

FILE NUMBER: Z245-210(MB) **DATE FILED:** April 22, 2025
LOCATION: South line of West Wheatland Road between South Polk Street
and South Hampton Road, north of LBJ Freeway
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 78.619 ac **CENSUS TRACT:** 48113011101

REPRESENTATIVE: Jesse Copeland, Winstead
APPLICANT: Miller Sylvan [JPI Real Estate Acquisition, LLC]
OWNERS: Coleman Brown [SL6 Wheatland] and Veta Holt [Friendship
West Baptist Church]
REQUEST: An application for a new subdistrict within Planned Development
District No. 598 on property zoned PD 598 Tracts 2, 2A, and 3.
SUMMARY: The purpose of the request is to allow for modifications primarily
related to allowable uses, yard, lot, and space regulations, and
landscaping.
STAFF RECOMMENDATION: Approval, subject to amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 598 and is developed with a church to the west and is undeveloped to the east.
- The surrounding area is primarily zoned R-7.5(A) Single Family, with a D(A) Duplex District and MF-2(A) Multifamily District north of the site. These lots are largely developed with single-family and multifamily housing. Additionally, there is a high school across the subject site along West Wheatland Road, retail uses to the northeast of the site, and a government office immediately east of the site. West of the site is a commercial node with retail uses. South of the site is Interstate 20 (LBJ Freeway).
- The applicant wishes to develop multifamily on a portion of the site. As such, they are requesting an amendment to the planned development district. The amendment would simplify the zoning on the site into one category. The change would consolidate the uses already permitted on site while adding the use of multifamily as a permitted use.

Zoning History:

There have been four zoning cases in the area within the last five years:

1. **Z234-196:** On February 12, 2025, City Council approved an application for an amendment to deed restrictions [Z856-107 and Z867-125] on property zoned an IR Industrial Research District on the east line of South Hampton Road, north of West Daniieldale Road.
2. **Z212-264:** On January 25, 2023, City Council approved application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, located on the southeast corner of South Polk Street and Beckleymeade Avenue.
3. **Z201-348:** On March 9, 2022, City Council denied an application for an amendment to Tract 1A within Planned Development District No. 240, located at the northeast corner of South Hampton road and Beckleymeade Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Wheatland Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for

mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Multifamily is a primary land use in the Regional Mixed-Use placetype.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.

Land Use:

	Zoning	Land Use
Site	PD No. 598	Church, undeveloped
North	R-7.5(A) Single Family, PD No. 988, D(A) Duplex, MF-2(A) Multifamily, PD No. 598	Single family, school, park, church
South	PD 240, RR Regional Retail	Warehouse, vehicle display / sales / service
East	PD No. 598, RR Regional Retail	Office, restaurant
West	PD 598	Pawn shop

Land Use Compatibility:

The request site is currently developed with a church to the west and is undeveloped to the east. The applicant proposes to build a multifamily housing on the eastern portion of the site. Immediately north of the site is a mix of single family and multifamily uses, as well as a park and a school. To the northeast, at the corner of Polk and Wheatland, is a mix of retail uses, a church, and multifamily. Immediately east is an office, retail, and undeveloped land. Immediately west and northwest, at the corner of Hampton and Wheatland, are various retail uses.

Staff finds that the requested use and changes to the development standards would be appropriate in this area. The area is designated as Regional Mixed-Use, which calls for multifamily of various intensities to be developed as a primary use. The additional uses permitted in the proposed subdistrict would also be compatible as primary and secondary uses within this placetype. The location along a major thoroughfare, proximity to commercial nodes and an interstate highway, as well as a school, also support the proposed uses and density of apartments.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing			Proposed
Use	PD 598 Tract II	PD 598 Tract IIA	PD 598 Tract 3	PD 598 New Combined Tract IIA
AGRICULTURAL USES				
Animal production				
Commercial stable				
Crop production	•	•	•	•
Private stable				
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop			R	R
Bus or rail transit vehicle maintenance or storage facility			R	R
Catering service	•	•	•	•
Commercial cleaning or laundry plant			R	R
Custom business services	•	•	•	•
Custom woodworking, furniture construction, or repair	•	•	•	•
Electronics service center	•	•	•	•
Job or lithographic printing	R	R	R	R
Labor hall	•	•	•	•
Machine or welding shop			R	R
Machinery, heavy equipment, or truck sales and services				
Medical or scientific laboratory	•	•	•	•
Technical school				
Tool or equipment rental			•	
Vehicle or engine repair or maintenance			R	R
INDUSTRIAL USES				
Alcoholic beverage manufacturing				

	Existing			Proposed
Use	PD 598 Tract II	PD 598 Tract IIA	PD 598 Tract 3	PD 598 New Combined Tract IIA
Gas drilling and production				
Gas pipeline compressor station				
Industrial (inside)		R		R
Industrial (inside) for light manufacturing	•	•	•	•
Industrial (outside)				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining				
Municipal waste incinerator				
Organic compost recycling facility				
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant			★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Cemetery or mausoleum	S	S	S	S
Child or adult care facility	•	•	•	•
Church	•	•	•	•
College, university, or seminary	•	•	•	•
Community service center	•	•	•	•
Convalescent and nursing homes, hospice care, and related institutions	•	•	•	•
Convent or monastery	•	•	•	•
Foster home	S	S	S	S
Halfway house	S	S	S	S
Hospital	R	R	R	R
Library, art gallery, or museum	•	•	•	•
Open-enrollment charter school or private school	R	R	R	R
Public school other than an open-enrollment charter school	R	R	R	R
LODGING USES				
Extended stay hotel or motel				
Hotel or motel > 80 rooms	•	•	•	•
Lodging or boarding house				
Overnight general purpose shelter				
MISCELLANEOUS USES				
Carnival or circus (temporary)	★	★	★	★
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office	•	•	•	•
OFFICE USES				

	Existing			Proposed
Use	PD 598 Tract II	PD 598 Tract IIA	PD 598 Tract 3	PD 598 New Combined Tract IIA
Alternative financial establishment				
Financial institution without drive-in window	•	•	•	•
Financial institution with drive-in window	D	D	D	D
Medical clinic or ambulatory surgical center	•	•	•	•
Office	•	•	•	•
RECREATION USES				
Country club with private membership	•	•	•	•
Private recreation center, club, or area	•	•	•	•
Public park, playground, or golf course	•	•	•	•
RESIDENTIAL USES				
College dormitory, fraternity, or sorority house	•	•	•	•
Duplex				
Group residential facility				
Handicapped group dwelling unit	★	★	★	★
Manufactured home park, manufactured home subdivision, or campground				
Multifamily				•
Residential hotel				
Retirement housing		•		•
Single family	•	•	•	•
RETAIL AND PERSONAL SERVICE USES				
Alcoholic beverage establishment				
Ambulance service			R	R
Animal shelter or clinic without outside runs	R	R	R	R
Animal shelter or clinic with outside runs			S	S
Auto service center	R	R	R	R
Business school	•	•	•	•
Car wash	R	R	R	R
Commercial amusement (inside)	★	★	★	★
Commercial amusement (outside)	S	S	S	S
Commercial motor vehicle parking				
Commercial parking lot or garage	R	R	R	R
Convenience store with drive-through				
Drive-in theater				
Dry cleaning or laundry store	•	•	•	•
Furniture store	•	•	•	•
General merchandise or food store 3,500 square feet or less	•	•	•	•
General merchandise or food store greater than 3,500 square feet	•	•	•	•

	Existing			Proposed
Use	PD 598 Tract II	PD 598 Tract IIA	PD 598 Tract 3	PD 598 New Combined Tract IIA
Home improvement center, lumber, brick or building materials sales yard	R	R	R	R
Household equipment and appliance repair	•	•	•	•
Liquefied natural gas fueling station				
Liquor store				
Mortuary, funeral home, or commercial wedding chapel	•	•	•	•
Motor vehicle fueling station	•	•	•	•
Nursery, garden shop, or plant sales	•	•	•	•
Outside sales				
Paraphernalia shop				
Pawn shop				
Personal service use	•	•	•	•
Restaurant without drive-in or drive-through service	R	R	R	R
Restaurant with drive-in or drive-through service	D	D	D	D
Surface parking				
Swap or buy shop				
Taxidermist				
Temporary retail use	•	•	•	•
Theater	•	•	•	•
Truck stop				
Vehicle display, sales, and service			R	R
TRANSPORTATION USES				
Airport or landing field				
Commercial bus station and terminal			D	D
Heliport			S	S
Helistop			S	S
Private street or alley	S	S	S	S
Railroad passenger station	S	S	S	S
Railroad yard, roundhouse, or shops				
STOL (short take-off or landing port)				
Transit passenger shelter	•	•	•	•
Transit passenger station or transfer center	S	S	S	S
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station	•	•	•	•
Electrical generating plant				
Electrical substation	•	•	•	•
Local utilities	•	•	•	•
Police or fire station	•	•	•	•
Post office	•	•	•	•

	Existing			Proposed
Use	PD 598 Tract II	PD 598 Tract IIA	PD 598 Tract 3	PD 598 New Combined Tract IIA
Radio, television, or microwave tower			S	S
Refuse transfer station				
Sanitary landfill				
Sewage treatment plant				
Tower/antenna for cellular communication			S	S
Utility or government installation other than listed	S	S	S	S
Water treatment plant				
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction				
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds				
Manufactured building sales lot			R	R
Mini-warehouse			S	S
Office showroom/warehouse			•	•
Outside storage				
Petroleum product storage and wholesale				
Recycling buy-back center				
Recycling collection center				
Recycling drop-off container			★	★
Recycling drop-off for special occasion collection	★	★	★	★
Sand, gravel, or earth sales and storage				
Trade center	•	•	•	•
Vehicle storage lot				
Warehouse			R	R

Development Standards

Following is a comparison table showing differences between the development standards of the current tracts and the proposed new Tract IIA.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: PD 598 Tract II	25' on Wheatland	30' adj. to residential, no min. otherwise	9 du / ac Min. lot size for residential uses is 3,000 sqft FAR 0.5 – 4.0 depending on use	70' max.	80% max.	RPS applies	Mixed use
Current: PD 598 Tract IIA	15'	20' adj. to residential, no min. otherwise	25 du / ac 162 suites/unites for retirement housing Min. lot size for residential is 3,000 sqft FAR 0.5 – 4.0 depending on use	120' max.	80% max.	RPS applies	Mixed use
Current: PD 598 Tract III	25' on Wheatland	30' adj. to residential, no min. otherwise	9 du / ac Min. lot size for residential uses is 3,000 sqft FAR 0.5 – 4.0 depending on use	70' max.	80% max.	RPS applies	Mixed use
Proposed: New Tract IIA	15'	20' adj. to residential, no min. otherwise	25 du/ac except for multifamily max is 40 du/ac; max for retirement housing is 162 suites/units Min. lot size for residential uses is 3,000 sqft FAR 0.5 – 4.0 depending on use	120'	80% max.	RPS applies	Mixed use

Design Standards:

Design standards are required in accordance with [4.1107](#). The following design standards apply:

- Human scale setback items are permitted
- Fencing is limited to 4' in the front yard
- 60% of ground floor units must have direct connections to the sidewalk
- Parking is prohibited between the street and façade (along two frontages maximum), prohibited in setback on thoroughfare, limits on side yard parking*
- Parking structures if provided must be screened with building or 42" screening
- Transparency and entries on facades facing street frontages*
- Six foot sidewalks provided on all street frontages two to 15 feet from back of curb
- Pedestrian scale lighting
- 10 percent open space

The applicant requests exemptions to the provisions marked with asterisks for frontages along Interstate 20 / LBJ Freeway. Staff supports the use of these design standards in order to improve activation along Wheatland Road and provide a high-quality multifamily development.

Landscaping:

Currently, PD 598 requires that landscaping be provided in accordance with Article X, except that landscaping for Tract IIA must follow a landscape plan (Exhibit 598E). Applicant proposes removing this provision so that all landscaping and tree preservation must be provided in accordance with Article X.

Parking:

Parking must be provided in accordance with the Dallas Development Code.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is within an "H" MVA area.

Proposed PD Conditions

ARTICLE 598.

PD 598.

SEC. 51P-598.101. LEGISLATIVE HISTORY.

PD 598 was established by Ordinance No. 24683, passed by the Dallas City Council on August 8, 2001, and was amended on the same day by Ordinance No. 24671. (Ord. Nos. 24671; 24683)

SEC. 51P-598.102. PROPERTY LOCATION AND SIZE.

PD 598 is established on property generally bounded by Wheatland Road, Polk Street, Interstate 20 and Hampton Road. The size of PD 598 is approximately 213.807 acres. (Ord. 24683; 25941; 26433)

SEC. 51P-598.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions 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 nonresidential zoning district.
- (d) A graphic representation of the tracts within this district is provided in the tract map labeled Exhibit 598C.
- (e) The rules of Section 51A-4.105 apply in interpreting Section 51P-598.104. (Ord. Nos. 24683; 26276; 26433)

SEC. 51P-598.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 598A: conceptual plan.
- (2) Exhibit 598B: landscape plan.
- (3) Exhibit 598C: tract map.
- ~~(4) Exhibit 598D: Tract IIA development plan.~~
- ~~(5) Exhibit 598E: Tract IIA landscape plan. (Ord. 28293)~~

SEC. 51P-598.104. MAIN USES PERMITTED.

- (a) Main uses permitted in Tract I. The following are the only main uses permitted in Tract I:

- (1) Agricultural uses.
- Crop production.
- (2) Commercial and business service uses.
- Catering service.
- Custom business services.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall.
- Medical or scientific laboratory.
- (3) Industrial uses.
- None.
- (4) Institutional and community service uses.
- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Public or private school. [RAR]
- (5) Lodging uses.
- None.
- (6) Miscellaneous uses.
- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office.
- (8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

-- Single family.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside run. *[RAR]*

-- Auto service center. *[RAR]*

-- Business school.

-- Car wash. *[RAR]*

-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7).]*

-- Commercial amusement (outside). *[SUP]*

-- Commercial parking lot or garage. *[RAR]*

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*

-- Household equipment and appliance repair.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Restaurant with drive-in or drive-through service. *[DIR]*

-- Temporary retail use.

-- Theater.

(11) Transportation uses.

-- Private street or alley. *[SUP]*

-- Railroad passenger station. *[SUP]*

-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.

-- Electrical substation.

-- Local utilities.

-- Police or fire station.

-- Post office.

-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Trade center.

~~(b) Main uses permitted in Tract II. The following are the only main uses permitted in Tract II:~~

~~(1) Agricultural uses:~~

~~Crop production.~~

~~(2) Commercial and business service uses:~~

~~Catering service.~~

~~Custom business services.~~

~~Custom woodworking, furniture, construction, or repair.~~

~~Electronics service center.~~

~~Job or lithographic printing. [RAR]~~

~~Labor hall.~~

~~Medical or scientific laboratory.~~

~~(3) Industrial uses:~~

~~Industrial (inside) for light manufacturing.~~

~~Industrial (inside). [RAR]~~

~~(4) Institutional and community service uses:~~

~~Adult day care facility.~~

~~Cemetery or mausoleum. [SUP]~~

~~Child care facility.~~

~~Church.~~

~~College, university, or seminary.~~

~~Community service center.~~

~~Convalescent and nursing homes, hospice care, and related institutions.~~

~~Convent or monastery.~~

~~Foster home. [SUP]~~

~~Halfway house. [SUP]~~

~~Hospital. [RAR]~~

~~Library, art gallery, or museum.~~

~~Public or private school. [RAR]~~

~~(5) Lodging uses:~~

~~Hotel or motel with more than 80 rooms.~~

~~(6) Miscellaneous uses:~~

~~Carnival or circus (temporary). [By special authorization of the building official.]~~

Temporary construction or sales office.

(7) Office uses.

Financial institution without drive in window.
Financial institution with drive in window. *[DIR]*
Medical clinic or ambulatory surgical center.
Office.

(8) Recreation uses.

Country club with private membership.
Private recreation center, club, or area.
Public park, playground, or golf course.

(9) Residential uses.

College dormitory, fraternity, or sorority house.
Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A 4.209(3.1) is not met.]*
Single family.

(10) Retail and personal service uses.

Animal shelter or clinic without outside run. *[RAR]*
Auto service center. *[RAR]*
Business school.
Car wash. *[RAR]*
Commercial amusement (inside). *[SUP may be required.]*
Commercial amusement (outside). *[SUP]*
Commercial parking lot or garage. *[RAR]*
Dry cleaning or laundry store.
Furniture store.
General merchandise or food store 3,500 square feet or less.
General merchandise or food store greater than 3,500 square feet.
Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
Household equipment and appliance repair.
Mortuary, funeral home, or commercial wedding chapel.
Motor vehicle fueling station.
Nursery, garden shop, or plant sales.
Personal service uses.
Restaurant without drive in or drive through service. *[RAR]*
Restaurant with drive in or drive through service. *[DIR]*
Temporary retail use.
Theater.

(11) Transportation uses.

Private street or alley. *[SUP]*
Railroad passenger station. *[SUP]*
Transit passenger shelter.
Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

~~Commercial radio or television transmitting station.~~
~~Electrical substation.~~
~~Local utilities.~~
~~Police or fire station.~~
~~Post office.~~
~~Utility or government installation other than listed. [SUP]~~

(13) Wholesale, distribution, and storage uses.

~~Recycling drop off for special occasion collection. [SUP may be required. See Section 51A 4.213(11.3).]~~
~~Trade center.~~

(c) Main uses permitted in Tract IIA. The following are the only main uses permitted in Tract IIA:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]
-- Bus or rail transit vehicle maintenance or storage facility. [RAR]
-- Catering service.
-- Commercial cleaning or laundry plant. [RAR]
-- Custom business services.
-- Custom woodworking, furniture, construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. [RAR]
-- Labor hall.
-- Machine or welding shop. [RAR]
-- Medical or scientific laboratory.

(3) Industrial uses.

-- Industrial (inside) for light manufacturing.
-- Industrial (inside). [RAR]
-- Temporary concrete or asphalt batching plant. [By special authorization of the building official]

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. [SUP]
-- Child-care facility.
-- Church.

- College, university, or seminary.
 - Community service center.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Convent or monastery.
 - Foster home. [SUP]
 - Halfway house. [SUP]
 - Hospital. [RAR]
 - Library, art gallery, or museum.
 - Public or private school. [RAR]
- (5) Lodging uses.
- Hotel or motel with more than 80 rooms.
- (6) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window. [DIR]
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - **Multifamily.**
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
- **Ambulance service. [RAR]**
 - Animal shelter or clinic without outside run. [RAR]
 - **Animal shelter or clinic with outside runs. [SUP]**
 - Auto service center. [RAR]
 - Business school.
 - Car wash. [RAR]
 - Commercial amusement (inside). *[SUP may be required.]*

-- Commercial amusement (outside). [SUP]
 -- Commercial parking lot or garage. [RAR]
 -- Dry cleaning or laundry store.
 -- Furniture store.
 -- General merchandise or food store 3,500 square feet or less.
 -- General merchandise or food store greater than 3,500 square feet.
 -- Home improvement center, lumber, brick, or building materials sales
 yard. [RAR]
 -- Household equipment and appliance repair.
 -- Mortuary, funeral home, or commercial wedding chapel.
 -- Motor vehicle fueling station.
 -- Nursery, garden shop, or plant sales.
 -- Personal service uses.
 -- Restaurant without drive-in or drive-through service. [RAR]
 -- Restaurant with drive-in or drive-through service. [DIR]
 -- Temporary retail use.
 -- Theater.
 -- Vehicle display, sales, and service. [RAR]

(11) Transportation uses.

-- Commercial bus station and terminal. [DIR]
 -- Heliport. [SUP]
 -- Helistop. [SUP]
 -- Private street or alley. [SUP]
 -- Railroad passenger station. [SUP]
 -- Transit passenger shelter.
 -- Transit passenger station or transfer center. [SUP]

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
 -- Electrical substation.
 -- Local utilities.
 -- Police or fire station.
 -- Post office.
 -- Radio, television, or microwave tower. [SUP]
 -- Tower/antenna for cellular communication. [SUP may be required. See
Section 51A-4.212(10.1).]
 -- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

-- Manufactured building sales lot. [RAR]
 -- Mini-warehouse. [SUP]
 -- Office showroom/warehouse.
 -- Recycling drop-off container. [See Section 51A-4.213(11.2).]
 -- Recycling drop-off for special occasion collection. [SUP may be
 required. See Section 51A-4.213(11.3).]
 -- Trade center
 -- Warehouse. [RAR]

(d) Main uses permitted in Tract III. The following are the only main uses permitted in Tract III:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]
-- Bus or rail transit vehicle maintenance or storage facility. [RAR]
-- Catering service.
-- Commercial cleaning or laundry plant. [RAR]
-- Custom business services.
-- Custom woodworking, furniture, construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. [RAR]
-- Labor hall.
-- Machine or welding shop. [RAR]
-- Medical or scientific laboratory.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance. [RAR]

(3) Industrial uses.

-- Industrial (inside) for light manufacturing.
-- Temporary concrete or asphalt batching plant. [By special authorization
of the building official.]
-- Industrial (inside). [RAR]

(4) Institutional and community service uses.

-- Adult day care facility.
-- Cemetery or mausoleum. [SUP]
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home. [SUP]
-- Halfway house. [SUP]
-- Hospital. [RAR]
-- Library, art gallery, or museum.
-- Public or private school. [RAR]

(5) Lodging uses.

-- Hotel or motel with more than 80 rooms.

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
--

Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Single family.

(10) Retail and personal service uses.

-- Ambulance service. *[RAR]*
-- Animal shelter or clinic without outside run. *[RAR]*
-- Animal shelter or clinic with outside run. *[SUP]*
-- Auto service center. *[RAR]*
-- Business school.
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7).]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Mortuary, funeral home, or commercial wedding chapel.
-- Motor vehicle fueling station.
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.

- Theater.
- Vehicle display, sales, and service. *[RAR]*

(11) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Private street or alley. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP may be required. See Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Manufactured building sales lot. *[RAR]*
- Mini-warehouse. *[SUP]*
- Office showroom/warehouse.
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[SUP may be required. See Section 51A-4.213(11.3).]*
- Trade center.
- Warehouse. *[RAR]*

(Ord. Nos. 24671; 24683; 28293)

SEC. 51P-598.105. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted wherever the main use is permitted. Some specific types of 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) The following accessory uses are not permitted in this district:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(Ord. 24683)

SEC. 51P-598.105.1. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 598A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 28293)

SEC. 51P-598.106. DEVELOPMENT PLAN.

(a) ~~For Tract IIA, development and use of the Property must comply with the Tract IIA development plan (Exhibit 598D). If there is a conflict between the text of this article and the development plan, the text of this article control.~~

(b) ~~For all other tracts,~~ No development plan is required in this district, 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. (Ord. Nos. 24671; 24683; 25622; 28293)

SEC. 51P-598.107. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Yard, lot, and space regulations in Tract I. The following yard, lot, and space regulations apply in Tract I:

(1) Front yard. Minimum front yard is 25 feet.

(2) Side and rear yard. Minimum side and rear yard is:

(A) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(3) Dwelling unit density. Maximum number of dwelling units per acre is nine.

(4) Floor area ratio. Maximum floor area ratio is 0.5.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the maximum structure height.

Z245-210(MB)

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 70 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

(A) Minimum lot size for residential uses is 3,000 square feet.

(B) No minimum lot size in all other cases.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of this subsection.

~~(b) Yard, lot, and space regulations in Tract II. The following yard, lot, and space regulations apply in Tract II:~~

~~(1) Front yard.~~

~~(A) Minimum front yard on Wheatland Road is 25 feet.~~

~~(B) Minimum front yard on all other frontages is 15 feet.~~

~~(2) Side and rear yard. Minimum side and rear yard is:~~

~~(A) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and~~

~~(B) no minimum in all other cases.~~

~~(3) Dwelling unit density. Maximum number of dwelling units per acre is nine.~~

~~(4) Floor area ratio. Maximum floor area ratio is:~~

~~(A) 0.5 for retail and personal service or commercial uses;~~

~~(B) 1.0 for lodging uses;~~

~~(C) 1.5 for any combination of lodging, retail, and personal service uses; and~~

~~(D) 4.0 for office or a combination of office and other uses.~~

~~(5) Height.~~

~~(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A 4.408(a)(2) may project through the slope to a height not to exceed the maximum structure~~

Z245-210(MB)

height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 70 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

(A) Minimum lot size for residential uses is 3,000 square feet.

(B) No minimum lot size for all other permitted uses.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of this subsection.

(c) Yard, lot, and space regulations in Tract IIA. The following yard, lot, and space regulations apply in Tract IIA:

(1) Front yard. Minimum front yard is 15.

(2) Side and rear yard. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(3) Dwelling unit density.

(A) Except as provided in this paragraph, the maximum number of dwelling units per acre is 25.

(B) For multifamily, the maximum dwelling unit density is 40 dwelling units per acre.

(C) For retirement housing, the maximum number of dwelling units or suites is 162.

(4) Floor area ratio. The maximum floor area ratio is:

(A) 0.5 for retail and personal service or commercial uses;

(B) 1.0 for lodging uses;

(C) 1.5 for any combination of lodging, retail, and personal service uses; and

(D) 4.0 for office or a combination of office and other uses.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the maximum structure height. For buildings in the approved site plan, the residential proximity slope does not apply.

(B) Maximum height. Maximum height for structures other than the sanctuary and sanctuary cross is 120 feet.

(6) Lot coverage. The maximum lot coverage is 80 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

(A) Minimum lot size for residential uses is 3,000 square feet.

(B) No minimum lot size in all other cases.

(8) Stories. Maximum number of stories above grade is nine. Parking garages are exempt from this requirement, but must comply with the height regulations of this subsection.

(d) Yard, lot, and space regulations in Tract III. The following yard, lot, and space regulations apply in Tract III:

(1) Front yard.

(A) Minimum front yard on Wheatland Road is 25 feet.

(B) Minimum front yard on all other frontages is 15 feet.

(2) Side and rear yard. Minimum side and rear yard is:

(A) 30 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(3) Dwelling unit density. Maximum number of dwelling units per acre is nine.

(4) Floor area. Maximum floor area ratio is:

(A) 0.5 for retail and personal service or commercial uses;

- (B) 1.0 for lodging uses;
- (C) 1.5 for any combination of lodging, retail and personal service uses; and
- (D) 4.0 for office or a combination of office and other uses.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 70 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size.

(A) Minimum lot size for residential uses is 3,000 square feet.

(B) No minimum lot size for all other uses.

(8) Stories. Maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of this subsection. (Ord. Nos. 24671; 24683; 28293)

SEC. 51P-598.108.

OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 24683)

SEC. 51P-598.109.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24683)

SEC. 51P-598.110.

LANDSCAPING.

(a) ~~For Tract IIA only, landscaping must be provided as shown on the landscape plan (Exhibit 598B) and the Tract IIA landscape plan (Exhibit 598E). If there is a conflict between Exhibit 598B and Exhibit 598E, Exhibit 598E controls.~~

- (a) ~~For all other tracts, landscaping~~ Landscaping must be provided in accordance with Article X for this planned development district.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 24671; 24683; 25622; 28293)

SEC. 51P-598.111. DESIGN STANDARDS FOR MULTIFAMILY HOUSING

(a) Except as provided below, design standards are required per Chapter 51A-4.1107 for multifamily uses in Tract IIA.

(1) For the purposes of compliance with Chapter 51A-4.1107, Interstate Highway 20 / Lyndon B Johnson Freeway is not considered a "street."

SEC. 51P-598.~~111~~112. ADDITIONAL PROVISIONS.

(a) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimate trip generation.

(b) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), MF-1, MF-1(A), MF-2 or MF-2(A) district may penetrate or be located above a residential proximity slope that originates in that district. (See Section 51A-4.212.) For purposes of this subsection, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use. (Ord. 24683)

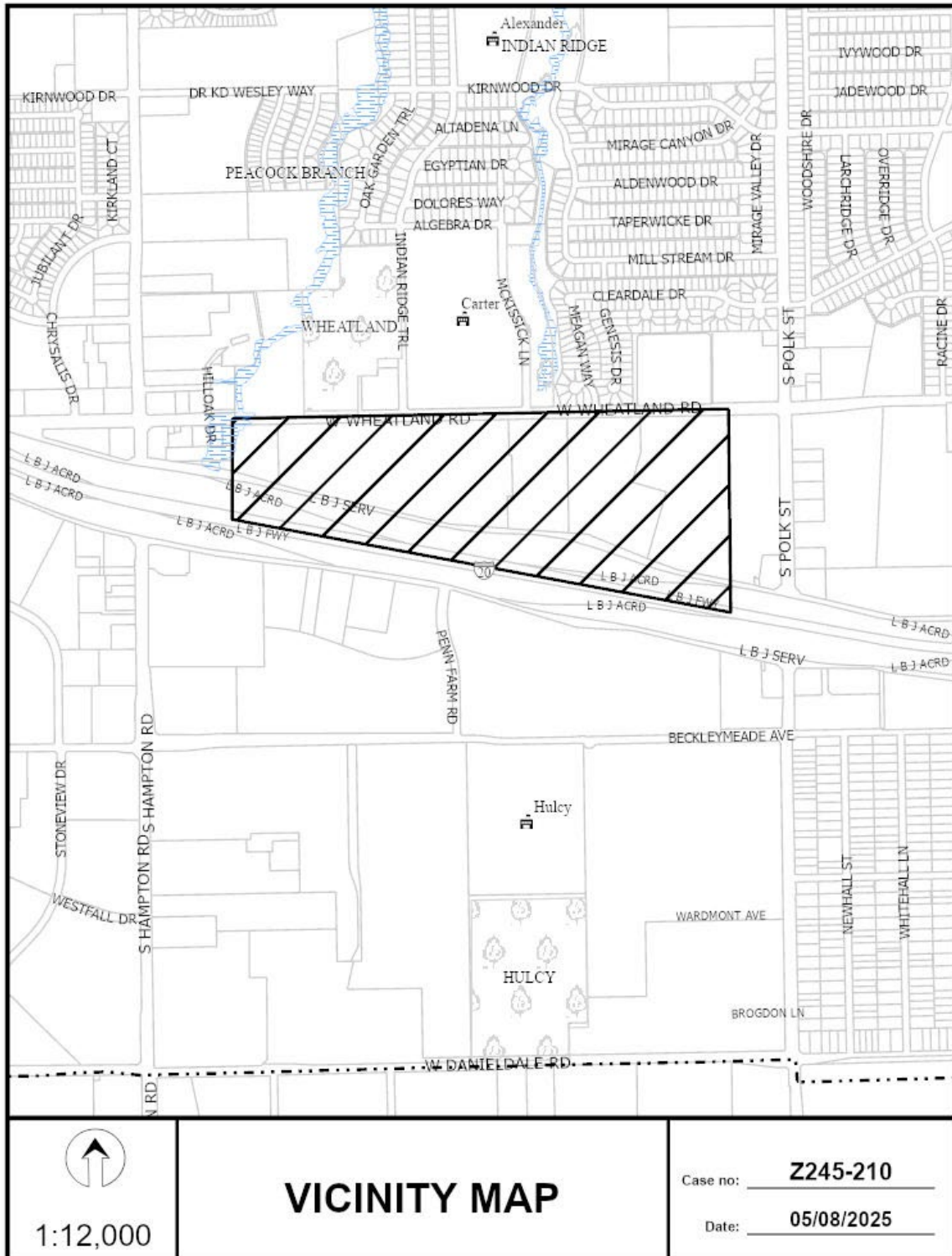
SEC. 51P- 598.~~112~~113. SIGNS.

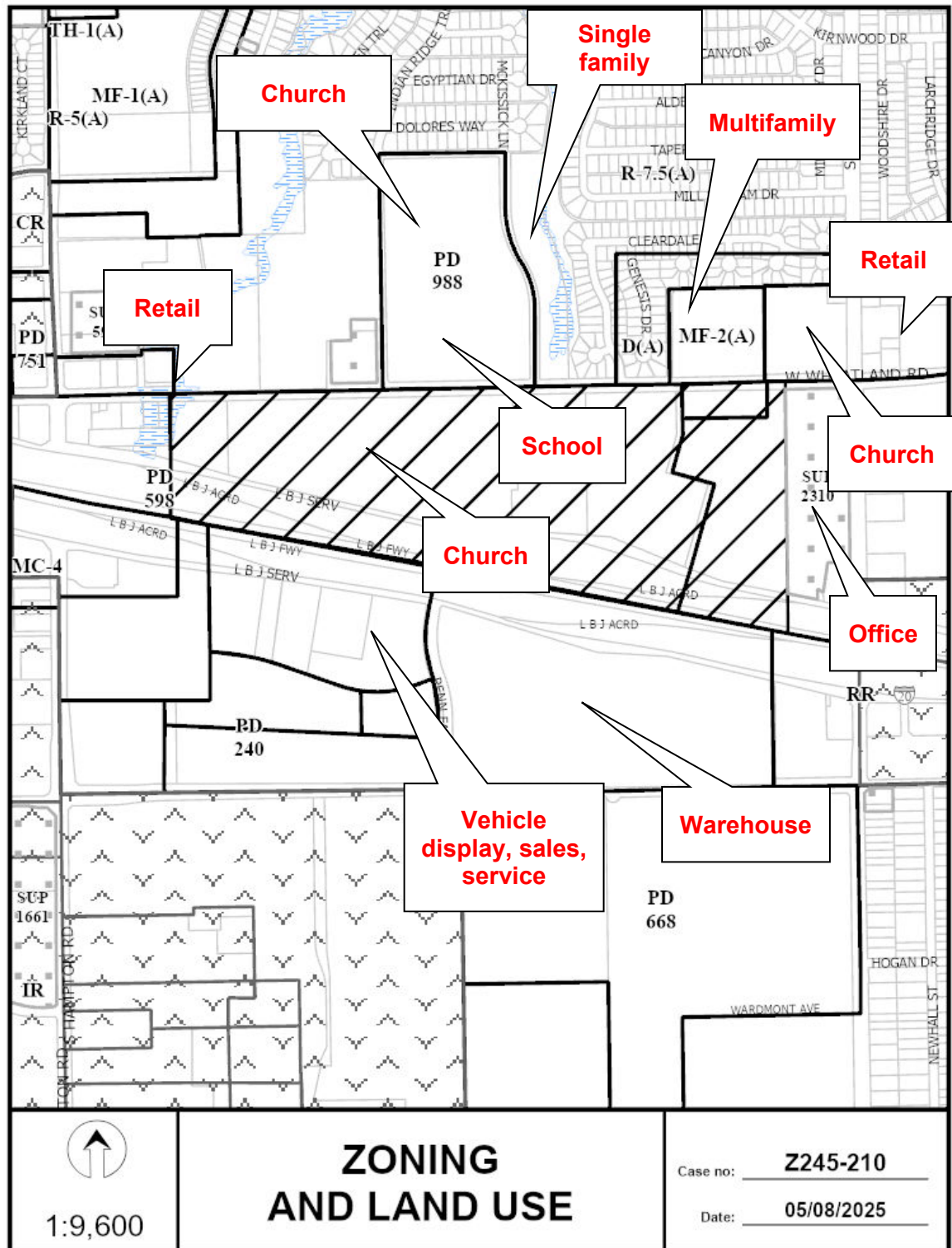
For Tract IIA, signs must ~~be provided as shown on the development plan~~ comply with the provisions for non-business zoning districts contained in Article VII. (Ord. 24671)

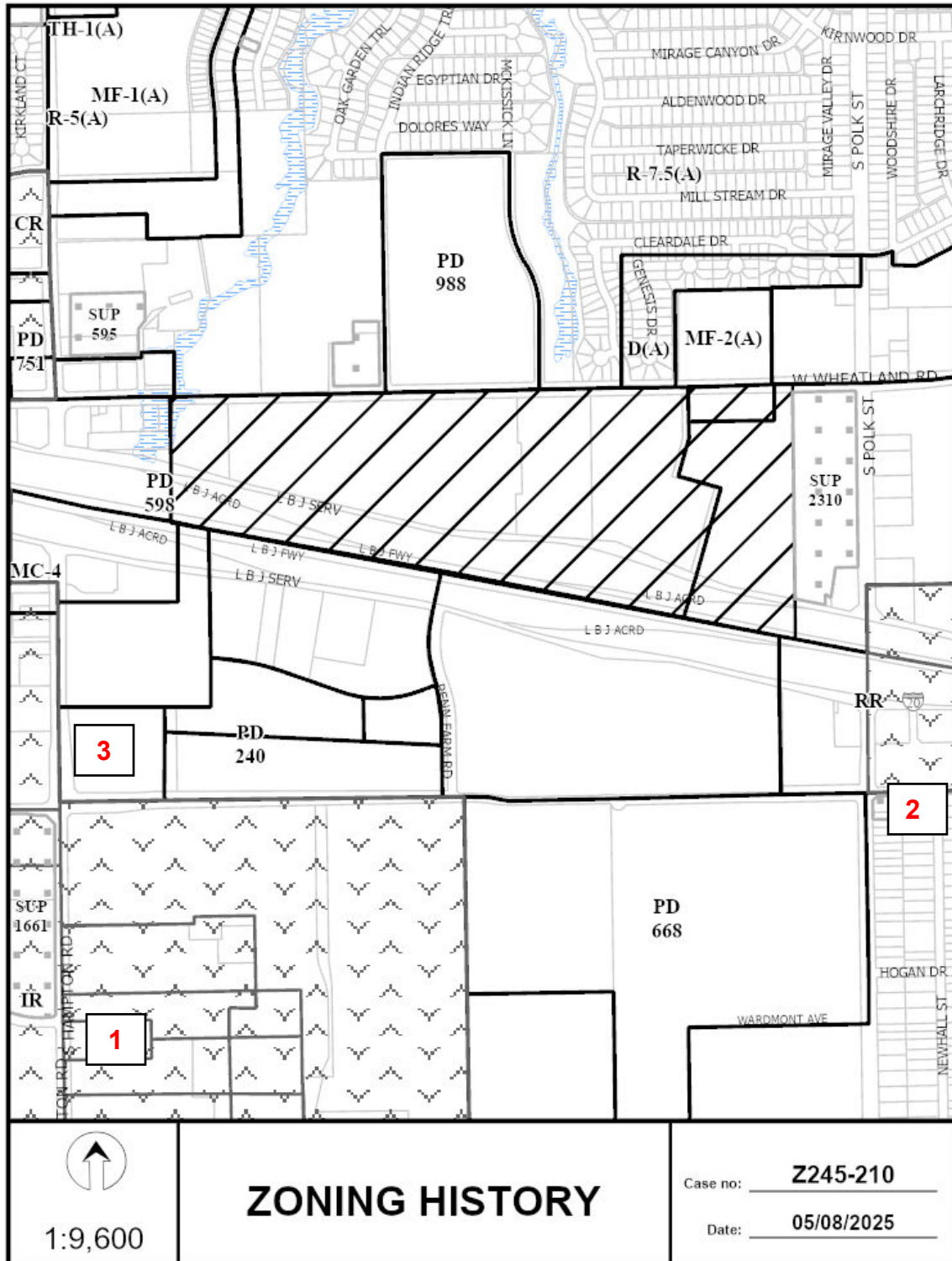
SEC. 51P-598.~~113~~114. COMPLIANCE WITH CONDITIONS.

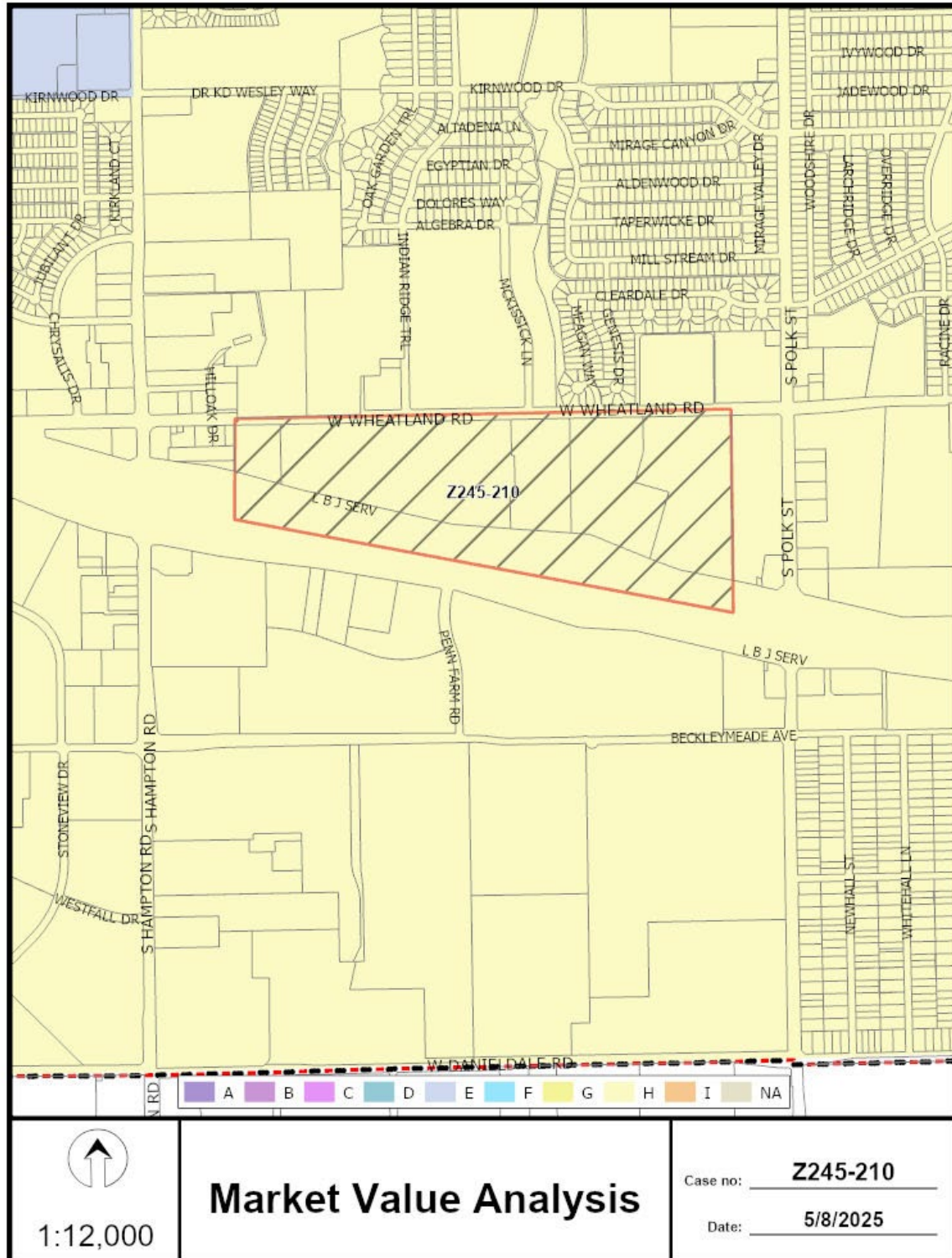
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this district 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. Nos. 24671; 24683; 26102)





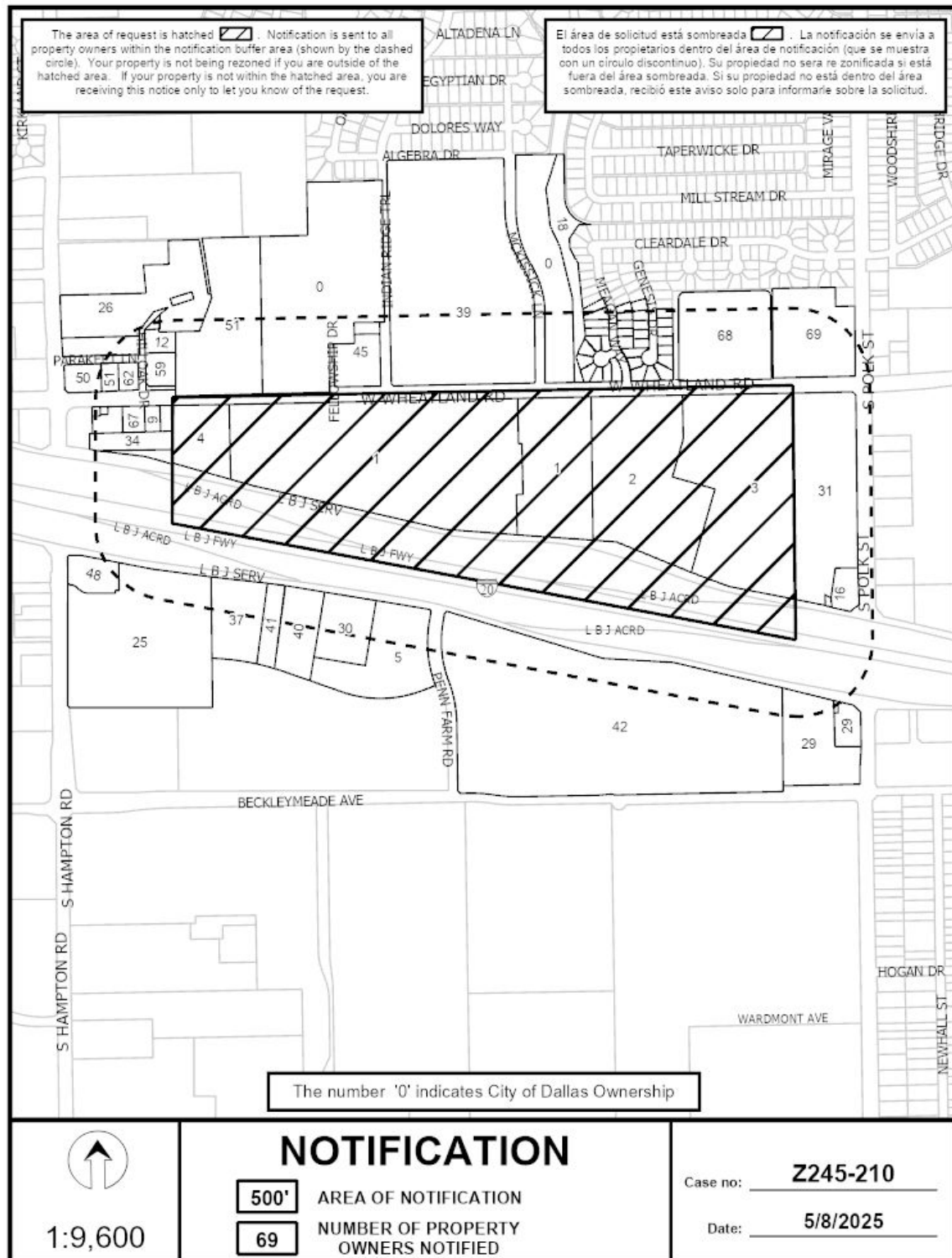




Market Value Analysis

Case no: **Z245-210**

Date: **5/8/2025**



05/08/2025

Notification List of Property Owners***Z245-210******69 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1500 W WHEATLAND RD	FRIENDSHIP WEST BAPTIST CHURCH
2	1200 W WHEATLAND RD	Taxpayer at
3	1150 W WHEATLAND RD	Taxpayer at
4	2020 W WHEATLAND RD	Taxpayer at
5	39444 LBJ FWY	39444 LYNDON B JOHNSON LLC
6	8200 S POLK ST	PRESCOTT INTERESTS BILLBOARDS LTD
7	1404 MARENA MOORE WAY	GARDNER JOYCE D
8	2252 W WHEATLAND RD	TUCKER BONITA L EST OF
9	2252 W WHEATLAND RD	TUCKER WILLIAM P &
10	1416 MARENA MOORE WAY	MATAVAZQUEZ MIGUEL ANGEL &
11	8038 GENESIS DR	GENESIS DRIVE TRUST
12	8020 HILLOAK DR	HANSARD MONETTE CASE
13	1408 MARENA MOORE WAY	PHILLIPS C L & MARTHA
14	8050 GENESIS DR	OPENDOOR PROPERTY J LLC
15	7800 INDIAN RIDGE TRL	NEW COVENANT CHRISTIAN
16	8800 S POLK ST	SIKKA INVESTMENTS LLC
17	1409 MARENA MOORE WAY	FKH SFR C1 LP
18	1601 W WHEATLAND RD	WHEATLAND HILLS ESTATES
19	1413 MARENA MOORE WAY	SFR JV 1 2020 1 BORROWER LLC
20	2320 W WHEATLAND RD	FOSTER DAN E & KIM B
21	8016 HILLOAK DR	HANSARD WINFIELD J
22	8023 GENESIS DR	LOWERY WAYNE F & VIVIAN
23	8031 MEAGAN WAY	SRP SUB LLC
24	8039 MEAGAN WAY	ZAMORA CRISOFORO &
25	8520 S HAMPTON RD	LOWES HOME CENTERS INC
26	8009 HILLOAK DR	WHEATLAND METHODIST CHURCH

05/08/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1412	MARENA MOORE WAYOHANA EQUITIES LLC
28	1405	MARENA MOORE WAYWANG CHEN YU
29	8609	S POLK ST BROOKS PHILLIP W
30	39490	LBJ FWY BROADSTONE PA TEXAS LLC
31	8301	S POLK ST SOUTH POLK PARTNERS INC
32	8026	GENESIS DR WILBURNBRUMFIELD LATOYA &
33	8044	MEAGAN WAY JONES CANDIE LAURICIA
34	39520	LBJ FWY MBKK PROPERTIES LLC
35	8027	MEAGAN WAY DINH MARY
36	8035	GENESIS DR HOLLOMAN DORIS
37	39550	LBJ FWY SALEHOUN FAMILY LIMITED
38	8040	MEAGAN WAY NF EQUITIES LLC
39	1819	W WHEATLAND RD Dallas ISD
40	39510	LBJ FWY DRIVETIME CAR SALES COMPANY LLC
41	39510	LBJ FWY NORTEX LODGING LLC
42	39324	LBJ FWY BUCKHEAD PENN DISTRIBUTION
43	8031	GENESIS DR THORNTON LANIQ
44	8042	GENESIS DR GARZA LETICIA GIRON
45	2025	W WHEATLAND RD NEW COVENANT CHRISTIAN
46	8039	GENESIS DR DARDEN KYM L
47	8046	GENESIS DR JUDGE DEBRA
48	8414	S HAMPTON RD FOUR OAKS INVESTMENTS INC &
49	39510	LBJ FWY MBKK PPTIES LLC
50	8150	S HAMPTON RD 8112 HAMPTON LLC
51	2205	W WHEATLAND RD JSDN REAL ESTATE LTD
52	8047	GENESIS DR JONES ROBERT W
53	8028	MEAGAN WAY GUZMAN RICARDO E
54	39300	LBJ FWY BUSBY OUTDOOR LLC
55	8051	GENESIS DR MEDINA JOSE CRUZ &
56	8032	MEAGAN WAY SRMZ 2 LLC
57	8034	GENESIS DR COWAN RENTALS LLC

Z245-210(MB)

05/08/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8035 MEAGAN WAY	WILLIAMS DIANE
59	11 W WHEATLAND RD	SCOTT JUDY A &
60	8043 GENESIS DR	HARRISON NENA
61	8036 MEAGAN WAY	SAKA HIROSHI
62	2305 W WHEATLAND RD	FOSTERS DAN EUGENE &
63	8030 GENESIS DR	WATKINS ELAINE L
64	8027 GENESIS DR	MYRICKS CLAYTON LEE
65	8054 GENESIS DR	GONZALEZ SARAH ELIZABETH
66	1417 MARENA MOORE WAY	TOSTE PHILLIP A 2023 REVOCABLE
67	2304 W WHEATLAND RD	SCOTT JUDY A &
68	1301 W WHEATLAND RD	AIC ADIRA APARTMENTS LLC
69	1121 W WHEATLAND RD	CHURCH OF FAITH