

**FILE NUMBER:** Z190-231(CT)

**DATE FILED:** December 11, 2018

**LOCATION:** North line of Ridge Center Drive, west of Cedar Ridge Drive

**COUNCIL DISTRICT:** 3

**MAPSCO:** 4 O

**SIZE OF REQUEST:** ±22 acres

**CENSUS TRACT:** 165.21

**REPRESENTATIVE:** David Martin, Winstead PC

**APPLICANT:** JPI Real Estate Acquisition, LLC

**OWNER:** Race Trac Petroleum, Inc.

**REQUEST:** An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NO(A) Neighborhood Office District and an RR Regional Retail District

**SUMMARY:** The purpose of the request is to allow for the development of a 360-unit multifamily development. The applicant is seeking a maximum height of 45 feet and to incorporate a conservation easement.

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

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

## BACKGROUND INFORMATION:

- The subject site contains approximately 22 acres. The existing zoning is an RR Regional Retail District on the eastern portion of the property and an NO(A) Neighborhood Office on the western portion of the property.
- The purpose of the request is to allow for the development of a multifamily development. The applicant proposes a maximum height of 45 feet and to create a conservation easement within the proposed PD.
- The site is currently undeveloped.

**Zoning History:** There have not been any zoning requests in the surrounding area in the past five years:

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ridge Center Drive	Local	50 feet	50 feet

### **Traffic:**

The Engineering Division of the Sustainable Development and Construction 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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request complies with land use goals and policies of the Comprehensive Plan.

**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.

## NEIGHBORHOOD PLUS PLAN

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NO(A) – Neighborhood Office RR – Regional Retail	Undeveloped
<b>North</b>	A(A) Agricultural District	Undeveloped, Interstate Highway
<b>East</b>	RR - Regional Retail	Fueling Station, Auto Service Center
<b>South</b>	MF-1(A) Multifamily District SUP No.1474 RR – Regional Retail	Public School Undeveloped
<b>West</b>	MF-1(A) Multifamily District	Undeveloped

**Land Use Compatibility:**

The subject site contains approximately 22 acres. The existing zoning is an RR Regional Retail and an NO(A) Neighborhood Office District. Surrounding land uses include a school to the south, undeveloped tracts to the west and north, and a fueling station and auto service center to the east.

The purpose of the request is to allow for the development of 360 multifamily units. The applicant requested a planned development district to increase the height to 45 feet instead of 36 feet allowed in the MF-2(A) District. The City Plan Commission recommended a maximum height of 36 feet with the up to 51 feet in height with the mixed income housing bonus.

Additionally, an approximately 4.78 acres on the southwestern portion of the subject site will be a conservation easement, which will address tree mitigation as well as provide a generous buffer for future development and existing residential development west of the property. City Plan Commission recommended activating the open space by adding conditions for a minimum of two play areas to be shown on the development plan, security lighting on each open space area to be shown on the development plan, a minimum of three trash receptacles, and minimum of two pavilions to be shown on the development plan.

Overall, the most significant changes in development rights would include changing to primarily residential land uses and decreasing both the maximum allowable height and lot coverage requirements.

**Development Standards:**

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>RR-D Regional Retail</b>	15'	20' adjacent to residential OTHER: No Min.	0.5 for office 1.5 FAR for all uses combined	70'  5 stories	80%	Urban Form Setback Proximity Slope Visual Intrusion	Retail & personal service, office
<b>NO(A) - Neighborhood Office</b>	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30'  2 stories	50%	Proximity Slope Visual Intrusion	Office
<b>Proposed: PD</b>	15'	0' for SF 5-15' Others	No maximum	45'	60%	RPS 15' spacing between each group of 8 SF units	Residential and institutional and community service uses.

**Parking:**

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. Multifamily developments are parked at one parking space per bedroom. The proposed development includes 240 one-bedroom units, 102 two-bedroom units, and 12 three-bedroom units and .25 parking spaces per dwelling unit for guest parking which will require 592 parking spaces. The applicant is providing 612 parking spaces for the site.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

**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 to orange, representing the weakest markets. The subject site is uncategorized. Properties to the southeast are also within Category "D."

## **List of Partners/Principals/Officers**

### **List of Partners/Principals/Officers – JPI Acquisition, LLC (Applicant)**

- Greg Belew – Executive Vice President
- Matt Brendel – Senior Vice President
- Mark Bryant – President/Chief Executive Officer
- Brook Honore – Vice President
- Julie Hunt – Senior Vice President
- Blake Ingram – Vice President
- Cory Ingram – Vice President
- Heidi Mather – Senior Vice President
- Ben Montgomery – Executive Vice President
- Kirk Motsenbocker- Executive Vice President/Chief Financial Officer
- Rod Riordin – Senior Vice President
- Nathan Schubert – Vice President
- Jason Spratt – Senior Vice President
- Brad Taylor – Executive Vice President
- Gus Villalba – Executive Vice President
- Jeremy Williams – Vice President

### **List of Partners/Principals/Officers – RaceTrac Petroleum, Inc. (Owner)**

- Robert Dumbacher – Director
- Carl Bolch, Jr. – Chairman
- Susan Bolch – Director
- Max Lenker – Director
- Allison Moran – Director
- Bill Milam – President
- Melanie Isbill – Director
- Natalie Morhous – Director
- Jordan Bolch – Director
- Max McBrayer, Jr. Chief Financial Officer

**CPC ACTION  
JULY 23, 2019**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to revised development plan and revised conditions to include the following: 1) a minimum of two play areas with benches; 2) require security lighting on each open space area to be shown on the development plan; 3) minimum of three trash receptacles; 4) a minimum of two pavilions in the open space areas to be shown on the development plan; 5) 6 ft unobstructed sidewalks; and 6) under **SEC. 51P-\_\_\_\_-108. YARD, LOT, AND SPACE REGULATIONS.** (b) Height. follow applicant's recommended maximum height of 45 ft provision on the property zoned an NO(A) Neighborhood Office District and an RR Regional Retail District, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.

Maker: Stinson  
Second: Blair  
Result: Failed: 5 to 6

For: 5 - Hampton, Stinson, Johnson, Blair, Jung,  
Against: 6 - MacGregor, Shidid, Carpenter, Schultz,  
Schwope, Garcia  
Absent: 3 - Jackson, Murphy, Rubin  
Vacancy: 1 - District 10

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Maker: Schultz  
Second: MacGregor  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Blair, Jung, Schultz,  
Schwope, Garcia  
Against: 0  
Absent: 3 - Jackson, Murphy, Rubin

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Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 15

**Replies:** For: 1 Against: 0

**Speakers:** For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201

Joe Fraccaro, 13455 Noel Rd., Dallas, TX, 75240

Christian DeLuca, 13455 Noel Rd., Dallas, TX, 75240

Rusty Ross, 600 E. Las Colinas Blvd., Irving, TX, 75039

For (Did not speak): Miller Sylvan, 600 E. Las Colinas Blvd., Irving, TX, 75039

Against: None

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

PD \_\_\_\_.

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

**LEGISLATIVE HISTORY**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2020. (Ord. No. \_\_\_\_\_)

**SEC. 51P-\_\_\_\_-102.**

**PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property generally bounded by Ridge Center Drive on the south, Cedar Ridge Drive to the east, and Interstate-20 to the north. The size of PD \_\_\_\_ is approximately 22 acres.

**SEC. 51P-\_\_\_\_-103.**

**DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**EXHIBITS.**

The following exhibits are incorporated into this article:

-- Exhibit A: Development plan.

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

**DEVELOPMENT PLAN.**

(a) For a multifamily development containing buildings greater than 36 feet in height, development and use of the property must comply with the development plan (Exhibit \_\_A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses allowed in this district, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. 51P-\_\_\_\_-106.**

**MAIN USES PERMITTED.**

The only uses permitted in this district are those uses permitted in the MF-2(A) District, subject to the same conditions applicable in the MF-2(A) District as set out in Chapter 51A. For example, a use permitted only by specific use permit (SUP) in the MF-2(A) District is permitted only by SUP in this district, and a use subject to development impact review (DIR) in the MF-2(A) District is subject to DIR in this district.



**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) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) District apply.

*CPC Recommendation*

- (b) Height. Maximum structure height is 36 feet, if compliant with SEC. 51P-\_\_\_\_-113 maximum structure is 51 feet.

*Applicant Request*

- (b) Height. Maximum structure height is 45 feet.

**SEC. 51P-\_\_\_\_-109.**

**OFF-STREET PARKING AND LOADING.**

In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

**SEC. 51P-\_\_\_\_-110.**

**ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_-111.**

**LANDSCAPING.**

See Article X.

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

**SIGNS.**

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

*CPC Recommendation*

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

**DEVELOPMENT BONUS FOR MIXED INCOME**

(a) In general. This article qualifies for the following development bonuses for a multifamily project if a minimum of five percent of the total number of units are provided at Income band 2 and in compliance with 51A-4.1100 except as provided.

(b) Height. Maximum height is 51 feet.

**SEC. 51P-\_\_\_\_-114. OPEN SPACE.**

(a) Open Space is required to include the following:

- i. Minimum of two play areas to be shown on the development plan.
- ii. Security lighting on each open space area to be shown on the development plan.
- iii. Minimum of three trash receptacles
- iv. Minimum of two pavilions to be shown on the development plan

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

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

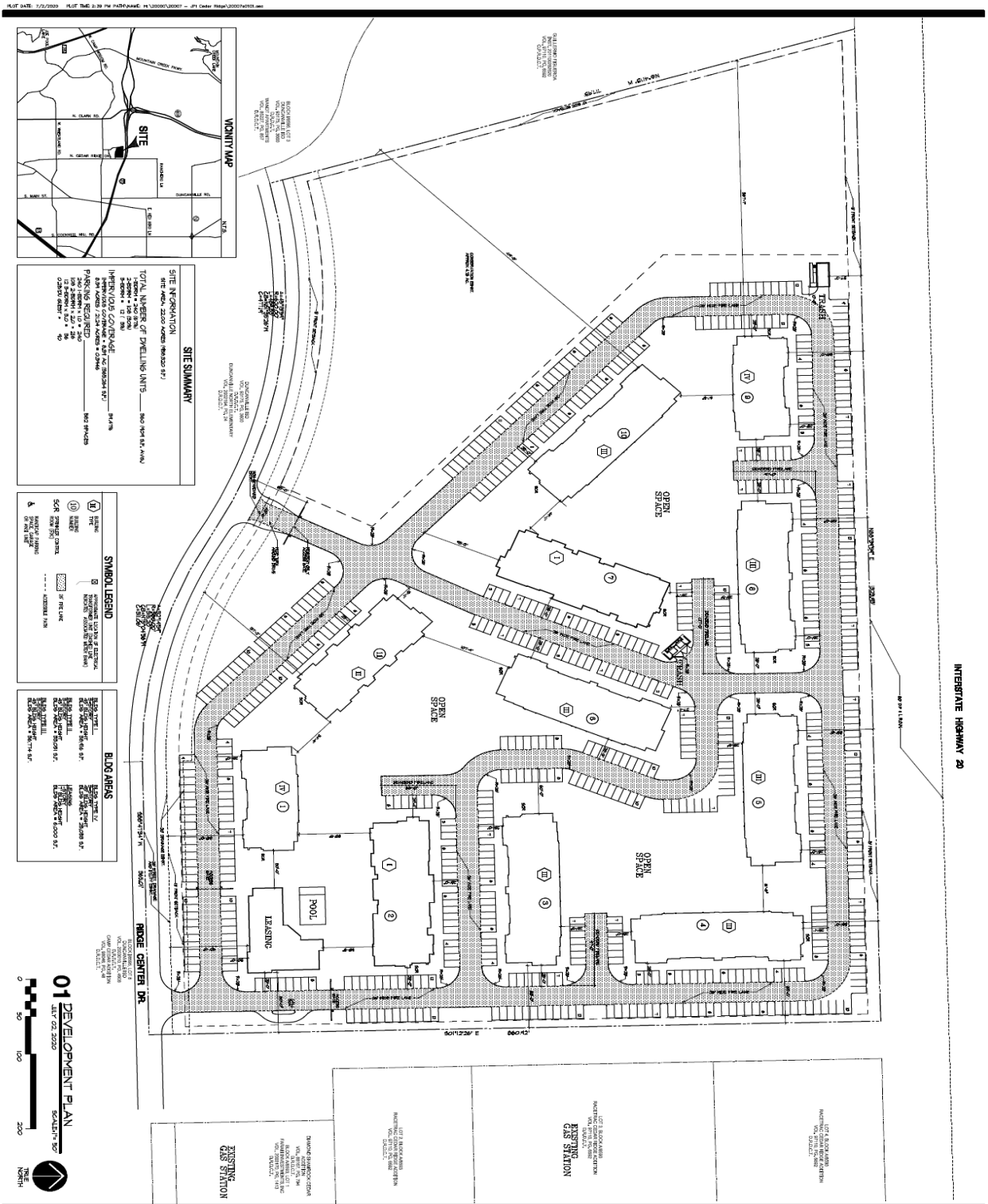
(b) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**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.

# PROPOSED DEVELOPMENT PLAN



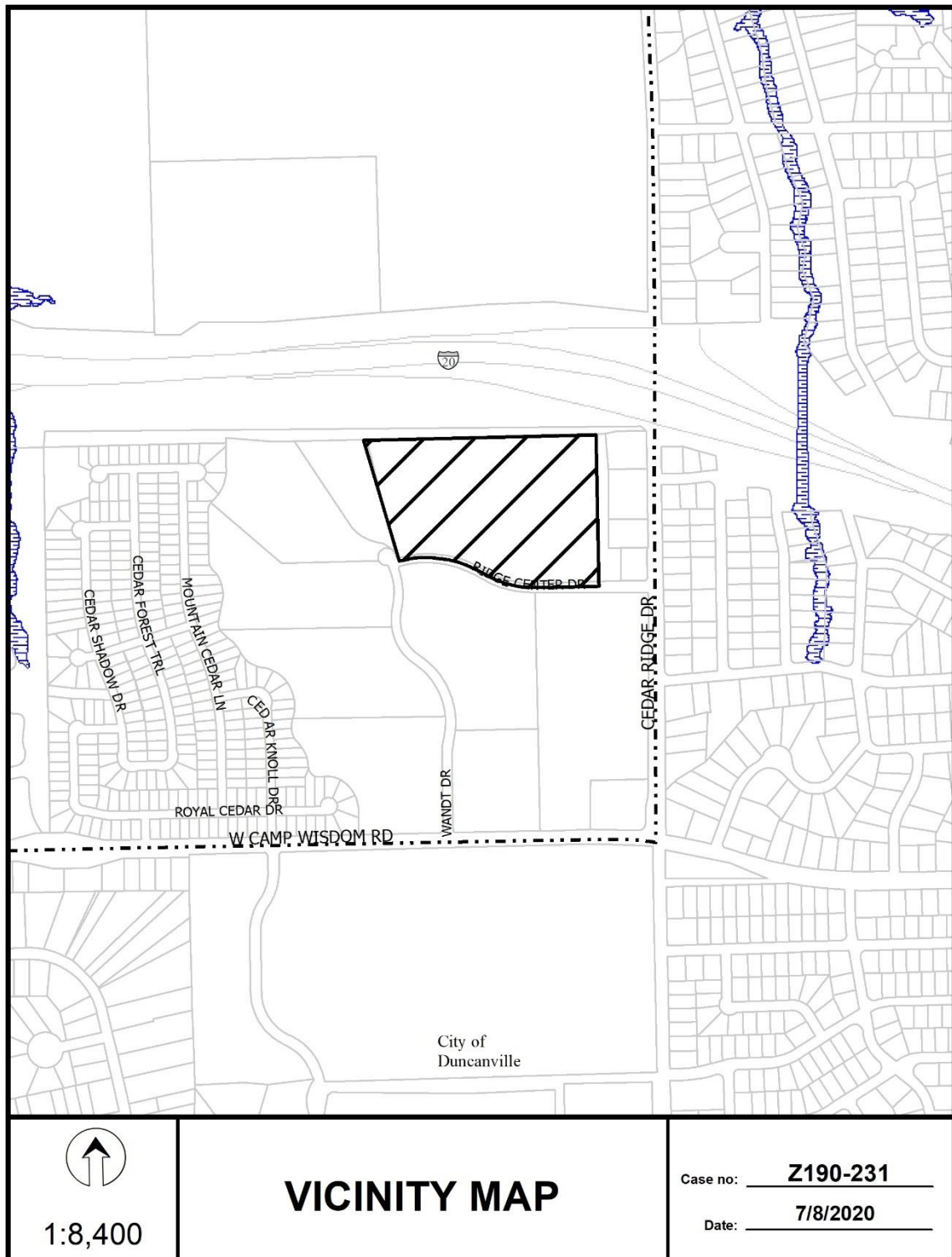
A11  
SITE



**Womack+Hampton**  
ARCHITECTS, L.L.C.

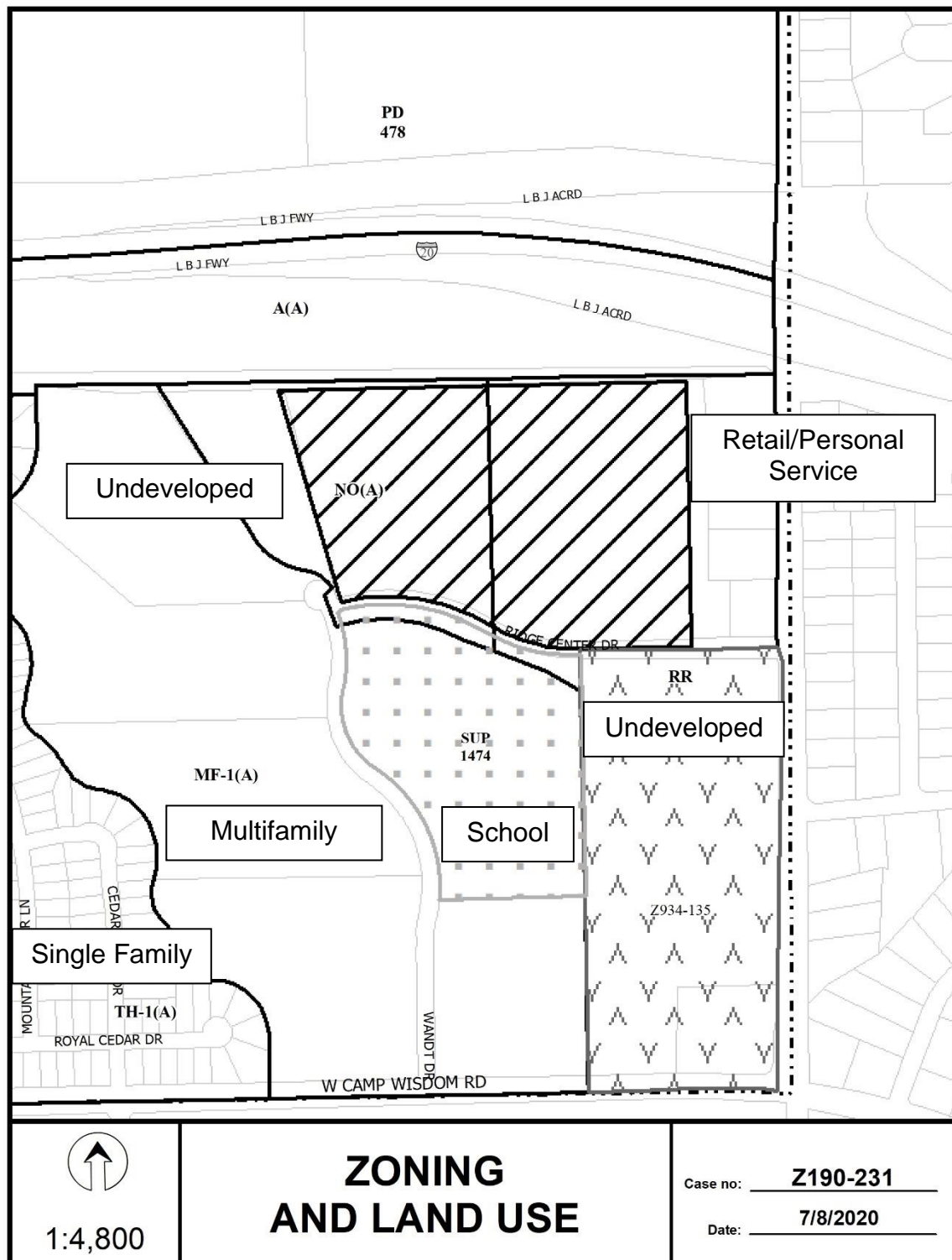
**Jefferson Cedar Ridge**  
Dallas, Texas  
**JPI**

NOT TO SCALE  
INCOMPLETE  
NOT FOR CONSTRUCTION  
NOT FOR PERMITTING  
NOT FOR RECORD  
NOT FOR AS-BUILT  
NOT FOR FINAL REVIEW  
NOT FOR FINAL APPROVAL  
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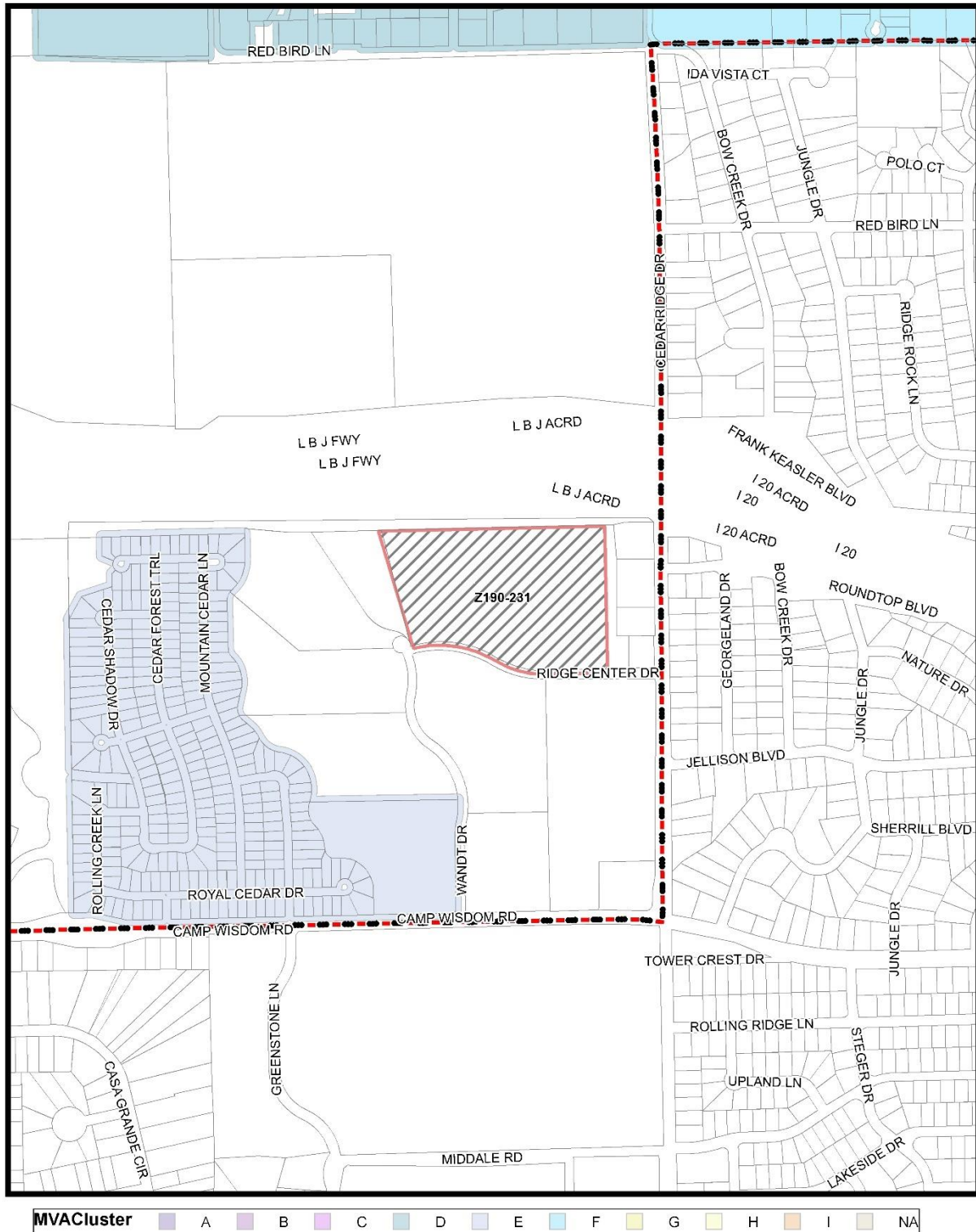








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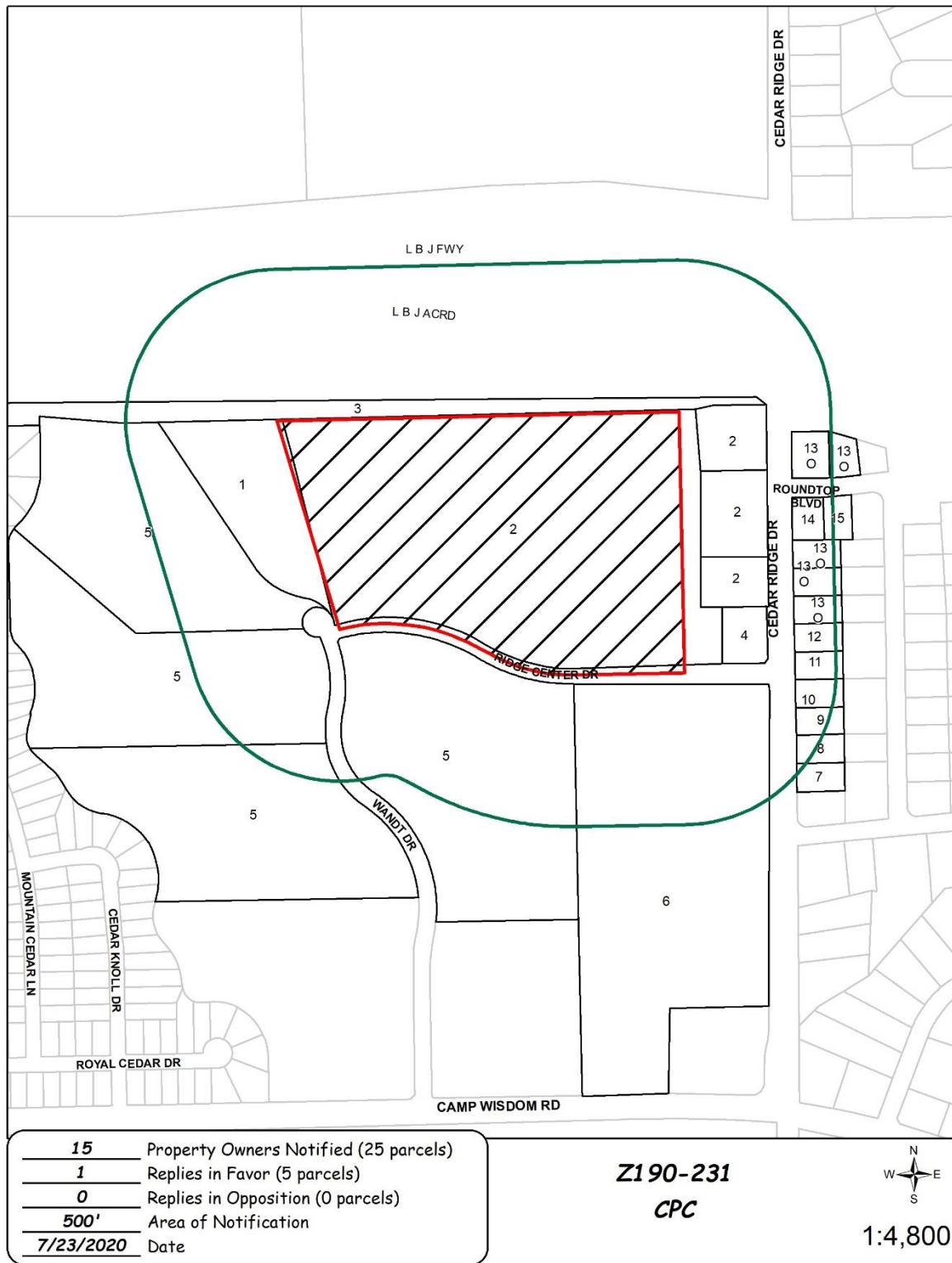
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## Market Value Analysis

Printed Date: 7/9/2020



## CPC RESPONSES





07/22/2020

***Reply List of Property Owners******Z190-231******15 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	6200 RIDGE CENTER DR	FIGUEROA GUILLERMO
	2	6675 CEDAR RIDGE DR	RACETRAC PETROLEUM INC
	3	40900 LBJ FWY	ONCOR ELECRTIC DELIVERY COMPANY
	4	6767 CEDAR RIDGE DR	FARABI INVESTMENT INC
	5	6367 W CAMP WISDOM RD	DUNCANVILLE I S D
	6	6915 CEDAR RIDGE DR	DUNCANVILLE ISD
	7	906 N CEDAR RIDGE DR	MARENCO CESAR A
	8	910 N CEDAR RIDGE DR	JUAREZ JUAN C JR
	9	914 N CEDAR RIDGE DR	COLLARD LESLEY JENE
	10	918 N CEDAR RIDGE DR	CHANDLER CAROLYN
	11	922 N CEDAR RIDGE DR	TITSWORTH EDISON L
	12	1002 N CEDAR RIDGE DR	ROBERTS MICHAEL A &
O	13	1006 N CEDAR RIDGE DR	DENHAM HAL G & MARY ANN
	14	722 ROUNDTOP BLVD	CARPET BROKERS INC
	15	718 ROUNDTOP DR	DODGE RICHARD LEE JR