

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 15, 2026**  
**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** M245-009/MZ-25-000004      **DATE FILED:** January 30, 2025

**LOCATION:** West line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard.

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** ±9.5 acres      **CENSUS TRACT:** 48113011201

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**REPRESENTATIVE:** Rob Baldwin – Baldwin Associates

**APPLICANT:** Jake Brown – LDG Development LLC

**OWNER:** Jones Curtis

**REQUEST:** An application for minor amendment to the development plan on property zoned Planned Development District 1102

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 1102:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1102>

## **BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 1102 was approved by City Council on August 23, 2023, on property previously zoned an MF-1(A) Multifamily district.
- The area of request is currently undeveloped.
- The purpose of the request is to update the uses include in the development to reflect only multifamily; reduce the number of ingress/egress points; modify the number, height, and layout of buildings; and reduce the maximum number of dwelling units, maximum floor area, and number of parking spaces provided.

## **MINOR AMENDMENT CRITERIA:**

### **SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS**

#### **(h) Amendments to the development plan.**

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property.

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade.

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with

the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

### REQUEST DETAILS:

The following table shows development standards<sup>1</sup> applicable to the current area of request site. The yard, lot, and space regulations outlined in PD 1102 must be read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended. Except as noted otherwise in Sec. 51P-1102, the yard, lot, and space regulations for the MU-1 Mixed Use District apply. If there is a conflict between the PD and Chap. 51A, the PD regulations control. In general, PD 1102 defaults to the off-street parking and loading requirements in Sec. 51A-4-200 for a multifamily use.

|                | Setbacks   |   | Height   | Lot Coverage <sup>^</sup> , Density, FAR  | Off-street Parking                                      | Special Standards   |
|----------------|--|---|--|---|---|---|
|                | Front  | Side/Rear   |  |   |   |   |
| <b>PD 1102</b> | 25' Min. due to continuity with R-7.5(A) on the same blockface | 20' where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no minimum in all other cases | <p>Max height is 60' (NOTE: RPS does not apply in PD 1102)</p> <p>Max height (26' per the PD regs) is 45' under SB 840 for the first 78' from the northern district boundary where abutting an R, R(A), D, D(A), TH, or TH(A) district</p> <p>(Max 5 stories per PD regs)</p> <p>No max stories under SB 840</p> | <p>80% max lot coverage</p> <p>(15 DU/net acre max density for a non-mixed use project per MU-1)</p> <p>No max density for multifamily under SB 840</p> <p>max FAR for multifamily only project per MU-1 is 0.8</p> <p>No max FAR for multifamily under SB 840</p> <p>No min lot size</p> | 1 space/DU for a multifamily development with 240 units | <p>Urban form setback</p> <p>tower spacing</p> <p>design standards per 51P-1102.110 req'd for all new construction projects</p> <p>no parking within first 30' of a street frontage</p> <p>sidewalk standards</p> <p>pedestrian amenities</p> <p>NOTE: project is not eligible for increased development standards under 51P-1102.108(c) bc it is not a mixed-use project</p> |

<sup>^</sup> Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

<sup>1</sup> The proposed amendment to the development plan has been reviewed based on the standards required by the local zoning ordinance applicable to the property in conjunction with the development standards for multifamily projects under SB 840, which went into effect on September 1, 2025. The development plan as proposed does NOT comply with the PD 1102 regulations for density; however, multifamily projects submitted for permit on or after September 1, 2025, are not subject to density limits per the provisions of SB 840. Additionally, other changes to the development standards based on SB 840 (for max stories and max height within 78' of the northern district boundary) are shown in the table. This plan must comply with all applicable laws, as they may be amended, at the time of permit application, and a plan amendment is required if it does not.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Amend the permitted uses from a combination of nonresidential and residential uses to residential use only;
2. Modify the development plan to increase the number of buildings from three to eight multifamily buildings, along with one clubhouse;
3. Modify the data tables to reflect standards relevant for a multifamily-only development instead of the standards for the mixed-use project previously proposed on the original plan;
4. Reduce the number of stories from five to three;
5. Reduce the maximum number of dwelling units from 420 units to 240 units;
6. Reconfigure parking from a mix of structured garage and surface parking to surface parking only, and reduce the total number of parking spaces provided from 682 to 337; and
7. Eliminate one of the two proposed ingress/egress points along E. Wheatland Road.

The city arborist has reviewed the request and has no objection to the proposed development plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objection to the proposed development plan.

Staff recommends approval of the request, having determined that the proposed plan meets the criteria for a minor amendment and complies with the requirements set forth in PD 1102.

**LIST OF PARTNERS/OFFICERS**

**Curtis Jones**, Sole owner

**LDG Development LLC**

**Chris Dischinger**, Co-Principal

**Mark Lechner**, Co-Principal

**Lisa Becker**, Chief Financial Officer

**Scott Brian**, Director of Development

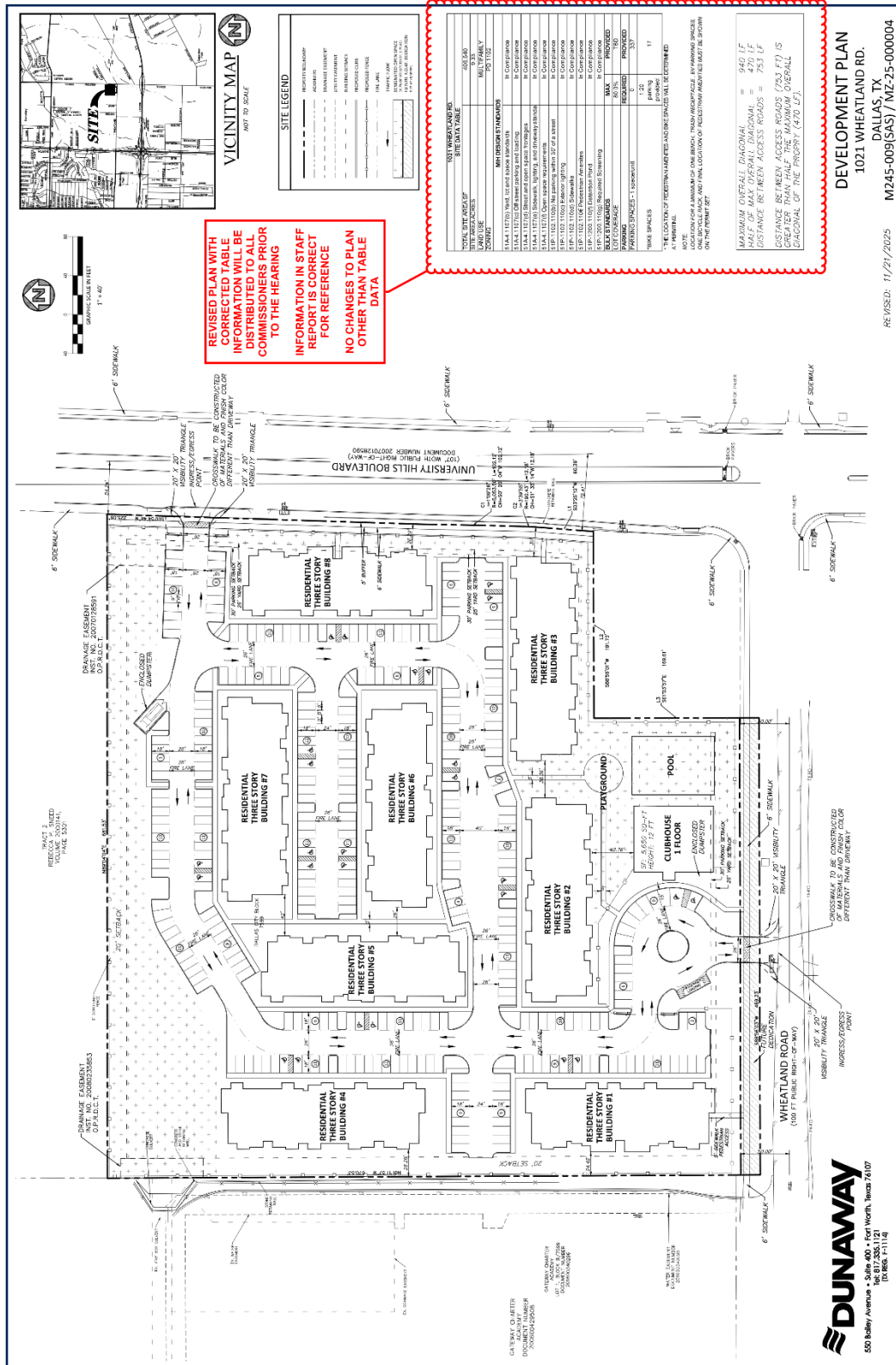
**Jake Brown**, Development Manager

**Nick Chitwood**, Executive Vice President

**Justin Hartz**, Director of Development

**Zac Linsky**, Development Manager

# PROPOSED DEVELOPMENT PLAN



# "ORIGINAL" DEVELOPMENT PLAN

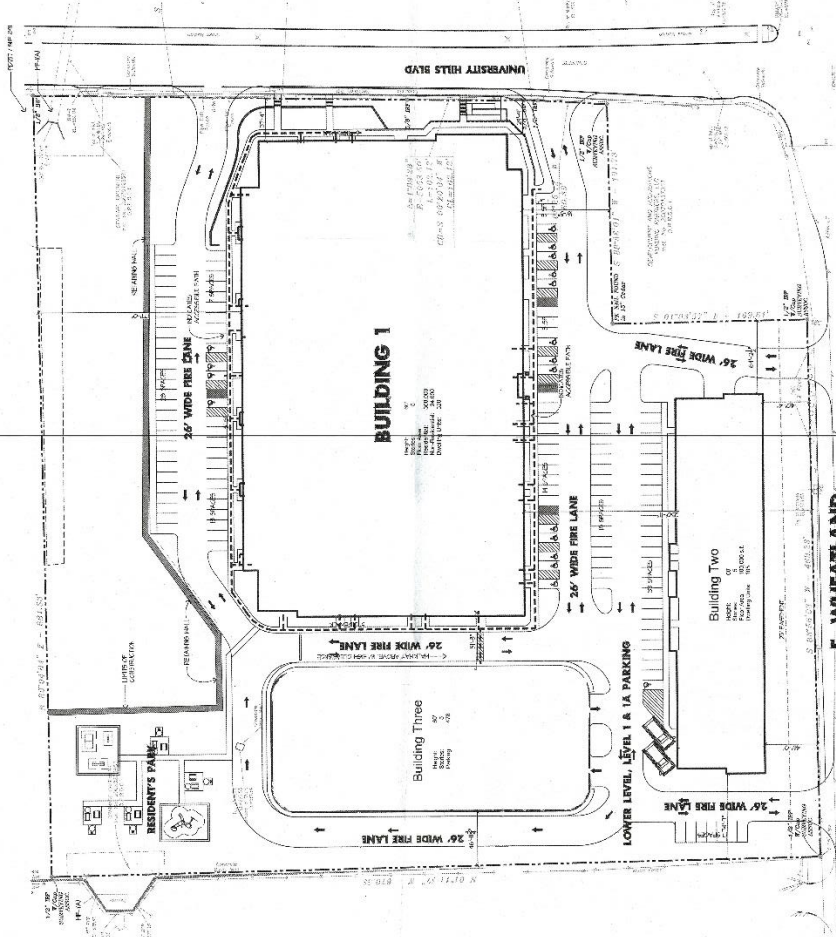


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 www.fieldergroup.com



32521  
 231165  
 DATE: 03/20/15  
 PROJECT: 231165  
 DRAWN BY: J. HARRIS

2212-161



0 20' 40'  
 SCALE: 1" = 40'-0"

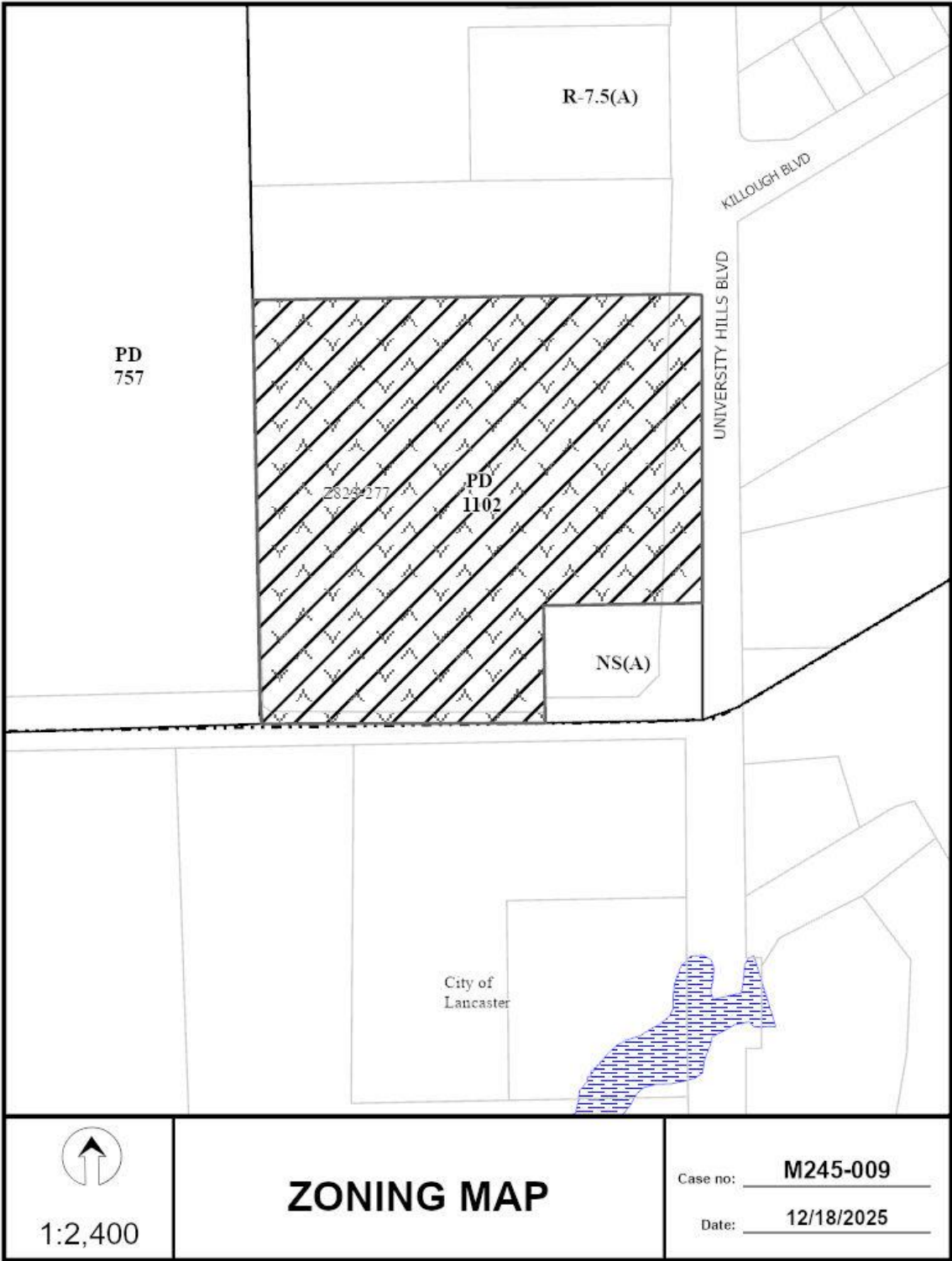
DEVELOPMENT PLAN

**PARKING SUMMARY**

| TYPE        | NO. | AREA (SQ. FT.) | TOTAL  |
|-------------|-----|----------------|--------|
| RESIDENTIAL | 100 | 10,000         | 10,000 |
| COMMERCIAL  | 50  | 5,000          | 5,000  |
| INDUSTRIAL  | 20  | 2,000          | 2,000  |
| TRUCK       | 10  | 1,000          | 1,000  |
| TOTAL       | 180 | 18,000         | 18,000 |

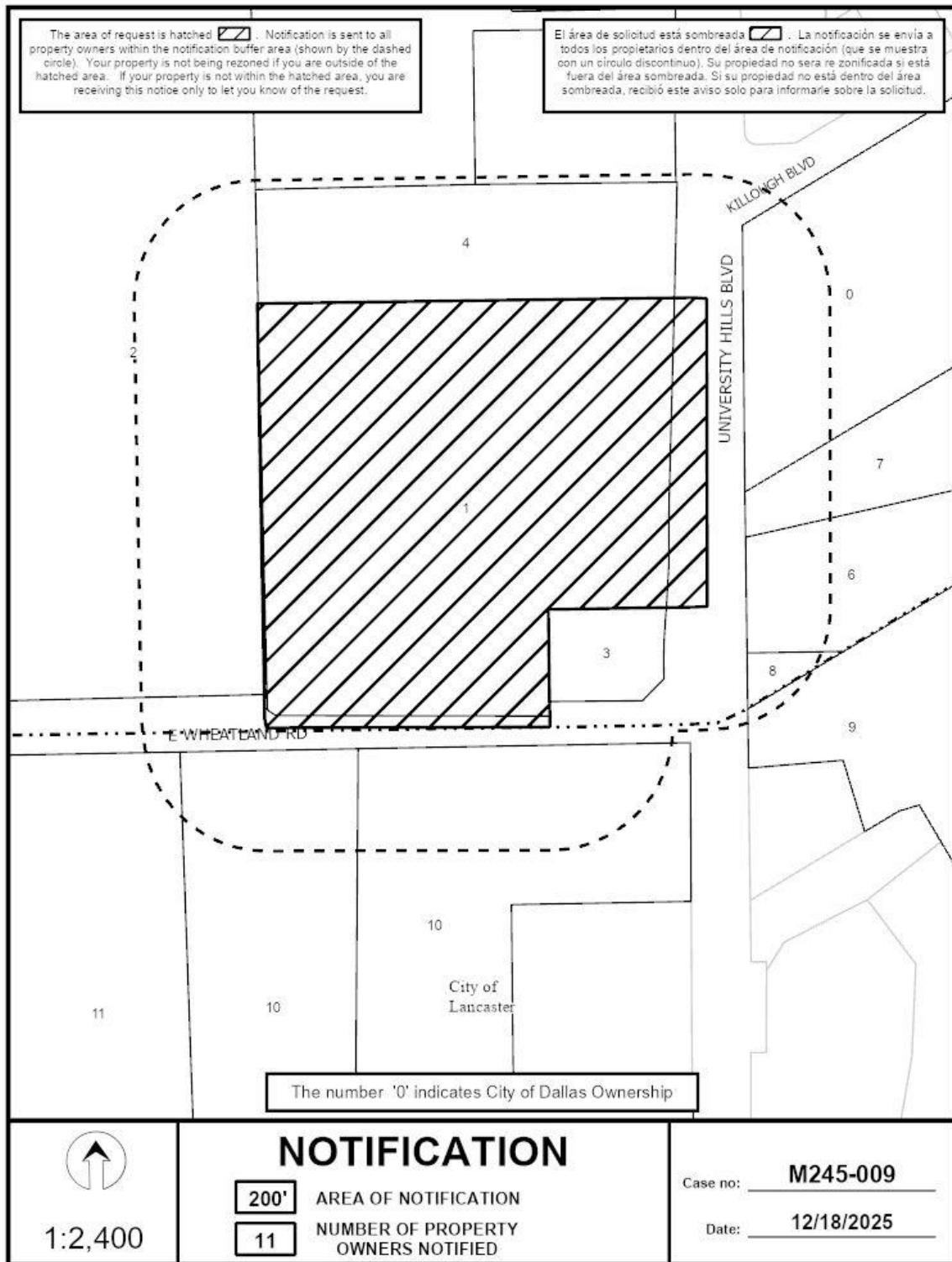
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| TOTAL       | 180 | 18,000         | 18,000 |

**SITE SUMMARY**  
 Base Zoning: PDD with MU-1  
 Maximum Height: 60 feet  
 Maximum Dwelling Unit: 425  
 Maximum Floor Area: 487,000  
 Residential  
 Non-Residential: 24,000









12/18/2025

## ***Notification List of Property Owners***

***M245-009***

***11 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b>      | <b><i>Owner</i></b>      |
|-----------------------|----------------------------|--------------------------|
| 1                     | 1021 E WHEATLAND RD        | JONES CURTIS             |
| 2                     | 1015 E WHEATLAND RD        | GATEWAY CHARTER ACADEMY  |
| 3                     | 1101 E WHEATLAND RD        | DEV AND ACQUISTIONS FUND |
| 4                     | 8027 UNIVERSITY HILLS BLVD | SNEED REBECCA COLEMAN    |
| 5                     | 8011 UNIVERSITY HILLS BLVD | SNEED REBECCA P          |
| 6                     | 8160 UNIVERSITY HILLS BLVD | NLCM CHURCH PROPERTIES   |
| 7                     | 8160 UNIVERSITY HILLS BLVD | TRYON STREET AQUISITION  |
| 8                     | 8160 UNIVERSITY HILLS BLVD | LANCASTER CITY OF        |
| 9                     | 4562 UNIVERSITY HILLS BLVD | LANCASTER CITY OF ET AL  |
| 10                    | 4523 UNIVERSITY HILLS BLVD | NIAKAN HAMID             |
| 11                    | 640 WHEATLAND RD           | NIAKAN LAND LLC          |