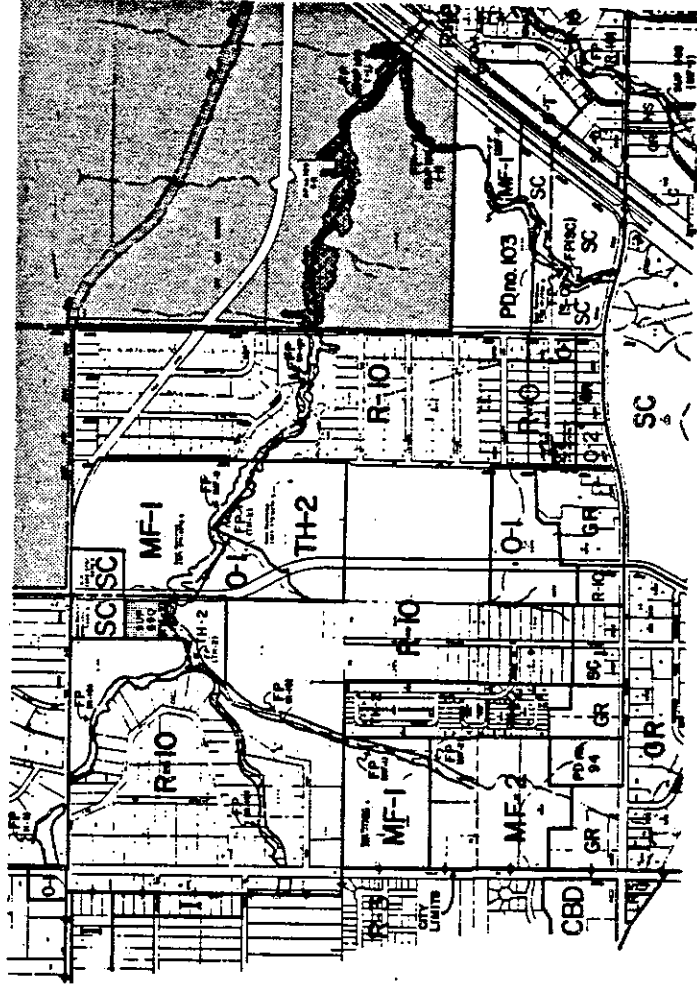


Westmoreland Road South LAND USE STUDY (UPDATE 1985)



Department of Urban Planning and Development Feb.1985
City of Dallas

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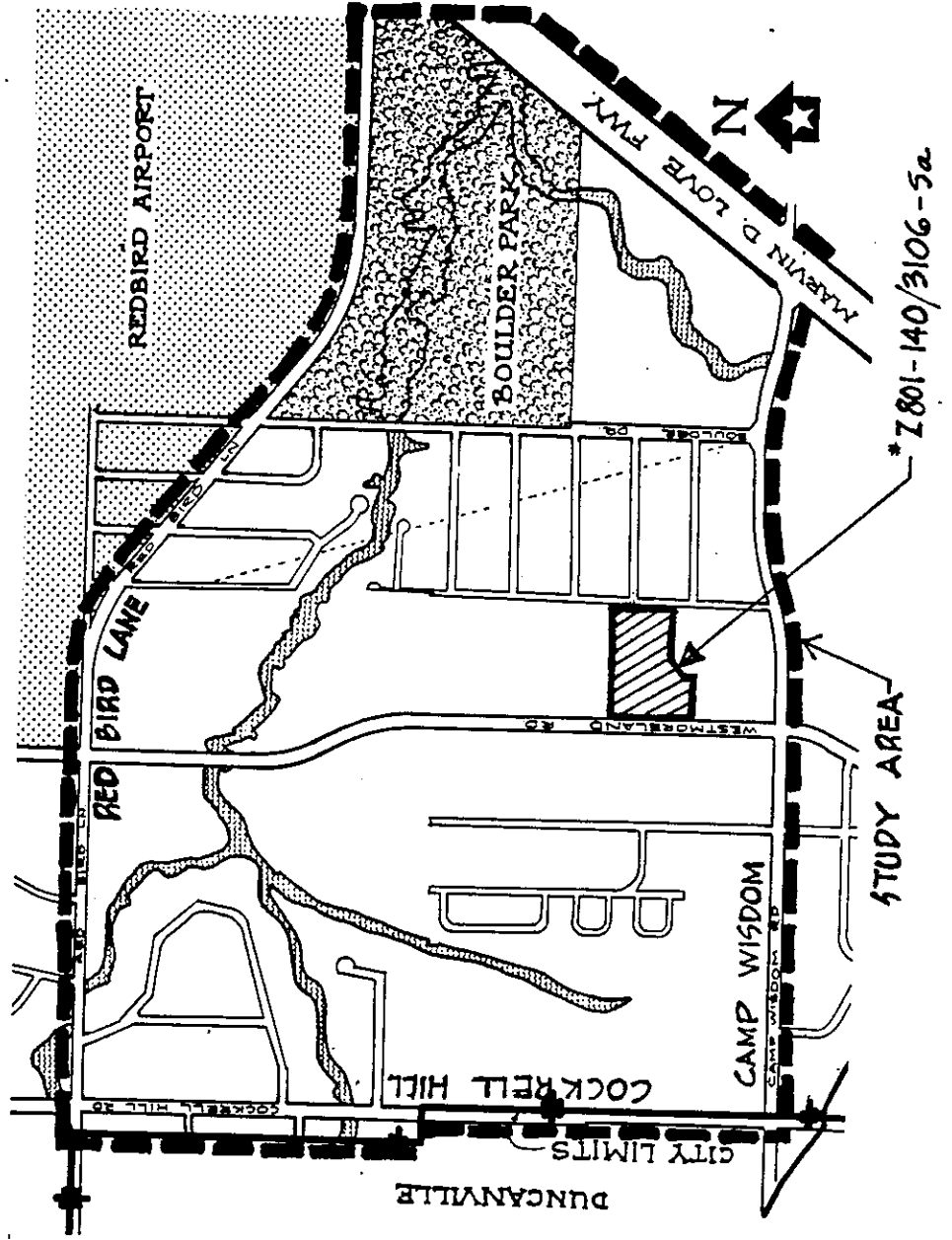
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WESTMORELAND ROAD SOUTH LAND USE STUDY (Update - 1985)

INTRODUCTION

The City Plan Commission, on January 10, 1985, requested the Department of Planning and Development update the Westmoreland Road South Land Use Study, which was originally prepared in May, 1981. This action by the Commission was in response to Zoning Case #Z801-140/3106-Sa, a request to remove the existing deed restrictions on 11.6 acres of land zoned Office-1 on Westmoreland Road. The deed restrictions presently prohibit apartments. This request is shown on Map 1, which also shows the boundary of this study update.



MAP 1

PREVIOUS STUDY

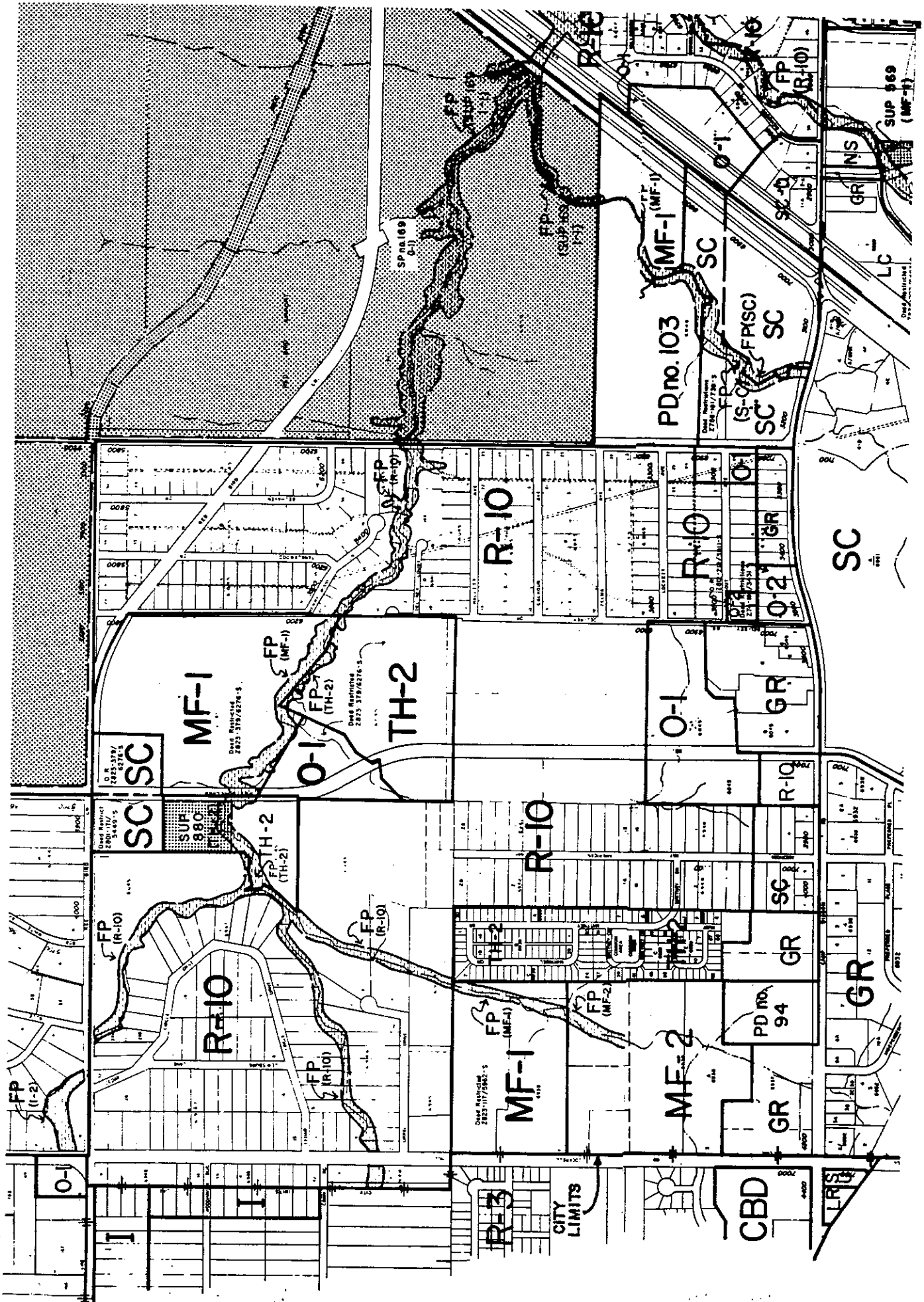
The original Westmoreland Road South Study was intended to provide the Commission and Council with a basis for evaluation of two zoning requests pending at that time and also to look at the long range development potential of the Study Area. These two zoning cases were:

- A. Case Z801-177/5449-S, a request for Shopping Center zoning on 4.7 acres of land at the southwest corner of Red Bird Lane, and Multiple Family-2 zoning on 10.7 acres extending southward along the west side of Westmoreland Road. Staff recommended MF-1 on entire area, and Plan Commission followed staff recommendation - Map 21, 1981. However, City Council approved SC on the 4.7 acres deed restricted to 36 feet and excluding apartment uses, and approved Townhouse-2 zoning on the 10.7 acres - June 30, 1982.
- B. Case Z801-140/3106-S, a request for General Retail zoning on 17.7 acres of land on both sides of Westmoreland, north of Camp Wisdom. Staff recommended request be denied but Council approved Office-1 (excluding apartments) and General Retail on approximately 2.3 acres at the southeast corner of the Property fronting Del-Rey Drive.

These zoning requests were both at the north and south ends of Westmoreland Road in the Study Area. The primary concern at that time was the frontage tracts along both sides of Westmoreland since this area was under the most development pressure.

The original study presented to the Plan Commission in May, 1981 recommend apartments on these tracts, at Multiple Family-1 density. However, prior to the City Council hearing the cases, the study was revised to recommend townhouse development at Townhouse-2 density.

As will be shown by the current zoning (Map 2 on page 3), other requests have been granted since 1981 which were contrary to the study. Most notably, both corners of Red Bird Lane and Westmoreland for Shopping Center; and the Office-1 area on Westmoreland just north of Camp Wisdom and the smaller Office-1 area south of Woody Branch.

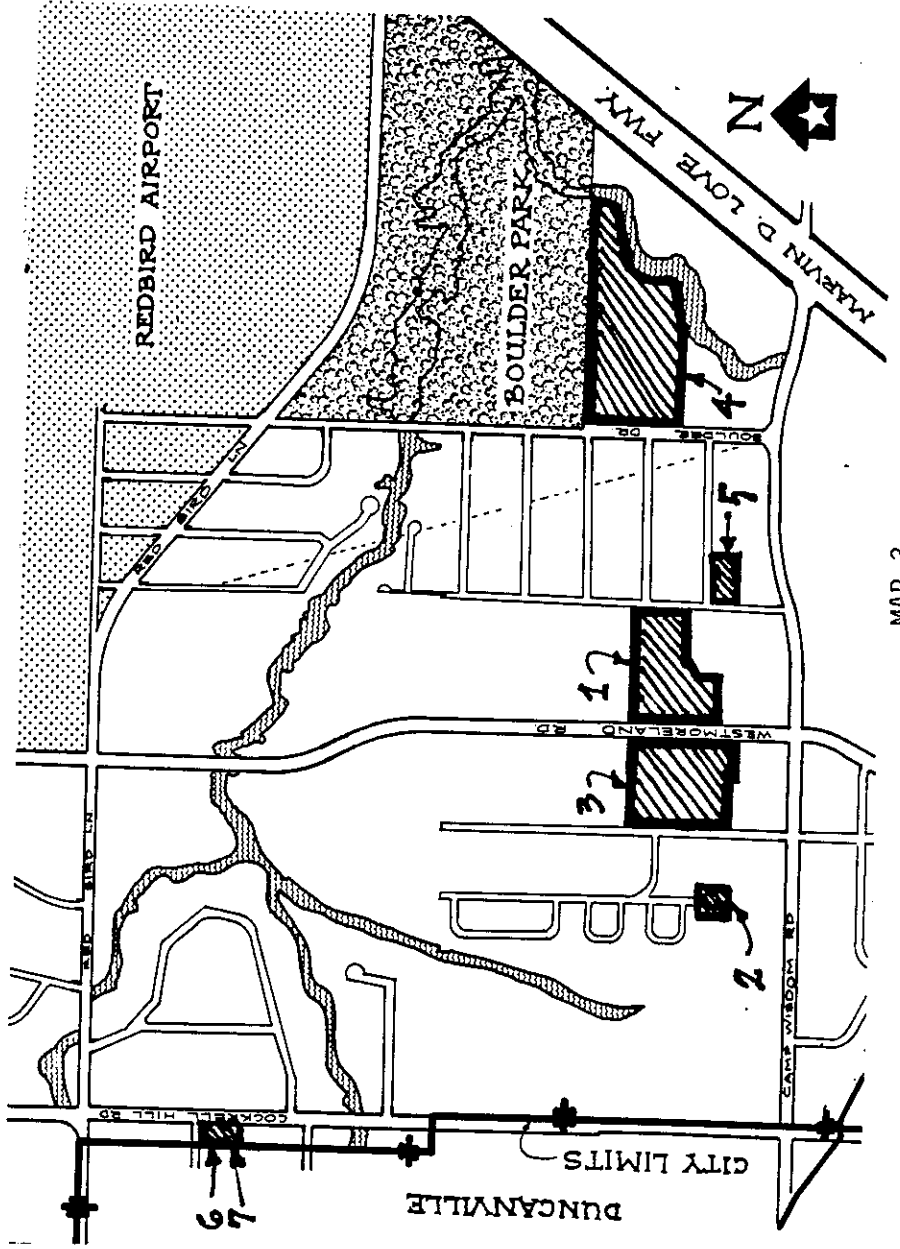


MAP 2

CURRENT ZONING AND PENDING CASES

The Study Area is basically residential (R-10, TH-2, MF-1 and MF-2) with General Retail and Shopping Center zoning along Camp Wisdom and at the intersection of Red Bird Lane and Westmoreland. There is also Office-1 zoning on four tracts fronting Westmoreland. It should be noted that Industrial zoning in the City of ~~Westmoreland~~ ^{DUNCANVILLE} divides the lots fronting Cockrell Hill in half - the rear 200 feet Industrial and the front 200 feet R-10.

The pending cases in the study area are identified on Map 3, below, and are listed in Table 1, page 5.



MAP 3

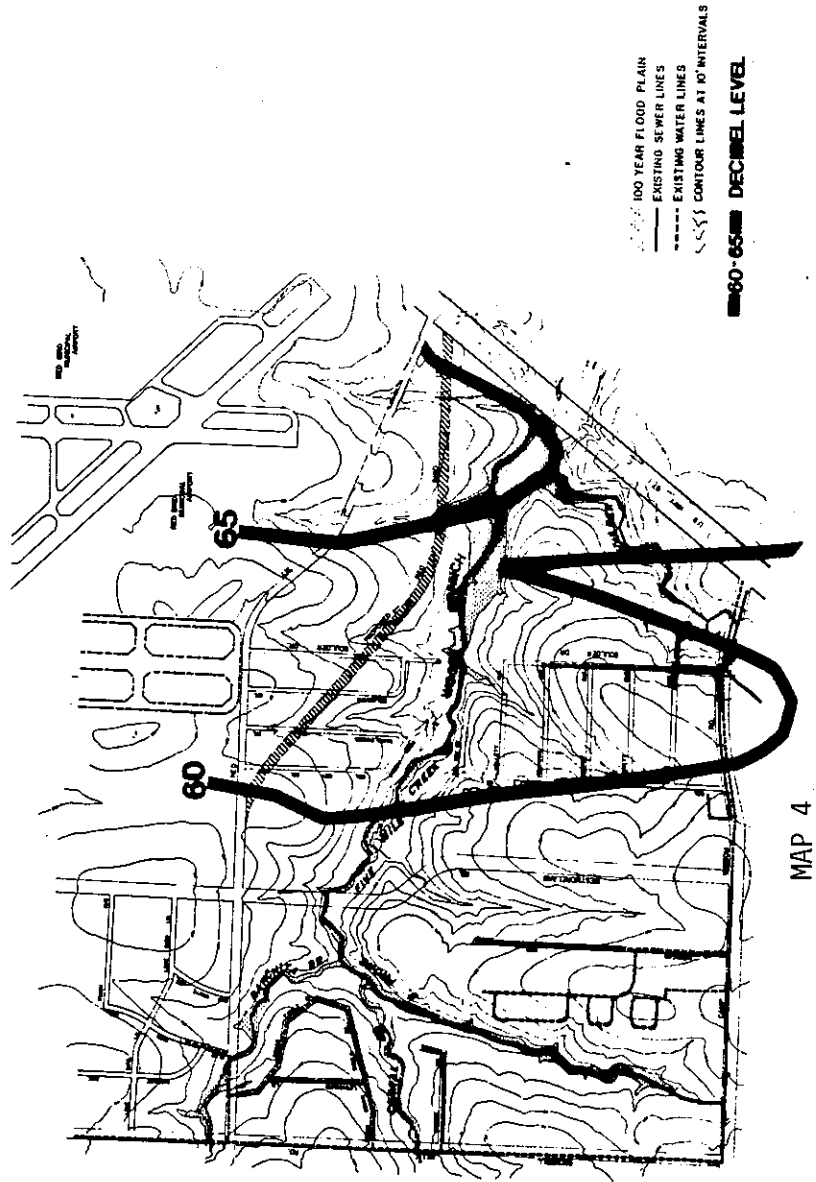
TABLE 1

CASE NO.	FILE NUMBER	APPLICANT	LOCATION	SIZE	REQUEST	STAFF RECOMMENDATIONS	PLAN COMMISSION RECOMMENDATIONS	COUNCIL ACTION
1	Z801-140/3106-Sa	Wm. Cothrum	Westmoreland Road	11.6 acres	Remove deed restrictions which prohibit apartments	Denial	Under advisement, requested study update	
2	Z834-291/1189-S	James Christon and Carlisle Prop Co.	Ruby Street	1.1 acres	General Retail	Approval	Approval	Approval
3	Z834-401/3106-S	Sunwest Development Company	Westmoreland - American Way	11.9 acres	Shopping Center	as per study	--	
4	Z834-416/739-S	Hillcrest Baptist Church	6800 Boulder Drive	24 acres	Amend P.D. to permit sanctuary	Approval	Approval	Not scheduled
5	Z834-439/3911-S	Red Bird Bank	Scout Avenue	Tr. 1 -.9 acres Tr. 2 -.9 acres	Tr. 1 - 0-2 Tr. 2 - Amend deed restriction to permit access to Scout Avenue	Approval	Approval	Not scheduled
6	Z845-110/6434-S	CWH Venture #1	Cockrell Hill and Woodhaven	.8 acres	General Retail	as per study	--	--
7	Z845-111/6434-S	"	Cockrell Hill Road	.4 acres	Neighborhood Service	as per study	--	--

REDBIRD AIRPORT DEVELOPMENT PLAN

On August 5, 1981 the City Council approved Resolution No. 812255 which adopted and approved the Redbird Airport Development Plan. This plan recommended a new runway 2600 feet west of the existing north/south runway. It was intended to be used for small aircraft and training flights and for this reason was located as far as feasible from the other runways. However, the City Council did not actually approve the construction of this facility but stated that land be "reserved" for its potential construction.

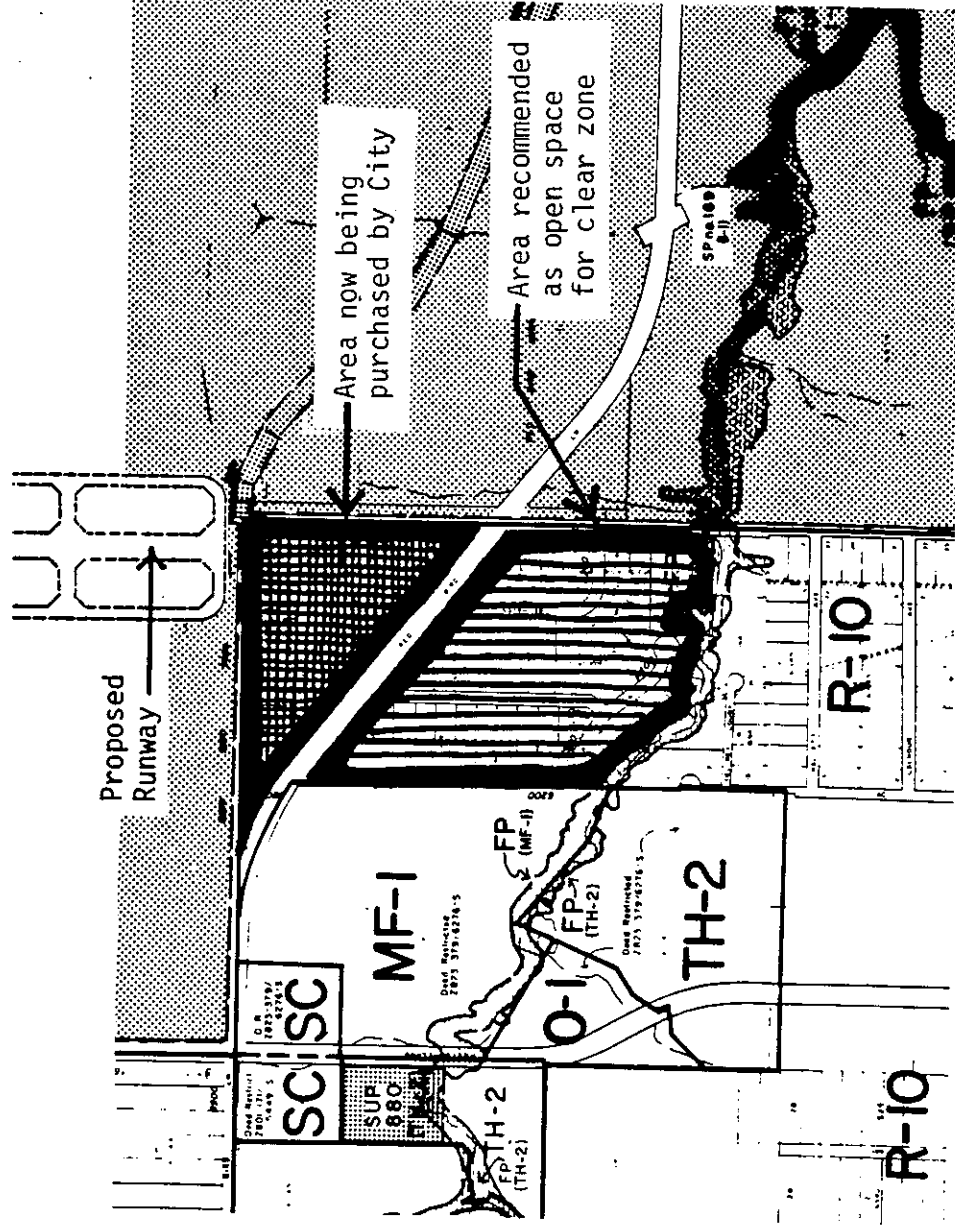
This runway is shown on Map 4 below which also indicates the projected noise contours. It should be noted this new runway does not generate a noise level greater than 60 decibels. Above 65 decibels in generally considered to be the level at which noise insulation measures are suggested. Without special insulation, single family homes, duplexes and mobil home parks are residential land uses which are considered to be unacceptable in the 65 and above range.



MAP 4

IMPACT OF REDBIRD AIRPORT

The original study recommended open space south of Red Bird Lane extending to Woody Branch, between Boulder Drive and the existing MF-1 district. This is not intended to be an extension of Boulder Park but to provide a clear zone for the approach to the proposed new runway. It is recommended this area be acquired by the City of Dallas when funding permits, and is shown on Map 5 below.



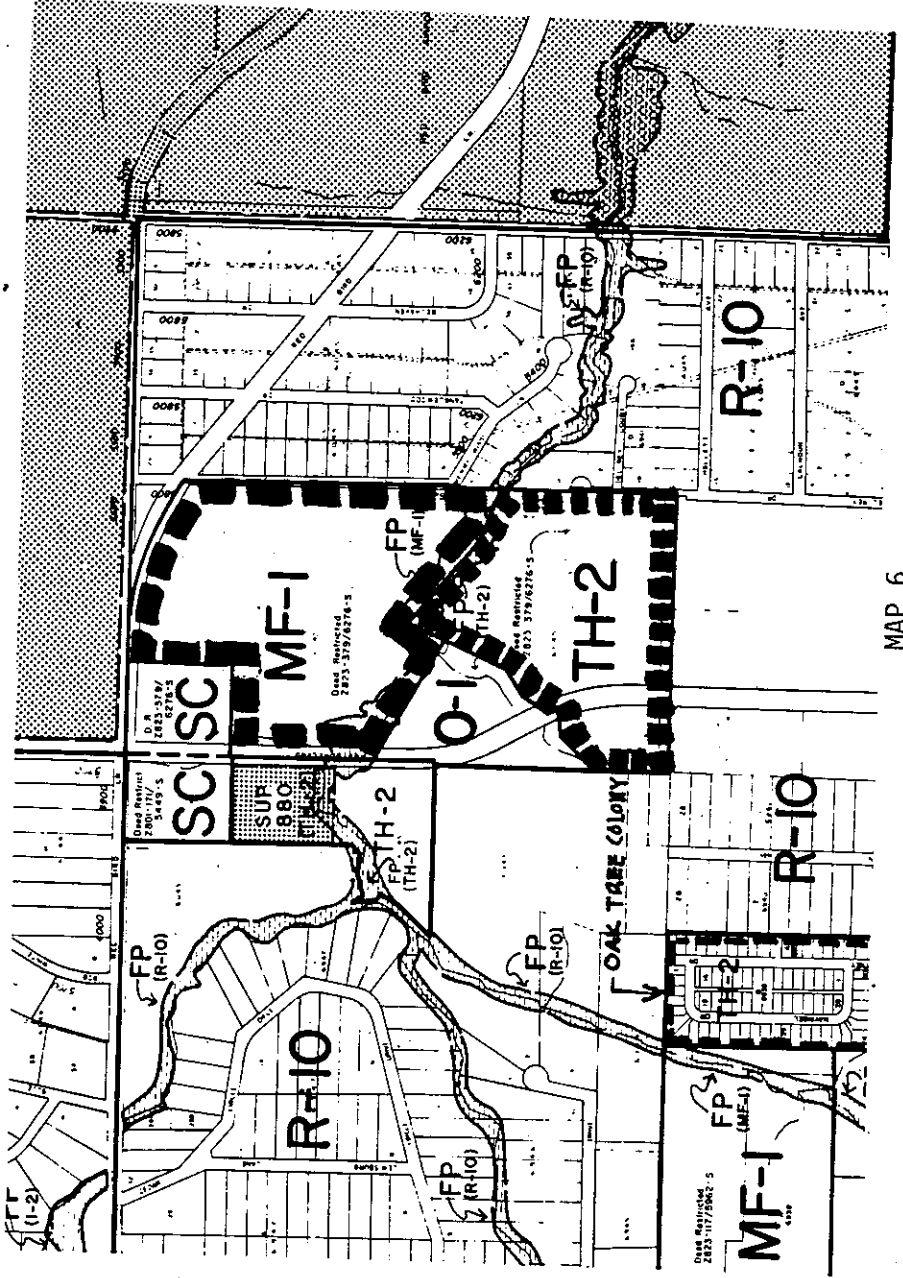
MAP 5

RECENT DEVELOPMENT ACTIVITY

Most of the development activity in recent years has been along Camp Wisdom Roads in the form of retail shopping facilities.

The most significant new residential development is the Oak Tree Colony single family homes on Mattney Drive. This area is zoned Townhouse-2, but development is on 50' x 100' lots. Approximately 95% of the homes are either sold or under contract for sale. Other new residential developments are two apartment projects on the east side of Cockrell Hill Road - Whispering Hollow and Arborstone.

The City Plan Commission recently approved a subdivision plat on the TH-2 area south of Woody Branch. The MF-1 area to the north at the southeast corner of Red Bird Lane and Westmoreland Road is being graded and prepared for development. Both of these areas are expected to develop in the near future, and are shown on Map 6 below.



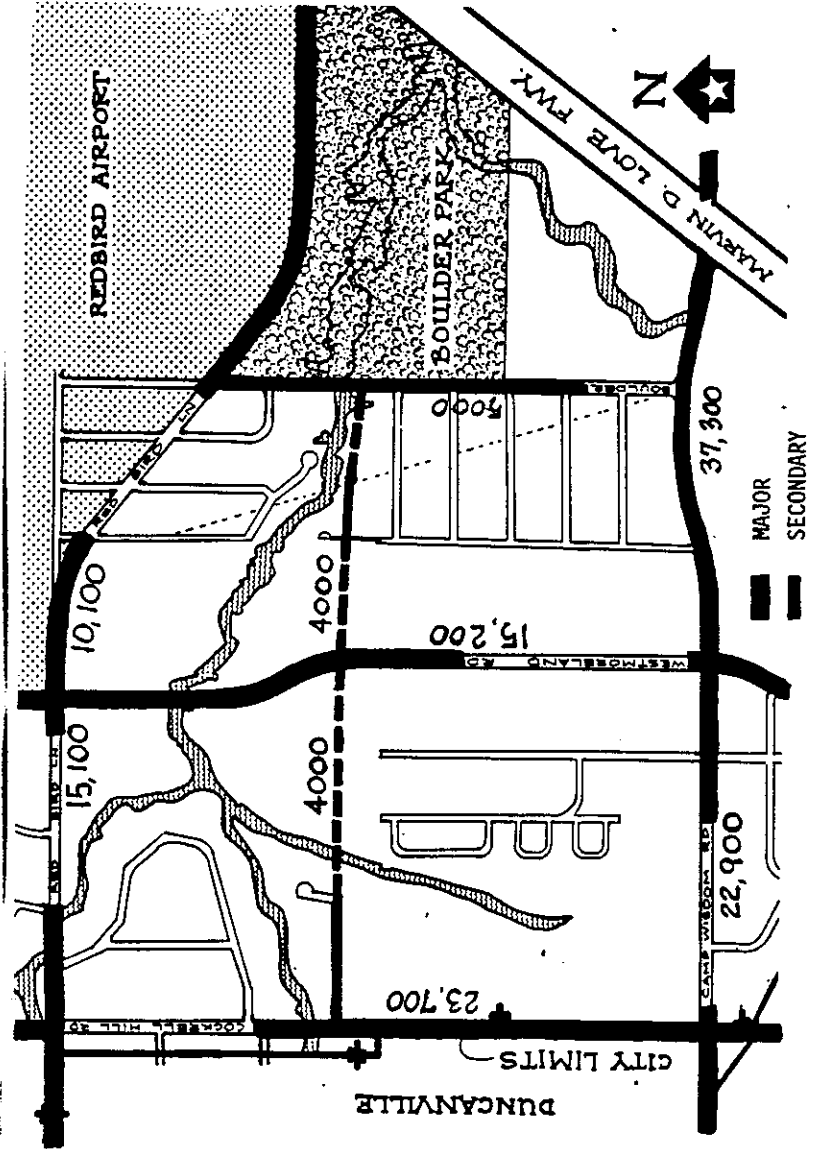
MAP 6

THROUGHFARE PLAN AND TRAFFIC

The Thoroughfare Plan is shown on Map 7. The three most significant major street in the study area - Camp Wisdom, Westmoreland, and Cockrell Hill Road, are now build to standard 6 lanes with left turn lanes. The only major street not to standard is Redbird Lanes which is 4 lanes from Marvin D. Love Freeway to Westmoreland, and 2 lanes from Westmoreland westward into the City of Duncanville. There is right-of-way available to add 2 additional lanes to the 4 when traffic volumes increase.

Boulder Drive and Del-Rey Court/Corral are two secondary street within the study area. Neither have been built to standard, except for a small portion of Boulder which serves the retail shopping area along Camp Wisdom.

Map 7 also shows the projected traffic volumes for the year 2000. These projections also reflect the density changes recommended in this study (see Map 8). It should be noted that none of these future projections exceed the capacity of 42,000 vehicles per day for major streets.



MAP 7

LAND USE PROPOSALS:

The land use proposals are shown on Map 8. The basic concept provides for the more intense uses - retail, office and high density residential - to be located at the intersections of or adjacent to major thoroughfares. The lower density residential uses are intended to take advantage of the existing street system, both minor and major, the creek area, and the existing and proposed public facilities - Boulder Park and the school sites on Westmoreland Road. This concept also recognizes the residential market potential evidenced by recent development activity, as well as the stability of existing single family residential areas.

Zoning Case Recommendations:

Z801-140/3106-5A:

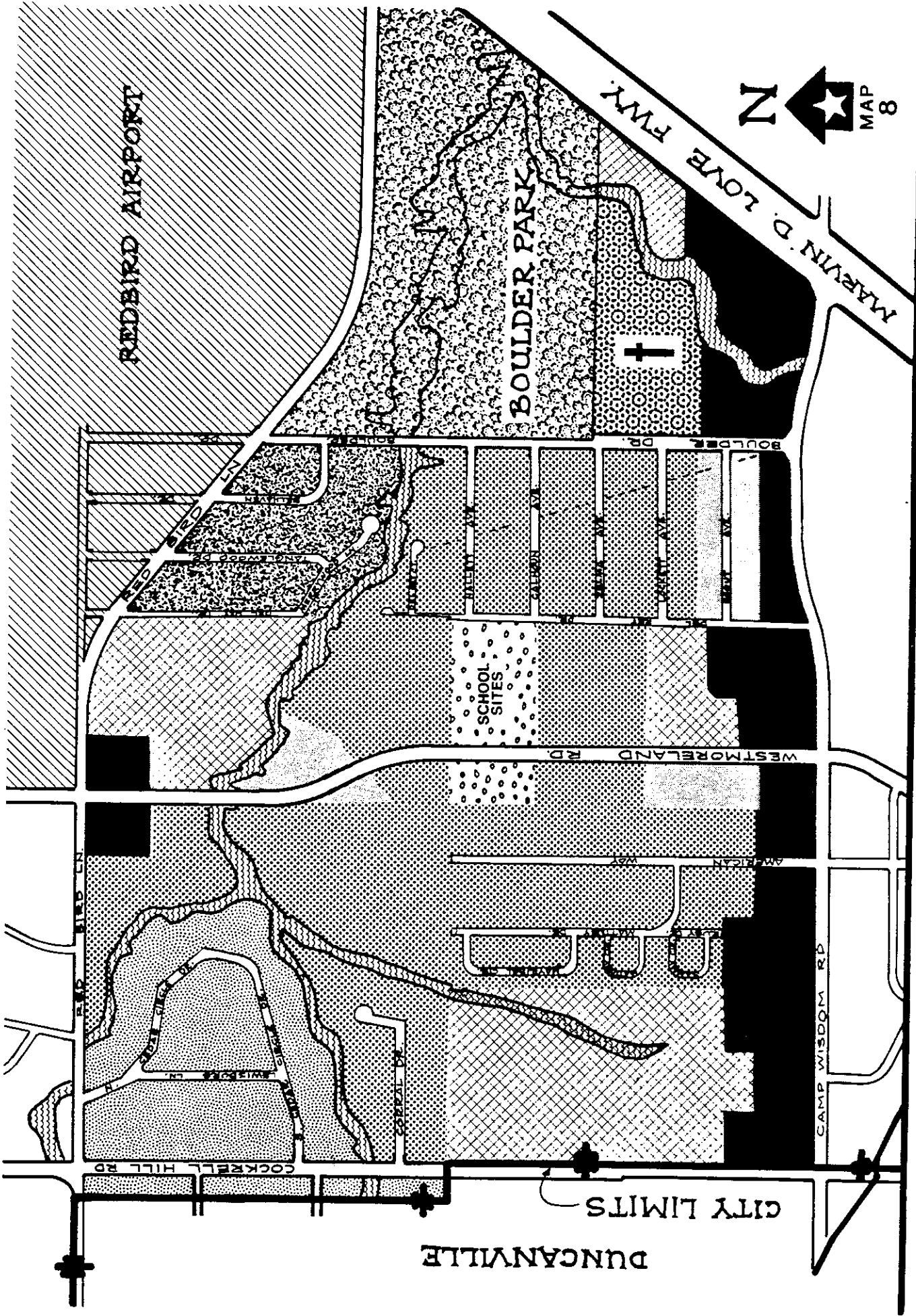
It is recommended this request to remove the deed restrictions be denied, and that the applicant file for a zoning change to MF-1 with a maximum of 22 units per acre. It is also recommended that a fifteen feet landscaping buffer be provided on the north and east property lines to protect the proposed townhouse development. This shall not be used for parking or vehicular movement.










This recommendation is intended to establish a residential component on the south end of Westmoreland Road, and serve as a buffer for the General Retail district on the corner.

Z834-401/3106-5:

It is recommended this request for Shopping Center zoning be denied.

This is adequate retail shopping in the area, as evidenced by the corners of Red Bird Lane and Westmoreland which are presently vacant. If granted, this could result in strip zoning of the west side of Westmoreland, and loss of the residential potential for the properties on American Way.



- LEGEND**
-  SINGLE FAMILY
 -  MULTI-FAMILY
 -  TOWNHOUSE
 -  LOW-RISE OFFICE
 -  RETAIL/SHOPPING
 -  SCHOOL
 -  CHURCH
 -  AIRPORT
 -  OPEN SPACE