

FILE NUMBER: Z-25-000118 **DATE FILED:** August 12, 2025

LOCATION: South side of Interstate Highway 30, between West Colorado Boulevard and North Cockrell Hill Road

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 1.201 acres **CENSUS TRACT:** 481130107011

OWNER/ APPLICANT: John Dickey

REQUEST: An application for an amendment to a development plan for Subarea B within Planned Development District No. 811.

SUMMARY: The purpose of the request is to amend the previously approved development plan to change the use of Lot 3B from Restaurant to Financial Institution with drive-in window.

STAFF RECOMMENDATION: **Approval**, subject to an amended development plan and an amended landscape plan.

CPC RECOMMENDATION: **Approval**, subject to an amended development plan and an amended landscape plan.

Planned Development District No. 811:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 811 was established in September 2009 to allow a mixed-use development with retail, commercial, residential, and office uses.
- In May 2012, the PD boundary was amended and expanded on property zoned Planned Development District No. 811, IR Industrial Research, R-7.5(A) Single Family, and RR Regional Retail Districts.
- A minor amendment to the development plan was approved in April 2025 for Lot 3B to allow a restaurant use.
- The current request proposes to change the use of Lot 3B from restaurant to financial institution with drive-in window.
- The subject site is currently undeveloped.
- On October 23, 2025, CPC recommended approval of the request, subject to an amended development plan and amended landscape plan. While CPC recommended changes to the sidewalk, TxDOT pre-empts these modifications and does not permit alterations within its right-of-way.

Zoning History:

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

1. **Z190-337:** On Wednesday, February 24, 2021, the City Council approved an application to amend Planned Development District No. 986 for CR Community Retail District uses located on the South side of Interstate Highway 30 and the east side of Westmoreland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Interstate Highway 30	Highway	--
Colorado Boulevard	Community Collector	64' - 80'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Bus Routes:

57,102

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

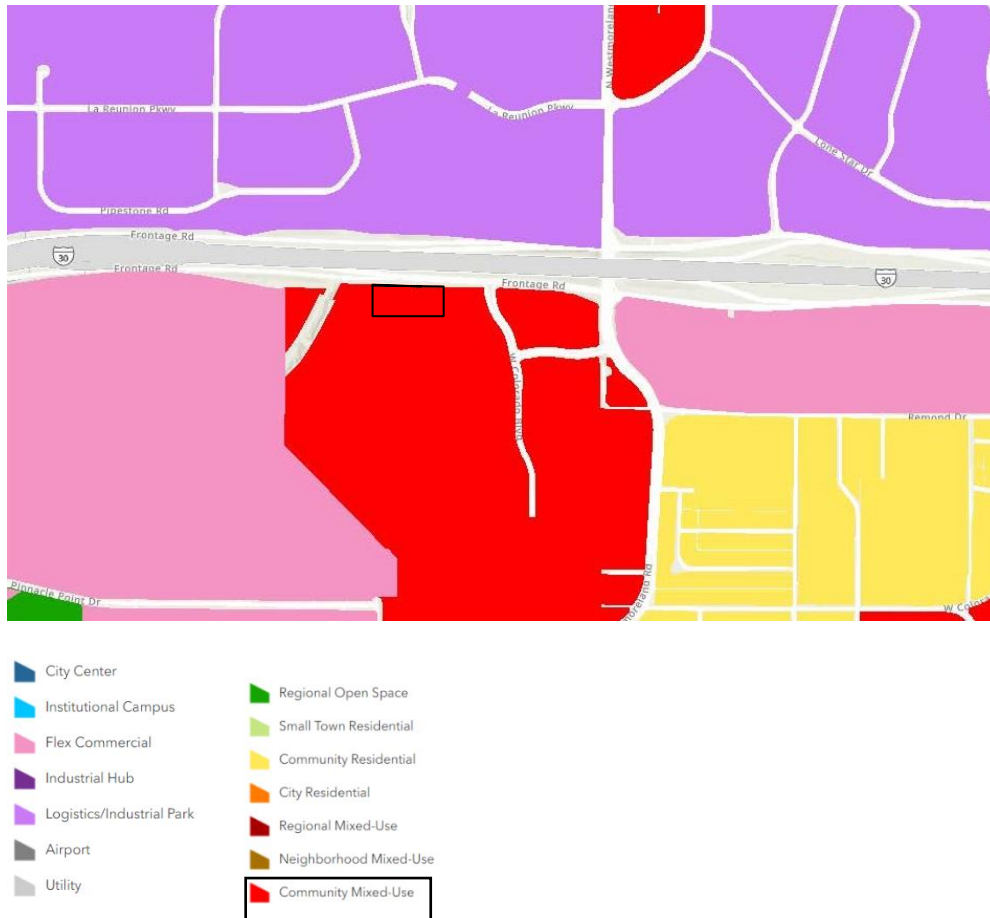
The subject site is located within the Community Mixed-Use Placetype:

This placetype supports a range of primary land uses including multiplex, apartments, mixed-use, lodging, commercial, and office, complemented by supporting uses such as agricultural, open space, single-family residential, civic/institutional, utility, and light industrial.

Community Mixed-Use areas are typically located at major intersections and along key corridors. They are intended to serve multiple surrounding neighborhoods by attracting retailers and services that require a broader market area. These areas concentrate commercial, office, residential, and service uses around nodes of activity, with commercial centers, corridors, and office parks serving as representative development patterns. The intent is to accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services within a compact, mixed-use environment.

The proposed amendment maintains commercial use consistent with the existing development character and aligns with the permitted land uses and development intent of the Community Mixed-Use placetype. Therefore, the request is consistent with the forwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Land Use

	Zoning	Land Use
Site	PD 811, Subarea B	Undeveloped
North	PD 492	Industrial Park
South	PD 811, Subarea B & C	Multifamily; Undeveloped
East	PD 811, Subarea B; PD 986	Restaurant; General Merchandise; Fueling Station
West	PD 811, Subarea B; IR	Undeveloped; Office

Land Use Compatibility:

The area is located within Planned Development District No. 811 and is currently undeveloped. The applicant requests an amendment to the development plan for Subarea B to change the approved use of Lot 3B from Restaurant to Financial Institution with drive-in window.

Surrounding properties within PD 811 include undeveloped tracts and multifamily residential uses to the south and west, and restaurant, lodging, and office uses to the east. Further north, properties across Interstate Highway 30 are zoned PD 492 for Industrial Park and PD 986 for Office uses.

The proposed amendment to the development plan complies with the general regulations of Planned Development District 811 as well as the specific requirements for Subarea B. The request does not alter the established development standards such as building height, setbacks, or permitted uses beyond what is allowed within the subarea. The proposed financial institution with a drive-in window represents a commercial use similar in intensity and character to those already permitted within the district.

Staff finds that the request is compatible with surrounding development and aligns with the intent of PD 811 to promote coordinated mixed-use development patterns along the I-30 corridor. Therefore, staff supports the proposed amendment as it remains consistent with both the district regulations and the surrounding land use context.

Development Standards

The proposed amendment to the development plan for Subarea B will continue to follow the established development standards of the district.

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD 811, Subarea B	15'	No Min.	1.5 FAR	135' 10 stories	60%	Proximity Slope Visual Intrusion	Mixed-use, retail, commercial, residential, and office uses
Proposed Effective	15'	0	0.06 FAR	One story	6%	Proximity Slope Visual Intrusion	Financial institution with drive-in*

Parking:

Parking must be provided in accordance with the requirements of Planned Development District No. 811 and Chapter 51A of the Dallas Development Code, as amended on May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

Landscaping:

In this Planned Development District, a landscape plan, including all parkway areas, must be submitted with the development plan and approved by the City Plan Commission prior to the issuance of a building permit. The applicant has provided a revised landscape plan

in accordance with the landscaping requirements of Planned Development District No. 811.

Compared to the previously approved plan, the new landscape plan maintains a similar overall layout and planting distribution, with several modest improvements. The proposed plan includes a comparable number of canopy trees and meets the minimum landscape requirements, while also adding more defined landscape beds and enhanced plant variety near the building and drive aisles. Parkway trees and screening along the street frontage are consistent with the original design.

Overall, the new plan can be considered an improvement over the prior version due to greater plant diversity, enhanced visual screening, and a clearer organization of landscaped areas, while still satisfying all PD 811 requirements.

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 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 in an "F" MVA area.

List of Officers

Canyon Bluff II Outparcel:

Frank Mihalopoulos: Managing Member

Owner:

John Dickey- Corinth Properties

CPC Action
October 23, 2025

Motion: It was moved to recommend **approval** of an amendment to a development plan for Subarea B within Planned Development District No. 811, subject to an amended development plan and an amended landscape plan, on the south side of Interstate Highway 30, between West Colorado Boulevard and North Cockrell Hill Road.

Maker: Carpenter
Second: Hampton
Result: Carried: 14 to 0

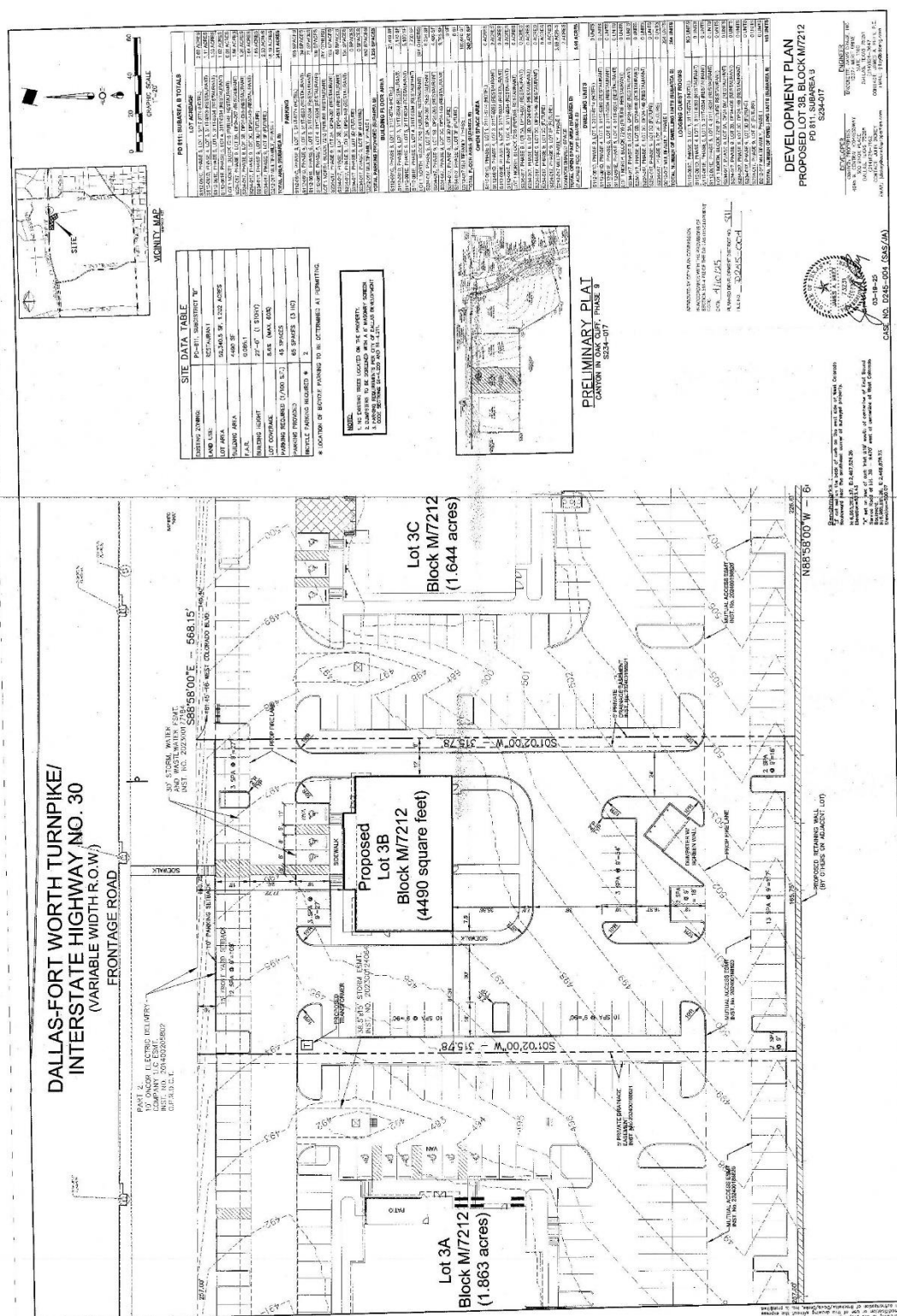
For: 14 - Sims, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Franklin,
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

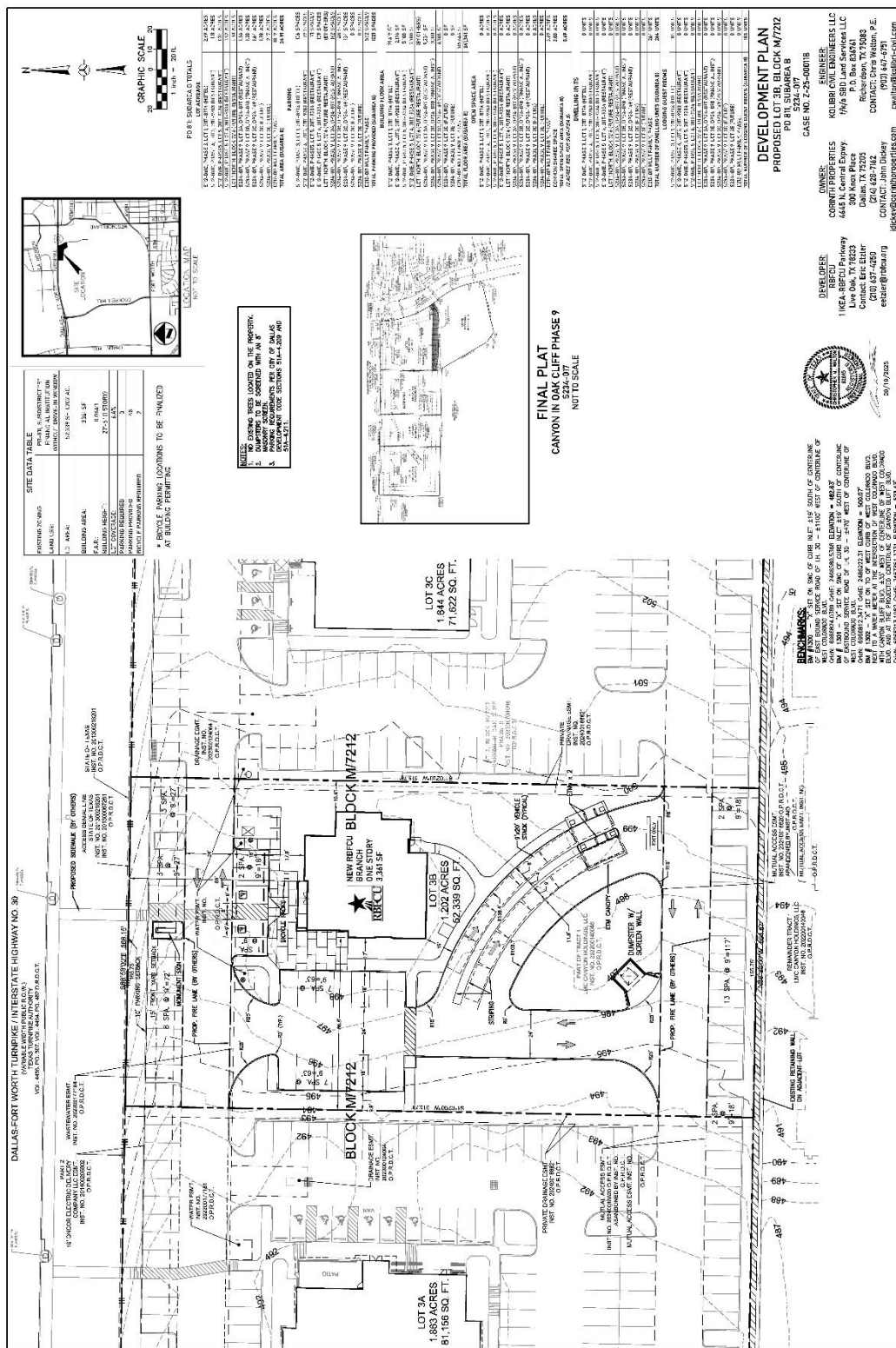
Against: 0
Absent: 1 - Serrato
Vacancy: 0

Notices:	Area: 500	Mailed: 20
Replies:	For: 0	Against: 0

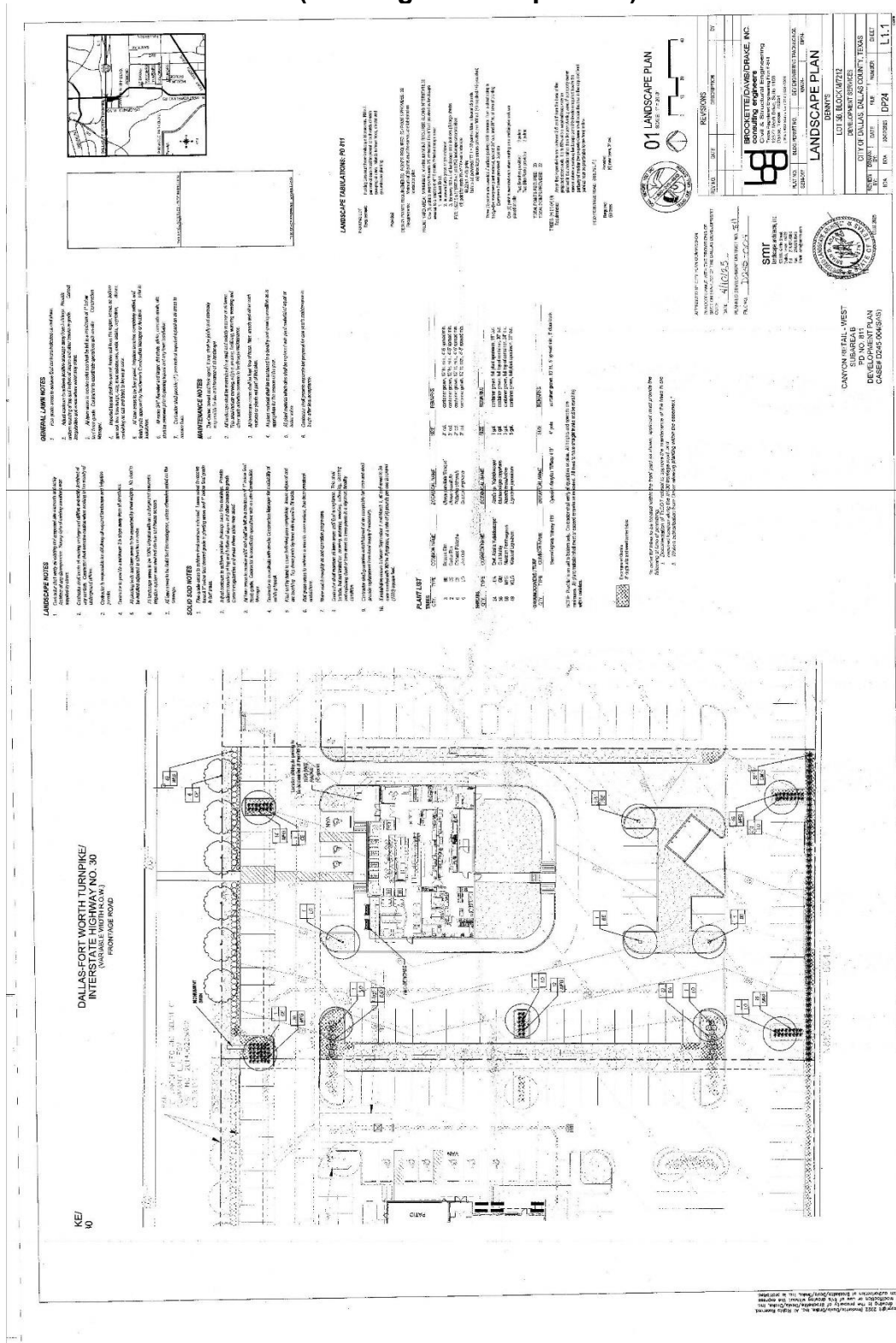
Speakers: None

**Existing PD 811, Subarea B Lot 3b
(Existing Development Plan)**



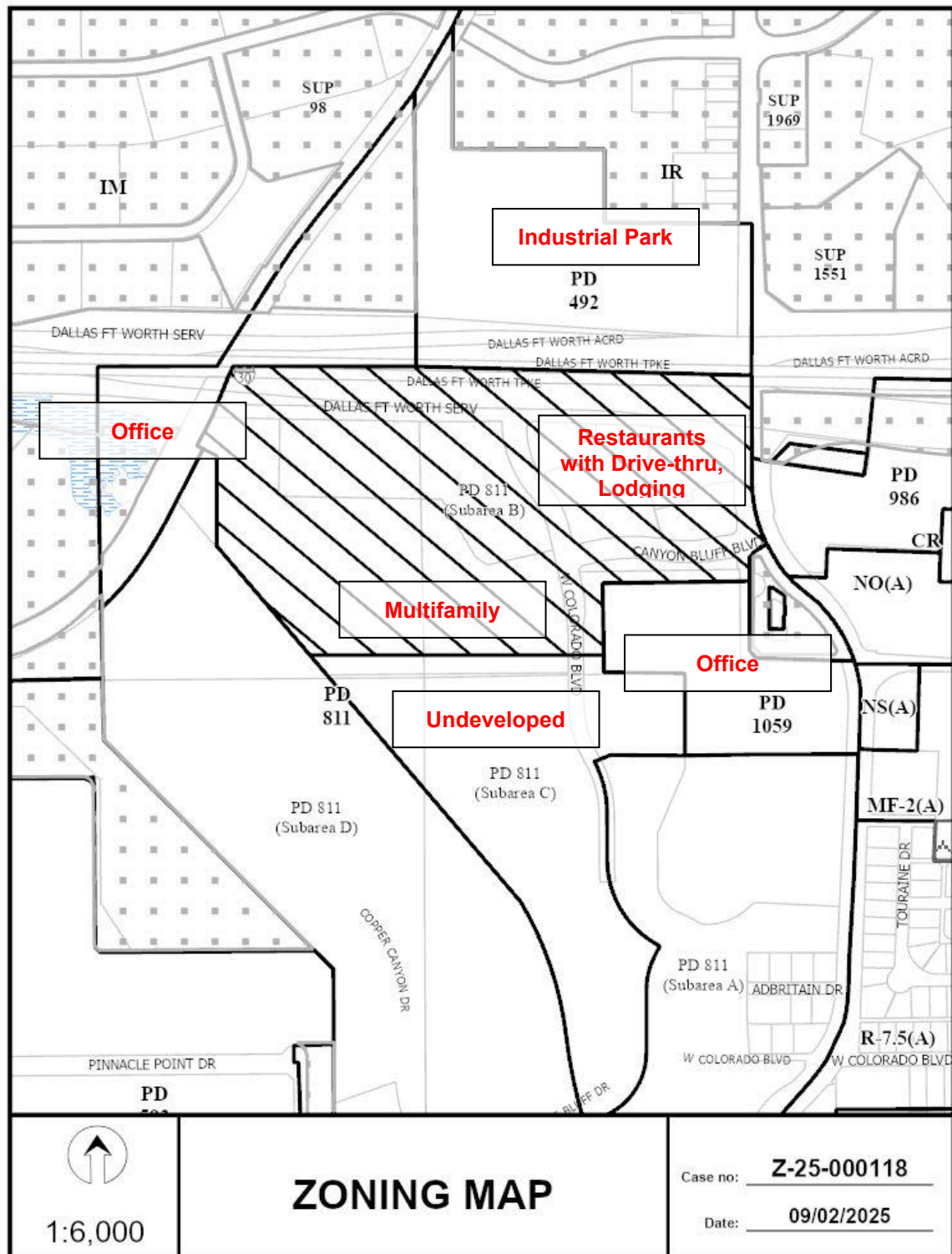


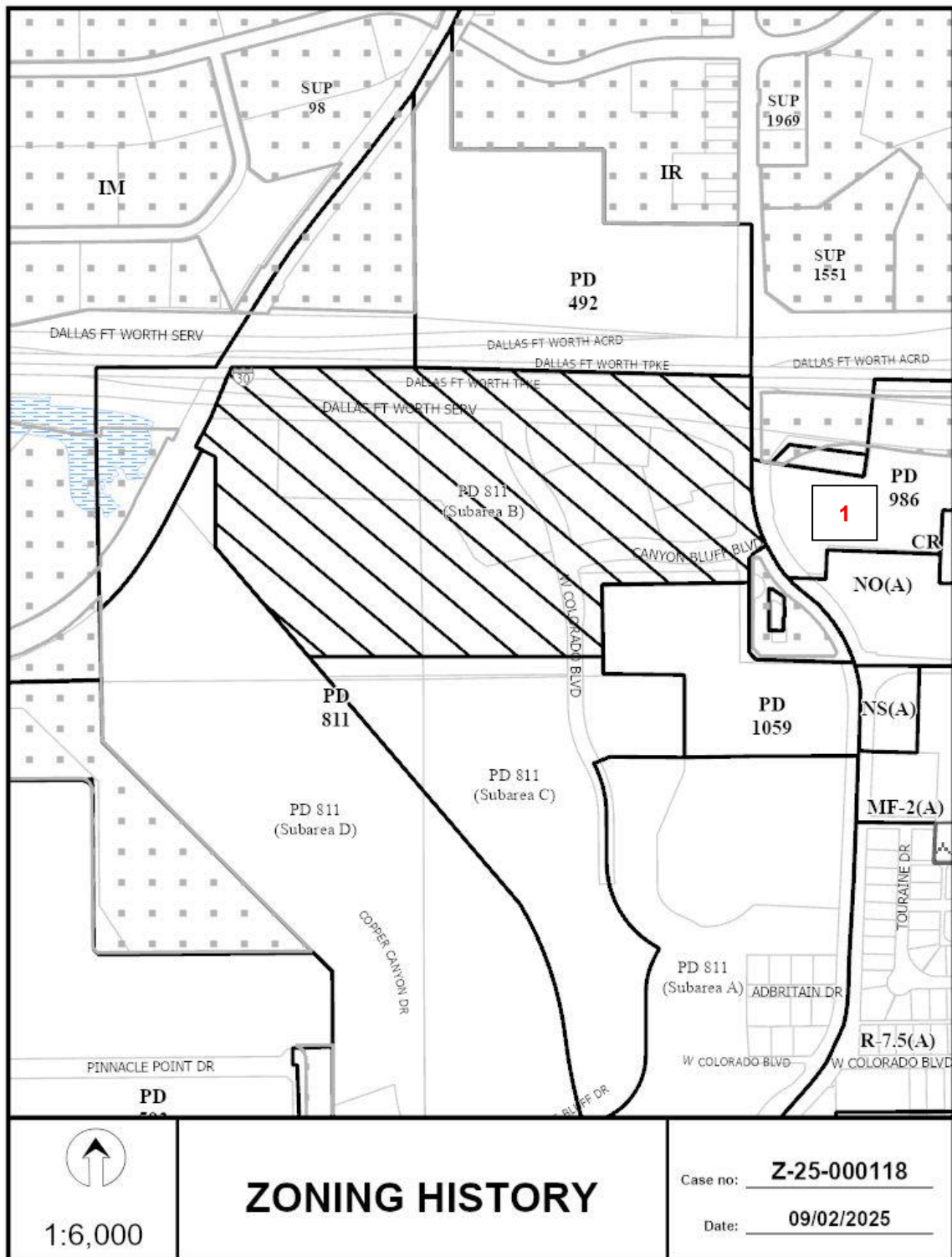
**Existing PD 811, Subarea B Lot 3b
(Existing Landscape Plan)**

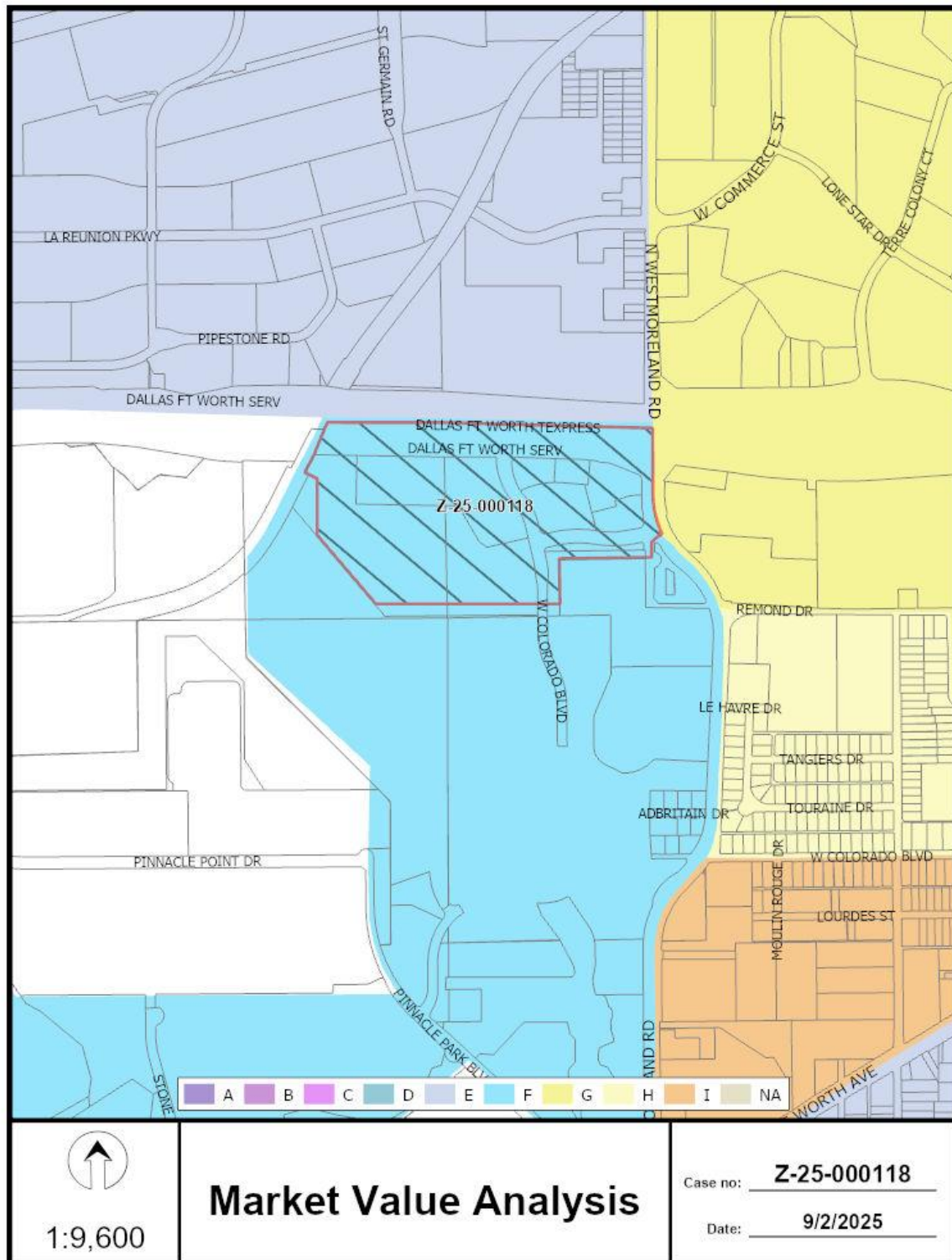


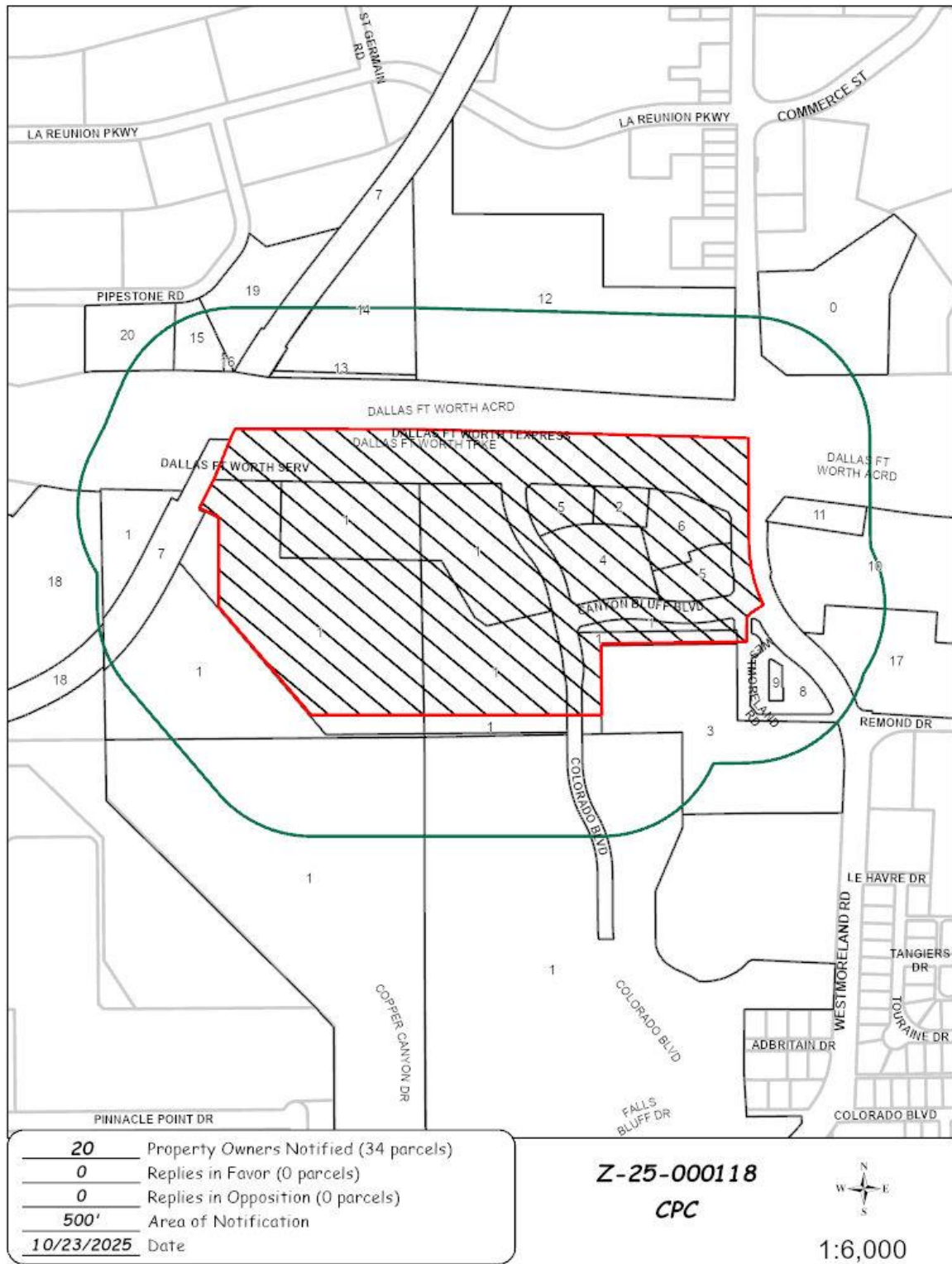
**Existing PD 811, Subarea B Lot 3b
(Proposed Landscape Plan)**











10/22/2025

Reply List of Property Owners***Z-25-000118******20 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1419	N WESTMORELAND RD	LMC CANYON HOLDINGS LLC
2	1600	N WESTMORELAND RD	CORINTH CANYON BLUFF LLC
3	1353	N WESTMORELAND RD	DALLAS CO MENTAL HEALTH &
4	3425	CANYON BLUFF BLVD	CANYONS HOTEL VENTURE
5	3413	CANYON BLUFF BLVD	CORINTH CANYON BLUFF LLC
6	3351	CANYON BLUFF BLVD	T&W INVESTMENTS LLC
7	2300	AL LIPSCOMB WAY	BNSF RAILWAY
8	1433	N WESTMORELAND RD	DALLAS COUNTY METROCARE SERVICES
9	1433	N WESTMORELAND RD	CROWN COMMUNICATION INC
10	2841	REMOND DR	QT SOUTH LLC
11	1500	N WESTMORELAND RD	ONCOR ELECRCIC DELIVERY COMPANY
12	1729	N WESTMORELAND RD	COMMERCIAL METALS CO
13	3600	IH 30	TRAMMELL CROW CO 60
14	3600	IH 30	COMMERCIAL METALS COMPANY
15	3640	PIPESTONE RD	WESTMINSTER PPTY
16	3640	PIPESTONE RD	CHEEK RICHARD HEATH
17	1400	N WESTMORELAND RD	DALLAS COUNTY HOSPITAL DISTRICT
18	3801	ADLER DR	LIT INDUSTRIAL LIMITED
19	3610	PIPESTONE RD	OPEN ARMS INC
20	3660	PIPESTONE RD	ST GERMAIN HOLDINGS LTD