



**City of Dallas**

**Z223-301(LG)**

**City Plan Commission  
June 20, 2024**

Liliana Garza  
Senior Planner  
Planning & Urban Design  
City of Dallas

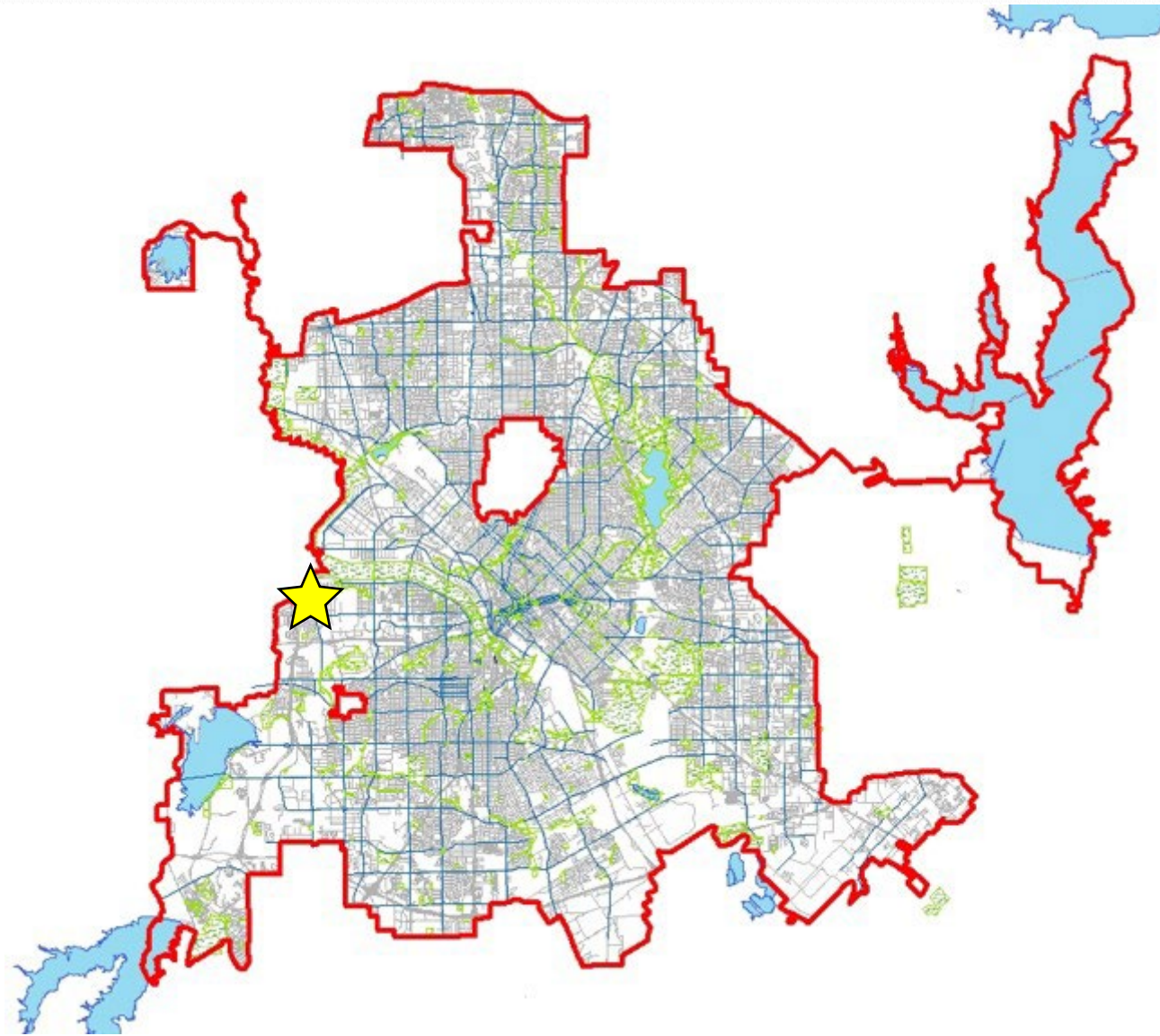
# Request



- An application for a Planned Development District for specific residential and nonresidential uses on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District with consideration for an R-5(A) District.
- Located on the West side of Ingersoll Street, west side of Iroquois Drive, and north of Nomias Street
- Approx. 44.6 acres

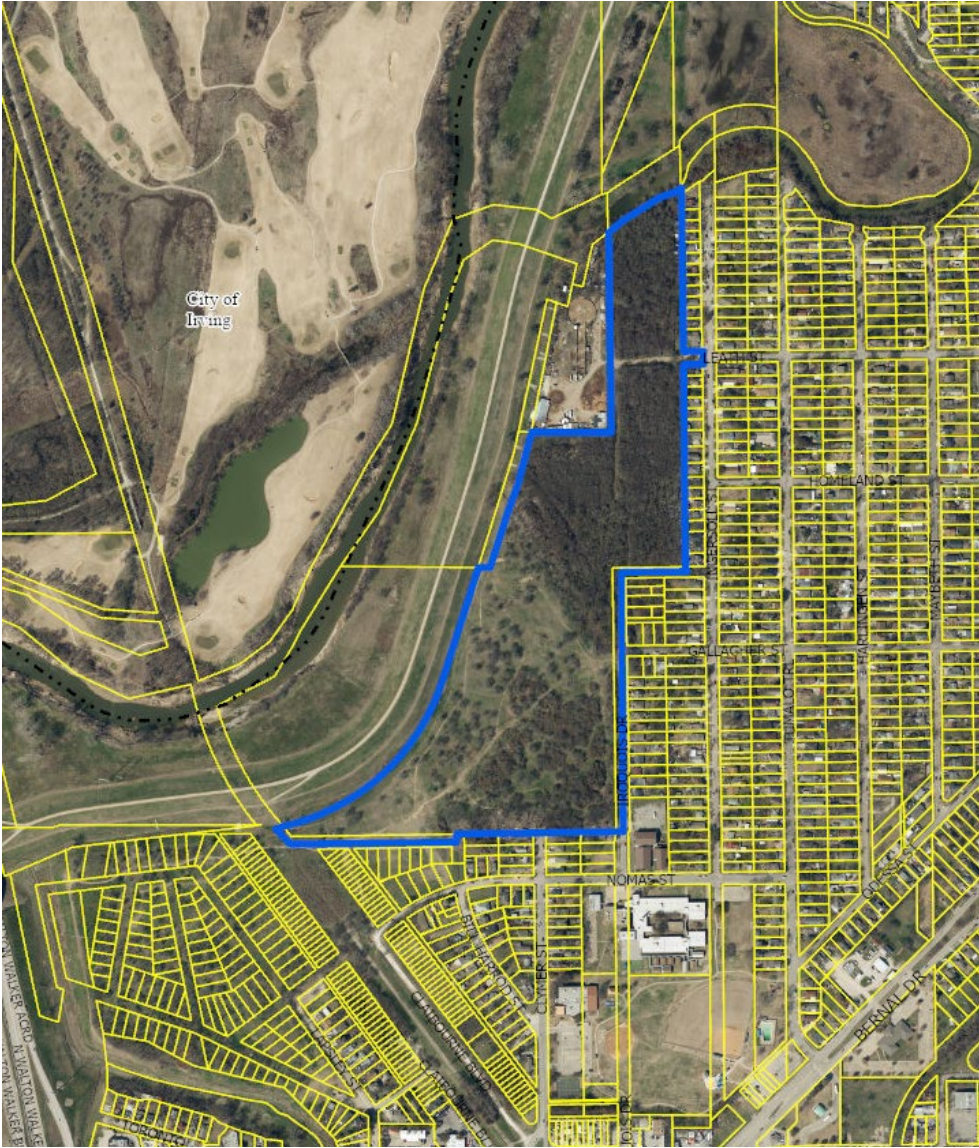


# Location Map



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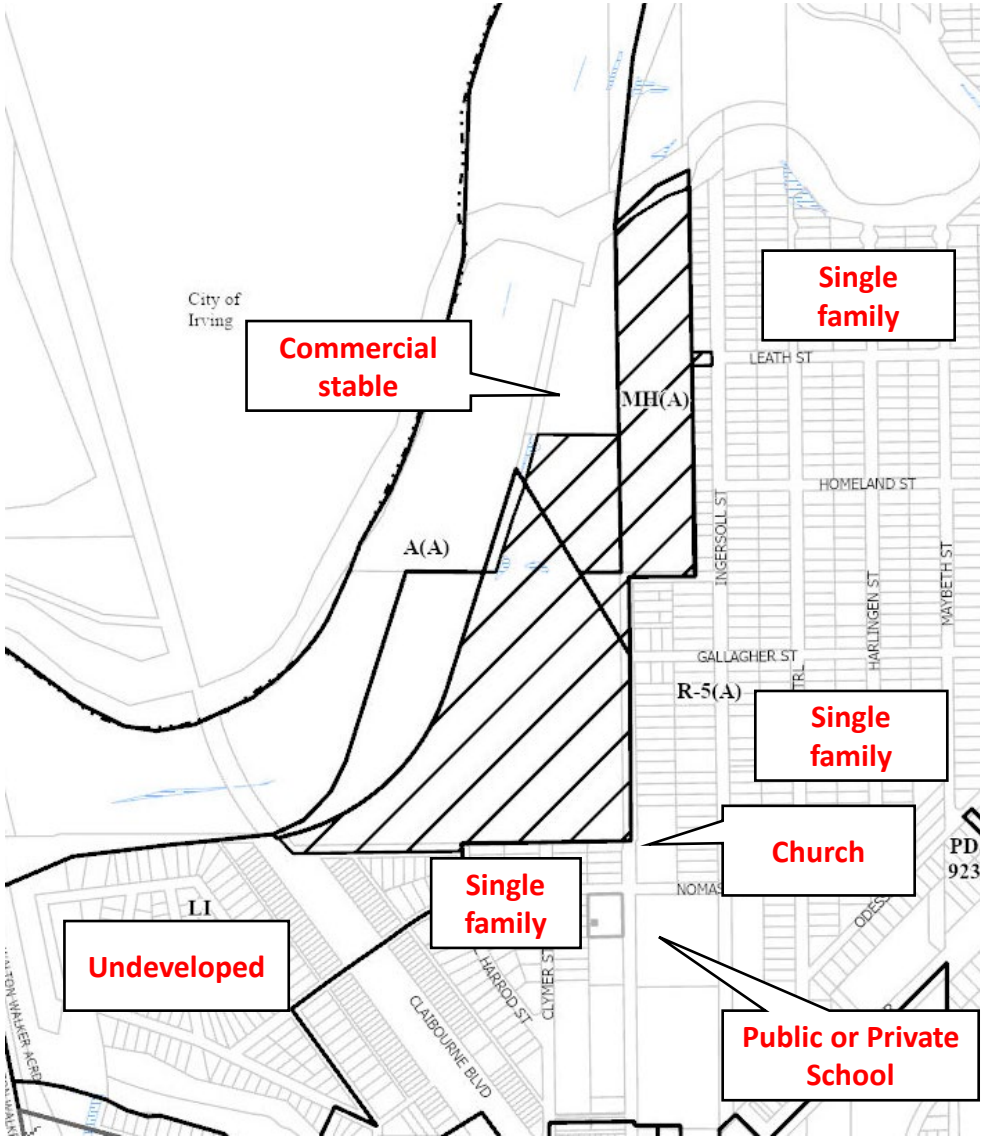
# Aerial Map



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# Zoning Map



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# Background



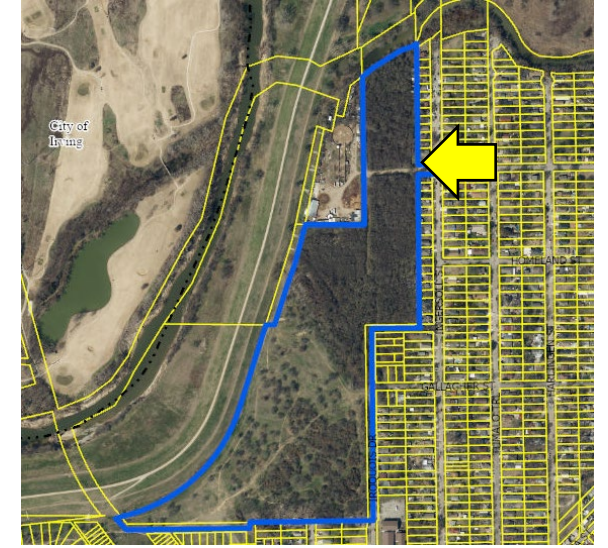
- The area of request consists of 44.6 acres of undeveloped land.
- On October 1, 2020, the City Plan Commission recommended denial without prejudice of an application for a CH Clustered Housing District for this site.
- The applicant proposes to develop the site with a single family development; however, deviating from the yard, lot, and space regulations. Therefore, the applicant is requesting a Planned Development District.



# Site Photos



# On Ingersoll Street Looking West



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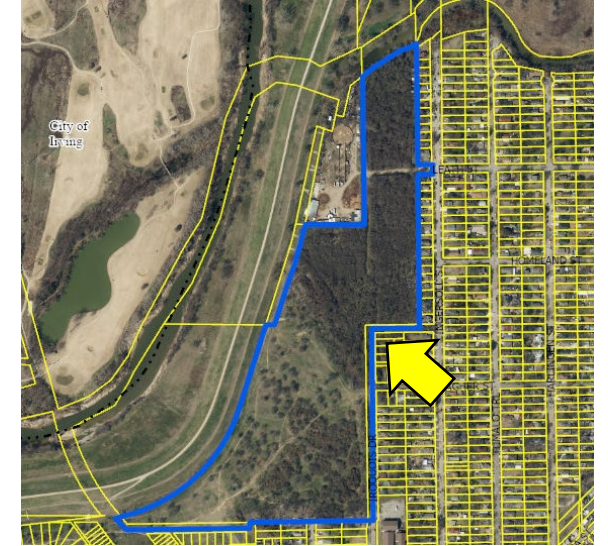


# On Gallagher Street Looking North



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# On Iroquois Drive Looking Northwest



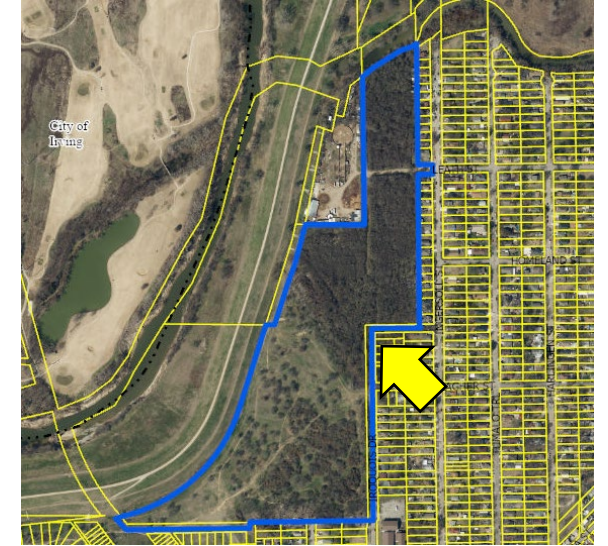
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# On Iroquois Drive Looking West



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# On Iroquois Drive Looking Northwest



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# On Iroquois Drive Looking Southwest



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# Surrounding Uses



# On Ingersoll Street Looking North



# On Ingersoll Street Looking South



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# On Gallagher Street Looking East



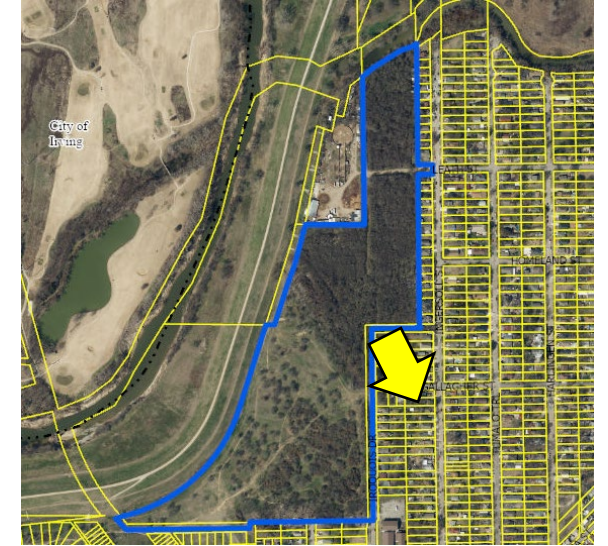
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# On Iroquois Drive Looking Southeast



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# On Iroquois Drive Looking Southeast



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# On Iroquois Drive Looking Southeast



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# On Iroquois Drive Looking Southeast

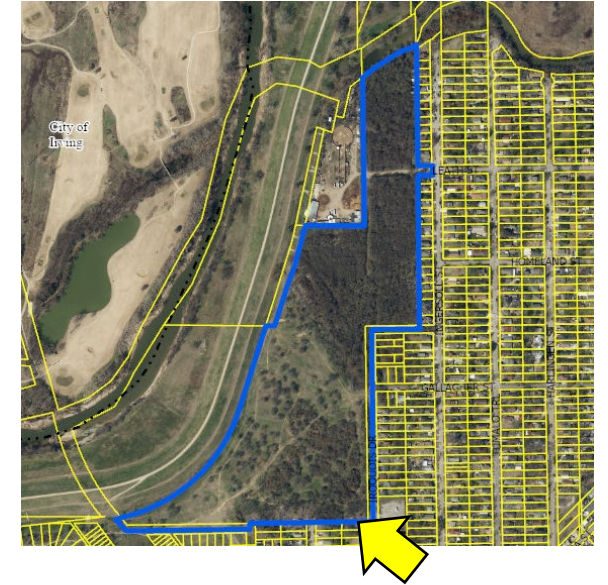


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# On Iroquois Drive Looking South

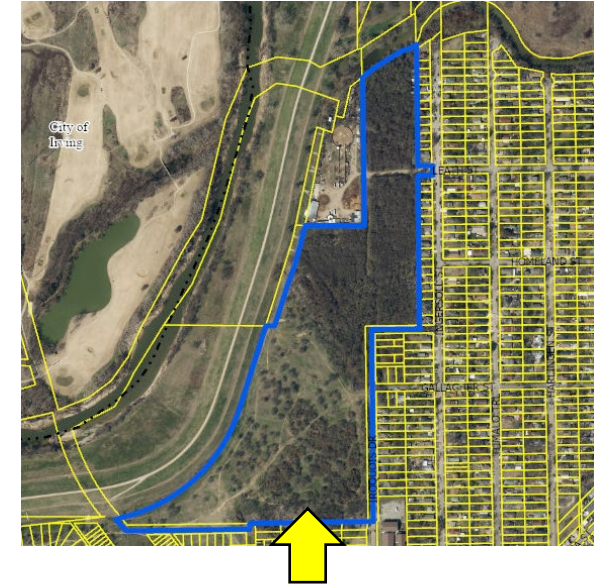


# On Iroquois Drive Looking Northwest



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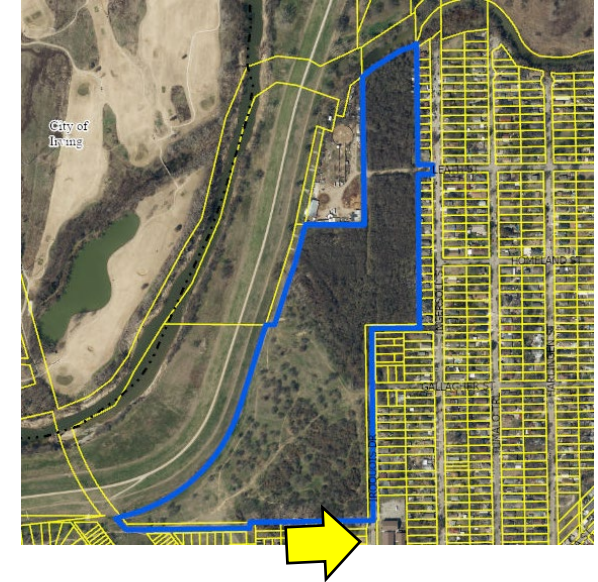
# On Nomas Street Looking North



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# On Nomas Street Looking East

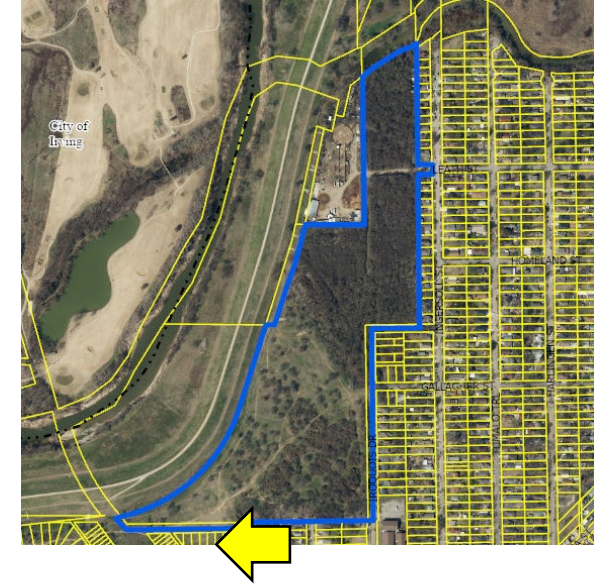


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# On Nomas Street Looking North



# On Nomias Street Looking West



# Development Standards

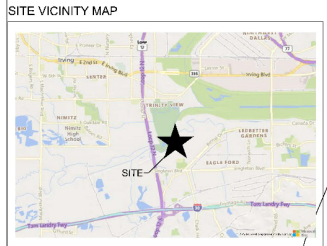
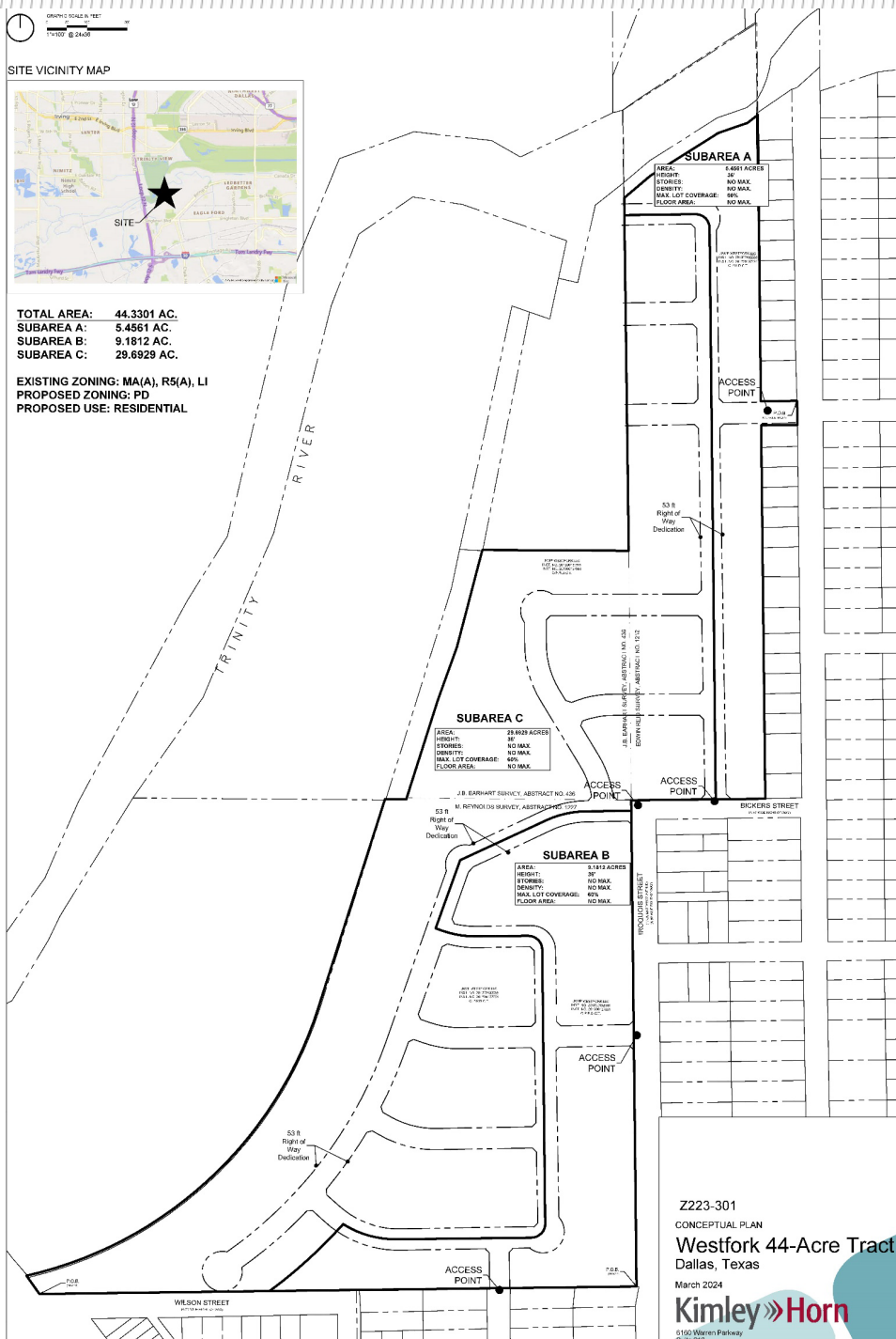


District	Setback		Density	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: LI	15'	30' adj. to res. Other: No min.	0.5 FAR Retail & Personal Service Uses 0.75 FAR Lodging, Office, and Retail & Personal Service Uses 1.0 FAR Overall	70'	80%
Existing: MH(A)	20'	10'	1,500 sq. ft. - Transient Stand 4,000 sq. ft. - Subdivision Lot	24'	20% Res. 25% Nonres.
Existing: A(A)	50'	20' Side 50' Rear for single family Rear Other: 10'	Min. Lot: 3 Acres	24'	10% Res. 25% Nonres
Existing: R-5(A)	20'	5' single family Other: 10'	Min. Lot: 5,000 sq. ft.	30'	45% Res. 25% Nonres
Proposed: PD Subarea A & B	20'	5' single family Other: 10'	Min. Lot: 4,000 sq. ft.	36'	60% Res. 25% Nonres.
Proposed: PD Subarea C	No min.	No min. for single family	Min. Lot: 2,000 sq. ft.	36'	60% Res. 25% Nonres.

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# Conceptual Plan



**TOTAL AREA: 44.3301 AC.**  
**SUBAREA A: 5.4561 AC.**  
**SUBAREA B: 9.1812 AC.**  
**SUBAREA C: 29.6929 AC.**

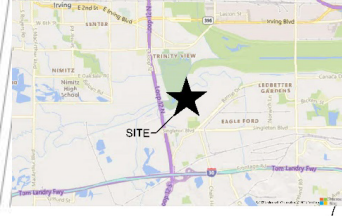
**EXISTING ZONING: MA(A), R5(A), LI**  
**PROPOSED ZONING: PD**  
**PROPOSED USE: RESIDENTIAL**

Z223-301  
 CONCEPTUAL PLAN  
 Westfork 44-Acre Tract  
 Dallas, Texas  
 March 2024  
**Kimley»Horn**  
 5190 Warren Parkway  
 Suite 210

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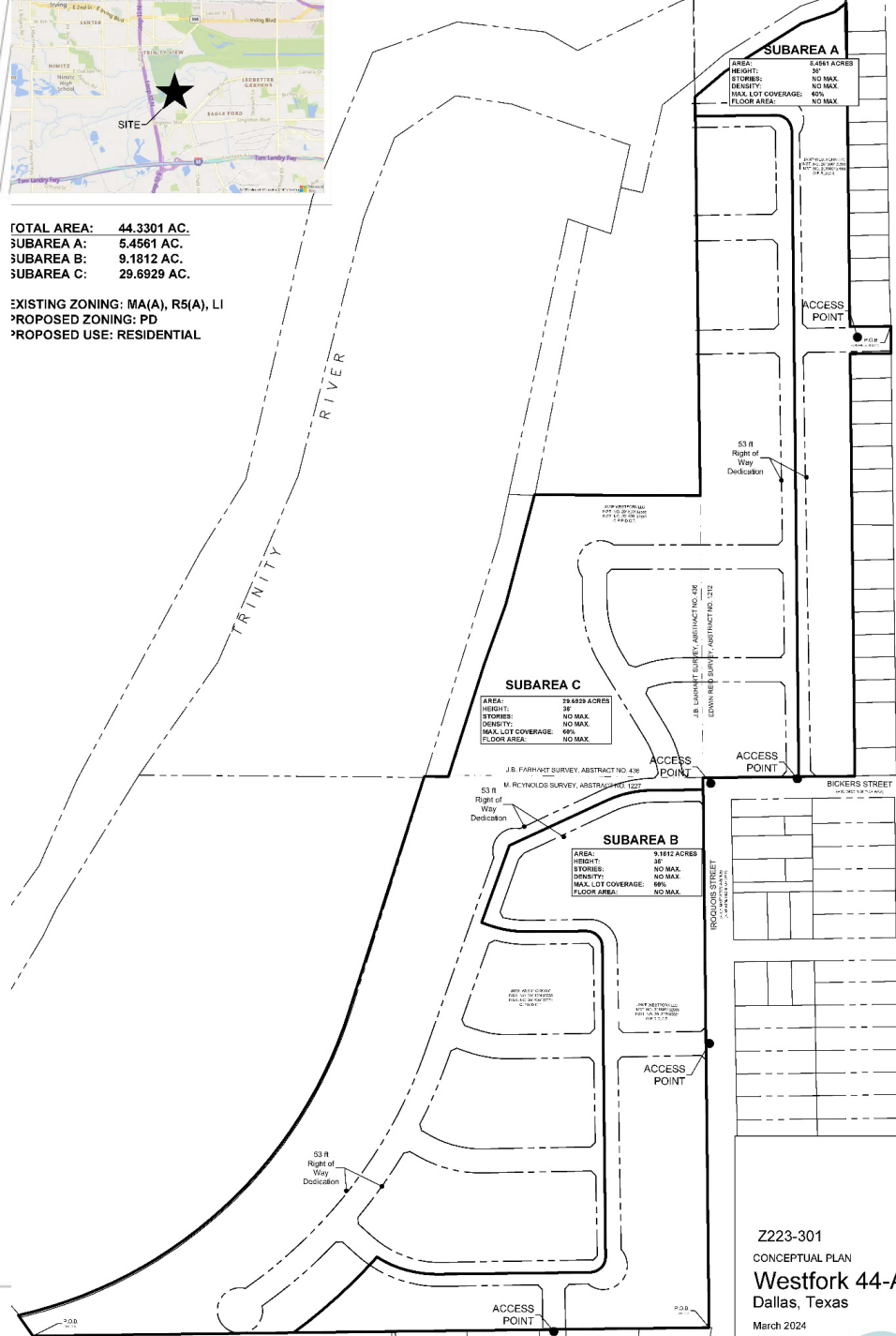


# Conceptual Plan



TOTAL AREA: 44.3301 AC.  
 SUBAREA A: 5.4561 AC.  
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 SUBAREA C: 29.6929 AC.

EXISTING ZONING: MA(A), R5(A), LI  
 \*PROPOSED ZONING: PD  
 \*PROPOSED USE: RESIDENTIAL



**SUBAREA A**  
 AREA: 5.4561 ACRES  
 HEIGHT: 30'  
 STORES: NO MAX.  
 DENSITY: NO MAX.  
 MAX. LOT COVERAGE: 60%  
 FLOOR AREA: NO MAX.

**SUBAREA C**  
 AREA: 29.6929 ACRES  
 HEIGHT: 30'  
 STORES: NO MAX.  
 DENSITY: NO MAX.  
 MAX. LOT COVERAGE: 60%  
 FLOOR AREA: NO MAX.

**SUBAREA B**  
 AREA: 9.1812 ACRES  
 HEIGHT: 30'  
 STORES: NO MAX.  
 DENSITY: NO MAX.  
 MAX. LOT COVERAGE: 60%  
 FLOOR AREA: NO MAX.

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 CONCEPTUAL PLAN  
 Westfork 44-Acr  
 Dallas, Texas  
 March 2024

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## Area Plan

- **Trinity River Corridor Comprehensive Land Use Plan**

The request site is located within the West Dallas District which calls for the area to be used as Residential Traditional (single family homes) and protects the area along the Trinity River as floodway.

The applicant's land use request is consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study*.





## Area Plan

- **West Dallas Comprehensive Land Use Study**

The request is located within Subarea 2: Ledbetter/Chalk Hill, which is predominantly single family. An analysis of the area indicated the land uses in the area were in conformance with the zoning district regulations, hence no change in zoning was recommended. However, the study indicates that future land use for three former landfills comprising 75 acres of undeveloped land within this subarea should be given to non-residential uses.

The applicant's land use to the north of the request is consistent with the goals of the *West Dallas Comprehensive Land Use Study*. However, a portion of the request to the south is not consistent since the future land use recommendation is light industrial.







Approval of an R-5(A) District, in lieu of a  
Planned Development District.





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