

FILE NUMBER: Z-26-000025 **DATE FILED:** February 6, 2026

LOCATION: West corner of East 8th Street and Lansing Street

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 7,179 sq. ft. **CENSUS TRACT:** 48113002002

OWNER/APPLICANT: UKLA, LLC, Quincey Adeboyejo

REPRESENTATIVE: DDS Group, Matthew Deyermond

REQUEST: An application for the removal of Shop Front Overlay SH-6 on property zoned WMU- 5 Walkable Mixed Use Subdistrict D within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District with SH-6 Shop Front Overlay

SUMMARY: The purpose of the request is to allow the development of a duplex.

STAFF RECOMMENDATION: Approval

CPC RECOMMENDATION: Approval

PLANNED DEVELOPMENT DISTRICT NO. 468

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=468>

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned Tract 4, Subdistrict D, within Planned Development 468, the Oak Cliff Gateway Special District with a SH-6 Shop Front Overlay. Subdistrict D is the WMU-5 Walkable Urban Mixed Use District.
- The Shop Front (-SH) overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses. The -SH overlay may be applied over any WMU or WR district. The -SH overlay is intended to accommodate a limited set of development types.
- Where a -SH overlay designation has been applied to a WMU district, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade.
- The applicant is proposing to develop the site with a duplex only. A duplex use is allowed under the WMU-5 District; however, residential is not permitted on the ground floor of a development with a Shop Front overlay. Therefore, the applicant is requesting to remove the Shop front overlay.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. Z234-167: On August 14, 2024, the City Council approved an application for an amendment to Planned Development District No. 1098 on the northwest corner of East 9th Street and Lansing Street.
2. Z212-314: On February 22, 2023, the City Council approved an application for a new planned development district for MF-2(A) Multifamily District uses on property zoned an RR Regional Retail District on the northwest corner of East 9th Street and Lansing Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
E. 8 th Street	Minor Arterial	60 ft. ROW BIKE PLAN
Lansing Street	Local Street	--

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 it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
109, 145, 147, 226

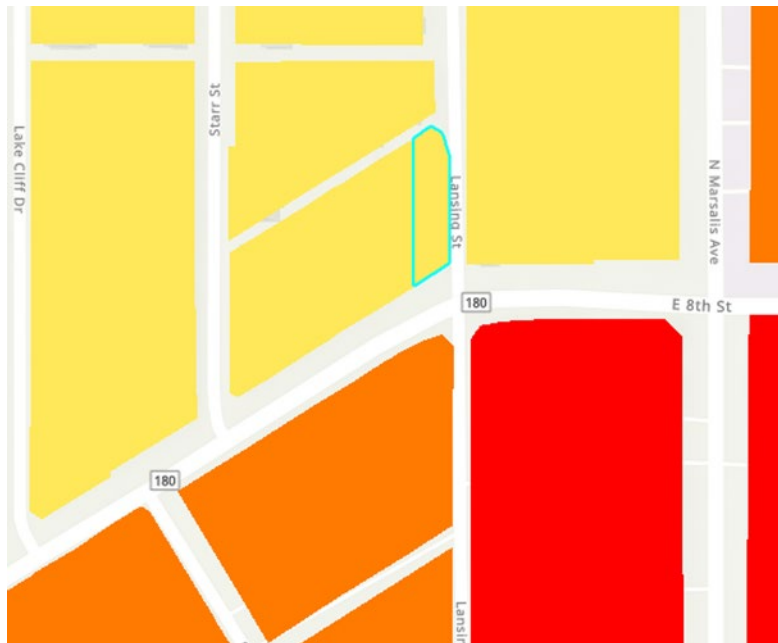
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

Placetypes:

Community Residential



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family

homes with integrated parks, schools, and community services. These areas support a

suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

The applicant’s request is consistent with the characteristics of the Community Residential placetype.

Land Use:

	Zoning	Land Use
Site	Subdistrict D within PD 468 with SH-6 Overlay	Undeveloped
North	Subdistrict A within PD 468	Duplex
East	Subdistrict D within PD 468 with SH-6 Overlay	Duplex, single family, undeveloped
South	MF-2(A) District	Multifamily, vacant, church
West	Subdistrict D within PD 468 with SH-6 Overlay	Single family, undeveloped

Land Use Compatibility:

The area of request is currently undeveloped and is zoned Tract 4, Subdistrict D, within Planned Development 468, the Oak Cliff Gateway Special District with a SH-6 Shop Front Overlay. Subdistrict D is the WMU-5 Walkable Urban Mixed Use District. The land use surrounding the area of request to the north is a duplex, to the east there is a duplex and single family. Toward the west, there is a single family. To the south across E. 8th Street there is multifamily and a church.

The applicant proposed to develop the site with a duplex only. A duplex use is allowed under the WMU-5 District; however, residential is not permitted on the ground floor of a development with a Shop Front overlay. Therefore, the applicant is requesting to remove the Shop front overlay.

The Shop Front (-SH) overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses. The -SH overlay may be applied over any WMU or WR district. The -SH overlay is intended to accommodate a limited set of development types. Where a -SH overlay designation has been applied to a WMU district, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade.

Overview of Form Districts

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended land use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The area of request is a WMU-5 District, which is classified as low intensity among the several WMU Walkable Mixed-Use districts available in Article XIII. The WMU districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.

The proposed use is consistent with the development and zoning patterns found in the area. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses and supported by the comprehensive plan update Community Residential Type. The design requirements of Article XIII will still apply to the proposed use, including building design and street design, but would simply not mandate non-residential uses.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Planned Development 468 and Article XIII, as amended.

Parking:

Under Planned Development 468, the “Required Parking in WMU and WR Districts Chart” in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

	Use Category	Number of Spaces Required
Residential	Household Living	2.00 per single family living unit
		1.00 per one-bedroom or smaller multifamily living unit
		2.00 per two-bedroom or larger multifamily living unit
		0.70 per retirement housing living unit
	Group Living	0.25 spaces per bed PLUS 1 per 200 SF office, min. 4 spaces
Civic	Community Service	1 per 200 SF
	Day Care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom
		3.50 spaces per junior high or middle classroom
		9.5 spaces per senior high classroom
		1 per 4 seats in any other classroom
	Government Service	1 per 200 SF
	Park/Open Space	None
	Place of Worship	1.00 per 4 fixed seats or per 8-foot length of bench or pew. OR 1 per 28 SF floor area without seating
	Social Service	See Group Living
Utilities	Building official to apply similar use	
Office	Medical	1 per 200 SF
	Office except:	1 per 366 SF
	Art Studio, Gallery	1 per 500 SF
	Financial Services	1 per 300 SF
	Bank Call Center	1 per 167 SF
Retail	Restaurants, Bar, Private Club	1 per 125 SF
	Retail Sales	1 per 250 SF
	Indoor Recreation except:	1 per 250 SF
	Health Club or Spa	1 per 143 SF
	Movie Theater	1 per 4 seats
	Performing Arts Theater	0.40 per seat
	Personal Service	1 per 250 SF
Lodging	Overnight Lodging	1 per guest room

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 currently within an “E” MVA area.

Z-26-000025

List of Officers

UKLA, LLC

QUINCY ADEBOYEJO, Owner

CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of the removal of Shop Front Overlay SH-6 on property zoned WMU- 5 Walkable Mixed Use Subdistrict D within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District with SH-6 Shop Front Overlay, on the west corner of East 8th Street and Lansing Street.

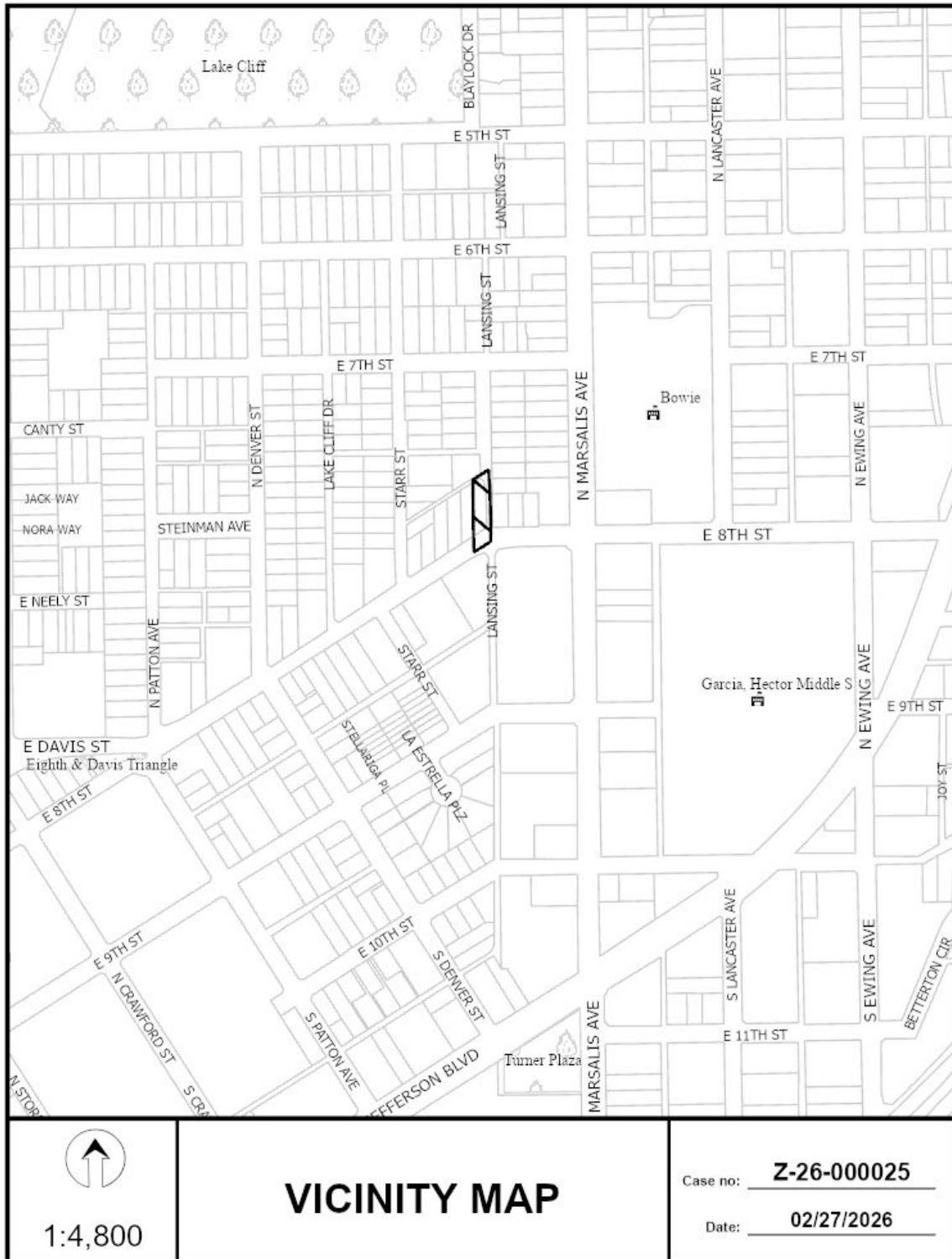
Maker: Serrato
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Franklin, Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 29
Replies: For: 0 Against: 0

Speakers: None



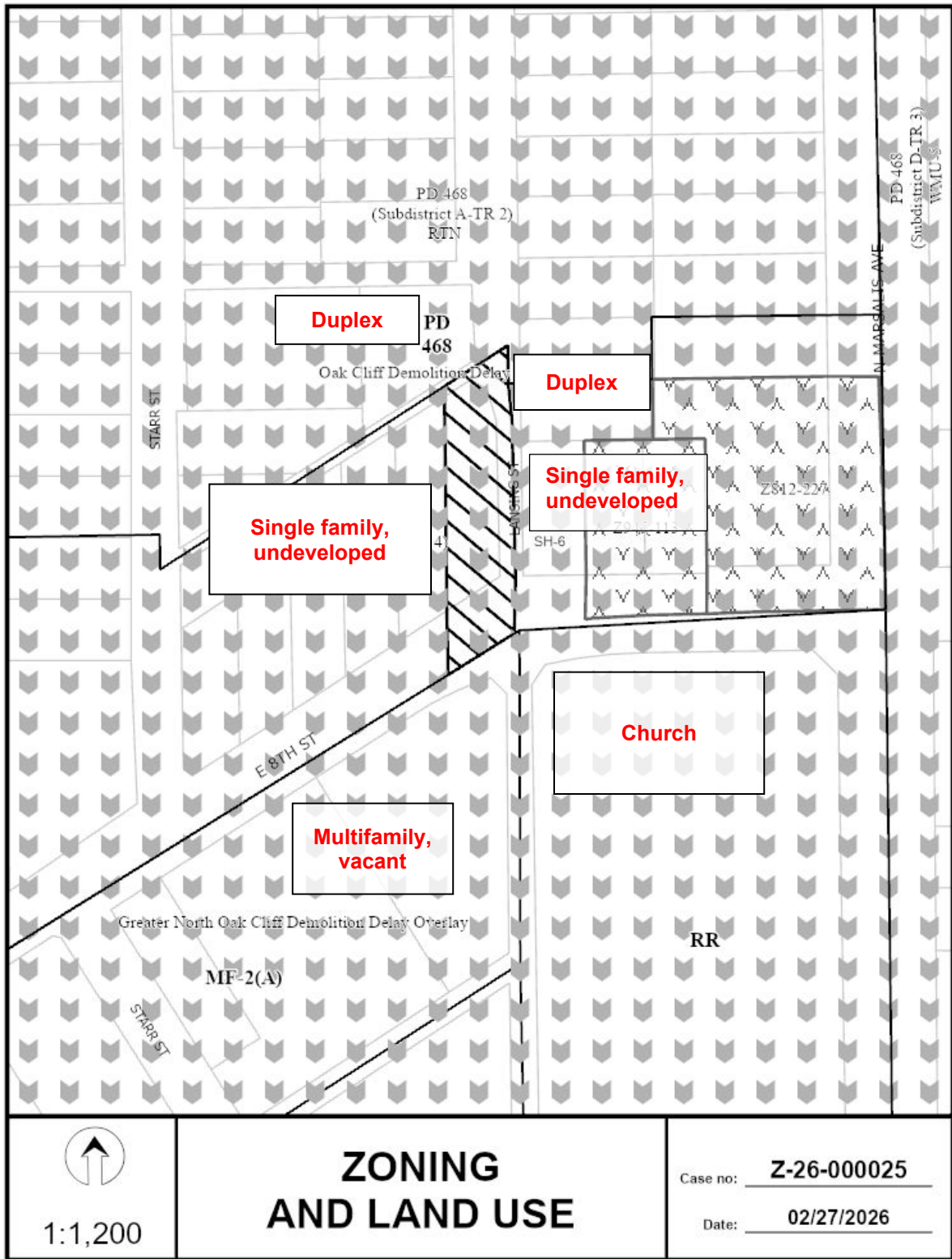


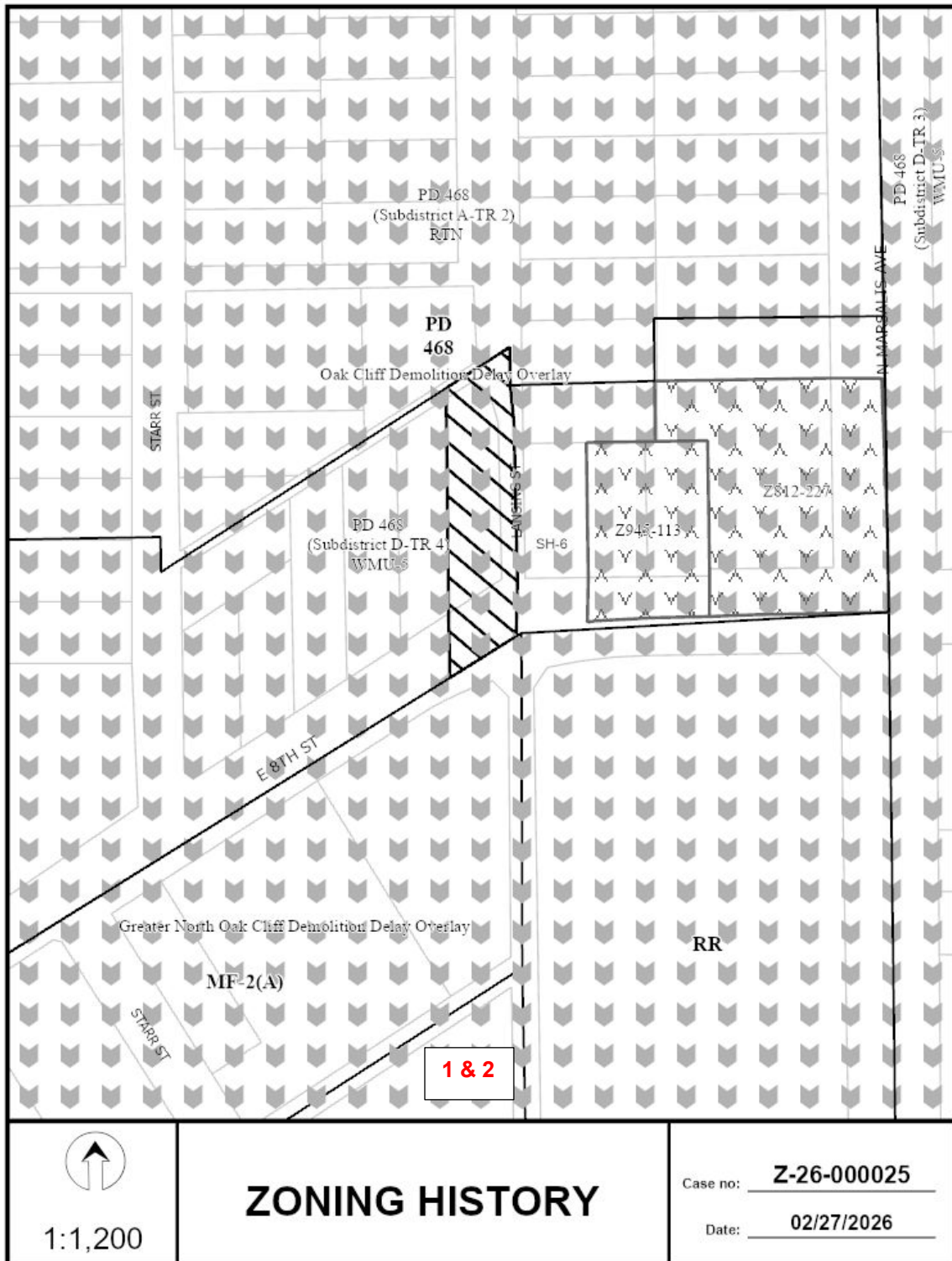
1:1,200

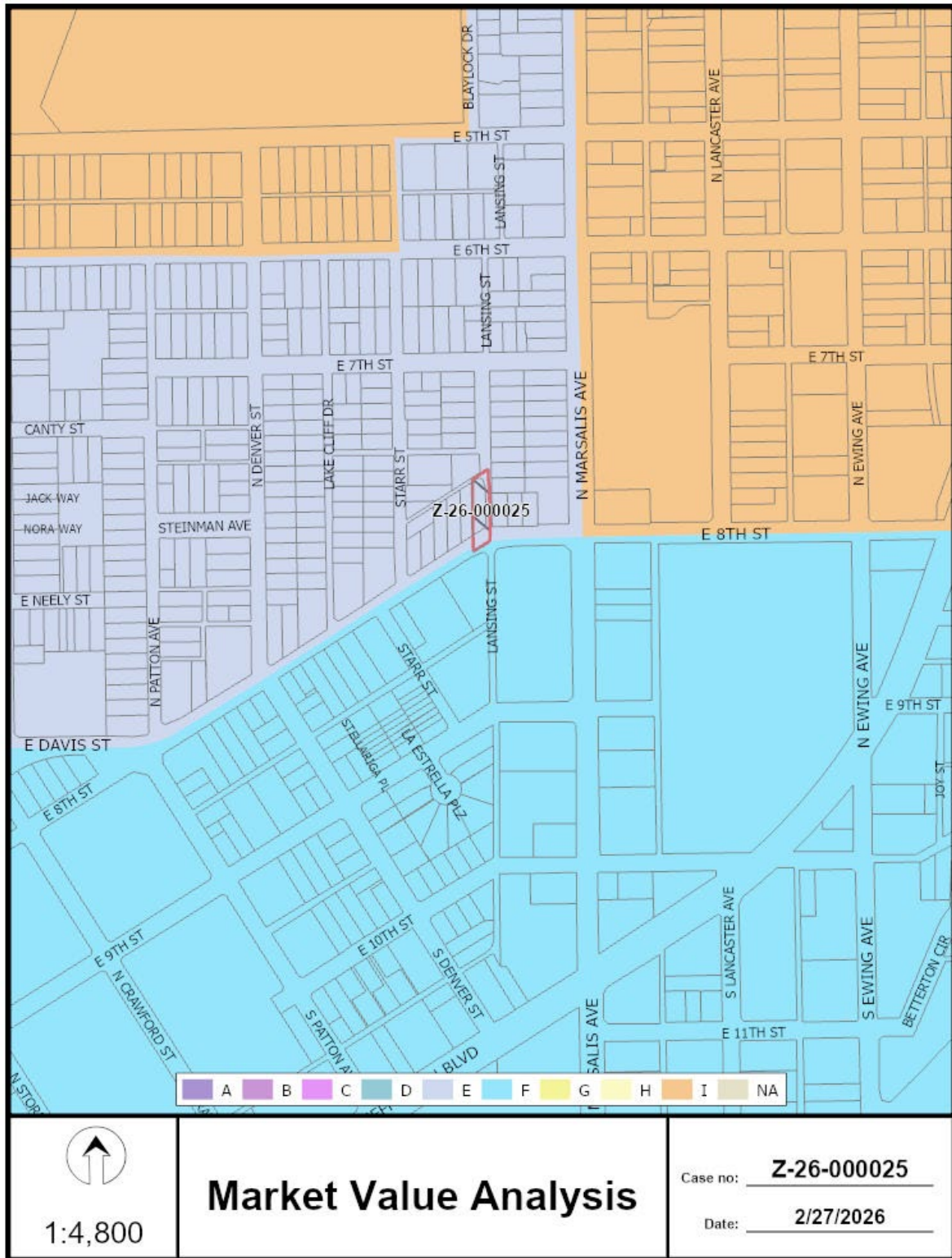
AERIAL MAP

Case no: Z-26-000025

Date: 02/27/2026









<u>29</u>	Property Owners Notified (33 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>4/9/2026</u>	Date

Z-26-000025
CPC



1:1,200

04/08/2026

Reply List of Property Owners***Z-26-000025******29 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	521	E 8TH ST	PC PEAK DEVELOPMENT LLC
2	501	E 8TH ST	GONZALEZ JESSICA ARACELI
3	312	STARR ST	RILEY CHRISTINE
4	509	E 8TH ST	509 E 8TH ST LIMITED PARTNERSHIP
5	505	E 8TH ST	GOMEZ JUAN
6	316	STARR ST	DIAZ CRISPIN & ROSA M
7	308	STARR ST	BALDERAS MARTIN R
8	513	E 8TH ST	DORSEY MRS M E
9	517	E 8TH ST	SALINAS ELIDA
10	411	LANSING ST	OLGUIN JAIME O
11	407	LANSING ST	BARAJAS ADELAIDA
12	403	LANSING ST	JASSO ROSENDO NARVAEZ &
13	317	LANSING ST	VEGA JUAN
14	525	E 8TH ST	LEAL ELVIRA TRUSTEE FOR
15	525	E 8TH ST	LEAL FAMILY PARTNERSHIP
16	529	E 8TH ST	DALLAS TORTILLAS INC
17	310	LANSING ST	LEAL MARTA CASTILLO
18	316	LANSING ST	MEDINA MIGUEL & SACORRO
19	400	LANSING ST	PATHAK MOHIT
20	323	N MARSALIS AVE	MORENO CESAREO & MARIA
21	327	N MARSALIS AVE	TENIENTE LEONELA
22	408	LANSING ST	AFLALO OPPORTUNITY
23	406	LANSING ST	CR PROPERTYWISE LLC
24	510	E 8TH ST	PONDEROSA 8TH LLC
25	520	E 8TH ST	BSCP RC
26	320	STARR ST	IGLESIA DE CRISTO PEQUENA MANADA

Z-26-000025

04/08/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27 400	STARR ST	COUNCIL NATHAN
	28 406	STARR ST	PINEDA FRANCISCO
	29 309	N MARSALIS AVE	LEAL ELVIRA TRUSTEE OF