

BACKGROUND INFORMATION:

- Planned Development District (PD) 811 was established in September 2009 to allow a mixed-use development with retail, commercial, residential, and office uses. In May 2012, the PD boundary was amended and expanded on property zoned Planned Development District 811, IR Industrial Research, R-7.5(A) Single Family, and RR Regional Retail Districts.
- A minor amendment to the development plan was approved in April 2025 for Lot 3B to allow restaurant use, and on December 10, 2025, the use was changed to a financial Institution with a drive-in window through a development plan zoning case.
- The current request proposes adding a conference room and a data room for the use of Lot 3B, a financial institution, with a drive-in window. Because the amendment increases the floor area and decreases the effective setback, a zoning case is required.
- The subject site is currently undeveloped.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z-25-000118:** On December 10, 2025, the City Council approved an application to amend Subarea B within Planned Development District No. 811 to allow a Financial Institution with a drive-in window on the south side of Interstate Highway 30, between West Colorado Boulevard and North Cockrell Hill Road. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Interstate Highway 30	Highway	--
Colorado Boulevard	Community Collector	64' - 80'

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 to review engineering plans during permitting to ensure compliance with city standards.

Transit Access:

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

DART Bus Routes:

Routes 57,102

STAFF ANALYSIS:

Comprehensive Plan:

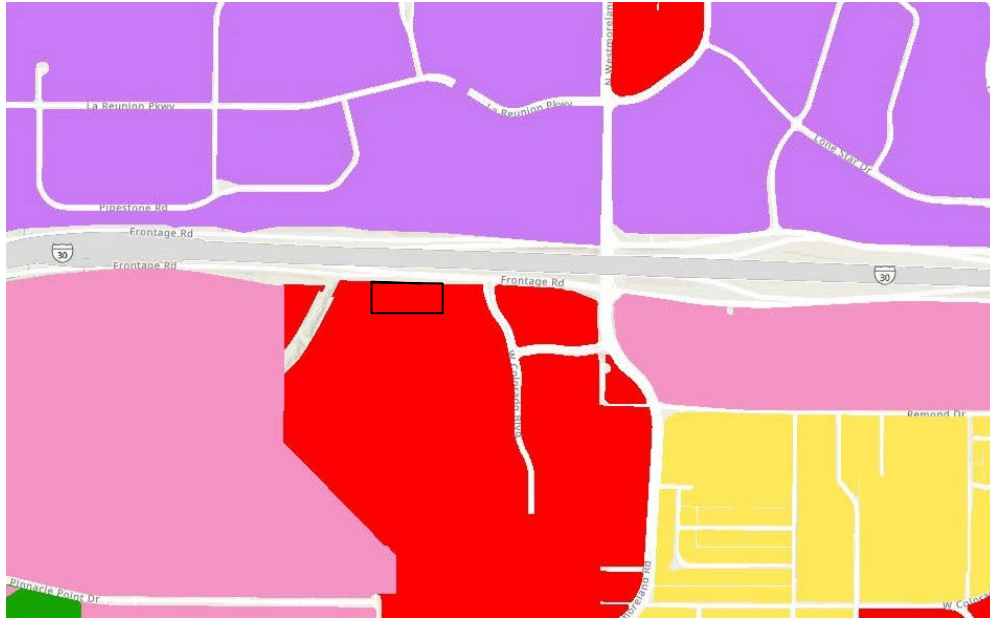
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Mixed-Use Placetype; this placetype supports a range of primary land uses, including multiplex, apartments, mixed-use, lodging, commercial, and office, complemented by supporting uses such as agricultural, open space, single-family residential, civic/institutional, utility, and light industrial.

Community Mixed-Use areas are typically located at major intersections and along key corridors. They are intended to serve multiple surrounding neighborhoods by attracting retailers and services that require a broader market area. These areas concentrate commercial, office, residential, and service uses around nodes of activity, with commercial centers, corridors, and office parks serving as representative development patterns. The intent is to accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services within a compact, mixed-use environment.

The proposed amendment maintains commercial use consistent with the existing development character and aligns with the permitted land uses and development intent of the Community Mixed-Use placetype. Therefore, the request is consistent with the forwardDallas 2.0 Comprehensive Plan.

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



- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility
- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use

Land Use

	Zoning	Land Use
Site	PD 811, Subarea B	Undeveloped
North	PD 492	Industrial Park
South	PD 811, Subarea B & C	Multifamily; Undeveloped
East	PD 811, Subarea B; PD 986	Restaurant; General Merchandise; Fueling Station
West	PD 811, Subarea B; IR	Undeveloped; Office

Land Use Compatibility:

The area is located within Planned Development District 811 and is currently undeveloped. The applicant requests an amendment to the development plan for Subarea B to add a conference room and a data room to Lot 3B, which is being developed as a financial institution with a drive-in window.

Surrounding properties within PD 811 include undeveloped tracts and multifamily residential uses to the south and west, and restaurant, lodging, and office uses to the east. Further north, properties across Interstate Highway 30 are zoned PD 492 for Industrial Park and PD 986 for Office uses.

The proposed amendment to the development plan complies with the general regulations of Planned Development District 811 and the specific requirements for Subarea B. The request does not alter the established development standards, such as building height, setbacks, or permitted uses, beyond what is allowed within the subarea. The proposed financial institution with a drive-in window represents commercial use similar in intensity and character to those already permitted within the district.

Staff finds that the request is compatible with surrounding development and aligns with the intent of PD 811 to promote coordinated mixed-use development patterns along the I-30 corridor. Therefore, staff supports the proposed amendment because it remains consistent with both the district regulations and the surrounding land-use context.

Development Standards

The proposed amendment to the development plan for Subarea B will continue to adhere to the district's established development standards.

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD 811, Subarea B	15'	No Min.	1.5 FAR	135' 10 stories	60%	Proximity Slope Visual Intrusion	Mixed-use, retail, commercial, residential, and office uses
Proposed Effective	15'	0	0.08 FAR	One story	8.53%	Proximity Slope Visual Intrusion	Financial institution with drive-in*

Parking:

Chapter 51A of the Dallas Development Code, as amended on May 14, 2025, requires no parking for Financial Institution with a drive-in window but requires stacking as follows; The following total number of stacking spaces required for teller windows or stations is as follows: one teller window or station requires five number of od staking spaces required, for two and tree windows, the stacking increase by five per window for 4 windows is 18 stacking spaces and then each additional teller window or station increases by 3 additional stacking spaces.

Landscaping:

The applicant has submitted the required landscape plan that complies with the regulations of the Planned Development District. This plan includes all necessary elements and complies with the established development standards, and maintains the same number of tree plantings as the existing plan.

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 target intervention strategies more precisely 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 in an "F" MVA area.

CPC Action
May 21, 2026

Motion: It was moved to recommend **approval** of an amendment to a development plan for Subarea B within Planned Development District No. 811, subject to an amended development plan and an amended landscape plan, on the south line of IH-30 between West Colorado Boulevard and North Cockrell Hill Road.

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

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

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

Notices: Area: 500 Mailed: 21
Replies: For: 0 Against: 0

Speakers: For: None

For (Did not speak): Chris Walton, PO Box 836761, Richardson, TX,

75083

Against: None

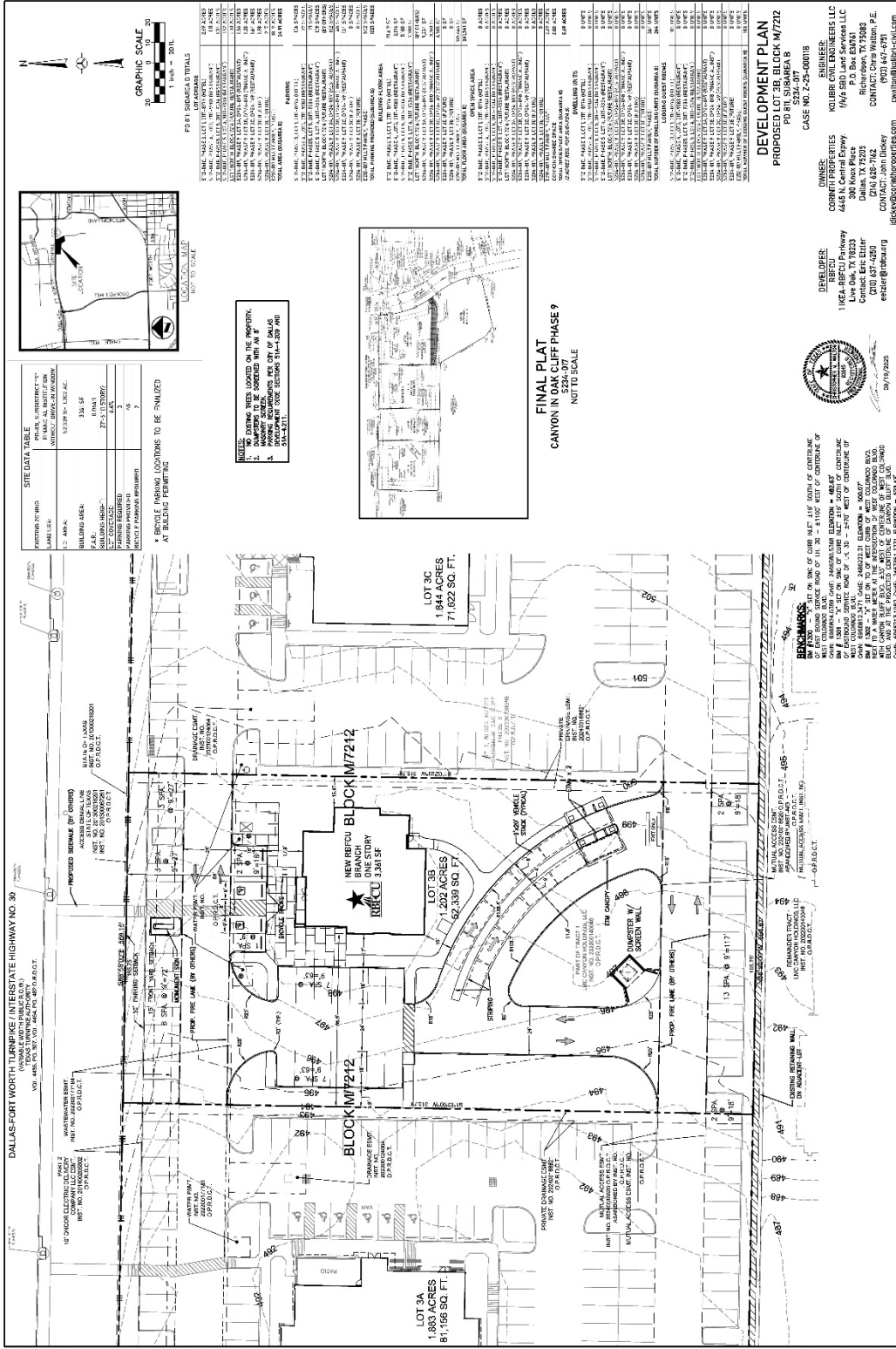
List of Officers

Randolph-Brooks Federal Credit Union:

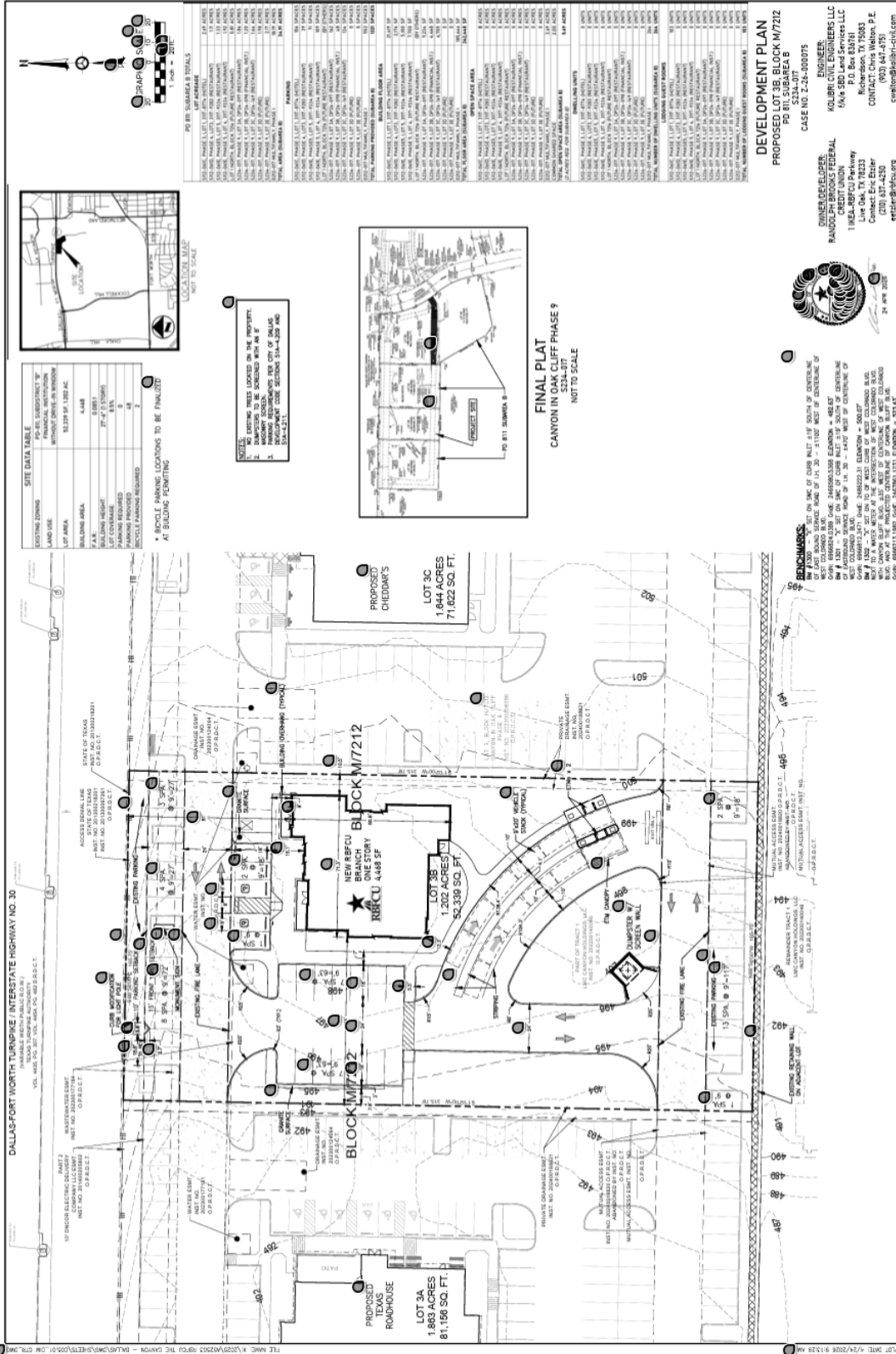
Eric Etzler: AVP, Facilities & Security

Mary O'Rourke: COS

Existing PD 811, Subarea B Lot 3b (Existing Development Plan)



Proposed PD 811, Subarea B Lot 3b (Proposed Development Plan)

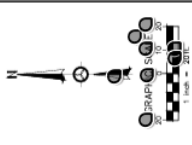
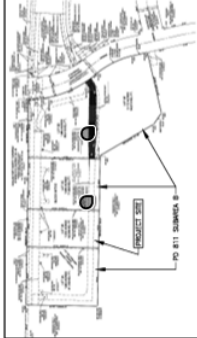


SITE DATA TABLE

EXISTING ZONING	PLANNING, INVESTMENT & ECONOMIC DEVELOPMENT
LAND USE	COMMERCIAL OFFICE
LOT AREA	4,488
BUILDING AREA	4,488
MAXIMUM HEIGHT	4-5
LOT COVERAGE	85%
PARKING PROVIDED	10
BICYCLE PARKING REQUIRED	7

* BICYCLE PARKING LOCATIONS TO BE FINISHED AT BUILDING PERMITTING

- NOTES:**
- NO EXISTING TREES LOCATED ON THE PROPERTY.
 - EXISTING TREES LOCATED WITHIN 10' OF EXISTING SIDEWALKS, DRIVEWAYS AND/OR DRIVEWAYS SHALL BE PRESERVED.
 - EXISTING TREES LOCATED WITHIN 10' OF EXISTING SIDEWALKS, DRIVEWAYS AND/OR DRIVEWAYS SHALL BE PRESERVED.
 - EXISTING TREES LOCATED WITHIN 10' OF EXISTING SIDEWALKS, DRIVEWAYS AND/OR DRIVEWAYS SHALL BE PRESERVED.



PER SUBAREA TOTALS

PER SUBAREA TOTALS	PER LOT TOTALS
LOT AREA	4,488
BUILDING AREA	4,488
MAXIMUM HEIGHT	4-5
LOT COVERAGE	85%
PARKING PROVIDED	10
BICYCLE PARKING REQUIRED	7



OWNER/DEVELOPER:
RANDOLPH BROOKS FEDERAL
 11854 ARBUCU Parkway
 Little Oak, TX 78233
 Contact: Eric Elster
 (214) 601-4250
 eric@rbfcu.com

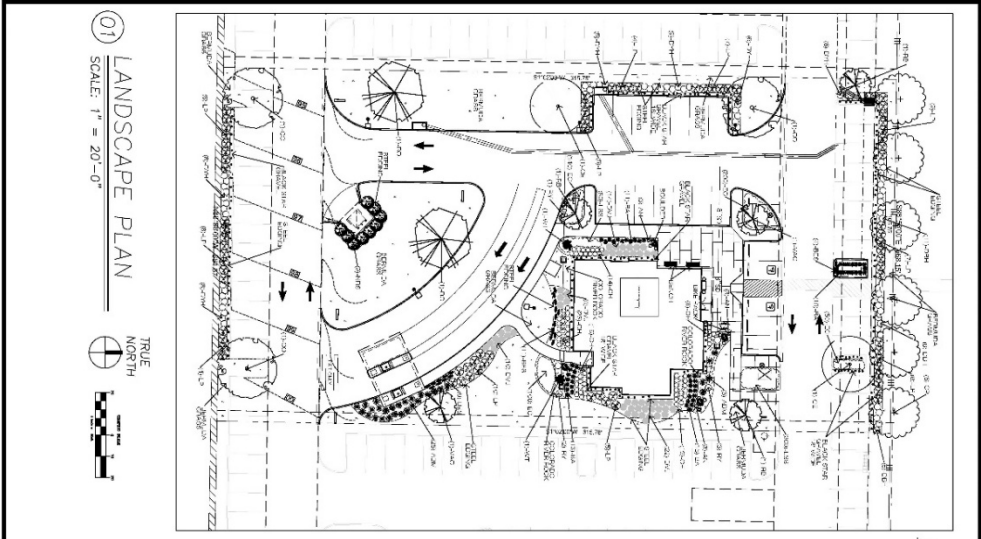
ENGINEER:
KOLBRI CIVIL ENGINEERS LLC
 1514 S. BAY BLVD.
 Richardson, TX 75083
 CONTACT: Chris Welton, P.E.
 (972) 341-7351
 cwellon@kolbri.com

**PROPOSED LOT 3B, BLOCK M7212
 SUBAREA B
 PD 5234-017
 CASE NO. Z-26-000075**

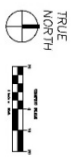
DEVELOPMENT PLAN

PERMITS:
 ALL PERMITS TO BE OBTAINED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.

Existing PD 811, Subarea B Lot 3b (Existing Landscape Plan)



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



CITY OF DALLAS PD 811 LANDSCAPE REQUIREMENTS FOR LOT 3B, BLOCK W/7212

PLANT SPECIES	MINIMUM SIZE	MINIMUM QUANTITY
SHRUBS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.	10
TREES	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.	10

PLANT MATERIAL SCHEDULE

KEY	QUANTITY	DESCRIPTION	SIZE
CI	2	IBERIS GARDENSIS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
CO	3	CELANDELE	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
FO	2	QUERCUS SERRATA	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
CP	6	HYDRANGEA	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
KEY	QUANTITY	DESCRIPTION <td>SIZE</td>	SIZE
IB	3	IBERIS GARDENSIS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
WC	2	WINTER CROCUS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
KEY	QUANTITY	DESCRIPTION <td>SIZE</td>	SIZE
AN	9	ANEMONE	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
CH	80	CHAMAEMELIS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
DM	42	DIANTHUS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
DMH	24	DIANTHUS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
WF	2	WINTER FLOUNDER	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
RY	6	RYNCHOSPORA	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
LP	15	LYONNETIA	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
DUU	51	DIANTHUS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
BSS	24	BELLS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
NBS	9	NIGHTS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
KEY	QUANTITY	DESCRIPTION <td>SIZE</td>	SIZE
AMM	30	AMMOCYANUS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
BA	54	BELLS	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
KEY	QUANTITY	DESCRIPTION <td>SIZE</td>	SIZE
USI	280	USINEA	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.
EC	400	ECHEVERIA	4" CAL. MIN. @ 30" HIG. MIN. 2" DBH.

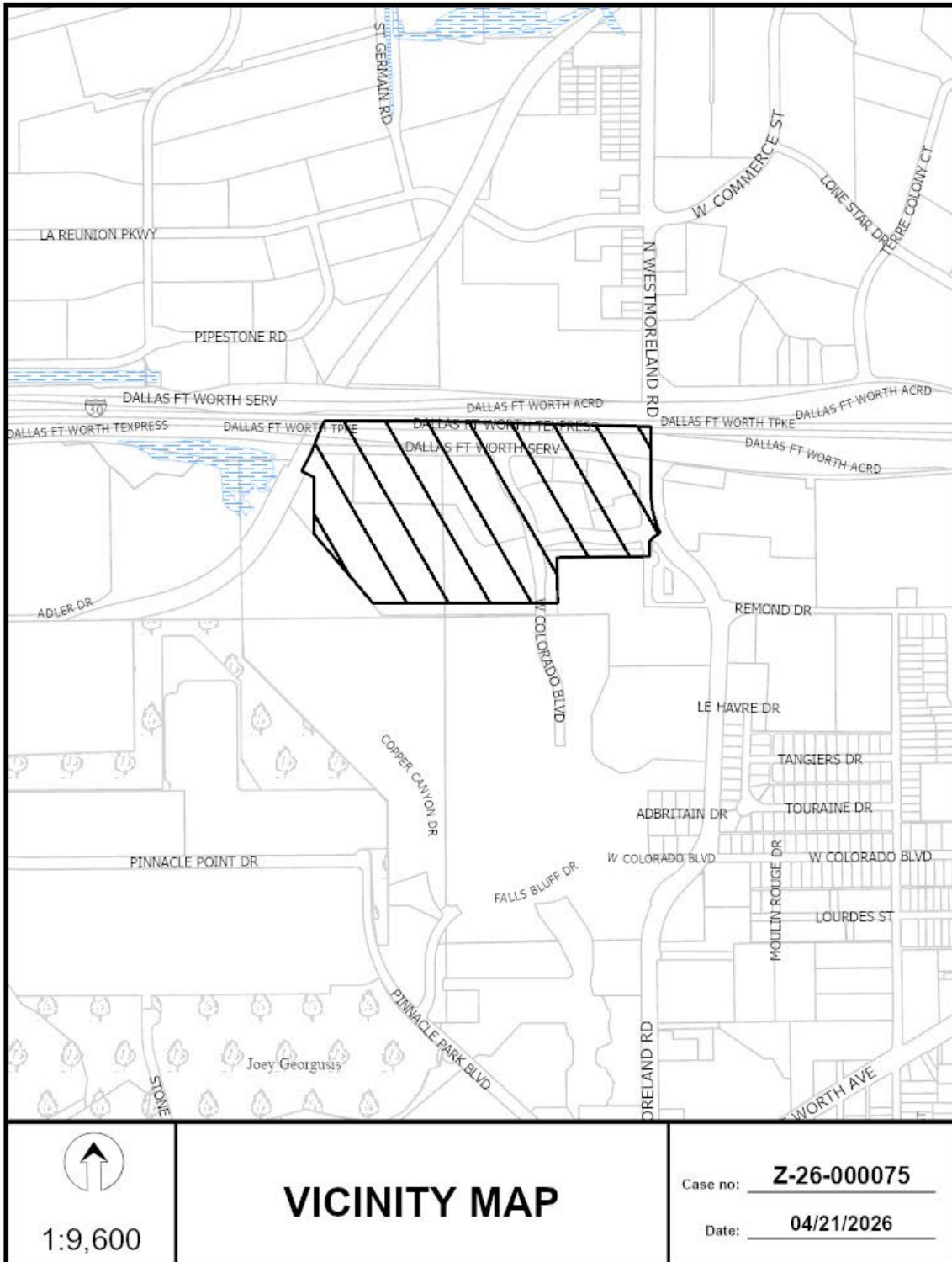


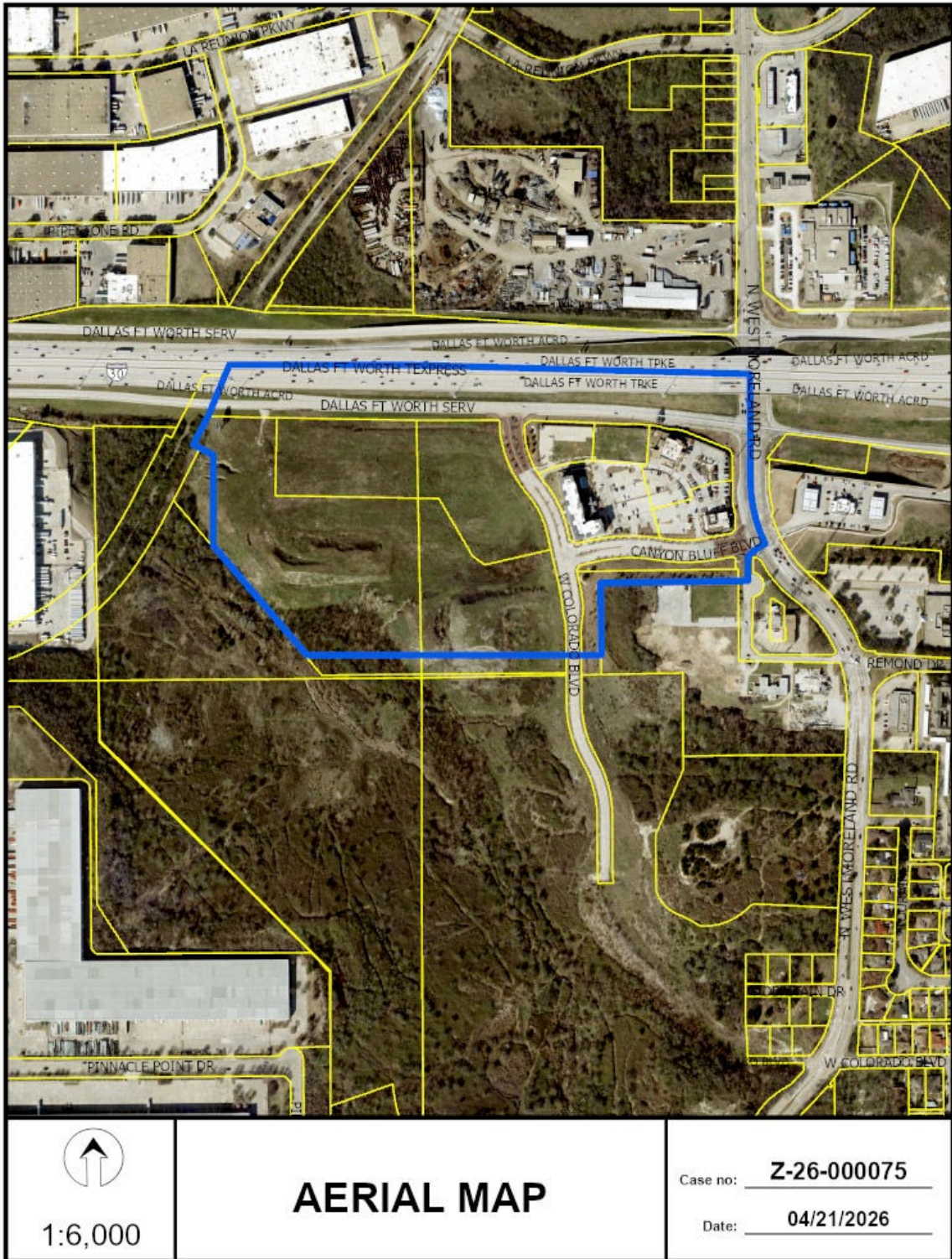
SHEET NOTES:

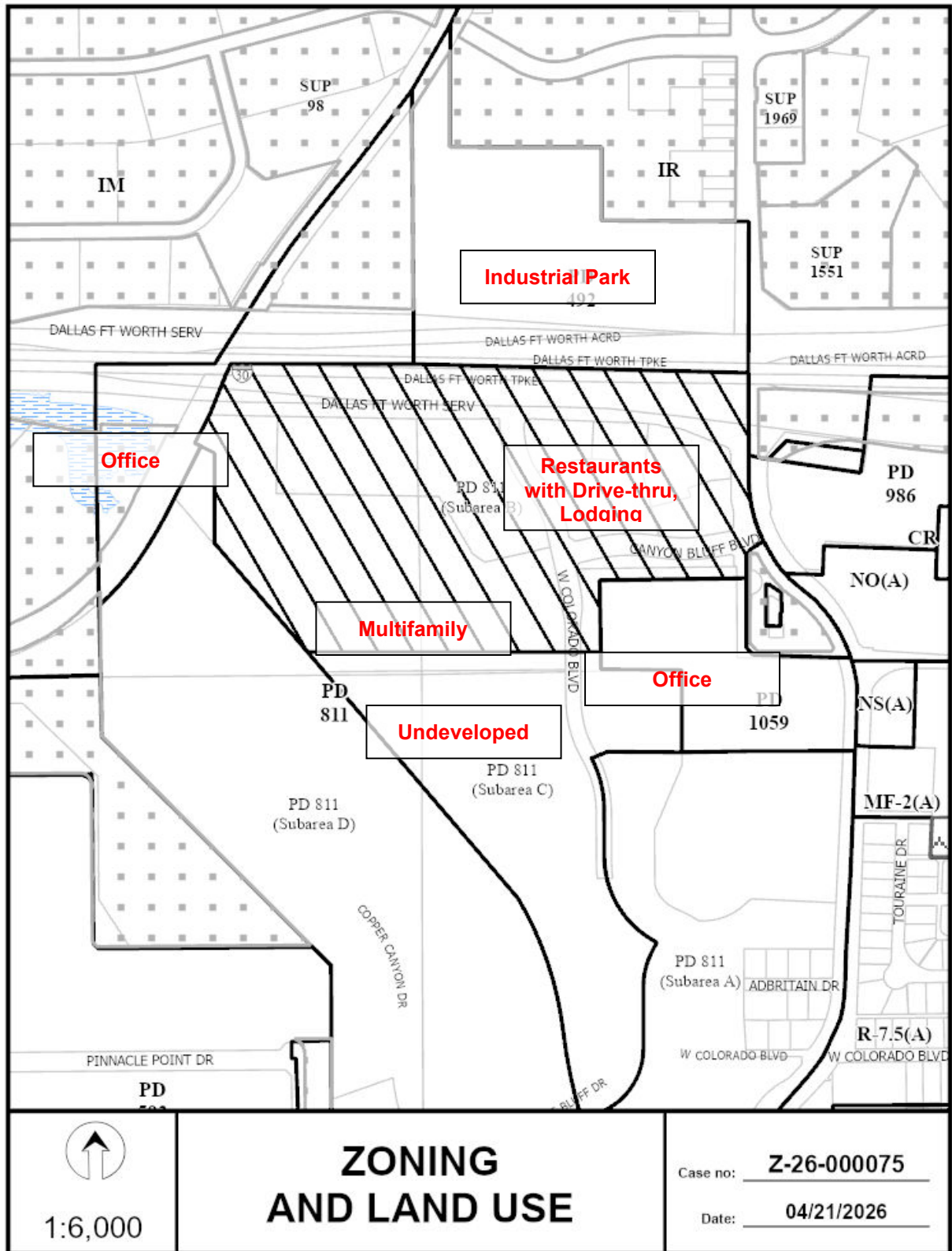
1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE EXISTING LANDSCAPE PLAN AND THE EXISTING PD 811.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE REQUIREMENTS.
3. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF ALL PLANT MATERIAL.
4. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIAL.

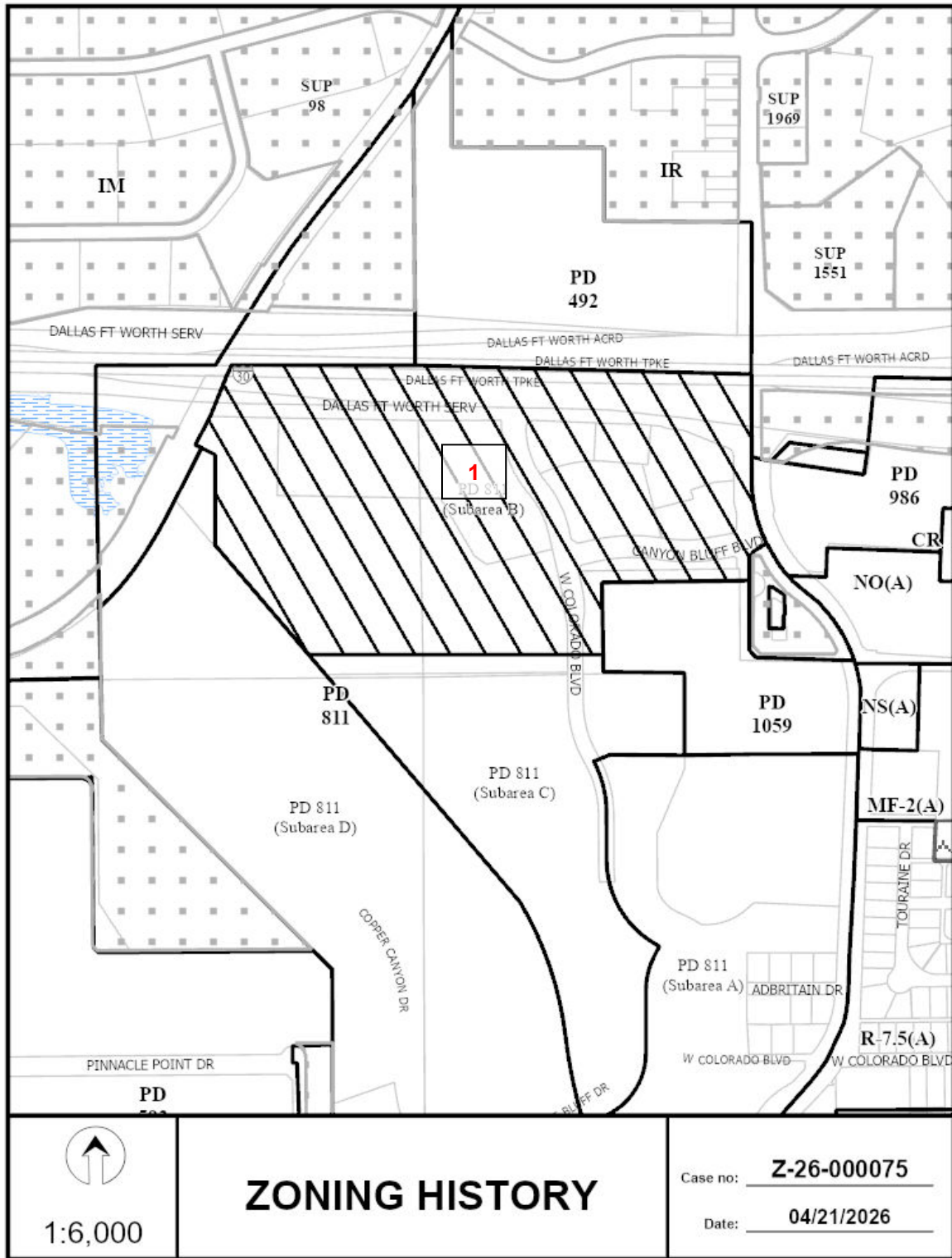
LANDSCAPE PLAN
SHEET L1.01

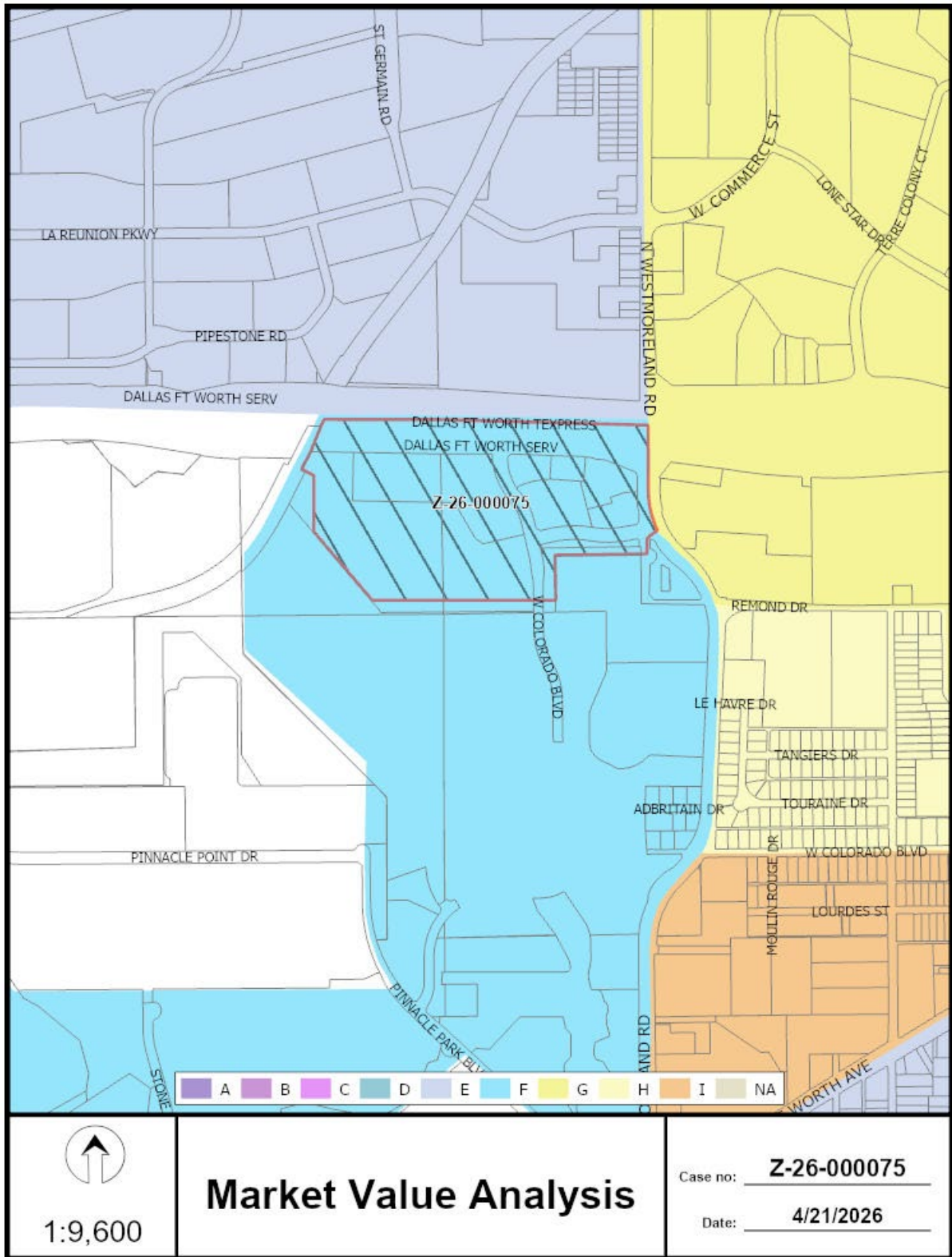
<p>chesneymoralespartners, inc. architecture interior design 4501 Brookhollow, Suite 300, Dallas, Texas 75220 214.828.9481 TBAE Firm BR1010</p>	<p>A NEW BRANCH OFFICE for RANDOLPH BROOKS Federal Credit Union 1101 S. W. 10th St., Dallas, TX 75210</p>	<p>CITY OF DALLAS PLANNING DEPARTMENT 1500 MARSHALL AVENUE, 15TH FLOOR DALLAS, TEXAS 75201 214.757.2000</p>
---	--	---

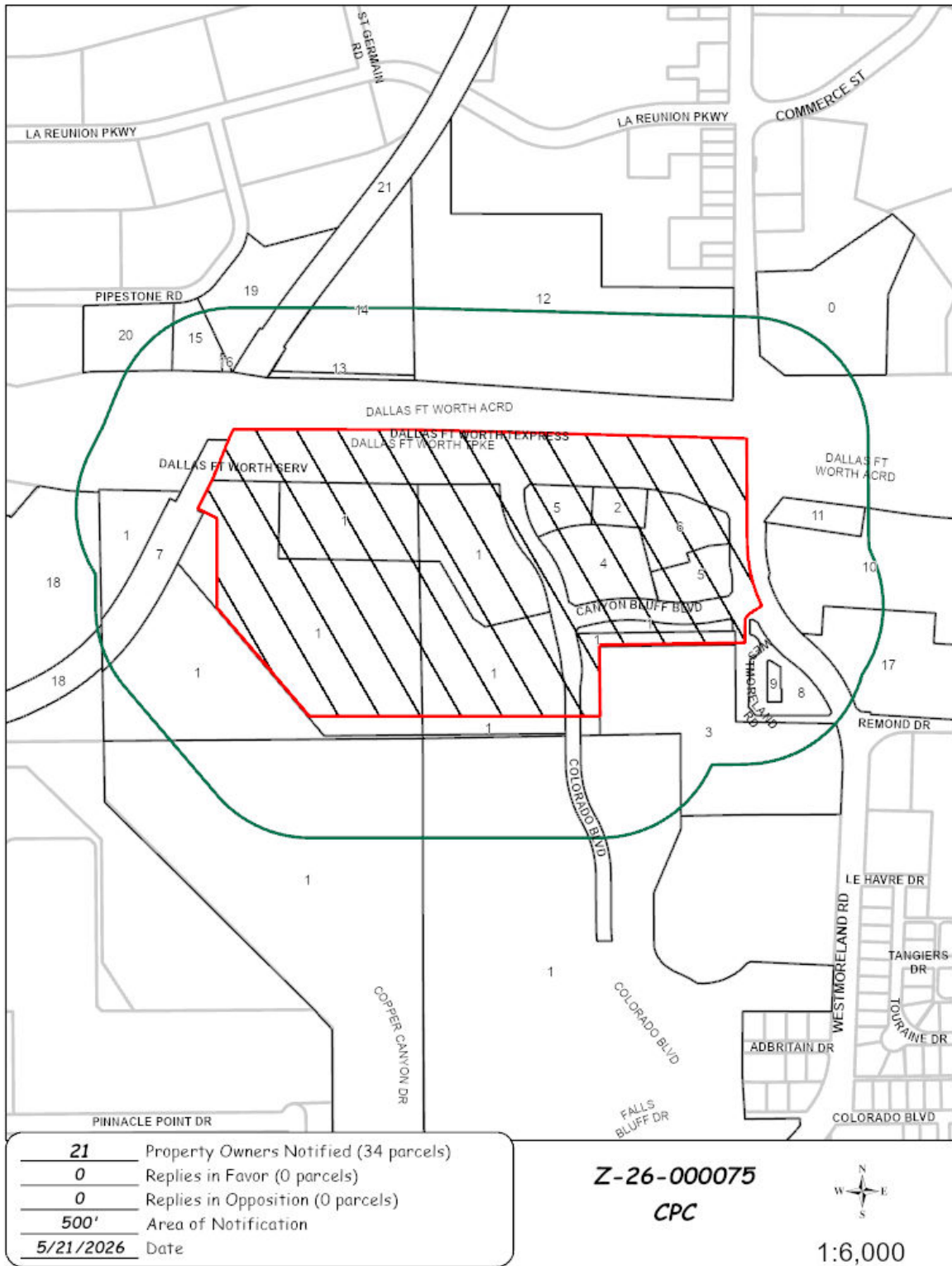












05/20/2026

Reply List of Property Owners***Z-26-000075******21 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	1419	N WESTMORELAND RD	LMC CANYON HOLDINGS LLC
2	1600	N WESTMORELAND RD	CORINTH CANYON BLUFF LLC
3	1353	N WESTMORELAND RD	DALLAS CO MENTAL HEALTH &
4	3425	CANYON BLUFF BLVD	CANYONS HOTEL VENTURE
5	3413	CANYON BLUFF BLVD	CORINTH CANYON BLUFF LLC
6	3351	CANYON BLUFF BLVD	T&W INVESTMENTS LLC
7	2300	AL LIPSCOMB WAY	BNSF RAILWAY
8	1433	N WESTMORELAND RD	DALLAS COUNTY METROCARE SERVICES
9	1433	N WESTMORELAND RD	CROWN COMMUNICATION INC
10	2841	REMOND DR	QT SOUTH LLC
11	1500	N WESTMORELAND RD	ONCOR ELECIC DELIVERY COMPANY
12	1729	N WESTMORELAND RD	COMMERCIAL METALS CO
13	3600	IH 30	TRAMMELL CROW CO 60
14	3600	IH 30	COMMERCIAL METALS COMPANY
15	3640	PIPESTONE RD	WESTMINSTER PPTY
16	3640	PIPESTONE RD	CHEEK RICHARD HEATH
17	1400	N WESTMORELAND RD	DALLAS COUNTY HOSPITAL DISTRICT
18	3801	ADLER DR	LIT INDUSTRIAL LIMITED
19	3610	PIPESTONE RD	OPEN ARMS INC
20	3660	PIPESTONE RD	ST GERMAIN HOLDINGS LTD
21	2300	AL LIPSCOMB WAY	BNSF RAILWAY