

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 5, 2026**

Planner: Justin Lee

**FILE NUMBER:** Z-25-000170 **DATE FILED:** October 30, 2025**LOCATION:** North line of Wynnewood Drive between S. Zang Boulevard and S. Llewellyn Avenue.**COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** Approx. 1.11 ac **CENSUS TRACT:** 48113006200**REPRESENTATIVE:** Robert Baldwin**OWNER:** Barry Hancock**REQUEST:** An application for MU-2 Mixed Use District on property zoned MF-1(A) Multifamily District**SUMMARY:** The purpose of the request is to allow for redevelopment of the property in accordance with MU-2 Mixed Use District uses.**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an MF-1(A) Multifamily District and is developed with apartments (vacant).
- The surrounding area is predominantly multifamily, with commercial to the west of the property.
- The applicant wishes to redevelop a restaurant with drive-in or drive-through service. As such, they request an MU-2 Mixed Use District.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Zang Boulevard	Minor Arterial	80 feet
Wynnewood Drive	Local Street	-
South Llewellyn Avenue	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**Transit Access:**

The area of request is within a half-mile of the following services:

DART Bus: Routes 47, 104, 109

**STAFF ANALYSIS:**

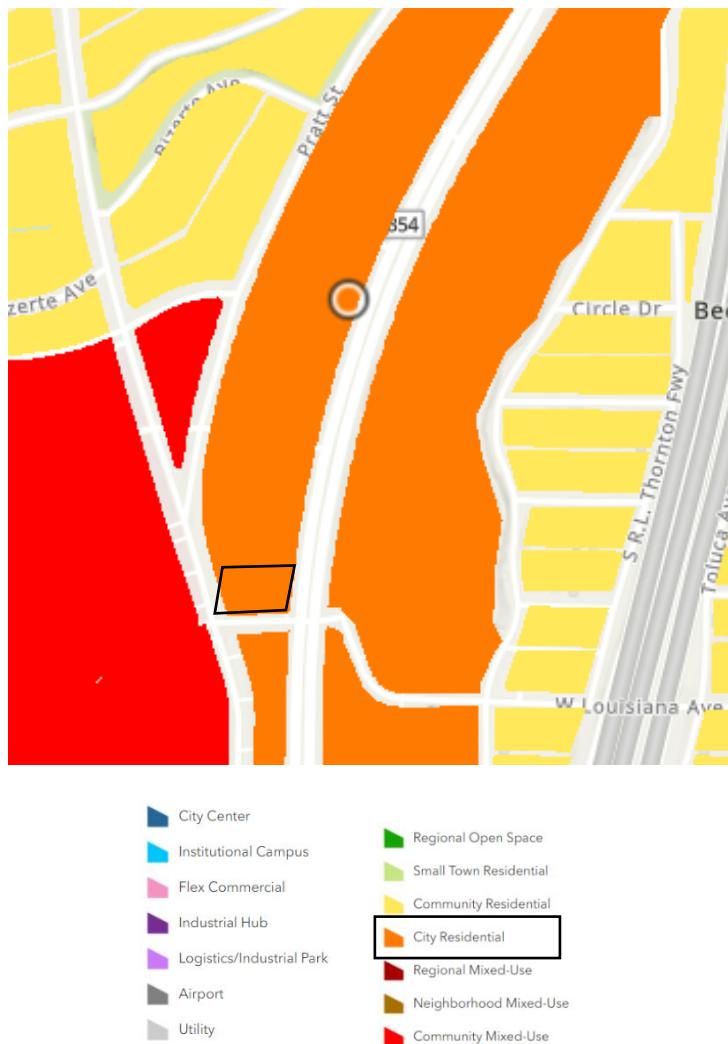
**Comprehensive Plan:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Commercial is a secondary land use in this placetype and is a prevalent land use in the area. The subject property is located on a minor arterial street, South Zang Boulevard, and two local street, Wynnewood Boulevard and South Llewellyn Avenue. It is adjacent to an existing apartments and commercial uses. The property appears to be currently used as a vacant apartment.

The proposed zoning district would limit the height of the building to a height recommended within the placetype. The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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



### 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, employment and industry centers, and open spaces. 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.

The City Residential placetype provides the greatest variety of housing types among all of the residential placetypes. City Residential neighborhoods primarily consist of high and mid-rise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in

compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/ transportation nodes, hubs, and corridors.

### **Area Plan**

**Wynnewood Urban Design Guide:** The property is located within the boundaries of the Wynnewood Urban Design Guide, which outlines a vision for future development that includes senior housing, multifamily housing, market-rate residential, retail, and office uses. Within the plan, the site falls in the Parks at Wynnewood subdistrict and is designated for market-rate development. According to the Wynnewood Village Reconstruction section of the plan, the property is identified for mixed-use retail/commercial.

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-1(A) Multifamily District	Apartment
<b>North</b>	MF-1(A) Multifamily District	Apartment
<b>South</b>	RR Regional Retail	Medical office
<b>East</b>	MF-1(A) Multifamily District	Apartment
<b>West</b>	RR Regional Retail	Commercial

### **Land Use Compatibility:**

The request site is currently developed as an vacant apartment. The applicant proposes to redevelop the property as a restaurant with drive-in or drive-through service.

The immediate surroundings of the site are predominantly multifamily, with an apartment immediately east and north of the site. Additionally, a commercial plaza is located west of the property.

Staff supports the requested zoning change, as the subject site is strategically situated adjacent to established multifamily and commercial land uses, making it an appropriate location for increased land-use flexibility. Development of the site under commercial entitlements is anticipated to be compatible with the existing urban form and to reinforce the prevailing development pattern. The proposed entitlements are consistent with the

land-use recommendations and design objectives identified in the Wynnewood Urban Design Guide as well as the policy direction set forth in ForwardDallas. The requested zoning change is not expected to negatively impact community character; rather, it is projected to enhance the visual quality of the corridor and improve access to needed goods and services for area residents.

### Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

#### 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

Use	Existing	Proposed
Use	MF-1(A)	MU-2
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		
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		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		

	Existing	Proposed
Use	MF-1(A)	MU-2
Medical or scientific laboratory		•
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
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
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Cemetery or mausoleum	S	S
Child or adult care facility	•	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	R	R
Convent or monastery	•	•
Foster home	•	•
Halfway house		S
Hospital	S	S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	R
<b>LODGING USES</b>		
Extended stay hotel or motel		S
Hotel or motel		R
Lodging or boarding house	•	•

	Existing	Proposed
Use	MF-1(A)	MU-2
Overnight general purpose shelter		*
<b>MISCELLANOUS USES</b>		
Carnival or circus (temporary)	•	•
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	R	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S/*
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R

	Existing	Proposed
Use	MF-1(A)	MU-2
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		•
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
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		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S

Use	Existing	Proposed
	MF-1(A)	MU-2
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
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		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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		

## Development Standards

Following is a comparison table showing differences between the development standards of the current MF-1(A) Multifamily District and the proposed MU-2 Mixed Use District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: MF-1(A)	15'	Side yard SFR: None Duplex: 5' Other permitted structures: 10'  Rear Yard SFR: None Duplex: 10' Other permitted structures: 15'	None under SB 840	36'* 45' for MF/MUR under SB 840	60% residential 25% nonresidential
Proposed: MU-2	15 feet Urban Form Setback 20 feet	20' adjacent to residential district, no min. otherwise	Base No Mixed Use Project (MUP) 50 du/ac  Mixed Use Project (MUP) with Mix of 2 Categories 75 du/ac  Mixed Use Project (MUP) with Mix of 3 or More Categories 100 du/ac None for MF/MUR under SB 840	Base No Mixed Use Project (MUP) - Maximum structure height is: 135 feet  Mixed Use Project (MUP) No Retail - Maximum structure height is: 135 feet  Mixed Use Project (MUP) With Retail - Maximum structure height is: 180 feet	80% max.

### Landscaping:

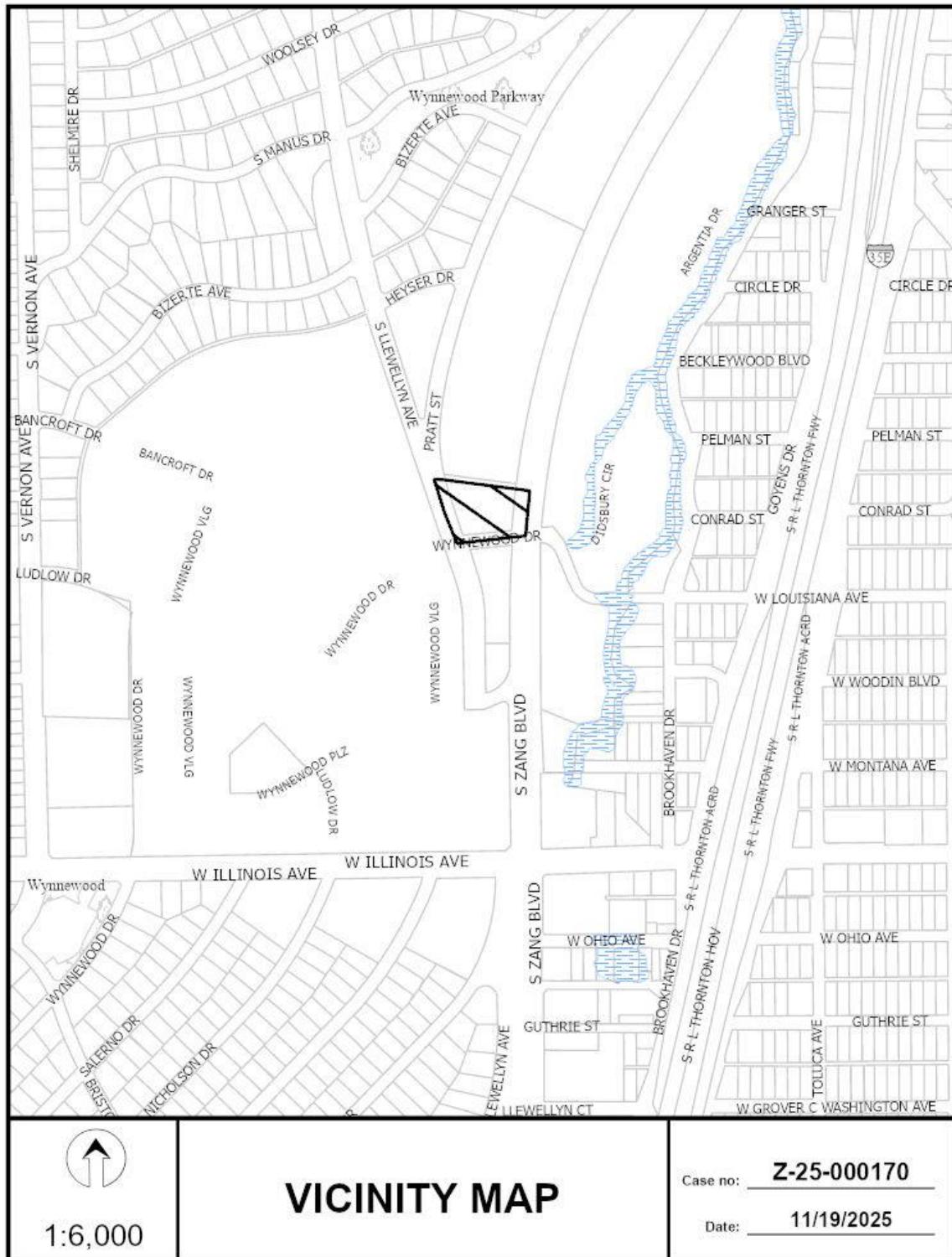
Landscaping must be provided in accordance with Article X, as amended.

**Parking:**

Parking must be provided in accordance with the Dallas Development Code.

**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 “G” MVA area.



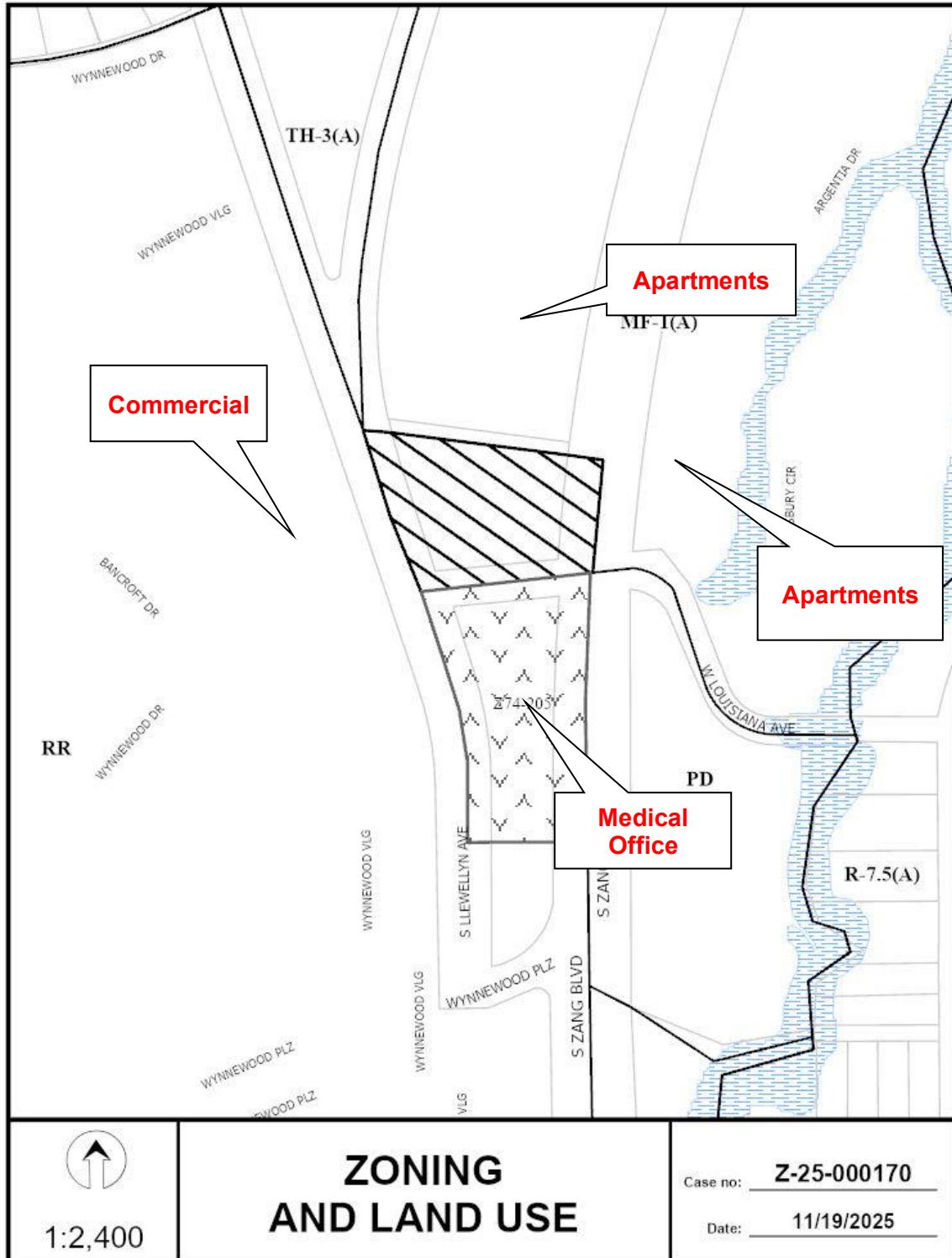


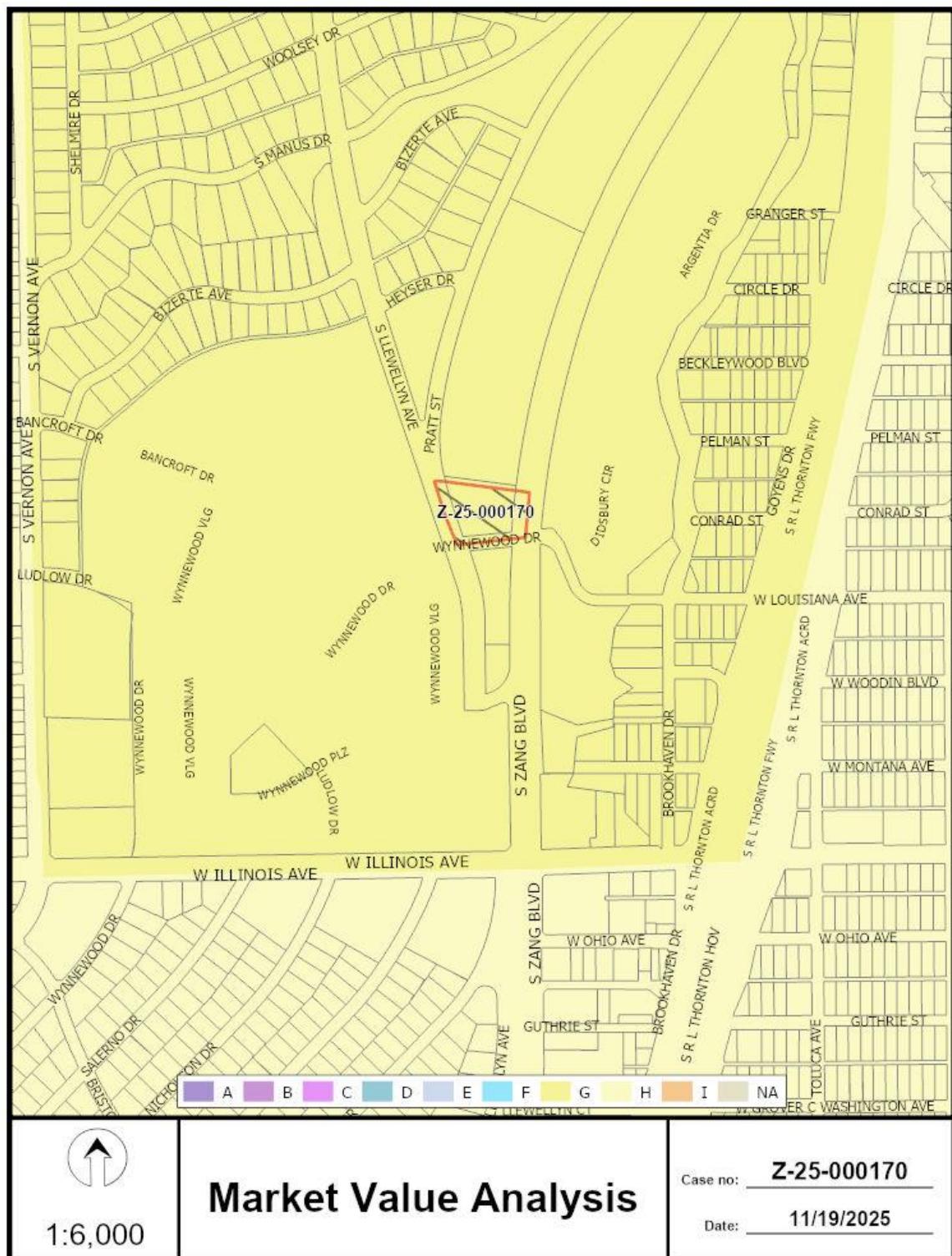
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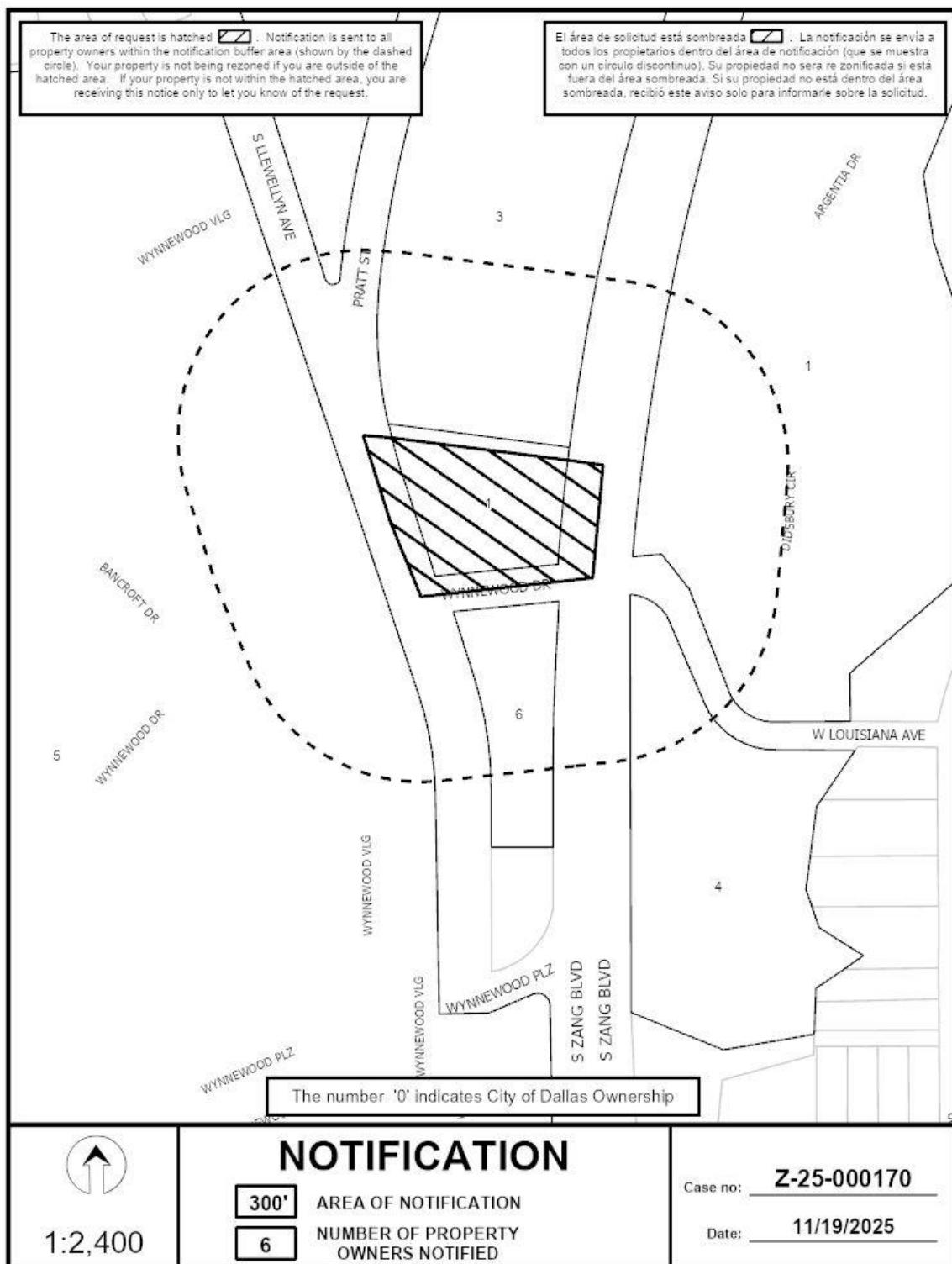
## AN AERIAL MAP

Case no: Z-25-000170

Date: 11/19/2025







11/19/2025

***Notification List of Property Owners***

**Z-25-000170**

***6 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1805 S ZANG BLVD	WCH LIMITED PARTNERSHIP
2	1900 S LLEWELLYN AVE	CENTRO NP HOLDINGS 12 SPEC LLC
3	1805 S ZANG BLVD	DHFC HIGHPOINT @ WYNNEWOOD
4	414 W LOUISIANA AVE	WYNNEWOOD FAMILY HOUSING LP
5	505 W ILLINOIS AVE	CENTRO NP HOLDINGS 12 SPE LLC
6	2000 S LLEWELLYN AVE	BRIXMOR HOLDINGS 12 SPE LLC