

**Planner: Hannah Carrasco**

**FILE NUMBER:** M212-058(HC)

**DATE FILED:** September 30, 2022

**LOCATION:** Northwest corner of Abernathy Avenue and Lombardy Lane

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ±28.9 acres

**CENSUS TRACT:** 48113009803

---

**APPLICANT/OWNER:** Dallas Area Rapid Transit

**REPRESENTATIVE:** Karl Crawley, Masterplan

**REQUEST:** An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 756.

**STAFF RECOMMENDATION:** Approval.

**PLANNED DEVELOPMENT DISTRICT No. 756**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20756.pdf>

**PD No. 641 Exhibits**

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/756A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/756B.pdf>



**BACKGROUND INFORMATION:**

On May 23, 2007, the Dallas City Council established Planned Development District No. 756 by Ordinance No. 26751.

**REQUEST DETAILS:**

The applicant is requesting a minor amendment to the existing development plan and landscape plan for a railroad yard, roundhouse, or shops use. The minor amendment allows for the addition and construction of an approximately 1,000 square foot generator yard and associated changes to the surrounding landscaping and parking area, and an approximately 400 square foot communications building that is 15 feet in height.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved

Staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan and does not violate other applicable code requirements.



**List of Officers**

**DART Staff and Board**

President and CEO	Nadine S Lee	
Chief of Staff	Jenny Barket	
Exec. VP, COO	Bernard Jackson	
Exec VP, Chief Administrative Officer		Nicole Fontayne-Bardowell
Exec VP of Growth/Regional Development		Deanna Leggett
CFO	Elizabeth Reich	
Chief of DART Police	Charles Cato	
Assistant Vice President of Real Estate		Letica Delgado

**Board members**

Dallas  
Carmen Garcia  
Flora M Hernandez  
Jon-Bertrell Killen  
Michele Wong Krause  
Rodney Schlosser  
Hosanna Yemiru

Dallas and Cockrell Hill  
Eliseo Ruiz III

Garland  
Jonathan R Kelly

Irving  
Rick Stopfer

Plano  
Paul N Wageman

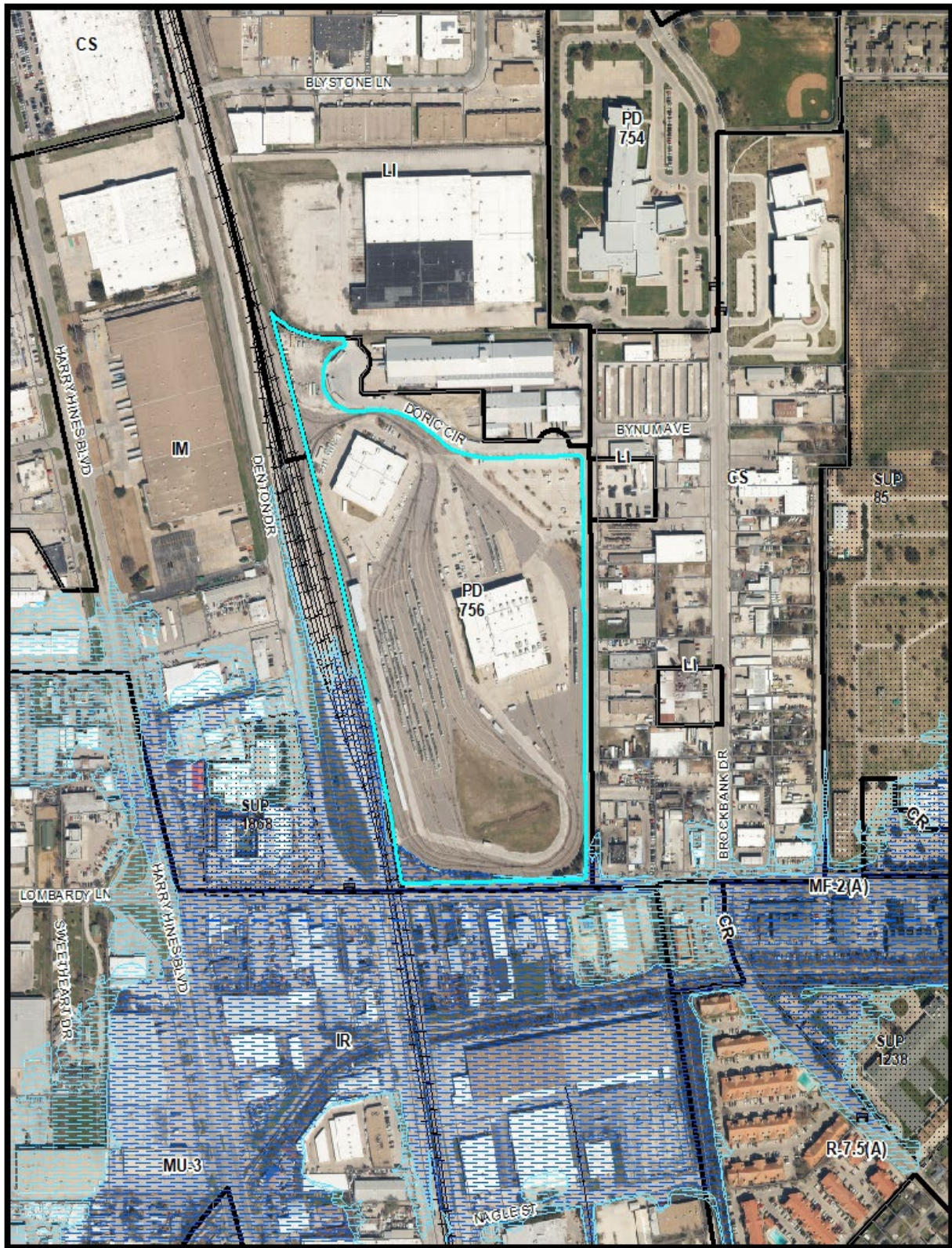
Richardson, University Park, Addison and Highland Park  
Gary Slagel

Carrollton and Irving  
Doug Hrbacek

Plano and Farmers Branch  
Glenn Callison

Garland, Rowlett and Glenn Heights  
Mark Enoch

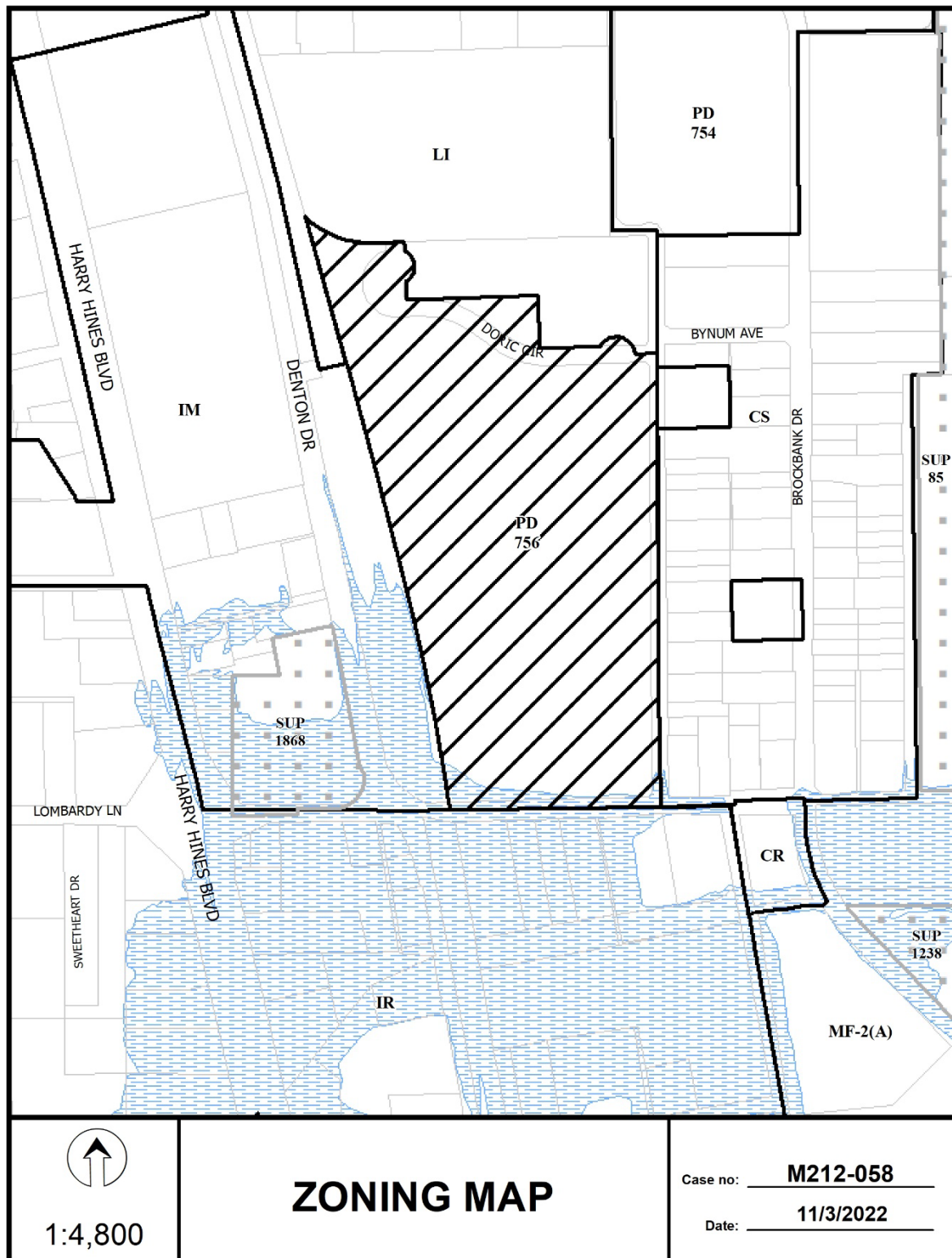




## Aerial Map

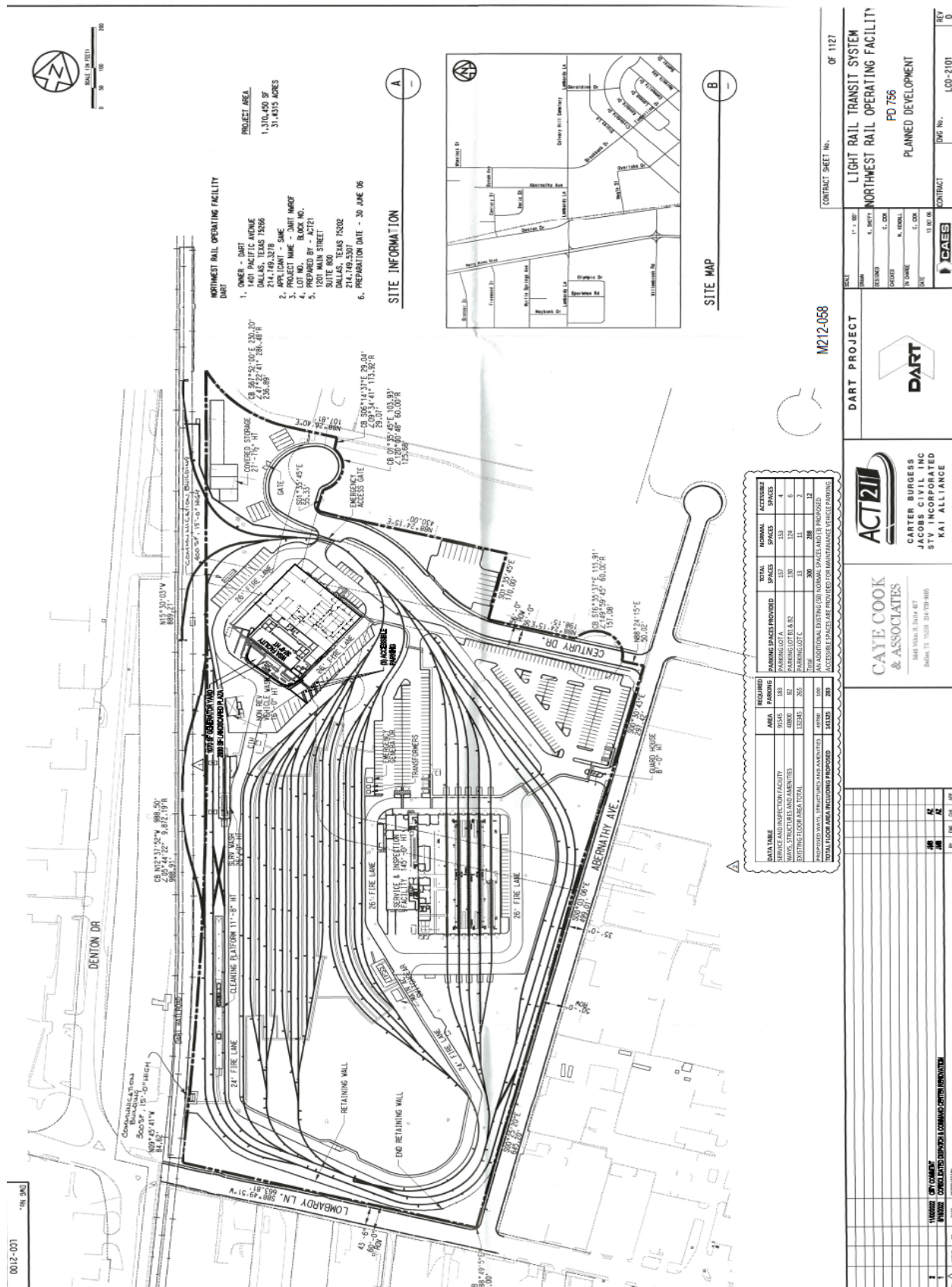
Printed Date: 11/2/2022



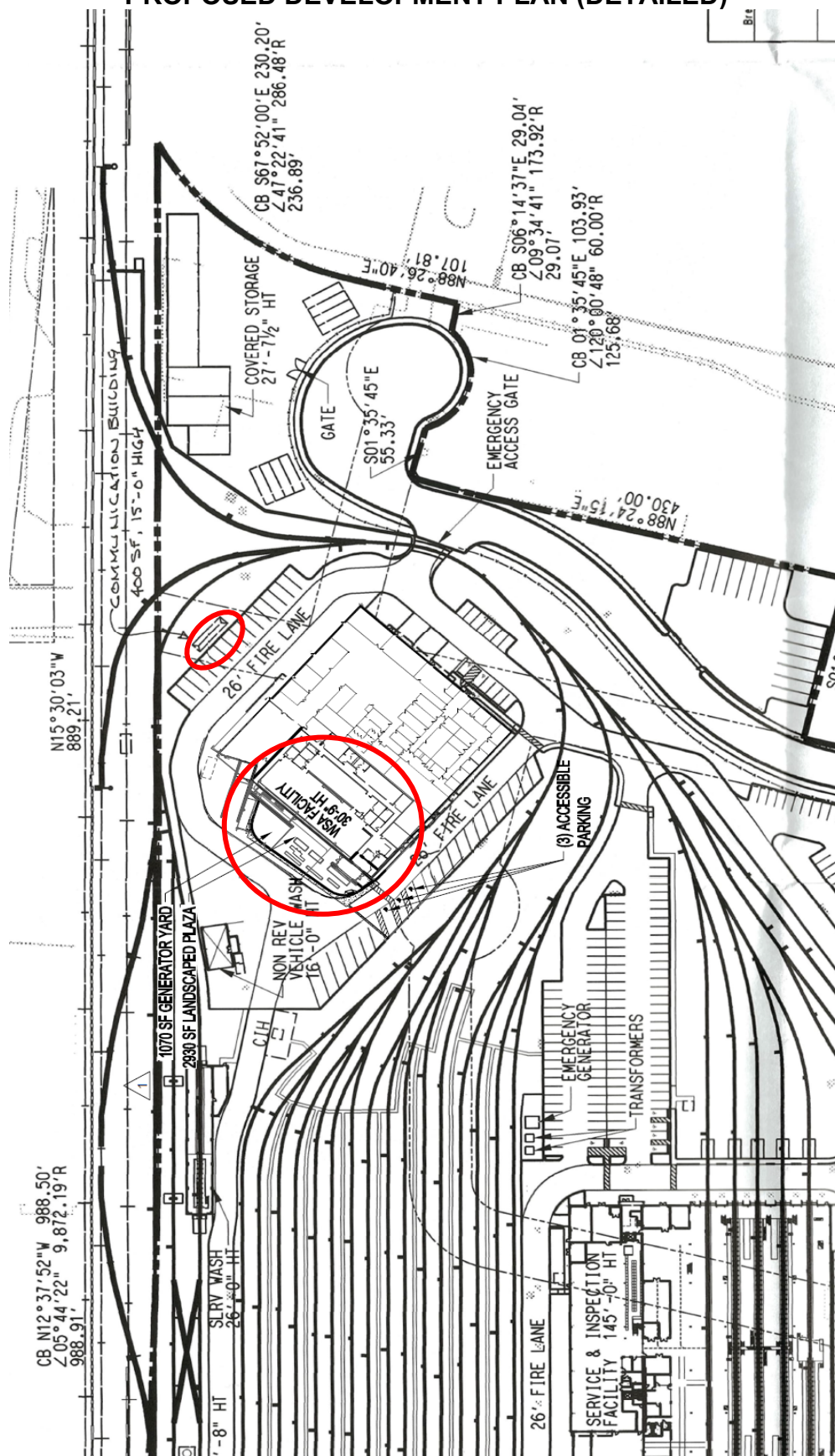




## PROPOSED DEVELOPMENT PLAN

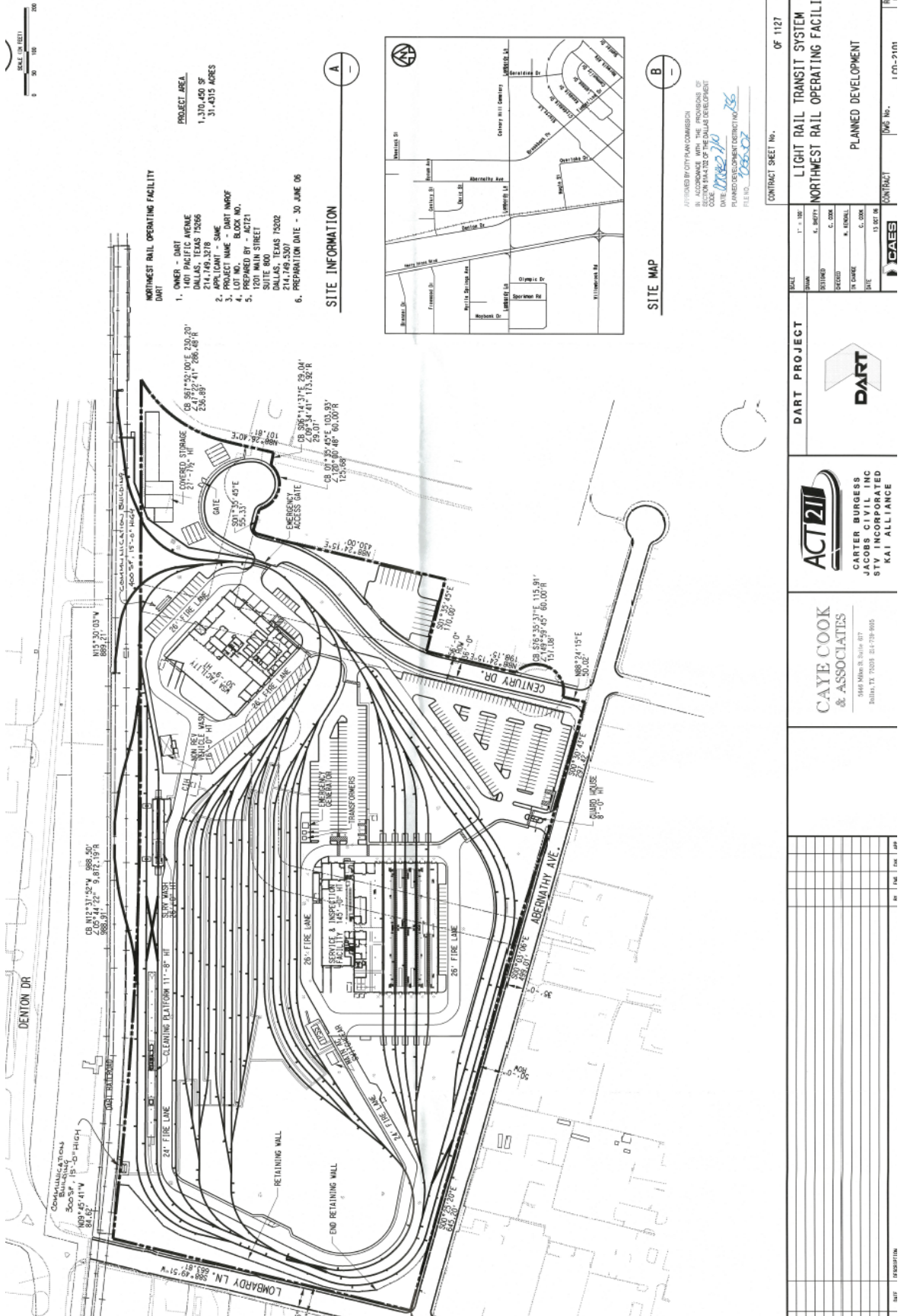




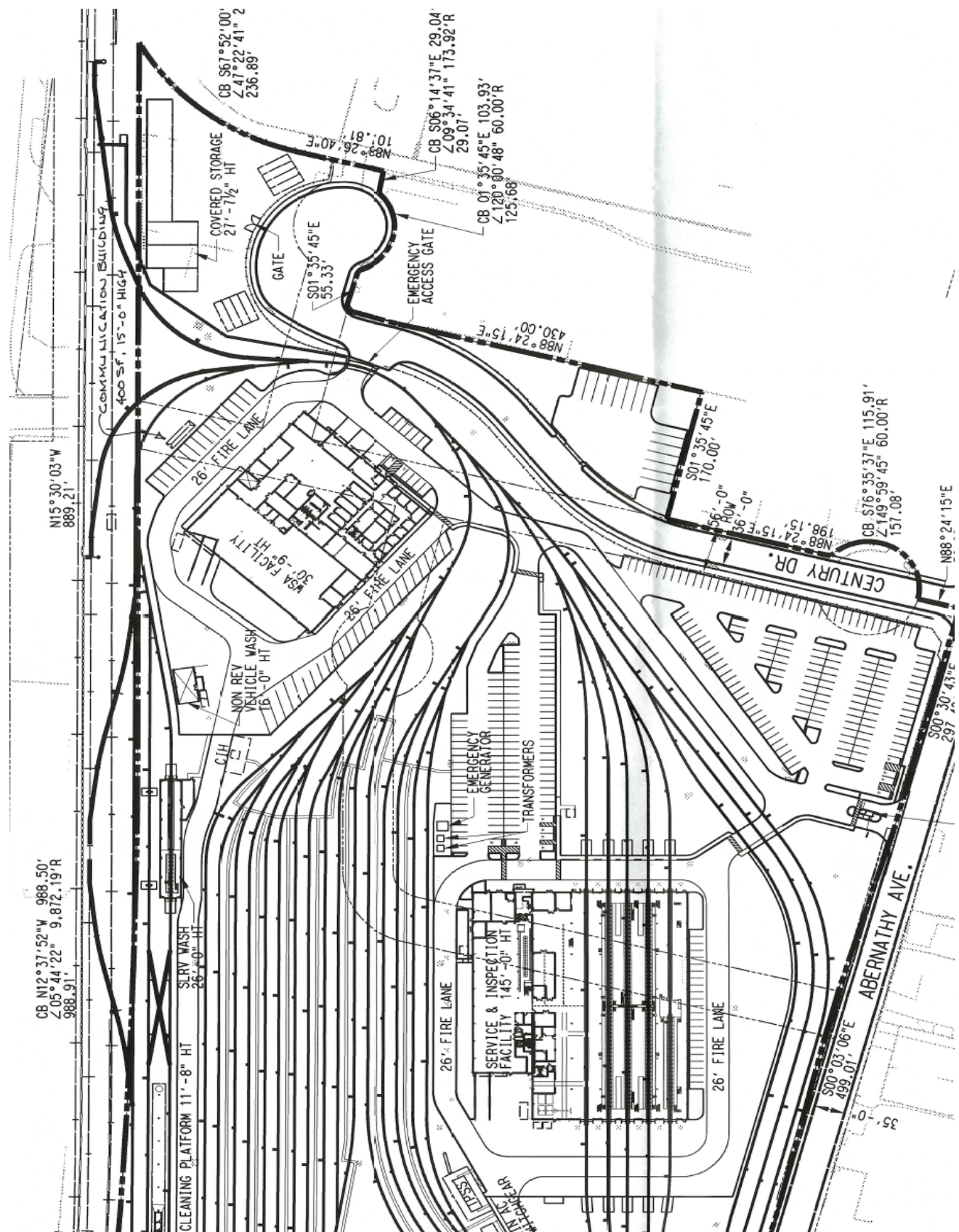




# EXISTING DEVELOPMENT PLAN

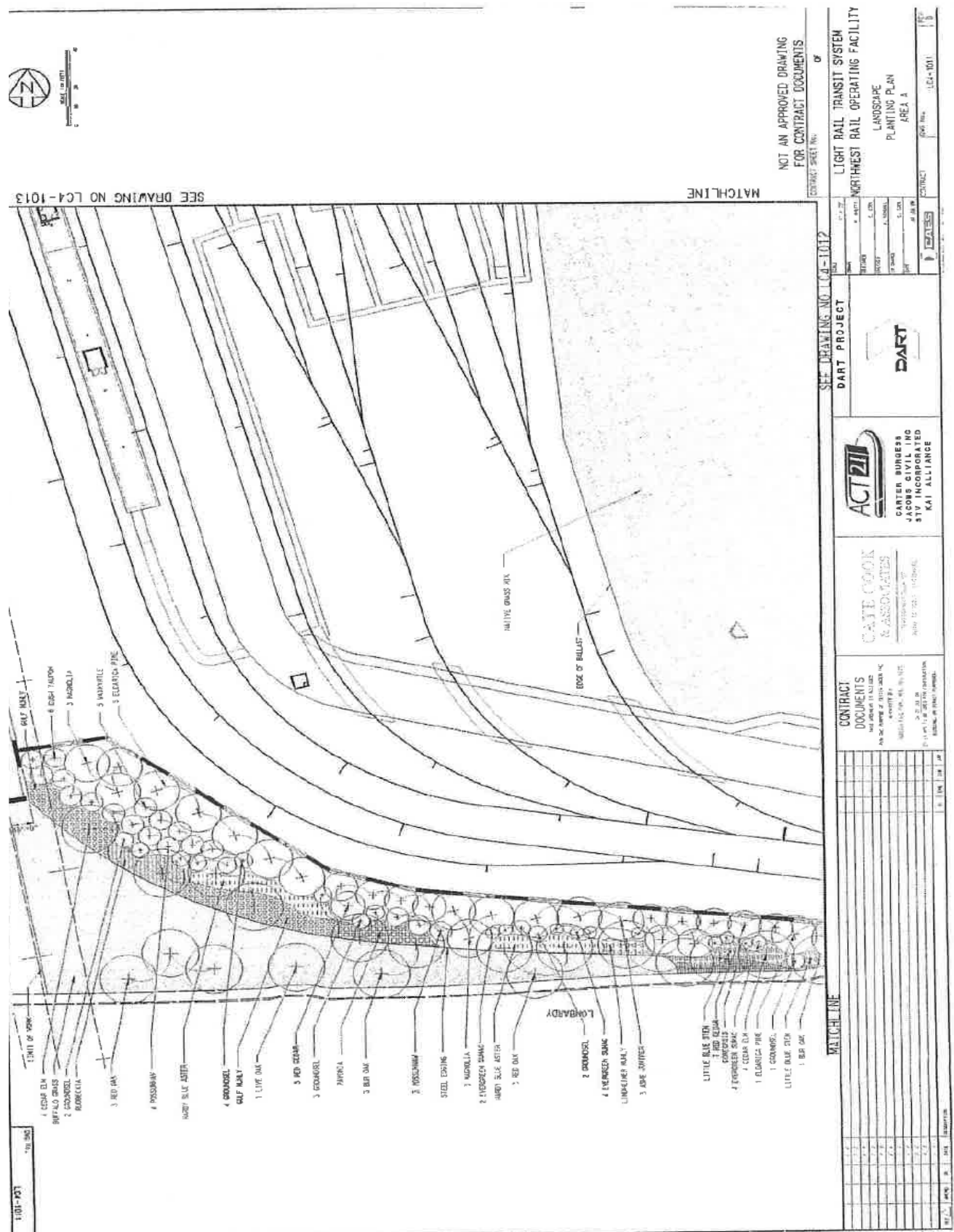






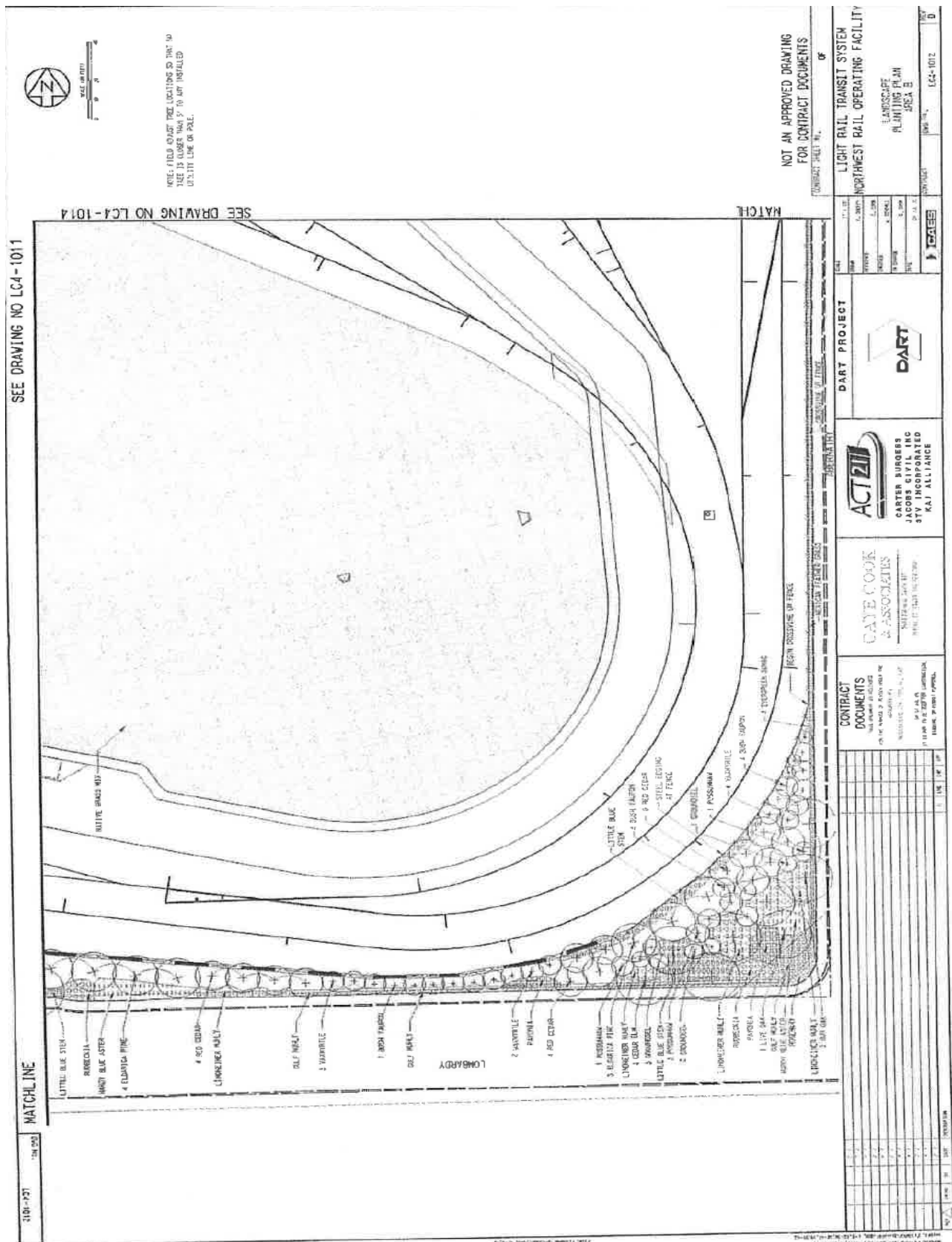


# PROPOSED LANDSCAPE PLAN PG. 1



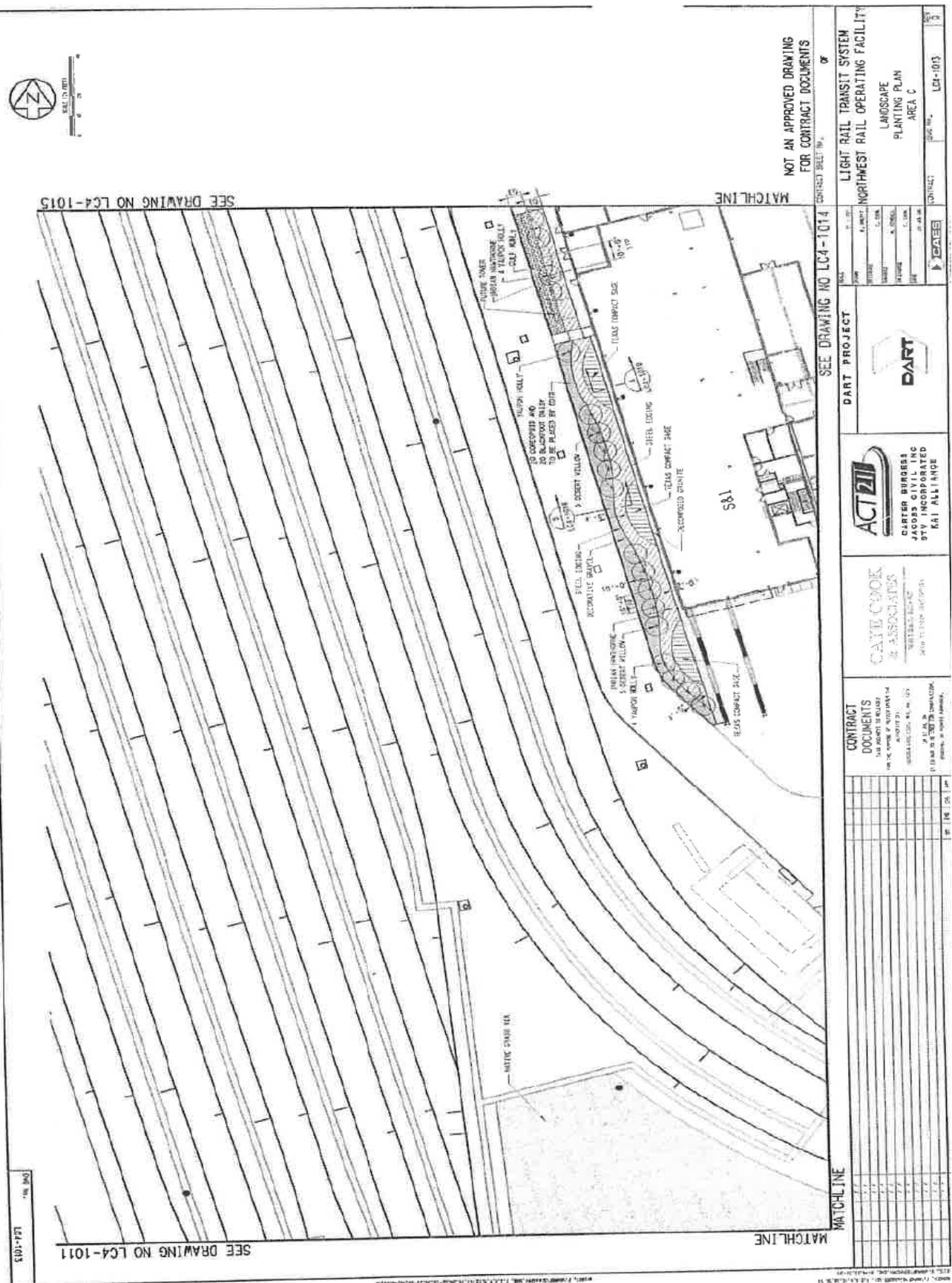


**PROPOSED LANDSCAPE PLAN PG. 2**



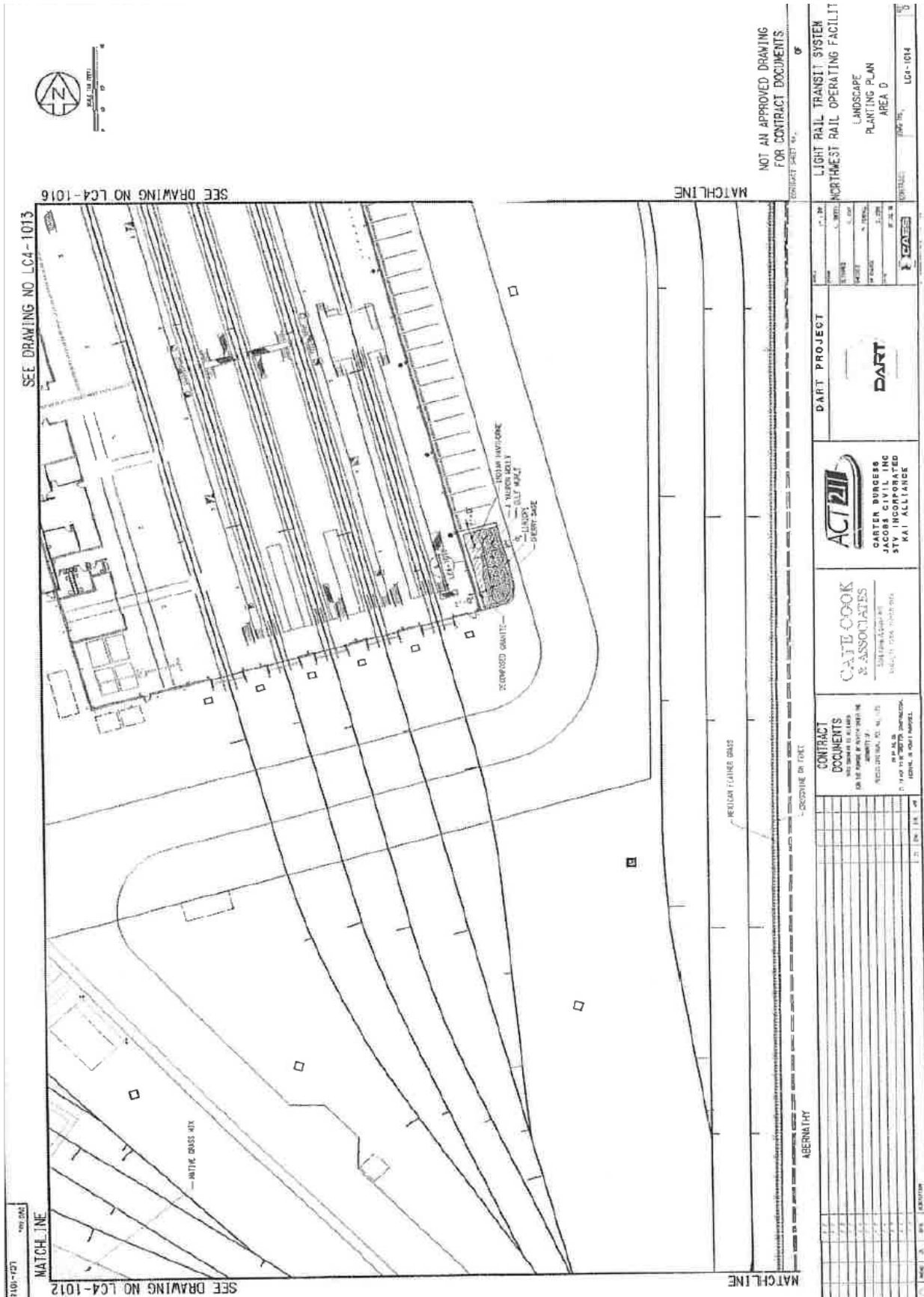


**PROPOSED LANDSCAPE PLAN PG. 3**



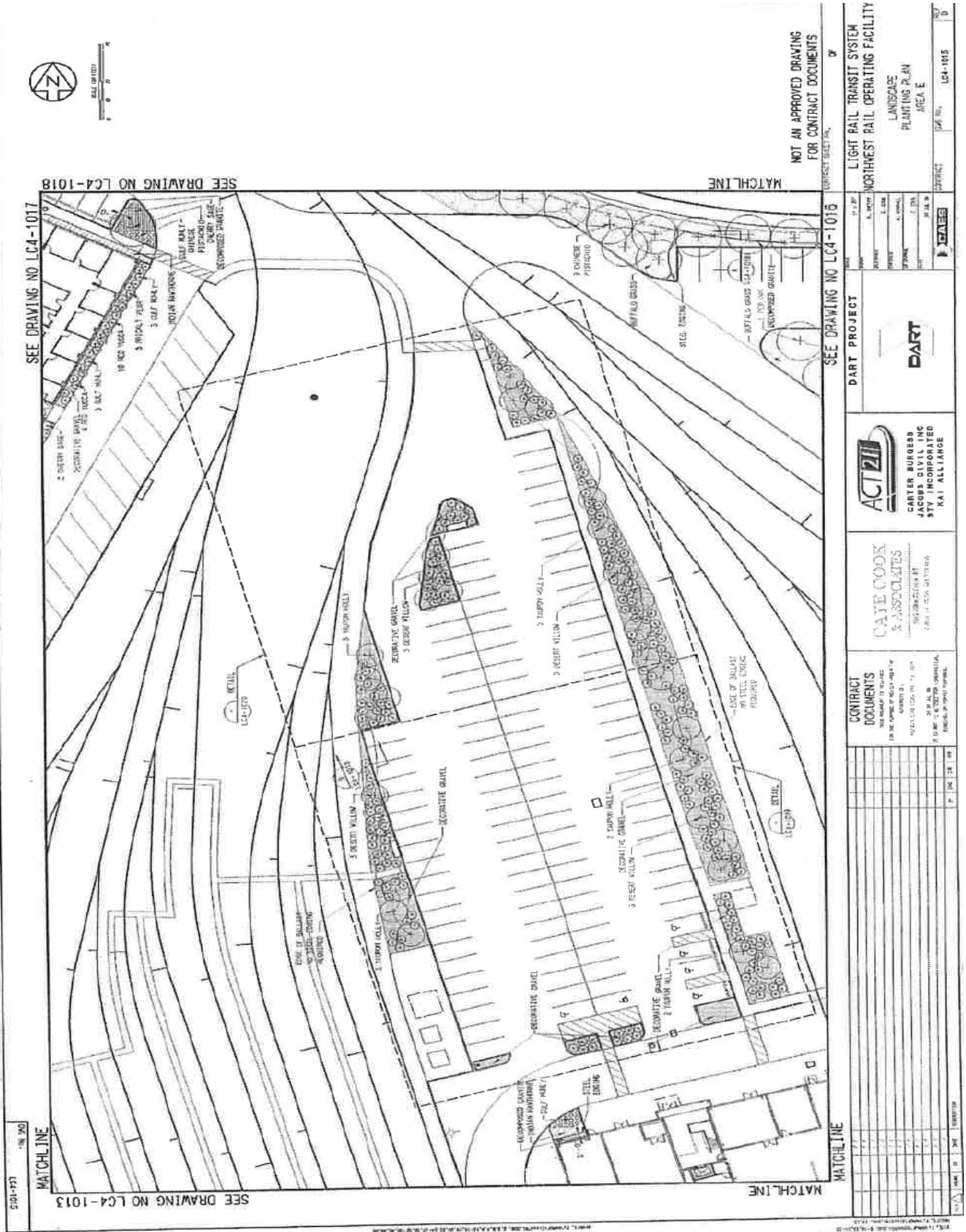


PROPOSED LANDSCAPE PLAN PG. 4





PROPOSED LANDSCAPE PLAN PG. 5

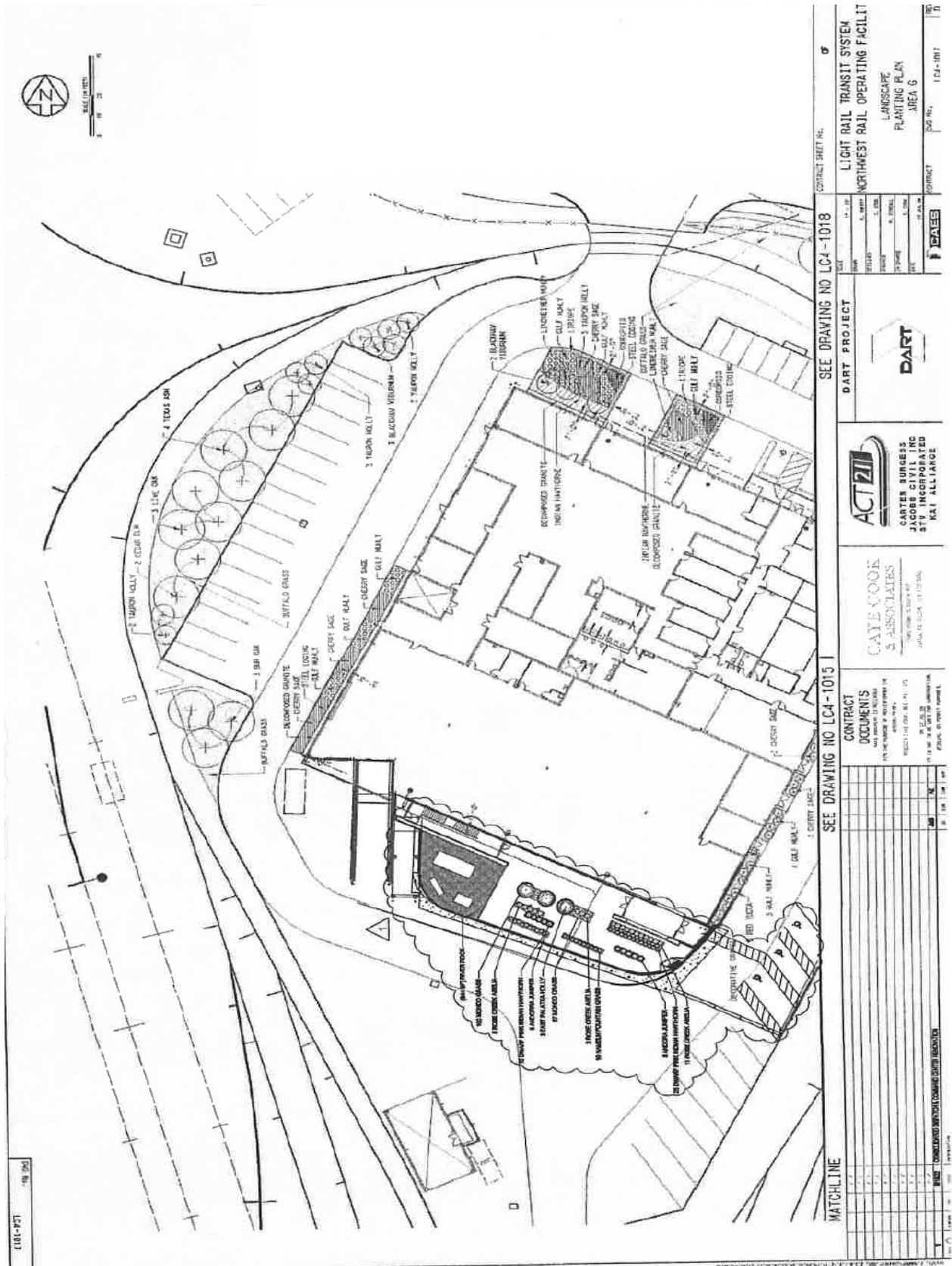






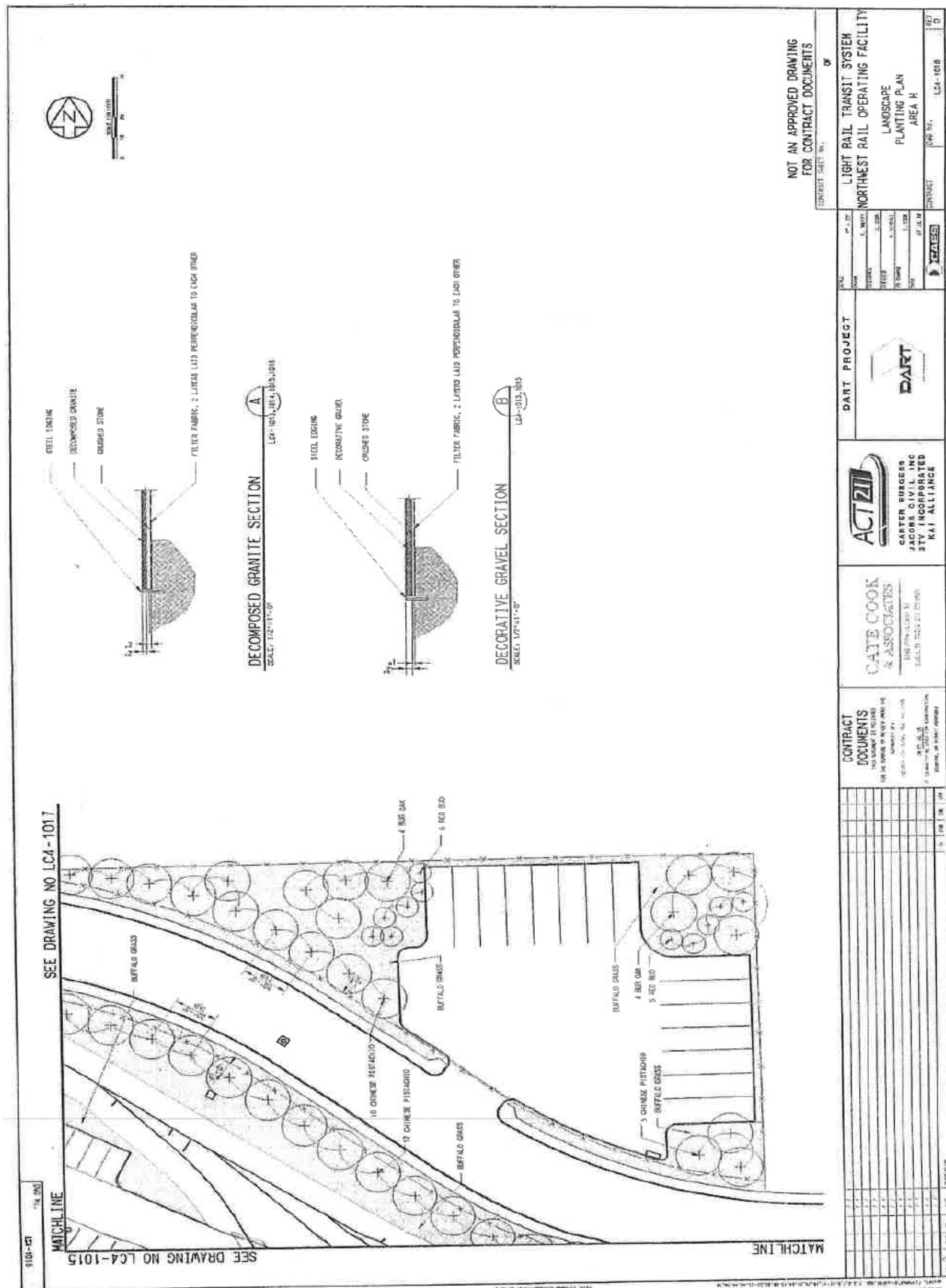


**PROPOSED LANDSCAPE PLAN PG. 7**



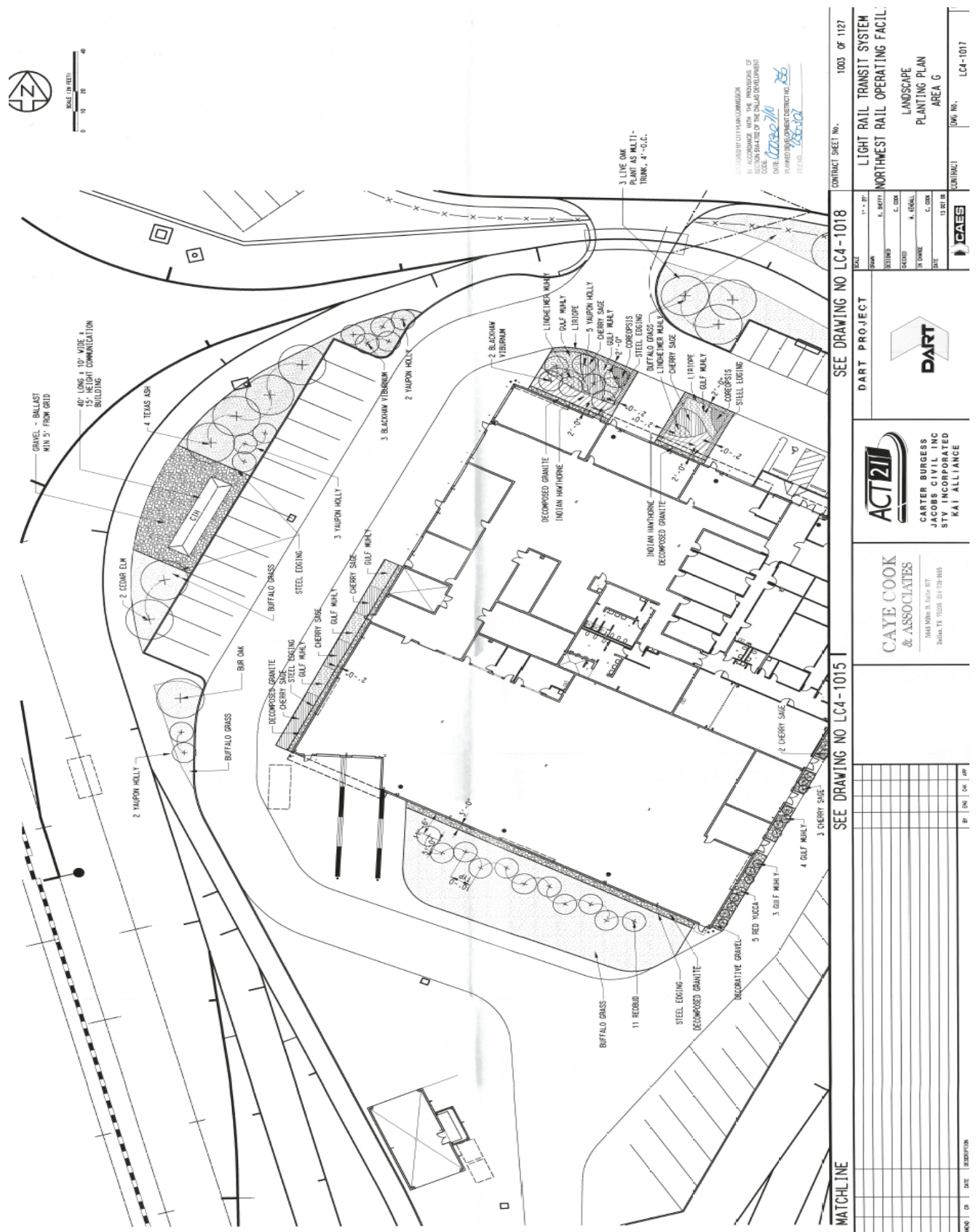


**PROPOSED LANDSCAPE PLAN PG. 8**



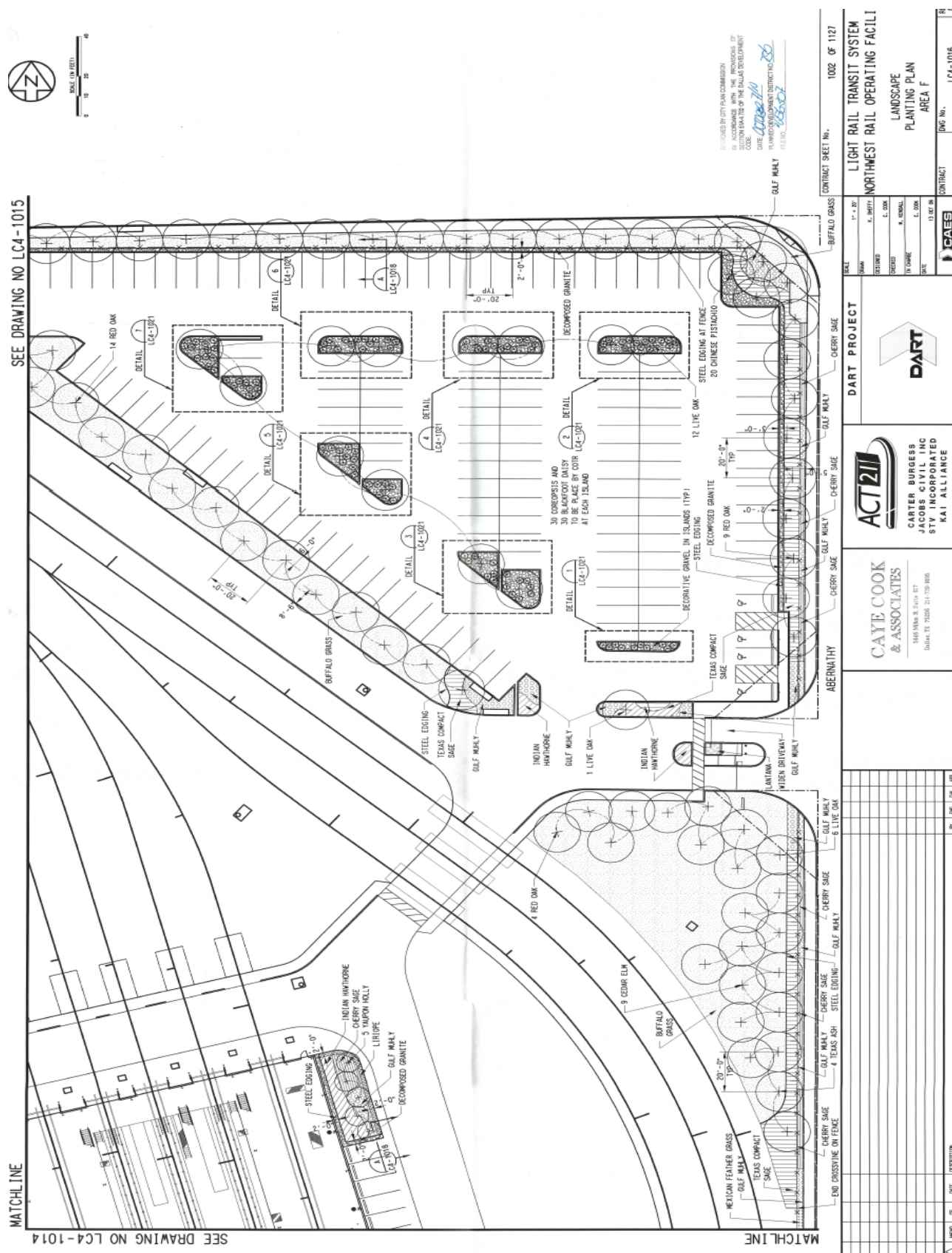


**EXISTING LANDSCAPE PLAN PG 1.**





**EXISTING LANDSCAPE PLAN PG 2.**





**EXISTING LANDSCAPE PLAN PG 3**

