

FILE NUMBER: Z245-202(LC/MP) / Z-25-000034 **DATE FILED:** April 14, 2025

LOCATION: South line of West Wheatland Road, west of Clark Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 3.7 acres

CENSUS TRACT: 48113016526

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Michael Tibbetts, Express Development Inc

OWNER: Huyen Ta, TA Properties II, Ltd

REQUEST: An application for an MF-2(A) Multifamily District, on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to permit residential uses.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped.
- The applicant proposes multifamily uses on site.
- The site is accessed from W. Wheatland Road.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
W. Wheatland Road	Principal Arterial	100 feet

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.

Transit Access:

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

DART Route 223

STAFF ANALYSIS:

Comprehensive Plan:

Comprehensive Plan Consistency Review

- 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.

Consistency Review Recommendation

Urban Design is supportive of MF-2 (A) as Neighborhood Mixed Use.

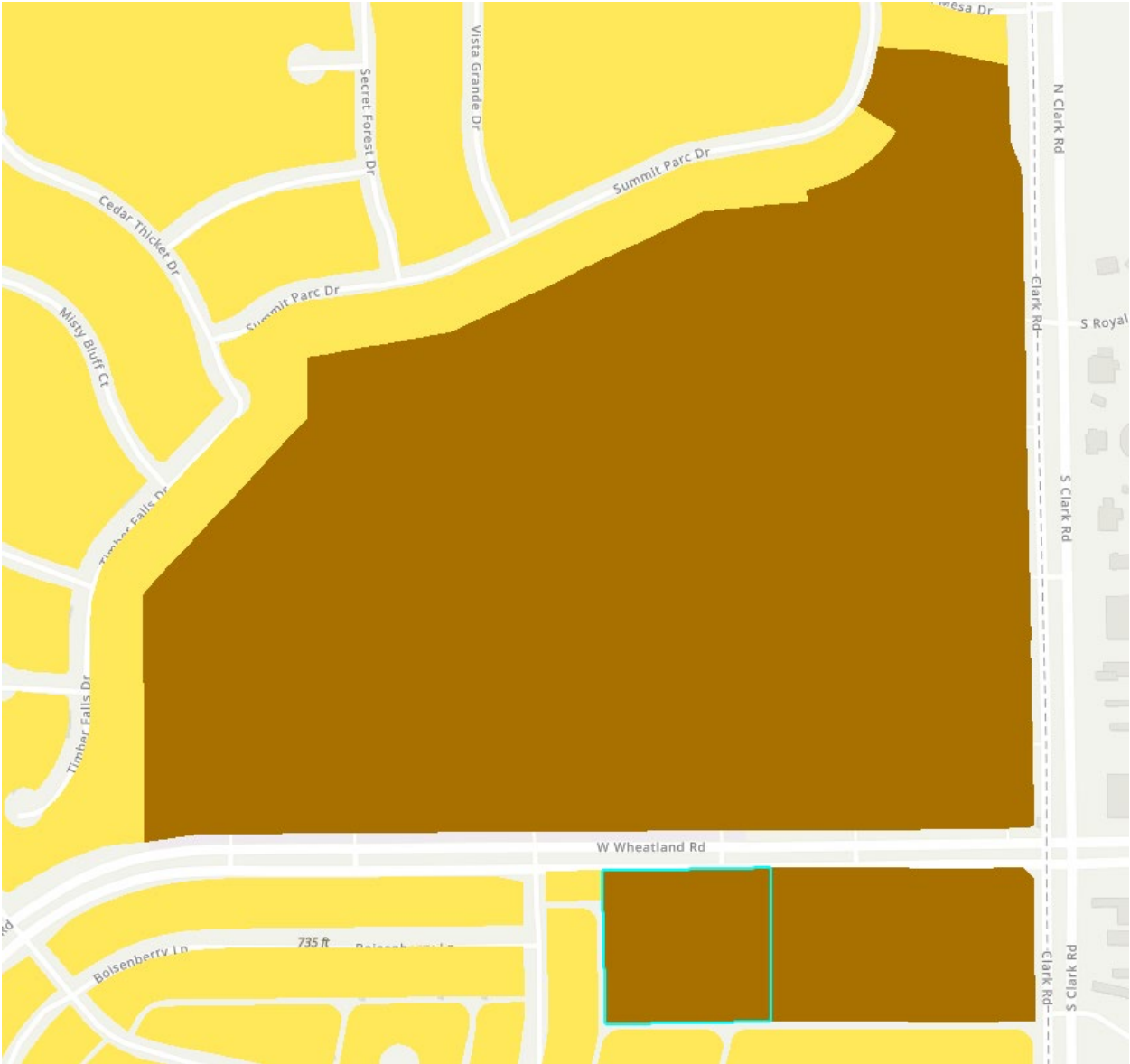
The proposed zoning is **consistent** with Forward Dallas.

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.

Subject Property Placetype(s) Neighborhood Mixed Use

- Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density residential.



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Undeveloped
North	PD 876, TH-3(A) Townhouse District with SUP 1007	Public schools
East	CR Community Retail District	Undeveloped
South	R-7.5(A) Single Family District	Single family
West	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

North of the site across W. Wheatland Road, there are retail uses and a public school use.

There is an undeveloped site to the east also zoned CR. South and west of the site, there is a single family subdivision.

The proposed zoning is an appropriate transition between the single family zoning to the south and west and the retail zoning to the north and east. A multifamily designation allows the applicant to build residential uses. This allows the potential for mixed use development along the corridor and would be consistent with Forward Dallas 2024.

Significant infrastructure qualities of the area make it appropriate for additional homes. The site is within walking distance of the significant retail clusters, area schools, and community park facilities.

Land Use Comparison:

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	CR	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services	•	

Use	CR	MF-2(A)
Custom woodworking, furniture construction, or repair		
Electronics service center	•	
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
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	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	S
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	S

Use	CR	MF-2(A)
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital	S	S
Library, art gallery, or museum	•	S
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	R	
Public or private school		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Attached non-premise sign.	S	
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	•	S

Use	CR	MF-2(A)
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
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		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	★	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	S, ★	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
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	•	

Use	CR	MF-2(A)
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use up to 1,000 sq. ft. in floor area		
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		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		

Use	CR	MF-2(A)
Private street or alley		
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	S
UTILITY AND PUBLIC SERVICE USES		
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		
Mounted cellular antenna		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
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	

Use	CR	MF-2(A)
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:

(Changes from base highlighted)

<u>DISTRICT</u>	SETBACKS		Unit density	FAR	Height / Stories	Lot Coverage	Special Standards
	Front	Side /Rear					
Existing CR	15' min No max	20' adj res Else 0'	N/A	0.5-0.75 depending on uses	54' 4 Stories	60%	RPS
Proposed MF-2(A)	15' min No max	0' SF Duplex 5/10 Other 10/15	1 SF / 1,000 1 duplex / 3,000 1 studio / 800 1 br / 1,000 2br / 1,200 +br +150	N/A	36' *Limited from west and south by RPS	60% Res 50% Non RPS	

Landscaping:

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

Parking:

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The required parking for multifamily uses is 0 spaces per unit for a development under 20 units, 0.5 spaces per unit for developments of 20 to 200 units, and 1 space per unit for developments of greater than 200 units. As with any minimum required parking, these ratios only reflect the minimum amount required. The applicant may provide additional parking beyond these.

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 subject property is located within an MVA "H".

Applicant's Proposed Deed Restrictions

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- Three staggered rows of native canopy trees will be planted along all street frontages – 15 feet on center- accompanied by drought resistant understory shrubs and landscaping.
- A six foot tall perimeter fence will be installed. The fence can be comprised of, decorative iron, full-depth clay brick, of Texas limestone veneer over code approved backup.
- Balconies and windows facing west and south shall be frosted or tinted glass or solid screens.
- All lighting shall be shielded, downward-facing fixtures on exterior facades. The maximum light shall be 1 foot-candle at the property line to the west and south.
- All trash enclosures must be at least 50 feet away from the south and west property lines.
- A minimum of 1.5 parking spaces per dwelling unit will be provided.
- No Parking and Towing signage will be installed off property to protect adjacent residential areas.

Draft CPC Action
July 10, 2025

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant, on property zoned CR Community Retail District, on the south line of W. Wheatland Rd west of Clark Rd.

Maker: Herbert
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Haqq, Hall,
Kingston, Rubin

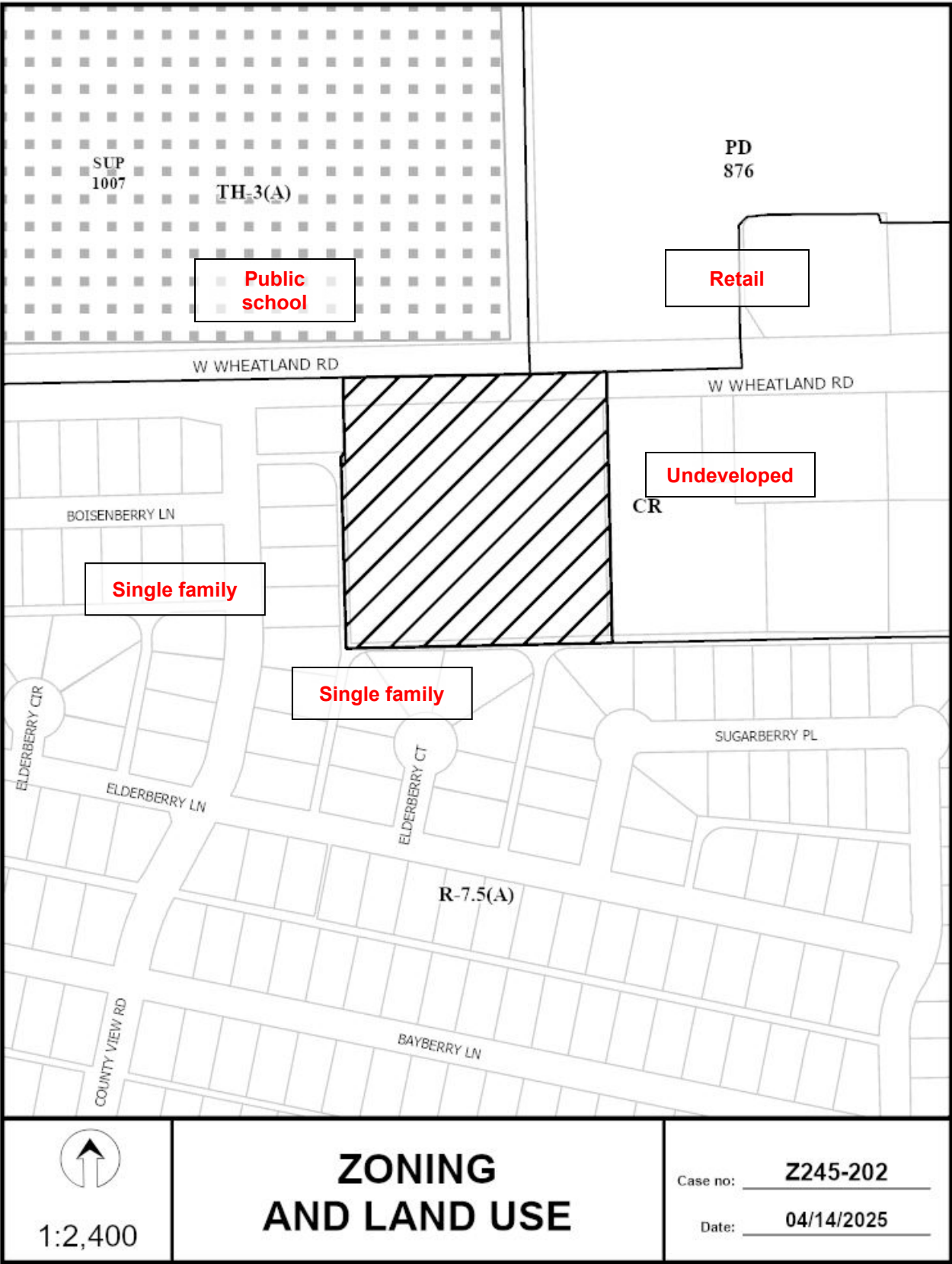
Against: 0
Absent: 1 - Sims
Vacancy: 0

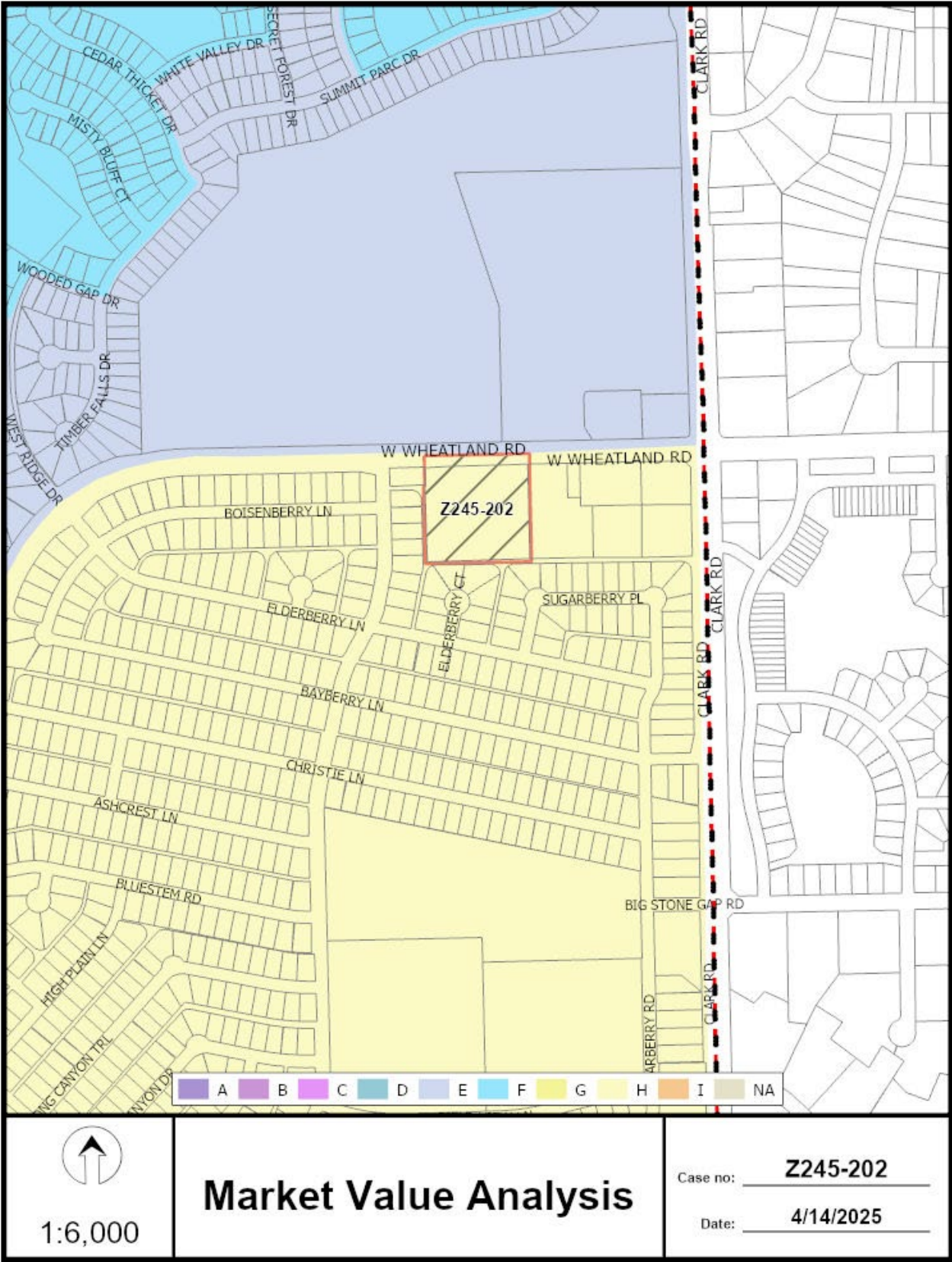
Notices: Area: 400 Mailed: 69
Replies: For: 1 Against: 8

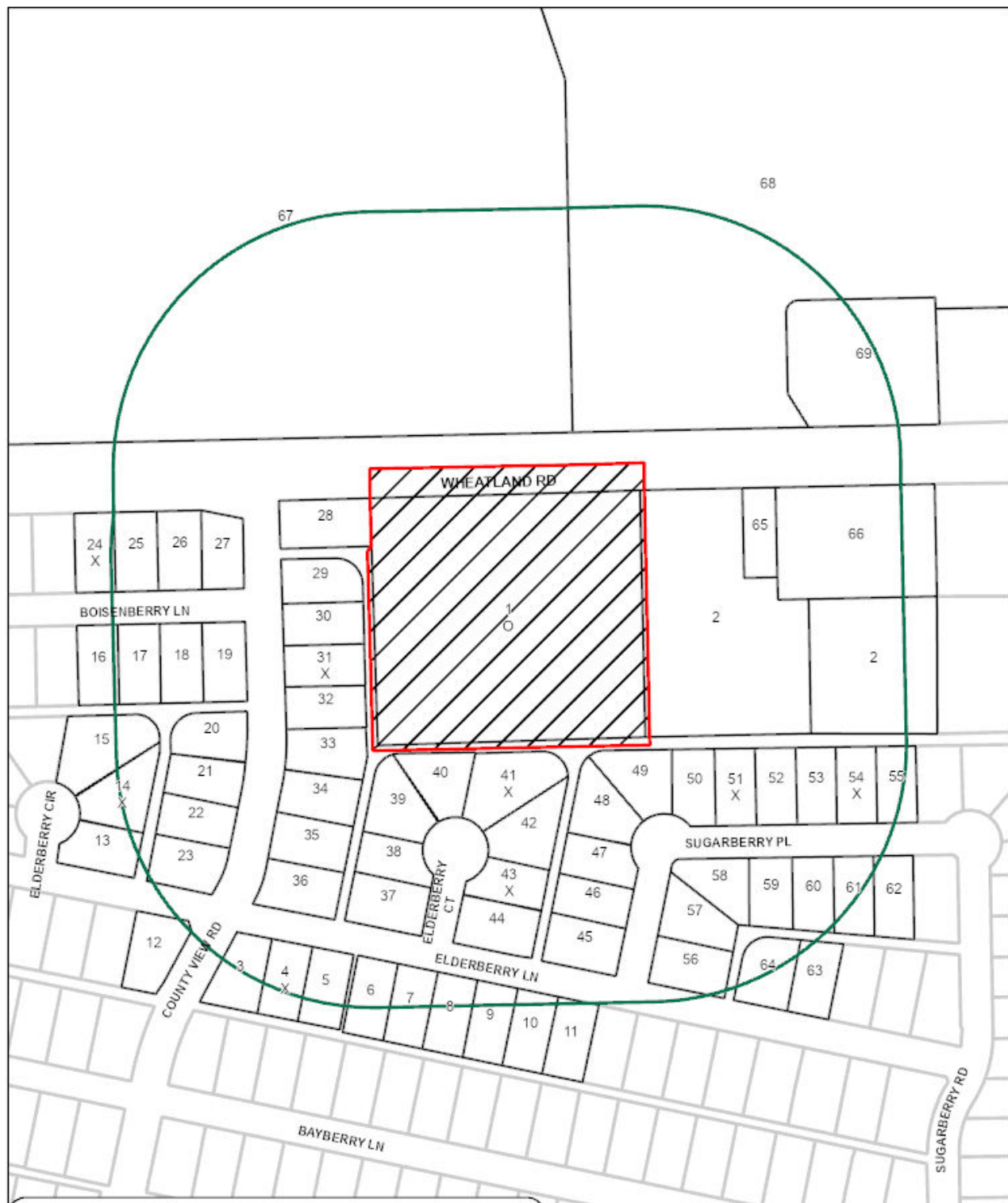
Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Michael Tibbetts, 11837 Kingsville Dr., Frisco, TX, 75035
Against: Carol McGill, 7318 Ashcrest Ln., Dallas, TX, 75249
Trevor B. Jefferson, 7310 Elderberry Cir., Dallas, TX, 75249
Steve Green, Address not provided
Linda Jordan, 7515 Woodshadow Dr., Dallas, TX, 75249
Chris Reno, 7251 Bayberry Ln., Dallas, TX, 75249
Johnny Campbell, 7306 Elderberry, Dallas, TX, 75219
Against (Did not speak): Anita Waters, 9212 Sugarberry Rd., Dalas, TX, 75249











69	Property Owners Notified (70 parcels)
1	Replies in Favor (1 parcel)
8	Replies in Opposition (8 parcels)
400'	Area of Notification
7/10/2025	Date

Z245-202
CPC



1:2,400

07/23/2025

Reply List of Property Owners***Z245-202******69 Property Owners Notified 1 Property Owners in Favor 10 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	7100 W WHEATLAND RD	TA PROPERTIES II LTD
	2	7080 W WHEATLAND RD	LIDL US OPERATIONS LLC
	3	7232 ELDERBERRY LN	SMITH FANNIE M
X	4	7228 ELDERBERRY LN	WELLS YOLANDA L &
	5	7224 ELDERBERRY LN	MURRAY ANRICA BRESHAUN
	6	7220 ELDERBERRY LN	SERVIN IGNACIO &
	7	7218 ELDERBERRY LN	STITT SANDRA K
	8	7216 ELDERBERRY LN	WEBB SHONTE DAWN
	9	7212 ELDERBERRY LN	PROGRESS RESIDENTIAL BORROWER 4
	10	7210 ELDERBERRY LN	PRINCE TERRA & ROBERT JR
	11	7206 ELDERBERRY LN	EVANS PANSY LIFE ESTATE
	12	7302 ELDERBERRY LN	VEASLEY JAMES & BEVERLY EST OF
	13	7302 ELDERBERRY CIR	COMFORT HOMES PR LLC SERIES G
X	14	7306 ELDERBERRY CIR	CAMPBELL JOHNNY III &
	15	7310 ELDERBERRY CIR	JEFFERSON TREVOR B &
	16	7214 BOISENBERRY LN	DAWSON PAMELA &
	17	7210 BOISENBERRY LN	PADILLACAMBEROS ERNESTO &
	18	7206 BOISENBERRY LN	FURLOUGH DAYLON D
	19	7202 BOISENBERRY LN	JONES LARRY EARL &
	20	8723 COUNTY VIEW RD	REA JOSE D
	21	8727 COUNTY VIEW RD	RAMOS TERESA
	22	8731 COUNTY VIEW RD	DELEON CRUZ & GARCIA MELINDA
	23	8735 COUNTY VIEW RD	GIRON HERBERT AGUSTIN
X	24	7211 BOISENBERRY LN	TINOCO EFRAIN JR
	25	7209 BOISENBERRY LN	HURTADO DAVID & MARIA D RANGEL
	26	7205 BOISENBERRY LN	COSS HUGO JR &

07/23/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	7201 BOISENBERRY LN	MARTINEZ BERNARDO & ELVIA
	28	8702 COUNTY VIEW RD	SORRELLS EVELYN F
	29	8706 COUNTY VIEW RD	VALDEZ LORENA
	30	8710 COUNTY VIEW RD	EVANS JANIE LYNN
X	31	8714 COUNTY VIEW RD	BLANCHARD BOBBY C & DEBOR
	32	8718 COUNTY VIEW RD	RUMBO ADRIANA MARTINEZ
	33	8722 COUNTY VIEW RD	AGUILAR DORA A MORALES
	34	8726 COUNTY VIEW RD	TWIGGS RACHEL DENISE &
	35	8730 COUNTY VIEW RD	TAKANO TAKESHI
X	36	8734 COUNTY VIEW RD	MORENO ALEJANDRA &
	37	8615 ELDERBERRY CT	WILBORN CHARLOTTE C
	38	8611 ELDERBERRY CT	PEAVY LOWELL &
	39	8607 ELDERBERRY CT	WATSON KENNETH
	40	8603 ELDERBERRY CT	SULLIVAN ARNITA
X	41	8604 ELDERBERRY CT	DRIVER LARRY JOE
	42	8608 ELDERBERRY CT	MILLER SHAWN DOUGLAS
X	43	8612 ELDERBERRY CT	JONES CLAUDIA S
	44	8616 ELDERBERRY CT	TRAYLOR CLOTEAL
	45	8503 SUGARBERRY PL	BADILLO NOE ORTEGA &
	46	8507 SUGARBERRY PL	WHITAKER SHARRON WHITE
	47	8511 SUGARBERRY PL	ALLEN JERRY B
	48	8415 SUGARBERRY PL	VARGAS LUIS & MARIA
	49	8419 SUGARBERRY PL	LOPEZ ALICIA
	50	8423 SUGARBERRY PL	BAHATYREVICH ULADZIMIR
X	51	8427 SUGARBERRY PL	Taxpayer at
	52	8431 SUGARBERRY PL	WARRIOR ACQUISITIONS LLC
	53	8435 SUGARBERRY PL	NUNEZ MARTIN
X	54	8439 SUGARBERRY PL	ROBINSON ANNIE
X	55	8443 SUGARBERRY PL	HAWTHORNE ALTHIA C
	56	8502 SUGARBERRY PL	CEBALLOS ESMERALDA &
	57	8508 SUGARBERRY PL	SIGNATURE LEASING & MANAGEMENT

07/23/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8424	SUGARBERRY PL	KOLLER CONNINE J
59	8428	SUGARBERRY PL	PETTY HARVEY B
60	8432	SUGARBERRY PL	NEAL MCCLINTON E &
61	8436	SUGARBERRY PL	WARE JOHN
62	8440	SUGARBERRY PL	SY CYNTHIA LYNNE
63	7115	ELDERBERRY LN	FRANCISCO ELIEZER JACINTO &
64	7119	ELDERBERRY LN	AYALA LAZARO FRANCISCO G &
65	7044	W WHEATLAND RD	LIDL US OPPERATIONS LLC
66	7044	W WHEATLAND RD	7030 W WHEATLAND RD LLC
67	7101	W WHEATLAND RD	DUNCANVILLE I S D
68	7075	W WHEATLAND RD	WALMART REAL ESTATE BUSINESS
69	7035	W WHEATLAND RD	MURPHY USA REAL ESTATE LKE 14 LP