

**FILE NUMBER:** Z190-216(CT)

**DATE FILED:** February 28, 2020

**LOCATION:** Northwest line of Sadler Circle, northwest of Inwood Road

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34 P

**SIZE OF REQUEST:** ±2.07 acres

**CENSUS TRACT:** 4.06

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Planning

**APPLICANT:** Resource Center

**OWNER:** RPLB Properties, Rudy Ced, Nancy H. Fester, Jerry L. Parker

**REQUEST:** An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District.

**SUMMARY:** The purpose of the request is to allow for the construction of a senior living development to include 110 dwelling units.

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

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

## BACKGROUND INFORMATION:

- The subject site is zoned an IR Industrial Research District.
- The purpose of the request is to allow for the development of a senior housing development with a maximum of 110 dwelling units. The applicant proposes a parking reduction for the retirement housing and multifamily.

**Zoning History:** There have been nine zoning requests in the surrounding area in the past five years:

1. **Z167-223** On June 28, 2017, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
2. **Z167-304** On August 23, 2017, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
3. **Z167-305** On August 23, 2017, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
4. **Z167-341** On October 11, 2017, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
5. **Z167-348** On October 25, 2017, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
6. **Z167-349** On December 13, 2017, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
7. **Z178-220** On June 27, 2018, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
8. **Z178-251** On August 22, 2018, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.
9. **Z178-389** On January 23, 2019, City Council approved an application for an MF-2(A) Multifamily District on property zoned and IR Industrial Research District.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Sadler Circle	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.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR Industrial Research	Undeveloped
<b>North</b>	IR Industrial Research WMU-8	Vehicle Display, Sales, and Service Multifamily
<b>East</b>	IR Industrial Research	Office
<b>South</b>	IR Industrial Research SUP No. 1759 D.R. Z089-186 D.R. Z056-215	Retail/Personal Services Bar, Lounge, or Tavern
<b>West</b>	IR Industrial Research	Vehicle Display, Sales, and Service

**Land Use Compatibility:**

The subject site is zoned an IR Industrial Research District. The applicant is requesting is to allow for the development of 110 senior housing units. Surrounding land uses include vehicle display, sales, and service and multifamily uses to the north, vehicle display sales and service use to the west, an office use to the east and retail and personal service uses

to the south.

The request generally complies to the regulations of a MU-2 Mixed Use District. The applicant is requesting a reduction in parking for the retirement housing and multifamily uses from one per dwelling unit for a retirement housing use and one parking space per bedroom for a multifamily use to 0.8 parking spaces per dwelling unit for both uses. Should the site be developed with a multifamily instead of retirement housing, staff can support the parking reduction as the site is in close proximity to the Inwood/Love Field Dart Station.

The PD conditions call for six-foot sidewalks and lighting standards for the development. A minimum of 10 percent of the building site must be provided as open space. A portion of the open space may be in the floodplain and would require a review before being developed. The limit of 110 dwelling units, which is 60 dwelling units per acre, is slightly more the 50 dwelling units per acre allowed in an MU-2 District.

#### **Development Standards:**

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office, retail, lodging 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
MU-2 Mixed Use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Proposed: PD	5'	0'	110 Units	85'	60%	RPS 15' spacing between each group of 8 SF units	Retirement Housing

**Parking:**

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. Retirement housing use is parked at one space per dwelling unit or suite. The applicant has requested 0.8 parking spaces per dwelling unit or suite requiring 68 parking spaces based on the 84 dwelling units on the development plan, parking has been met as the site is providing 82 parking spaces for the site. Engineering has reviewed the site and has no objections to the parking reductions for the development.

On the plan within the report, the chart indicates that at 110 units, 68 parking spaces are required. This is an error, as 88 parking spaces would be required. A revised development plan will be required at the time of approval.

**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 northeast, northwest, and west are also within Category "E."

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

### **Owners**

Rudy Ced, 5713 and 5715 Sadler Circle

Nancy H. Feaster, 5717, 5719, and 5721 Sadler Circle

RPLB Properties 1, Ltd, 5723 Sadler Circle

Doug Smellage, President

Jerry L. Parker, 5725 Sadler Circle

### **Applicant**

Resource Center

Cece Cox, J.D., Chief Executive Officer

Cameron Hernholm, Chief Development Officer

Dave Hesse, Chief Financial Officer

Marisa Elliott, Chief Operating Officer

Board of Directors

Paul von Wupperfeld, President

Kate Newman, President-Elect

Enrique MacGregor, Secretary

Lacey Brutschy, Treasurer

Frances A. Badgett

Derrick Justin Brown

Philip Clemmons

Tyler Curry-McGrath

Marla Custard

Sharon Fancher

Ellen Farrell

James A. Jones

Terry D. Loftis

Rick Thompson

Stephen Tosha

Rick J. Wilson

**CPC ACTION**  
**AUGUST 20, 2020**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MU-2 Mixed Use District uses, subject to development plan and conditions with the following additional conditions: 1) under SEC. 51P- .108. YARD, LOT, AND SPACE REGULATIONS. (d) Density. Include all other allowed residential uses per MU-2 Mixed Use District dwelling unit density apply and 2) amend development plan to reflect 88 required parking spaces for retirement housing on property zoned an IR Industrial Research District, on the northwest line of Sadler Circle, northwest of Inwood Road.

Maker: Hampton  
Second: Schultz  
Result: Carried: 13 to 0

For: 13 - Hampton, Stinson, Johnson, Shidid, Carpenter,  
Jackson, Blair, Jung, Schultz, Schwope,  
Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 10  
Conflict: 1 - MacGregor\*\*

\*\*out of the room, when vote taken

**Notices:** Area: 500 Mailed: 69  
**Replies:** For: 1 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

**PROPOSED PD 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 southwest corner of Sadler Circle, northwest of Inwood Road. The size of PD \_\_\_\_ is approximately 2.07 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.
- (c) This district is considered to be a non-residential zoning district.

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

The following exhibit is incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.

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

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_). 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.**



The only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use 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 MU-2 Mixed Use District is subject to DIR in this district; etc.

**SEC. 51P-\_\_\_\_.107.            ACCESSORY USES.**

(a)     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.

(b)     Accessory community center (private) is permitted by right.

**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 MU-2 Mixed Use District apply.

(b)     Front yard. Minimum front yard is five feet.

(c)     Side and rear yard. No side yard or rear yard is required.

(d)     Density. Maximum number of dwelling units for retirement housing is 110.

(e)     Floor area ratio. No maximum floor area for residential uses.

(f)     Height. Maximum structure height is 85 feet.

(g)     Lot size. No minimum lot size.

(h)     Stories. Maximum number of stories above grade is five.

**SEC. 51P-\_\_\_\_.109.            OFF-STREET PARKING AND LOADING.**

(a)     Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For retirement housing and multifamily uses, a minimum of 0.8 off-street parking spaces per dwelling unit is required.

**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.

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

(a) Sidewalks.

(1) Minimum sidewalk width is six feet.

(2) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

(3) Sidewalks are encouraged to be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the Director.

(b) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, shall be mounted in such a manner that the projected cone of light is directed downward towards the property and does not cross the property line.

(2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 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. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(c) Open space. Minimum of 10 percent of the building site must be provided as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping.

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

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

**SEC. 51P- \_\_\_\_ .114.            ADDITIONAL PROVISIONS.**

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

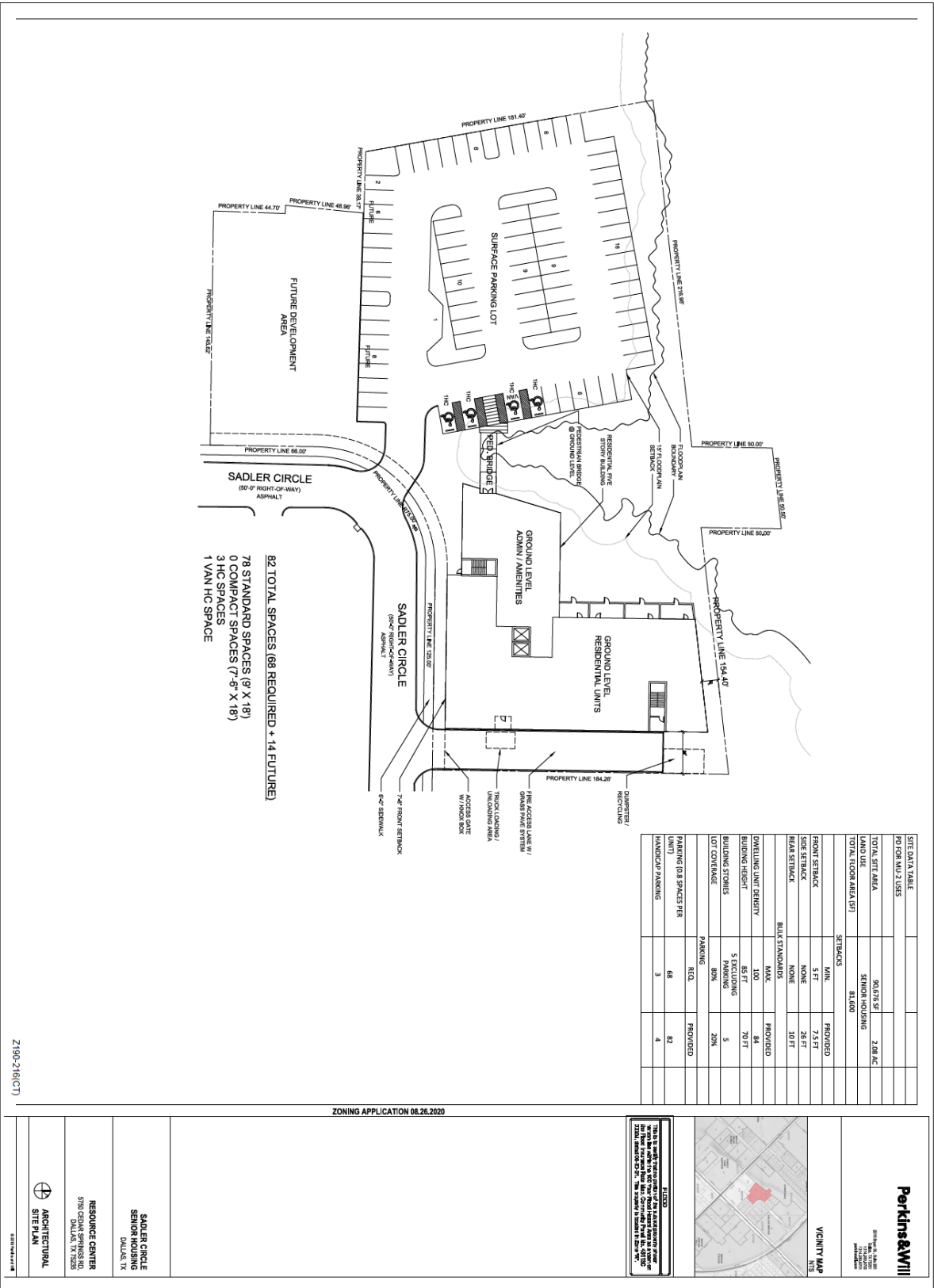
(b)     Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

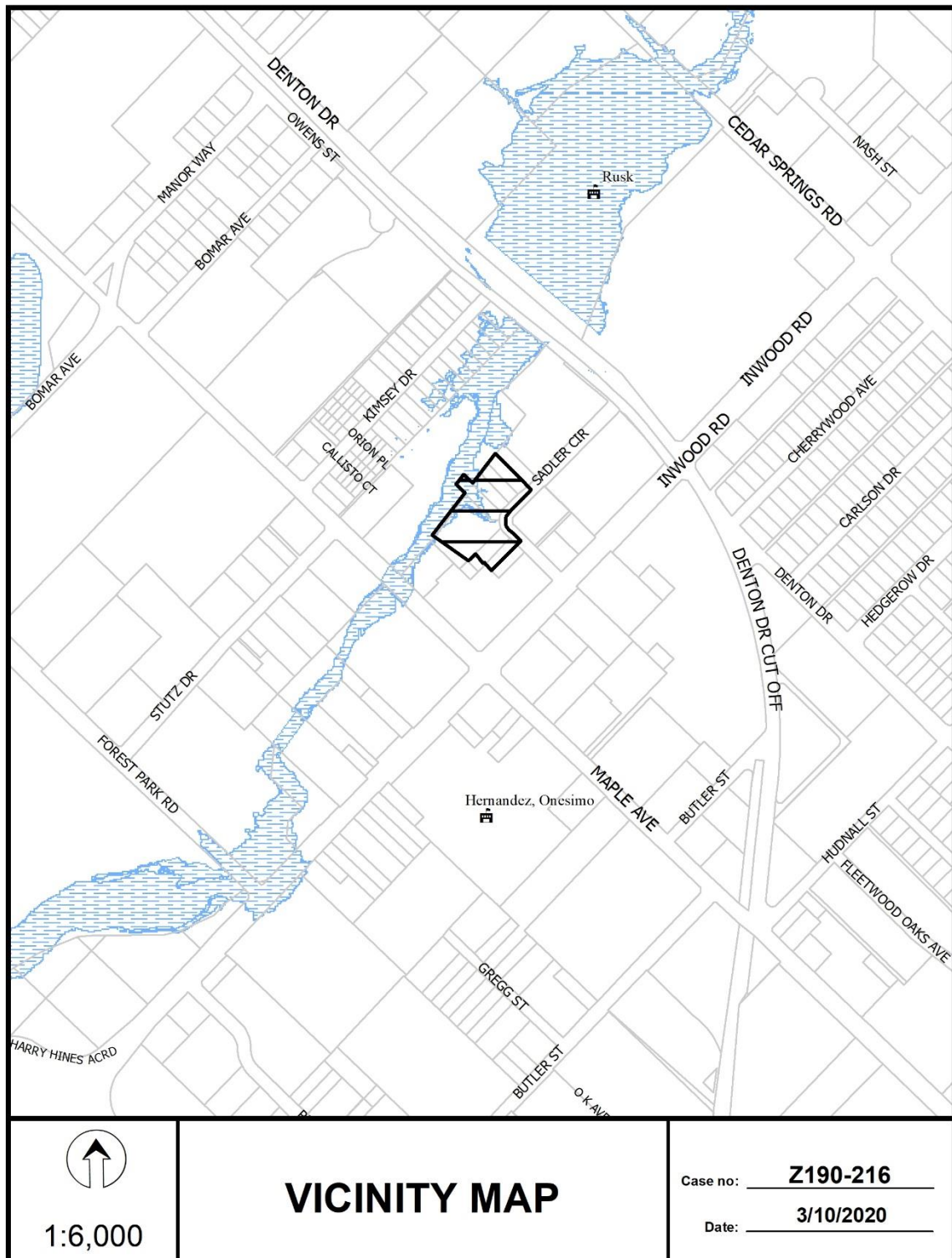
**SEC. 51P- \_\_\_\_ .115.            COMPLIANCE WITH CONDITIONS.**

(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

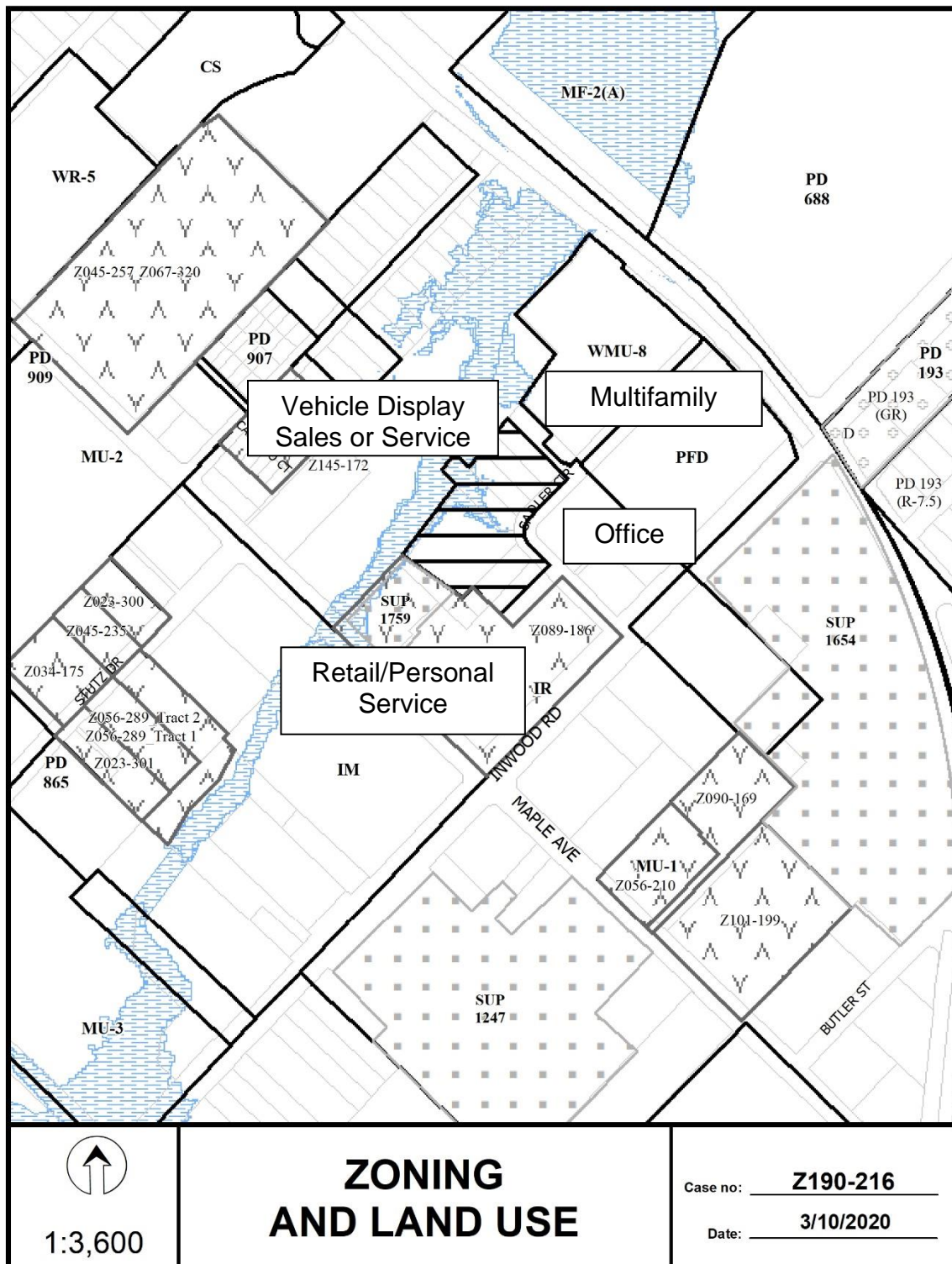


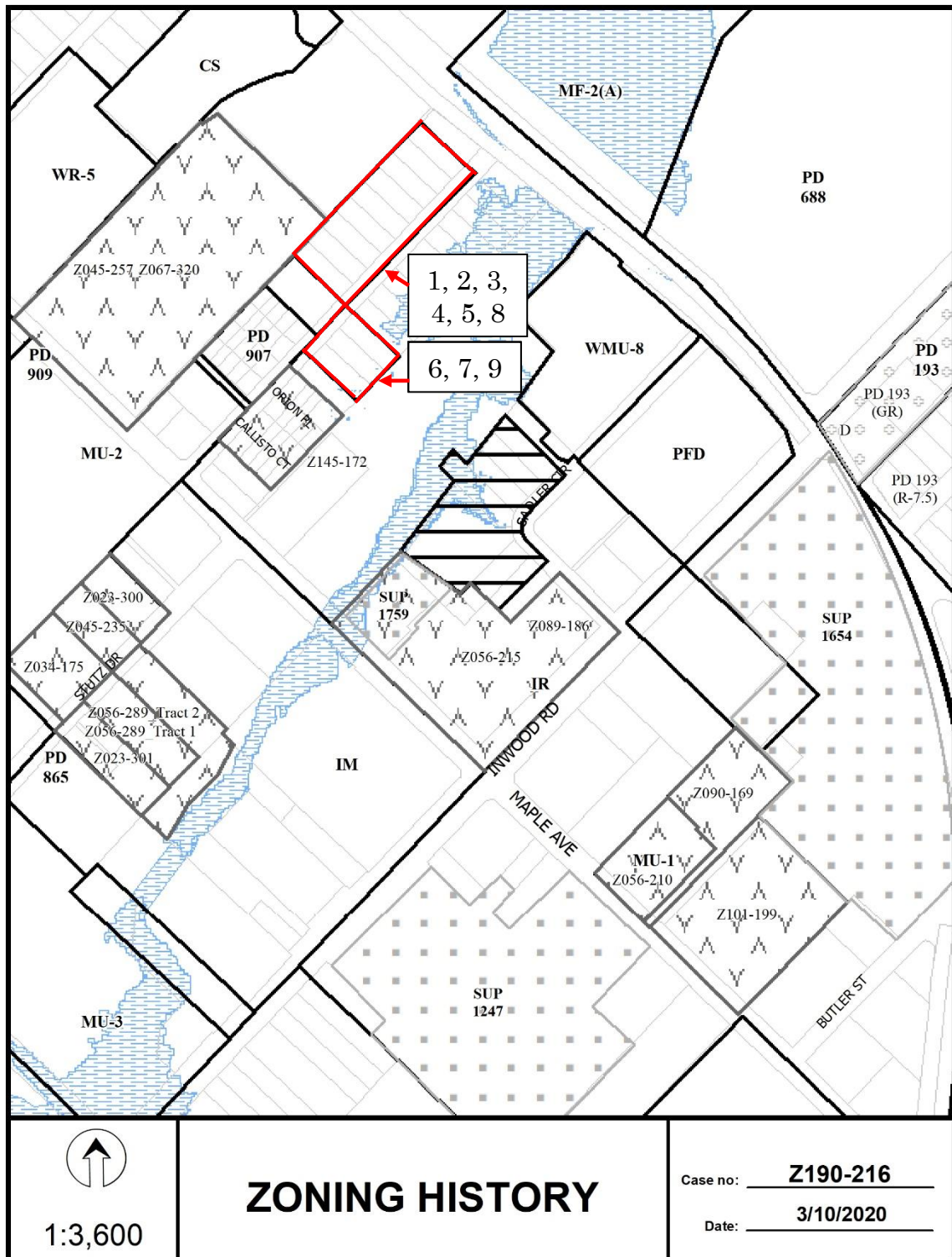




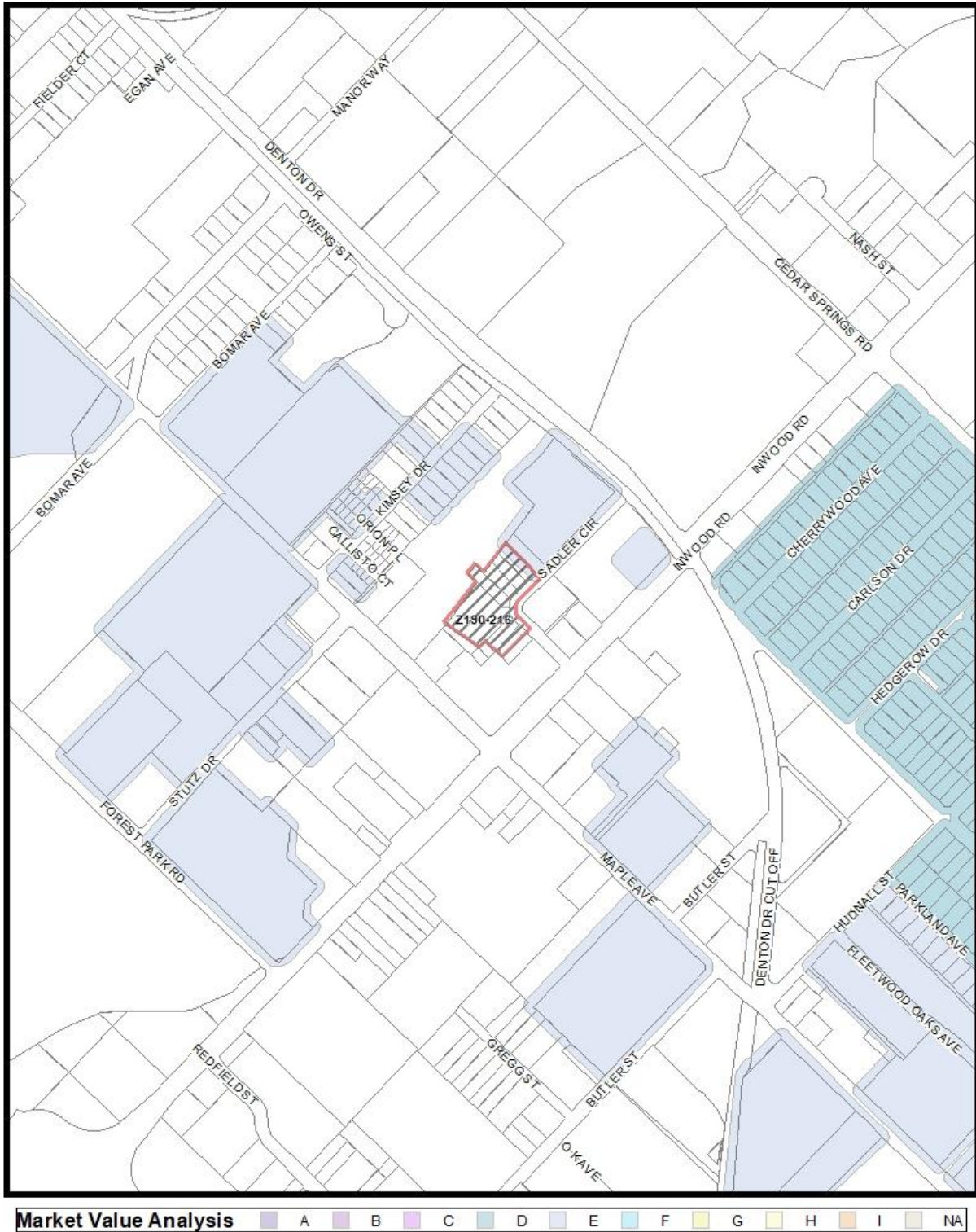








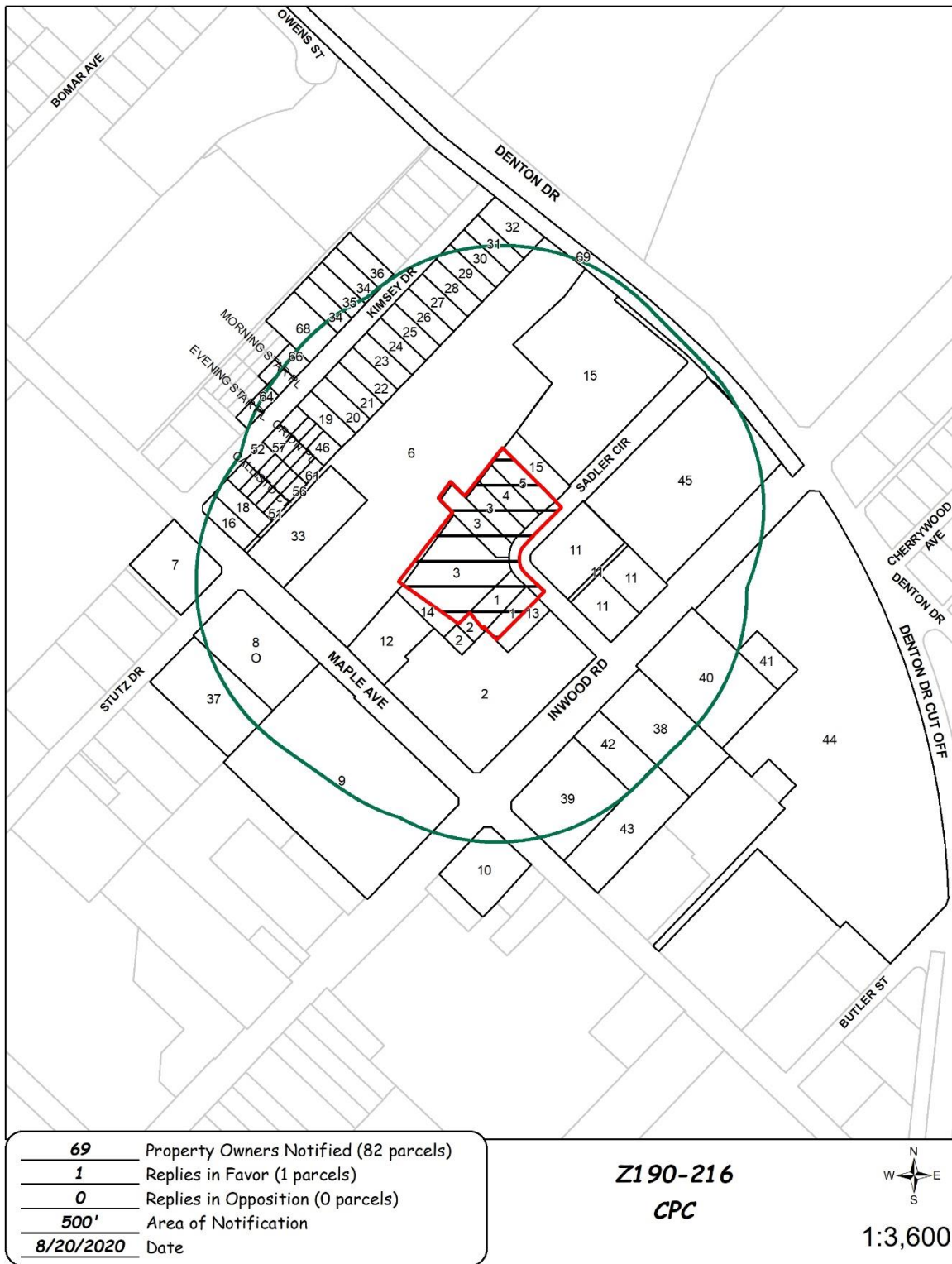




## Market Value Analysis

Printed Date: 3/10/2020

**CPC RESPONSE MAP**



08/19/2020

***Reply List of Property Owners******Z190-216******69 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	5713 SADLER CIR	CED RUDY
	2	2515 INWOOD RD	MAPLE WALK LP
	3	5717 SADLER CIR	FEASTER NANCY H
	4	5723 SADLER CIR	RPLB PPTIES 1 LTD
	5	5725 SADLER CIR	PARKER JERRY L
	6	5760 MAPLE AVE	ADLER PROPERTY CO LLP
	7	5901 MAPLE AVE	KIMSEY STUTZ LLC
O	8	5855 MAPLE AVE	STARK OLLIE VERNON & HELEN
	9	5701 MAPLE AVE	MC PTNRS LTD
	10	2444 INWOOD RD	G MEDINA ENTERPRISES INC
	11	2603 INWOOD RD	MAPLEWOOD PARTNERS LTD
	12	5740 MAPLE AVE	MAPLE WALK LP
	13	5711 SADLER CIR	OFFINWOOD LLC
	14	5715 SADLER CIR	MAPLE WALK LP
	15	5747 SADLER CIR	FAIRFIELD SADLER LLC
	16	5850 MAPLE AVE	SLJ COMPANY LLC &
	17	5830 MAPLE AVE	SLJ COMPANY LLC
	18	2504 KIMSEY DR	2033 EC LTD &
	19	2602 KIMSEY DR	PERKINS JANIE L
	20	2606 KIMSEY DR	KIMSEY DEVELOPMENTS INC
	21	2610 KIMSEY DR	DEVONSHIRE VENTURES LLC
	22	2614 KIMSEY DR	DEVONSHIRE VENTURES LLC
	23	2618 KIMSEY DR	HEED CYNTHIA LOUISE
	24	2622 KIMSEY DR	MARTINEZ ALEXANDER C &
	25	2626 KIMSEY DR	MACMAHON PAUL
	26	2702 KIMSEY DR	PATTERSON DAVID C ETAL

08/19/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2706	KIMSEY DR	PORTILLO SOCORRO H LIFE ESTATE
28	2710	KIMSEY DR	CORONADO JOSE & ANA M
29	2714	KIMSEY DR	PECINA DAGOBERTO R &
30	2718	KIMSEY DR	SOTO GERARDO
31	2722	KIMSEY DR	WHITE ORCHID HOLDING CO
32	2724	KIMSEY DR	WHITE ORCHID HOLDING CO
33	5800	MAPLE AVE	GAS PIPE INC
34	2619	KIMSEY DR	DOLLINGER MICHAEL G &
35	2623	KIMSEY DR	2623 KIMSEY LLC
36	2703	KIMSEY DR	DEVONSHIRE VENTURES LLC
37	2424	STUTZ RD	REED LISA A
38	2522	INWOOD RD	AUTOZONE INC
39	2506	INWOOD RD	GINGERCREST INC
40	2608	INWOOD RD	SONORA HOLDINGS TX LP
41	2608	INWOOD RD	DART
42	2516	INWOOD RD	FRIS CHKN LLC % CAJUN OPERATING CO
43	5626	MAPLE AVE	BAMBOO INVESTMENTS LLC
44	2720	INWOOD RD	DART
45	2727	INWOOD RD	FAIRFIELD SADLER LLC
46	5822	ORION PL	KIMSEY PLACE HOMEOWNERS
47	5877	CALLISTO CT	HEATH JAKE A
48	5859	CALLISTO CT	ORTIZ GUSTAVO
49	5841	CALLISTO CT	WEEKLEY HOMES LLC
50	5823	CALLISTO CT	TRIEU ZHANTEIN R & DAVID
51	5805	CALLISTO CT	ABIJAY JOSEPH A L & JULIET B &
52	5876	CALLISTO CT	WEBER SCOTT &
53	5858	CALLISTO CT	FAVORS BRADLEY
54	5840	CALLISTO CT	NICHOLS JERRY MARTIN &
55	5822	CALLISTO CT	ABDULRAHIM NASHILA
56	5804	CALLISTO CT	SANCLEMENTE JUAN &
57	5877	ORION PL	TRIVEDI TUSHAR R

Z190-216(CT)

08/19/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5859 ORION PL	SIDDIQUI RIJA & DANIEL W SYED
	59	5841 ORION PL	WILLIAMS DAYNA L
	60	5823 ORION PL	CHANG ERIC JASON &
	61	5805 ORION PL	BLAIS WILLIAM
	62	5858 ORION PL	VARMA RACHNA
	63	5840 ORION PL	NAVARRO CARLOS R &
	64	5916 EVENING STAR PL	RODARTE JUSTIN AUSTIN
	65	5917 MORNING STAR PL	COLEMAN ELIZABETH J &
	66	5916 MORNING STAR PL	LASHER JAMIE E
	67	5932 MORNING STAR PL	HUANG JIAXIN &
	68	2611 KIMSEY DR	WINE MAISON LLC
	69	555 2ND AVE	DART