

**HONORABLE MAYOR AND CITY COUNCIL      WEDNESDAY, JANUARY 27, 2021**

---

**ACM: Dr. Eric A. Johnson**

**FILE NUMBER:**                      Z190-352(CT)                      **DATE FILED:** September 14, 2020

**LOCATION:**                              Southwest side of Simpson Stuart Road and west side of  
Bonnie View Road

**COUNCIL DISTRICT:**      8                                      **MAPSCO:** 66 P; T

**SIZE OF REQUEST:**      ±13.034 acres                      **CENSUS TRACT:**      167.01

---

**REPRESENTATIVE:**              Maxwell Fisher, MASTERPLAN

**APPLICANT:**                              Palladium Simpson Stuart, Ltd.

**OWNER:**                                      Hauteman Properties, LLC

**REQUEST:**                              An application for a Planned Development District for MF-  
2(A) Multifamily District uses on property zoned a CR  
Community Retail District.

**SUMMARY:**                              The purpose of the request is to allow for a 270-unit  
multifamily development to be allowed on the subject site

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

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

## BACKGROUND INFORMATION:

- The request site is undeveloped.
- The purpose of the request is to allow for a 270-unit multifamily development to be allowed on the subject site.

**Zoning History:** There has been one recent zoning change requests in the vicinity within the last five years.

1. **Z178-188** The automatic renewal of Specific Use Permit No. 1860 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was granted on May 15, 2018.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Simpson Stuart Road	Principal Arterial	100'
Bonnie View Road	Minor Arterial	100'

## **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.

## **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 proposed zoning request meets the following goals and objectives 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.

**1.1.5.7** Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**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.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.**

**Policy 5.2.1** Maintain neighborhood scale and character.

*The Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

**GOAL 6. ENHANCE RENTAL HOUSING OPTIONS**

**Policy 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR Community Retail District	Undeveloped
<b>North</b>	R-7.5(A) Single Family District Deed Restriction [Z812-100]	Church
<b>South</b>	NO(A) Neighborhood Office District	Church Undeveloped
<b>East</b>	CR Community Retail District SUP No. 1250 for a Tower/Antenna for Cellular Communication Tower	Retail/Personal Service
<b>West</b>	MF-2(A) Multifamily District SUP No. 556 for a Day Nursery	Undeveloped Proposed City Park

**Land Use Compatibility**

The request site is currently undeveloped. The subject site is proposed to be developed with three structures with a total floor area of 257,040 square feet for multifamily uses. Surrounding land uses consist of retail and personal service and church uses to the east of the subject site. Across Bonnie View Road is a multifamily development and library. A church and single-family homes are to the south of the site and an undeveloped tract to the west which is the proposed site of a public park. To the north of the subject site across Simpson Stuart Road a church and retail and personal service uses.

The applicant proposes 270 units for the site. Staff is in support of this density as the site is near the intersection of two thoroughfares and is approximately one-half mile from Paul Quinn College and approximately three miles from the UNT-Dallas Campus. Staff has recommended front facing units for the site to increase walkability and neighborhood feel to the development. With a proposed City park to the west of the site, staff recommends ground units along the west line to include ingress/egress points facing the west and no parking on the west line of the property. At this time, the applicant has chosen to move forward with the configuration in the proposed to development plan.

Staff has reviewed the site for Mixed Income Housing Bonuses and believes that there is an abundance of low-income housing in the area and a bonus for mixed income housing is not necessary.

The proposed development will provide amenities that are written into the PD language to include a pool, three shade structures, one playground area, one horseshoe pit or similar game, and two dog parks.

The vehicular access point at Bonnie View Road will be gated and controlled allowing access to emergency vehicles only. The applicant has added a pedestrian access point

which will also be controlled allowing residents access to and from Bonnie View Road and the library to the east of the site.

### Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front*	Side/Rear*					
CR Community Retail – existing	15'	20' adjacent to residential   OTHER: No Min.	0.5 for office 0.75 all uses combined	54'	60%	Proximity Slope Visual Intrusion	Retail/Personal Service
New PD – proposed	15'	Side 10'  Rear: 15'	270 units	45' 3 stories	60%	-	Multifamily
MF-2(A)	15'	No min. side or rear for SF  Side: 5' for Duplex  10' for all other  Rear: 10' for Duplex  15' for other	No Max	36'	60% for Res.  50% for nonresidential	RPS	Multifamily

Staff considers the requested development to be compatible with the surrounding neighborhood as there are many multifamily and retail uses in the area.

### Parking:

The PD conditions will follow parking regulations contained in Division 51A-4.200 for off-street parking/loading requirements for each use with a maximum of two parking spaces per each three-bedroom unit. Multifamily development require one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

### **Landscaping**

Landscaping must be provided in accordance with Article X.

### **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. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the north, south, and east are located within an “H” Category. South of the site also includes an “F” MVA Cluster.

<b>LIST OF OFFICERS</b>
-------------------------

**Hauteman Properties, LLC**

Margaret Ann Hauteman, Sole Owner/Member

**Palladium USA, Inc.**

Thomas E. Huth, President

Fiorenza Rancilio, Vice President and Treasurer

James H. Bennett, Vice President and Secretary

Margaret M. Jones, Assistant Treasurer and Assistant Secretary

David E. Brusilow, Assistant Secretary

**Board Members**

Cesare Rancilio

Fiorenza Rancilio

James H. Bennett

**CPC ACTION**  
**December 17, 2020**

**Motion:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses, subject to a revised development plan and staff recommended conditions on property zoned a CR Community Retail District, on the southwest side of Simpson Stuart Road and the west side of Bonnie View Road.

Maker: Blair  
Second: Myers  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Blair, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

**Notices:** Area: 500 Mailed: 39  
**Replies:** For: 0 Against: 0

**Speakers:** For: Tom Huth, 13455 Noel Rd., Dallas, TX, 75240  
Maxwell Fisher, 2201 Main St., Dallas, TX, 75201  
Erik Earnshaw, 4595 Excel Pkwy., Addison, TX, 75001  
Kim Parker, 2626 Cole Ave., Dallas, TX, 75204  
Keith Pomykal, 2626 Cole Ave., Dallas, TX, 75204  
Scott Johnson, 2813 Meadowbrook Dr., Plano, TX,  
Joan Maxwell, 13455 Noel Rd., Dallas, TX, 75240  
Wade Roper, 13455 Noel Rd., Dallas, TX, 75240  
Ellen Chung, 2016 Brandiles Dr., Lewisville, TX, 75056  
Tony Owens, 6152 Balcony Ln., Dallas, TX, 75241  
For (Did not speak): Jonathan Hake, 1720 W. Virginia St., McKinney, TX,  
Lance Roquemore, 3715 Moonstone Dr., Dallas, TX,  
Against: None  
Neutral: Lt. Monica Igo, DPD, 1999 E. Camp Wisdom Rd., Dallas,

<b>CPC RECOMMENDED PD CONDITIONS</b>
--------------------------------------

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

**P.D. \_\_\_\_.**

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

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

**SEC. 51P-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located south of Simpson Stuart Road and west of Bonnie View Road. The size of PD \_\_\_\_ is approximately 13.034 acres. (Ord. \_\_\_\_)

**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 residential district. (Ord. \_\_\_\_)

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

(a) Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

**SEC. 51P-\_\_\_\_.105. MAIN USES PERMITTED.**

(a) The only main uses permitted in this district are those main uses permit in the MF-2(A) Multi Family-2 District, subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the MF-2(A) District in Chapter 51A, it is permitted only by SUP in this district; if a use is subject to development impact review (DIR) in the MF-2 Industrial Research District in Chapter 51A, it is subject to DIR in this district; etc. (Ord. Nos. \_\_\_\_)

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

**SEC. 51P-\_\_\_\_.107. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this subsection 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 below, the yard, lot, and space regulations contained in Section 51A-4.116(b), “MF-2 Multi Family-2 District,” apply in this district.

(b) For a multifamily use:

- (1) Floor area ratio. No maximum floor area ratio.
- (2) Density. The maximum number of residential units is 270.
- (3) Height. Maximum structure height is 45 feet.
- (4) Lot coverage. The maximum lot coverage is 60%
- (5) Lot size. No minimum lot size.
- (6) Stories. Maximum number of stories above grade is three. (Ord. \_\_\_\_)
- (7) Carports. Carports are permitted as shown on the development plan.

**SEC. 51P-\_\_\_\_.108. OFF-STREET PARKING AND LOADING.**

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

(b) Required Parking. A minimum of two parking spaces are required for each 3-bedroom living unit.

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

- (a) Except as provided in this section, landscaping must be in accordance with Article X.
- (b) All plant materials must be maintained in a healthy, growing condition. (Ord. \_\_\_\_)

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

- (a) A minimum of one pool is required with a minimum water surface area of 700 square feet.

- (b) A minimum of three shade structures are required.
- (c) A minimum of one playground area is required.
- (d) A minimum of one horseshoe pit or similar game is required.
- (e) A minimum of two dog parks are required.
- (f) A minimum of 87 parking spaces shall be covered by carport structure.

*CPC Recommendation*

**SEC. 51P-\_\_\_\_.111. DESIGN STANDARDS FOR MULTIFAMILY USES**

(a) Frontages. All street-fronting facades, open-space fronting facades, facades on the west line of the property must have at least one window and at least one common primary entrance facing the street, open space, or west line of the property at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting, open-space-fronting façade, and façade on the west line of the property.

(b) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the Simpson Stuart Road with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

*Applicant request:*

**SEC. 51P-\_\_\_\_.111. ~~DESIGN STANDARDS FOR MULTIFAMILY USES~~**

(a) Frontages. All street-fronting facades, open-space fronting facades, facades on the west line of the property must have at least one window and at least one common primary entrance facing the street, open space, or west line of the property at street level. The entrance must access the street or open space with an improved path connecting to the sidewalk. A transparent surface is required for every 25 linear feet of continuous street-fronting, open-space-fronting façade, and façade on the west line of the property.

(b) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the Simpson Stuart Road with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

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

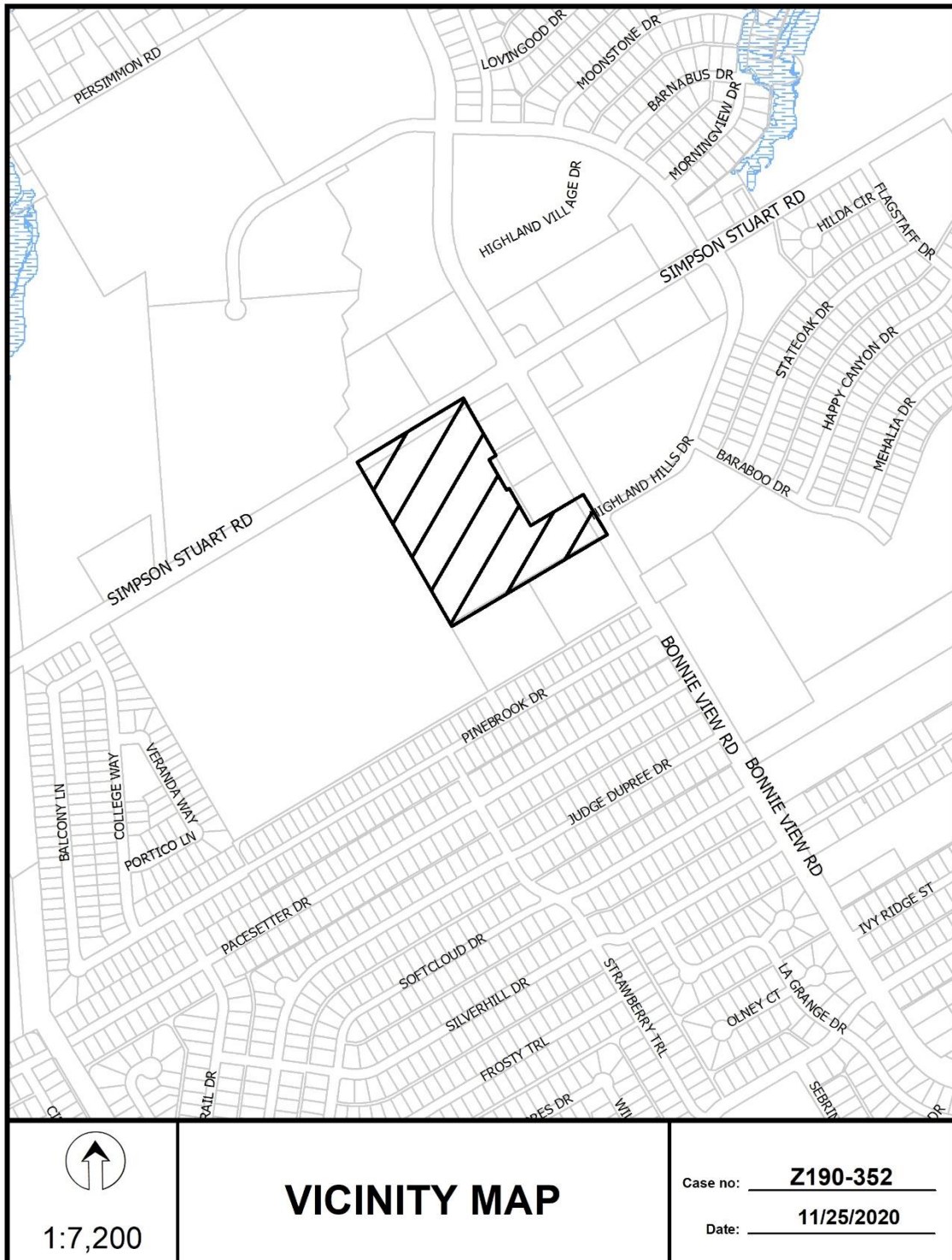
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) The vehicular access point at Bonnie View Road shall be gated and controlled, allowing access to emergency vehicles only.
- (c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

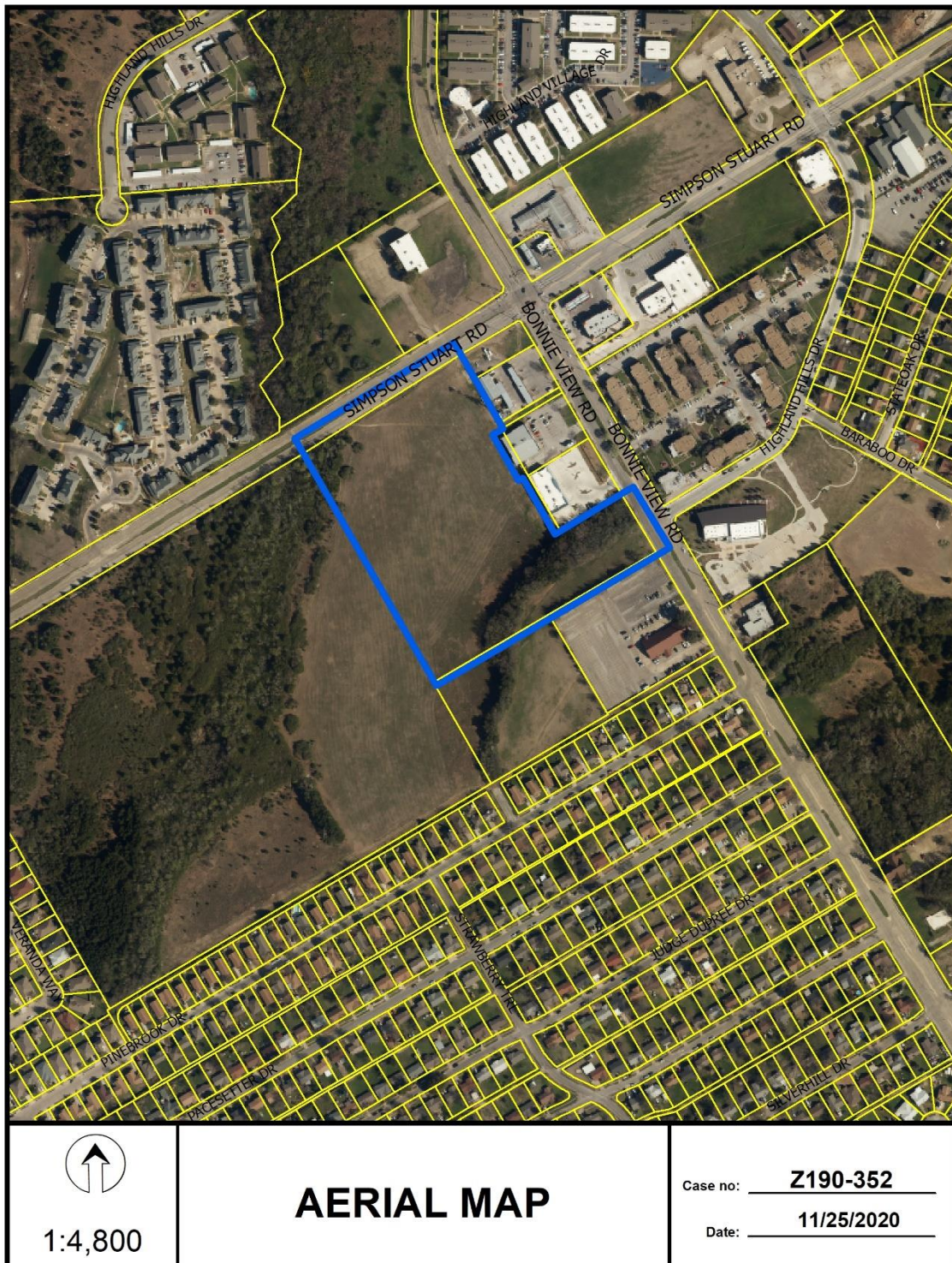
**SEC. 51P-\_\_\_\_.112. COMPLIANCE WITH CONDITIONS.**

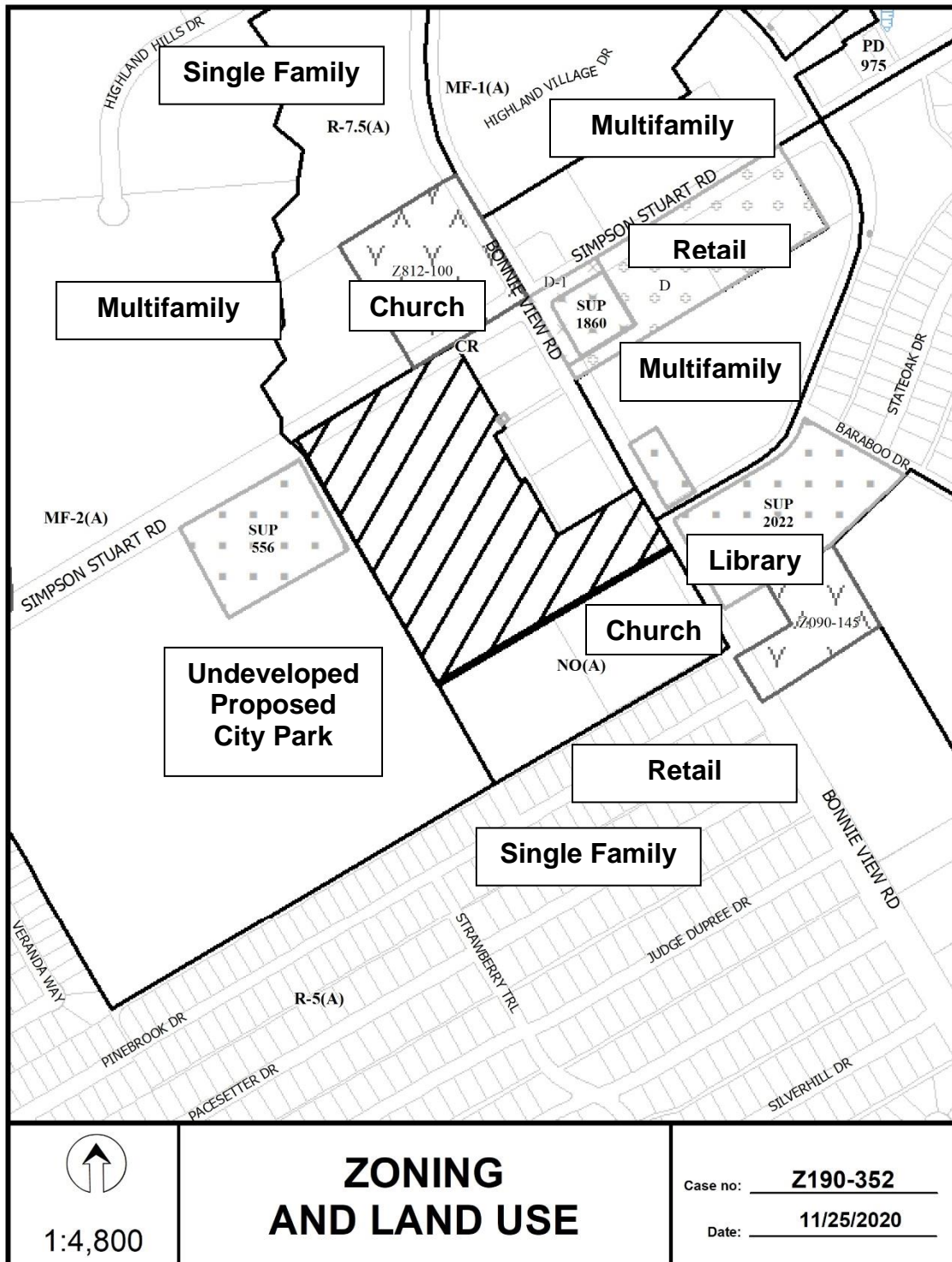
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

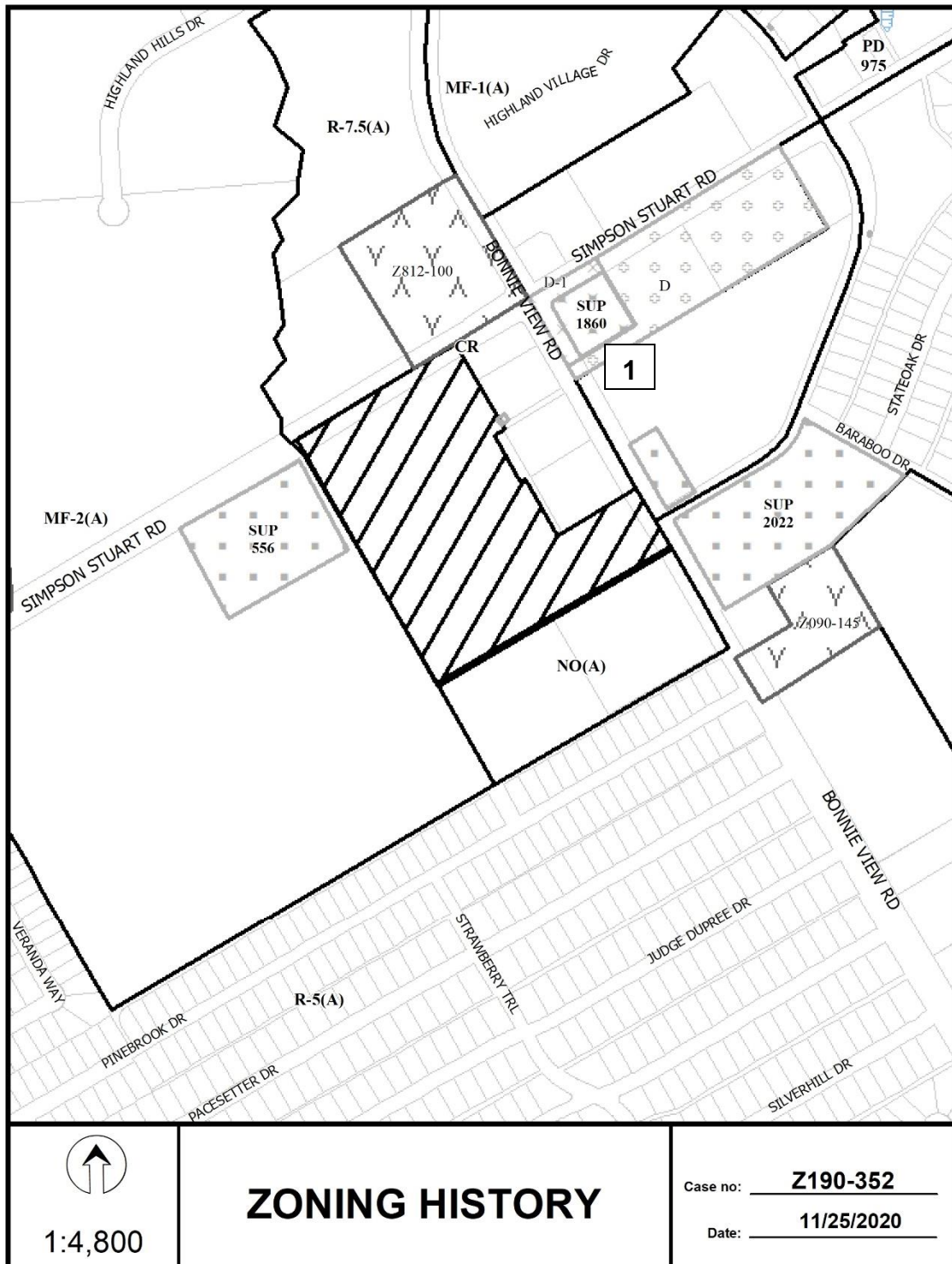
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. \_\_\_\_)

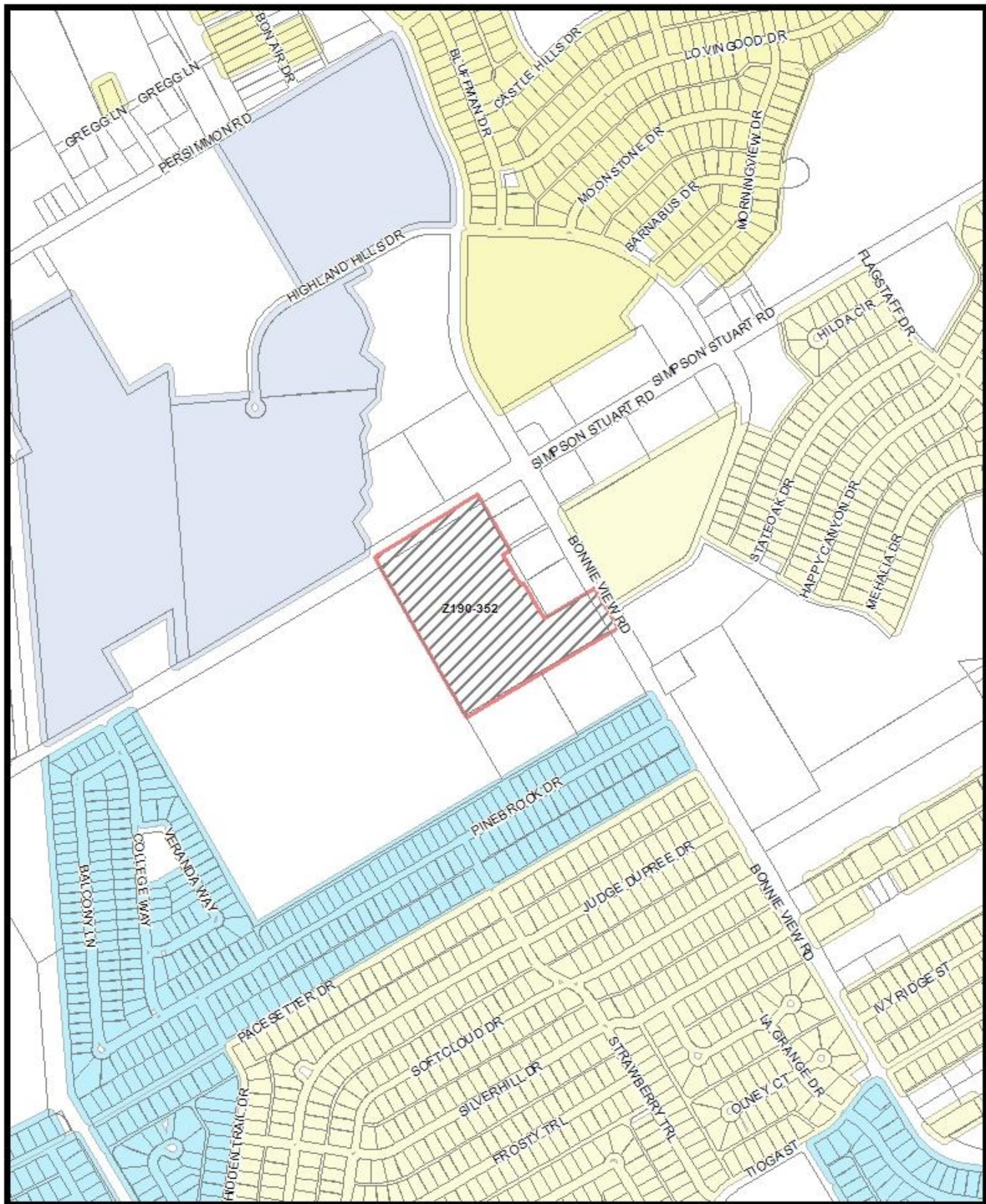












MVA Cluster A B C D E F G H I NA



1:7,200

## Market Value Analysis

Printed Date: 11/25/2020

## CPC Responses



12/16/2020

***Reply List of Property Owners******Z190-352******39 Property Owners Notified    0 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	3380	SIMPSON STUART RD	HAUTEMAN MARGARET ANN
2	6255	BONNIE VIEW RD	FAITHFUL MISSIONARY
3	6161	BONNIE VIEW RD	INGRAM KINELL & ELMA J
4	3380	SIMPSON STUART RD	TOWER ASSET SUB INC
5	6181	BONNIE VIEW RD	WALNUT HILL ESTATE REALTY LLC
6	6161	BONNIE VIEW RD	INGRAM KINELL
7	6255	BONNIE VIEW RD	FAITHFUL MISSIONARY BAPT
8	3501	SIMPSON STUART RD	INGRAM & SON CO
9	3515	SIMPSON STUART RD	3515 SIMPSON STUART LLC
10	5969	HIGHLAND VILLAGE DR	DALLAS HOUSING CORP
11	6246	BONNIE VIEW RD	DUVAR FAMILY TRUST THE
12	6271	HIGHLAND HILLS DR	Taxpayer at
13	3540	SIMPSON STUART RD	KRR HH RETAIL LLC
14	5900	BONNIE VIEW RD	MANDLI GHULAM
15	3401	SIMPSON STUART RD	CITY OF HOPE & RESTORATION LIFE CENTER
16	3827	PINEBROOK DR	WARFIELD JANICE
17	3821	PINEBROOK DR	MCGINES GEORGIA L
18	3817	PINEBROOK DR	FLOYD ROBBIE
19	3811	PINEBROOK DR	EASTER AVAN SR &
20	3807	PINEBROOK DR	RODRIGUEZ RAUL & ERICA MARIA AYALA
21	3803	PINEBROOK DR	LOPEZ RICARDO
22	3801	PINEBROOK DR	OCCM INC
23	3737	PINEBROOK DR	DE LA RIVA BERNARDO & IRENE
24	3733	PINEBROOK DR	EDWARDS NOLAN
25	3727	PINEBROOK DR	JPACK INVESTMENT LLC
26	3723	PINEBROOK DR	DELATORRE JORGE

12/16/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3713	PINEBROOK DR	BUCKNER MARGIE M
28	3707	PINEBROOK DR	MARSHALL GENEVA
29	3703	PINEBROOK DR	KRUSE JAMES ALLEN SR &
30	3623	PINEBROOK DR	GULLEY ETHEL
31	3617	PINEBROOK DR	AWA PROPERTIES LLC
32	3613	PINEBROOK DR	SANCHEZ GABRIEL BARRON
33	3607	PINEBROOK DR	TORRES CLAUDIA JANETH &
34	3603	PINEBROOK DR	RAINTREE ASSET MGMT SERIES LLC
35	3601	PINEBROOK DR	INVESTALL INCORPORATED
36	3502	SIMPSON STUART RD	C KIDS INC
37	6061	BONNIE VIEW RD	CITY OF HOPE AND RESTORATION LIFE
38	3245	SIMPSON STUART RD	Taxpayer at
39	6171	BONNIE VIEW RD	Taxpayer at