

Planner: Donna Moorman

FILE NUMBER: M223-034(DM)

DATE FILED: September 28, 2022

LOCATION: Northeast corner of Preston Road and Willow Lane

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 24.4 acres

CENSUS TRACT: 0132.01

REPRESENTATIVE: Hudson Locket, III

OWNER: Cooper Aerobics Enterprises

APPLICANT: Tyler C. Cooper MD

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 68.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 68

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%2068.pdf>

PD No. 68 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/68D.pdf>

BACKGROUND INFORMATION:

On June 10, 1974, the Dallas City Council established Planned Development District No. 68, by Ordinance No. 14579 for a medical office, office, and related uses. PDD No. 68 was approved subject to a development plan for a facility generally known as the "Aerobics Center".

The development plan and use of the property must comply with the development plan in Exhibit 68A within the ordinance. If there is a conflict between the text of the article and the development plan, the text of the article controls.

REQUEST DETAILS:

The applicant is requesting a minor amendment to provide for an addition to the existing tennis courts for pickle ball courts and to reconfigure the parking and drives around the additional court area. The proposed addition to the tennis courts area will supplement the existing tennis courts that have been utilized as pickle ball courts since 2022. A sound deadening wind screen fence is proposed to be installed on the east edge of the new court area. The reconfiguration of the parking and drives around the proposed additional court area provides for a gain of five parking spaces overall.

The proposed modifications will be located internal to the site and will supplement the uses currently existing within the development.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 68 conditions and does not impact any other provisions of the ordinance permitting this use.

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 amendments comply 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 does not violate other applicable code requirements.

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List of Officers

Kenneth H. Cooper, MD, MPH
Founder and Chairman

Tyler C. Cooper, MD, MPH
President and Chief Executive Officer

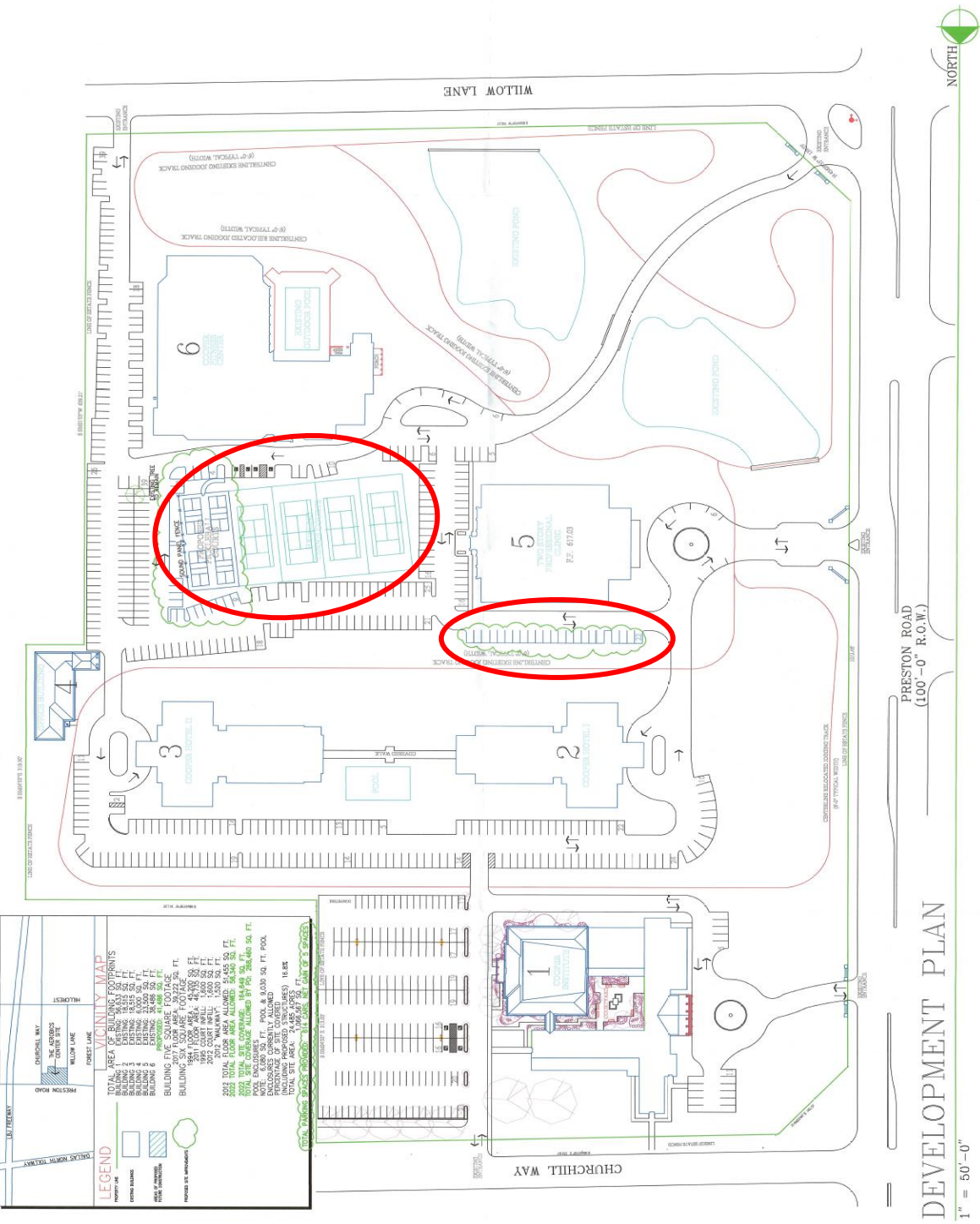
Proposed Development Plan



HUDSON LOCKETT III ARCHITECT
 8525 FERNDALE ROAD SUITE 204
 DALLAS, TEXAS 75238-4400
 214-559-2055 hudson@hudsonlockett.com

ADDITIONS AND ALTERATIONS TO:
 THE COOPER AEROBICS FITNESS CENTER
 AT THE COOPER AEROBICS CENTER
 12100 PRESTON ROAD DALLAS, TEXAS

DEVELOPMENT
 PLAN
 PD 08



LEGEND

PROPERTY LINE
 EXISTING BUILDING
 NEW BUILDING
 EXISTING DRIVEWAY
 NEW DRIVEWAY
 EXISTING DRIVEWAY

TOTAL AREA OF BUILDING FOOTPRINTS

BUILDING 1	10,500 SQ. FT.
BUILDING 2	10,500 SQ. FT.
BUILDING 3	10,500 SQ. FT.
BUILDING 4	10,500 SQ. FT.
BUILDING 5	10,500 SQ. FT.
BUILDING 6	10,500 SQ. FT.
TOTAL	63,000 SQ. FT.

2022 TOTAL FLOOR AREA ALLOWED: 63,000 SQ. FT.

2022 TOTAL GROSS AREA ALLOWED: 141,420 SQ. FT.

POOL ENCLOSURES CURRENTLY ALLOWED: 200 SQ. FT. POOL.

ENCLOSURES CURRENTLY ALLOWED: 141,420 SQ. FT. POOL.

TOTAL SITE AREA: 2,400,000 SQ. FT.

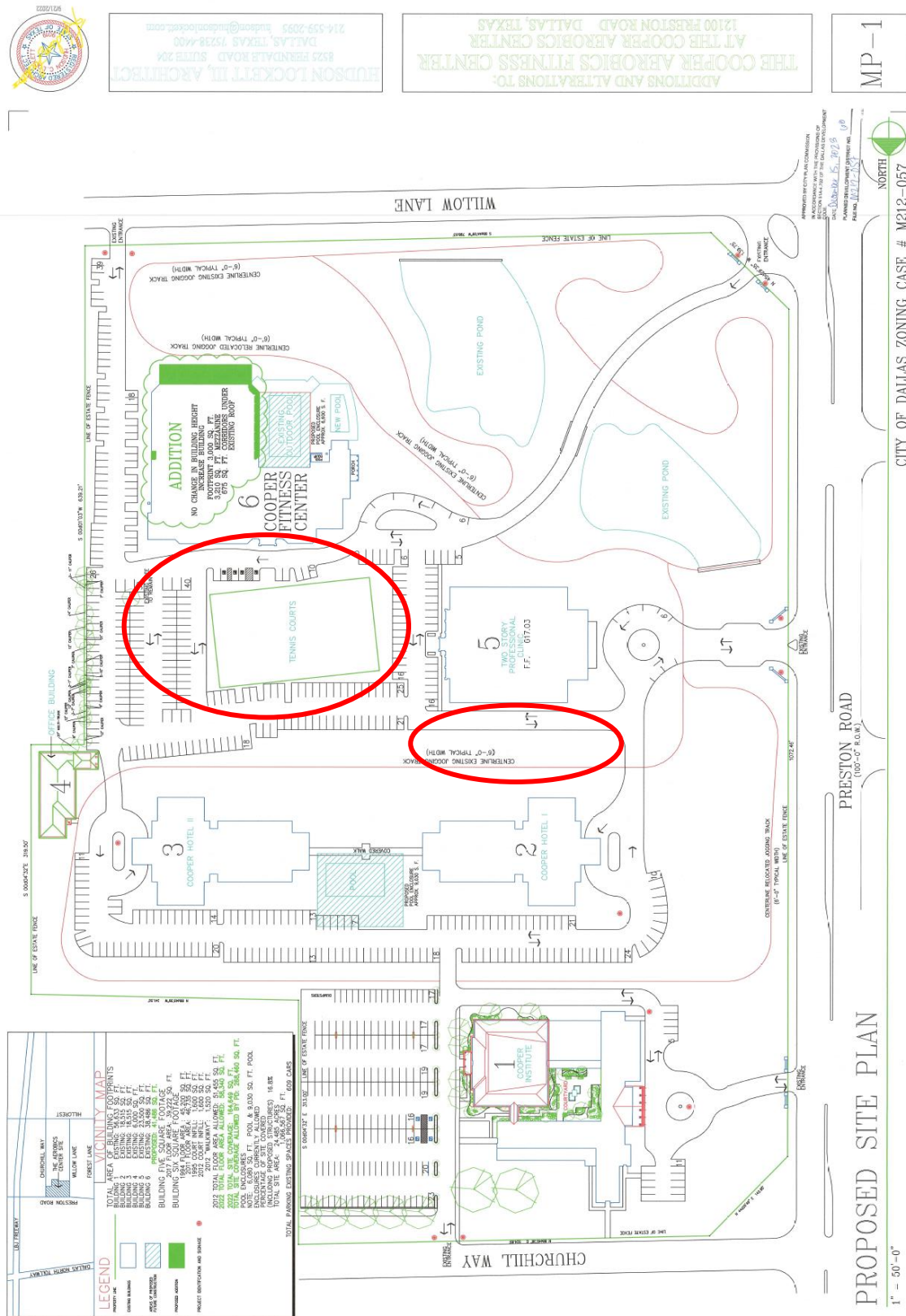
TOTAL DRIVEWAY SPACES PROVIDED: 740 (SEE PLAN OF 2' SPACES)

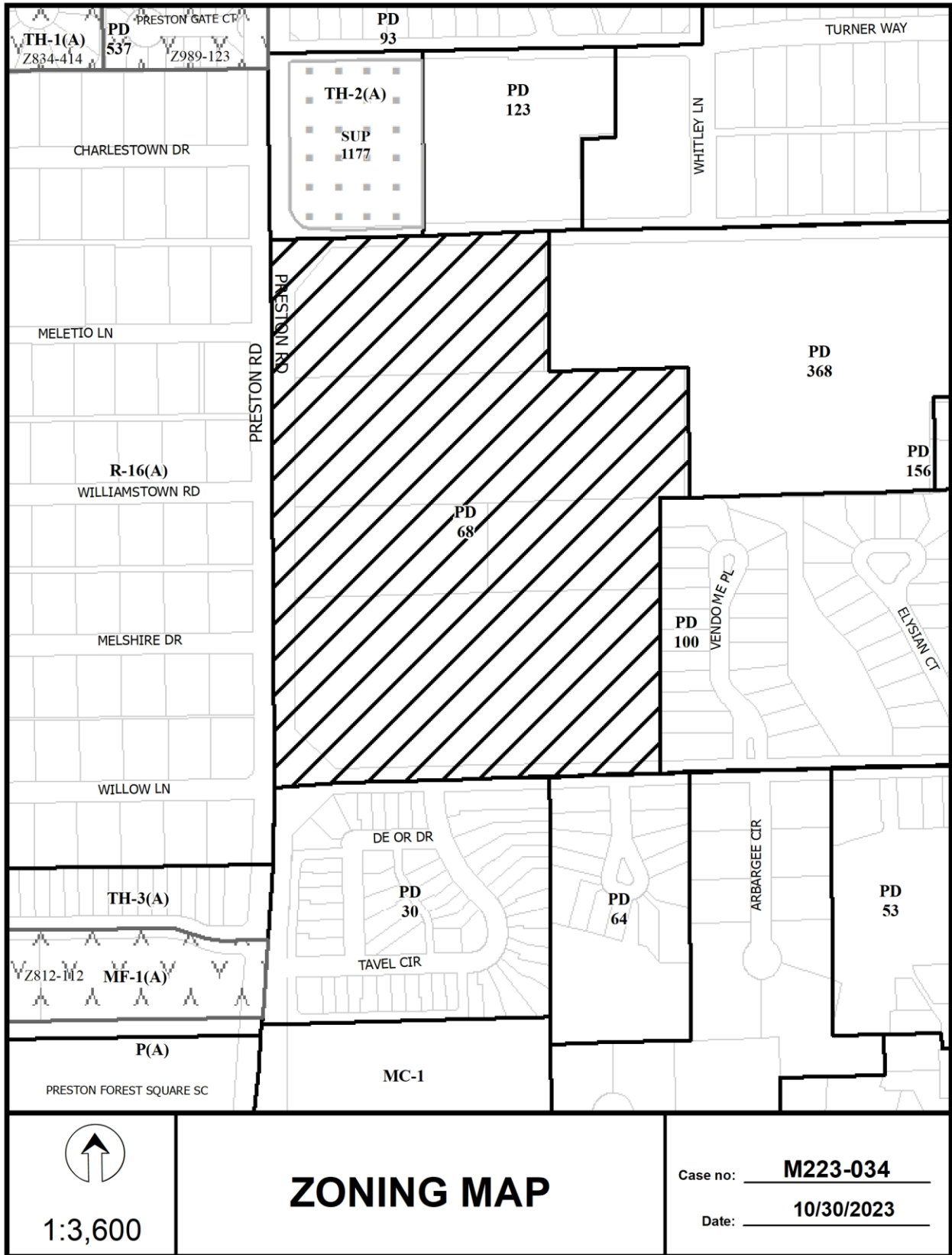
DEVELOPMENT PLAN
 1" = 50'-0"
 NORTH

Proposed Development Plan - Enlarged



Existing Development Plan

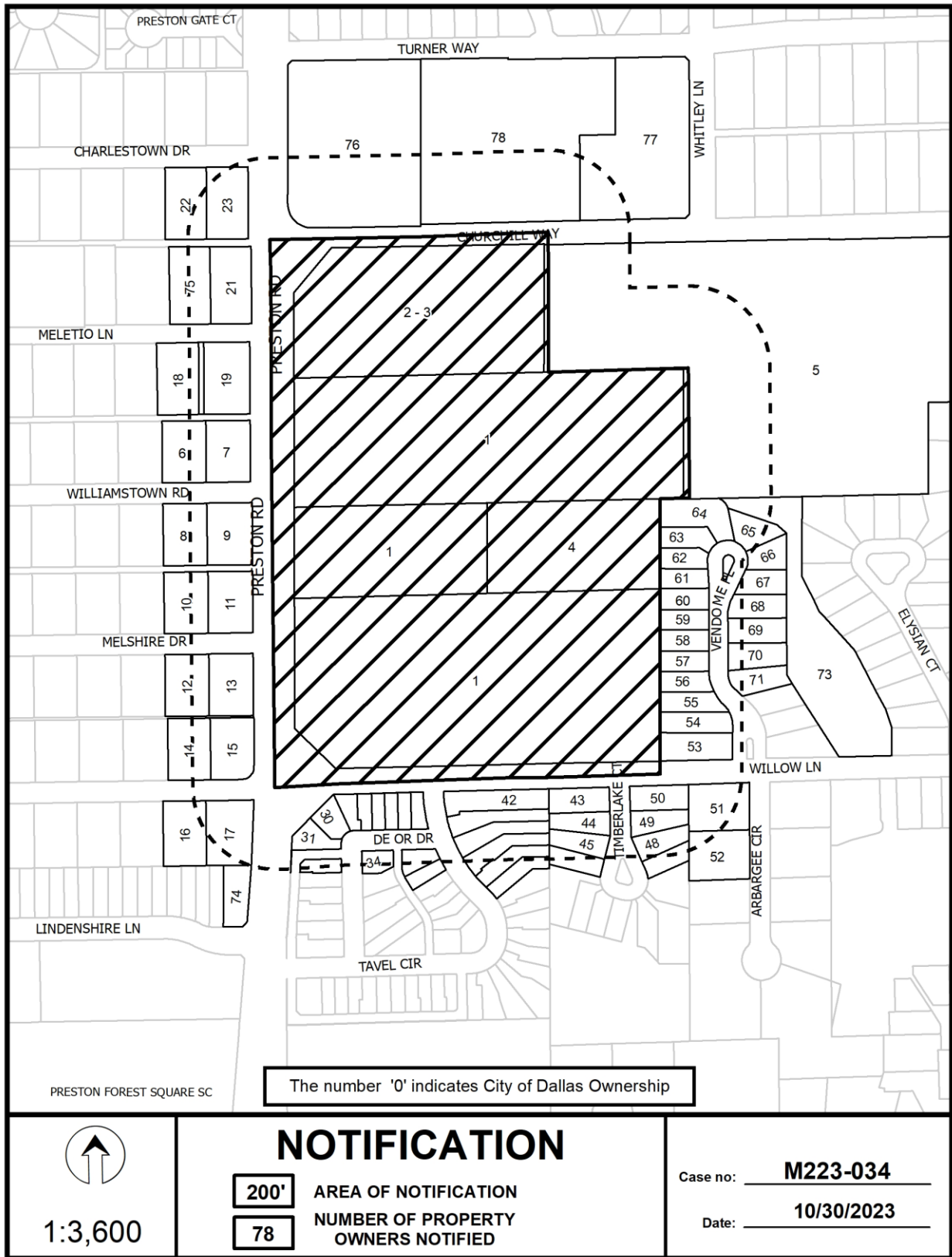






Aerial Map

Printed Date: 12/2/2022



Notification List of Property Owners

M223-034

78 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12230 PRESTON RD	COOPER AEROBICS
2	12330 PRESTON RD	INSTITUTE FOR AEROBICS
3	12330 PRESTON RD	COOPER INSTITUTE THE
4	12150 PRESTON RD	COOPER AEROBICS
5	6144 CHURCHILL WAY	ST ALCUIN MONTESSORI
6	5961 WILLIAMSTOWN RD	AAJJ INVESTMENTS LLC
7	5967 WILLIAMSTOWN RD	XIE YIQUN
8	5960 WILLIAMSTOWN RD	BARRON JAIME
9	5966 WILLIAMSTOWN RD	SNYDER BRANDEN &
10	5971 MELSHIRE DR	RACKOVSKY ARIEL ZEEV &
11	5979 MELSHIRE DR	BOUZAGLO SARA
12	5972 MELSHIRE DR	SPRAGUETRAMELL SUZANNE K &
13	5980 MELSHIRE DR	PAYNE THOMAS HENRY III
14	5965 WILLOW LN	GALVIN THOMAS M
15	5971 WILLOW LN	MYERS ANGELLA H & BRANDON R
16	5966 WILLOW LN	VENINGA FRANK
17	5972 WILLOW LN	COX DAVID EDWARD TRUST LIFE EST
18	5972 MELETIO LN	KUO CHRISTINA
19	5980 MELETIO LN	LABHART RUSSELL &
20	5980 MELETIO LN	KUO CHRISTINA
21	5979 MELETIO LN	SCHWARTZ ALLAN B &
22	5972 CHARLESTOWN DR	FOZAILOFF RONEN
23	5980 CHARLESTOWN DR	CHOI DANIEL
24	12065 DE OR DR	METCALF MICHAEL P
25	12061 DE OR DR	RAMESH NEERAJ
26	12055 DE OR DR	CHEE I MING

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12051 DE OR DR	RAVITSKY DIANA M & JOSEPH
28	12045 DE OR DR	CONNOR BRIGID
29	12041 DE OR DR	HAGIN CHRISTOPHER CHASE &
30	12035 DE OR DR	WHEELAN DEBRA ANTONINI
31	12031 DE OR DR	GOLDFEDER HOWARD
32	12025 DE OR DR	COLE ROBERT A & SHERYL B
33	12025 DE OR DR	COLE ROBERT A & SHERYL B
34	12026 DE OR DR	LEVY HAROLD L
35	12071 TAVEL CIR	STANFIELD BARBARA BONVILLE
36	12065 TAVEL CIR	BIXLER VICTORIA LYNN
37	12050 TAVEL CIR	DUNTON MARION WARD
38	12056 TAVEL CIR	TUCKER KATHY
39	12060 TAVEL CIR	COLE COLETTE L LIVING TRUST
40	12066 TAVEL CIR	MURPHY REBECCA ANN
41	12070 TAVEL CIR	CROZIER REVOCABLE TRUST THE
42	12076 TAVEL CIR	MIERS HARRIET ELLAN
43	12017 TIMBERLAKE CT	ELLIOTT SAMUEL W
44	12015 TIMBERLAKE CT	PITTS PATRICIA E PARISH
45	12011 TIMBERLAKE CT	EITZEN RONALD P FAMILY TRUST
46	12009 TIMBERLAKE CT	BURNS CAROL A
47	12008 TIMBERLAKE CT	HEINKE FAMILY TRUST THE
48	12010 TIMBERLAKE CT	DOOLEY RICHARD M & JUDY S
49	12012 TIMBERLAKE CT	LIMA JOSE E & ANDREA K
50	12014 TIMBERLAKE CT	HAMM RC JR FAMILY TRUST
51	12047 ARBARGEE CIR	ALZAIM AYMAN
52	12037 ARBARGEE CIR	SEEGERS PAUL R
53	12101 VENDOME PL	GRANOFF HARRY M
54	12105 VENDOME PL	COOPER GARY
55	12109 VENDOME PL	ELIZALDE STEPHANIE SUZANNE &
56	12115 VENDOME PL	YANCEY LLOYD WAYNE & STACIA
57	12119 VENDOME PL	COOPER SUZAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	12123 VENDOME PL	WADDELL DOUGLAS H
59	12127 VENDOME PL	GARNER SUSAN G & DAVID L
60	12131 VENDOME PL	MULLIGAN FAMILY REVOCABLE
61	12135 VENDOME PL	GERARD MARCIE S
62	12139 VENDOME PL	LAMBERT JUDY C
63	12143 VENDOME PL	HUGHES ROBERT P & CINDY
64	12147 VENDOME PL	RIBALD IAN & ILANA
65	12138 VENDOME PL	FOUNTAIN JIMMIE C JR
66	12134 VENDOME PL	HARTMAN BRIAN JAY & DANA LYNN
67	12130 VENDOME PL	PHILLIPS LIVING TRUST
68	12126 VENDOME PL	CARTWRIGHT STEVEN R &
69	12122 VENDOME PL	REID STEWART R & MARGARET S
70	12118 VENDOME PL	LEVINE MICHAEL
71	12114 VENDOME PL	KOSNIK JULIE H
72	12146 VENDOME PL	PARC DU LAC PROPERTY CORP
73	6100 WILLOW LN	PARC DU LAC PPTY CORP
74	5999 LINDENSHIRE LN	PETREE DAVID R &
75	5973 MELETIO LN	DAVIS GEORGE C JR
76	12400 PRESTON RD	SH FORTY NINE PROPCO
77	6131 CHURCHILL WAY	CONGREGATION SHAARE
78	6039 CHURCHILL WAY	MISSION LAIQUE FRANCAISE