

**FILE NUMBER:** Z212-304(JM)                      **DATE FILED:** July 15, 2022  
**LOCATION:** South line of Forest Lane, west of Eastern Avenue  
**COUNCIL DISTRICT:** 13  
**SIZE OF REQUEST:** ± 1.05 acres                      **CENSUS TRACT:** 0134

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**OWNER:** Forest Lane Holdings LP  
**APPLICANT:** American National Bank & Trust  
**REPRESENTATIVE:** Andrew Ruegg, Masterplan  
**REQUEST:** An application for a new subdistrict within Planned Development District No. 1.  
**SUMMARY:** The purpose of the request is to allow a second story on the existing bank structure.  
**STAFF RECOMMENDATION:** Approval, subject to a revised overall site plan (1B), a revised development plan (1E), a revised landscape plan (1D), and conditions.

**PLANNED DEVELOPMENT DISTRICT NO. 1:**  
<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201.pdf>

**PLANNED DEVELOPMENT DISTRICT NO. 1 EXHIBITS A-E:**  
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1>

**PRIOR CPC ACTION:** On January 19, 2023, the City Plan Commission held this case under advisement to the February 2<sup>nd</sup> meeting to permit the applicant time to update conditions and plans according to neighborhood concerns. All updates since are **highlighted**.

**BACKGROUND INFORMATION:**

- Planned Development District No. 1 was established by the City Council as a special permit by Ordinance No. 9259 on May 21, 1962 and contains 6.62 acres of land for specific uses including: medical clinic, lodge, bank or savings and loan office, professional or general business office, and doctor’s office. This special permit was converted to PD No. 1 by the Comprehensive General Zoning Ordinance, which was passed by City Council in May 1965.
- The PD contains five tax parcels with about 1,000 linear feet of frontage along Forest Lane. The area of request is an interior parcel with 1.05 acres and 270 linear feet of frontage along Forest Lane.
- According to permit records, the subject site was developed with a 3,997-square-foot bank or savings and loan office with an attached drive-through canopy in 2009.
- The purpose of this request is to create a new subdistrict to allow a second story and expansion of the existing structure, thus resulting in a proposed 15,820-square-foot building. The bank or savings and loan office use would remain the sole use in the structure proposed, with two drive-through aisles.
- Since the January 19<sup>th</sup> meeting, the applicant’s representative provided a revised development plan (Exhibit 1E) and landscape plan (Exhibit 1D) specific to the new subdistrict. Revised conditions reflect changes to: reduce the maximum height to 35 feet, add special lighting provisions for exterior light poles (as shown on the revised development plan) and interior lighting operations, and restrict garbage removal between the hours of 10:00 pm and 7:00 am. All changes to the PD conditions since the last hearing are colored red and highlighted.

**Zoning History:**

There has been one recent zoning change in the area within the past five years.

1. **Z190-349:** On Wednesday, September 9, 2021, the City Council approved an application granting Planned Development District No. 1060 for single family uses (shared access development) on property zoned an R-16(A) Single Family District on the northwest corner of Forest Lane and Nuestra Drive. [*Northeast of the site.*]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial, SPCL 6D	120 feet /120 feet
Eastern Avenue/ DNT Service Road	Minor Arterial	50 feet/--
Dallas North Tollway	Highway	Variable

**Traffic:**

The Engineering Division of 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.

**Comprehensive Plan**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The request is consistent with the following 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. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

**Implementation Measure 1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

**URBAN DESIGN ELEMENT**

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

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

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 1	Vacant bank
<b>North</b>	CR Community Retail District	Car wash, retail, and restaurant
<b>East</b>	PD No. 1	Office
<b>South</b>	R-16(A) Single Family District	Single family
<b>West</b>	PD No. 1	Lodge and office

**Land Use Compatibility:**

The one-acre site is currently developed with a structure erected in 2009 that is approximately 4,000 square feet and a 2,700-square-foot canopy for the drive-through portion of the bank. The applicant is proposing to create a new subdistrict that would allow the expansion of the building. The request focuses on expanding the existing structure to have a first-floor area of 6,770 square feet and a new second-floor area of 9,050 square feet. The total structure would reach two stories, 36-foot-in-height, and a total floor area of 15,820 square feet.

Surrounding land uses include a car wash, retail, and restaurant to the north; office to the east; single-family to the south; and a lodge and office to the west.

The proposed change would enable the redevelopment of the existing vacant structure. The overall request is minimal and essentially clarifies the number of stories and height granted to all structures within the PD with the same residential adjacency. The existing PD No. 1 permits two-story structures per the approved overall site plan (Exhibit 1B). The height is also per the plan. The new subdistrict will codify the development standards. The true change is the change to the parking ratio for the use to follow Chapter 51A, as further discussed in the parking section of this report. **New provisions added include consideration of lighting, noise, and maintenance along the residential adjacency to the south.**

A new subdistrict is required to make any changes to properties within the existing PD No. 1, since all applicable rules would apply to this build site. Changes to the site as requested, are not applicable to other properties within PD No. 1.

Staff supports the requested zoning change to create a new subdistrict within Planned Development District No. 1 and finds that the proposed development will enhance the neighborhood’s desirability with improved retail and personal service options in walking distance.

**Development Standards:**

The following is a comparison table showing differences in development standards between the current PD and the proposed new subdistrict. PD No. 1 did not establish a base zoning district, and according to [Sec.51A-4.702\(6\)\(B\)](#), based on the land uses permitted by the PD, the base development standards applicable are for the MO Mid-range office matrix districts.

Furthermore, the maximum height stated in Chapter 51 for the MO District is complex and based on land uses. Institutional can be developed to any legal height. All other uses are subject to delineation between structures 36 feet or taller, or those 35 feet or less. Therefore, the maximum height for the existing PD is 35 feet or less. No FAR is given for the MO Districts.

District	Setbacks		Height	Lot Coverage	Density /FAR	Special Standards
	Front	Side/Rear				
<b>Existing: PD No. 1 MO Base</b>	25'	5'/5'	<b>One story except as shown on plan</b> 35' Exhibit 1A indicates all buildings are two-stories max	65% for nonresidential structures	No max FAR	
<b>Proposed: New Subdistrict Within PD No. 1</b>	45' per plan	45' per plan 49' per plan	<b>35'</b> <b>Two stories (to clarify)</b>	20.81% per plan	No max FAR	<b>Obscure 2<sup>nd</sup> story windows</b>

**Land Use Comparison:**

The proposed subdistrict modifies the yard, lot, and space provisions and parking ratio for a bank use. No land uses are being modified.

**Landscaping:**

Landscaping must be provided in accordance with the revised landscape plan (Exhibit 1D) which largely maintains the existing trees while adding new shrubs and foundation plantings. The plan has been reviewed by the chief arborist with no objections noted. A revised landscape plan was provided due to site constraints observed by the chief arborist. Article X is not mandatory in this PD. However, the required screening for residential areas to the south is a mandatory condition maintained in the new landscape plan. The chief arborist recommends medium to small tree in close proximity to the building structure in the front, which are provided along with optional parking lot trees.

**Parking:**

Off-street parking must be provided in accordance with Sec. 51P-1.106 for all uses to be located on the property. According to the proposed development plan, 48 parking spaces and three bicycle parking spaces are proposed for the 15,820-square-foot structure . The ratio shown on the site plan is modified with this request to permit the bank use at a ratio of one space per 333 square feet of floor area (same as Sec. 51A). The adjustment of the parking ratio for the bank use was reviewed by the Engineering Division and found to be suitable.

**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 target intervention strategies more precisely 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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is adjacent to a “A” MVA Cluster to the south.

**List of Officers**

**Forest Lane Holdings LP/GAP Capital, LLC**

R.J. Pipes, Manager

**American National Bank & Trust**

Richard Dopson, Dallas President

**Proposed PD Conditions  
PD No. 1**

**SEC. 51P-1.101. LEGISLATIVE HISTORY.**

PD 1 was established as a special permit by Ordinance No. 9259, passed by the Dallas City Council on May 21, 1962. Ordinance No. 9259 amended basic Zoning Ordinance No. 5238, passed by the Dallas City Council on August 28, 1951. The special permit created by Ordinance No. 9259 was converted to PD 1 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. Ordinance No. 9259 repealed Ordinance No. 8101, passed by the Dallas City Council on June 15, 1959; Ordinance No. 8286, passed by the Dallas City Council on December 7, 1959; and Ordinance No. 9107, passed by the Dallas City Council on January 8, 1962. Ordinance No. 9259 was amended by Ordinance No. 9490, passed by the Dallas City Council on November 5, 1962; Resolution No. 63-4227, passed by the Dallas City Council on August 5, 1963; Ordinance No. 11107, passed by the Dallas City Council on July 12, 1965; and Ordinance No. 20153, passed by the Dallas City Council on December 14, 1988. (Ord. Nos. 5238; 8101; 8286; 9107; 9259; 9490; 10962; 11107; 20153; 24637; Res. 63-4227)

**SEC. 51P-1.102. PROPERTY LOCATION AND SIZE.**

PD 1 is established on property located on the south side of Forest Lane between Inwood Road and Eastern Avenue. The size of PD 1 is approximately 6.66 acres. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.103. CREATION OF SUBDISTRICTS.**

**This district is divided into the following subdistrict:**

- (1) **Subdistrict 1**

**SEC. 51P-1.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) Unless otherwise stated, all references to uses, articles, divisions, or sections in this article are to uses, articles, divisions, or sections in Chapter 51. (Ord. 24637)

**SEC. 51P-1.104. USES.**

The following uses are permitted on the Property:

- (1) Medical clinic.
- (2) Lodge.
- (3) Bank or savings and loan office.

- (4) Professional or general business office.
- (5) Doctor's office. (Ord. Nos. 5238; 9259; 11107; 24637)

**SEC. 51P-1.105. SURFACE MATERIALS.**

All driveways, entrances, and parking areas must have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.106. PARKING.**

(a) Off-street parking must be provided at a minimum ratio of one space for each 250 square feet of floor area.

(b) Off-site parking for the medical office use on the eastern end of this planned development district must be provided as shown on the Altick site plan labelled as Exhibit 1A. Employees of the medical office use must park in the off-site parking lot. (Ord. Nos. 9259; 20153; 24637)

**(c) For a bank or savings and loan office use in Subdistrict 1, off-street parking must be provided at a minimum ratio of one space for each 333 square feet of floor area. Additionally, the bank or saving and loan office use in Subdistrict 1 is subject to development impact review (DIR) per Division 51A-4.800.**

**SEC. 51P-1.107. SIGNS.**

(a) Name plates or signs for clinics and hospitals are permitted only if they are:

- (1) less than 12 square feet in area and attached to the structure;
- (2) erected behind the building and attached to the structure; or
- (3) erected behind the building line.

(b) Flashing, rotating, revolving, or intermittently lighted signs are prohibited. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.108. SCREENING.**

The owner must provide a six-foot-high solid masonry fence on the south line of the alley, subject to obtaining permission from the property owner. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.109. DEDICATION.**

Before issuance of a building permit, a dedication of 30 feet for the widening of Forest Lane must be provided, subject to the requirements of the Major Thoroughfare Plan, as deemed necessary. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.110. OVERNIGHT STAY.**

Patients may not stay overnight in the clinic. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.111. STORIES.**

(a) No structure may exceed one story in height, except as noted on the site plan attached to Ordinance No. 9259 and labelled as Exhibit 1B, and the site plan labelled as Exhibit 1A. (Ord. Nos. 9490; 20153; 24637; 27181)

**(b) No structure may exceed two stories or 35 feet in height, whichever is more restrictive in Subdistrict 1. Structures on top of a building may not project above 35 feet in height in Subdistrict 1.**

**SEC. 51P-1.112. LANDSCAPING.**

(a) Landscaping must be provided as shown on Exhibits 1A, **and 1D, and 1E.**

(b) All landscaping must be installed on the portion of the Property covered by Exhibit 1A within six months of the date final inspection is approved by the public works and transportation department.

(c) All landscaping must be installed on the portion of the Property covered by Exhibit 1D within six months after the issuance of a certificate of occupancy to authorize the operation of any use on that portion of the Property.

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 20153; 24637; 27181)

**SEC. 51P-1.113. SECOND STORY WINDOW REGULATIONS.**

**(a)** Only four obscure windows are permitted in the rear, second story of the medical office building shown on Exhibit 1A. These windows must be located above eye level. For the purposes of this article, obscure windows mean windows with a finished glass that permits passage of light but that prevents distinct visibility. (Ord. Nos. 20153; 24637)

**(b) All south facing second story windows within Subdistrict 1 must be obscure windows to permit the passage of light but prevents distinct visibility.**

**SEC. 51P-1.114. PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must comply with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 9259; 24637; 26102)

**SEC. 51P-1.115. COMPLIANCE WITH CONDITIONS.**

Compliance with this article and applicable provisions of the zoning ordinance and the building codes is required before the issuance of a certificate of occupancy for any use on the Property. (Ord. Nos. 9259; 24637)

**SEC. 51P-1.116. ZONING MAP.**

PD 1 is located on Zoning Map No. D-7. (Ord. Nos. 20153; 24637)

**SEC. 51P-1.117. PLANS.**

Development of the Property must comply with Exhibits 1A, 1B, 1C, 1D, and 1E. (Ord. Nos. 9259; 20153; 24637; 27181; Res. 63-4227)  
9259; 20153; 24637; 27181; Res. 63-4227)

**SEC. 51P-1.118. SPECIAL LIGHTING PROVISIONS.**

**(a) Parking lot lighting standards in Subdistrict 1.**

(1) The light source must be hooded and shielded.

(2) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures must be full cutoff fixtures.

(3) Fixtures must be mounted in such a manner that the cone of the light is contained on-site and does not cross any property line on the perimeter of the Property.

(4) Parking lot lighting fixtures may not exceed 12 feet in height within the rear half of the Property as shown on Exhibit 1E.

(5) Parking lot lighting fixtures may not exceed 15 feet in height within the front half of the Property as shown on Exhibit 1E.

(b) Building lighting in Subdistrict 1. Interior building lighting must automatically turn off between the hours of 11:00 p.m. and 5:00 a.m., except motion security lights may remain on.

*Staff's Recommendation*

**SEC. 51P-1.119. GARBAGE REMOVAL.**

No person may remove, cause to be remove, or permit the removal of garbage in Subdistrict 1 between the hours of 10:00 p.m. and 7:00 a.m.

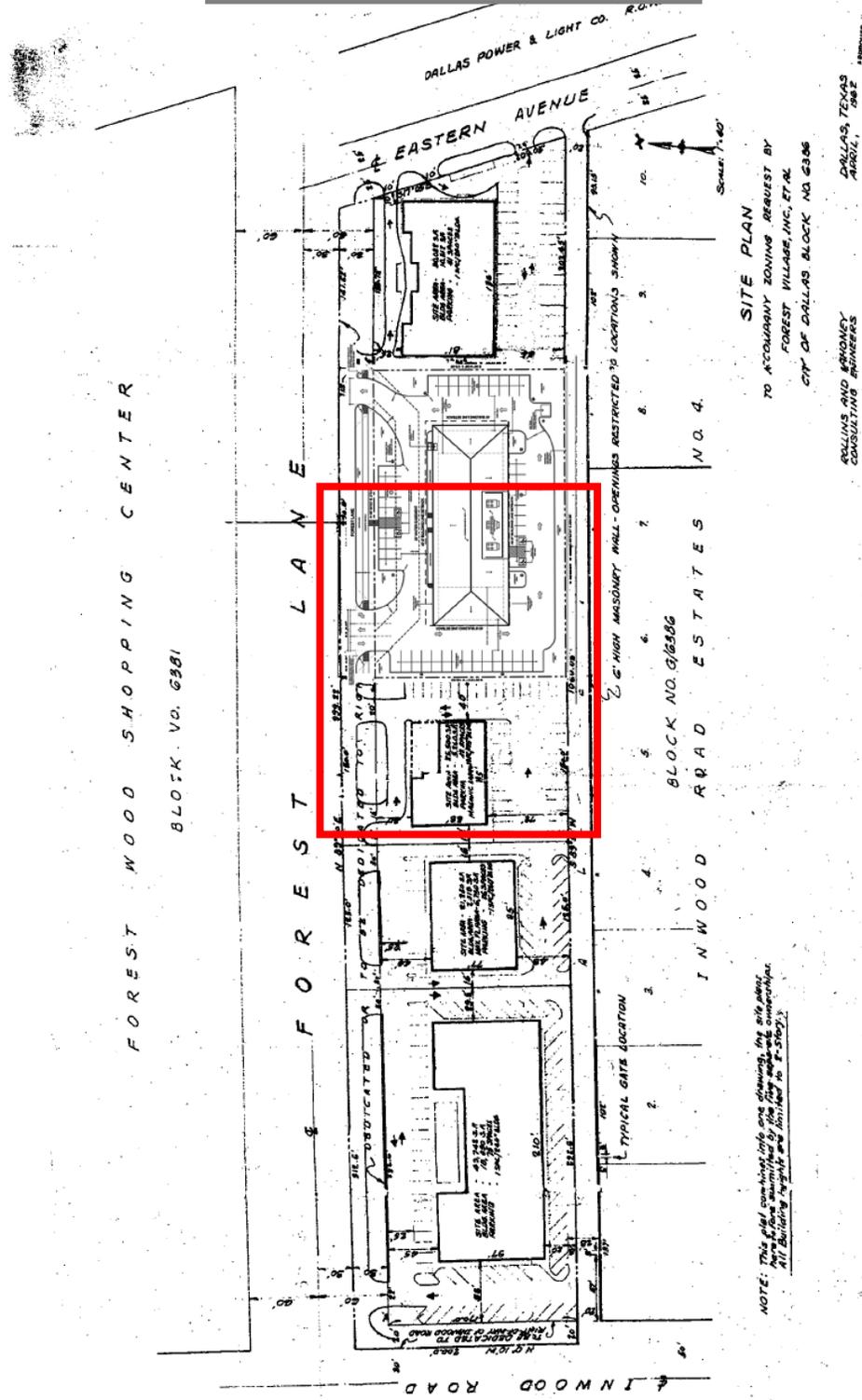
Z212-304(JM)

*Applicant's Request*

**SEC.51P-1.119. GARBAGE REMOVAL.**

No person may remove, cause to be remove, or permit the removal of garbage in Subdistrict 1 between the hours of 10:00 p.m. and 7:00 a.m.

Proposed Overall Site Plan

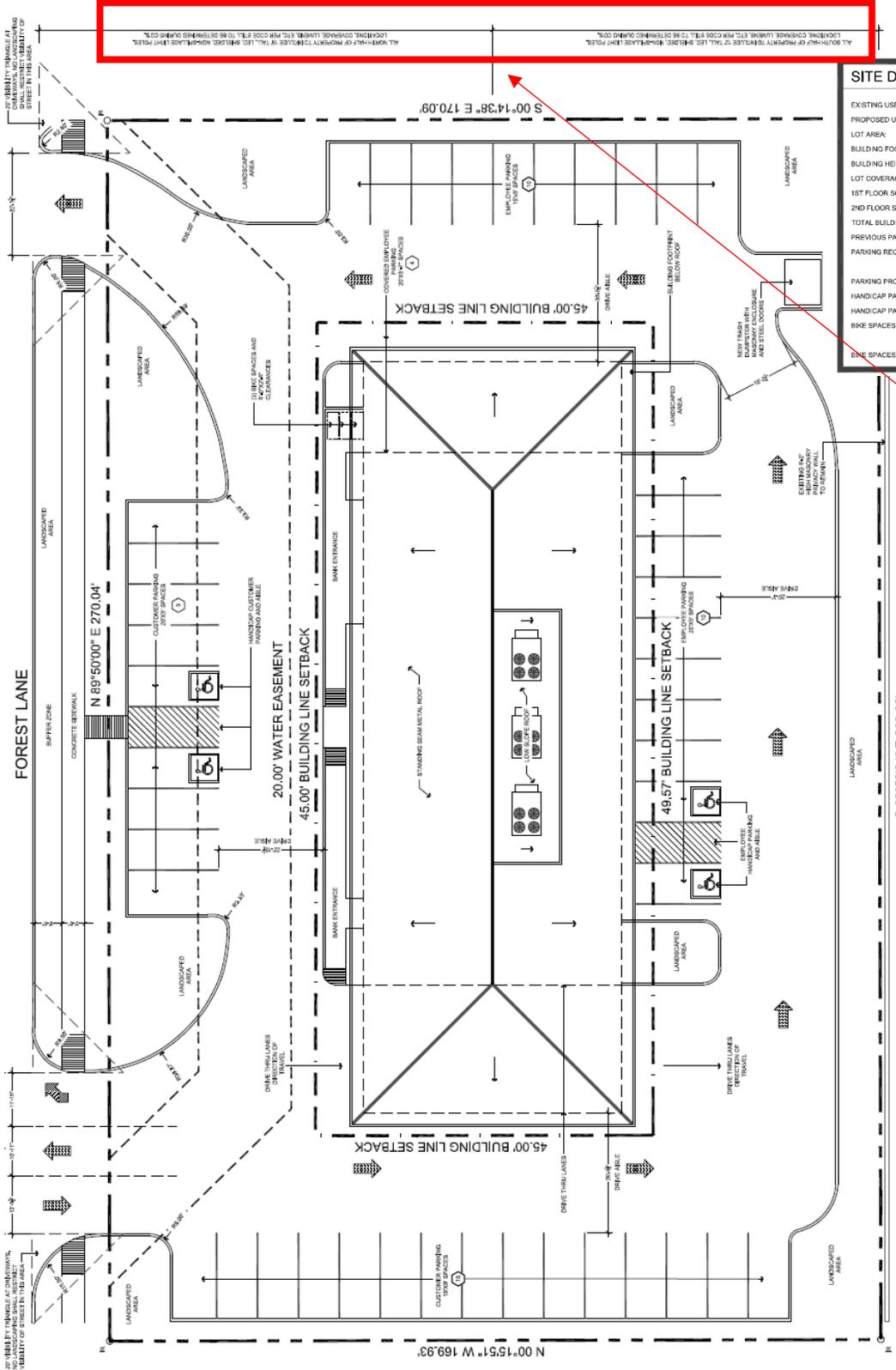


08144

27181  
HOCKADAY SCHOOL

Exhibit 1B

**Proposed Development Plan-1-26**



**SITE DATA**

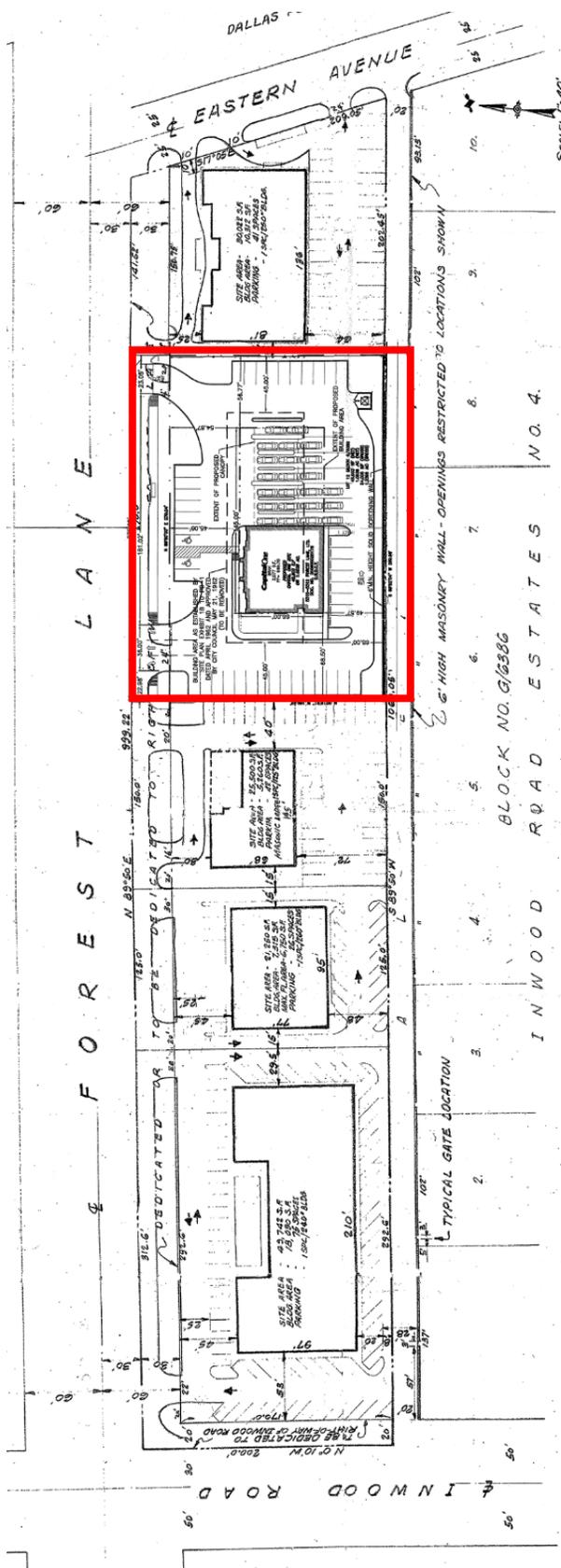
EXISTING USE:	BANK OR SAVINGS AND LOAN OFFICE
PROPOSED USE:	BANK OR SAVINGS AND LOAN OFFICE
LOT AREA:	1.0537 ACRES (45,900 SF)
BUILDING FOOTPRINT:	0.2067 ACRES (9,006 SF)
BUILDING HEIGHT:	35'-0" AFF TWO STORY
LOT COVERAGE:	19.62% OF TOTAL LOT AREA
1ST FLOOR SQUARE FOOTAGE:	6,649 SF
2ND FLOOR SQUARE FOOTAGE:	9,066 SF
TOTAL BUILDING SQUARE FOOTAGE:	15,555 SF
PREVIOUS PARKING COUNT:	25 SPACES PROVIDED (INCLUDING HC)
PARKING REQUIRED:	(TOTAL BUILDING SF / 333)
	15,555 SF / 333 = 47.01 PARKING SPACES REQUIRED
	48 SPACES (INCLUDING HC)
PARKING PROVIDED:	2 HANDICAP SPACES
HANDICAP PARKING REQUIRED:	4 HANDICAP SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	(PARKING SPACES PROVIDED) / 25
BIKE SPACES REQUIRED:	48 SPACES / 25 = 1.92 BIKE SPACES REQUIRED = 2
BIKE SPACES PROVIDED:	3 SPACES

Zones created for lighting pole requirements.

Small reduction in floor area.



**Exhibit 1A: Existing Overall Site Plan**



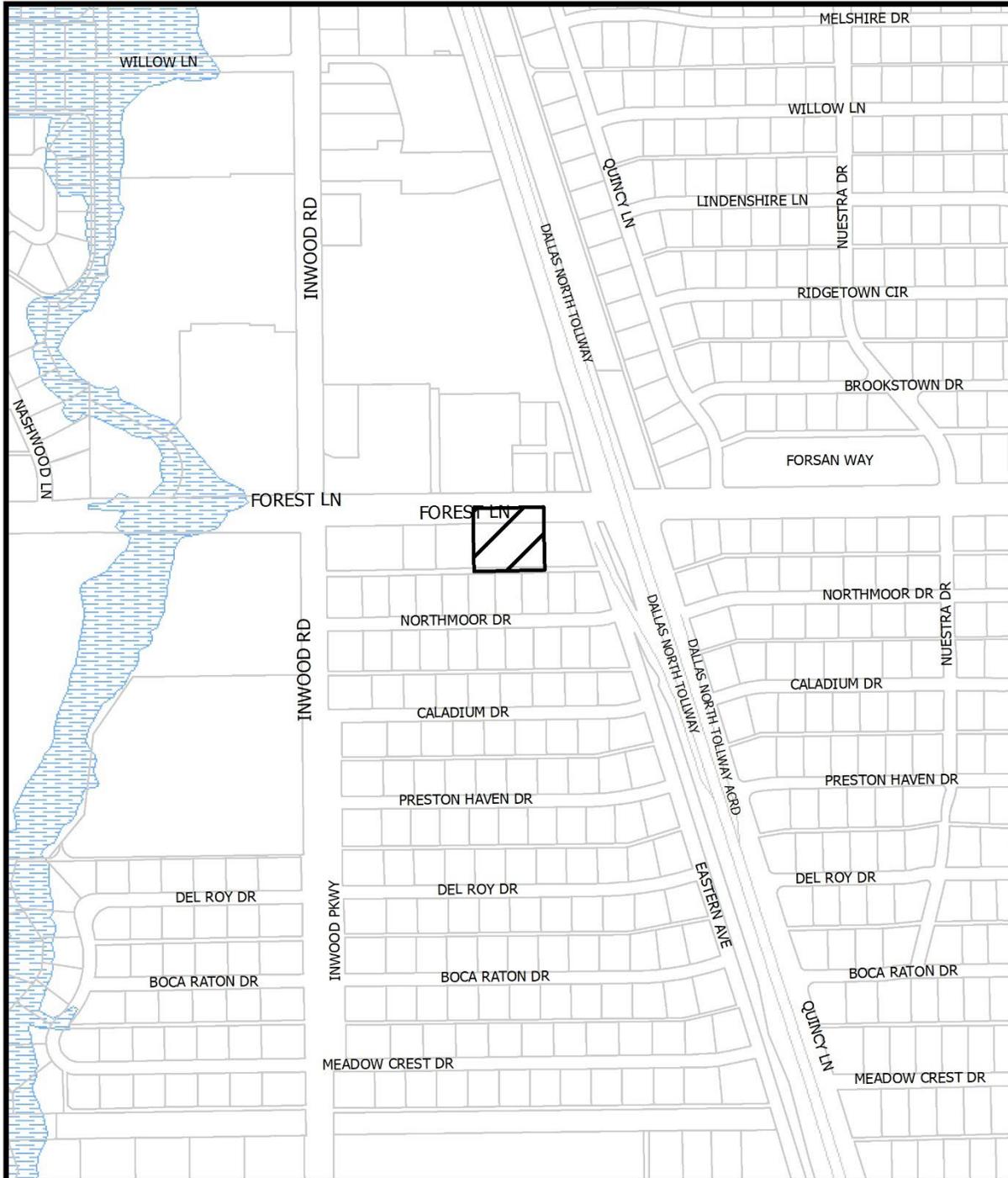
**SITE PLAN**  
 TO ACCOMPANY ZONING REQUEST BY  
 FOREST VILLAGE, INC., ET AL  
 CITY OF DALLAS BLOCK NO. 6386

COLLINS AND LEHANEY  
 CONSULTING ENGINEERS  
 DALLAS, TEXAS  
 APRIL, 1982  
 A  
 CIT

NOTE: This plot combines into one drawing, the site plan, herebefore submitted by the applicant. All Building Footprints are limited to E-502.







1:6,000

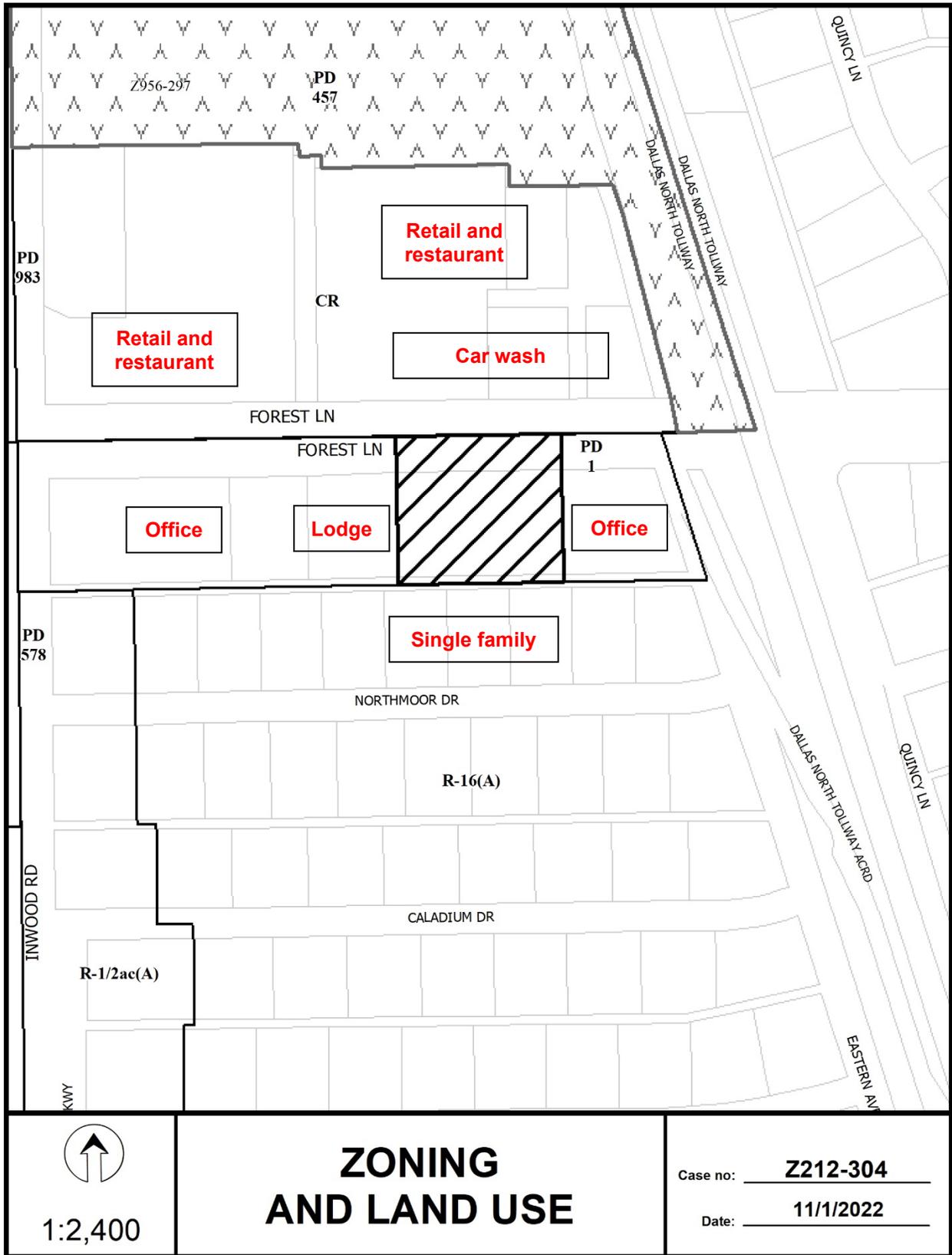
# VICINITY MAP

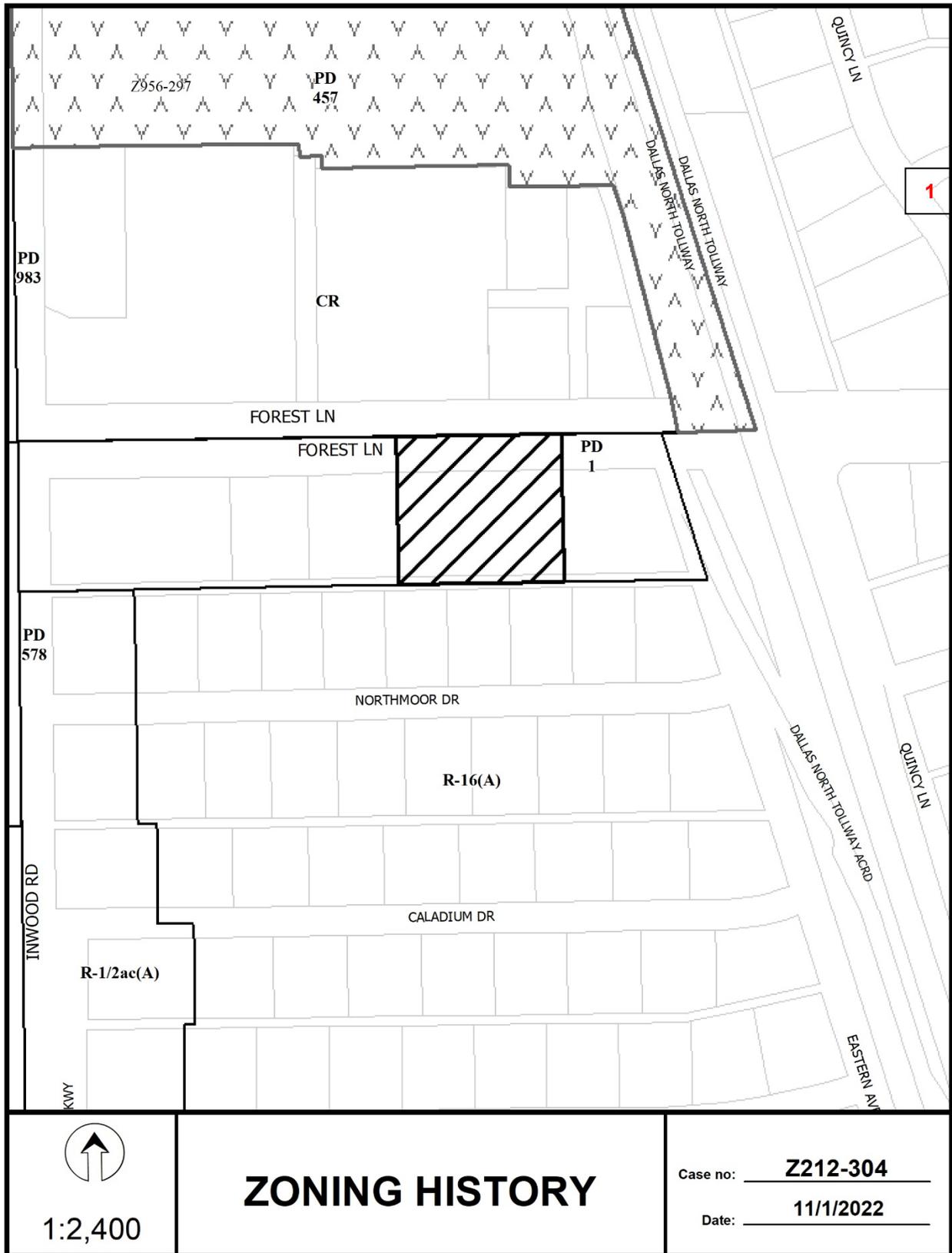
Case no: **Z212-304**

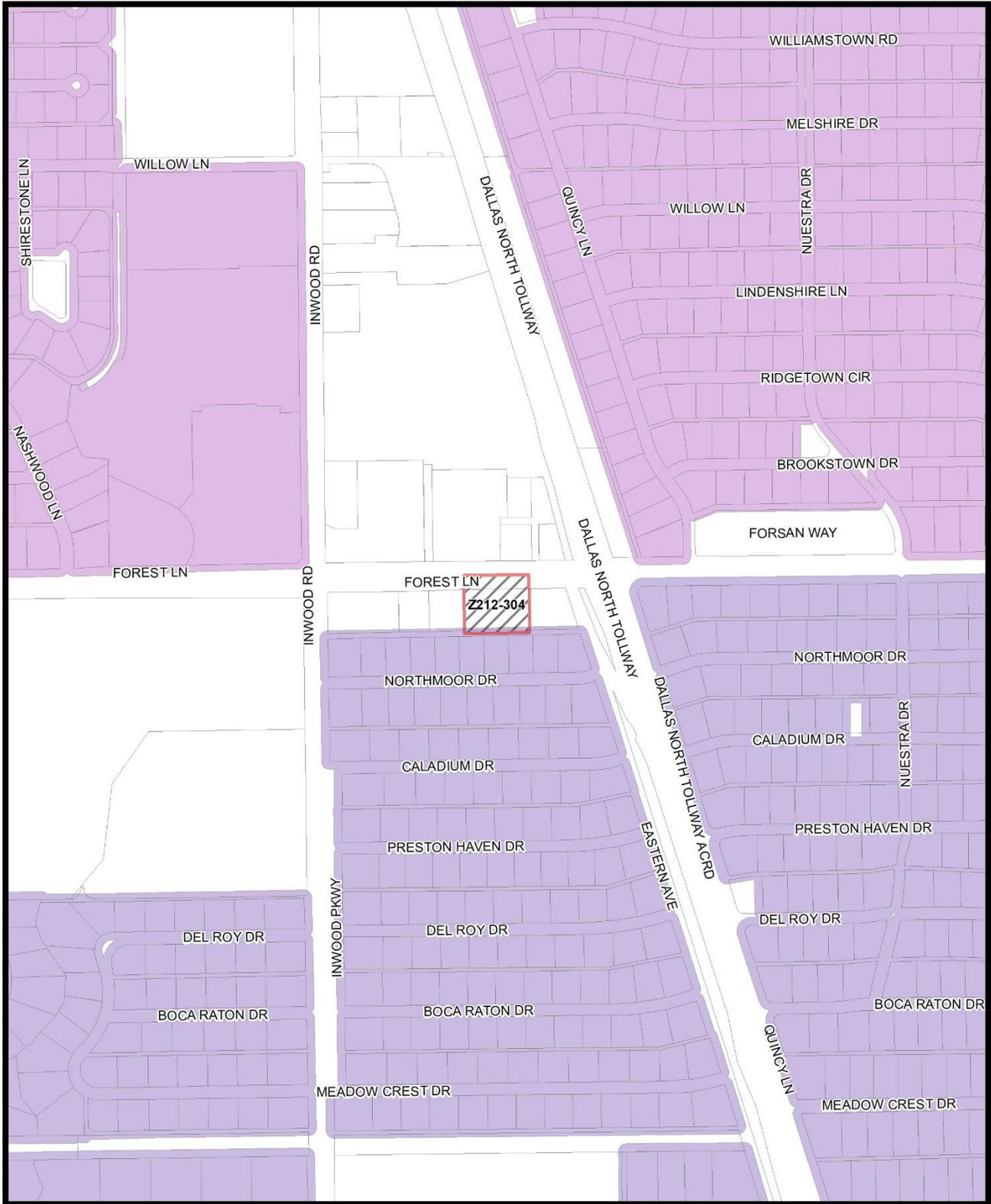
Date: **11/1/2022**

Z212-304(JM)









MVA Cluster A B C D E F G H I NA



# Market Value Analysis

Printed Date: 11/1/2022

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:2,400	<h2>NOTIFICATION</h2> <p><b>500'</b> AREA OF NOTIFICATION</p> <p><b>47</b> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Case no: <b>Z212-304</b> Date: <b>11/1/2022</b>
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11/01/2022

***Notification List of Property Owners******Z212-304******47 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5310 FOREST LN	FOREST LANE HOLDINGS LP
2	5500 FOREST LN	ONCOR ELECRC DELIVERY COMPANY
3	11825 QUINCY LN	EGBUNIWE CHIKE
4	11817 QUINCY LN	JADHAVJI ANWER
5	11809 QUINCY LN	CRANSHAW JOSEPH P III &
6	5337 FOREST LN	FORESTWOOD CENTER JV
7	5333 FOREST LN	FOREST VILLAGE INC
8	11804 INWOOD RD	DANIEL A H
9	11804 INWOOD RD	FORESTWOOD CENTER LLP
10	5341 FOREST LN	FORESTWOOD CENTER
11	5508 FOREST LN	MONEY JAMES KYLE & ANGELA S
12	5414 FOREST LN	KECHEJIAN ENTERPRISES LP
13	5300 FOREST LN	DALLAS LODGE 760 AF & AM
14	11300 INWOOD RD	ONCOR ELECRC DELIVERY COMPANY
15	11300 INWOOD RD	ONCOR ELECRC DELIVERY COMPANY
16	5200 FOREST LN	FOREST VILLAGE INC
17	5200 FOREST LN	FORESTWOOD NATIONAL BANK
18	5217 CALADIUM DR	COLLINS BENJAMIN J
19	5227 CALADIUM DR	HUBER PHILIP J JR
20	5309 CALADIUM DR	GARNER BRYAN D & HEIDI S
21	5319 CALADIUM DR	KAIN PATRICK J & ARLEEN
22	5329 CALADIUM DR	MCLAUGHLIN JAMES & MARY
23	5405 CALADIUM DR	MAGERS PHILLIP R ETAL
24	5415 CALADIUM DR	Taxpayer at
25	5425 CALADIUM DR	BARBEE LISA
26	5436 NORTHMOOR DR	WEBB ROBERT J

11/01/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5426 NORTHMOOR DR	WINN BARRY N
28	5416 NORTHMOOR DR	MOORE STANLEY R & SHARON ANN
29	5406 NORTHMOOR DR	PATTEN REID &
30	5330 NORTHMOOR DR	SHOREY ELIZABETH
31	5320 NORTHMOOR DR	Taxpayer at
32	5310 NORTHMOOR DR	REESE KATHERINE TIMBERLAKE &
33	5228 NORTHMOOR DR	CHUDIK MARK A & MARY A
34	5218 NORTHMOOR DR	SIMMONS MICHAEL OLIVER & LISEL M
35	5208 NORTHMOOR DR	MANG JOHN E JR &
36	5207 NORTHMOOR DR	REICHL MYRA SUE
37	5217 NORTHMOOR DR	CHO KYUNG KU &
38	5227 NORTHMOOR DR	VAIDYA PARAG &
39	5309 NORTHMOOR DR	TECHLIC INC
40	5319 NORTHMOOR DR	GOKANI ANILKUMAR V & TINA
41	5329 NORTHMOOR DR	MEGHANI AKBER & ZAITOON
42	5405 NORTHMOOR DR	GUTTRIDGE BARRY J &
43	5415 NORTHMOOR DR	TREVINO ISAAC P & REBECCA
44	5425 NORTHMOOR DR	GOTHARD NICHOLAS TR &
45	5435 NORTHMOOR DR	OPPENHEIMER BARRIE R
46	11920 INWOOD RD	LOWES HOME CENTERS INC
47	5232 FOREST LN	5232 FOREST LN LP