

FILE NUMBER: D245-005/MZ-25-000002 **DATE FILED:** March 25, 2025

LOCATION: Southwest corner of Potters House Way and Truth Drive

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±15.36 acres **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Claudio Segovia – Johnson Volk Consulting, Inc.

APPLICANT: Frank Dyer – Clay Academy, Inc.

OWNER: Clay Academy, Inc.

REQUEST: An application for new development plan on property zoned Subdistrict 6 within Planned Development District No. 655.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 655:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=655>

BACKGROUND INFORMATION:

- The area of request is zoned Subdistrict 6 within Planned Development District (PD) No. 655 and is currently undeveloped.
- PD No. 655 was approved by City Council on June 25, 2003, on property previously zoned PD No. 545.
- The property has an approved preliminary plat (S245-183) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 655A).
- The purpose of this request is to develop the area with multifamily and retail and personal service uses, which requires a development plan approved the City Plan Commission

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

REQUEST DETAILS:

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of development plan for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subdistrict 6.

Staff recommends approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

Development standards:

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Subdistrict 6 within PD No. 655	None required	None required	Max height: 75' Max stories: 6	100% max	Max FAR: No maximum Density: 400 DU	Streetscape type and Frontage type standards Building ² elements and design standards

¹Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

²Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

Landscaping:

Landscaping must be provided in accordance with Article X “Landscape and Tree Preservation Regulations,” and additional landscaping requirements outlined in PD No. 655 [ref. Sec. 51P-655.122 Landscaping] before the issuance of a building permit.

The city arborist has reviewed the request and has no objection to the proposed development plan.

Parking and Loading:

Unless noted otherwise in the PD No. 655 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a multifamily, one space for each efficiency, or one space for the first bedroom and one-half space for each additional bedroom. For limited retail uses one space for each 333 square feet floor area is required.

One loading space is required for retail use since the proposed restaurant is approximately 3,200 square feet or less [ref. Sec. 51A-4.210(b)(25)].

List of Officers

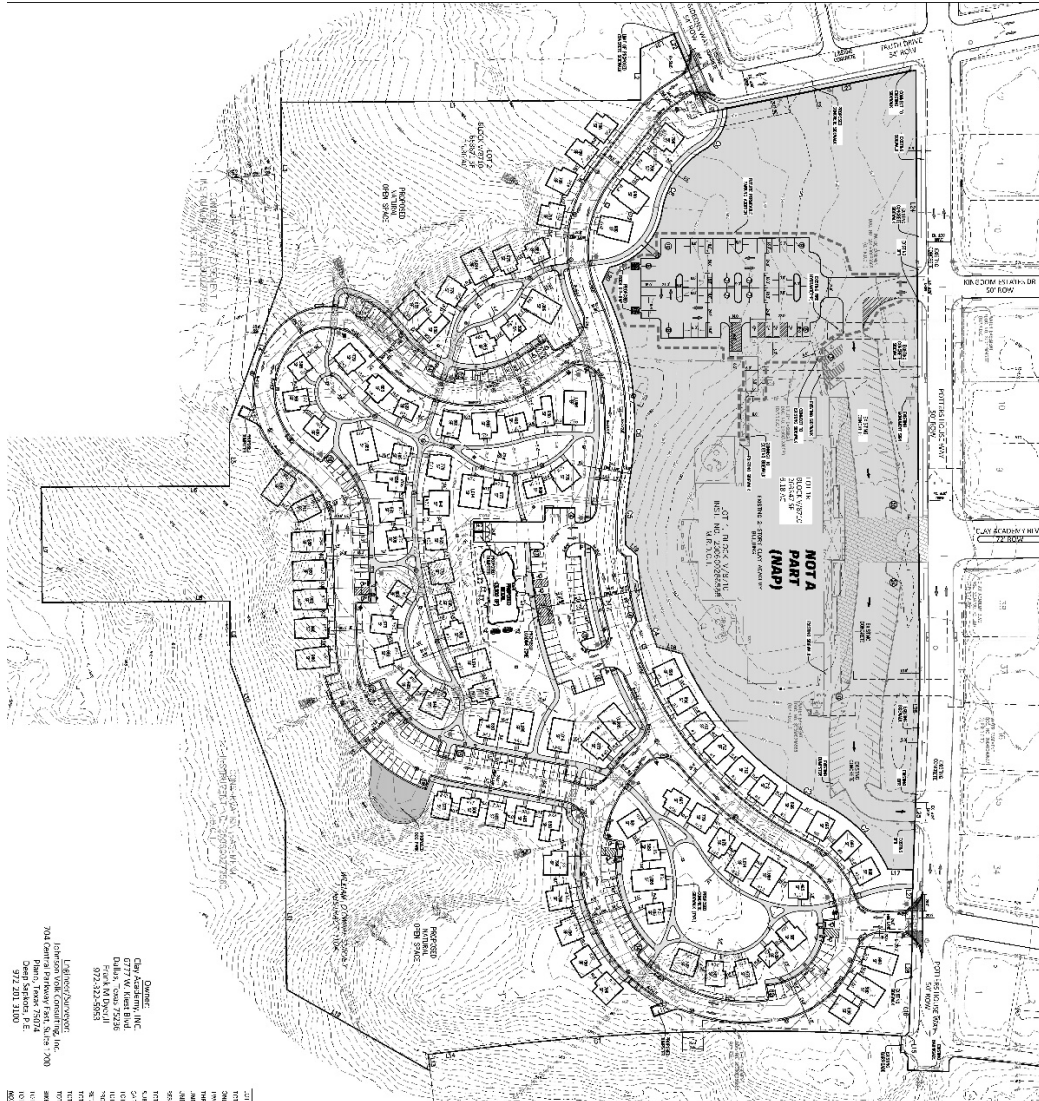
Clay Academy Board Members:

Frank Dyer
Alvin James
Gerald Robinson

Clay Academy Officers:

Alvin James – President & Secretary
Susan McCarthy – Treasurer


PROPOSED DEVELOPMENT PLAN




OWNER: JOHNSON VOLK CONSULTING, INC.
 7040 Preston Road, Suite 200
 Dallas, Texas 75225
 972.353.3333

DESIGNER: JOHNSON VOLK CONSULTING, INC.
 7040 Preston Road, Suite 200
 Dallas, Texas 75225
 972.353.3333

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	PREPARE SITE PLAN	1	100.00	100.00
2	CONDUCT FIELD SURVEY	1	150.00	150.00
3	PREPARE ENGINEERING DRAWINGS	1	200.00	200.00
4	CONDUCT PUBLIC HEARING	1	100.00	100.00
5	PREPARE FINAL REPORT	1	150.00	150.00
6	CONDUCT FINAL REVIEW	1	100.00	100.00
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JOHNSON VOLK CONSULTING
 7040 PRESTON ROAD, SUITE 200
 DALLAS, TEXAS 75225
 972.353.3333



CITY OF DALLAS
 DALLAS COUNTY, TEXAS

PLAN NO.	REVISED	DATE	BY	CHECKED
324383	N/A	11/23/24	JV	JV

DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TX

PROJECT NO.	DATE	BY	CHECKED
DP24	3/23	JV	JV

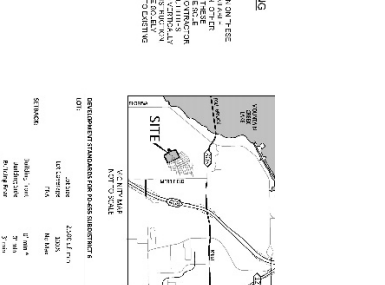
CAUTION EXISTING UTILITIES

EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED. ANY UTILITIES NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

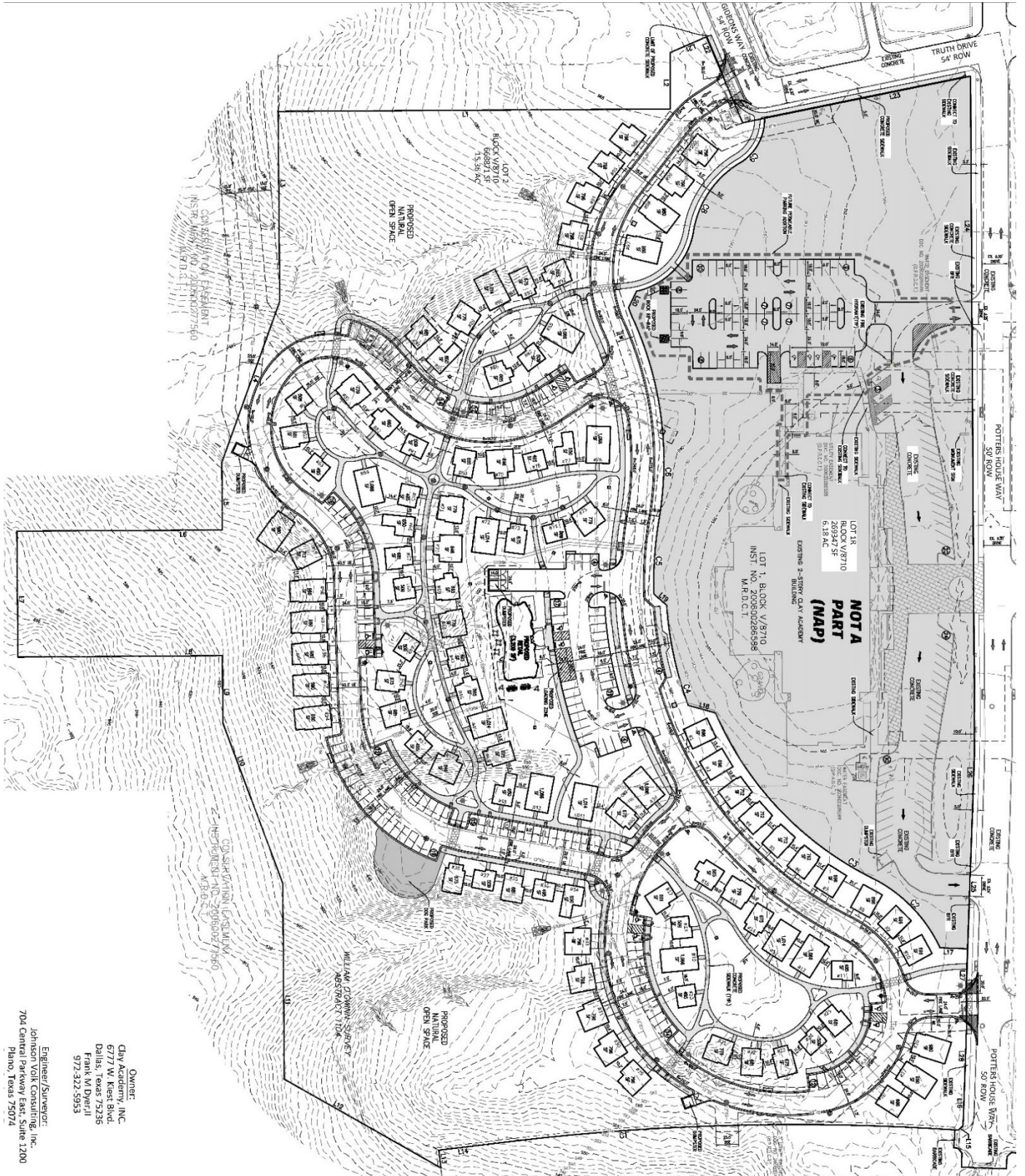
NOTES:

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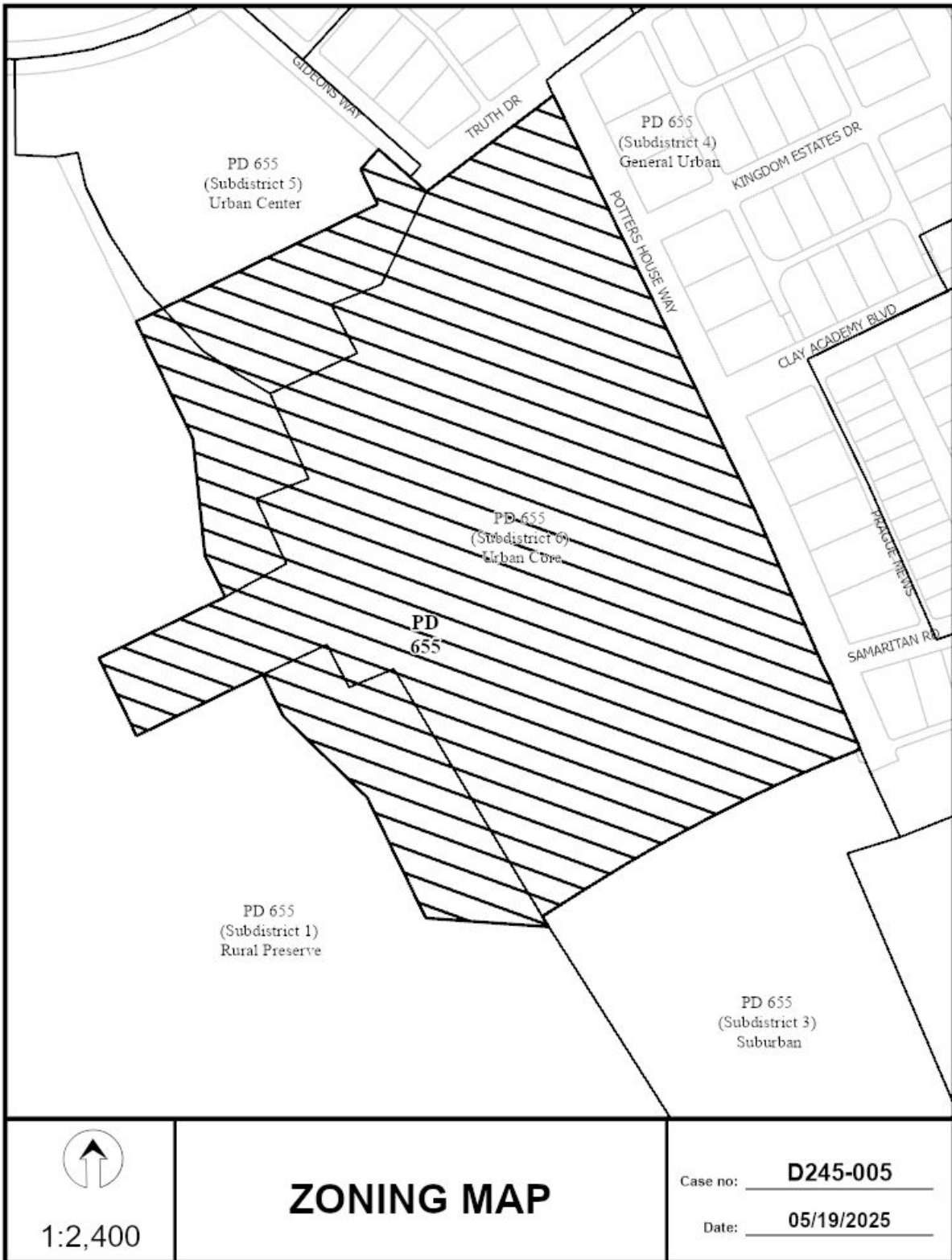


[ENLARGED] PROPOSED DEVELOPMENT PLAN



Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074

Owner:
 Clay Academy, Inc.
 6777 W. Kiest Blvd.
 Dallas, Texas 75235
 Frank W. Dyer, II
 972-322-5953





1:2,400

AERIAL MAP

Case no: D245-005

Date: 05/19/2025