

**FILE NUMBER:** Z245-138(MB)/Z-25-000016(MB)

**DATE FILED:** December 30, 2024

**LOCATION:** Southwest corner of Forest Land and Stults Road.

**COUNCIL DISTRICT:** 10

**SIZE OF REQUEST:** Approx. 7.039 acres      **CENSUS TRACT:** 48113007805

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**APPLICANT:** Victor Toledo

**OWNER:** Dallas County Commissioners Court

**REQUEST:** An application for TH-2(A) Townhouse District with consideration for MF-2(A) Multifamily District on property zoned R-10(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow residential uses.

**STAFF RECOMMENDATION:** Approval of an MF-2(A) Multifamily District in lieu of a TH-2(A) Townhouse District.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-10(A) Single Family District and is undeveloped.
- The request site is approximately 7 acres in size.
- The applicant wishes to develop detached single family housing with smaller lot sizes than what is permitted under the R-10(A) Single Family District. As such, they request a TH-2(A) Townhouse District.
- Staff finds that the area of request would support a more intensive residential district based on the comprehensive plan and area plan.

## **Zoning History:**

There have been five zoning cases on four sites in the area within the last five years.

**1. Z201-193:** On July 15, 2021, City Plan Commission recommended denial without prejudice of an application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District located at the southwest corner of Forest Lane and Stults Road. The case was withdrawn.

**2. Z212-164:** On June 8, 2022, City Council approved an application for an amendment to Planned Development District No. 220 on the west line of Stults Road, north of Vanguard Way.

**3. Z212-302:** On February 22, 2023, City Council approved an application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, located on the north line of Stults Road between Boundbrook Avenue and Clearwater Drive.

**4. Z234-280:** On January 22, 2025, City Council approved an application for an amendment to and expansion of Planned Development District No. 456, on property zoned PD No. 456 and an R-10(A) Single Family District, in an area bounded by Forest Road and Skyline Drive to the north, Shepherd Road to the west, and Stults Road to the south.

**5. Z234-331:** On March 6, 2025, City Plan Commission recommended denial without prejudice of an application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the north line of Forest Lane, east of Schroeder Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal arterial	120 feet Bike Plan
Stults Road	Local street	60 feet

**Transit Access:**

The area of request is adjacent to the Forest Lane DART Light Rail station. The area of request is within a half-mile of the following services:

DART Light Rail: Orange and Red lines.

DART Bus: Routes 22 and 241

**Traffic:**

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

**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 as proposed is generally **not** consistent with Forward Dallas 2.0. Single family development is a secondary land use in the City Residential placetype. The proximity to the DART Forest Lane station and location along Forest Lane supports multifamily or mixed-use development as envisioned by the City Residential placetype.

Staff's recommendation of MF-2(A) Multifamily would allow for the appropriate utilization of the site and a mix of multifamily and single family uses.

### 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.

### **Subject Property Placetype: City Residential**

City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.



**Area Plans:****District 10 Strategic Plan:**

The *District 10 Strategic Plan*, adopted by City Council on June 14, 2006, is intended to “strengthen Northeast Dallas communities, boost economic investment, and enhance the infrastructure within the district.” The subject site is within Focus Area 2 (Forest/LBJ/Central Triangle) of the District 10 Land Use Study.

The strategic plan identified several community needs; the pertinent needs are listed below:

***Land Use and Zoning***

- There should be a focus on encouraging development around existing and proposed DART light rail stations.
- There are too few homes to absorb future growth.

The strategic plan then developed several goals:

***Goal 2: Support Development that Promotes the Community Vision***

- Support land use and zoning compatible with the vision.
- Encourage owner-occupied residential development for a diversity of incomes and lifestyle needs.
- Direct higher density development to areas in proximity to DART light rail stations.

The proposed zoning change complies with the above elements of the *District 10 Strategic Plan*. The proposal complies with the goal of directing higher density development to areas in proximity to DART light rail and would provide additional homes to absorb future growth.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A) Single Family	Vacant
<b>North</b>	IR Industrial Research	Undeveloped
<b>South</b>	R-10(A) Single Family	Single family
<b>East</b>	PD 141	Multifamily
<b>West</b>	PD 506	DART Light Rail

**Land Use Compatibility:**

The area of request is currently undeveloped. The immediate surroundings of the site are a mix of residential uses, undeveloped land, and the DART Forest Lane station. There is a single family subdivision to the south of the site, and a multifamily development immediately east.

The applicant's requested TH-2(A) Townhouse District would be compatible with the surrounding uses. The proximity to retail, access to a principal arterial, and access to DART rail and bus service would support the additional homes of the proposed district. Additionally, these factors also support staff's recommendation of an MF-2(A) Multifamily District.

As noted above, the applicant's proposed district alone would conflict with the recommendations of the Forward Dallas 2.0 comprehensive plan as well as the District 10 Land Use Study. Staff's recommended MF-2(A) district would allow for development better suited to these recommendations. The R-10(A) Single Family District to the south would generate a Residential Proximity Slope against the MF-2(A) district, limiting the height of the development closest to the existing single family structures. This would allow for a transition from the existing subdivision to any new development on this site. Additionally, the MF-2(A) district would allow for the type of single-family housing proposed by the applicant, albeit with a height limitation along the portion closest to the existing single-family to the south.

## Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

### 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
L	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

	Existing	Proposed	Proposed
Use	R-10(A)	TH-2(A)	MF-2(A)
<b>AGRICULTURAL USES</b>			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable	★	★	★
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>			
Building repair and maintenance shop			
Bus or rail transit vehicle maintenance or storage facility			
Catering service			
Commercial cleaning or laundry plant			
Custom business services			
Custom woodworking, furniture construction, or repair			
Electronics service center			
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory			
Technical school			
Tool or equipment rental			
Vehicle or engine repair or maintenance			
<b>INDUSTRIAL USES</b>			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	S

	Existing	Proposed	Proposed
Use	R-10(A)	TH-2(A)	MF-2(A)
Gas pipeline compressor station			
Industrial (inside)			
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	S	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>			
Adult day care facility	S	S	
Cemetery or mausoleum	S	S	S
Child-care facility	S	S	•
Church	•	•	•
College, university, or seminary	S	S	S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		S	R
Convent or monastery	S	S	•
Foster home	S	S	•
Halfway house			
Hospital			
Library, art gallery, or museum	S	S	S
Open-enrollment charter school or private school	S	S	S
Public school other than an open-enrollment charter school	S	S	S
<b>LODGING USES</b>			
Hotel or motel			
Extended stay hotel or motel			
Lodging or boarding house			
Overnight general purpose shelter			
<b>MISCELLANEOUS USES</b>			
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•



	Existing	Proposed	Proposed
Use	R-10(A)	TH-2(A)	MF-2(A)
<b>OFFICE USES</b>			
Alternative financial establishment			
Financial institution without drive-in window			
Financial institution with drive-in window			
Medical clinic or ambulatory surgical center			
Office			
<b>RECREATION USES</b>			
Country club with private membership	S	S	R
Private recreation center, club, or area	S	S	S
Public park, playground, or golf course	•	•	•
<b>RESIDENTIAL USES</b>			
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		S	•
Single family	•	•	•
<b>RETAIL AND PERSONAL SERVICE USES</b>			
Ambulance service			
Animal shelter or clinic without outside runs			
Animal shelter or clinic with outside runs			
Auto service center			
Alcoholic beverage establishment			
Business school			
Car wash			
Commercial amusement (inside)			
Commercial amusement (outside)			
Commercial motor vehicle parking			
Commercial parking lot or garage			
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			

	Existing	Proposed	Proposed
Use	R-10(A)	TH-2(A)	MF-2(A)
General merchandise or food store greater than 3,500 square feet			
General merchandise or food store 100,000 square feet or more			
Home improvement center, lumber, brick or building materials sales yard			
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			
Restaurant with drive-in or drive-through service			
Surface parking			
Swap or buy shop			
Taxidermist			
Temporary retail use			
Theater			
Truck stop			
Vehicle display, sales, and service			
<b>TRANSPORTATION USES</b>			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley	S	S	
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	★	★	★
Transit passenger station or transfer center	S	S	S
<b>UTILITY AND PUBLIC SERVICE USES</b>			
Commercial radio or television transmitting station			

	Existing	Proposed	Proposed
Use	R-10(A)	TH-2(A)	MF-2(A)
Electrical generating plant			
Electrical substation	S	S	S
Local utilities	★	★	★
Police or fire station	S	S	S
Post office			
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant			
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			
Manufactured building sales lot			
Mini-warehouse			
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			

## Development Standards

Following is a comparison of the development standards of the current R-10(A) Single Family District, the requested TH-2(A) Townhouse District, and the recommended MF-2(A) Multifamily District:

District	Setback		Density/Lot Size	Height	Lot Cvrgr.	Special Standards
	Front	Side/Rear				
Current: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential	
Requested: TH-2(A)	None <sup>1</sup>	No min.	2,000 sqft min. / 9 du / ac	36'	60% residential	
Proposed: MF-2(A)	15' <sup>1</sup>	Single family: No side/rear  Duplex: 5' side, 10' rear  Multifamily: 10' side, 15' rear	No max density  Single family: Min. lot area 1,000 sqft  Duplex: Min. lot area 3,000 sqft  Multifamily: 1,000 sqft studio; 1,400 sqft one bedroom; 1,800 sqft two bedroom	36' <sup>2</sup>	60% residential 50% nonresidential	RPS

<sup>1</sup> Blockface continuity would apply to any properties fronting Stults Road, requiring a minimum front yard setback of 25 feet.

<sup>2</sup> Residential Proximity Slope (RPS) applies; portion over 26 feet in height cannot be located above RPS originating from adjacent single family.

### **Landscaping:**

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

### **Parking:**

Parking must be provided in accordance with Chapter 51A, as updated May 14, 2025. As the property is within a half mile radius of a DART light rail station, no minimum parking is required for any use.

**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 a “B” MVA area.

## List of Officers

### **Greenleaf Ventures, LLC**

D. Kent Casey  
Victor Toledo

### **Dallas County Commissioners Court**

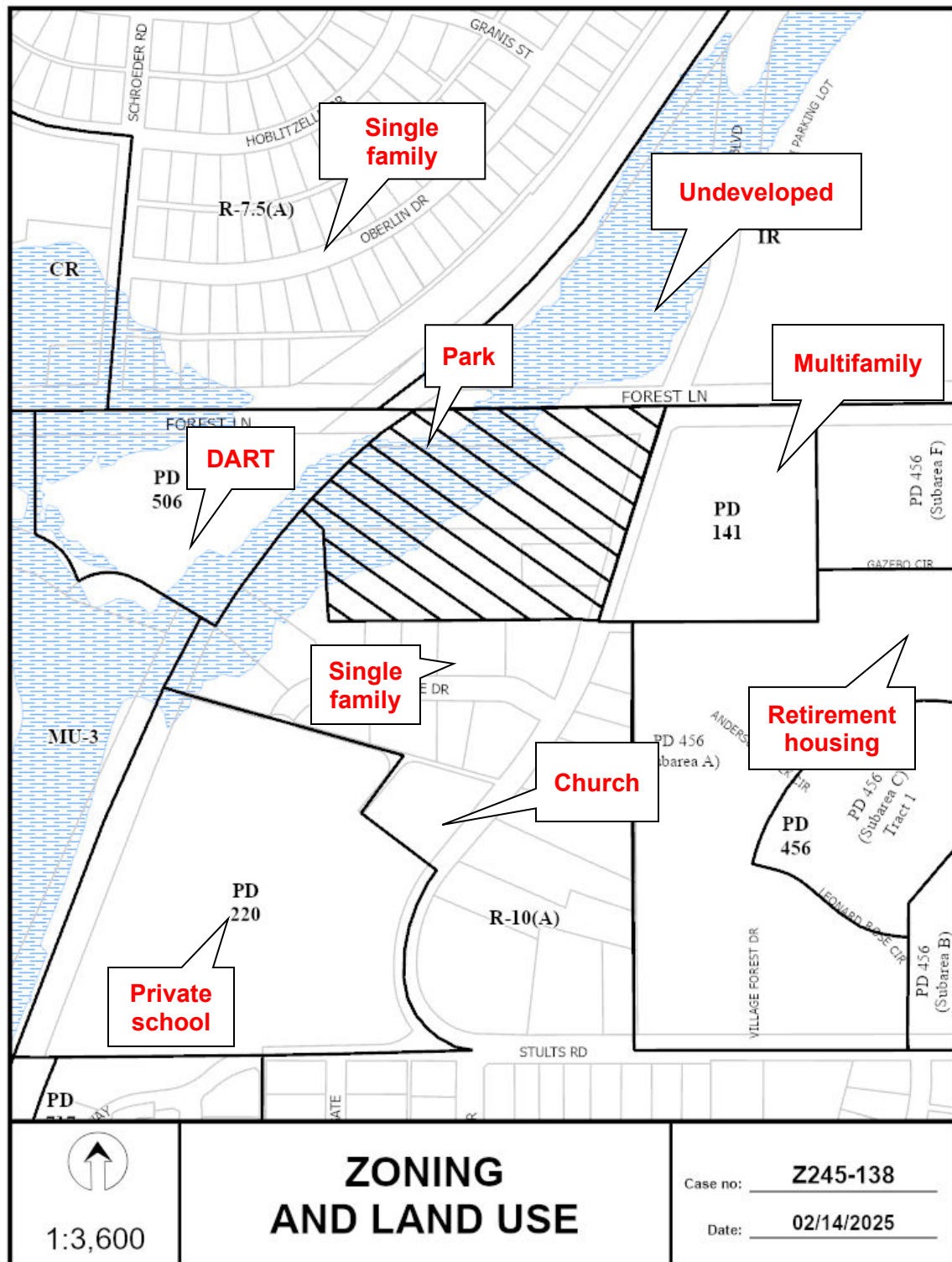
Judge Clay Jenkins  
Dr. Elba Garcia  
John Wiley Price  
Dr. Theresa Daniel  
Andy Sommerman

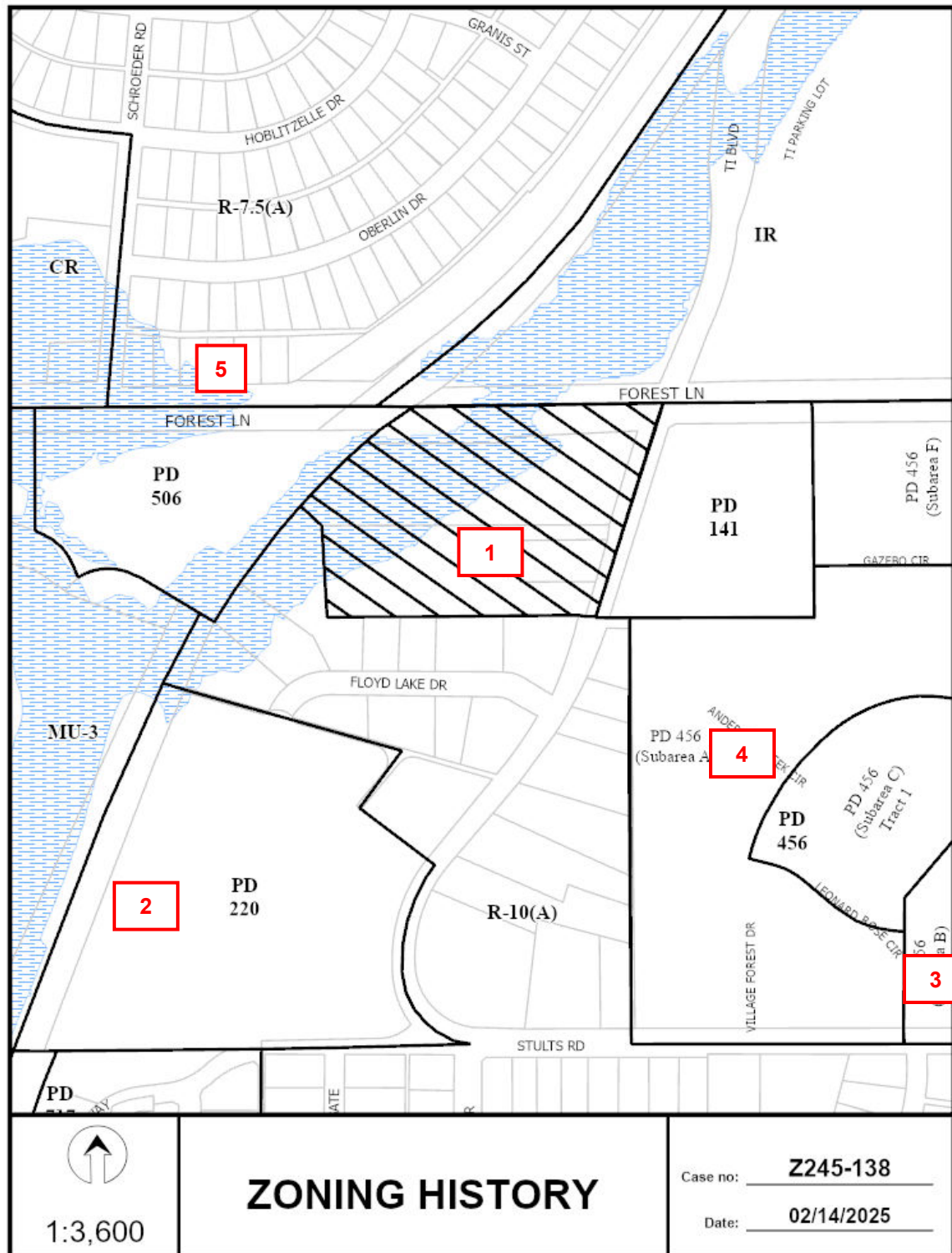


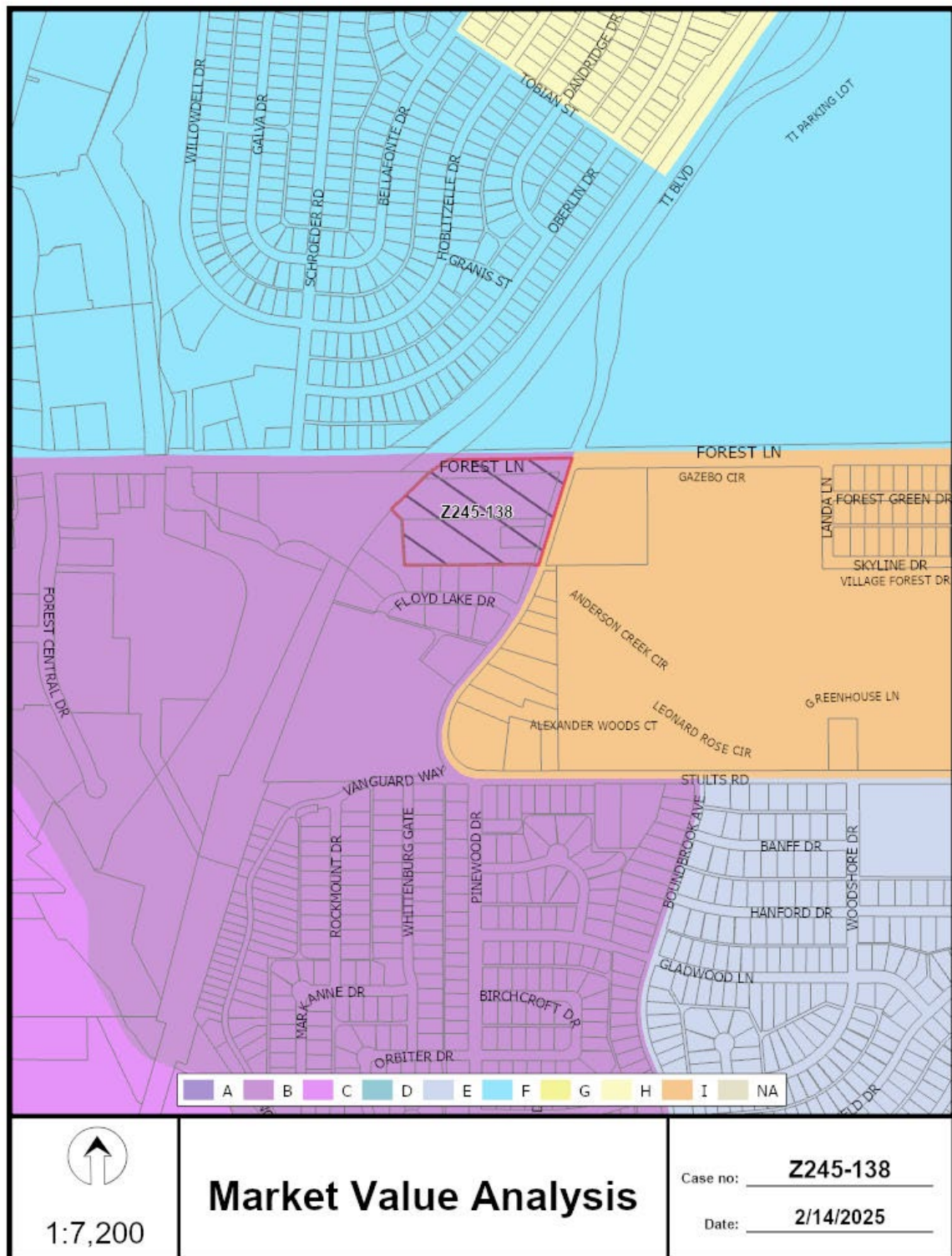




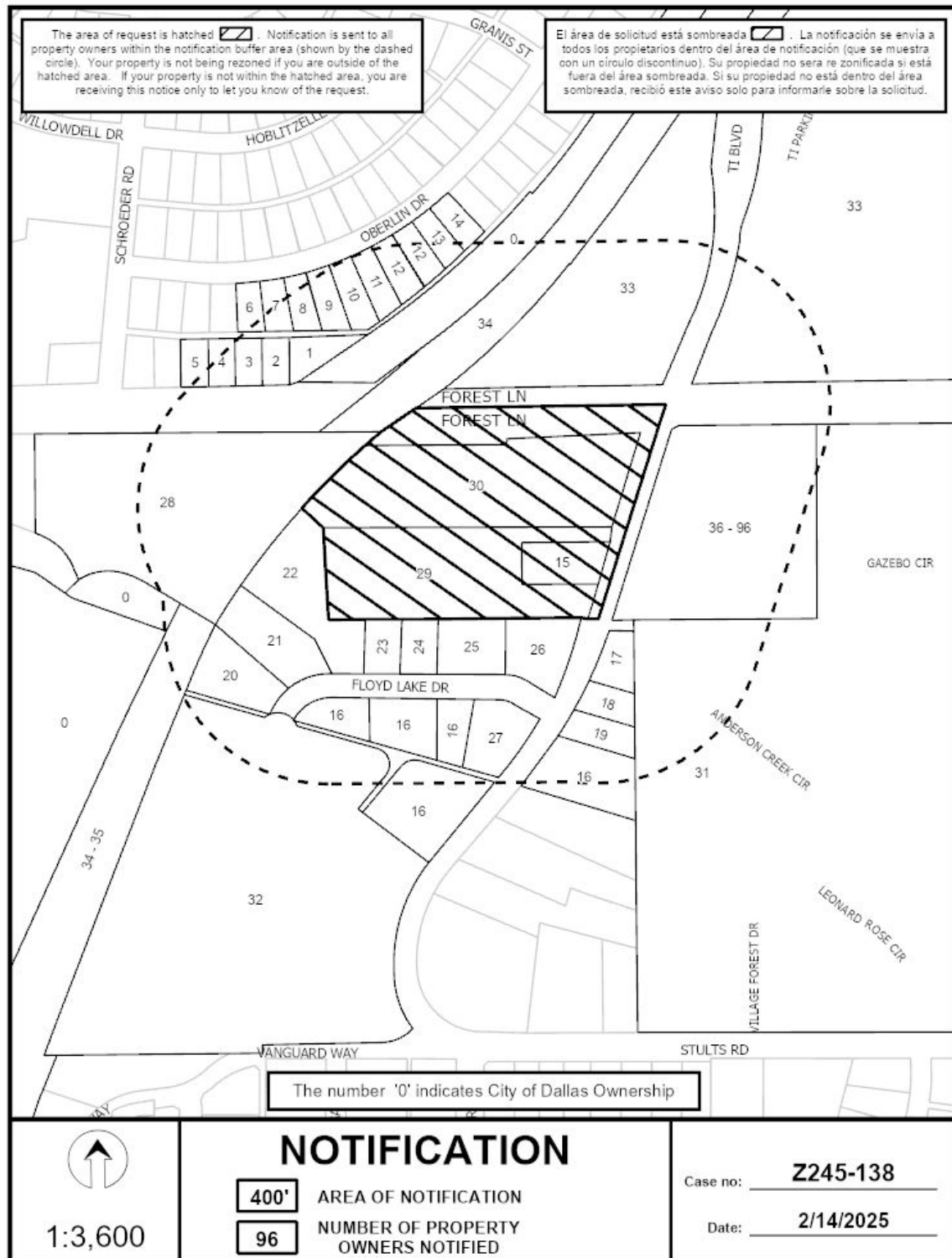












02/14/2025

***Notification List of Property Owners******Z245-138******96 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8235 FOREST LN	JDS HEAVENLY PLACE LLC
2	8231 FOREST LN	EQUITY TRUST CO
3	8225 FOREST LN	D REALTY INVESTMENTS INC
4	8219 FOREST LN	PHILLIPS DAVID JR
5	8215 FOREST LN	Taxpayer at
6	11824 OBERLIN DR	ALIKE REALTY INC
7	11828 OBERLIN DR	PAN SEAN JAHAU &
8	11832 OBERLIN DR	LACY MARGARET P &
9	11836 OBERLIN DR	SOFANDA CONSTRUCTION LLC
10	11842 OBERLIN DR	THREADGILL GAIL
11	11846 OBERLIN DR	NJN ENTERPRISES LLC
12	11850 OBERLIN DR	SAINT CATHERINE HOMES LLC
13	11906 OBERLIN DR	BLAIR PROPERTY HOLDINGS SERIES G LLC
14	11910 OBERLIN DR	HERNANDEZ E CRUZ
15	8440 STULTS RD	COUNTY OF DALLAS TEXAS
16	8469 STULTS RD	BUDDHIST CENTER OF DALLAS
17	8443 STULTS RD	DUQUE KEYLA RICARDA
18	8447 STULTS RD	BLS III REAL ESTATE LLC
19	8453 STULTS RD	ROBERTS PAULA E
20	8305 FLOYD LAKE DR	BAILEY KEAVEN DEAN
21	8311 FLOYD LAKE DR	DENNIS COREY CHISTOPHER &
22	8319 FLOYD LAKE DR	LERVISIT SUMRITTI
23	8325 FLOYD LAKE DR	MCDONALD MAUREEN R
24	8331 FLOYD LAKE DR	MEJIA LOSCAR T & LAURA A
25	8341 FLOYD LAKE DR	SEPANIK HOLDINGS INC
26	8353 FLOYD LAKE DR	MONTGOMERY FAMILY LIVING TRUST THE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8350 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
28	8206 FOREST LN	DALLAS AREA RAPID TRANSIT
29	8350 FOREST LN	HAPPY STATE BANK DBA GOLDSTAR
30	8350 FOREST LN	County of Dallas
31	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
32	8494 STULTS RD	LUTHERAN SECONDARY ASSOC
33	8507 FOREST LN	TEXAS INSTRUMENTS INC
34	401 S BUCKNER BLVD	DART
35	401 S BUCKNER BLVD	DART
36	8404 FOREST LN	RODRIGUEZ MARCUS
37	8404 FOREST LN	PARRA KARLA MARIA
38	8404 FOREST LN	ROSS DANIEL GENE & SUSAN KAY
39	8404 FOREST LN	SMITH DEBORAH E
40	8404 FOREST LN	ALULA HELEN
41	8404 FOREST LN	WISE BENJAMIN M & SAIRA
42	8404 FOREST LN	MYBURGH CARIEN
43	8404 FOREST LN	SPANN CLEOLETTA GEE
44	8404 FOREST LN	MONROY ALEXIS
45	8404 FOREST LN	ORTIZ ERYN
46	8404 FOREST LN	TREJO CARLOS E
47	8404 FOREST LN	VAUGHAN JORDAN
48	8404 FOREST LN	VO TOMMY & JENNIFER T
49	8404 FOREST LN	CARRINGTON VICTOR
50	8404 FOREST LN	VO TOMMY & JENNIFER
51	8404 FOREST LN	SHARPE KEVIN C
52	8404 FOREST LN	WHITSON SHIRLEY T
53	8404 FOREST LN	MONTES RUBEN
54	8404 FOREST LN	ROH JOHN CHANGUN &
55	8404 FOREST LN	HARRIS KIMBERLY ANN
56	8404 FOREST LN	LING YANQING
57	8404 FOREST LN	GIPSON SAMUEL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8404 FOREST LN	ARDOIN ELIDA AGUIRRE
59	8404 FOREST LN	GEIGER KEITH
60	8404 FOREST LN	WERNICK ROSANN
61	8404 FOREST LN	CLEMENTS ALAN W & BARBARA
62	8404 FOREST LN	MUSICH DAWN M &
63	8404 FOREST LN	PANTNER EMILIANO
64	8404 FOREST LN	VERITY ANDREW
65	8404 FOREST LN	ALINEJAD MOJGAN
66	8404 FOREST LN	RAHMAN SHAMAILA
67	8404 FOREST LN	PELLIZZI AUGUST & KAREN
68	8404 FOREST LN	WATKINS PATRICE A
69	8404 FOREST LN	COOMER L DON & PAMELA R
70	8404 FOREST LN	SOBREVILLA VICTOR &
71	8404 FOREST LN	CERDA MONA L
72	8404 FOREST LN	EDWARDS TAYLOR
73	8404 FOREST LN	BRABY MICHAEL LEE
74	8404 FOREST LN	NARCISO VINCENT JOSE
75	8404 FOREST LN	KORZHUKOV ALEXANDER & GALINA
76	8404 FOREST LN	BAKER JORDAN & NATE
77	8404 FOREST LN	DICKEY SANDRA LYNN
78	8404 FOREST LN	SOLOMON LIYA
79	8404 FOREST LN	TEXAS SAINTS LLC
80	8404 FOREST LN	BROOKS GLENDA
81	8404 FOREST LN	FOUGERE JAMEELAH
82	8404 FOREST LN	NARCISSE KENRIC
83	8404 FOREST LN	SETLIFF TARA LEA
84	8404 FOREST LN	CHUENCHOMPOO SOMJAI
85	8404 FOREST LN	MAJORS OTIS L JR
86	8404 FOREST LN	STEELE JOHN A & PATRICK DIXON
87	8404 FOREST LN	VOGELPOHL CINDY
88	8404 FOREST LN	KRUSE KENT H

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8404 FOREST LN	DOMINGUEZ AMANDA MONIQUE
90	8404 FOREST LN	HARP DONNA
91	8404 FOREST LN	DUNCKER CARLOS
92	8404 FOREST LN	MCDOWELL COLLIN
93	8404 FOREST LN	TESFAI KORETTA &
94	8404 FOREST LN	MACAULAY KATHRYN MICHELE
95	8404 FOREST LN	COVER TAYLOR &
96	8404 FOREST LN	SMITH DORIS