

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Liliana Garza

FILE NUMBER: Z245-155(LG) **DATE FILED:** January 28, 2025

LOCATION: West side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 20.503 acres **CENSUS TRACT:** 48113016711

OWNER: King E. Rhodes

APPLICANT: Streamline Advisory Partners, LLC

REPRESENTATIVE: Masterplan, Karl A. Crawley

REQUEST: An application for an 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed Use District and a WR-5 Walkable Residential District.

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

STAFF RECOMMENDATION: Approval of an WMU-5 Walkable Mixed Use along the street corridors and WR-5 adjacent to existing residential zoning in lieu of an MF-1(A) Multifamily District and a CH Clustered Housing District.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant is proposing to develop the area of request with multifamily uses; the tract on the north of East Wheatland Road with a multifamily complex, and the tract on the south of East Wheatland Road with multifamily townhomes.
- Although staff has no objection to the applicant's requested land use, staff recommends a mix of WMU-3 or WMU-5 Walkable Urban Mixed Use District or WR 3 or WR-5 from Article XIII, "Form Districts," of Chapter 51A due to the adopted area plans for the site and its proximity to the UNT school and DART light rail station.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
E. Wheatland Road	Residential Collector	80 ft.
E. Wheatland Road	Local Street	49 ft.
S. Lancaster Road	Principal Arterial	107 ft.

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.

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 Mixed-Use

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, commercial, Office; in conjunction with supporting land uses like: agricultural, Public Open Space, Single Family Attached, Civic/Public Institutional, Utility Light Industrial.

Community Mixed-Use areas are located at major intersections and along key corridors. Serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways. These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees.

The applicant's request for an MF-1(A) District and CH District is consistent with the goals and policies marked with an asterisk (*). However, staff's recommendation for a WMU-5 District and WR-5 District is considered more consistent and are marked with the goals and policies marked with a dagger (†).

Placetype Application

CM A-3 New development should be located at the edges of large blocks to create walkable environment, and parking and service areas should be screened from public view. †

CM A-4 Housing should be integrated into under-performing, mixed-use corridors and centers to help increase housing access. * †

Urban Design Elements + Strategies

Mobility + Access

- 1 Design ground-floor building facades with a high degree of transparency and locate doorways along primary routes to foster a vibrant pedestrian environment. †

Streetscape + Parking

- 7 Incorporate onsite landscaping to screen parking and service areas from public rights-of-way. †
- 8 When possible, discourage site design that places parking lots along roadway frontage. †

Building Form + Character

- 14 A majority of the street frontage is occupied by buildings and urban open spaces, particularly on primary frontage. †
- 16 Space between the sidewalk and the face of buildings may contain outdoor seating or usable open space that contributes to a lively streetscape and active public realm. †

Area Plan:

The UNT – Dallas Area Plan was adopted by City Council in December 2009. The UNT-Dallas area lies near the IH-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The UNT-Dallas Area Plan establishes a future development vision and strategies for implementation. The UNT-Dallas campus is the first state university to be established completely within Dallas city limits. The UNT-Dallas campus provides the anchor around which a university town environment is envisioned for the area. The primary intent is to preserve established neighborhoods and promote new development patterns that respond to the UNT-Dallas Campus Master Plan and proposed DART light rail stations.

The site is within the Urban Mixed-Use development block, which includes low to moderate density developments, located around transit stations, placing emphasis on walking, biking and transit. There is a good mix of retail, office, and residential uses.

The concept plan envisions the land use type to be UM3 Urban Mixed-Use, where office uses may be located along Lancaster Road, Camp Wisdom Road, and Wheatland Road, with mixed-use buildings and retail located at street intersections. The overall building heights should be 2 to 5 stories with the taller buildings located at the major intersection of Camp Wisdom Road and Lancaster Road.

Staff finds the applicant's request for an MF-1(A) Multifamily District and CH Cluster Housing District to be partly compatible with the goals of the UNT – Dallas Area Plan because the proposed multifamily development would increase the diversity of housing options. However, staff's recommendation of a WMU-5 District along the street frontage and WR-5 District inside is more compatible with the goals of the area plan because it would provide design standards in urban form as well as an enhanced pedestrian experience along the street frontage.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District	Undeveloped
North	MF-3(A) District	Undeveloped
East	CR District and R-7.5(A)	Undeveloped, general merchandise or food store < 3500 sq. ft., single family
South	UC-2 District and LO-1 District	Undeveloped
West	UC-2 District and MF-3(A)	Undeveloped

Land Use Compatibility:

The area of request is undeveloped and is zoned an R-7.5(A) District. Properties to the northwest, northeast, southeast, and southwest of the area of request are undeveloped. The applicant is seeking to develop the site with a multifamily use. Staff finds the applicant's requested land use to be compatible with the surrounding area.

The applicant requests an MF-1(A) Multifamily District on the north of East Wheatland Road and CH Cluster Home District on the south of East Wheatland Road to develop the area of request with a multifamily use. Although staff has no objection to the applicant's

requested land use, staff recommends a WMU-5 Walkable Urban Mixed Use District along the street frontages and a WR-5 Walkable Residential District otherwise to transition to the nearby lower-density residential areas.

Staff finds the area of request to be appropriate for a WMU-5 District along the street frontage and WR-5 District within the site due to its proximity to the UNT-Dallas campus and proposed DART light rail station. The area of request is also part of the adopted the UNT – Dallas Area Plan, which recommends higher density zoning and a mix of land uses in addition to an enhanced pedestrian experience.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type.

Additionally, the Open Space Lot development type which is a development type located and designed to accommodate civic open space or natural area worthy of preservation. An open space lot is intended primarily to provide for public or private open space and can be used to preserve topographically challenging areas to develop and divide development sites to accommodate a varying street presence. Pursuant to subparagraph (e) within [Section 51A-13.703](#), multiple development types can be considered on a single lot or parcel. One section can be developed as an apartment development type and another section can be developed as an open space development type and the calculation of lot coverage and required frontage can be assessed for the portion of the lot designated per development type. Further, if there are utilities or street dedications required that make the maximum front yard setbacks impossible to meet, there is an administrative waiver available and described in subparagraph (a)(5) and City Plan Commission can provide relief from required street frontage percentages, according to [Section 51A-13.304](#).

The applicant's proposed use of the site would fall under the multifamily living use category within the Apt. development type. However, the WMU-5 District and WR-5 District would also allow other development types and use categories. Following is a comparison table showing differences in the permitted uses between the current R-7.5(A) District, the proposed MF-1(A) District and CH District, and the recommended WMU-5 District and WR-5 District. Blank cells indicate a comparable land use is not specified for that district.

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> -- None permitted.	<u>Commercial and business service uses.</u> -- None permitted.	<u>Commercial and business service uses.</u> -- None permitted.	
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP.]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP.]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP.]	
<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Covent or monastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [RAR] -- Covent or monastery. -- Foster home. -- Hospital. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP] -- Covent or monastery. [SUP] -- Foster home. -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Civic use categories.</u> -- Mu, all stories: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service; social service [SUP]; transit station -- Ss, ground story only: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service; social service [SUP]; transit station -- Gc, all stories: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service [SUP]; social service [SUP]; transit station -- Ts, ground story only: Community

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
			<p>service <i>[SUP]</i>, museum, library</p> <p>-- Civ: Community service <i>[SUP]</i>, museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison <i>[SUP]</i>; transit station</p> <p><u>Place of worship use categories.</u></p> <p>-- Mu, all stories: Place of worship</p> <p>-- Ss, ground story only: Place of worship</p> <p>-- Gc, all stories: Place of worship</p> <p>-- Civ: Place of worship</p>
<u>Lodging uses.</u> -- None permitted.	<u>Lodging uses.</u> -- None permitted.	<u>Lodging uses.</u> -- None permitted.	
<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.	<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.	<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Temporary construction or sales office.	
<u>Office uses.</u> -- None permitted.	<u>Office uses.</u> -- None permitted.	<u>Office uses.</u> -- None permitted.	<p><u>Office use categories.</u></p> <p>-- Mu, all stories: Medical, office</p> <p>-- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare)</p> <p>-- Gc, all stories: Medical, office</p> <p>-- Ts, ground story only: Office</p>
<u>Recreation uses.</u>	<u>Recreation uses.</u>	<u>Recreation uses.</u>	<p><u>Civic use categories.</u></p> <p>-- O: Park or open space, utilities</p>

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
<ul style="list-style-type: none"> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. 	<ul style="list-style-type: none"> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. 	<ul style="list-style-type: none"> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. 	
<u>Residential uses.</u> <ul style="list-style-type: none"> -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family. 	<u>Residential uses.</u> <ul style="list-style-type: none"> -- College dormitory, fraternity, or sorority house -- Duplex -- Group residential [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Multifamily. -- Retirement housing. -- Single family. 	<u>Residential uses.</u> <ul style="list-style-type: none"> -- Duplex -- Group residential [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Multifamily. -- Retirement housing. -- Single family. 	<u>Residential use categories.</u> <ul style="list-style-type: none"> -- Mu, Upper stories: Single-family living, multifamily living, group living -- Ts: Single-family living, multifamily living, group living -- Th: Single family living, multifamily living, group living -- Mh: Single-family living, multifamily living, group living -- Apt: Multifamily living, group living
<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Retail use categories.</u> <ul style="list-style-type: none"> -- MU, ground story: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales -- Ss, ground story only: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales -- Gc, all stories: Drive-thru facility [SUP] <u>Service and entertainment use categories.</u> <ul style="list-style-type: none"> -- Mu, all stories: Commercial amusement (inside) [SUP]; indoor recreation; personal

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
			<p>service, including animal care</p> <p>-- Ss, ground story only: Commercial amusement (inside) <i>[SUP]</i>; indoor recreation; personal service, including animal care</p> <p>-- Gc, all stories: Commercial amusement (inside) <i>[SUP]</i>; indoor recreation; personal service, including animal care</p> <p><u>Commerce use categories.</u></p> <p>-- Mu, ground story: Commercial parking</p> <p>Upper stories: Commercial parking, passenger terminal limited to a helistop <i>[SUP]</i>, overnight lodging, self-service storage</p> <p>-- Gc, upper stories: Commercial parking, passenger terminal limited to a helistop <i>[SUP]</i>, overnight lodging, self-service storage</p> <p>-- O: Commercial parking</p>
<p><u>Transportation uses.</u></p> <p>-- Private street or alley. <i>[SUP]</i></p> <p>-- Transit passenger shelter. <i>[See Section 51A-4.211.]</i></p> <p>-- Transit passenger station or transfer center. <i>[SUP]</i></p>	<p><u>Transportation uses.</u></p> <p>-- Transit passenger shelter.</p> <p>-- Transit passenger station or transfer center. <i>[SUP]</i></p>	<p><u>Transportation uses.</u></p> <p>-- Private street or alley. <i>[SUP]</i></p> <p>-- Transit passenger shelter.</p> <p>-- Transit passenger station or transfer center. <i>[SUP]</i></p>	
<p><u>Utility and public service uses.</u></p>	<p><u>Utility and public service uses.</u></p>	<p><u>Utility and public service uses.</u></p>	See the above civic uses

Existing: R-7.5(A)	Proposed: MF-1(A)	Proposed: CH	Recommended: WMU-5 and WR-5
<ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. [SUP] 	<ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. [SUP] 	<ul style="list-style-type: none"> -- Electrical substation. [SUP] -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. [SUP] 	
<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> 	<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> 	<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> 	

Development Standards:

The following is a comparison chart of the development standards for the current proposed R-7.5(A) District, the proposed MF-1(A) District and CH District, and staff recommended WMU-5 District and WR-5 District. Since the notice for this case includes all these options, a lower density and lower height district can be recommended by CPC and adopted by Council.

District	Setback		Min. Lot Area	Height	Lot Cov.	Primary Uses
	Front	Side/ Rear				
Existing: R-7.5(A)	25'	5' SF Other: 10' Side 15' Rear	7,500 sq. ft.	30'	45% Res. 25% Nonres.	Single family
Proposed: MF-1(A)	15'	0' SF Duplex: 5' Side 10' Rear Other: 10' Side 15' Rear	Min. Lot: 3,000 sq. ft. 3,000 sq. ft. - Duplex 1,000 sq. ft. - E 1,400 sq. ft. - 1 BR 1,800 sq. ft. - 2 BR +200 sq. ft. each add BR	36'	60% Res. 25% Nonres.	Multifamily, duplex, single family
Proposed: CH	15' adj. to expressway	10' adj. other than TH or TH(A) Other: No min.	Min. lot: 2,000 sq. ft. 18 Dwelling Units/ net acre	36'	60%	Multifamily, single family
Recommended: WMU-5 & WR-5	Mu: 5/15' Ss: 5/15' Apt: 5/15' Th: 5/15' Sf: 15 min Civ: 20' min O: 10' min	Mu: 15' adj. to sf Sf: 15 min Civ: 20' min O: 10' min	1,200 per TH unit, 7,000 for duplex (MH), 10,000 for 3-5 unit MH, min lot 3,500 sf for single family, 3,000 for Civ, 2,000 for Open Space	5 stories 80' max	80% TH 60% MH, SF, Civ	Allowed Development Types: Townhouse, Manor House, Single Family House, Civic Building, Open Space Lot

A development containing three or more dwelling units consolidated into a single structure qualifies for the Apt. development type. Standards for the Apt. development type further specify that an apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must

be pulled up to the street. On-site surface parking must be situated away from of the front of the property, and no on-site surface parking is permitted between the building and the street. Primary entrances must be prominent and street facing, and an elevated ground floor for residential uses is recommended to ensure privacy.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily 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.

Under the recommended WMU-5 and WR-5 District, the site must comply with the parking requirement for household living uses in Article XIII. This requirement is 1.15 spaces per one-bedroom or smaller multifamily living unit, 1.65 spaces per two-bedroom multifamily living unit, and two spaces per three-bedroom or larger multifamily living unit. Article XIII offers parking reductions for residential based on proximity to transit stations, tandem parking, or on-street parking.

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 “H” MVA area.

List of Partners/Principals/Officers

Streamline Advisory Principal Partners:

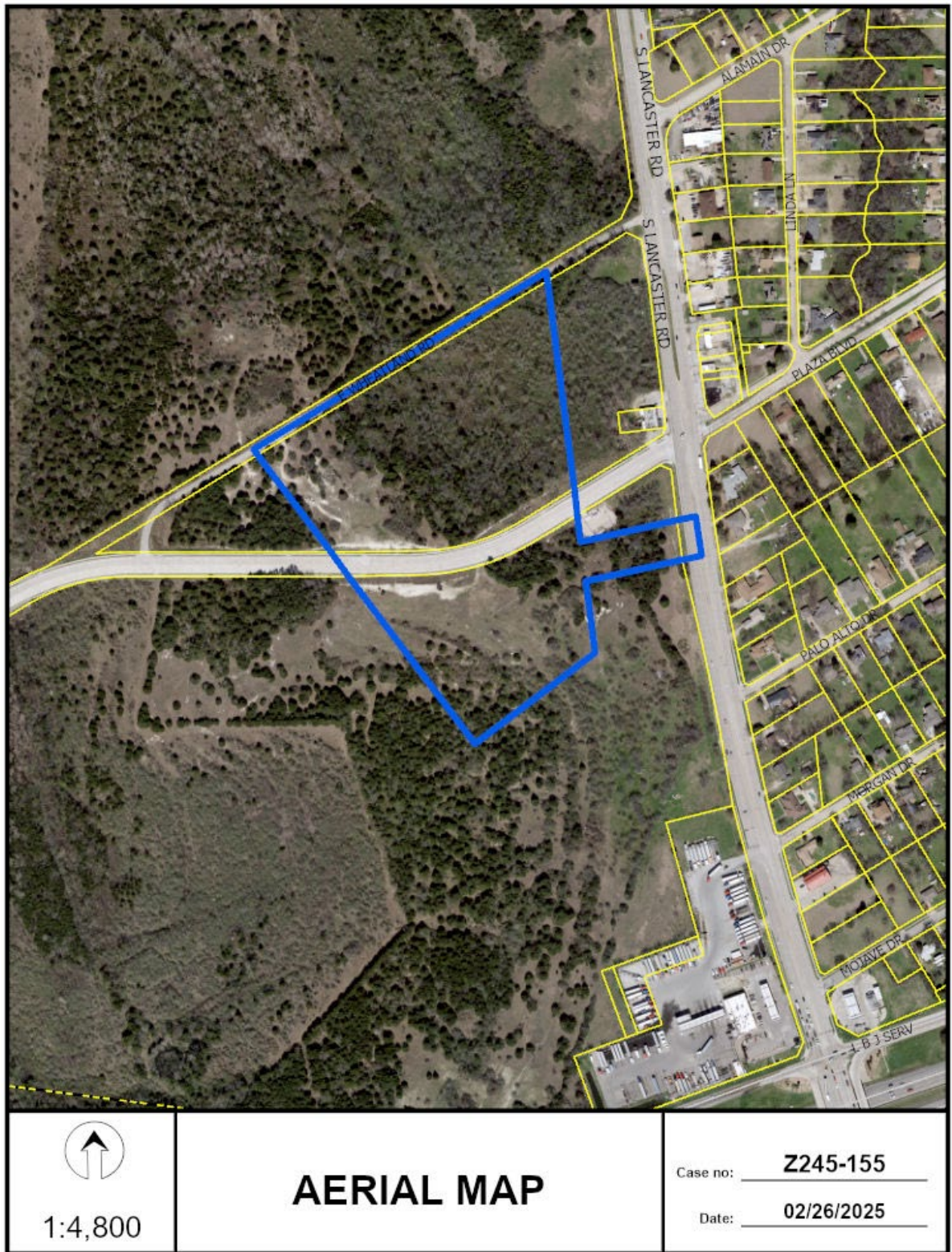
King E. Rhodes: Owner

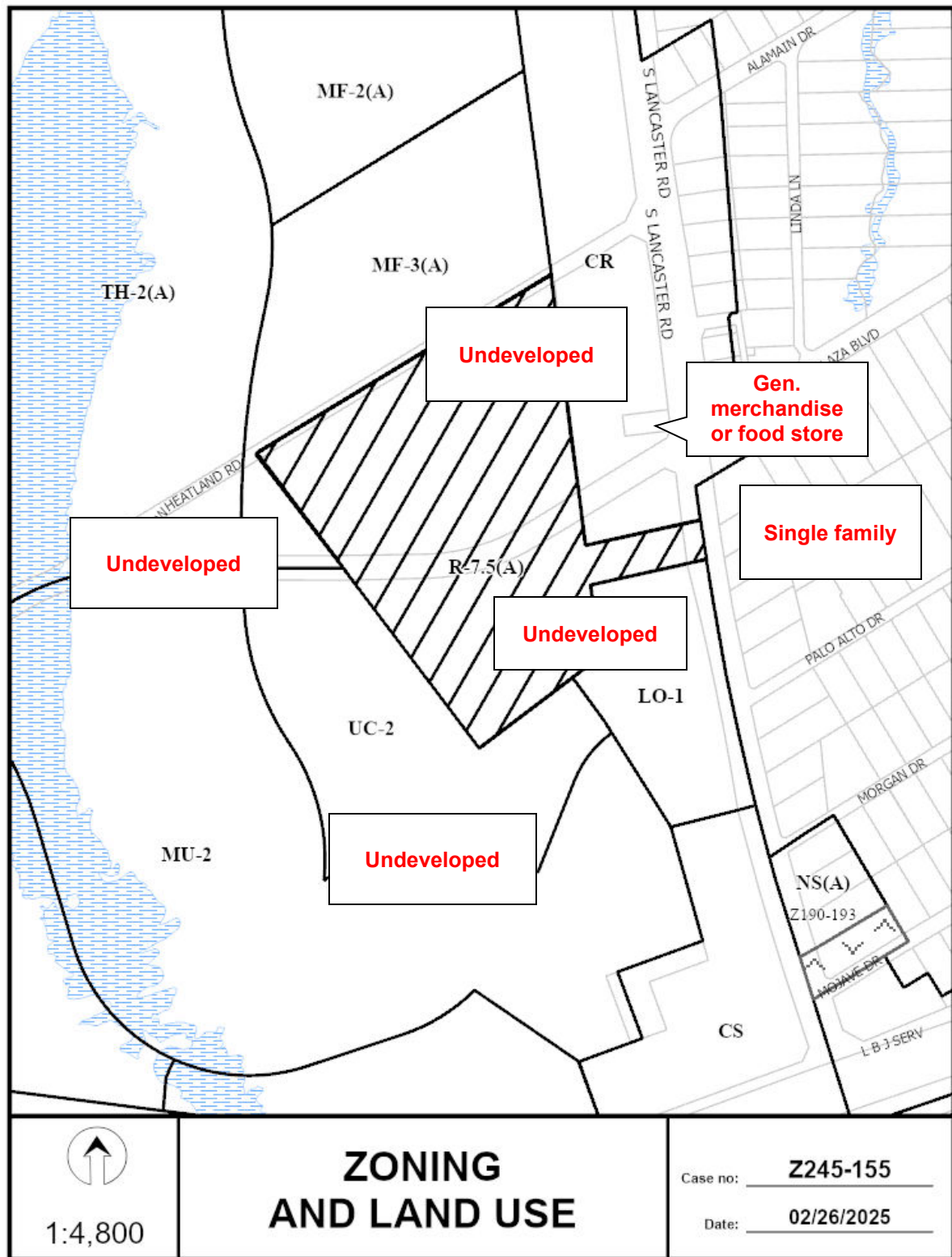
Joel Pollack: Managing Partner

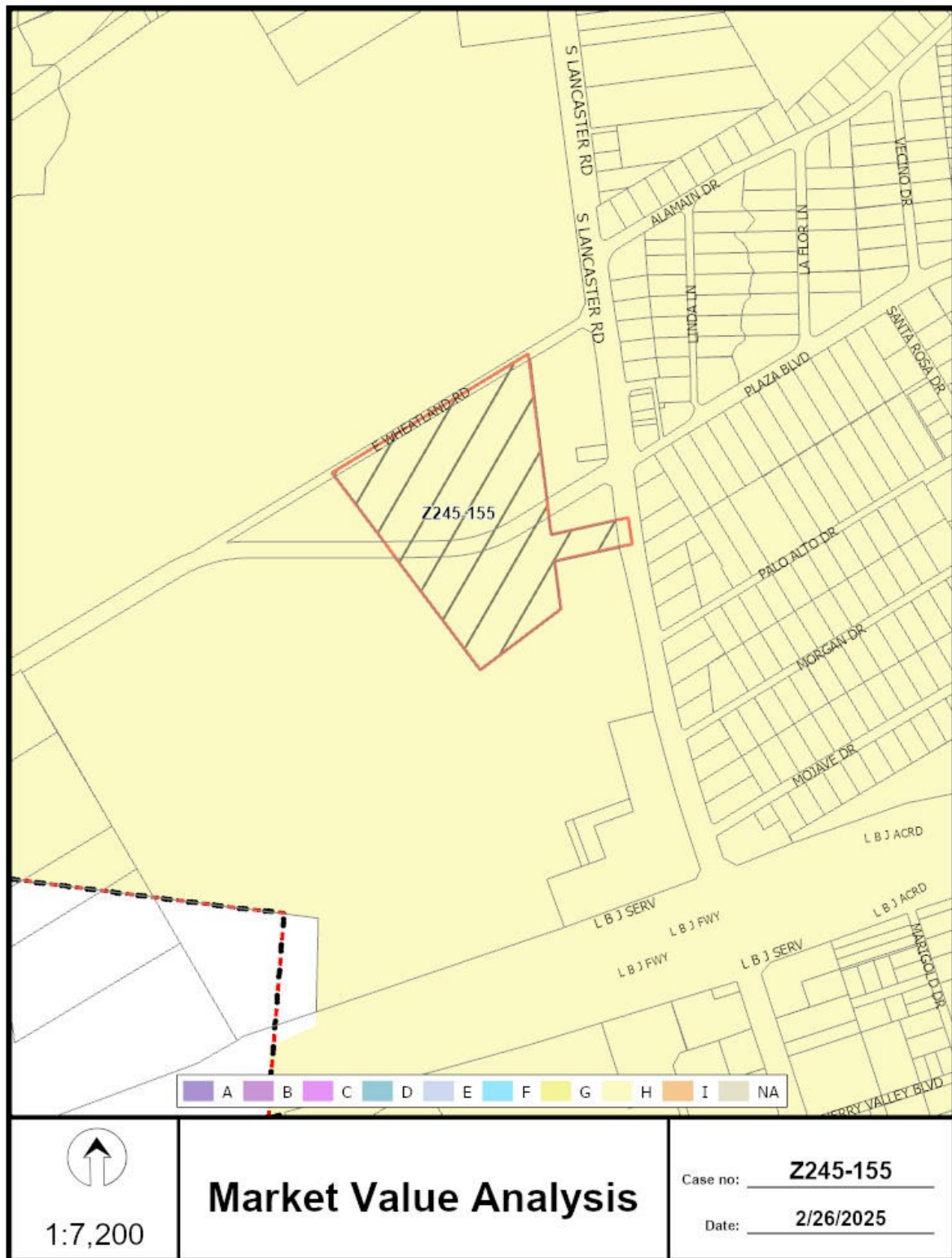
Mark Gregg: Managing Partner

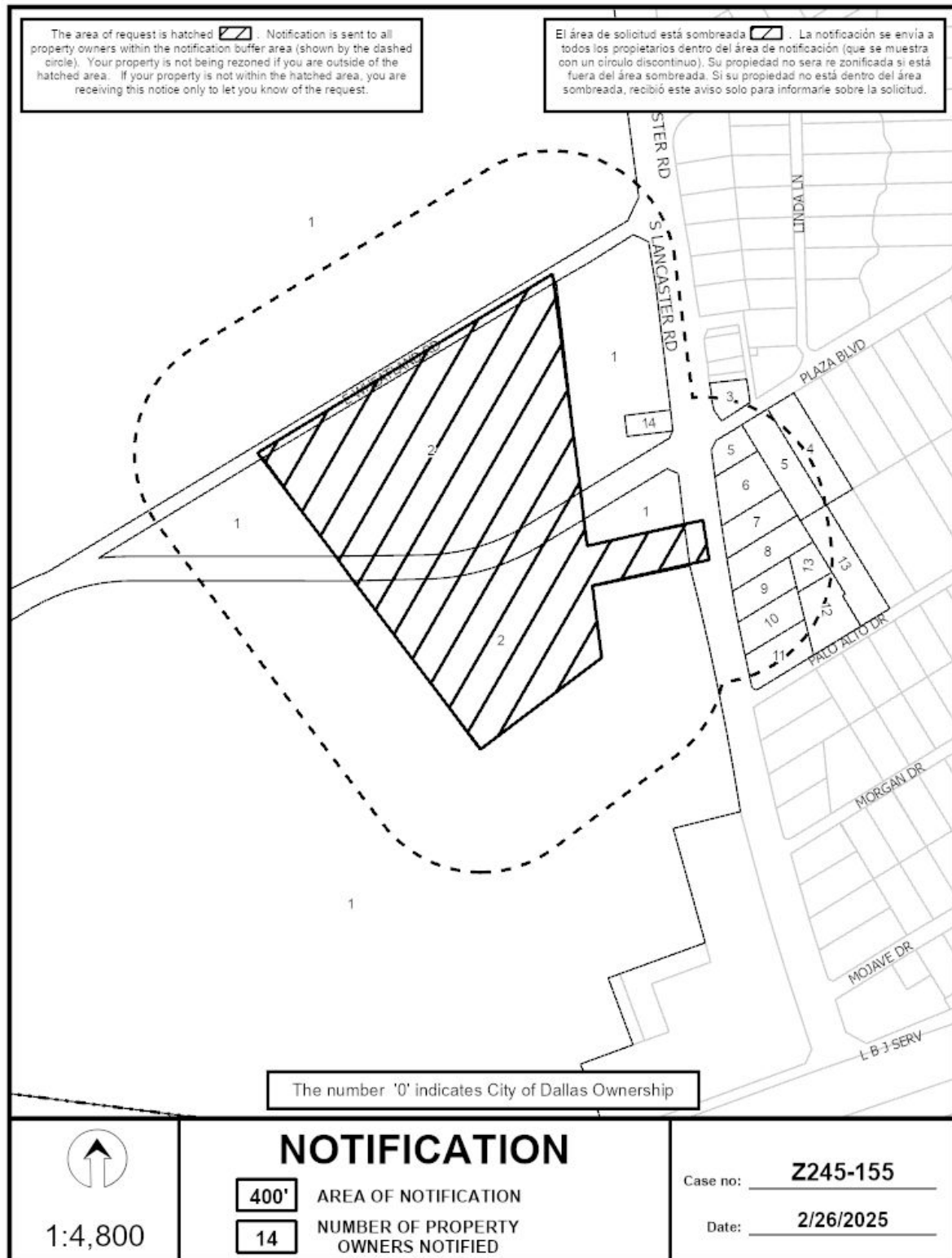
Darren Woodson: Partner

Roxanne Henley: Controller









02/26/2025

Notification List of Property Owners

Z245-155

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2000 E WHEATLAND RD	VM FUND I LLC
2	2100 E WHEATLAND RD	RHODES KING E
3	7544 S LANCASTER RD	CASTLE INC
4	2426 PLAZA BLVD	LITTLEJOHN VICKIE R
5	2418 PLAZA BLVD	SPENCER RALPH
6	7608 S LANCASTER RD	BCT FAMILY TRUST
7	7708 S LANCASTER RD	LANKFORD DERRICK D
8	7718 S LANCASTER RD	SANTANA EDGAR G &
9	7726 S LANCASTER RD	BRAY JOSEPH L
10	7808 S LANCASTER RD	CASTRO FRANCISCO ERNESTO
11	7818 S LANCASTER RD	FRAZIER VIRGINIA
12	2533 PALO ALTO DR	LOGAN ANDREW & MARGIE R
13	2533 PALO ALTO DR	MCKNIGHT EYVONNE
14	7549 S LANCASTER RD	SIMMONS YVONNE