
FILE NUMBER: Z-26-000053 **DATE FILED:** April 6, 2026
LOCATION: South line of E. Wheatland Road, west of S. Lancaster Road.
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 9.023 acres **CENSUS TRACT:** 48113016711

REPRESENTATIVE: David Pitcher / KFM Engineering and Design

APPLICANT/OWNER: Greg Leveling / I-20 Lancaster Fund, LLC.

REQUEST: An application for a new Specific Use Permit for a temporary concrete or asphalt batching plant limited to a temporary concrete batching plant on property zoned MU-2 Mixed-Use District.

SUMMARY: The purpose of the request is to allow a temporary concrete batching plant on the site.

STAFF RECOMMENDATION: Approval, with an expiration date of January 1, 2028, or when the infrastructure project for which the temporary concrete batching plant is needed is completed, whichever is earlier, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The subject property is currently undeveloped and zoned MU-2 Mixed-Use District.
- The current request is for a temporary batching plant to provide infrastructure improvements for a large development directly adjacent to the site on the north side of E. Wheatland Rd – University Hills.
- The proposed site plan location of the temporary batching plant and the associated equipment for the concrete batching plant on the subject property is not within the floodplain that is located to the north and west or within Five Mile Creek.
- The surrounding properties were zoned MU-2 Mixed-Use District, UC-2 Urban Corridor District, MF-2(A) Multifamily District, TH-2(A) Townhouse District, and CR Community Retail District in 2017.
- The current request is for a Specific Use Permit for a temporary concrete or asphalt batching plant limited to a temporary concrete batching plant in the location as shown on the attached site plan.
- Staff is supportive of the request for a Specific Use Permit for a temporary concrete or asphalt batching plant limited to a temporary concrete batching plant subject to a site plan and conditions since it will be in place temporarily to provide the infrastructure for future development and will not negatively impact surrounding zoning and undeveloped land uses.

Zoning History:

There has been one zoning change request in the area in the last five years.

1. **Z245-155:** On July 10, 2025, City Plan Commission recommended Denial without prejudice for an application for 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed Use District and a WR-5 Walkable Residential District on the west side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
S. Lancaster Rd. / E. Wheatland Road	RC – Residential Collector	Minimum-4 lanes-Undivided 60' ROW

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at the time of permitting submission to comply with city standards.

STAFF ANALYSIS:

- **Comprehensive Plan Consistency Review:**

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.

- **Consistency Review Recommendation**

The proposed SUP for temporary concrete batching plant use is not currently considered within Forward Dallas 2.0. The site is completely within the Community Mixed-Use placetype that proposes a mix of commercial, office, residential, retail, and services development concentrated adjacent to larger nodes of activity.

Light Industrial uses, such as warehouses, maintenance shops, Office/Showroom. Light manufacturing, and tool rental uses are contained in this placetype. However, batching plants as a land use are considered heavy industrial and not included within this placetype.

The placetypes do not consider temporary uses, such as concrete batching plants that are necessary for infrastructure and development needs that should be located near the development that it is meant to serve so that minimal disruption on streets and development further away occurs.



LEGEND

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Other Contextual comments related to long-range plan

Area Plans

I-20 Freeway Corridor Land Use Plan was adopted by City Council in March, 1999 to address future economic development, transportation, public utility and other public-private partnerships along this major corridor.

The plan area boundary is generally located along the western boundary of I-20 from Houston School Road to the eastern boundary of Beltline Road and extends approximately 1/8 to 1/2 mile on either side of the freeway and is comprised of three subdistricts along the corridor.

The plan identifies redevelopment opportunities, potential development impacts, and provides recommendations on neighborhood concerns and planning issues. The recommendations include identification of funding sources for such planning and coordination.

The purpose of the three subdistricts that were formed was to review existing land use and zoning, identification of inconsistencies with respect to land uses, nonconforming land uses and to offer possible policies and recommendations.

This major corridor within the City of Dallas is part of the super-highway designated by the North American Free Trade Agreement (NAFTA) that offers a direct transportation access route to the Port of Houston. This direct freeway access from I-20 to I-35 renders this corridor a desirable location for distribution and manufacturing company location and relocations within South Dallas.

This strategic location was identified as part of Dallas’ Global Center providing affordable access to international markets and Foreign Trade Zones. Project assets at the time of the Plan included: 1) Southport Center; 2). University of North Texas (UNT); 3). Planned Development District No. 304; 4). Dallas Morning News; and 5). Bonnie View Industrial, Ltd.

The UNT – Dallas Area Plan was adopted by City Council in December 2009. The UNT-Dallas area lies near the IH-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The UNT-Dallas Area Plan establishes a future development vision and strategies for implementation. The UNT-Dallas campus is the first state university to be established completely within Dallas city limits. The UNT-Dallas campus provides the anchor around which a university town environment is envisioned for the area. The primary intent is to preserve established neighborhoods and promote new development patterns that respond to the UNT-Dallas Campus Master Plan and proposed DART light rail stations.

The site is within the Urban Mixed-Use development block, which includes low to moderate density developments, located around transit stations, placing emphasis on walking, biking and transit. There is a good mix of retail, office, and residential uses.

The concept plan envisions the land use type to be UM3 Urban Mixed-Use, where office uses may be located along Lancaster Road, Camp Wisdom Road, and Wheatland Road, with mixed-use buildings and retail located at street intersections. The overall building heights should be 2 to 5 stories with the taller buildings located at the major intersection of Camp Wisdom Road and Lancaster Road.

Planning Narrative Response

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about temporary Specific Use Permits for industrial (outside) not potentially incompatible land use limited to a concrete batch plant.

Surrounding Land Uses:

	Zoning	Land Use
Site	MU-2	Undeveloped
North	TH-2(A)	Undeveloped (Pending Construction – University Hills)

East	MU-2	Undeveloped
South	MU-2	Undeveloped / Creek
West	MU-2	Undeveloped / Floodplain

Land Use Compatibility:

The area of request is currently undeveloped and is zoned MU-2 Mixed-Use District. Surrounding land uses are mainly undeveloped. The property is adjacent to the west and northwest by floodplain and the proposed location of the SUP for the temporary batching plant is completely outside of the floodplain and to the east of the floodplain. The proposed temporary use is for the purpose of pouring concrete for infrastructure needs for the future University Hills development immediately adjacent to the north across S. Lancaster Rd./E. Wheatland Rd. Conforming to specific environmental and code enforcement standards that dictate the handling of materials ensures minimal impact on the surrounding undeveloped properties, the floodplain to the west and northwest and the creek to the south.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding, zoning and undeveloped land uses and will minimize disruption to streets and development further away from the site it is temporarily intended to serve

Staff supports the proposed request for the Specific Use Permit for the temporary concrete batching plant to provide infrastructure required for the adjacent development in this area with some of the environmental protections proposed in the SUP Conditions, such as 1) dust control measures, including a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with the dust control requirements must be delivered to the director of the Office of Environmental Quality and Sustainability and the director of the Planning and Development

Department and 2) site restoration measures, including that the site must be restored to its original condition and all equipment removed from the site once the job has been completed with an inspection by the Office of Environmental Quality that must be requested by the applicant and signed by the inspector.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X, Tree Conservation and Landscaping, at the time of future development of the property. Since the proposed SUP is for a temporary batching plant, the proposed SUP conditions require solid screening with a minimum of 8 feet for the property.

Parking:

No parking spaces are required for the outdoor manufacturing areas and storage for the temporary concrete batching plant per Ch. 51A-4.203. Industrial Uses.

Market Value Analysis:

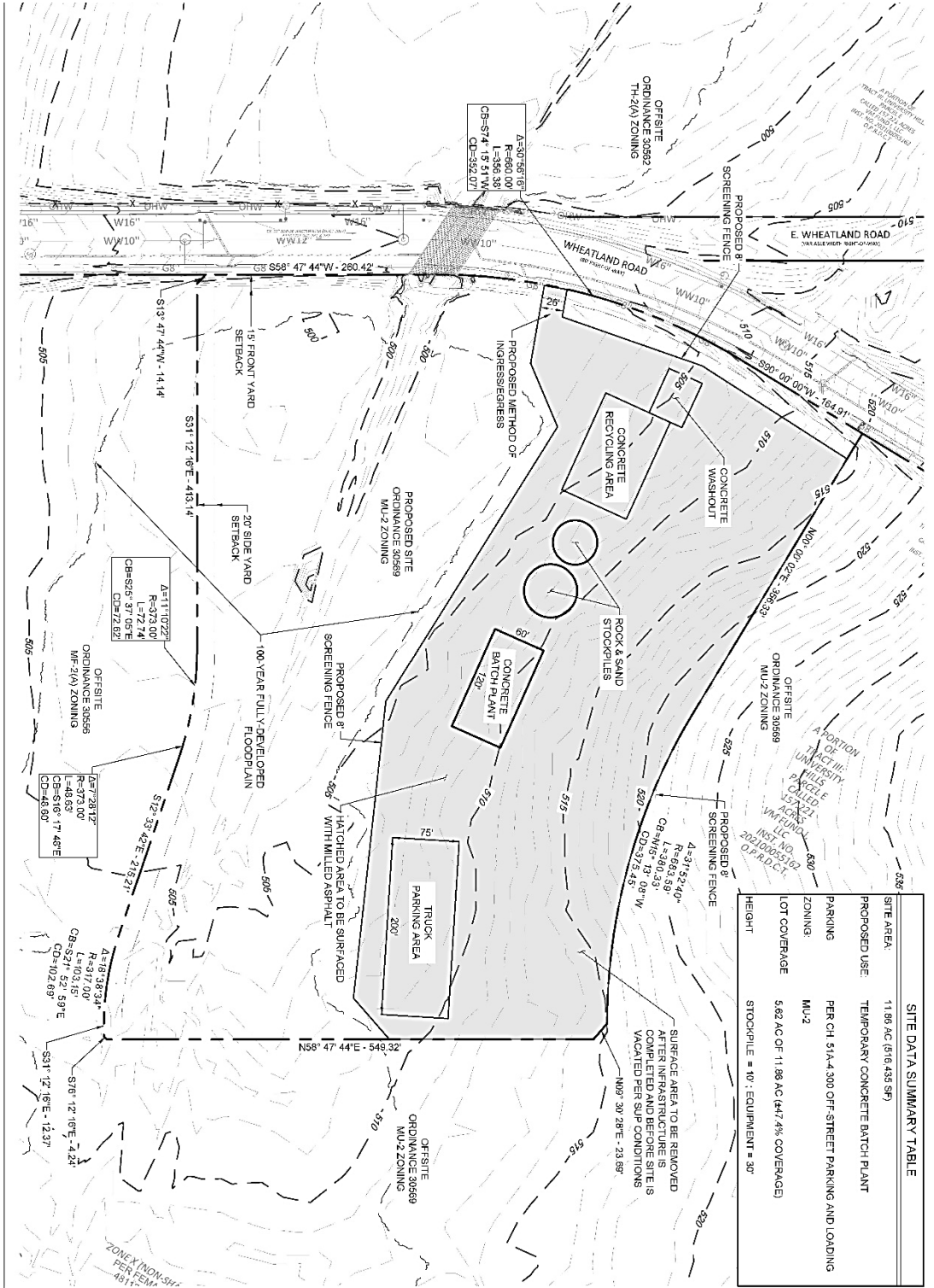
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment 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). The area of request is located within and surrounded entirely to the north, south, east, and west within an 'H' MVA cluster.

List of Officers

I-20 Lancaster Fund LLC

Greg Leveling – President, Chief Executive Officer, and Treasurer
Ana Martin – Vice President and Secretary

Proposed Site Plan



SITE DATA SUMMARY TABLE	
SITE AREA:	11.99 AC (916,435 SF)
PROPOSED USE:	TEMPORARY CONCRETE BATCH PLANT
PARKING:	PER CH \$14-1,300 OFF-STREET PARKING AND LOADING
ZONING:	MU-2
LOT COVERAGE:	5.62 AC OF 11.88 AC (47.4% COVERAGE)
HEIGHT:	STOCKPILE = 10'; EQUIPMENT = 30'

KEM
ENGINEERING & DESIGN
3800 KIRKWOOD BLVD, SUITE 50
DALLAS, TEXAS 75244
PHONE: (469) 999-0588
WWW.KEM-LLC.COM
DATE: 4/1/2024
PROJECT #: 2019005162

CLIENT
HOQUE GLOBAL
DALLAS, TEXAS

PROJECT
UNIVERSITY HILL
DALLAS, TEXAS

TITLE
TEMPORARY
BATCH PLANT
SUP SITE PLAN
Z-26-000053

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SCALE 1" = 100'

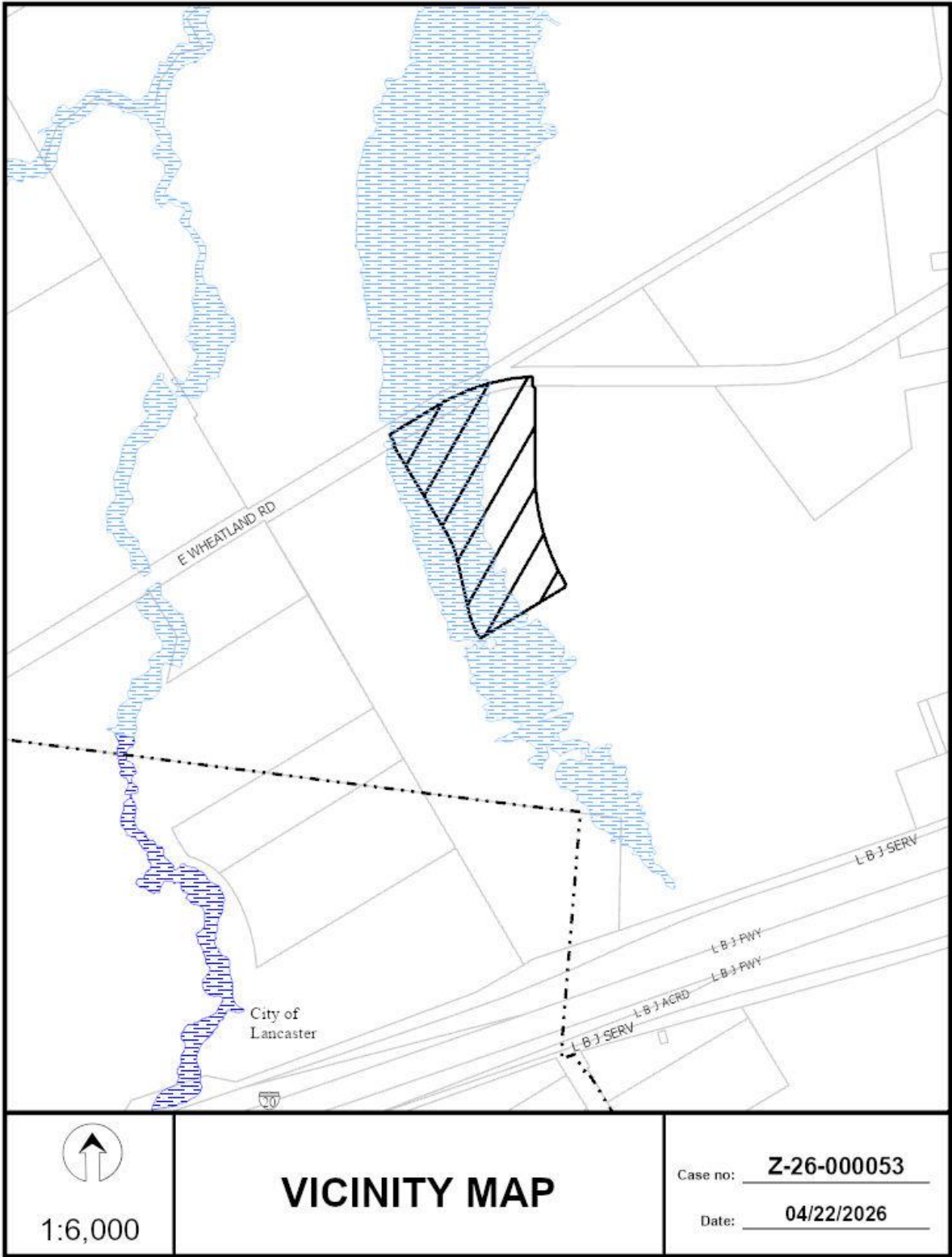
EXH 01

DATE: 2024/03/21
DRAWN BY: [Name]
CHECKED BY: [Name]

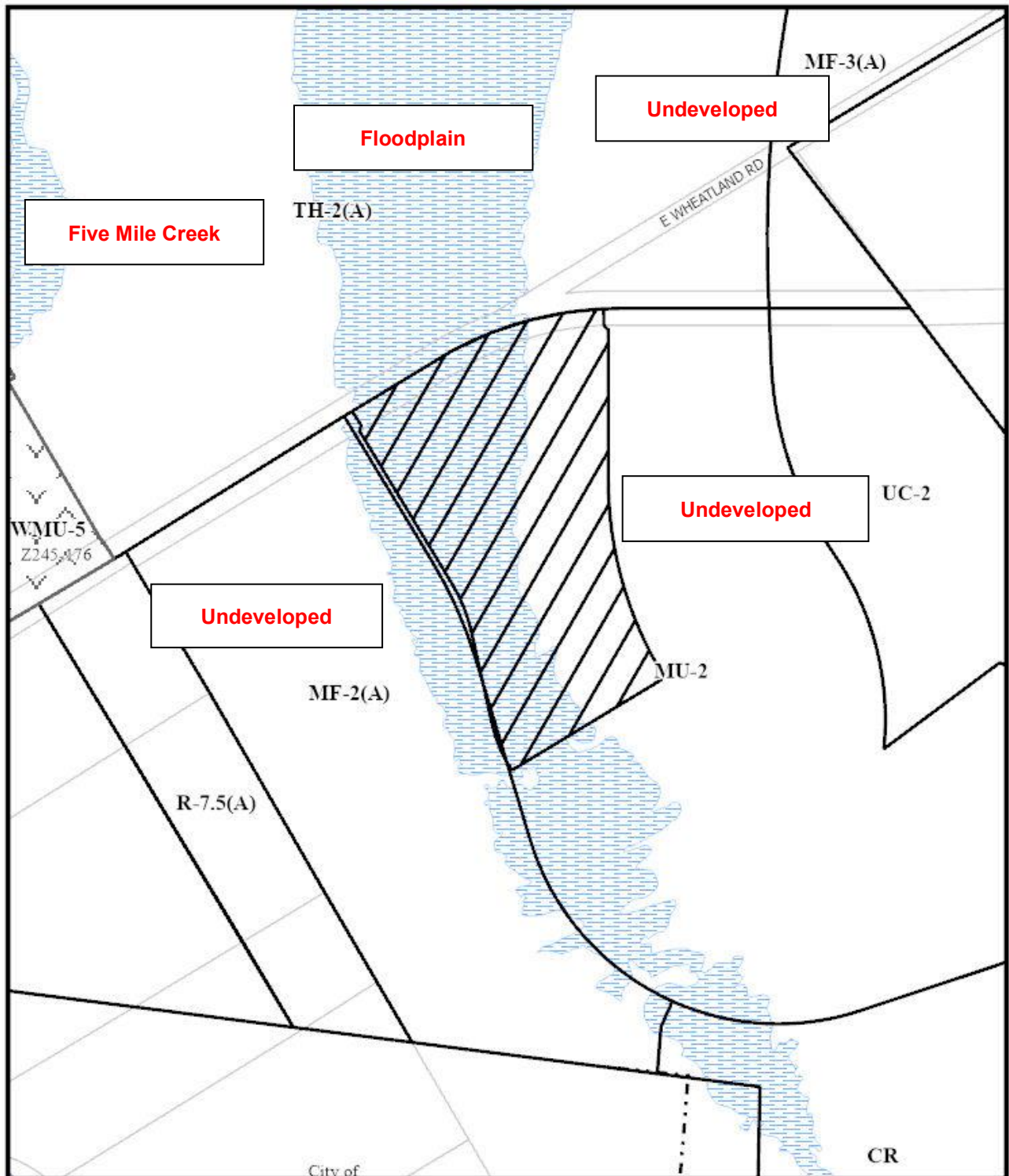
Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a temporary concrete or asphalt batching plant limited to a temporary concrete batching plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on January 1, 2028, or when the infrastructure project for which the temporary concrete batching plant is needed is completed, whichever is earlier.
4. DUST CONTROL:
 - A. The following conditions must be met on an ongoing basis:
 - i. Trucks must be loaded through a discharge equipped with a water ring or equivalent dust control system that eliminates visible dust emissions.
 - ii. All paved surfaces or permanent roads, including vehicular, maneuvering areas inside the plant must be watered and swept to eliminate visible dust emissions.
 - iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic and other areas must be watered as necessary to eliminate visible dust emissions.
 - iv. During operations, all stockpiles must be sprinkled with water as necessary to eliminate visible dust emissions.
 - v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.
 - vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions or the conveyor charge hopper must be completely enclosed to contain dust.
 - vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

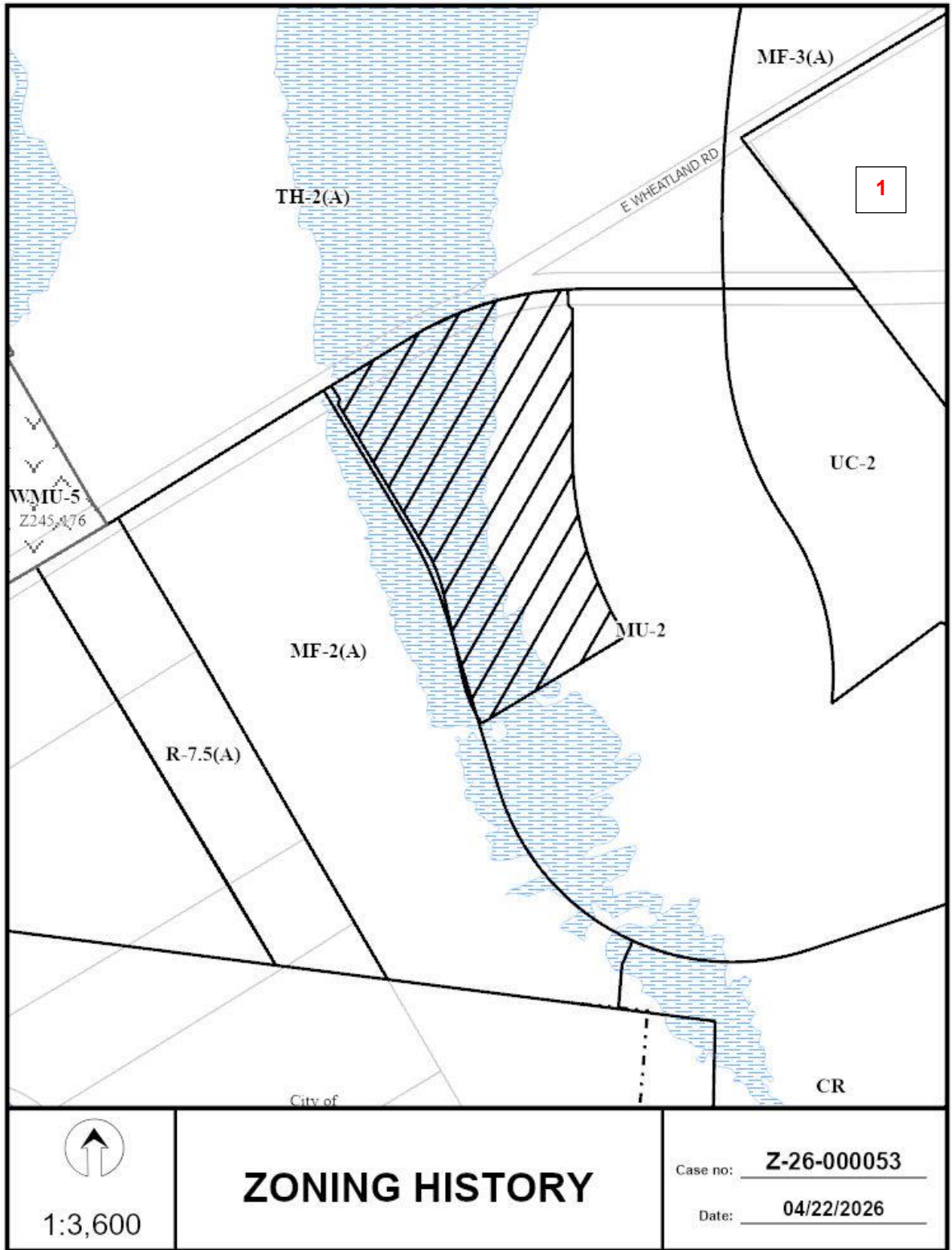
- viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and vehicle traffic are minimized.
- B. Before the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with the requirements in (A) must be delivered to the director of the office of environmental quality and sustainability and the director of the planning and development department.
- 5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
 - 6. OUTSIDE STORAGE: Materials stored outside must be located in bins that are screened on three sides by 10-foot-high screening walls.
 - 7. SCREENING: A minimum eight-foot-tall solid screening fence or wall must be provided along the perimeter of the Property in the locations shown on the attached site plan. A chain link or metal fence with inserts may be used, provided it does not have more than 10 square inches of openings in any given square foot of surface.
 - 8. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile is 10 feet.
 - 9. STORMWATER: Drainage systems must be kept clear of debris and maintained for designed flow and capacity.
 - 10. SITE RESTORATION: The site must be restored to its original condition and all equipment removed from the site once the job has been completed. An inspection by the Office of Environmental Quality must be requested by the applicant and signed by the inspector.
 - 11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 - 12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

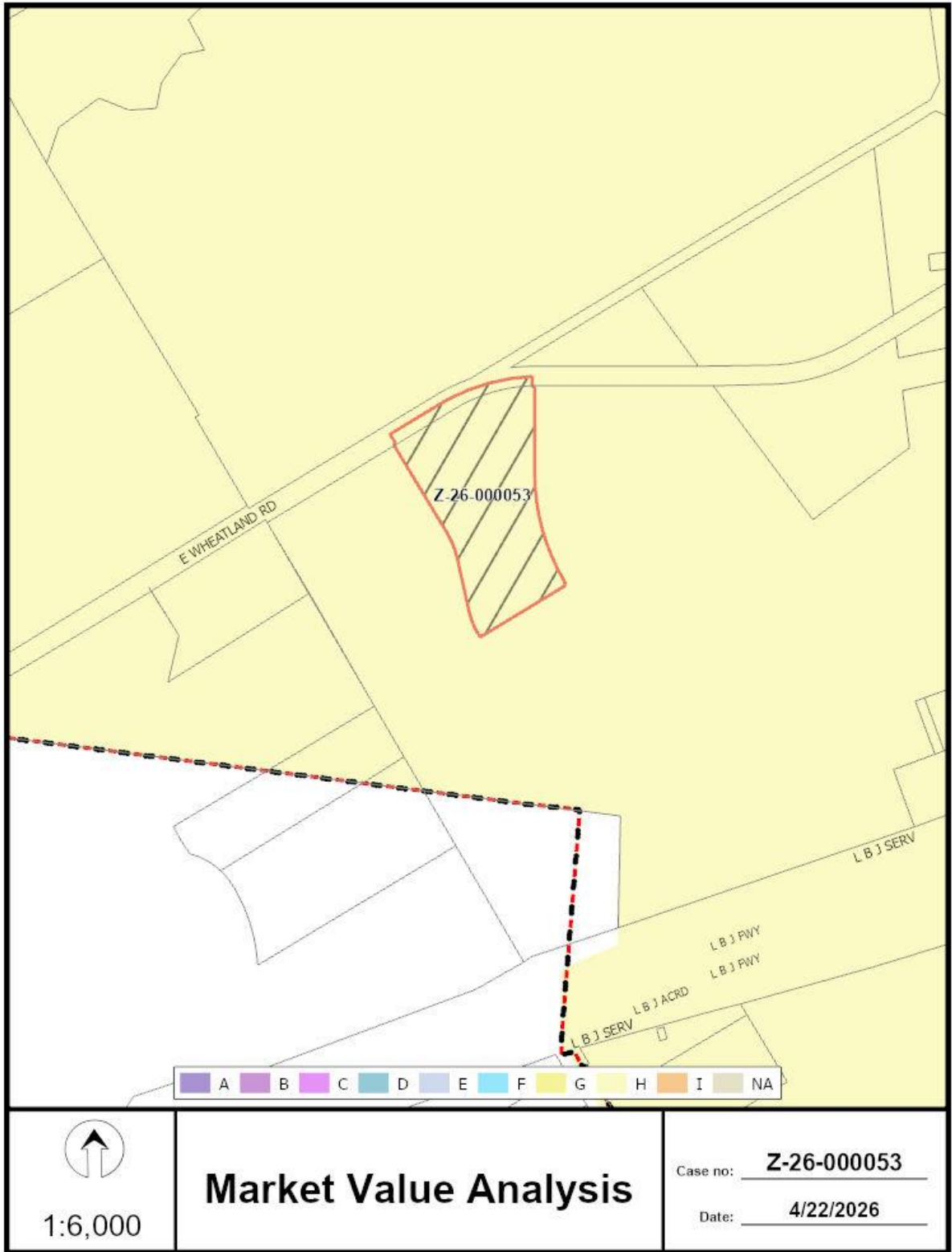


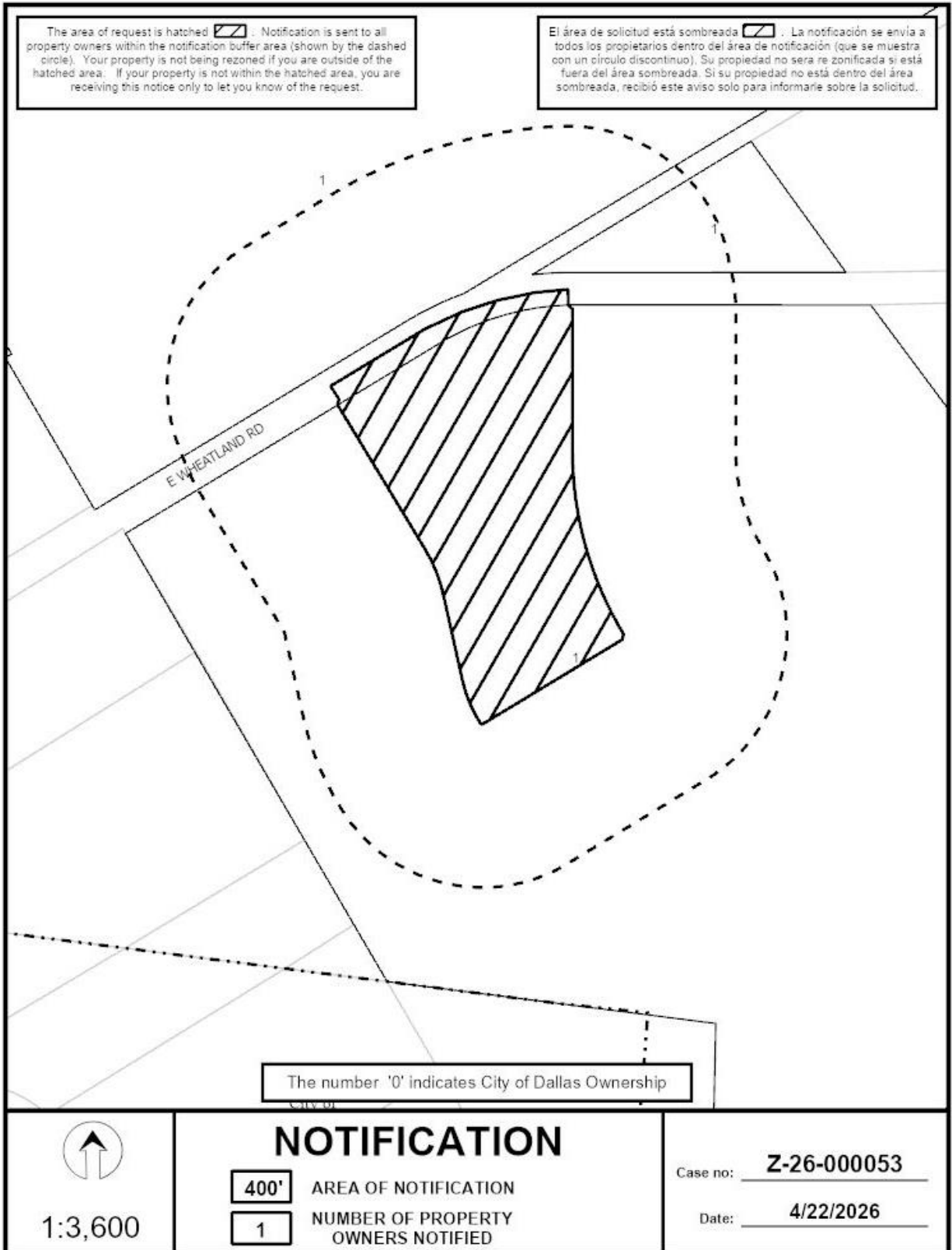




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Z-26-000053

04/22/2026

Notification List of Property Owners

Z-26-000053

1 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2000 E WHEATLAND RD	VM FUND I LLC