

FILE NUMBER: Z-26-000008 **DATE FILED:** May 4, 2026

LOCATION: North line of Forest Lane, between Quincy Lane and
Nuestra Drive.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 3.46 ac **CENSUS TRACT:** 48113009604

OWNER/APPLICANT: Eglington Development, Ltd.

REPRESENTATIVE: Katherine Durham / Winstead PC

REQUEST: An application for an amendment to Planned Development
No.1060.

SUMMARY: The purpose of the request is to allow modified development
standards primarily related to setbacks for covered ground-
floor patios. The basic layout, density, and height of the overall
project are not proposed to be amended.

STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 1060 and is partially developed with single family housing.
- The applicant wishes to construct covered patios for houses abutting the alleyway. However, the minimum setback from the alleyway is 21 feet, with a three foot setback allowed only for garages.
- As such, the applicant requests an amendment to PD 1060 that would allow covered patios within five feet of the alleyway. Primary occupied parts of the structure would maintain the existing setback of 21 feet.
- No other changes are proposed to the development plan or conditions.

Zoning History:

There have been no zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial	120 feet
Quincy Lane	Local street	-
Nuestra Drive	Local street	-

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Routes 237, 239

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. The comprehensive plan does not provide recommendations to this level of granularity, but the porches would be in conjunction with single-family housing, a recommended primary use within the **Community Residential** placetype.

Placetype Summary

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



Land Use:

	Zoning	Land Use
Site	PD 1060	Single family
North	R-16(A) Single Family	Single family
West	R-16(A) Single Family	Single family
East	R-16(A) Single Family	Single family
South	R-16(A) Single Family	Single family

Land Use Compatibility:

The area of request is under development for single family housing.

The immediate area is primarily single-family residential.

The proposed amendment would allow a covered patio within five feet of the alleyway to the north of the site. The patios would not have visibility into neighboring properties, as they would be located at ground level, as required by the existing code. As such, staff finds that the proposed amendment is compatible with the surrounding land uses.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>			
<u>Existing PD 1060</u>	10 feet adjacent to streets	10 feet adjacent to streets Alleys: 3 feet for garage 21 feet all other portions of structure	4,600 sqft min. / 26 DU max	30 feet	60%
<u>Proposed amended PD 1060</u>	10 feet adjacent to streets	Alleys: 3 feet for garage 5 feet for covered patio 21 feet all other portions of structure	4,600 sqft min. / 26 DU max	30 feet	60%

Landscaping:

Landscaping must be provided in accordance with Sec. 111 of PD 1060; no changes are proposed.

Parking:

Parking must be provided in accordance with Sec. 109 of PD 1060; no changes are proposed.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials

and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within a “D” MVA area.

List of Officers

Devonshire Ventures LLC, a Texas limited liability company

- Brent Aaron
- Lou Olerio
- Bill Davis

Eglington Development, Ltd., a Texas limited partnership

- Lou Olerio
- Bill Davis

ARTICLE 1060.

PD 1060.

SEC. 51P-1060.101. LEGISLATIVE HISTORY.

PD 1060 was established by Ordinance No. 31993, passed by the Dallas City Council on September 9, 2021.

SEC. 51P-1060.102. PROPERTY LOCATION AND SIZE.

PD 1060 is established on property located on the north side of Forest Lane, between Quincy Lane and Nuestra Drive. The size of PD 1060 is approximately 3.46 acres.

SEC. 51P-1060.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. In this district, OPEN SPACE means the portion of a shared access development that is principally open to the sky and accessible to all occupants of the shared access development.

(c) This district is considered to be a residential zoning district.

SEC. 51P-1060.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 1060A: development plan.

SEC. 51P-1060.105. DEVELOPMENT PLAN.

(a) Development and use of the Property as a shared access development must comply with the development plan (Exhibit 1060A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other developments, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-1060.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-1060.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-1060.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply.

(b) Shared access development. This subsection applies to single family and handicapped group dwelling unit uses developed as a shared access development.

(1) Setbacks.

(A) Streets. Minimum setback from all street frontages is 10 feet.

(B) Alley.

(i) Minimum setback from an alley for the ground story of a single family or handicapped group dwelling unit structure is:

(aa) three feet for the garage; and

five feet for covered patios; and

(cc) 21 feet for all other portions of the structure.

(ii) Minimum setback from an alley for upper stories of a single family or handicapped group dwelling unit structure is:

(aa) 10 feet for portions of a structure located above a garage; and

(bb) 21 feet for all other portions of the structure.

(C) Easement. Minimum setback from the shared access easement is five feet.

(D) Interior side yards. Provided the adjacent side yard is at least seven feet deep, each lot may have one zero foot interior side yard; otherwise, a minimum side yard of five feet on each side of the lot must be provided.

(2) Density. Maximum number of dwelling units is 26.

(3) Height.

(i) Except as provided in this subparagraph, maximum structure height is 30 feet.

(ii) For any portion of a structure providing enclosed off-street parking, maximum structure height is 26 feet.

(4) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground structures are not.

(5) Lot size. Minimum lot size is 4,600 square feet.

(6) Lot width. Minimum lot width is 47 feet.

(7) Stories. Maximum number of stories above grade is two.

SEC. 51P-1060.109. OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Shared access development. This subsection applies to single family and handicapped group dwelling unit uses in a shared access development.

(1) A minimum of two parking spaces for each dwelling unit must be provided in an enclosed garage.

(2) Dedicated guest parking must be provided within the development at a rate of 0.25 spaces for each dwelling unit or 13 spaces, whichever results in the greatest number of required guest parking spaces.

(3) A parking space must be at least three feet from the right-of-way line adjacent to an alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the alley. A parking space must be at least five feet from a shared access easement if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the shared access easement.

SEC. 51P-1060.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1060.111. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Trees along Forest Lane. Except as provided in this subsection, the existing trees along Forest Lane shown on the development plan may not be removed. If one of the existing trees dies or is irreparably injured other than by the intentional or negligent act of the Property owner or the Property owner's agent, the tree must be removed and replaced by a species of tree approved by the city arborist.

(c) Landscaping in the public right-of-way of an alley. Landscaping may be located in the public right-of-way of an alley if a right-of-way landscape permit is obtained from the city.

(d) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing landscaping in the alley. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of an alley landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city

council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the city.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(e) Alley landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain an alley landscape permit before locating trees, landscaping, or related amenities in the alley. An application for an alley landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the alley affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue an alley landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any alley landscaping requirement of this article if compliance is made impossible due to the building official's denial of an alley landscape permit.

(4) An alley landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the alley authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any alley landscaping requirement of this section if compliance is made impossible due to the building official's revocation of an alley landscape permit.

(5) The issuance of an alley landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(f) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1060.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-1060.113. SPECIAL PROVISIONS FOR SHARED ACCESS DEVELOPMENTS.

(a) Open space. A minimum of 10,000 square feet must be maintained as open space.

(b) Sidewalks. At least one, four-foot-wide sidewalk must connect the shared access area to the sidewalk along Forest Lane. Within the shared access development, a sidewalk with a minimum width of five feet must be provided along the north side of the shared access area, outside the vehicular drive aisle, and extend from Quincy Lane to Nuestra Drive.

(c) Screening. A masonry screening wall with a maximum height of eight feet may be provided within the required front yard along all street frontages. A minimum of 40 evergreen shrubs with a mature height of at least eight feet must be provided between the Property line and

the face of the screening wall along Forest Lane and, subject to conflicts with utilities and driveways, must be evenly distributed, either individually or in groups, along Forest Lane.

(d) Alley adjacency. For single family and handicapped group dwelling unit structures located in a shared access development and on a building site abutting an alley:

- (1) second story facades parallel to the alley may not contain windows;
- (2) a minimum of one large canopy tree must be planted between the single family or handicapped group dwelling unit structure and the alley prior to final inspection of the single family or handicapped group dwelling unit structure;
- (3) patios, balconies, and decks may only be located on the ground level; and
- (4) flat roofs are prohibited.

(e) Shared access standards. Except as provided in this subsection, single family and handicapped group dwelling unit uses developed as a shared access development must comply with the shared access development standards in Section 51A-4.411.

- (1) The shared access area:
 - (A) must front on a public or private street (not an alley);
 - (B) must be a minimum width of 28 feet, of which at least 22 feet is designed as vehicular travel lanes and at least five feet is designed as sidewalk;
 - (C) may be gated; and
 - (D) may be used to satisfy minimum lot area requirements and determine lot coverage.

(2) A maximum of three shared access points may be provided. Except in time of emergency, access points fronting on Nuestra Drive and Quincy Lane must be restricted to egress only. Single family and handicapped group dwelling units may, however, take access from an abutting alley rather than, or in addition to, the shared access area.

(f) Alley pavement. The building official shall not issue a building permit to authorize work for a shared access development on the Property until the alley pavement along the northern boundary of the Property, between Quincy Lane and Nuestra Drive, has been widened to a minimum width of 10 feet and otherwise improved to standard city specifications.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-1060.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

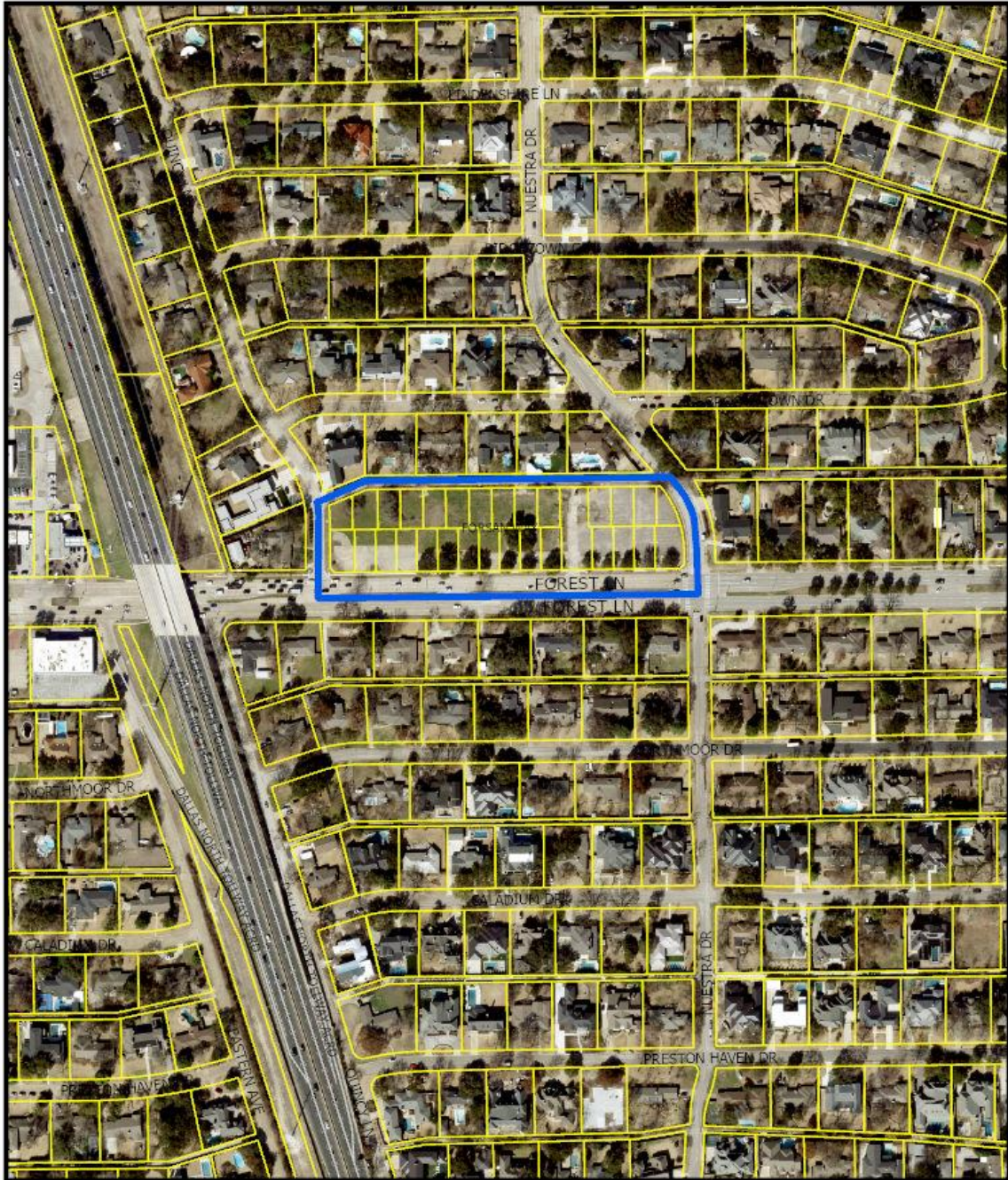
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.



1:7,200

VICINITY MAP

Case no: **Z-26-000008**
Date: **06/03/2026**

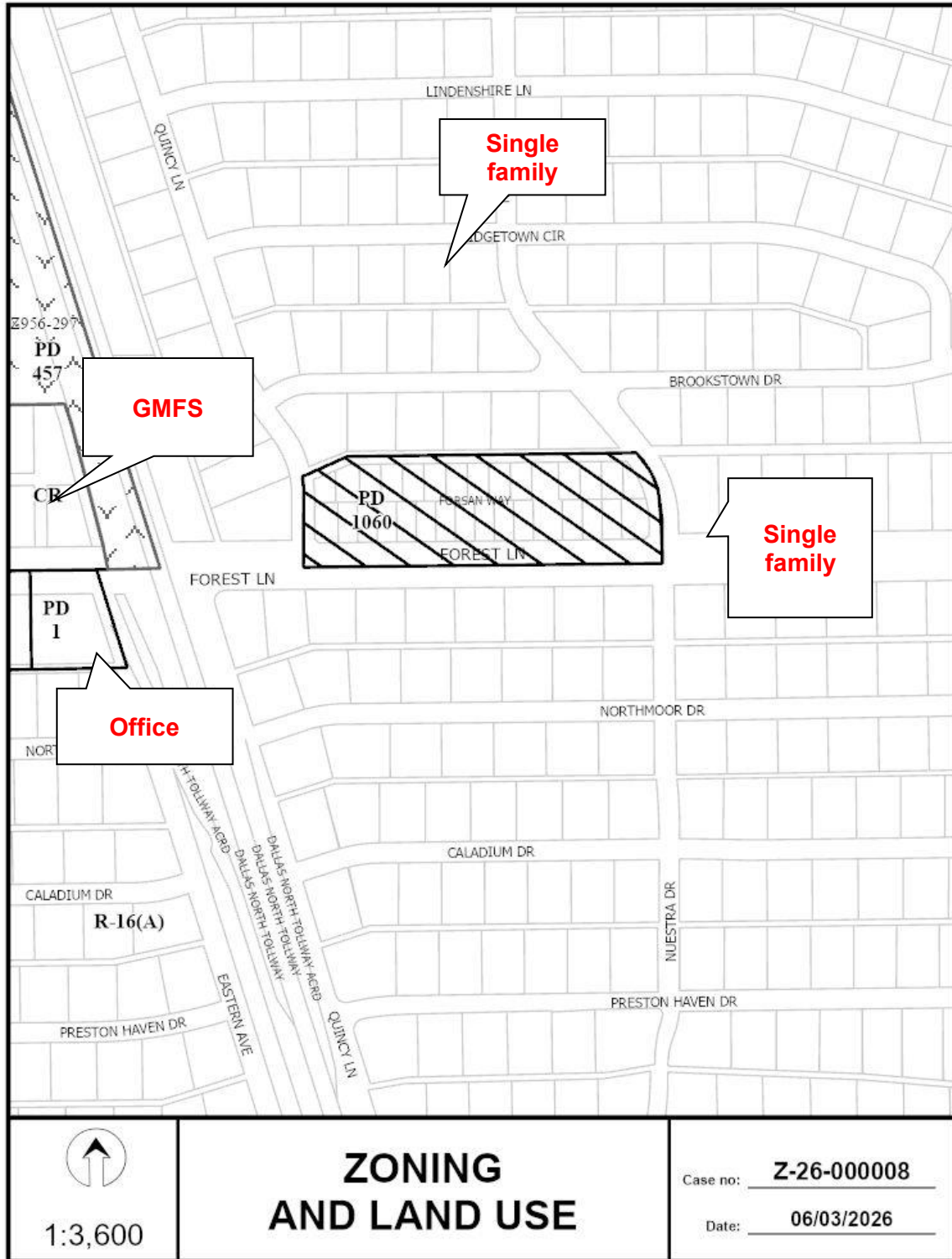


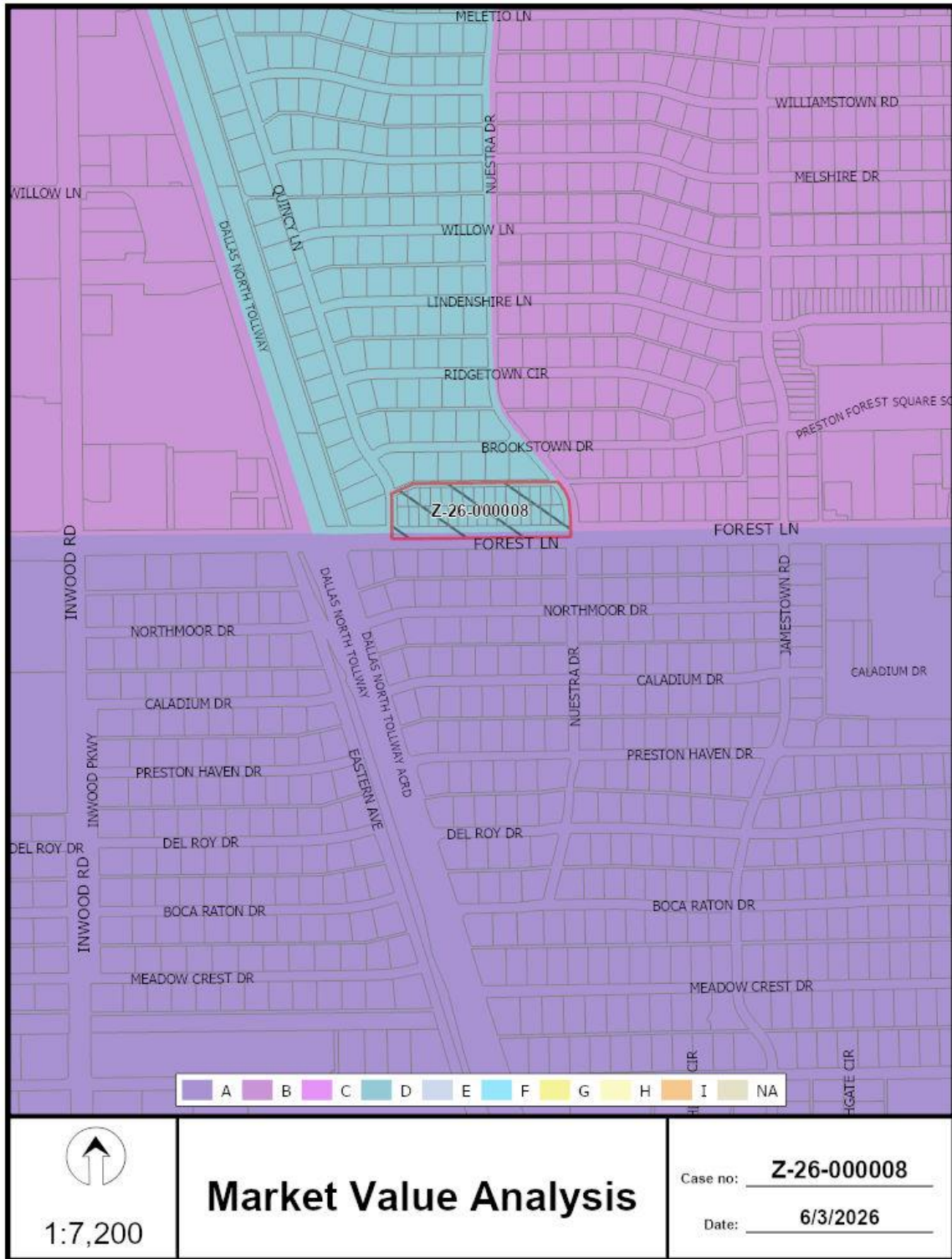
1:3,600

AERIAL MAP

Case no: Z-26-000008

Date: 06/03/2026







06/03/2026

Notification List of Property Owners***Z-26-000008******85 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5505 FORSAN WAY	EGLINGTON DEVELOPMENT LTD
2	5500 FOREST LN	ONCOR ELECRC DELIVERY COMPANY
3	11923 QUINCY LN	GUION LOUIS I IV
4	11915 QUINCY LN	HERBERT DANIEL C
5	11907 QUINCY LN	YBANEZ GIOVANNI S
6	11825 QUINCY LN	EGBUNIWE CHIKE
7	11817 QUINCY LN	JADHAVJI ANWER
8	11809 QUINCY LN	CRANSHAW JOSEPH P III &
9	5508 RIDGETOWN CIR	JAMES TASCAL ANN
10	5516 RIDGETOWN CIR	BURKS MICHAEL B &
11	5524 RIDGETOWN CIR	BLOOM STACI
12	5610 RIDGETOWN CIR	HEARD JON W & KRISTEN
13	5620 RIDGETOWN CIR	DEGANI NEIL &
14	5630 RIDGETOWN CIR	NETTUNE CHRISTIAN R & ASHLEY D
15	5607 BROOKSTOWN DR	MOORE HARRY E &
16	5615 BROOKSTOWN DR	DANNHAUSER TODD M & JESSICA L
17	5623 BROOKSTOWN DR	LEE BYUNG J &
18	5631 BROOKSTOWN DR	FLORES RENEE & ARTHUR
19	5639 BROOKSTOWN DR	MASTROGIOVANNI JOSEPH JR &
20	5649 BROOKSTOWN DR	SHEEHAN WILLIAM DANIEL &
21	5614 BROOKSTOWN DR	ALOLBI MOHAMAD RAGHID &
22	5624 BROOKSTOWN DR	HATTRUP ELIZABETH & JOSEPH JR
23	5632 BROOKSTOWN DR	ZHANG XIAO YONG
24	5640 BROOKSTOWN DR	PEHRSON MATTHEW & KAELYN
25	5650 BROOKSTOWN DR	BRADY MARK
26	5656 BROOKSTOWN DR	KANIECKI RANDAL W

06/03/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5716 BROOKSTOWN DR	HOOFARD RICHARD & MONETTE
28	5726 BROOKSTOWN DR	STONE REVOCABLE TRUST
29	5734 BROOKSTOWN DR	JENNINGS CHERYL
30	5744 BROOKSTOWN DR	PERRY DOMINIC & LAYNE
31	5752 BROOKSTOWN DR	FLETCHER DAVID R &
32	5709 FOREST LN	MILLER FRED &
33	5717 FOREST LN	BRINDLE ROSS WHITING
34	5725 FOREST LN	MIYASHITA SHOZO
35	5733 FOREST LN	SAGE OAK HOLDINGS LLC
36	5741 FOREST LN	FRIEDMAN RICHARD ALAN
37	5509 NORTHMOOR DR	BEASLEY JENNA
38	5517 NORTHMOOR DR	KIRBY MATTHEW W & LISA A
39	5525 NORTHMOOR DR	CENTALA RICHARD A &
40	5535 NORTHMOOR DR	GLUCK DAVID BRIAN
41	5609 NORTHMOOR DR	OLDENBURG LAUREN BRITTANY
42	5619 NORTHMOOR DR	GOODWIN TIMOTHY F &
43	5629 NORTHMOOR DR	GARRISON JAMES STANLEY
44	5639 NORTHMOOR DR	NORRIS TIMOTHY J &
45	5650 FOREST LN	SAMUELSON PHILLIP
46	5640 FOREST LN	LY HAO & THU KHANH LAM
47	5630 FOREST LN	THOMPSON JAMES B
48	5620 FOREST LN	SON JANET & DANIEL W
49	5610 FOREST LN	KUZBARI OMAR &
50	5536 FOREST LN	WHITE DOUGLAS HAMILTON & LAURA E
51	5526 FOREST LN	DAVALLU DORSA & SHAHIN
52	5516 FOREST LN	HWANG JOHN C & SUNJA CHO
53	5508 FOREST LN	MONEY JAMES KYLE & ANGELA S
54	5709 NORTHMOOR DR	WALDECK FAMILY TRUST
55	5719 NORTHMOOR DR	JOHNSTONE ALEXANDRA W & MATTHEW J
56	5729 NORTHMOOR DR	CHAWLA VIPUL & GUPTA SHEFALI
57	5739 NORTHMOOR DR	GARY BARBARA ELIZEBETH

06/03/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5740 FOREST LN	MUALCIN TIALBOI
59	5730 FOREST LN	WALTERS PAULA E
60	5720 FOREST LN	DOMB BINA FRISHMAN
61	5710 FOREST LN	DORIS RONALD &
62	5730 NORTHMOOR DR	JENE FAMILY TRUST
63	5720 NORTHMOOR DR	GUTEN MIRIAM L
64	5710 NORTHMOOR DR	CALLAN LEIGHTON &
65	5640 NORTHMOOR DR	HINSON LAURA K
66	5630 NORTHMOOR DR	SAVAGE PATRICK A
67	5620 NORTHMOOR DR	MEERSMAN KEY LIVING TR
68	5610 NORTHMOOR DR	DIMAS VASSILIS & VASILIKI VIVIAN
69	5534 NORTHMOOR DR	NIMRI MOE NICHOLAS
70	5524 NORTHMOOR DR	WELCH MICHAEL HOWARD
71	5510 NORTHMOOR DR	ALVARADO MANUEL D
72	11300 INWOOD RD	ONCOR ELECRCIC DELIVERY COMPANY
73	5706 RIDGETOWN CIR	REYNOLDS VINCENT M
74	5712 RIDGETOWN CIR	JONES WILLIAM BRIAN LIFE EST
75	5720 RIDGETOWN CIR	MIDDLEBROOK STEPHEN LEWIS
76	5726 RIDGETOWN CIR	FEENEY SEAN CONOR & SHANNON CREW
77	5734 RIDGETOWN CIR	LITMAN CRAIG I
78	5740 RIDGETOWN CIR	ALLEN FAMILY TRUST
79	5705 BROOKSTOWN DR	BURGETT THOMAS L & AMANDA
80	5715 BROOKSTOWN DR	FAVORS MICHAEL ANDREW &
81	5721 BROOKSTOWN DR	GRENIER PETER A & BARBARA
82	5729 BROOKSTOWN DR	WELLS LAUREN & TANNER
83	5735 BROOKSTOWN DR	PARKER AMY H
84	5745 BROOKSTOWN DR	TAYLOR MARGARET M
85	11920 INWOOD RD	LOWES HOME CENTERS INC