

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 4, 2025****Planner: Rexter Chambers****FILE NUMBER:** Z245-190_Z-25-000022(RC) **DATE FILED:** March 25, 2025**LOCATION:** East line of Southgate Lane, between Elam Road and Marvel Drive.**COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 1.259 acres**CENSUS TRACT:** 48113011802

REPRESENTATIVE: Baldwin Associates, LLC**OWNER:** Dallas County Mental Health & Mental Retardation Center**APPLICANT:** Metrocare Services**REQUEST:** An MF-2(A) Multifamily District application on property zoned as a CR Community Retail District.**SUMMARY:** The purpose of the request is to allow the development of the small multifamily project on the remainder of the lot.**STAFF RECOMMENDATION:** Approval.**PRIOR CPC ACTION:** At the June 12, and July 10 Hearings, the City Plan Commission move to hold the case.

BACKGROUND INFORMATION:

- The area of request is currently zoned as a CR Community Retail District. The property contains eight lots, which constitute Brookside Acres No. 3, Block 16/6666 Lots 1-8.
- The lots in question, Lots 4-8, have frontage along Southgate Lane.
- Lots 1-3 are currently developed for medical office use.
- The applicant proposes to develop the remaining portion with a small multifamily project.
- To accomplish this, they request a MF-2(A) Multifamily District.
- There have not been any changes since the previous hearing.

Zoning History:

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

1. **Z212-169:** On Wednesday, August 10, 2022, the City Council approved an application for an NS(A) Neighborhood Service District with deed restrictions located on the south side of Elam Road and west of Buttercup Lane.
2. **Z245-190:** On Thursday, June 12, 2025, the City Plan Commission approved the applicant's request to hold the item until the July 10, 2025, City Plan Commission Meeting.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Southgate Lane	Local Street	50'
Elam Road	Principal Arterial	100'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact traffic.

STAFF ANALYSIS:

Active Area Plans: None

Comprehensive Plan:

ForwardDallas 2.0, adopted by the Dallas City Council in September 2024, is the city's updated comprehensive plan guiding future land use and development. It establishes a long-term vision for how the City of Dallas should grow, including a future land use map and broad policy goals, but it does not set zoning boundaries or impose legal land use restrictions. Instead, it serves as a high-level framework to inform decisions about rezoning and development, providing guidance, not regulation, for evaluating proposals.

The plan has five main themes: environmental justice and sustainability, transit-oriented development and connectivity, housing choice and access, economic development and revitalization, and community and urban design. ForwardDallas 2.0 is not a zoning document and does not address site-specific issues or Specific Use Permits; it is intended as a strategic guide for shaping the city's future growth and land use policies. This Comprehensive Plan outlines several goals and policies that can serve as a framework for evaluating the applicant's request.

The City Council adopted the new ForwardDallas 2.0 Comprehensive Plan in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our city has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

Consistency Review Recommendation

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, open spaces, employment, and industry centers. 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(s)

The area of request is situated within the Community Residential Placetype.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

Community Residential: This placetype represents a major mainstay of Dallas. The quality of life in Dallas is reflected in the quality of its neighborhoods. Neighborhoods in this placetype are celebrated for the resilience, value, and stability they add to the city.

This plan is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. In stable neighborhoods, the City, developers, and the local community must work together on any proposed changes to bring about quality, sustainable, and equitable development that complements the existing context.

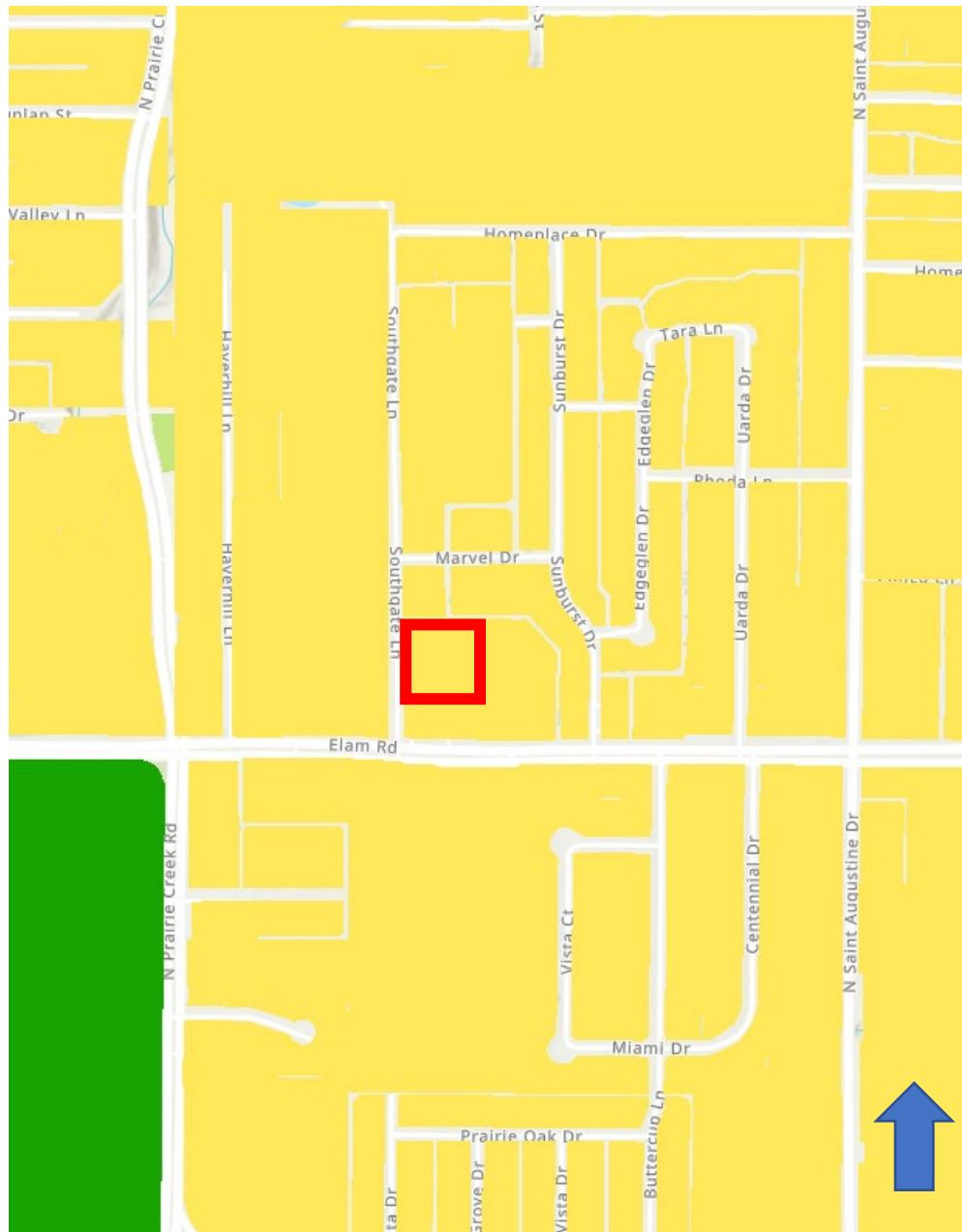
Primary Use: A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

- Single Family Attached
- Single Family Detached

Secondary Use: A less prevalent use that may support or complement the primary land use in a place type, but it often requires justification, higher scrutiny, and adherence to the locational strategy.

- Multiplex
- Apartments

The area of request is an undeveloped portion of a property currently in use for medical offices, with the immediate area consisting of existing residential buildings, commercial retail, medical offices, surface parking lots, and a wireless tower. It is important to note that any new developments within this placetype should be well-integrated within the natural landscape, and consideration should be given to a connectivity approach to preserve the existing fabric of the area. The request is consistent with ForwardDallas 2.0 as it is an existing area with various uses. Still, importantly, it is also located adjacent to a significant transportation and pedestrian corridor along Elam Road. Proposed zoning and uses would be consistent with the goals for ForwardDallas 2.0 and the Community Residential placetype.



Land Use:

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	R-7.5(A) Single Family	Single Family
South	PD 59	Medical Offices
East	CR Community Retail	Wireless Tower, Gas Station
West	R-7.5(A) Single Family	Single Family

Land Use Compatibility:

The area of request is currently undeveloped, with the remaining lots built out as medical offices along Elam Road. To the north and west, the site is surrounded by single-family housing in an R-7.5(A) Single Family District. Immediately south across Elam Road is a large medical office facility zoned under PD 59. To the east is a CR Community Retail District, which includes a wireless tower and a gas station retail use regulated under SUP 1859.

The site is currently zoned a CR Community Retail district, which is recognized as suitable for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The applicant proposes a MF-2(A) Multifamily District to permit the development of a small multiplex complex, which is currently prohibited by the CR Community Retail District.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. While the area is predominantly single-family, the presence of the CR Community Retail District, which includes a mixture of office and retail uses immediately south of the site, would make this an appropriate transition from commercial to residential uses. Access to transit along Elam Road further makes this site suitable for more density.

Development Standards

Following is a comparison of the development standards of the current CR Community Retail District and the proposed MF-2(A) Multifamily District.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adjacent to Residential Other: No Minimum	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail, personal service, and office
Proposed : MF-2(A)	15'	15'	Minimum lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily , duplex, and single family

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

	Existing	Proposed
Use	CR	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
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	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	CR	MF-2(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator	S	S
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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility		•
Church		•
College, university, or seminary		S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital	S	S
Library, art gallery, or museum		S
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter		
Short-term rental lodging		•
MISCELLANEOUS USES		
Carnival or circus (temporary)	S	S
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	

	Existing	Proposed
Use	CR	MF-2(A)
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	•	S
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 establishments	•	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	S	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
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	CR	MF-2(A)
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	D	
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	S	
Pawn shop	•	
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	S
Private street or alley		
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S

	Existing	Proposed
Use	CR	MF-2(A)
Local utilities	S/R	S/R
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	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		
Mini-warehouse	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		

Landscaping:

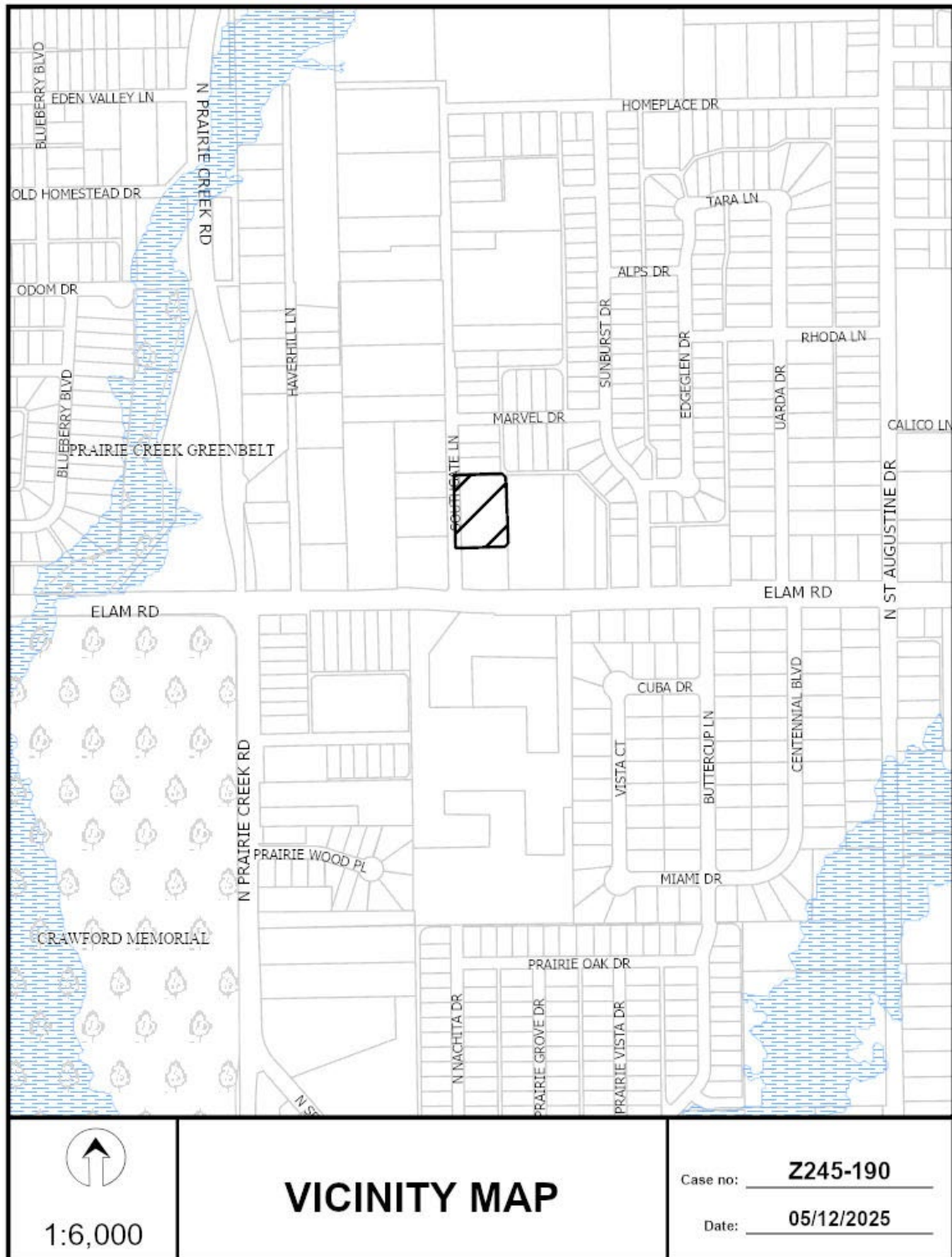
Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

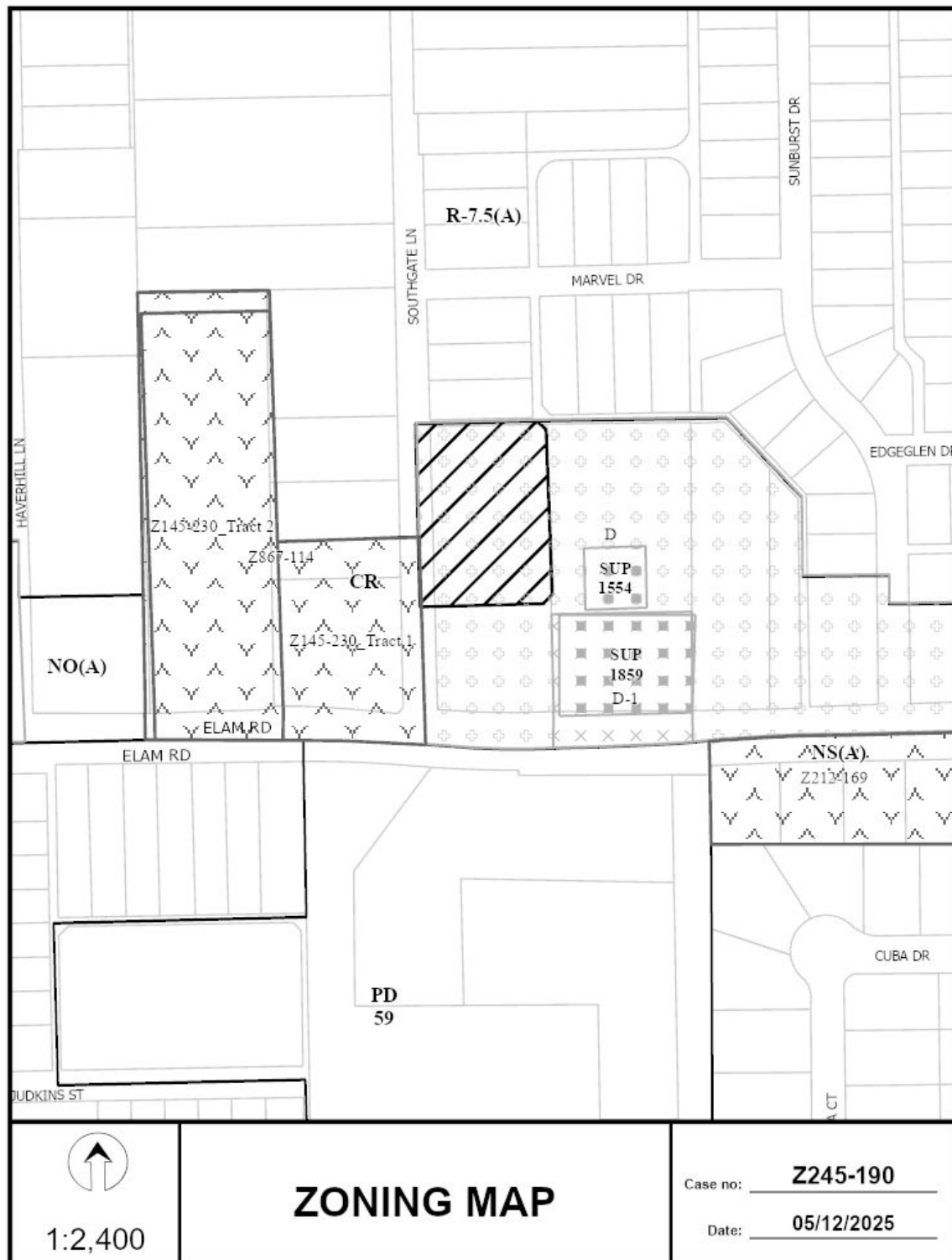
Pursuant to the Dallas Development Code, the off-street parking requirement for a multifamily use in an MF-2(A) Multifamily District is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. The applicant would be required to comply with standard parking minimums at permitting

Market Value Analysis:

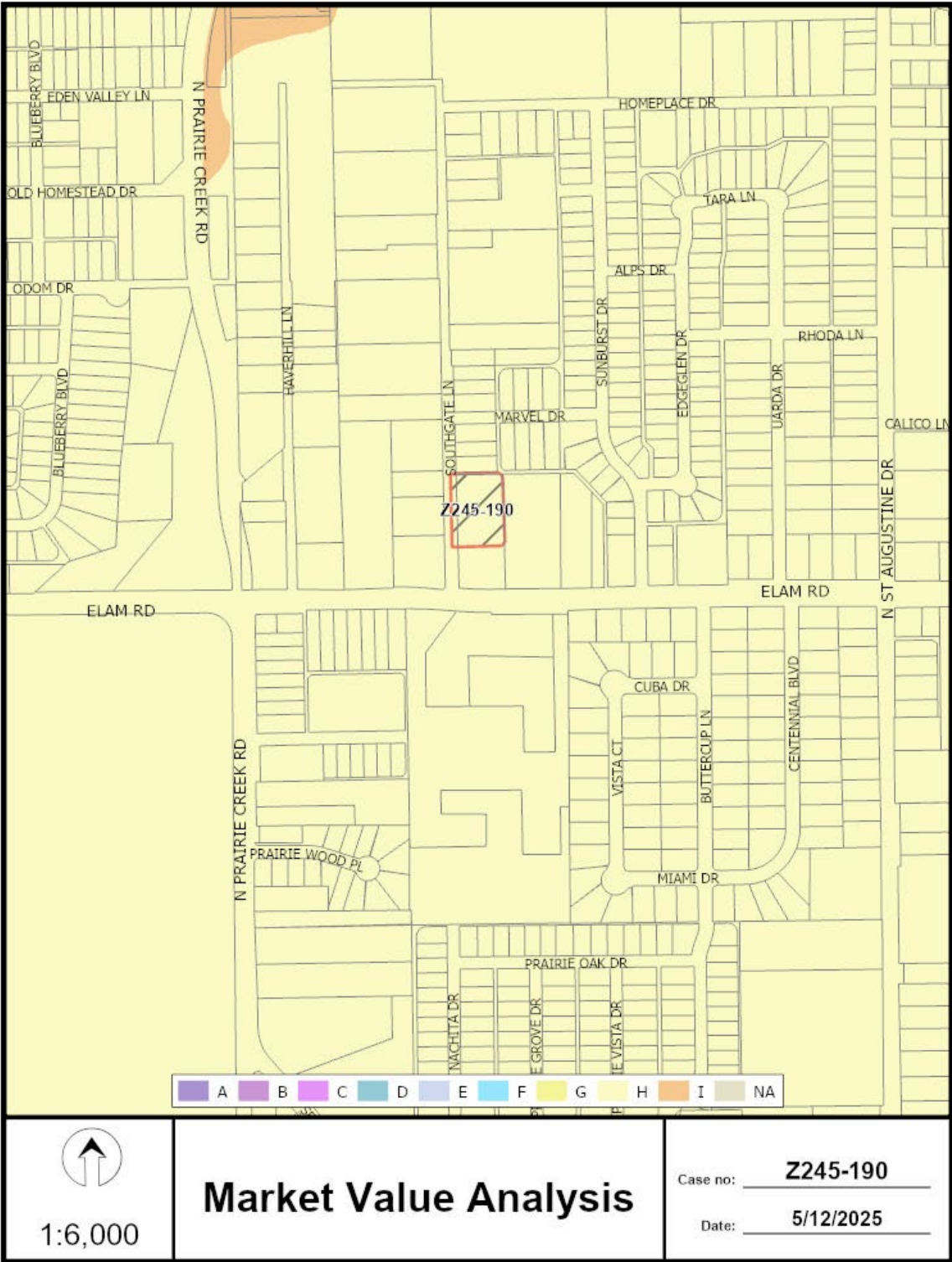
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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.













05/12/2025

Notification List of Property Owners***Z245-190******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9217 ELAM RD	BOBBYS CORPORATION
2	9209 ELAM RD	DALLAS COUNTY MENTAL HEALTH & MENTAL
3	9202 ELAM RD	DALLAS COUNTY HOSPITAL DISTRICT
4	9202 ELAM RD	DALLAS COUNTY HOSPITAL DISTRICT
5	614 SOUTHGATE LN	HOUSE DEARL
6	608 SOUTHGATE LN	CORONADO CRISANTO
7	602 SOUTHGATE LN	SAUCEDO LINDOLFO A
8	9216 MARVEL DR	VILLANUEVA MARIA
9	9222 MARVEL DR	LARA JAVIEL
10	9226 MARVEL DR	ARRIAGA AURELIO
11	9232 MARVEL DR	GONZALEZ JOSE SANTOS
12	622 SOUTHGATE LN	CANADA KERRY D
13	9217 MARVEL DR	TAPIA JESUS JAVIER
14	9223 MARVEL DR	GUTIERREZ SANTOS DIONICIO Z &
15	9227 MARVEL DR	GILBERT PATRICIA GALE &
16	539 SOUTHGATE LN	GUERRA FIDEL JR &
17	531 SOUTHGATE LN	CASA REALIDAD LP
18	621 SOUTHGATE LN	RAMIREZ JAMES ZACHARY
19	611 SOUTHGATE LN	GUERRA FIDEL & MARIA
20	9129 ELAM RD	TSOU SHENGYUNG
21	547 SUNBURST DR	TORRES JUAN GABRIEL &
22	551 SUNBURST DR	SANCHEZ RAMON
23	555 SUNBURST DR	Taxpayer at
24	9165 ELAM RD	BRODY BEVERLY ANN TRUST THE
25	9309 ELAM RD	VILLANUEVA RODRIGO