



City of Dallas

Z245-111(LC)

City Plan Commission
April 10, 2025

LeQuan Clinton | Senior Planner
Planning & Development
City of Dallas

Request



- Z245-111(LC) - An application for an amendment to PD. No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.
- The purpose of the request is to increase the number of hotel units allowed on site, adjust the parking requirement for the allowed outside commercial amusement uses and adjust the signage provisions of the existing PD.
- Approx. 309.77 acres in total size.



Background



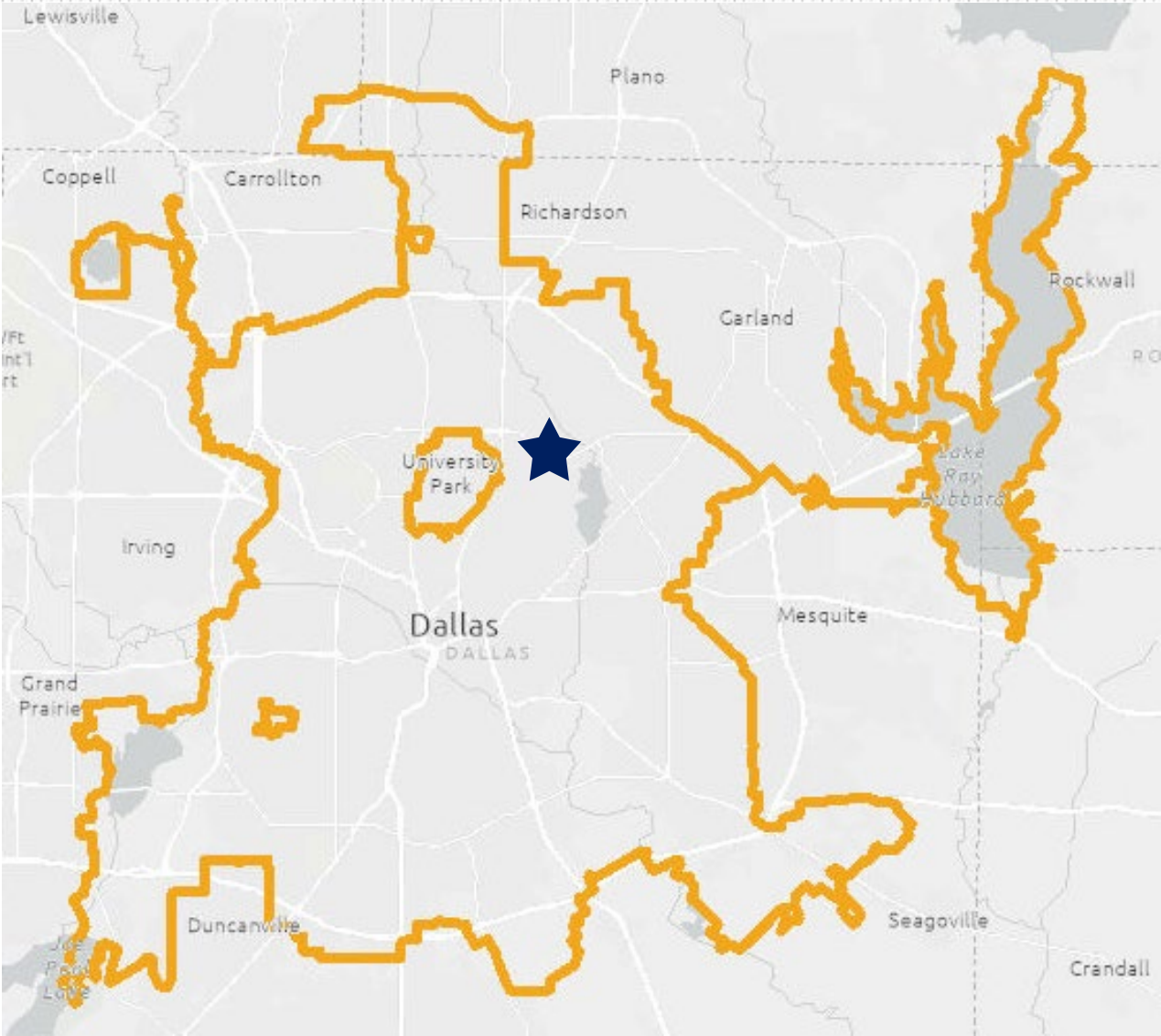
- Currently zoned Planned Development District No. 916.
- Developed lot with existing residential buildings, parking lots, open and green space The Village.
- This lot has frontage on East Northwest Highway, Skillman Street, East Lovers Lane and Southwestern Boulevard.
- Geographically located in Northeastern Dallas, approx. 7 miles from downtown.
- Purpose of the request is to amend the existing PD. text.
- There have been 2 zoning cases in the last 5 years.
- Applicant requests a PD amendment.



Location Map



Map source: ArcGIS



LEGEND

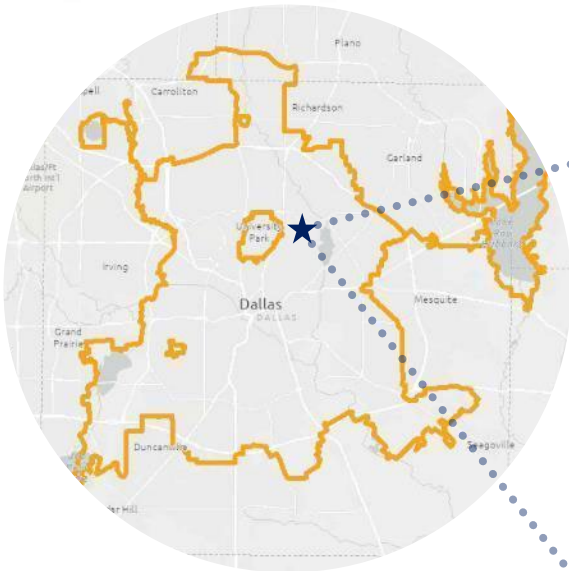
-  Dallas City Limits
-  Site



not to scale



Aerial Map



LEGEND

 Property/Parcel to be rezoned



not to scale

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Map sources: ArcGIS, City of Dallas Zoning Map 2.2

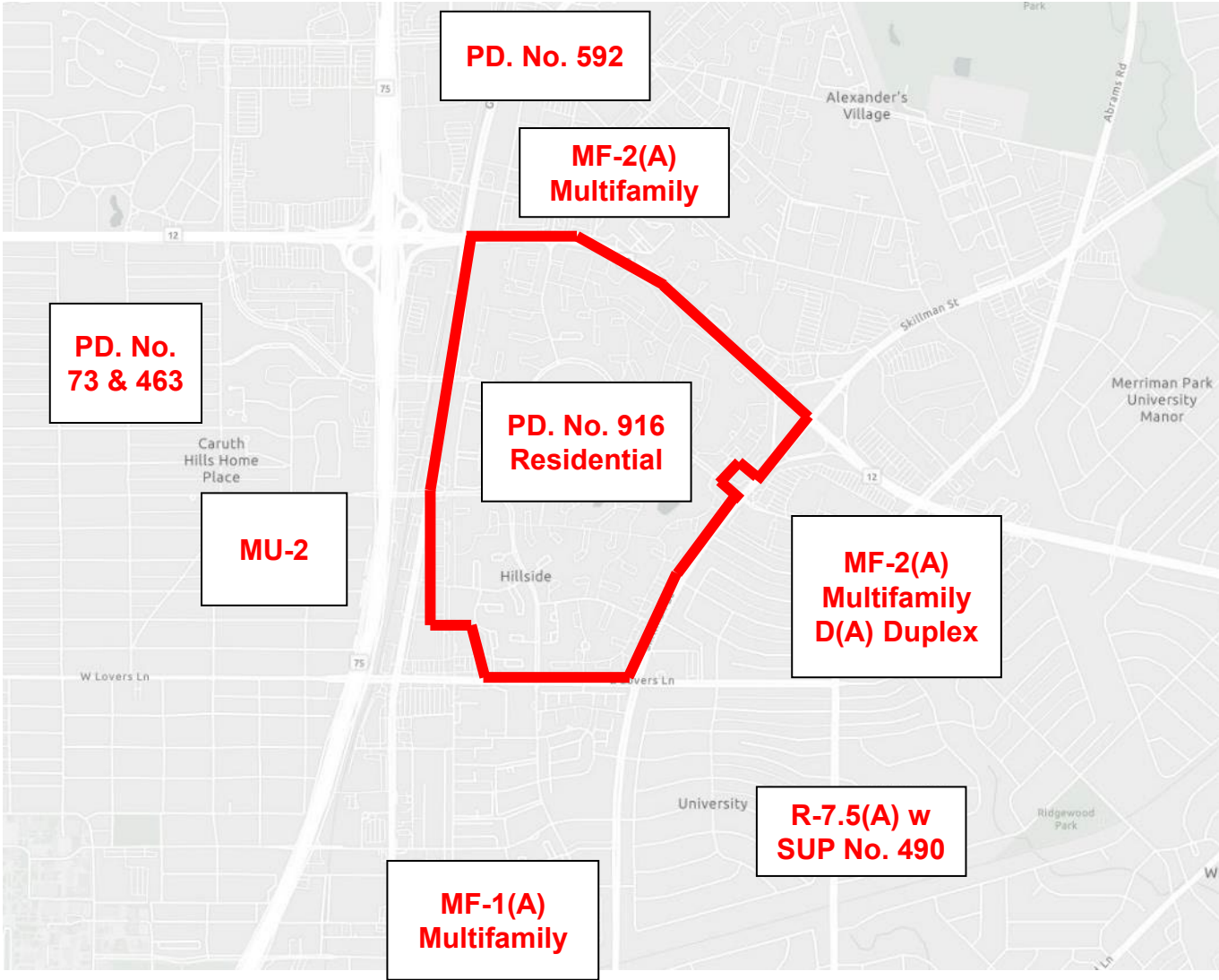


Zoning Map



SURROUNDING ZONING DISTRICTS & USES:

Site – PD. No. 916: The Village
North – MU-2(A), MU-3(A), PD 592, MF-2(A), and PD-742, and developed with retail, commercial and multifamily uses.
South – MF-1(A), PD-799, and PD-610 and improved with multifamily uses, and retail uses.
East – CR, D(A), MF-2(A), R-7.5(A), and PD-1052 and improved with retail and commercial uses, duplex and townhome uses, single-family uses and a church.
West – D(A): MU-2(A) and MU-3(A) and improved with retail and commercial uses.



LEGEND



AOR



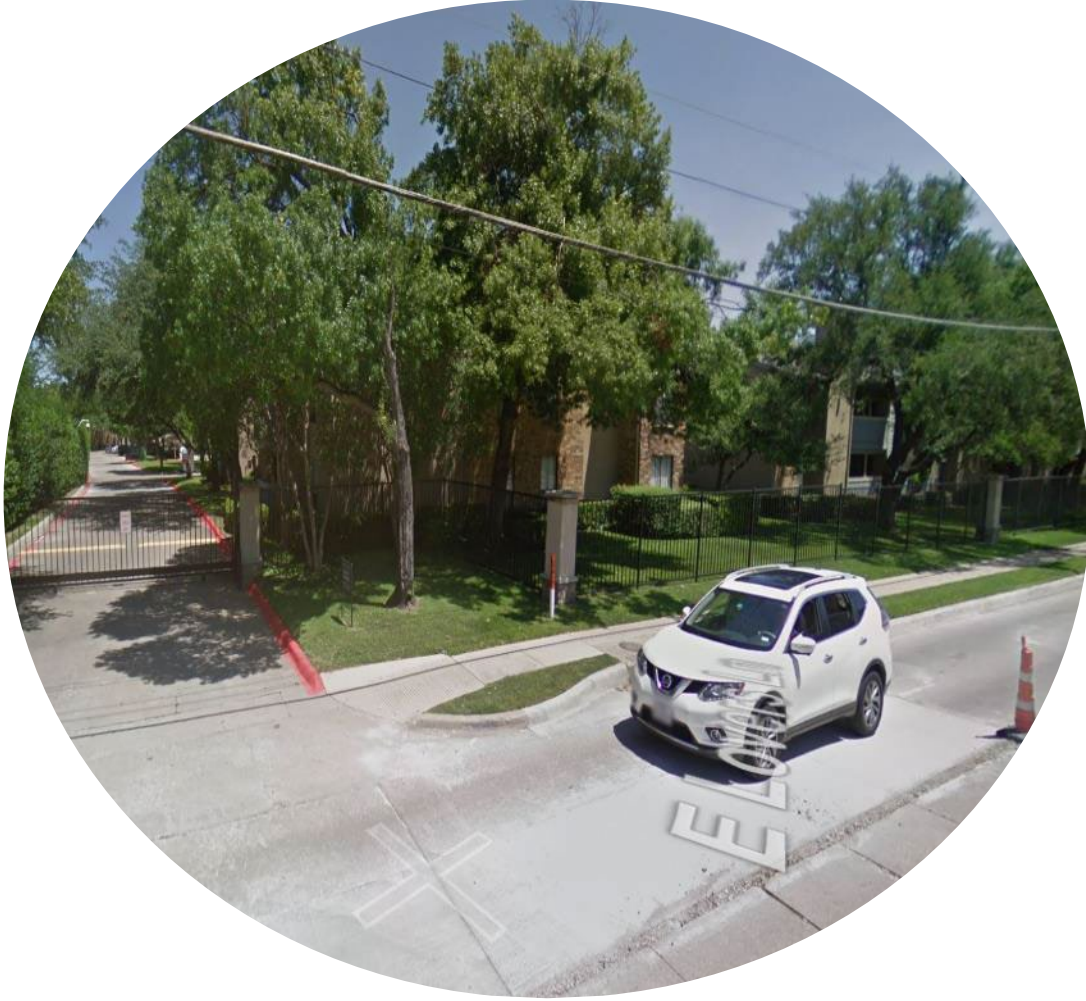
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Map sources: ArcGIS, City of Dallas Zoning Map 2.2



Site Visit Images – On Property



not to scale

Z245-111(LC)



Site Visit Images – On Property



not to scale

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Site Visit Images – On Property



not to scale

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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property

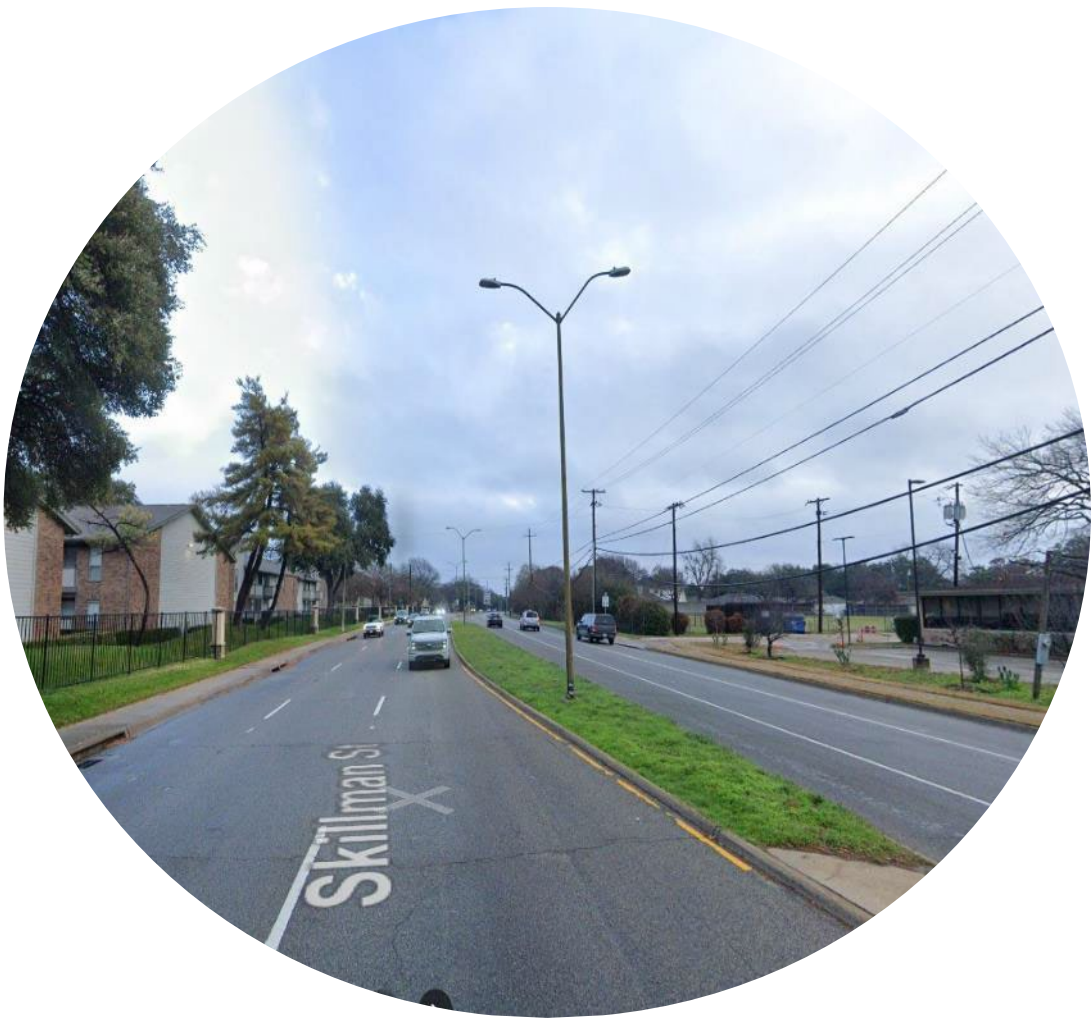


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Site Visit Images – On Property



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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



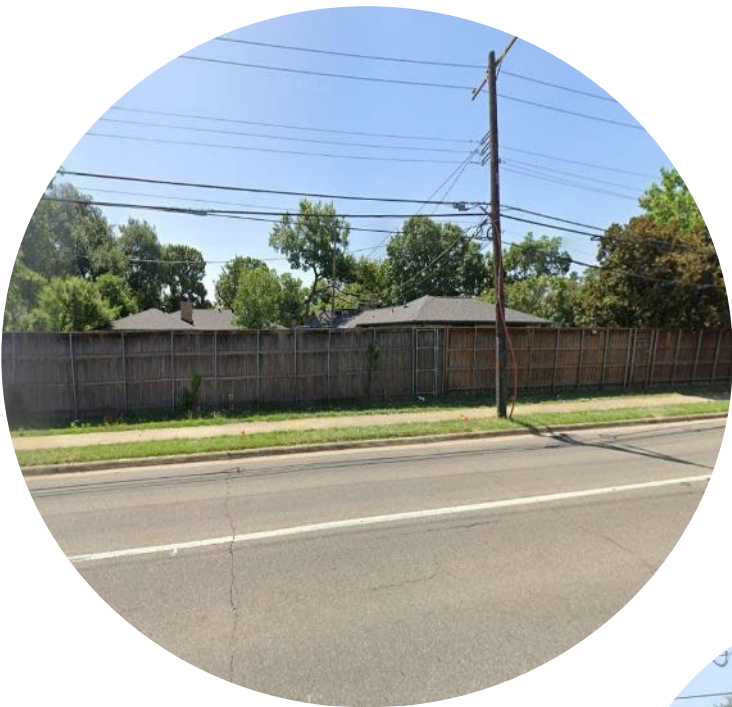
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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



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Z245-111(LC)

Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



not to scale

Z245-111(LC)

Site Imagery: Google Maps/Google Earth



Use Regulations revision



In docket (accidentally struck “Subarea C only”):

(5) Lodging uses.

- Extended stay hotel or motel. [~~Subarea C only. No more than 80 guest rooms permitted.~~]
- Hotel or motel. [~~Subarea C only. No more than 80 guest rooms permitted.~~]

REVISED (maintains that both lodging uses are still restricted to Subarea C):

(5) Lodging uses.

- Extended stay hotel or motel. [Subarea C only. ~~No more than 80 guest rooms permitted.~~]
- Hotel or motel. [Subarea C only. ~~No more than 80 guest rooms permitted.~~]



Staff Recommendation



- Approval, subject to revised amended conditions as briefed.





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