

FILE NUMBER: Z212-190(RM) **DATE FILED:** February 16, 2022

LOCATION: Northwest line of Garland Road, northeast of Easton Road

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 7.26 acres **CENSUS TRACT:** 128.00

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

APPLICANT: OP Acquisitions, LLC

OWNER: Shoreline Church Dallas

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, density, floor area, height, lot coverage, lot size, landscaping, mixed income housing, and design standards to redevelop the site with multifamily and nonresidential uses.

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

STAFF RECOMMENDATION: Approval, subject to a development plan, a tree protection plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is developed with a church.
- The applicant proposes to redevelop the site with multifamily with a maximum of 300 dwelling units, including five percent mixed-income units available to households earning between 61 and 80 percent of Area Median Family Income (AMFI). The site will also have nonresidential uses including office, general merchandise or food store 3,500 square feet or less, and personal service use. Nonresidential uses will be limited to a maximum floor area of 3,000 square feet.
- The applicant also proposes to prohibit short-term rentals, defined as a full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.
- To accomplish this, the applicant proposes a Planned Development District with an MF-2(A) Multifamily base district.
- The maximum height in an MF-2(A) District is 36 feet. The applicant requests a maximum height of 34 feet, with an additional 26 feet in bonus for mixed-income units.
- In addition to the development bonuses for mixed-income housing, the applicant proposes modified development standards primarily related to permitted uses, setbacks, density, floor area, lot coverage, lot size, landscaping, and design standards.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z178-296:** On October 24, 2018, City Council approved an amendment to and a renewal of Specific Use Permit No. 2240 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a five-year period with eligibility for automatic renewal for additional five-year periods on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay at the southeast corner of Garland Road and Moran Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Garland Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a traffic impact analysis for the proposal dated April 13, 2022. The analysis evaluates the subject site, existing infrastructure, and impact to adjacent and nearby streets. Findings indicate that the proposed development can be successfully incorporated into the surrounding local roadway network.

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 PRIORITIES

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.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in downtown and urban cores.

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.

Policy 5.2.2 Promote the character of the city's significant districts, linkages, and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

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

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

Area Plans:

Garland Road Vision Study

The Garland Road Vision Study was created for the enhancement of both operational function and aesthetic character along the Garland Road corridor. The project is a

community led area planning initiative, following the neighborhood planning framework defined in the comprehensive plan.

The consensus vision of this area plan notes that while stakeholders expressed a clear desire to protect existing residential areas from commercial encroachment, they also expressed a desire for new businesses and developments in the existing commercial areas along the corridor. The plan identifies several underutilized sites that are large enough to accommodate significant development including sites at the intersection of Garland Road and Centerville Road. The plan also designates a large parcel immediately south of the area of request as Strategic Opportunity Vision Area 2, which is envisioned as a mixed-use development. Lastly, the plan suggests a portion of the request area would be appropriate for a small community garden/art park, which the applicant has made efforts to include in their proposed development.

Staff finds the applicant's proposal for denser multifamily development that provides limited nonresidential uses while adhering to residential proximity slope restrictions to be generally compliant with the goals of the Garland Road Vision Study.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Church
North	MF-2(A) Multifamily District	Multifamily
East	CR Community Retail District	Child-care facility
Southeast	Planned Development District No. 7	Restaurant without drive-in or drive-through service, general merchandise or food store 3,500 square feet or less
Southwest	CR Community Retail District, R-7.5(A) Single Family District	Office, single family

Land Use Compatibility:

The area of request is currently developed with a church. To the north is multifamily, and to the east is a child-care facility. Southwest of the request area are single family and office uses. To the southeast are restaurant without drive-in or drive-through service and general merchandise or food store 3,500 square feet or less uses. Staff finds the applicant's proposed land uses to be compatible with surrounding land uses.

The applicant proposes to redevelop the site primarily with a four-story multifamily building that will include no more than 3,000 square feet of nonresidential uses.

Nonresidential uses will be limited to office, general merchandise or food store 3,500 square feet or less, and personal service use. The proposed development plan also shows smaller detached multifamily buildings with attached garages along the southwestern property line adjacent to existing single family. The development will provide no more than 300 dwelling units, including five percent mixed-income units available to households earning between 61 and 80 percent of Area Median Family Income (AMFI).

To accomplish this, the applicant proposes a Planned Development District with an MF-2(A) Multifamily base district. Starting from this base district, the applicant then proposes deviations to setbacks, density, floor area, height, lot coverage, lot size, landscaping, and design standards.

The front setback in a standard MF-2(A) District is 15 feet, and this setback does not allow any encroachments. The applicant proposes to retain this front setback but allow encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches within the front yard. The side and rear setback in a standard MF-2(A) District is also 15 feet. Rather than retain this side and rear yard, the applicant proposes what is effectively a modified version of the tower spacing requirement from Chapter 51A. The side and rear setback for portions of a building up to 45 feet in height is 10 feet, and this setback increases to 30 feet for portions of a building over 45 feet in height.

The applicant proposes to retain residential proximity slope restrictions for the site. The request area abuts an R-7.5(A) District to the west that will serve as a site of origination limiting 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 60-foot maximum allowed under the proposed PD if mixed-income units are provided. The proposed development plan shows smaller detached multifamily buildings along this shared property line that will comply with the residential proximity slope restriction, while the four-story building is shown further away from the property line.

Although a standard MF-2(A) District does not have a limit on the maximum number of dwelling units, the applicant proposes a maximum of 300 dwelling units. For the 7.26-acre site, this equates to a density of 41 dwelling units per acre. The applicant also proposes no minimum lot size for the site. Whereas the maximum lot coverage allowed in a standard MF-2(A) District is 60 percent, the applicant proposes to reduce this to 40 percent.

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. The applicant proposes that this requirement does not apply.

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 Garland Road Vision Study. Staff supports the request to redevelop with the site with multifamily and limited nonresidential uses.

Development Standards Comparison

Following is a comparison between the development standards of the existing R-7.5(A) District and the proposed PD for MF-2(A) District uses. Also included is a standard MF-2(A) District.

	Existing: R-7.5(A)	Base: MF-2(A)	PD: MF-2(A)
Front setback	25'	15'	15'
Side/rear setback	5'	15'	< 45' high: 10' > 45' high: 30'
Dwelling unit density	1 du/ 7,500 sf	No max	Max 300 du (41 du/ac)
Floor area	No max FAR	No max FAR	3,000 sf max non-res floor area
Lot size	Min 7,500 sf	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	No min
Height	30'	36'	34' base + 26' w/MIH 4 stories
Lot coverage	45%	60%	40%
Special standards		Proximity slope	Proximity slope
Primary uses	Single family	Multifamily, duplex, single family	Multifamily, duplex, single family; office, gen. merch., pers. serv. ¹

¹ General merchandise uses with drive-through service are prohibited. Curbside pickup service is permitted for general merchandise uses.

Mixed Income Housing

The proposed request would allow the construction of 300 multifamily rental units, including five percent mixed-income units at 61 to 80 percent of AMFI, with surface and structured 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)	34' +26' with MIH	Multifamily

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on AMFI.

Percentage of Units	Height
Base	34'
Proposed: 5% of units at 61-80% AMFI	60'

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 “D” MVA area. In “D,” “E,” and “F” MVA areas, staff’s standard recommendation is that five percent of the total units be reserved for households at 61 to 80 percent of AMFI. The applicant’s proposal is in line with staff’s standard recommendation.

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 standard requirements for surface parking location, open space fronting facades, transparency, and sidewalks along a street frontage. The applicant has provided additional standards for above-grade parking structures, façade articulation, pedestrian amenities, internal sidewalks, pedestrian driveway crossings, and lighting that exceed standard requirements.

However, the proposed design standards for street facing facades and open space offer less than what standard requirements would provide. Although the street facing façade conditions for entrances, individual entries, and transparency are standard, the applicant proposes that conditions for entrances and individual entries only apply to units located within 60 feet of the front property line. Whereas a mixed-income housing development

would typically be required to provide a minimum of 10 percent open space, the applicant proposes closer to 8 percent.

Additionally, the applicant proposes a public art park along Garland Road that must be accessible to the street and provide hardscape, seating areas, and landscaped areas. The plaza may have accessory structures including but not limited to art, flag poles, and physical barriers 36 inches or less.

Overall, staff finds these alternative design standards to meet 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 an enhanced landscape buffer of 15 feet adjacent to existing single family. The enhanced buffer zone must have a minimum of nine (9) six-inch-caliper trees and twenty-six small trees with a minimum height of eight feet at planting. The trees located within the enhanced landscape buffer may be composed of either existing or newly planted trees from the City of Dallas approved list and must include at least one of the following species: Live Oak, Red Oak, Gum Bumelia, or Sugar Berry. The public art park adjacent to Garland Road must provide a minimum of seven six-inch-caliper trees from the City of Dallas approved list.

Lastly, the applicant proposes a tree protection plan as Exhibit B to the PD. All trees on the tree protection plan must have tree protections installed in accordance with Section 51A-10.136(b) and approved by the city arborist prior to any construction activity on the property.

Parking:

The applicant proposes to meet standard parking requirements in Division 51A-4.200 for all uses on site, including multifamily.

The standard off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

The parking requirement for office is one space per 333 square feet of floor area. The parking requirement for both general merchandise or food store 3,500 square feet or less and personal service use is one space 200 square feet of floor area.

This would equate to 375 spaces required for multifamily and no more than 15 spaces required for the 3,000-square-foot nonresidential uses, for a total of 390 required parking spaces. As demonstrated on the proposed development plan, the site provides 390 spaces.

Rather than meet the standard parking requirement for multifamily in Division 51A-4.200, staff recommends the mixed income housing parking ratio for multifamily in Division 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, which equates to a total of 150 spaces required for multifamily. Under this ratio, at least 15 percent of the required parking must be available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

Staff finds this reduced parking ratio for multifamily to be feasible when the future circulation vision of the Garland Road Vision Study is considered. This vision proposes several multimodal improvements along Garland Road including bicycle facilities, continuous sidewalks, timed pedestrian signals, and a rubber tire trolley system. Staff believes the reduced parking ratio for multifamily may positively contribute to this vision.

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 within an MVA cluster. To the northwest and southeast are “D” MVA clusters. Further west and southwest are “A” and “C” MVA clusters. To the south and southwest are “E” and “F” MVA clusters.

List of Officers

Shoreline Church Dallas

Corey Bell, Director
Earl McClellan, Director
Oneka McClellan, Director
Ron Brown, Director

OP Acquisitions LP

Clay D. Likover, Sole Member

CPC Action
September 15, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses, subject to a revised development plan as submitted by the applicant on 9/14/2022, a tree protection plan, and applicant's proposed conditions as submitted on 9/14/2022 with the following amendments: 1) in Section 115(f), change "agreement" to read "ordinance" and 2) on the development plan, show the 15' enhanced landscape buffer as extending along the perimeter adjacent to Lot 14, Block C/5364 on property zoned an R-7.5(A) Single Family District on the northwest line of Garland Road, northeast of Easton Road.

Maker: Jung
Second: Rubin
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,
Carpenter, Vann, Blair*, Jung, Housewright,
Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Notices:	Area: 500	Mailed: 87
Replies:	For: 4	Against: 12

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Daniel Smith, 2501 N. Hardwood Dr., Dallas, TX, 75201
Mike Arbour, 8340 Meadow Rd., Dallas, TX, 75231
Matthew Vrugink, 6727 Sunnyland Ln., Dallas, TX, 75214
Leslie Chaggarris, 6727 Sunnyland Ln., Dallas, TX, 75214
Rhonda Boston, 9191 Garland Rd., Dallas, TX, 75218
Hexel Colorado, 2124 N. Garrett Ave., Dallas, TX, 75206
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX, 75246
Mark Draz, 6024 La Vista Dr., Dallas, TX, 75206
Allison Cook, 502 Bondstone Dr., Dallas, TX, 75218
Madalene Caldwell, 5140 Amesbury Dr., Dallas, TX, 75206
Eduardo Hernandez, 6723 Sunnyland Ln., Dallas, TX, 75214
Cullen Schaar, 6603 Lakewood Blvd., Dallas, TX, 75214
Leslie Whitmore, 10915 Garland Rd., Dallas, TX, 75218
Eva Mason, 4606 Cedar Springs Rd., Dallas, TX, 75219

Mike Nurre, 2611 Millmar Dr., Dallas, TX, 75228
D'Andrala Alexander, 9432 Amberton Pkwy., Dallas, TX, 75243
Keegan Smith, 1811 Greenville Ave., Dallas, TX, 75206
For (Did not speak): Brian Wilson, 209 S. Edgefield Ave., Dallas, TX, 75208
John Smith, 123 Main St., Dallas, TX, 75201
Brad Lega, 6805 Sperry St., Dallas, TX, 75214
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243
Kevin Strong, 2828 Lemmon Ave., Dallas, TX, 75204
Against: Davina, Rhine, 1227 Moran Dr., Dallas, TX, 75218
Alison Milam, 10717 Lake Gardens, Dallas, TX, 75218
Scott Robson, 11110 Lanewood Cr., Dallas, TX, 75218
Greg Wolchansky, 11212 Yorkmont Cr., Dallas, TX, 75218
Jessica Mannon, 1120 Easton Rd., Dallas, TX, 75218
Audrey Rogers, 10946 Scotsmeadow Dr., Dallas, TX, 75218
Jason Mannon, 1120 Easton Rd., Dallas, TX, 75218
Bruce Parrott, 11208 Yorkmont Cr., Dallas, TX, 75218
Helen Steller, 11028 Ridgemoor Dr., Dallas, TX, 75218
Neil Felder, 6530 Stichter Ave., Dallas, TX, 75230
Thomas Buck, 10606 Wyatt St., Dallas, TX, 75218
Patricia Gaffney, 1026 Tranquilla Dr., Dallas, TX, 75218
Ray LaDieu, 10936 Ridgemoor Dr., Dallas, TX, 75218
Brad Rogers, 8807 Vinewood Dr., Dallas, TX, 75228
Matthew Kristoff, 11217 Yorkmont Cr., Dallas, TX, 75218
Against (Did not speak): Robyn Price, 11810 Cheswick, Dallas, TX, 75218

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 at the on the northwest line of Garland Road, northeast of Easton Road. The size of PD ____ is approximately 7.26 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division, SHORT TERM RENTAL means a full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: tree protection 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.

(a) Except as provided in this section, 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.

(b) The following additional non-residential uses are permitted:

- Office.
- General merchandise or food store 3,500 square feet or less.
- Personal service uses.

(c) A general merchandise or food store 3,500 square feet or less with drive-through service is prohibited. Curb side pickup service is permitted for a general merchandise or food store 3,500 square feet or less.

(d) A short-term rental is prohibited.

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.

(b) Side and rear yard.

(1) For portions of a building at or below 45 feet in height, minimum side and rear yard is 10 feet.

(2) For portions of a building over 45 feet in height, minimum side and rear yard of 30 feet.

(c) Density. Maximum number of dwelling units is 300.

(d) Floor area. For non-residential uses, maximum floor area is 3,000 square feet.

(e) Height.

(1) Maximum height. Except as provided in this subsection, maximum structure is 45 feet.

(2) If compliant with Section 51P-____-112, maximum height is 60 feet.

(3) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1:3 residential proximity slope from an R, R(A), D, D(A), TH, TH(A) District. 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.

(f) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size is required.

(h) Stories. Maximum number of stories above grade is four. Basement stories and parking garages are exempt from this requirement but must comply with the height regulations.

(i) Building separation. For multifamily uses, the minimum building separation in Section 51A-4.209(b)(5)(E)(ii) does not apply.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200, as amended, 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.

CPC Recommendation, Applicant's Request

(b) If compliant with Section 51P-____-112, a minimum of one and one-quarter space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

Staff's Recommendation

(b) If compliant with Section 51P-____-112, a minimum of one-half space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

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

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

(c) A minimum 15-foot enhanced landscape buffer must be provided adjacent to Lochwood on Lots 1 & 2, Block C/5364 and Lot 14, Block 5364. The enhanced buffer zone must have a minimum of ten six-inch-caliper trees and twenty-six small trees with a minimum height of eight feet at planting. Of the ten six-inch-caliper trees, at least five must be newly planted. The trees located within the enhanced landscape buffer may be existing or newly planted. Newly planted trees must be drawn from the following species: Live Oak, Red Oak, Gum Bumelia, or Sugar Berry. At least 40 percent of newly planted trees must be classified as evergreen or semi-evergreen by the City Arborist.

(d) The Public Art Park area adjacent to Garland Road must provide a minimum of seven six-inch-caliper trees, at least four of which must be large canopy trees, from the City of Dallas approved list.

(e) All trees on the tree protection plan (Exhibit ____B) must be preserved and protected during construction and development. All such trees must have tree protections installed in accordance with Section 51A-10.136(b) and approved by the city arborist prior to any construction activity on the property.

(f) The 10-foot side setback adjacent to Block 5361, Tract 6, must include a minimum of 10 newly planted cypress trees or a similar evergreen species from the City of Dallas approved list.

SEC. 51P- ____ .112. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.

(a) In general. Except as provided in this section, the development bonuses identified in the yard, lot, and space regulations and off-street parking and loading section of this article apply if a minimum of five percent of the total number of units are available to households earning between 61 and 80 percent of AMFI and are in compliance with Section 51A-4.1100, as amended.

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

SEC. 51P- ____ .113. DESIGN STANDARDS.

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

(b) Above-grade parking structures.

(1) The street-facing ground-level facade of any multi-floor parking facility must be screened from the street and adjacent single family districts by at least one or a combination of the following methods:

(A) have an active use other than parking of a minimum depth of 25 feet;

(B) have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure;

(C) be screened from the street by another building; or

(D) be setback a minimum of 30 feet with a plaza between the parking facility and the street.

(2) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties. Sloping ramps located at the perimeter of aboveground parking structures must be screened through use of vegetation, panels, solid walls, or other architectural elements to obscure at least 80 percent of the sloping ramps' length from view. Screening may include architectural grill work or other materials that provide ventilation. This required screening shall not prohibit the garage from being considered "open air" for ventilation purposes.

(c) Surface parking location. Surface parking is prohibited between the street-facing facade and the property line. For the purposes of this subsection, surface parking means at grade parking not within or under a structure.

(d) Street facing facades.

(1) Entrances. A minimum of one window and one common primary entrance is required for each building and the entrance must face the street. The entrance must access the street with an improved path connecting to the sidewalk. This requirement does not apply to buildings greater than 60 feet from the front property line.

(2) Individual entries for dwelling units. A minimum of 60 percent of the street-level, street-facing dwelling units located within 60 feet of the front property line must have individual entries that access the street with an improved path connecting to the sidewalk.

(3) Transparency. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

CPC Recommendation, Applicant's Request

(e) Open space fronting facades fronting Garland Road.

(1) Entrances. All open space fronting facades must have at least one window and at least one common primary entrance facing the open space at street level. The entrance must access the open space with an improved path connecting to the sidewalk.

Staff's Recommendation

(e) Open space fronting facades.

(1) Entrances. All open space fronting facades must have at least one window and at least one common primary entrance facing the open space at street level. The entrance must access the open space with an improved path connecting to the sidewalk.

(2) Individual entries for dwelling units. 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.

(3) Transparency. Transparency must be provided for a minimum of 25 percent of the total of each continuous open-space-fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

CPC Recommendation, Applicant's Request

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

Staff's Recommendation

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

(1) 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.

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

(3) Architecturally prominent entrance.

(4) Attached tower or turret.

(5) Awnings.

(6) Change in color.

(7) Change in material.

(8) Change in texture.

(g) Open space. A minimum of 70,000 square feet of open space 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 windowsills, 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.

(h) Pedestrian amenities. The following pedestrian amenities are required along the street frontage. Required pedestrian amenities may be located within a right-of-way with a license.

(1) Four benches, including two with covered seating.

(2) Two trash cans.

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

(i) Sidewalks.

(1) Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along the street frontage.

(2) Internal sidewalks are required along private drives to ensure pedestrian connectivity throughout. Internal pedestrian amenities, pedestrian lighting, and landscaping must be provided.

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

(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 one and a half foot candles must be provided along public sidewalks and adjacent to public streets. 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.

(3) Upper-level lighting. Exterior lighting on a building is prohibited above 45 feet. Backlit attached signs facing Garland Road are allowed above 45 feet.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

(a) Public Art Park. A Public Art Park area of at least 6,000 square feet is required along Garland Road as shown on the development plan. The Art Park must be accessible to the street and provide hardscape, seating areas, landscaped areas, and public art and may include accessory structures, including but not limited to art, flag poles, and physical barriers 36 inches or less. Public Art Park improvements that comply with this subparagraph do not need to be shown on the development plan.

(b) The development of the property may only utilize dark sky lighting fixtures as recognized by International Dark-Sky Association. All lighting must be directed down and away from residential areas.

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

(d) 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.

CPC Recommendation, Applicant's Request

(e) <u>Utilities.</u> It is recommended that existing aerial overhead lines be buried.
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Staff's Recommendation

(e) <u>Utilities.</u> It is recommended that existing aerial overhead lines be buried.

(f) Green construction standards. The Property shall exceed the City of Dallas Green Construction Standards as of the date of this ordinance.

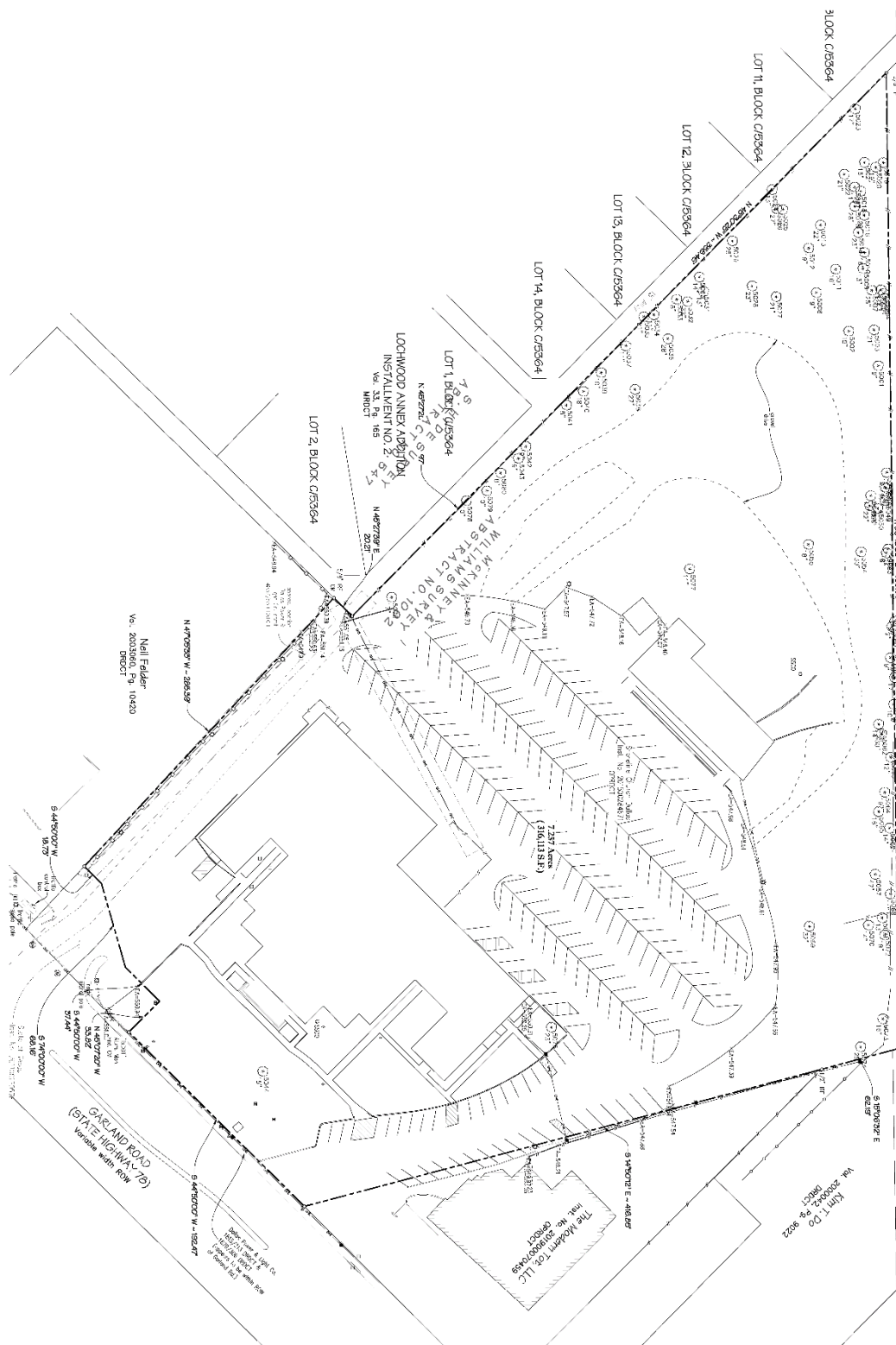
(g) Electric vehicle charging station. The Property shall be designed and constructed to (i) immediately provide electric vehicle charging capabilities for up to 10% of units and (ii) will include the conduit infrastructure to allow the Property to be able to serve up to 25% of units in the future.

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.

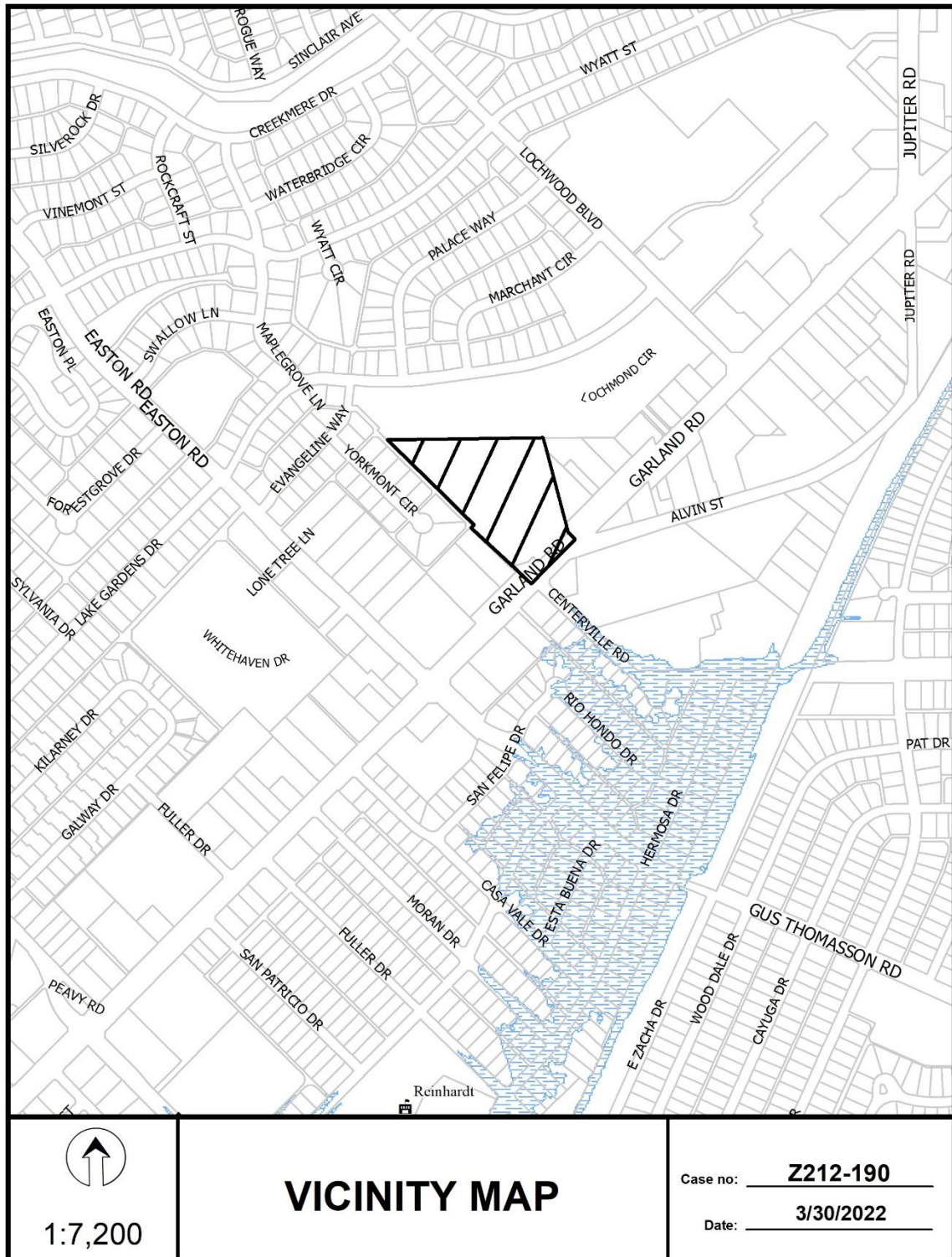


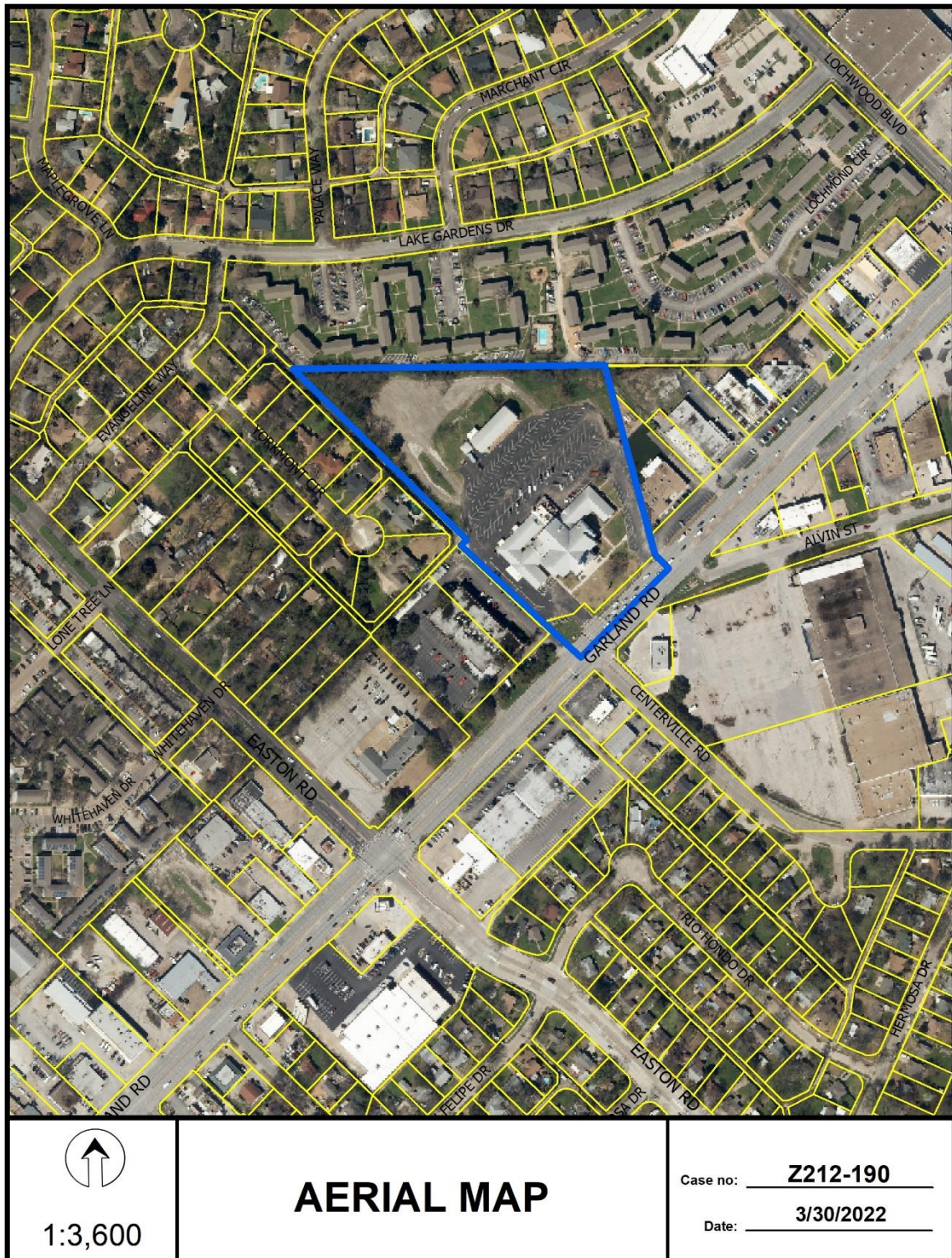


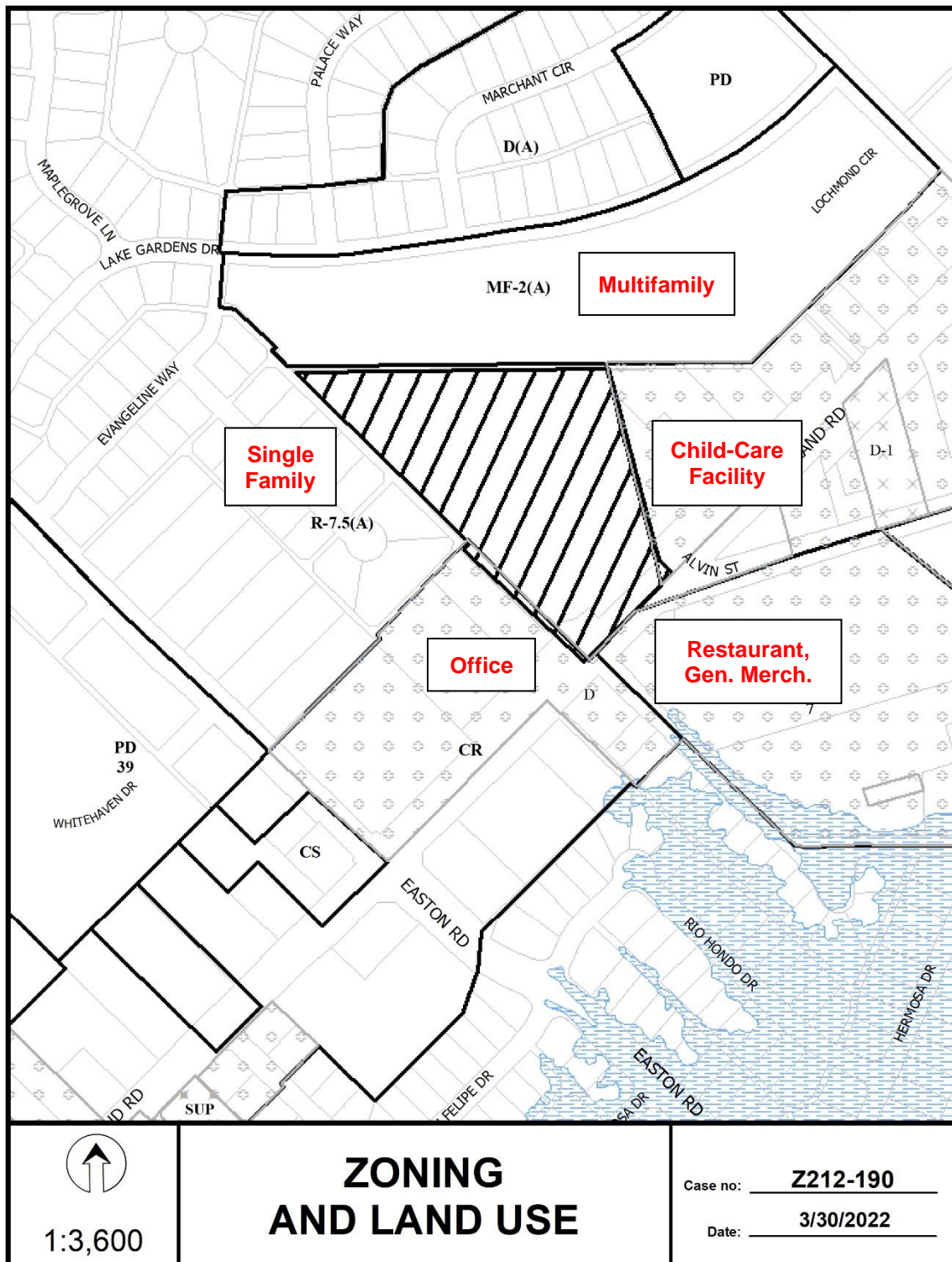
**Shoreline City Church Tree Survey Tabular Data
Dallas, Texas**

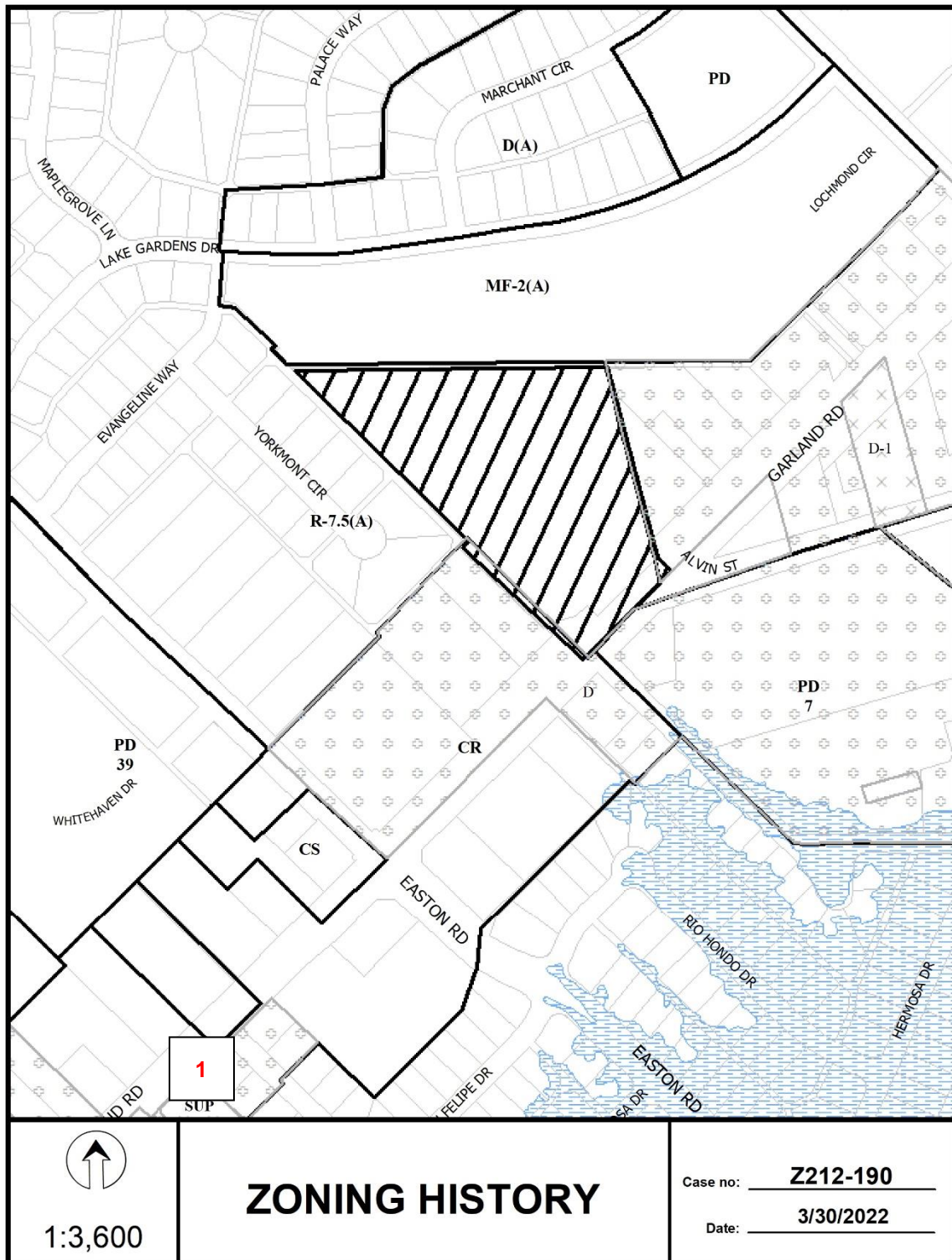
Exhibit B

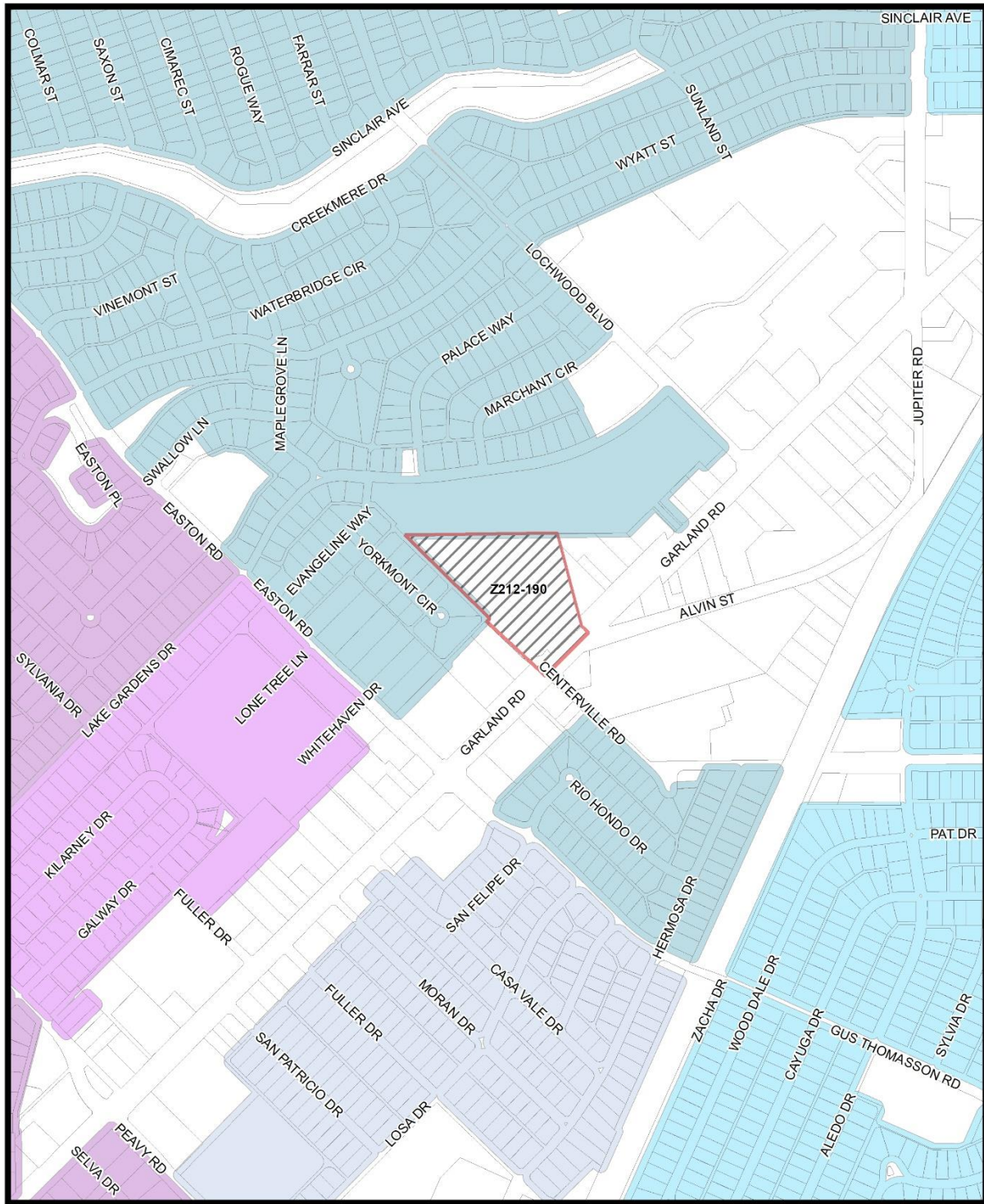
Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Northing	Easting
5001	9.2	cedar elm	9	No	Healthy	0	6995587.138	2524077.553
5002	14.6	cedar elm	15	No	Healthy	0	6995564.131	2524050.510
5003	20.6	cedar elm	21	No	Healthy	0	6995583.814	2524049.614
5004	11.2	green ash	11	No	Healthy	0	6995592.090	2524025.208
5005	12.3	cedar elm	12	No	Healthy	0	6995591.183	2524021.101
5006	11.3	green ash	11	No	Healthy	0	6995589.294	2524018.448
5007	25.3	cedar elm	25	No	Healthy	0	6995582.124	2524018.770
5008	18.6	cedar elm	19	No	Healthy	0	6995538.950	2524020.579
5009	12.7	cedar elm	13	No	Healthy	0	6995575.246	2524001.828
5010	16.3	cedar elm	16	No	Healthy	0	6995576.327	2523989.256
5011	16.4	cedar elm	16	No	Healthy	0	6995553.890	2524002.321
5012	18.6	pecan	19	No	Healthy	0	6995532.904	2523985.834
5013	22.3	pecan	22	Yes	Healthy	0	6995542.041	2523968.036
5014	22.6	pecan	23	No	Healthy	0	6995571.568	2523973.822
5015	28.2	pecan	28	No	Healthy	0	6995568.705	2523953.466
5016	22.3	pecan	22	No	Healthy	0	6995576.214	2523960.348
5017	11.1	cedar elm	11	No	Healthy	0	6995568.709	2523938.384
5018	26.3	pecan	26	No	Healthy	0	6995573.556	2523941.550
5019	21.6	pecan	22	No	Healthy	0	6995590.985	2523919.388
5020	19.2	pecan	19	No	Healthy	0	6995585.111	2523922.937
5021	15.8	pecan	16	No	Healthy	0	6995576.450	2523919.226
5022	20.8	pecan	21	No	Healthy	0	6995560.678	2523928.476
5024	12.6	pecan	13	No	Healthy	0	6995504.459	2523940.410
5025	11.8	cedar elm	12	No	Healthy	0	6995512.664	2523955.871
5026	26.9	pecan	27	No	Healthy	0	6995507.995	2523955.322
5029	24.6	American elm	25	No	Healthy	0	6995473.563	2523980.319
5030	14.2	American elm	14	No	Healthy	0	6995447.906	2524008.472
5031	13.1	pecan	13	No	Healthy	0	6995450.943	2524019.595
5032	22.3	American elm	22	No	Healthy	0	6995438.548	2524027.544
5033	8.2	sugarberry	8	No	Healthy	0	6995430.076	2524025.735
5034	10.6	sugarberry	11	No	Healthy	0	6995412.294	2524037.852
5035	21.4	Osage-orange	21	No	Healthy	0	6995404.592	2524039.364
5036	27.5	pecan	28	No	Healthy	0	6995423.377	2524056.527
5037	10.9	Osage-orange	11	No	Healthy	0	6995390.460	2524062.078
5038	26.9	eastern red cedar	27	No	Healthy	0	6995397.706	2524095.924
5039	10.3	green ash	10	No	Healthy	0	6995371.269	2524082.790
5040	18.3	green ash	18	No	Healthy	0	6995357.495	2524097.469
5041	8.2	sugarberry	8	No	Healthy	0	6995344.335	2524108.093
5042	8.7	sugarberry	9	No	Healthy	0	6995312.662	2524140.299
5043	9.4	sugarberry	9	No	Healthy	0	6995306.788	2524149.585
5045	12.2	pecan	12	Yes	Healthy	0	6995593.675	2524160.718
5046	14.3	pecan	14	No	Healthy	0	6995592.198	2524171.987
5048	16.8	pecan	16	No	Healthy	0	6995581.270	2524178.750
5049	13.8	pecan	13	No	Healthy	0	6995592.521	2524182.483
5052	12.7	bur oak	12	No	Healthy	0	6995594.816	2524220.183
5053	8.1	bur oak	8	No	Damaged	85	6995593.577	2524223.262
5054	30.0	American elm	30	Yes	Healthy	0	6995573.724	2524222.399
5056	9.0	American elm	5	Yes	Healthy	55	6995600.033	2524276.334
5058	9.3	eastern red cedar	9	No	Healthy	0	6995596.608	2524304.843
5059	16.6	gum bumelia	16	Yes	Healthy	0	6995599.825	2524320.251
5060	10.4	Osage-orange	10	Yes	Healthy	0	6995599.218	2524341.119
5061	14.0	American elm	14	No	Healthy	0	6995587.370	2524356.638
5062	29.6	Osage-orange	29	Yes	Healthy	0	6995589.695	2524363.988
5063	12.3	sugarberry	12	No	Healthy	0	6995596.797	2524382.339
5064	18.5	western soapberry	18	Yes	Healthy	0	6995592.104	2524409.575
5065	17.7	western soapberry	17	Yes	Healthy	0	6995587.328	2524424.719
5066	13.8	western soapberry	13	No	Healthy	0	6995595.939	2524437.462
5067	47.3	pecan	40	Yes	Healthy	0	6995584.741	2524473.395
5068	11.2	western soapberry	11	Yes	Healthy	0	6995596.510	2524488.804
5070	13.8	western soapberry	13	No	Healthy	0	6995579.495	2524513.046
5072	18.7	sugarberry	18	Yes	Healthy	0	6995592.139	2524520.694
5073	16.2	western soapberry	16	No	Healthy	0	6995590.747	2524586.031
5074	25.1	western soapberry	25	Yes	Healthy	0	6995573.443	2524607.665
5078	10.2	sugarberry	10	No	Healthy	0	6995266.356	2524182.563
5079	9.8	gum bumelia	9	No	Healthy	0	6995282.285	2524174.863
5080	8.0	sugarberry	8	No	Healthy	0	6995293.134	2524161.020











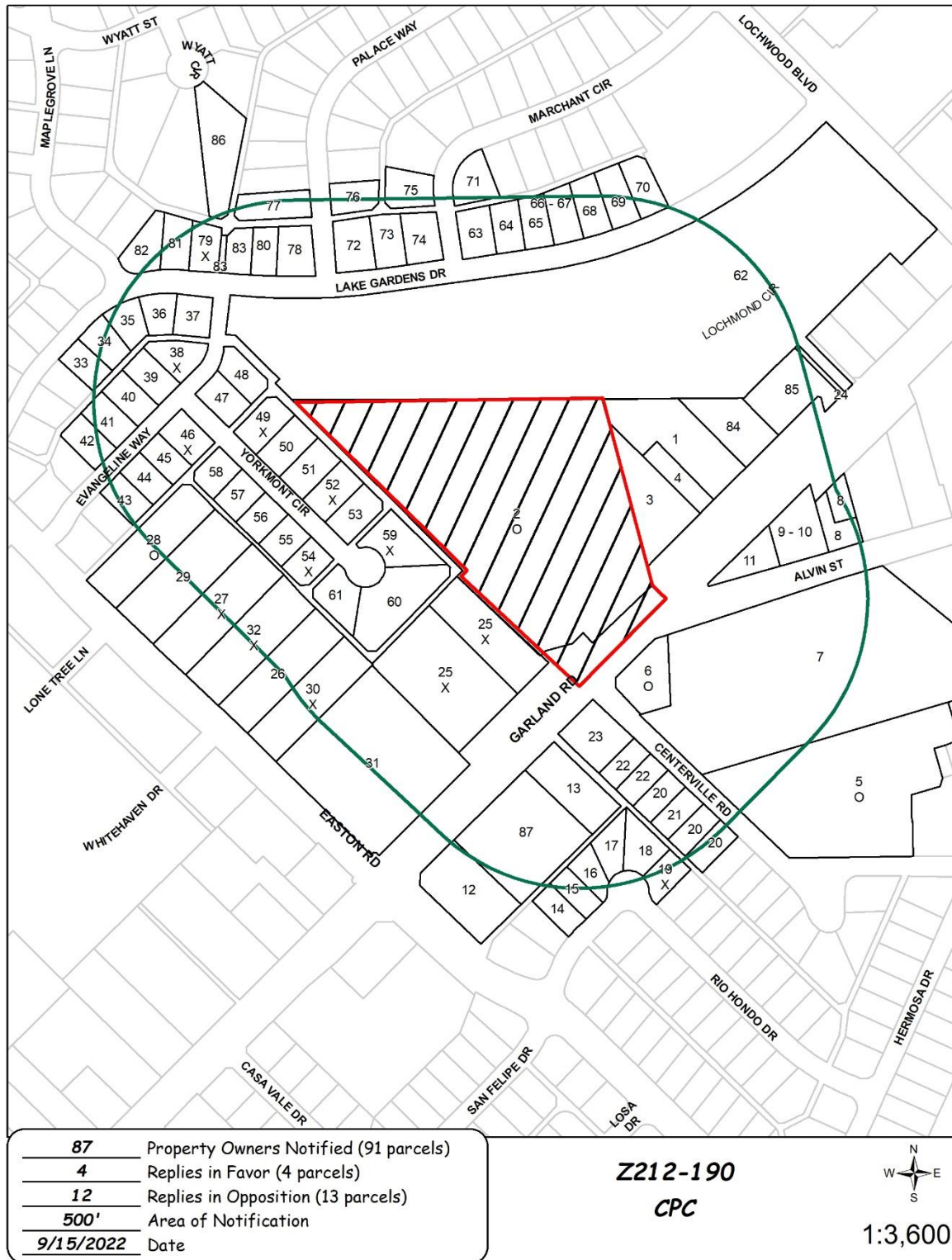
Market Value Analysis



1:7,200

Market Value Analysis

Printed Date: 3/30/2022



09/14/2022

Reply List of Property Owners***Z212-190******87 Property Owners Notified 4 Property Owners in Favor 12 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10825 GARLAND RD	DO KIM T
O	2	10715 GARLAND RD	SHORELINE CHURCH DALLAS
	3	10801 GARLAND RD	MODERN TOT LLC THE
	4	10819 GARLAND RD	SHIM JEA LRR
O	5	10710 GARLAND RD	SHORELINE CHURCH DALLAS
O	6	10704 GARLAND RD	CASA ROCK PARTNERS LTD
	7	10740 GARLAND RD	EXTRA SPACE PROPERTIES
	8	10910 GARLAND RD	H H & H INVESTMENTS
	9	10908 GARLAND RD	HOFFER DAVID &
	10	10908 GARLAND RD	H H & H INVESTMENTS
	11	10806 GARLAND RD	Taxpayer at
	12	10502 GARLAND RD	BFS RETAIL & COMMERICAL
	13	10622 GARLAND RD	Taxpayer at
	14	10515 SAN FELIPE DR	RAMIREZ MARIA E
	15	10519 SAN FELIPE DR	CROUCH RONALD E
	16	10523 SAN FELIPE DR	MARTINEZ JESUS R
	17	10529 SAN FELIPE DR	COAN CARL A & LAURA S
	18	1302 RIO HONDO DR	IRVIN MARIA O &
X	19	1306 RIO HONDO DR	PRIESING BETTY BRYAN
	20	1237 CENTERVILLE RD	DOMINUS PPTIES INC
	21	1227 CENTERVILLE RD	GARCIA OFELIA FRANCISCA
	22	1219 CENTERVILLE RD	CHILANGOLANDIA SABOR UNICO INC
	23	10636 GARLAND RD	AKGR1 LLC
	24	11001 GARLAND RD	G & W ASSOCIATES IV
X	25	10611 GARLAND RD	FELDER NEIL
	26	1134 EASTON RD	STARKEY REVOCABLE TRUST

09/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	1120 EASTON RD	MANNON JASON A & JESSICA
O	28	1102 EASTON RD	MILLER WEBSTER & ASHLEY
	29	1110 EASTON RD	BATES BRETT A
X	30	1142 EASTON RD	MERUCCI REVOCABLE TRUST
	31	10501 GARLAND RD	SPARKMAN HILLCREST INC
X	32	1128 EASTON RD	BERGGREN GERARD T III & SUZANNE S
	33	10530 LAKE GARDENS DR	MACK JONATHAN PAUL &
	34	10536 LAKE GARDENS DR	COOPER TIMOTHY F
	35	10540 LAKE GARDENS DR	BUTTERSHOAL INC
	36	10706 LAKE GARDENS DR	ORNELAS LILIANA
	37	10716 LAKE GARDENS DR	WOERNER JESSICA D
X	38	10547 EVANGELINE WAY	YOCHAM JASON T & SARAH K
	39	10539 EVANGELINE WAY	BALL JOYCE C
	40	10533 EVANGELINE WAY	DOWNING CHARLES
	41	10527 EVANGELINE WAY	CARDINALE JOSEPH A
	42	10521 EVANGELINE WAY	JAYARAMAN KARTHIK &
	43	10520 EVANGELINE WAY	GRAHAM ELIZABETH & LINDSAY
	44	10526 EVANGELINE WAY	LOWRY CHARLES &
	45	10532 EVANGELINE WAY	LADD MATTHEW R & MORGAN M
X	46	10538 EVANGELINE WAY	SUMMERS KAREN FAITH TRUST
	47	10548 EVANGELINE WAY	DOTSON JAMES CHRISTIAN &
	48	10556 EVANGELINE WAY	Taxpayer at
X	49	11240 YORKMONT CIR	REILLY BOBBIE S
	50	11232 YORKMONT CIR	NEUBRAND THOMAS A
	51	11224 YORKMONT CIR	LIVINGSTON DEBORA &
X	52	11216 YORKMONT CIR	MAXWELL FRAZIER
	53	11212 YORKMONT CIR	WOLCHANSKY GREGORY L & SUSAN G
X	54	11211 YORKMONT CIR	MEAGHER DAVID & JACQUELINE
	55	11217 YORKMONT CIR	FOSTER JOHN DOUGLAS &
	56	11225 YORKMONT CIR	SETTIMI TRACY L
	57	11233 YORKMONT CIR	PHILLIPS BENJAMIN &

09/14/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	11241 YORKMONT CIR	COLE SANDRA
X	59	11208 YORKMONT CIR	PARROTT LIVING TRUST
	60	11204 YORKMONT CIR	RUIBAL MARK A
	61	11207 YORKMONT CIR	ABELL DONALD
	62	11117 LOCHWOOD BLVD	LIVE OAK LOCHWOOD LLC
	63	10803 LAKE GARDENS DR	DAYMAN BRIAN A
	64	10809 LAKE GARDENS DR	ALVARADO MARIA
	65	10815 LAKE GARDENS DR	TERADA SUZANNE T & HARVEY E HENDERSON JR
	66	10823 LAKE GARDENS DR	MARCOS EDITH J
	67	10821 LAKE GARDENS DR	MARCOS EDITH J EST OF
	68	10827 LAKE GARDENS DR	TERADA SUZANNE T REVOCABLE TRUST
	69	10835 LAKE GARDENS DR	TEXAS LAND CAPITAL LP
	70	10903 LAKE GARDENS DR	DEATON JAMES M &
	71	10822 MARCHANT CIR	TOBOLKA HENRY L JR &
	72	10743 LAKE GARDENS DR	SNYDER CHILDRENS TRUST
	73	10749 LAKE GARDENS DR	HUANG RONG SHENG LIN &
	74	10755 LAKE GARDENS DR	WAWROSKI CHRISTOPHER &
	75	10809 MARCHANT CIR	BROWN SHERRI A DOTSON & JAMES W JR
	76	10714 PALACE WAY	EASLEY MARTHA FAYE
	77	10711 PALACE WAY	YTEM MARIAN B
	78	10737 LAKE GARDENS DR	MURAD SHADI &
X	79	10717 LAKE GARDENS DR	SCOTT ALLISON K
	80	10729 LAKE GARDENS DR	DIOUF SARAH E &
	81	10711 LAKE GARDENS DR	CLAYTON DAYE ALANE
	82	10705 LAKE GARDENS DR	BIANCO ANTHONY A LO &
	83	10723 LAKE GARDENS DR	NASER TIMOTHY S
	84	10901 GARLAND RD	J T REALTY INC
	85	10915 GARLAND RD	SINGLE TENANT REALTY IV LTD
	86	10754 WYATT CIR	FISCHER DONALD
	87	10520 GARLAND RD	Taxpayer at