
FILE NUMBER:	Z201-214(LG)	DATE FILED:	March 16, 2021
LOCATION:	Southwest corner of Highland Road and Barbaree Boulevard		
COUNCIL DISTRICT:	9	MAPSCO:	47 C
SIZE OF REQUEST:	±4.36 acres	CENSUS TRACT:	122.08

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: J.G. Moore & Co. Inc.

OWNER : Crossett Ash Creek, LLC

REQUEST: An application for a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the development of single family homes onsite with modified standards primarily in relation to yard, lot, space regulations and shared access requirements.

CPC RECOMMENDATION: Approval, subject to a conceptual plan, landscape plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The site is currently undeveloped and approximately 4.36 acres.
- The existing zoning district regulations would allow a maximum of 22-24 single family lots; the applicant proposes to allow up to 23 single family lots on the property.
- The eastern and southwestern portions of this site are located within the floodplain.
- The applicant proposes to modify the front yard setback, density, height and lot coverage for proposed use as a single family shared access development. Currently, single family uses are permitted in an R-7.5(A) District.

Zoning History: There has been no recent zoning changes requested in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Highland Road	Local Street	-
Barbaree Blvd	Local Street	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street 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.

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

- Policy 1.3.1 Create housing opportunities throughout Dallas.

This request is consistent with the following Neighborhood Plus Strategic goal:

Neighborhood Plus Strategic Goal 5.0 EXPAND HOME-OWNERSHIP

- 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped Land
North	PD No. 461	Single Family
Northeast	R-10(A)	Single Family
East	R-1/2ac(A), R-7.5(A)	Undeveloped Land
South	R-7.5(A), MF-2(A)	Undeveloped Land, Multifamily
West	R-7.5(A)	Golf Course

Land Use Compatibility:

Surrounding land uses include single family to the north and northeast of the site. Undeveloped land to the east and south; a golf course to the west and multifamily uses further south of the area of request. The applicant proposes a detached single family residential development consisting of a maximum of 23 dwelling units. Since single family, multifamily and a golf course is within the immediate vicinity, Staff considers the proposed single family uses compatible with surrounding properties and therefore supports the land use proposed in the applicant's request.

Staff supports the applicant's requested development standard modifications because they are consistent with the *Neighborhood Plus* strategic goal of "encouraging infill development" and does not negatively affect the site's relationship to its surrounding uses in staff's opinion. The lot coverage is proposed at 50%, the proposed number of dwellings is 23 units, and the proposed minimum lot size is 5,000 square feet.

The applicant has proposed additional provisions that include no windows on properties with a third story that faces north on Barbaree Boulevard. A solid six-foot masonry wall is also being provided and gates will be prohibited on the property. The applicant has indicated their intention to place all utilities for the proposed shared access development underground and the detention basins will be fence and screened with evergreen trees. Staff is in support of these proposed changes by the applicant, and believes these provisions are complimentary to existing land uses within the area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Single Family	25'	Single Family Side/Rear: 5'/5' Other uses: Side: 10' Rear: 15'	1 DU / 7,500 sq. ft.	30'	45%- residential 25% non- residential	Single family
Proposed: New Planned Development District with R-7.5(A) Single Family Uses	10'	5'/5'	1 DU /5,000 SF 23 units max	36'	50%	Single family

The applicant proposes to develop the site as a new planned development district for a shared access development with a maximum of 23 dwelling units with the following modifications to the R-7.5(A) Single Family District development standards:

1. Decreasing the front yard setback from 25 feet to 10 feet;
2. Increasing the density to 1 dwelling unit per 5,000 square feet instead of 1 dwelling unit per 7,500 square feet;
3. Increasing the height regulations from 30 feet to 36 feet; and
4. Increasing maximum lot coverage from 45 to 50 percent.

Parking:

The applicant does not propose to modify the parking requirements of the Dallas Development Code which requires one parking spaces per single family use and, in a shared access development, an additional 0.3 spaces per single family use for visitors or guests. The applicant is required to provide 7 parking spaces for guests within the development, and 23 spaces for single family dwellings within the shared access development for a total of 30 spaces.

Landscaping:

Initially, some landscaping concerns arose regarding the floodplain and landscaping within the proposed shared access development. An updated landscape plan was proposed demonstrating additional screening plants along the street front and preserved trees. The Chief Arborist reviewed the plan and was in support of the proposed plan but had concerns about whether or not all of the trees proposed will be authorized in the permitting process. The following suggestions were made, and the applicant had agreed to it.

- Article X landscaping requirements for a shared access development apply. This would apply to street frontage plant groups, site trees, the 15% minimum landscape area, and general soil and distance requirements of Article 10.104. For plant groups, one large tree and three large evergreen shrubs could be used for compliance.
- The applicant should propose retaining walls protecting preserved trees.

Conditions were included for specific types of trees within the proposed development to help with the development of the site since it is located within the floodplain. At this time, the applicant has met the shared access drive requirements for Article X and addresses the additional provisions of tree preservation and screening shrubs. If all of the proposed tree plantings cannot be met during the engineering review process, the applicant will have to come back to the City Plan Commission to amend the plan per the PD conditions.

The Chief Arborist has reviewed these provisions and has no objections. It should be noted that the proposed landscape plan does not show the retaining wall, however, the tree protection plan that is required at the time permitting will need to capture that with the confirmation from the Chief Arborist per the PD conditions.

Shared Access:

According to Section 51A-4.411(c)(1-4), a shared access development is required to have the following:

- (1) A shared access development is created by platting no less than three and no more than 36 individual lots. Adjacent shared access developments may not be connected or combined to exceed the 36 lot maximum.
- (2) A shared access development must be restricted by plat to single family use.
- (3) No building permit may be issued to authorize work in a shared access development until the plat and the shared access area agreement have been recorded in the real property records of the appropriate county, all requirements of the shared access area have been met, and the director has corrected the appropriate zoning map in the offices of the city secretary, the building official, and the department to reflect the restriction to single family use.
- (4) A shared access development may not be platted as a community unit development (CUD).

The applicant intends to meet the requirements listed above and the proposed development is compatible with the surrounding uses. Staff supports this request because the development is proposed to be limited to 23 units, and the conceptual plan shows circulation patterns that appear to be consistent with emergency access needs.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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 strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is uncategorized, properties within a Category "C" MVA cluster are to the northwest and east of the area of request. Category "B" MVA properties are to the north, and Category "E" properties are to the south of the area of request.

CPC ACTION

August 19, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for single family uses, subject to a conceptual plan, a landscape plan, and conditions on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard.

Maker: Jung
Second: Garcia
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,
Carpenter, Jackson, Jung, Suhler, Schwope,
Murphy, Garcia

Against: 0
Absent: 3 - Johnson, Blair, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 68
Replies: For: 3 Against: 19

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

List of Officers/Partners/Principals

Crossett Ash Creek, LLC

Steve Crossett, Director

CPC RECOMMENDED 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 on the west side of Highland Road, southwest of Barbaree Boulevard. The size of PD ____ is approximately 4.36 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 residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: conceptual plan.
- (2) Exhibit ____B: landscape plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit ____A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- _____.106. DEVELOPMENT PLAN.

(a) For single family uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P- _____.108. 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- _____.109. 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 R-7.5(A) Single Family District apply.

(b) Shared access development. The following standards apply for single family uses developed as a shared access development.

- (1) Front yard. Minimum front yard is 10 feet.
- (2) Side and rear yard. Minimum side and rear yard are 5 feet.
- (3) Density. Maximum number of dwelling units is 23.

(4) Height. Except as provided in this paragraph, maximum structure height is 36 feet. Individual lots on the north side of the shared access drive are limited to a maximum of 30 feet and two stories.

(5) Lot coverage. Maximum lot coverage for residential structures is 50 percent. The shared access area may be used to determine lot coverage. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot size. Minimum lot size is 5,000 square feet.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

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

(b) For a shared access development, a minimum of 0.3 guest parking spaces per unit is required.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

(a) In general. Except as provided, landscaping and tree mitigation must be provided in accordance with Article X.

(b) Shared access development.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) Trees identified on the landscaping plan for preservation must be preserved and protected during construction and development of the shared access development.

(3) Tree mitigation must be prioritized to plant replacement trees on the Property to the fullest extent approved by the Director.

(4) Trees planted within the front common area shown on the Conceptual Plan (Exhibit ____A) or within a designated flood plain area must be one of the following species:

- (A) Bald Cypress.
- (B) Pond Cypress.
- (C) 'October Glory' Maple.
- (D) 'Dura Heat' River Birch.
- (E) Cottonwood.
- (F) Weeping Willow.
- (G) Hackberry.
- (H) Black Willow.
- (I) Sycamore.

(5) For any revisions to the proposed landscape plan, a revised landscape plan must be approved by the city plan commission before the issuance of any building permit to authorize work.

(6) Retaining walls or tree wells protecting preserved trees must be provided and shown on the Tree Protection plan in appropriate location, as determined by the City Arborist at the time of issuing building permit.

- (e) Maintenance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.113. SIGNS.

Signs must comply with the provisions for non-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.

(c) A shared access development may contain no more than 23 individual lots for one shared access point.

(d) The northwestern-most individual lot shown on the Conceptual Plan (Exhibit ____A) must not contain any windows on a third story that face north and any deck area on this lot above the second story must not be located to be visible from the northern property line.

(e) A solid masonry wall of a minimum height of six feet is required along the northern property line.

- (f) The shared access easement is prohibited from being gated.

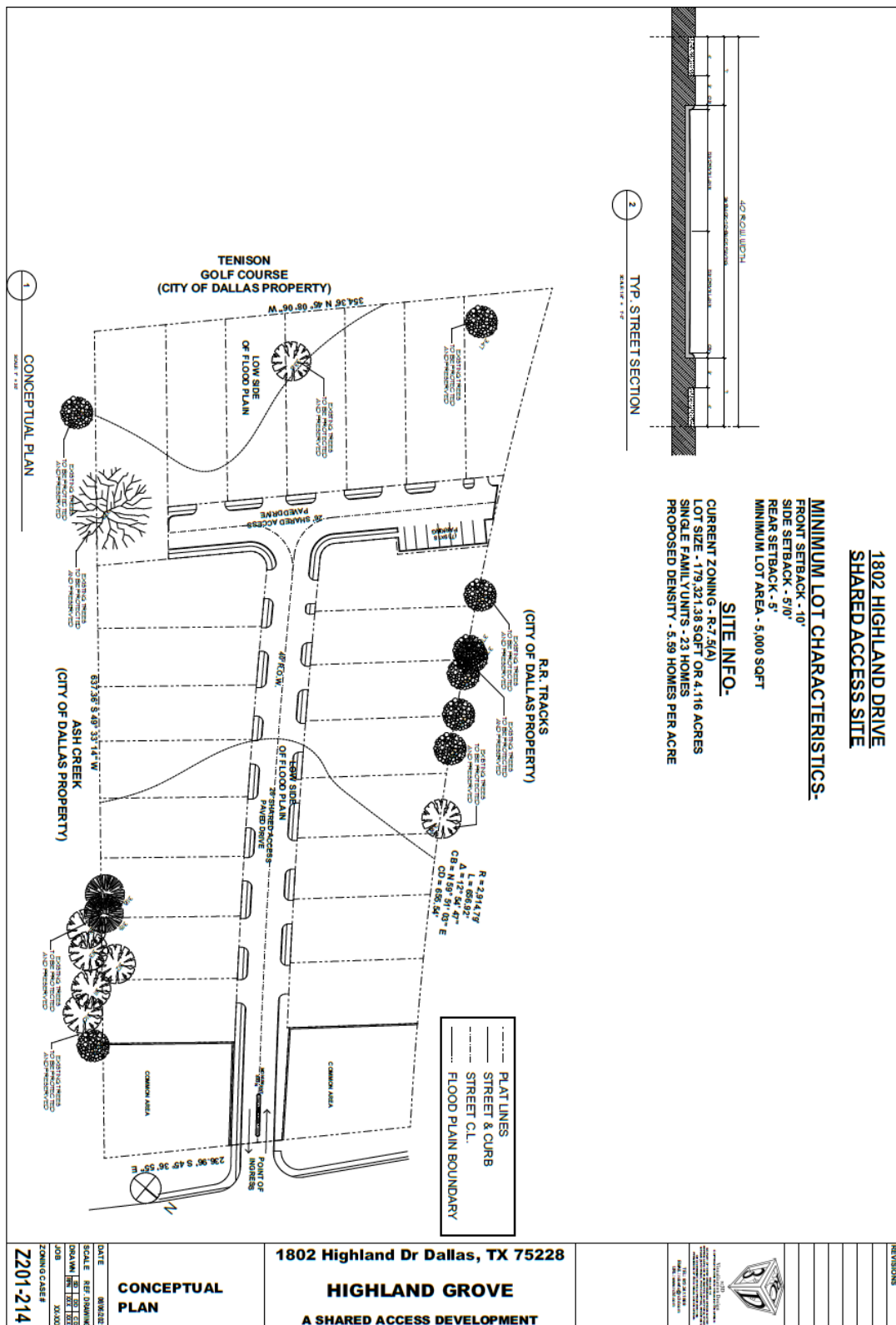
(g) The detention basins shown on the Conceptual Plan (Exhibit ____A) must be fenced. The fencing must be screened from the street with evergreen shrubs.

SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

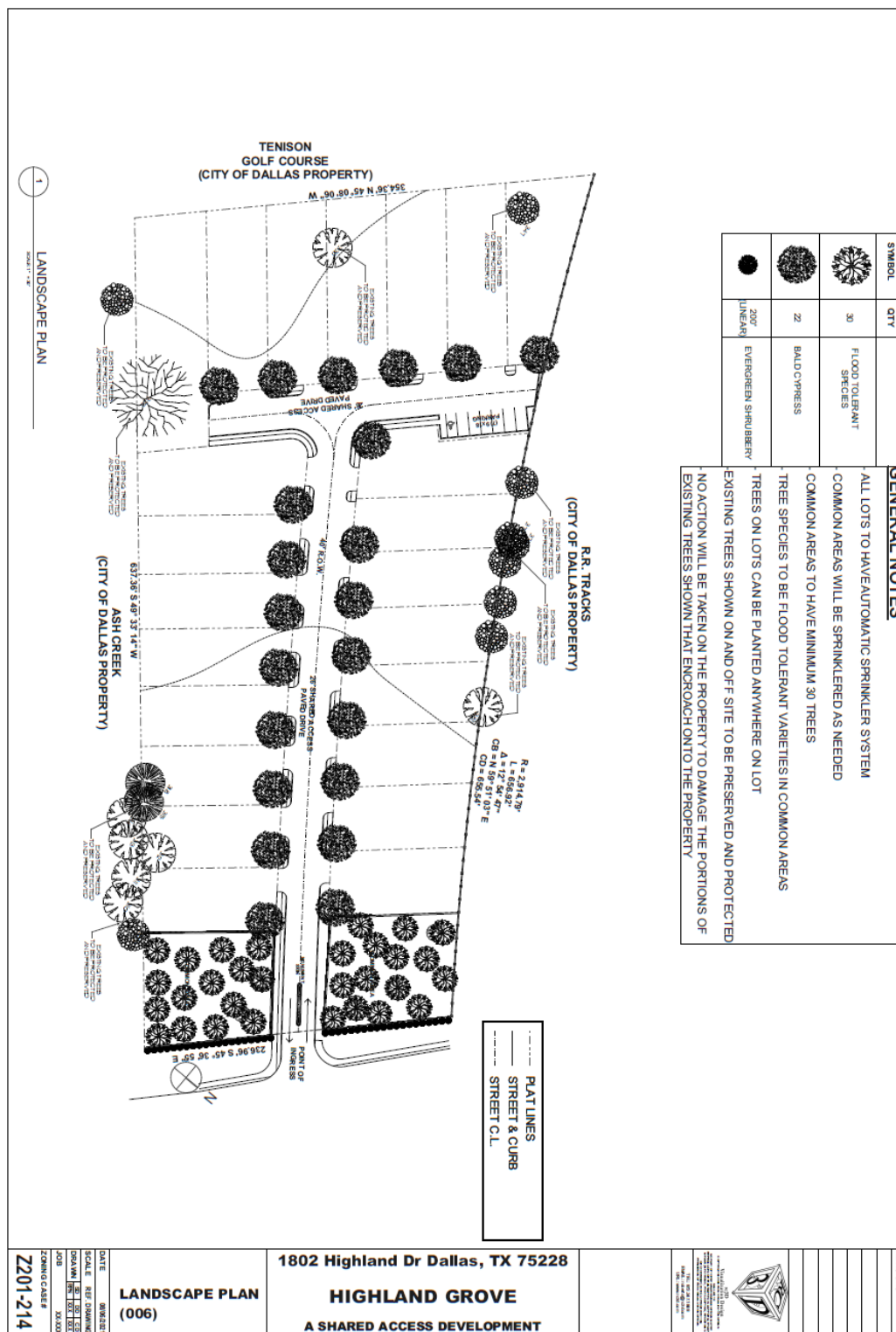
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

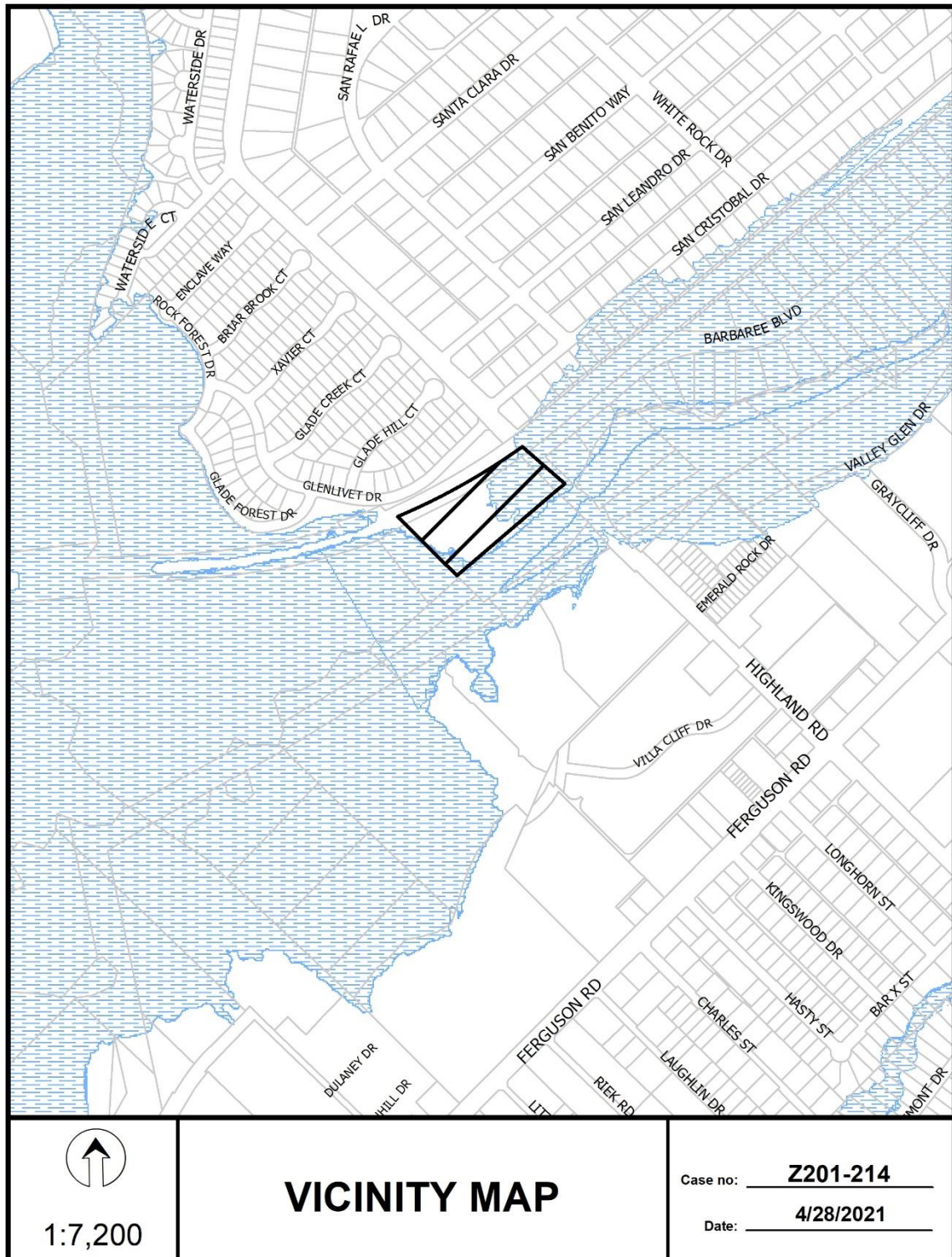
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

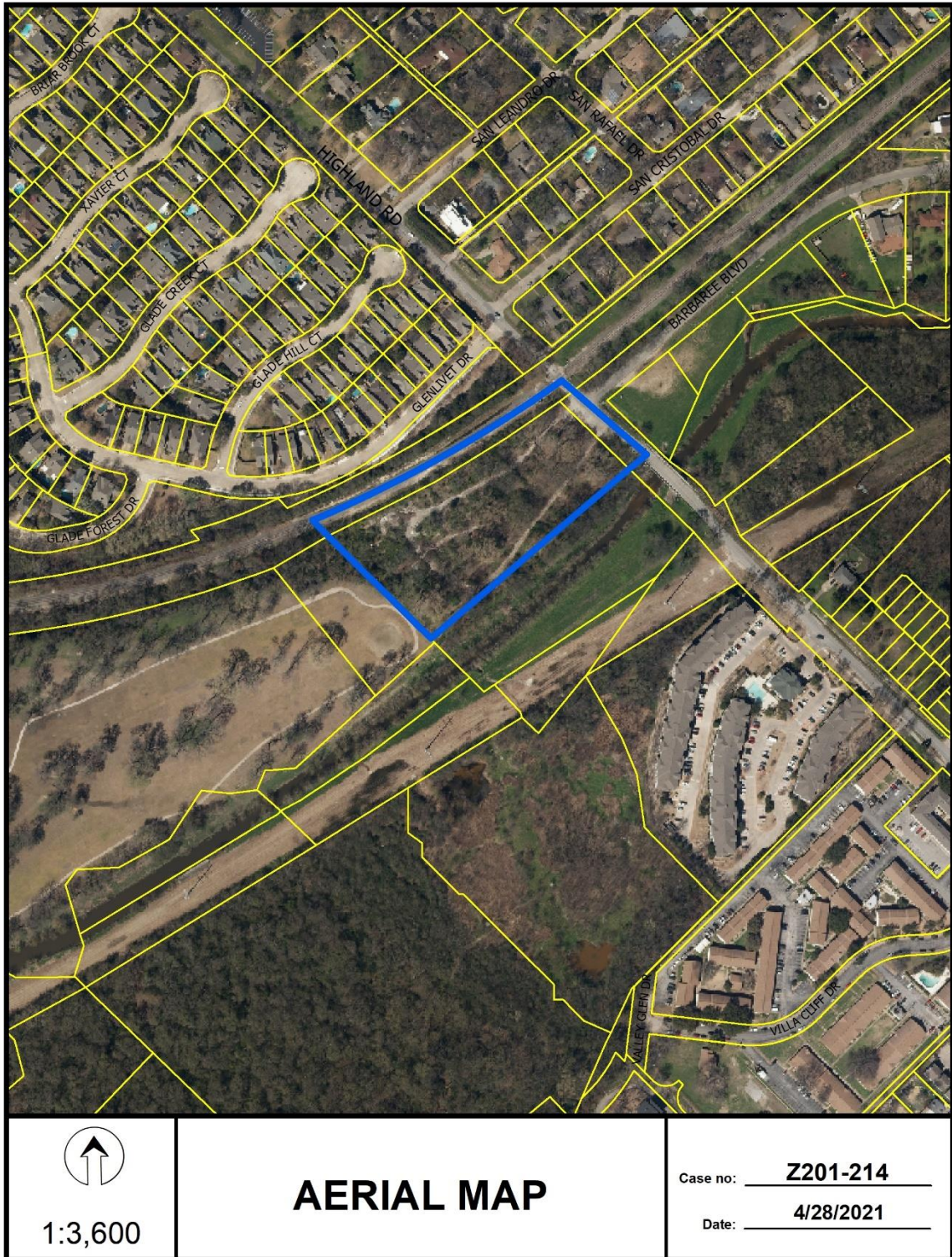
CPC RECOMMENDED CONCEPTUAL PLAN

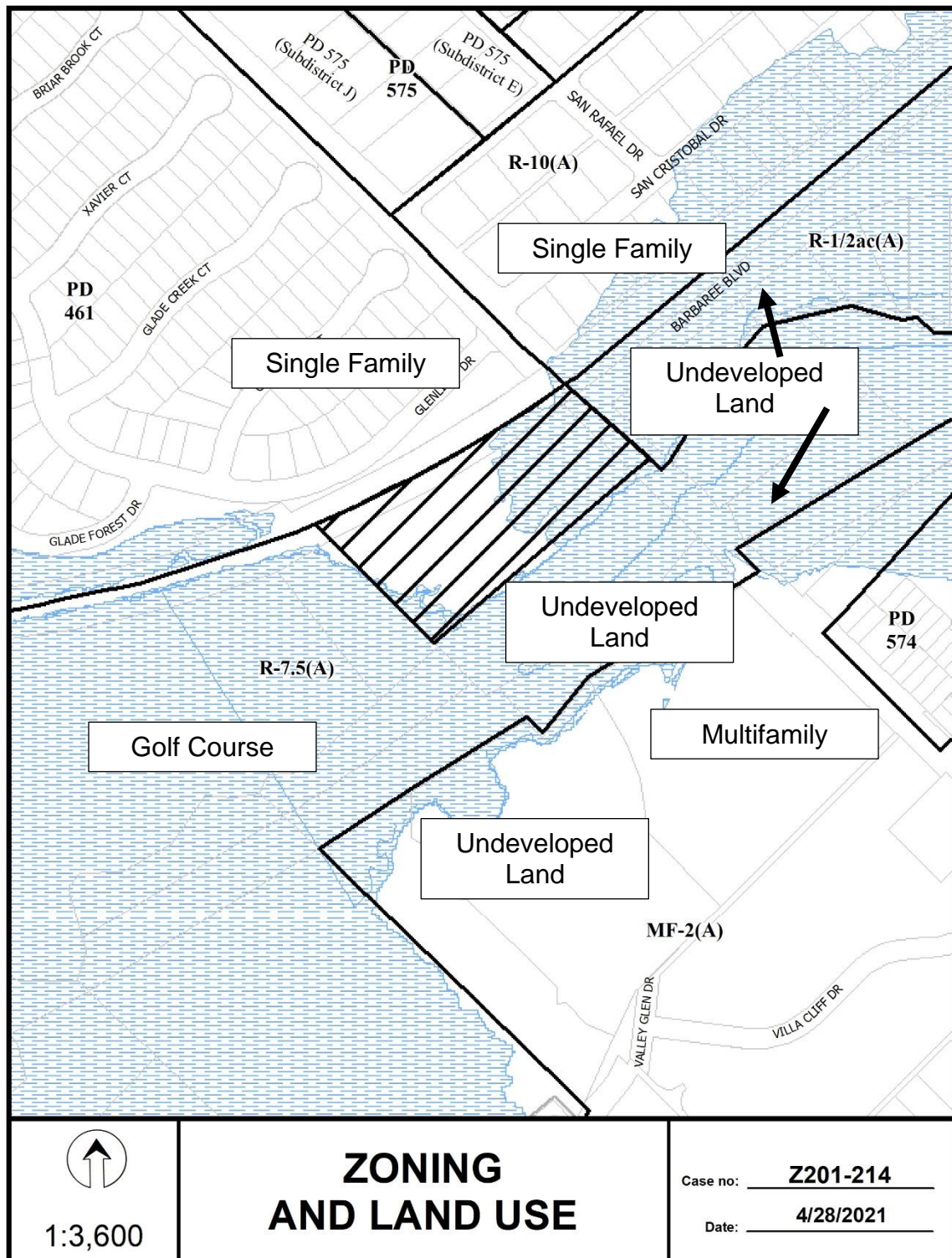


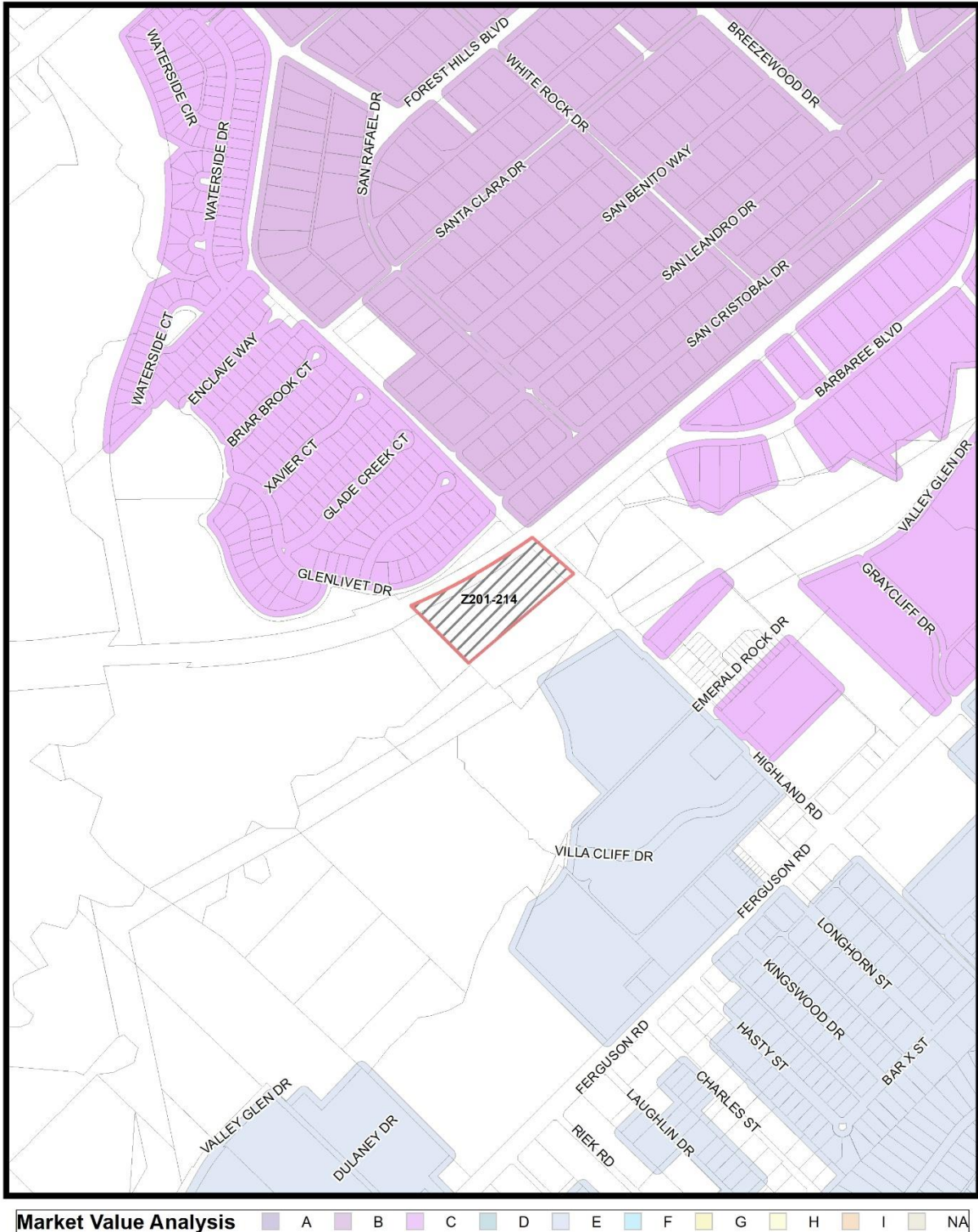
CPC RECOMMENDED LANDSCAPE PLAN









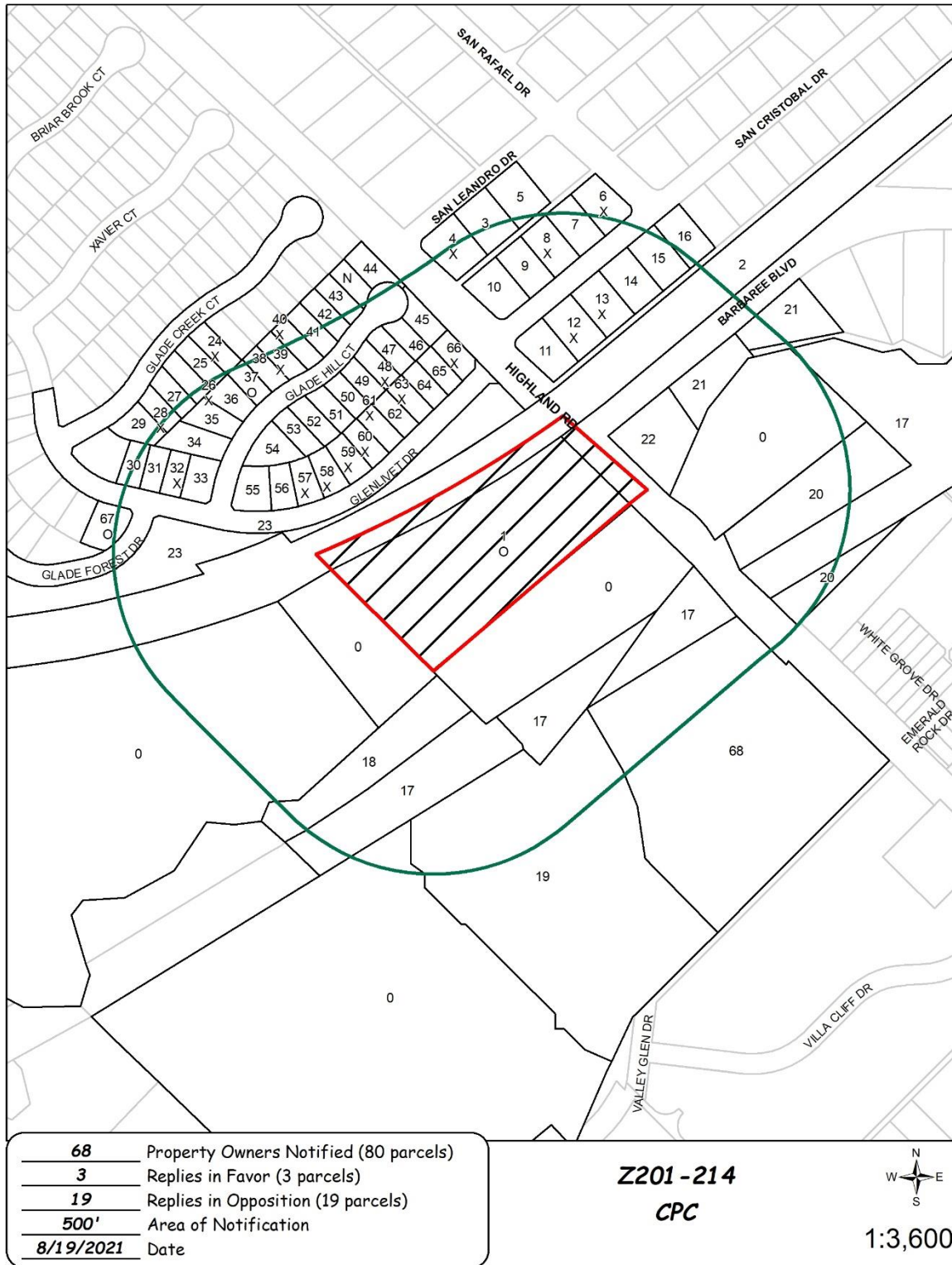


1:7,200

Market Value Analysis

Printed Date: 4/28/2021

CPC RESPONSES



08/18/2021

Reply List of Property Owners***Z201-214******68 Property Owners Notified******3 Property Owners in Favor******19 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1802 HIGHLAND RD	CROSSETT ASH CREEK LLC
	2	99999 NO NAME ST	KANSAS CITY SOUTHERN RR
	3	8014 SAN LEANDRO DR	HUBBARD MITCHELL T
X	4	8006 SAN LEANDRO DR	MASON ALLEN G
	5	8022 SAN LEANDRO DR	GILLETTE THOMAS G & JUNE CHOW
X	6	8031 SAN CRISTOBAL DR	GUNTER JAMES E
	7	8023 SAN CRISTOBAL DR	BURPO HELEN E
	9	8011 SAN CRISTOBAL DR	CHANDLER DENNIS C
	10	8005 SAN CRISTOBAL DR	BENDA JOHN D
	11	8006 SAN CRISTOBAL DR	PACE ANNA LUISA
	14	8024 SAN CRISTOBAL DR	SAMPSON JEFFREY W
	15	8032 SAN CRISTOBAL DR	Taxpayer at
	16	8104 SAN CRISTOBAL DR	NGUYEN JUSTYNE B
	17	1920 HIGHLAND RD	ONCOR ELECTRIC DELIVERY COMPANY
	18	1960 HIGHLAND RD	CHENAULT WILLIAM EST
	19	7200 VALLEY GLEN DR	HIGHLAND GREENBELT INC
	20	1925 HIGHLAND RD	FENNIG BRIAN KEITH
	21	8046 BARBAREE BLVD	REAL LENN LLC
	22	8040 BARBAREE BLVD	REAL LENN LLC
	23	7900 GLADE CREEK CT	WHITE ROCK CREEK II LTD
	25	7942 GLADE CREEK CT	ALAHMADI SALAM & VERONIQUE F CHAUVEAU
X	26	7946 GLADE CREEK CT	HOHNSTEIN ROGER D &
	27	7950 GLADE CREEK CT	FOGEL LAWRENCE ALAN JR &
X	28	7954 GLADE CREEK CT	CERENZIO RICHARD & JO ANNE
	29	7958 GLADE CREEK CT	BRENNAN JOHN MICHAEL & KELLY M
	30	1672 GLENLIVET DR	ST JOHN REVOCABLE TRUST

Z201-214(LG)

08/18/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>	
	31	1676	GLENLIVET DR	OWENS KYLE &
X	32	1704	GLENLIVET DR	GREEN DANA L &
	33	1708	GLENLIVET DR	Taxpayer at
	34	7951	GLADE HILL CT	SIBLEY WARREN O &
	35	7947	GLADE HILL CT	FOSTER AMII SIBLEY & STEPHEN G
	36	7943	GLADE HILL CT	HOVEN ALFRED VAN
O	37	7939	GLADE HILL CT	TONN JERRY E & KATHERINE B
	38	7935	GLADE HILL CT	HUFFMAN MARK G & AMANDA K
X	39	7931	GLADE HILL CT	HEWITT CHERYL M & SETH E
X	40	7927	GLADE HILL CT	FANT BRIAN H & ALICE W
	41	7923	GLADE HILL CT	PLEMONS JACQUELINE M &
	42	7919	GLADE HILL CT	SANDBERG JEFFREY & SHARI ELISE
	43	7915	GLADE HILL CT	POLO FABIAN E & SHANA M
	44	7907	GLADE HILL CT	FELL DELAINA A &
	45	7908	GLADE HILL CT	PEDICINI MATTHEW J & ALANNA D &
	46	7912	GLADE HILL CT	DAVIS JUDY AKIN
	47	7916	GLADE HILL CT	LENEHAN JAMES C & GAIL D
X	48	7920	GLADE HILL CT	ZAUNBRECHER TODD
	49	7924	GLADE HILL CT	MCCRIMMON KRISTA L &
	50	7928	GLADE HILL CT	CAMPESI BRUNO & ROBIN
	51	7932	GLADE HILL CT	GAVIGAN LINDA D
	52	7936	GLADE HILL CT	PAYNE KELLY J
	53	7940	GLADE HILL CT	WEIS NICOLE & ALEXANDER
	54	7944	GLADE HILL CT	HARDEE MARTHA L LIFE EST
	55	1712	GLENLIVET DR	ARAGON SHERIDAN L & MATTHEW J
	56	1716	GLENLIVET DR	BRUCE MARGARET SUZANNE
X	57	1720	GLENLIVET DR	BONFADINI KIMBERLY R
X	59	1728	GLENLIVET DR	CRIST JASON &
X	60	1732	GLENLIVET DR	REINDOLLAR MICHAEL &
X	61	1736	GLENLIVET DR	FRITZ JUDY H
	62	1740	GLENLIVET DR	FLETCHER SCOTT W & BARBARA A

Z201-214(LG)

08/18/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	63	1744 GLENLIVET DR	SKINNER ROBERT KEITH & DENISE
	64	1748 GLENLIVET DR	MCKENZIE CHESNEY D &
	65	1752 GLENLIVET DR	PATEL BARBARA SHEILA
X	66	1756 GLENLIVET DR	HAWKINS DEBORAH H
O	67	1685 GLENLIVET DR	MACK TIMOTHY ALEC & MARY ELIZABETH
	68	2000 HIGHLAND RD	TX TENISON HOUSING LP
X	A1	8017 SAN CRISTOBAL DR	SHANKLES JOHN A
X	A2	8020 SAN CRISTOBAL DR	DELABANO BARBARA TAYLOR
X	A3	8012 SAN CRISTOBAL DR	LINDSAY VIRGINIA D &
X	A4	7938 GLADE CREEK CT	HAMM GARY G & ELIZABETH A
X	A5	1724 GLENLIVET DR	LEEDIKER MARC E &