

**HONORABLE MAYOR & CITY COUNCIL      WEDNESDAY, SEPTEMBER 14, 2022**  
**ACM: Majed Al-Ghafry**

**FILE NUMBER:**                      Z201-180(RM)                      **DATE FILED:** February 1, 2021

**LOCATION:**                              Southwest line of North Buckner Boulevard, north of John West Road

**COUNCIL DISTRICT:**      7

**SIZE OF REQUEST:**      Approx. 13.71 acres                      **CENSUS TRACT:** 122.10

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**REPRESENTATIVE:**      Rob Baldwin, Baldwin Associates

**APPLICANT:**                      LDG Development

**OWNER:**                              White Rock Hill LLC

**REQUEST:**                      An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District.

**SUMMARY:**                      The purpose of the request is to allow modified development standards primarily related to setbacks, density, lot size, height, and design standards to develop the site with multifamily.

**CPC RECOMMENDATION:**      **Approval**, subject to a development plan, a tree preservation plan, and conditions.

**STAFF RECOMMENDATION:**      **Approval**, subject to a development plan, a tree preservation plan, and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District and is currently undeveloped.
- The applicant proposes to redevelop the site with two- and four-story multifamily buildings with a maximum of 212 dwelling units, including five-percent mixed-income units available to households earning between 51 and 60 percent of Area Median Family Income (AMFI).
- To accomplish this, the applicant proposes a Planned Development District for MF-2(A) Multifamily District uses.
- The maximum height in an MF-2(A) District is 36 feet. The applicant requests a maximum height of 42 feet, with an additional six feet as bonus in exchange for mixed-income units.
- In addition to the development bonuses for mixed-income housing, the applicant proposes modified development standards primarily related to setbacks, density, lot size, and design standards.
- Since the April 21 City Plan Commission meeting, the applicant has revised their conditions related to side and rear yard setbacks, stories, and mixed income housing. They have also revised their development plan to delineate buildings where a portion will be limited to one story.

**Zoning History:**

There have been no zoning changes in the area in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
North Buckner Boulevard	Principal Arterial	107 feet
Dilido Road	Local Street	-

**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 ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT OPPORTUNITIES

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**GOAL 1.3** PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

**GOAL 5.1** PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**GOAL 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**GOAL 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

**GOAL 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

**Area Plan:**

**2-Points to White Rock East Area Plan**

The 2-Points to White Rock East Area Plan is a totally grassroots, neighbor-driven and directed plan. It was conceived under the auspices of the Ferguson Road Initiative and the Truett Crime Watch. Residents felt that part of White Rock Hills in far east Dallas was experiencing relative neglect and high crime. This and the changing demographics for the area, which reflect greater cultural, ethnic, and age diversity, were the impetus for the plan.

The plan designates the portion of the request area along North Buckner Boulevard (currently zoned an LO-3 District) as appropriate for main street uses. This type of land use is characterized as higher intensity streets with concentrations of pedestrian activity within larger corridors. Housing included in this land use type includes low- to mid-rise apartments, condos, and townhomes as well as small and medium sized single family homes.

The plan designates the portion of the request area currently zoned an R-7.5(A) District as appropriate for residential neighborhood uses. This type of land use is intended for areas consisting primarily of traditional single family detached homes, with only the occasional small apartment building or row of duplexes. Housing included in this land use type is comprised primarily of single family homes and some lower density multifamily housing options such as individual apartment buildings, condos, and townhomes.

Although the plan does not identify the request area as being within a strategic opportunity area, it is across the street from Strategic Opportunity Area 5. This concept envisions new single family detached and townhouse units and uses the local creek and woodlands meandering through as a “green spine” that links together nearby neighborhoods and enhances the area’s aesthetic appeal.

Staff acknowledges that some of the guidance provided by the 2-Points to White Rock East Area Plan for the request area points to lower density, single family development, especially towards the rear of the site. Overall, however, staff assesses the applicant's request as consistent with the goals of the plan because it also envisions higher density development along the frontage of North Buckner Boulevard and in the surrounding area.

Additionally, the applicant has made an effort to provide greater compatibility with the adjacent single family by complying with residential proximity slope and limiting buildings at the rear of the site to two stories. The proposed enhancements, especially the walking trail along the outer perimeter, are also complimentary to the development envisioned in Strategic Opportunity Area 5 across North Buckner Boulevard.

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family District, LO-3 Limited Office District	Undeveloped
<b>North</b>	MF-2(A) Multifamily District	Multifamily
<b>East</b>	MF-2(A) Multifamily District, RR Regional Retail District	Multifamily, church, retail, personal services
<b>South</b>	LO-3 Limited Office District, MF-2(A) Multifamily District, TH-3(A) Townhouse District	Office, multifamily, single family
<b>West</b>	R-7.5(A) Single Family District	Single family

### **Land Use Compatibility:**

The area of request is currently undeveloped. To the north of the request area is multifamily. To the east are multifamily, church, retail, and personal service uses. South are office, multifamily, and single family uses. West of the area of request is single family. Staff assesses the applicant's request as compatible with surrounding uses in the area.

The request area is currently zoned an LO-3 Limited Office District along the frontage of North Buckner Boulevard and an R-7.5(A) Single Family District to the rear adjacent to existing single family. The applicant proposes to redevelop the site with two- and four-story multifamily buildings with a maximum of 212 dwelling units, including five-percent mixed-income units available to households earning between 81 and 100 percent of Area Median Family Income (AMFI).

To accomplish this, the applicant proposes a Planned Development District for MF-2(A) Multifamily District uses. Many of the development standards of the base MF-2(A) District

will be retained. However, the applicant proposes deviations to setbacks, density, lot size, and design standards.

The side and rear setback in a standard MF-2(A) District is 15 feet, and the applicant has revised their request to meet this standard setback. Although an MF-2(A) District does not have a limit on the maximum number of dwelling units, the applicant proposes a maximum of 212 dwelling units. For the 13.71 acre site, this equates to a density of approximately 15 dwelling units per acre. They also propose no minimum lot size for the site.

Residential proximity slope restrictions will be retained for the site. The request area abuts an R-7.5(A) District to the west and a TH-3(A) Townhouse District to the south. These districts will serve as sites of origination limiting the height of buildings to no more than 26 feet beginning at the shared property line. From this property line, maximum allowable height will gradually increase at a 1:3 slope up to the 48-foot maximum allowed under the proposed PD if mixed-income units are provided. The proposed development plan shows two-story buildings along these shared property lines to account for the residential proximity slope restriction, with four-story buildings shown further away from these property lines. In addition, the applicant has revised their development plan to delineate buildings where a portion will be limited to one story. This requirement is also reflected in the applicant's revised conditions.

Lastly, the multifamily use regulations stipulate that the minimum space between exterior walls of a multifamily dwelling must be 10 feet between the walls if only one wall has an opening for light and air and 20 feet if both walls have an opening for light and air. In lieu of this requirement, the applicant proposes that minimum building separation for multifamily uses is 10 feet.

With this request, staff recognizes an opportunity to leverage additional development rights to gain affordable housing. The request is also compatible with several goals and policies of the Comprehensive Plan and Neighborhood Plus plan, as well as the goals of the 2-Points to White Rock East Area Plan. Staff supports the request to develop the site with multifamily.

## Development Standards

Following is a comparison table showing differences in development standards between the current R-7.5(A) and LO-3 Districts, a standard MF-2(A) District, and the applicant's proposed PD for MF-2(A) District uses.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing 1: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	45%		Single family
Existing 2: LO-3	15'	20' adj to res Other: No min	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form Setback Tower Spacing Visual Intrusion	Office, lodging, limited retail and personal service uses
Base: MF-2(A)	15'	15'	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed PD for MF-2(A)	15'	15'	Max 212 du No min lot size	42' base +6' w/ MIH	60%	Proximity Slope	Multifamily, duplex, single family

## Mixed Income Housing

The proposed request would allow the construction of 212 multifamily rental units, including five percent mixed-income units at 81 to 100 percent of AMFI, with surface parking.

The applicant requests development rights to allow an increase in height, leveraging their proposal to provide design standards and ensure the development has an affordable housing component.

District	Height	Primary Uses
Standard: MF-2(A)	36'	Multifamily
Proposed: MF-2(A)	42' +6' with MIH	Multifamily

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on Adjusted Median Family Income (AMFI).

Percentage of Units	Height
Base	42'
Proposed: 5% of units at 81-100% AMFI	48'

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in a “G” MVA area. In “G,” “H,” and “I” MVA areas, staff’s standard recommendation is that five percent of the total units be reserved for households at 81 to 100 percent of AMFI. The applicant has revised their request to meet staff’s standard recommendation for mixed income housing in a “G” MVA area.

### **Design Standards**

The applicant proposes that the design standards for mixed-income housing found in Sec. 51A-4.1107 are not required for the site and instead proposes alternative design standards. These alternative design standards will still meet the standard requirements for street and open space frontages, lighting, and open space. The applicant also proposes standards for façade articulation that will provide greater visual interest on street-fronting and open space-fronting facades.

Lastly, the applicant proposes conditions for sidewalks that will require a minimum six-foot sidewalk with a minimum five-foot buffer along North Buckner Boulevard, internal sidewalks throughout the development at a minimum of four feet in width, and a minimum six-foot-wide walking trail in the location shown on the development plan. Staff assesses these alternative design standards as still meeting the intent of those in Sec. 51A-4.1107.

### **Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. In addition, the applicant proposes a 20-foot-wide enhanced landscaping buffer along North Buckner Boulevard.

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. Because the applicant is proposing mixed-income housing, the parking requirement is reduced to 1.25 spaces per dwelling unit, provided that at least 15 percent of the required parking is available for guest parking.



The applicant proposes a maximum of 212 dwelling units, which would require a total of 265 parking spaces. As demonstrated on the proposed development plan, the site will provide a total of 331 parking spaces.

**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 not currently located within an MVA cluster. North of the area of request is a "G" MVA cluster. Northeast and east is an "E" MVA cluster. South of the area of request are "G," "E," and "D" MVA clusters. West of the area of request is a "D" MVA cluster.

**List of Officers**

**Applicant: LDG Development**

Chris Dischinger, Co-Principal  
Mark Lechner, Co-Principal  
Lisa Becker, Chief Financial Officer  
Scott Brian, Director of Development  
Jake Brown, Development Manager  
Nick Chitwood, Executive Vice President  
Justin Hartz, Director of Development  
Zac Linsky, Development Manager

**Owner: White Rock Hills, LLC**

Neil Blanchard, Managing Member  
Kelly Walker, Managing Member

**CPC Action  
June 2, 2022**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a development plan, tree preservation plan, and conditions with the following changes: 1) 5 percent of parking spaces must be EV capable; 2) Change 5% to 50% in Section \_\_\_\_\_.111; 3) Entry/Exit on Dilido is emergency access only; 4) comply with tree preservation plan; 5) comply with development plan (dated 5/26); and development will employ bioswales, semipermeable pavement, and storm drain filters on property zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District, on the southwest line of North Buckner Boulevard, north of John West Road.

Maker: Vann  
Second: Rubin  
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Vann, Blair, Jung, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 2 - Housewright, Gibson  
Vacancy: 1 - District 3

**Notices:** Area: 500 Mailed: 100  
**Replies:** For: 1 Against: 11

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Jake Brown, 6300 La Calma Dr., Austin, TX, 78752  
Ann Bagley, 8139 Barbaree Blvd., Dallas, TX, 75228  
Greg Wescott, 550 Bailey Ave., Fort Worth, TX, 76107  
Against: Cynthia Kirkland, 2746 Ripplewood Dr., Dallas, TX, 75228  
Chris Brashear, 9057 Fringewood Dr., Dallas, TX, 75228  
Wade Crowder, 2726 Ripplewood Dr., Dallas, TX, 75228  
Betty Goree, 1532 Britainway Ln., Dallas, TX, 75228  
Maria Inez Zermeno, 9127 Sweetwater Dr., Dallas, TX, 75228  
Alicia McLean, 2755 Ripplewood Dr., Dallas, TX, 75228  
Robin Enriquez, 9006 Fringewood Dr., Dallas, TX, 75228  
Cynthia Vurbef, 9215 Sweetwater Dr., Dallas, TX, 75228  
Kenneth Sides, 9157 Bretshire Dr., Dallas, TX, 75228  
Lauren Cervantes, 2726 Ripplewood Dr., Dallas, TX, 75228  
Ben Stewart, 9217 Sweetwater Dr., Dallas, TX, 75228  
Mario Dominguez, 2823 Ripplewood Dr., Dallas, TX, 75228  
Kevin Felder, 8404 Capriola Ln., Dallas, TX, 75228  
Matt Boltz, 9136 Sweetwater Dr., Dallas, TX, 75228

Helene McKinney, 8824 Bretshire Dr., Dallas, TX, 75228  
Mark Schumann, 2767 Ripplewood Dr., Dallas, TX, 75228  
Against (Did not speak): J. Caywood, 9136 Sweetwater Dr., Dallas, TX, 75228  
Cressan Smith, 3019 Rambling Dr., Dallas, TX, 75228  
Carl Johnson, 2004 Williams Way, Dallas, TX, 75228  
Evan Burns, 2867 Ripplewood Dr., Dallas, TX, 75228  
Mina Burns, 2867 Ripplewood Dr., Dallas, TX, 75228  
Robert Jason Smith, 2620 Ripplewood Dr., Dallas, TX, 75228  
Holly White, 2616 Ripplewood Dr., Dallas, TX, 75228  
Jeff Van Buskirk, 2723 Ripplewood Dr., Dallas, TX, 75228  
Anita Schuessler, 2840 Ripplewood Dr., Dallas, TX, 75228  
Mai Vo, 2833 Ripplewood Dr., Dallas, TX, 75228  
Jesse Barber, 2822 Ripplewood Dr., Dallas, TX, 75228  
Ean Schuessler, 2833 Catherine St., Dallas, TX, 75211  
Suzanne Sides, 9157 Brentshire Dr., Dallas, TX, 75228  
Ben Hopkins, 9067 Fringewood Dr., Dallas, TX, 75228  
Georgia Hopkins, 9067 Fringewood Dr., Dallas, TX, 75228  
Kristine Brockhagen, 9023 Fringewood Dr., Dallas, TX, 75228  
Jana Sandie, Glenmont Ln., Dallas, TX, 75228  
Staff: Phil Erwin, Development Services

**CPC Action**  
**April 21, 2022**

**Motion:** In considering an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District and an LO-3 Limited Office District on the southwest line of North Buckner Boulevard, north of John West Road, it was moved to **hold** this case under advisement until June 2, 2022.

Maker: Vann  
Second: Rubin  
Result: Carried: 14 to 0

For: 14 - Popken, Hampton, Anderson, Carpenter, Jung,  
Gibson, Stanard, Kingston, Shidid, Blair, Rubin,  
Housewright, Haqq, Vann

Against: 0  
Absent: 0  
Vacancy: 1 - District 3

<b>Notices:</b>	Area: 500	Mailed: 100
<b>Replies:</b>	For: 1	Against: 9

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Jake Brown, 6300 La Calma Dr., Austin, TX, 78752  
Ann Bagley, 8139 Barbaree Blvd., Dallas, TX, 75228  
Against: Megan Caywood, 9136 Sweetwater Dr., Dallas, TX, 75228  
Cynthia Vurbeff, 9215 Sweetwater Dr., Dallas, TX, 75228  
Judy Fender, 9019 Fringewood Dr., Dallas, TX, 75228  
Benjamin Stewart, 9217 Sweetwater Dr., Dallas, TX, 75228  
Holly White, 2616 Ripplewood Dr, Dallas TX 75228  
Cynthia Sims Kirkland, 2746 Ripplewood Dr., Dallas, TX, 75228  
Lauren Cervantes, 2726 Ripplewood Dr., Dallas, TX, 75228  
Matt Boltz, 9136 Sweetwater Dr., Dallas, TX, 75228

**CPC RECOMMENDED CONDITIONS**

**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P- \_\_\_\_ .101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located on the west side of North Buckner Boulevard, northwest of Peavy Road. The size of PD \_\_\_\_ is approximately 13.71 acres.

**SEC. 51P- \_\_\_\_ .103.           DEFINITIONS AND INTERPRETATIONS.**

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

(1) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) means the conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

(2) EV CAPABLE means electric capacity, conduit, and space to support a circuit for each EV parking space, and the installation of raceways, both underground and surface mounted, as required, to support the EVSE.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

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

**SEC. 51P- \_\_\_\_ .104.           EXHIBIT.**

The following exhibit is incorporated into this article:

(1) Exhibit \_\_\_\_A: development plan.

- (2) Exhibit \_\_\_\_B: tree preservation plan.

**SEC. 51P- \_\_\_\_\_.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P- \_\_\_\_\_.106. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc.

**SEC. 51P- \_\_\_\_\_.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- \_\_\_\_\_.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 MF-2(A) Multifamily District apply. Dilido Road is not considered a front yard.

(b) Side and rear yard. Minimum side and rear yard is 15 feet.

(d) Density. Maximum number of dwelling units is 212.

(e) Lot size. No minimum lot size.

(f) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R,

R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412 .) Exception: Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Except as provided in this section, if compliant with SEC. 51P-\_\_\_\_-111, maximum height is 48 feet. Ordinary projections listed in 51A-4.408 may exceed the maximum height by 12 feet.

(g) Building separation. For multifamily uses, the minimum building separation in 51A-4.209(b)(5)(E)(ii) is 10 feet.

(h) Stories. Maximum number of stories above grade must comply with the development plan (Exhibit \_\_A). Buildings identified on the development plan are limited to one story above grade for the only the western-most dwelling unit.

**SEC. 51P- \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. If there is a conflict between the text of this article and Division 51A-4.200, the lesser off-street parking requirement applies.

(b) If compliant with SEC. 51P-\_\_\_\_-112, a minimum of 1.25 spaces per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

(c) Electric vehicle charging. A minimum of five percent of required off-street parking spaces must be EV capable.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.**

(a) In general. The development bonuses identified in the Yard, Lot and Space and Parking section of this Article apply if a minimum of 50 percent of the total number of units are available to households earning between 81 and 100 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended, except as provided.



- (b) Design standards. Compliance with 51A-4.1107 is not required.

**SEC. 51P- \_\_\_\_\_.112. DESIGN STANDARDS.**

(a) Applicability. The following design standards apply to new construction for multifamily uses.

- (b) Facades.

(1) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. Transparency must be provided for a minimum of 25 percent of the total of each street-fronting façade or open-space fronting façade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. **EXCEPTION.** This paragraph does not apply to retirement housing.

(3) Facade articulation. Street-fronting facades and open space-fronting facades exceeding 30 feet in length must have two of the following elements. Street-fronting facades and open space-fronting facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(d) Surface parking location. Surface parking must be setback a minimum of 30 feet from North Buckner Boulevard.

(e) Passenger loading.

(1) A minimum of one off-street or on-street passenger loading space is required.

(2) On-street passenger loading zones, if provided, must be constructed in compliance with Architectural Barrier Act accessibility standards and must be approved by the director and by the director of public works.

(f) Open space. A minimum of 20 percent of the lot area must be provided for active or passive recreation, playground activity, plaza, groundwater recharge, or landscaping.

(1) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(2) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, plaza, or similar type of outside common area.

(4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(6) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(g) Pedestrian amenities. The following pedestrian amenities are required along the North Buckner Boulevard street frontage and the street facing facade.

(1) Two benches.

(2) Two trash cans.

(3) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(h) Sidewalks.

(1) Along North Buckner Boulevard, a minimum six-foot sidewalk with a minimum five-foot buffer must be provided.

(2) Internal sidewalks are required along private drives and must be a minimum of five feet wide. The location of the internal sidewalks must be provided in the location shown on the development plan (Exhibit \_\_\_\_A).

(3) A walking trail is required in the location shown on the development plan (Exhibit \_\_\_\_A) and must be a minimum of six feet wide.

(4) A minimum cumulative linear distance of 2,600 feet of sidewalk and walking trail must be provided throughout the Property.

(5) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(j) Landscaping buffer. An enhanced landscaping buffer must be provided as shown on the development plan (Exhibit \_\_\_\_A) along North Buckner Boulevard.

(k) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to North Buckner Boulevard. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(l) Sustainable design features. Development must employ bioswales, semipermeable pavement, and storm drain filters.

**SEC. 51P-\_\_\_\_.113. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

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

(c) Development and use of the Property must comply with the tree preservation plan (Exhibit \_\_\_\_B). If there is a conflict between the text of this article and the tree preservation plan, the text of this article controls.

**SEC. 51P- \_\_\_\_ .114. SIGNS.**

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

**SEC. 51P- \_\_\_\_ .115. ADDITIONAL PROVISIONS.**

(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.

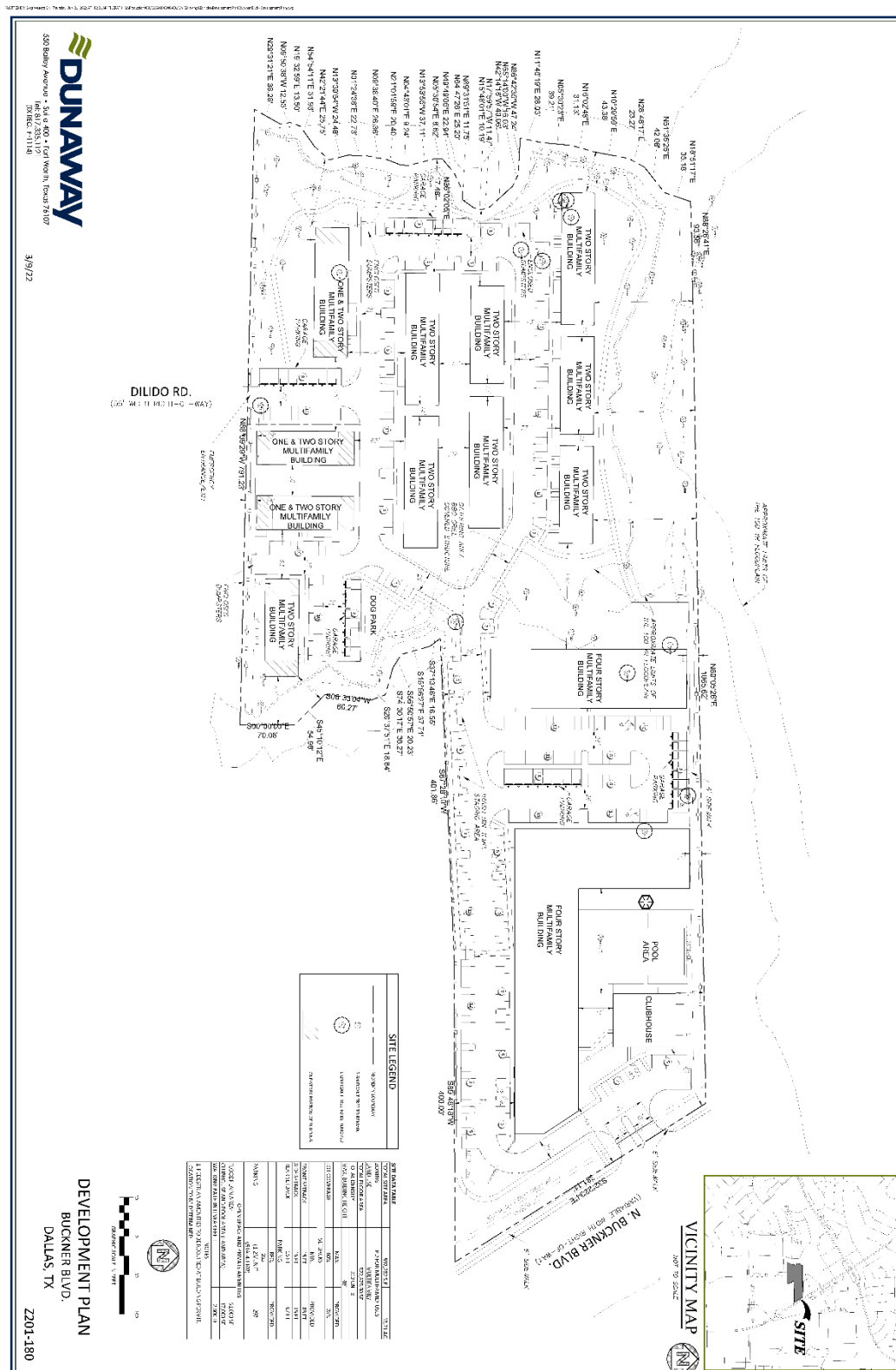
(c) The driveway providing access to Dilido Road is restricted to entry and exit of emergency vehicles only.

**SEC. 51P- \_\_\_\_ .116. COMPLIANCE WITH CONDITIONS.**

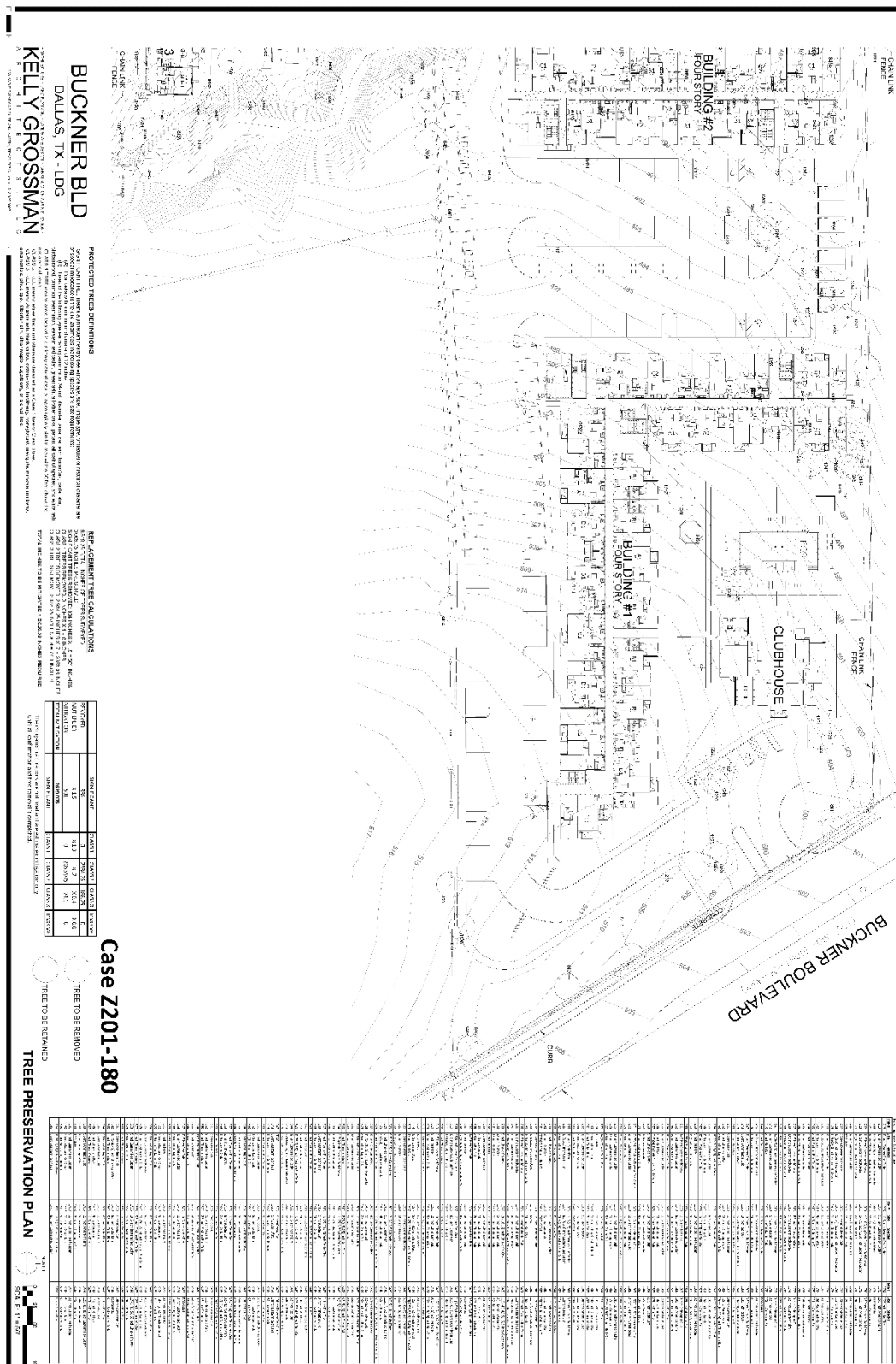
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

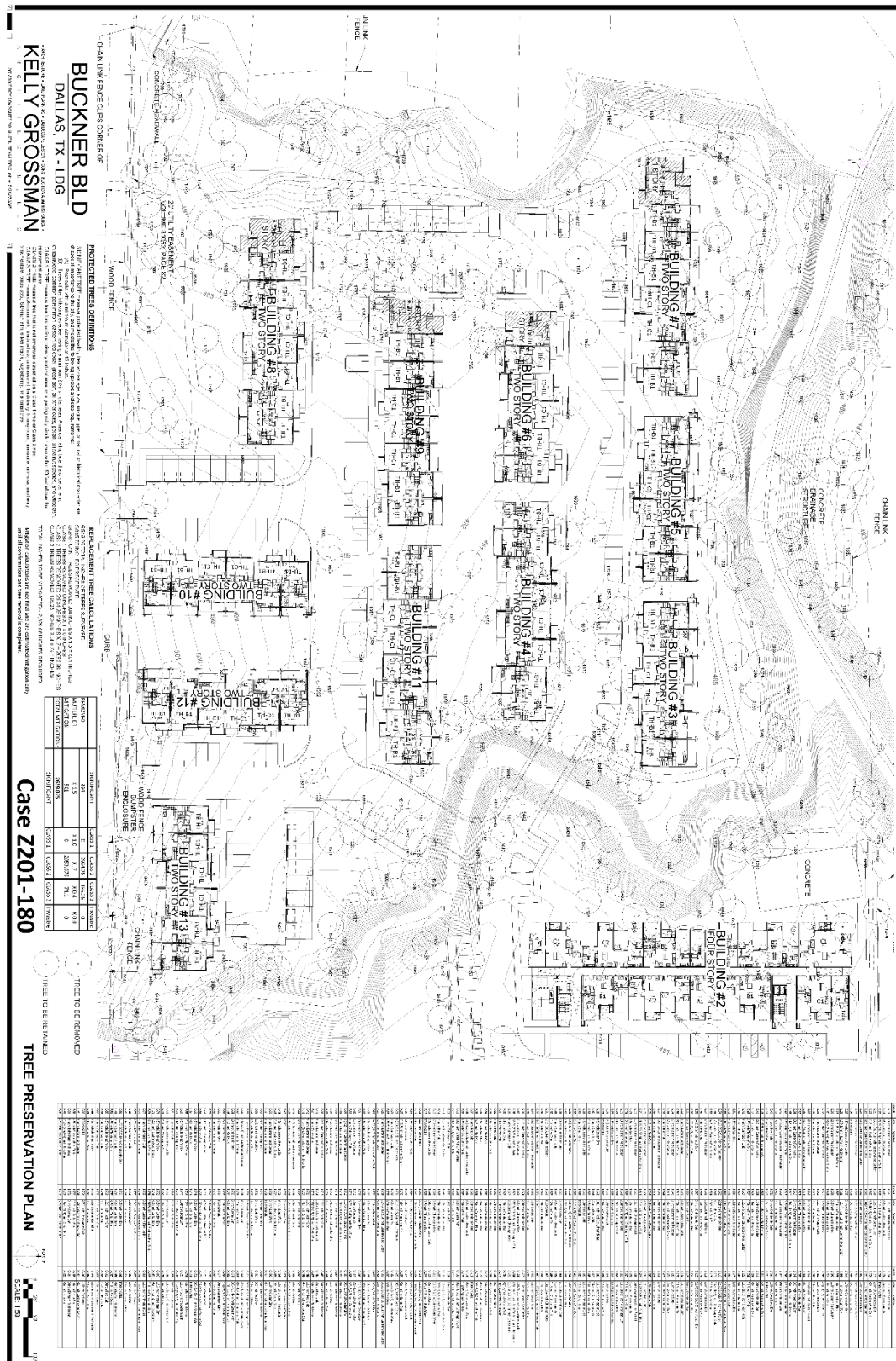
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

## CPC RECOMMENDED DEVELOPMENT PLAN

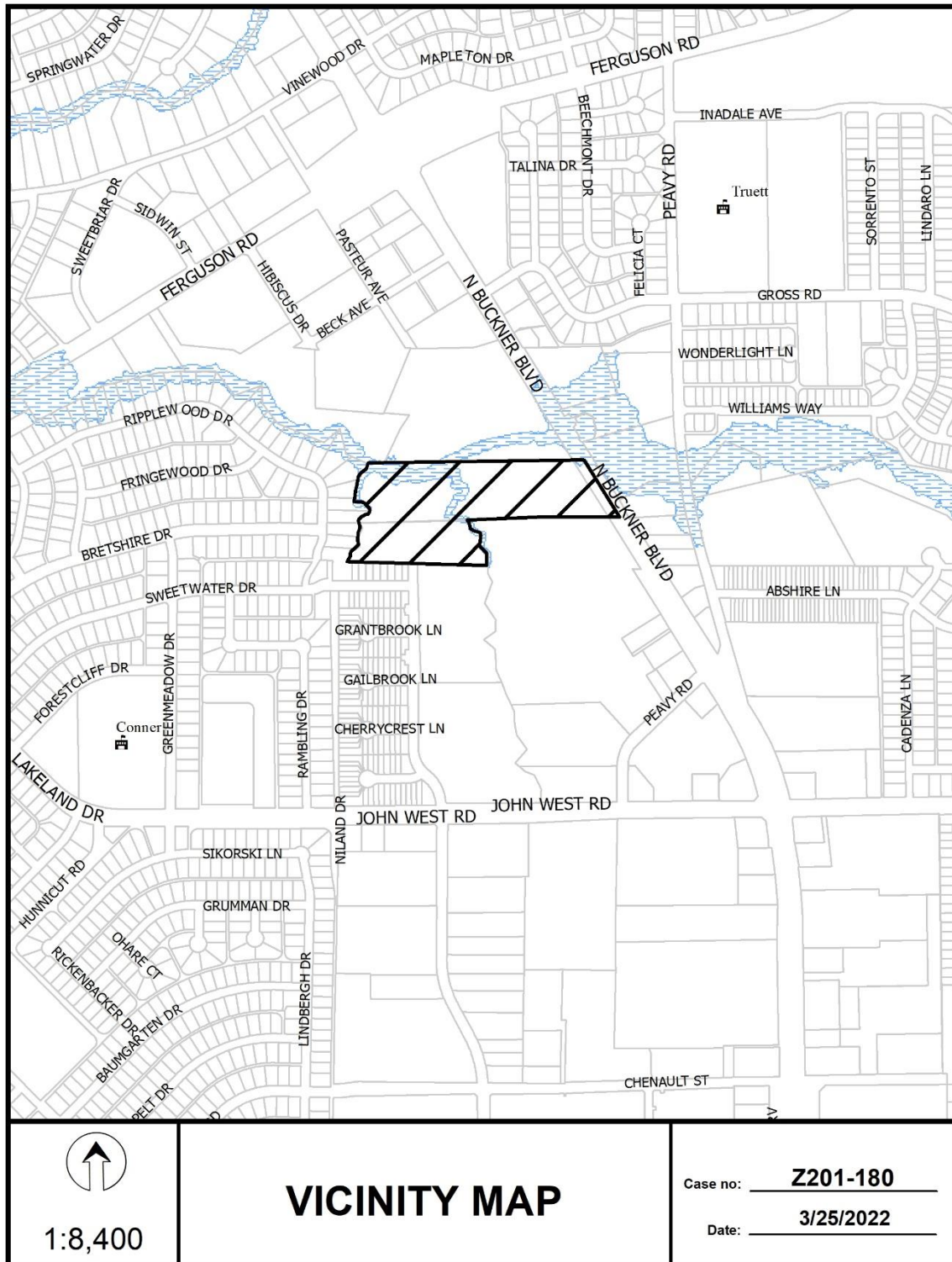


## CPC RECOMMENDED TREE PRESERVATION PLAN

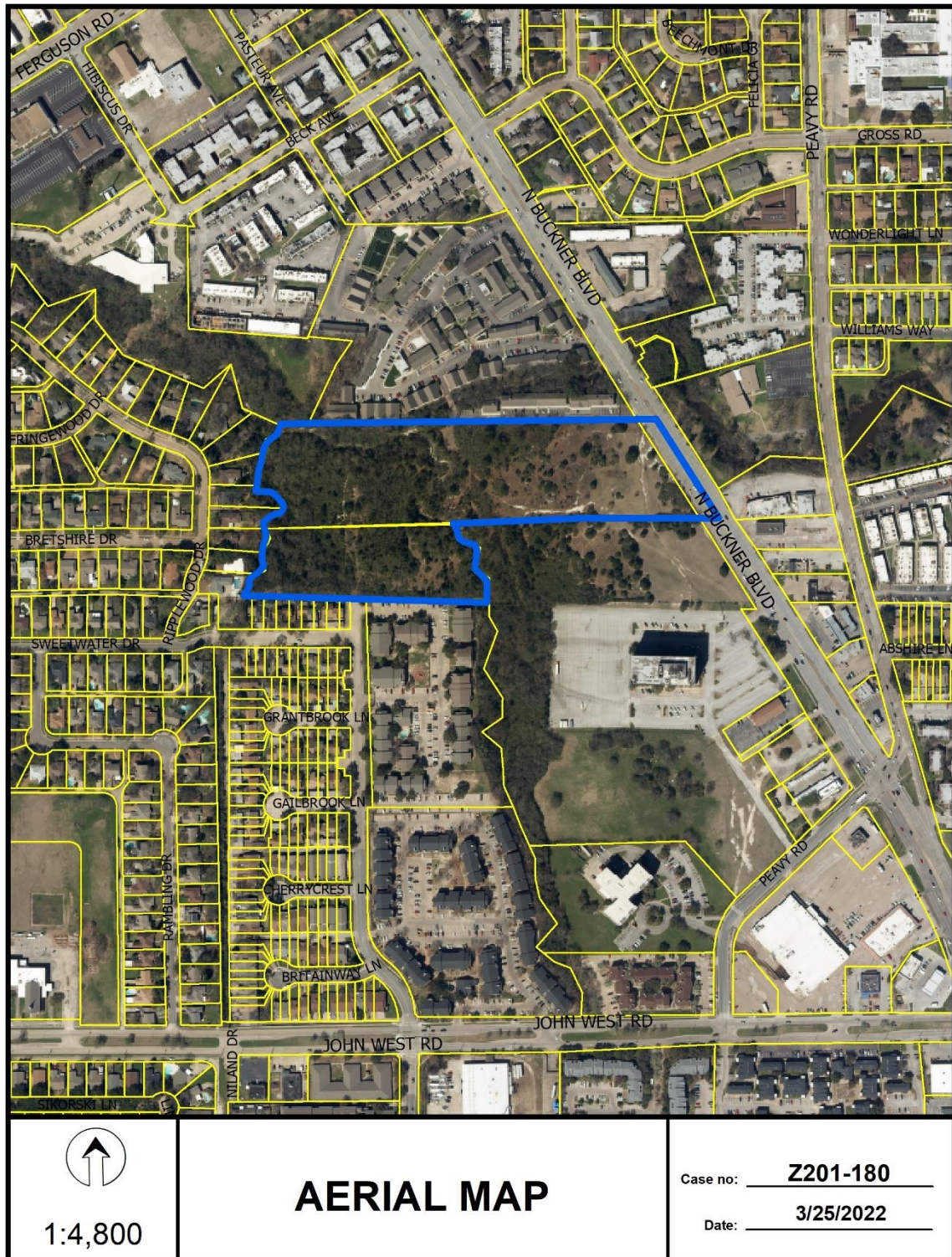


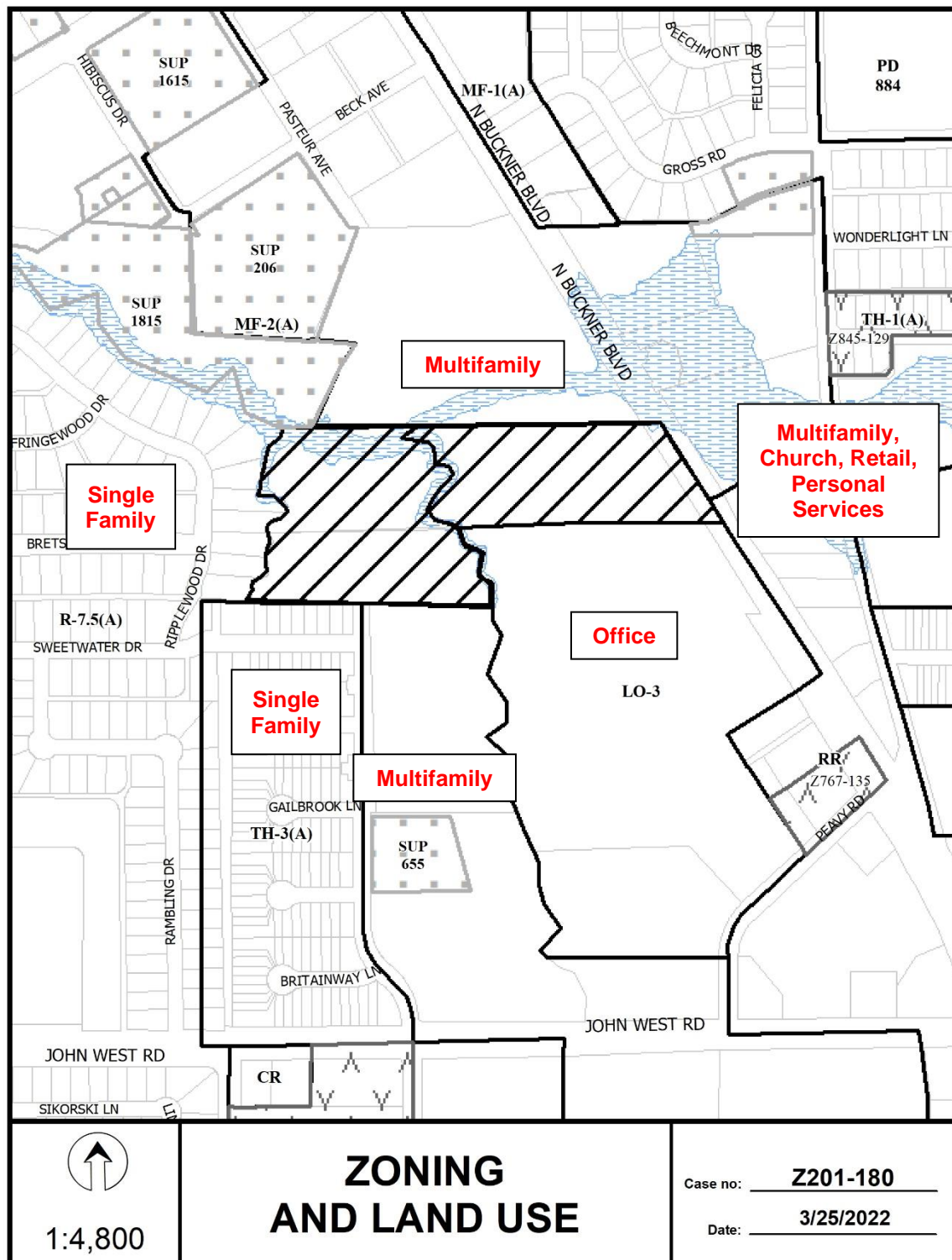




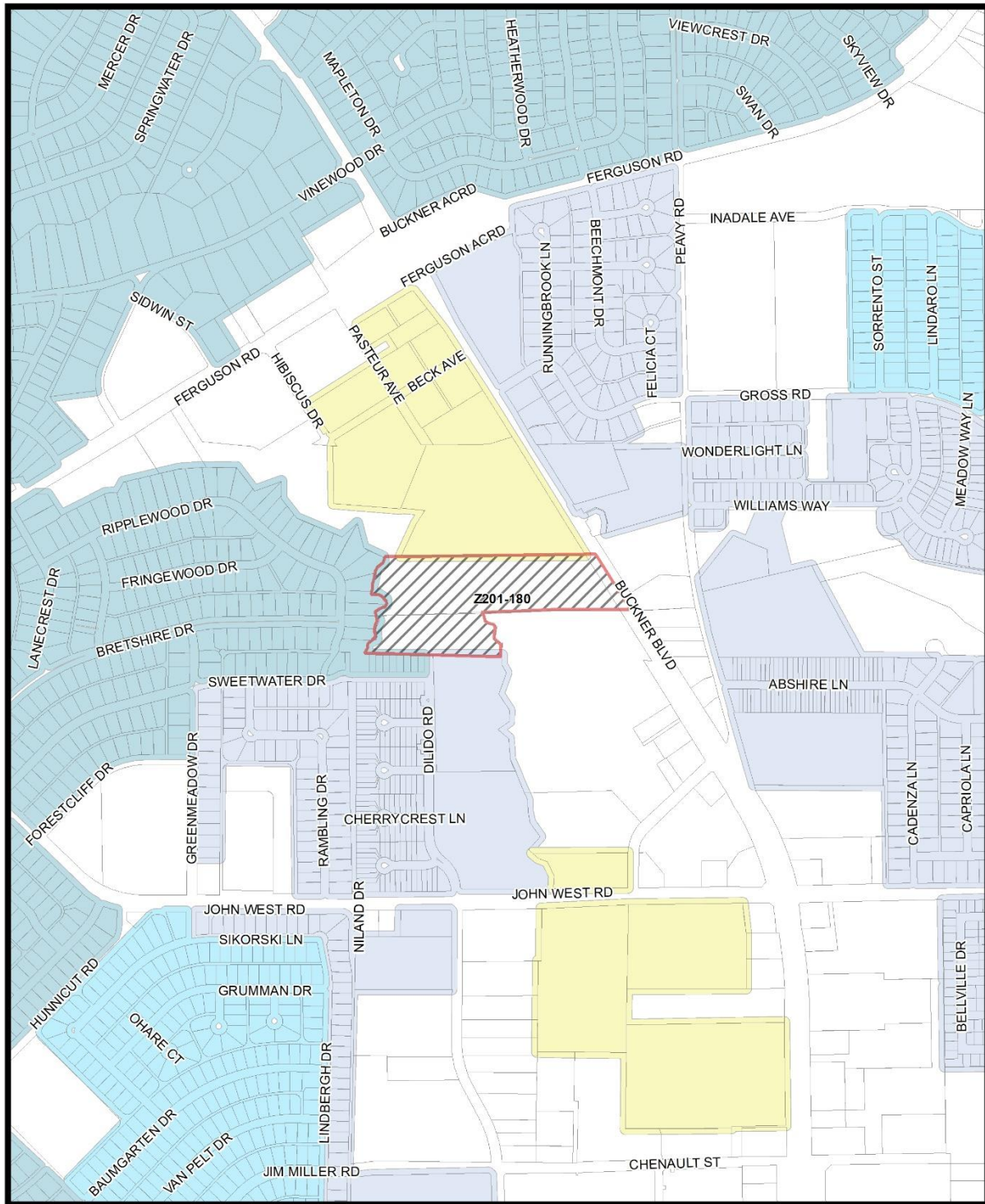












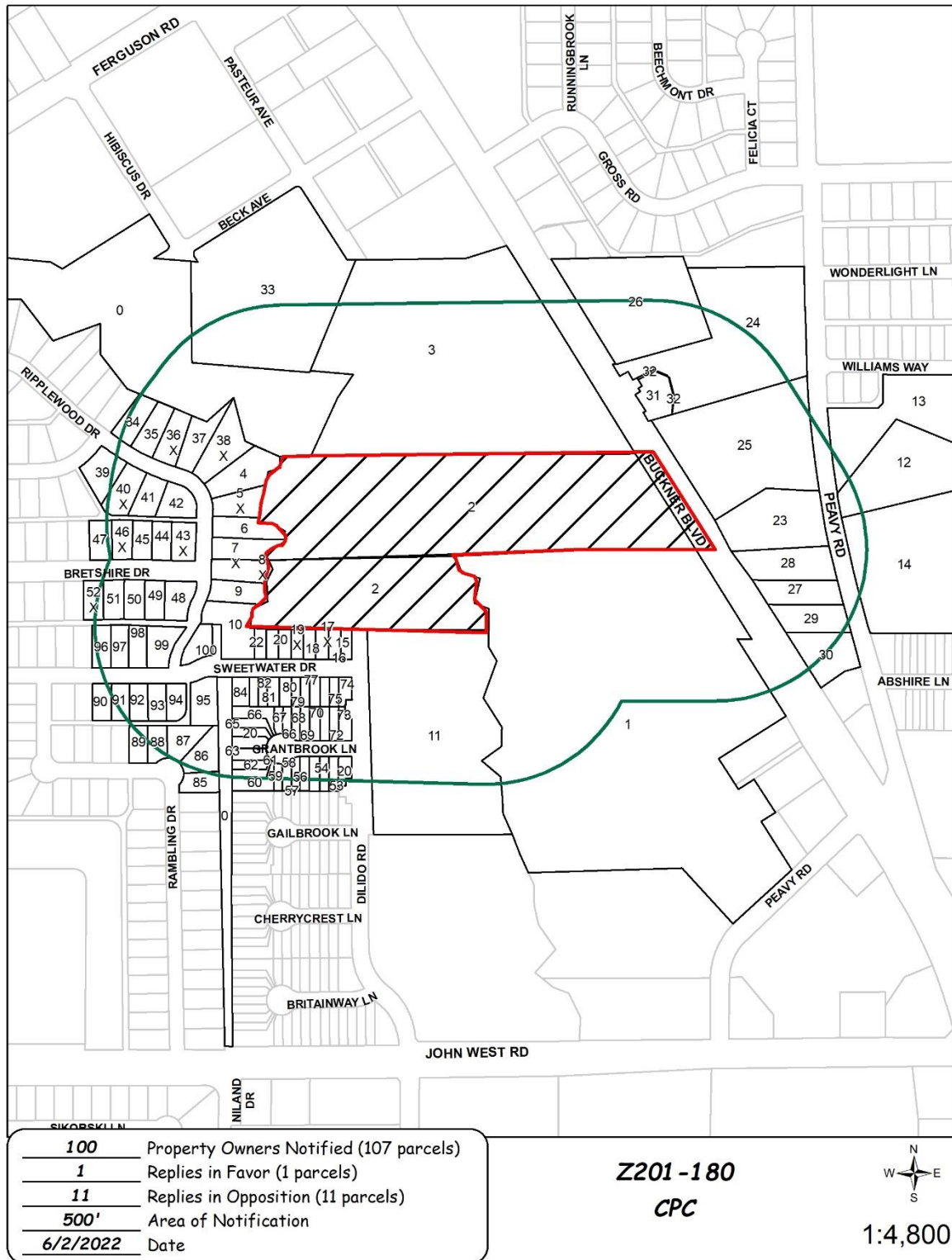
Market Value Analysis A B C D E F G H I NA



1:8,400

# Market Value Analysis

Printed Date: 3/25/2022



06/01/2022

***Reply List of Property Owners******Z201-180******100 Property Owners Notified 1 Property Owners in Favor 11 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2909 N BUCKNER BLVD	Dallas ISD
	2	2825 N BUCKNER BLVD	WHITE ROCK HILLS LLC
	3	2777 N BUCKNER BLVD	Taxpayer at
	4	2836 RIPPLEWOOD DR	GRADLE JARED R & SHARON M
X	5	2840 RIPPLEWOOD DR	SCHUESSLER ANITA M
	6	2846 RIPPLEWOOD DR	DUPUY WALTER WILLIAM JR
X	7	2852 RIPPLEWOOD DR	HOFFMAN MARK M LIFE ESTATE &
X	8	2858 RIPPLEWOOD DR	RAMSEY CRAIG RAY
	9	2862 RIPPLEWOOD DR	MOLLENHAUER PETER
	10	2868 RIPPLEWOOD DR	AYALA FELICIANO JR &
	11	2900 DILIDO RD	TACP MPOINTE LP
	12	2850 PEAUVY RD	CAVAZOS LUCILLE
	13	2840 PEAUVY RD	GIESECKE RYAN
	14	2880 PEAUVY RD	VDS MULTIFAMILY LLC
	15	9221 SWEETWATER DR	ISMAIL FUAD HASHI &
	16	9219 SWEETWATER DR	HARRIS SYLVIA
X	17	9217 SWEETWATER DR	STEWART BENJAMIN D &
	18	9215 SWEETWATER DR	VURBEFF CYNTHIA M
X	19	9213 SWEETWATER DR	ELLIOTT SUSANNE
	20	9211 SWEETWATER DR	TEXAS LAND CAPITAL LP
	21	9209 SWEETWATER DR	GONZALEZ JOSHUA ALEXANDER &
	22	9207 SWEETWATER DR	GRAHAM ELIZABETH
	23	2824 N BUCKNER BLVD	TOMAINO PPTIES LP
	24	2815 PEAUVY RD	VILLA PROP I LLC
	25	2835 PEAUVY RD	IGLESIA DE JESUCRISTO PALABRA MIEL DALLAS INC
	26	2728 N BUCKNER BLVD	JM CASAS UNICAS LLC

06/01/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2844 N BUCKNER BLVD	ALFONSO RIOS INC
	28	2840 N BUCKNER BLVD	2840 BRP LTD
	29	2846 N BUCKNER BLVD	ESMAEILI PARASTOU
	30	2910 N BUCKNER BLVD	GARNER BRIAN S &
	31	2740 N BUCKNER BLVD	MCKEE WILLIAM M
	32	2740 N BUCKNER BLVD	SERRANO ALCIDES
	33	9312 BECK AVE	WHITE ROCK LAKE RESIDENCE LLC
	34	2810 RIPPLEWOOD DR	ASHBY WILLIAM L & BARBARA C
	35	2816 RIPPLEWOOD DR	SHANLEY JOHN F
X	36	2822 RIPPLEWOOD DR	BARBER JESSE W
	37	2828 RIPPLEWOOD DR	WALL RYAN & ALLYSON
X	38	2832 RIPPLEWOOD DR	RANEY LANCE & HILARY
	39	2809 RIPPLEWOOD DR	CAUDELL RANDALL DEAN &
X	40	2817 RIPPLEWOOD DR	ALBERTON PHILIP M
	41	2823 RIPPLEWOOD DR	DOMINGUEZ MARIO A & GRISELDA J
	42	2833 RIPPLEWOOD DR	VO MAI &
X	43	9157 BRETSHIRE DR	SIDES KENNETH W
	44	9151 BRETSHIRE DR	AIRITAM ANTHONY HERBERT &
	45	9147 BRETSHIRE DR	PRIESING PATTI A
X	46	9143 BRETSHIRE DR	JACKSON HILLSMAN S
	47	9139 BRETSHIRE DR	BUSTER BENJAMIN JORDAN
	48	2867 RIPPLEWOOD DR	SPARKS KIM D
	49	9148 BRETSHIRE DR	KUBIAK MICHAEL L & SANDRA M
	50	9144 BRETSHIRE DR	LEHMANN ALLAN & ASHLEE GRUBBS
	51	9140 BRETSHIRE DR	CORCORAN ANNA H
X	52	9136 BRETSHIRE DR	COLEMAN BENNIE L
	53	1522 GRANTBROOK LN	CW HOME SOLUTIONS LLC
	54	1520 GRANTBROOK LN	WARD HELEN L EST OF &
	55	1518 GRANTBROOK LN	COOK JANE A
	56	1516 GRANTBROOK LN	Taxpayer at
	57	1514 GRANTBROOK LN	HWANG MIN WOO

06/01/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1512 GRANTBROOK LN	AGUINAGA ANGELICA
	59	1510 GRANTBROOK LN	KNOWLES PATRICIA ANN
	60	1508 GRANTBROOK LN	C&C RESIDENTIAL PROP INC
	61	1506 GRANTBROOK LN	LOZANO MYTE Y
	62	1504 GRANTBROOK LN	ABEGAZ RUTH MICHAEL
	63	1502 GRANTBROOK LN	CW HOME SOLUTIONS LLC
	64	1501 GRANTBROOK LN	GOMEZ ALVARO R G & PAULA J CRUZ &
	65	1505 GRANTBROOK LN	JONES ARTHUR J & JUDI R LIFE EST
	66	1507 GRANTBROOK LN	GARLAND MAIN STREET JV LLC
	67	1509 GRANTBROOK LN	WARE JEFFREY & KENYA M
	68	1513 GRANTBROOK LN	Taxpayer at
	69	1515 GRANTBROOK LN	STELL GWENDOLYN MARIE
	70	1517 GRANTBROOK LN	HAYES SHARON Y
	71	1519 GRANTBROOK LN	BARRERA DAVID R
	72	1521 GRANTBROOK LN	FLORES CLARA LUZ
	73	1523 GRANTBROOK LN	ALCARAZ MARCELA
	74	9224 SWEETWATER DR	DUNCAN MICHAEL
	75	9222 SWEETWATER DR	HORNE CEDRIC L
O	76	9220 SWEETWATER DR	ALLEYNE MILDRED A
	77	9218 SWEETWATER DR	WASSEF PETER
	78	9216 SWEETWATER DR	Taxpayer at
	79	9214 SWEETWATER DR	FRENCH ELISHA
	80	9212 SWEETWATER DR	ALVARADO JUAN M &
	81	9210 SWEETWATER DR	JAMES MOSES P
	82	9208 SWEETWATER DR	AS CAPITAL LLC
	83	9206 SWEETWATER DR	BYRD ELIDA
	84	9204 SWEETWATER DR	BYRD JAMES LOREN &
	85	3006 RAMBLING DR	STEPHENS BRIAN R & LEIDY V
	86	3002 RAMBLING DR	HILL AARON &
	87	2954 RAMBLING DR	BRYDE DANIEL H & OLIVIA R
	88	2950 RAMBLING DR	YANG YU-HSUAN

06/01/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2946	RAMBLING DR	MCCORD DON
90	9124	SWEETWATER DR	JOHNSON ANNETTE
91	9128	SWEETWATER DR	PANIAGUA EDUARDO P
92	9132	SWEETWATER DR	GILS MARC VAN & AMY KIM VAN
93	9136	SWEETWATER DR	CAYWOOD CHARLES & JANET
94	9140	SWEETWATER DR	CRIBBS MICHAEL & ALEXANDRA
95	9144	SWEETWATER DR	WRIGHT ERICA A
96	9123	SWEETWATER DR	GUARDADO ENRIQUE A & IRENE
97	9127	SWEETWATER DR	ZERMENO MARIA
98	9131	SWEETWATER DR	TRUELL RANDALL K
99	9135	SWEETWATER DR	MCKENZIE GEORGE W
100	9139	SWEETWATER DR	MURPHY SEAN & MIRAYDE MARTINEZ