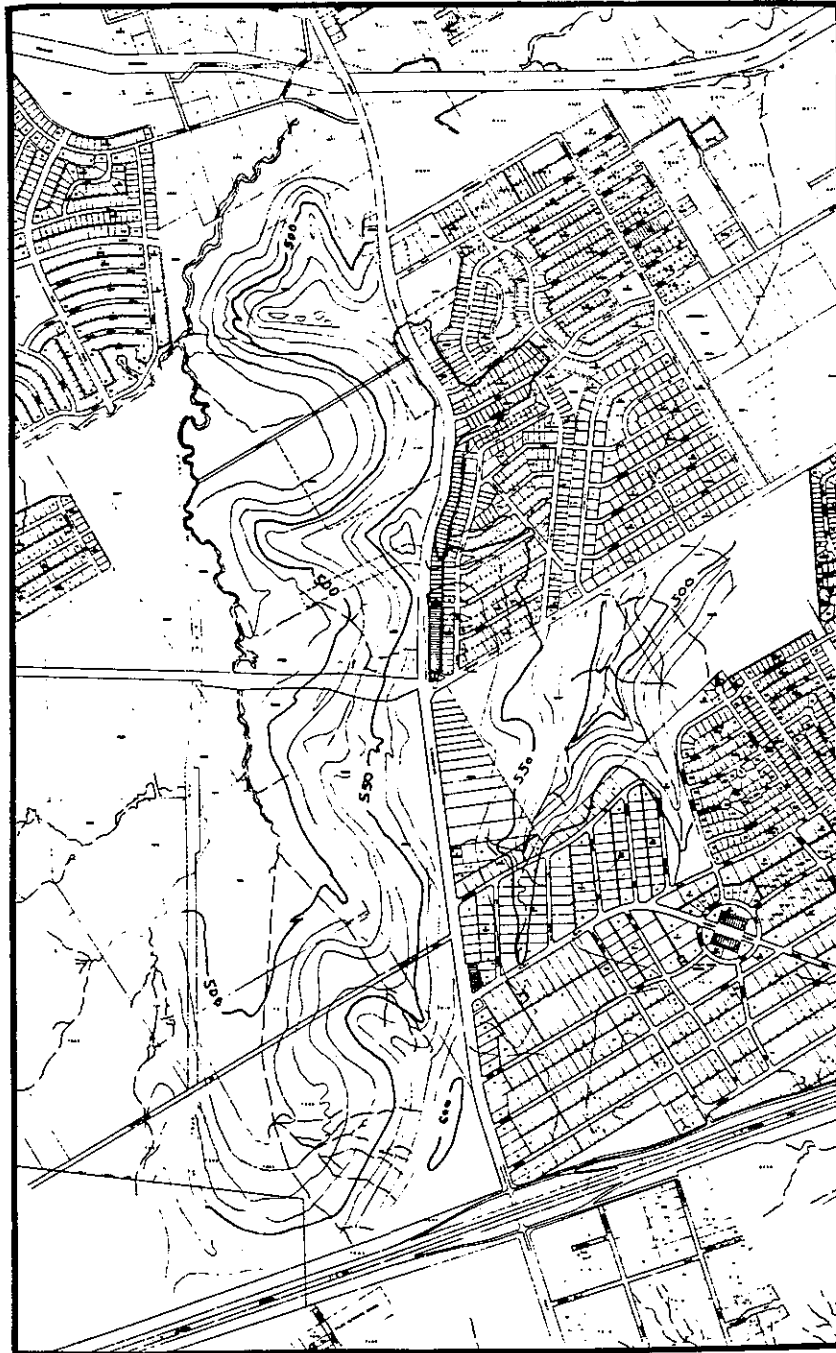


LANCASTER ROAD

LAND USE STUDY



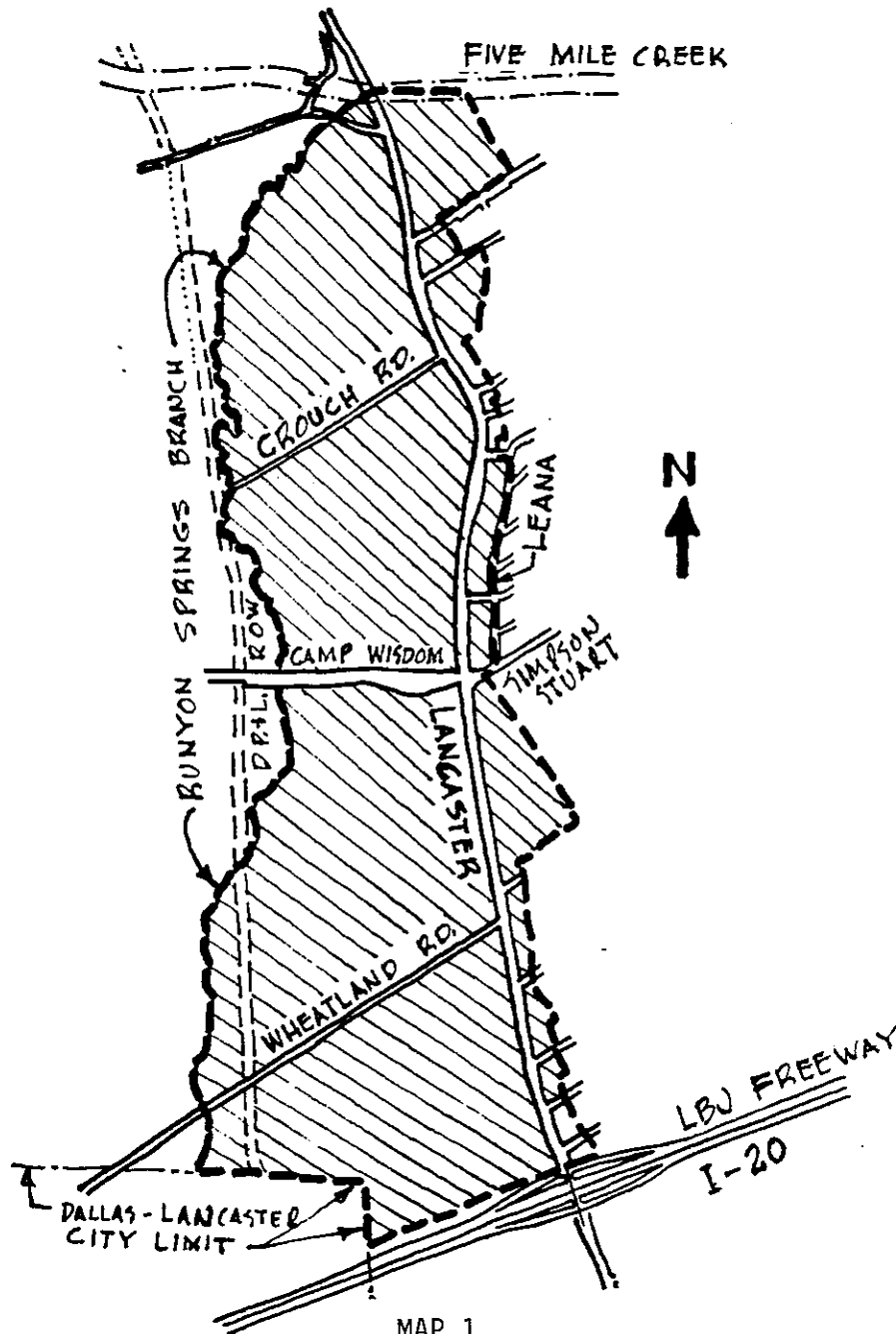
department of planning and department
february 21, 1985

INTRODUCTION

The City Plan Commission, at their hearing on July 12, 1984, requested the Department of Planning and Development prepare a Land use Study of properties along Lancaster Road between Five Mile Creek on the north and LBJ Freeway on the south. This action by the Commission was in response to zoning case Z834-283/2295-S which was a request for General Retail zoning on lots fronting Lancaster Road and Leana Avenue. The Commission heard this case on this same date and recommended it be denied without prejudice. When a case is denied without prejudice, it is not subject to the two year waiting period for refileing a new application.

STUDY AREA

As stated above, this study is intended to address the properties fronting Lancaster Road. Since the properties on the west side of Lancaster are generally large tracts of undeveloped land, the study area will consider all of the land westward to Runyon Springs Branch. The study area is shown on Map 1.



PURPOSE OF THE STUDY

The purpose of this study is to determine the proper use of the land within the study area in order to:

1. Provide the City Plan Commission and City Council with a plan to be used in evaluation of zoning requests in the study area;
2. Reevaluate the current zoning in light of the study recommendations;

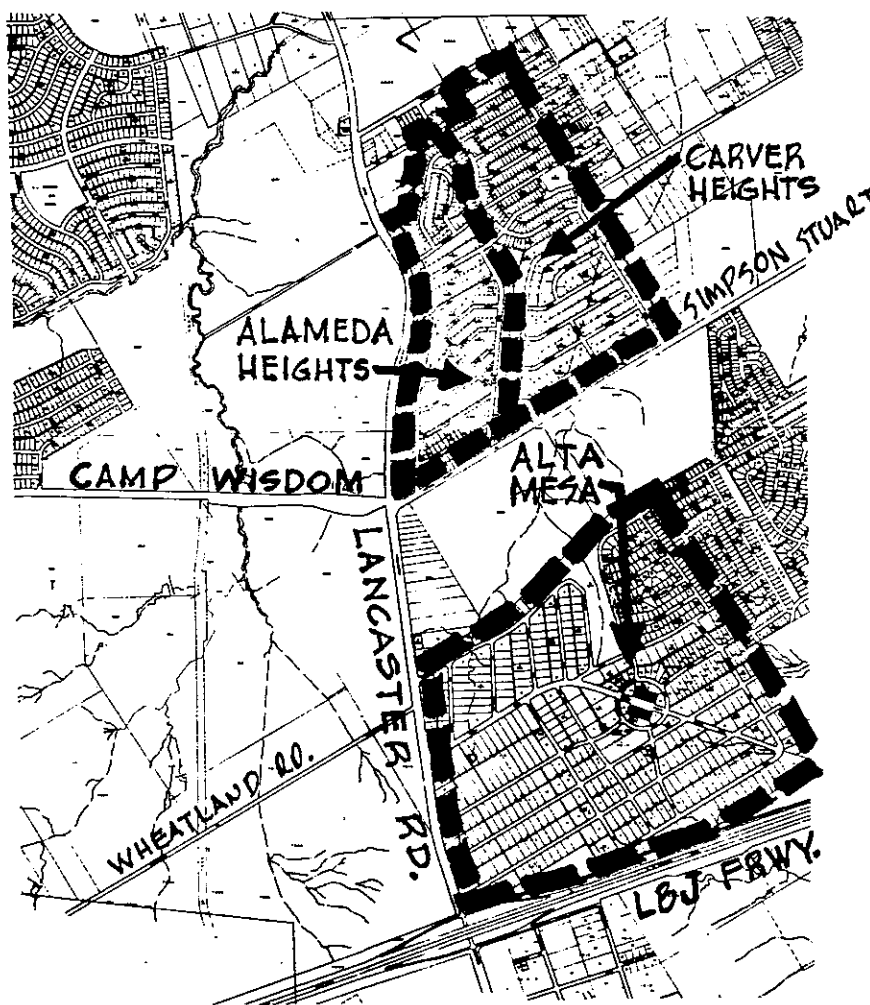
HISTORICAL PERSPECTIVE OF THE AREA

The oldest established development in the study area is the single family development on the east side of Lancaster Road. These subdivisions were platted and recorded at the time the area was in the County, prior to annexation by the City of Dallas.

The area on the east side of Lancaster, north of Simpson Stuart, is known as Alameda Heights, and was platted in 1949 and 1950. Just to the east of these lots is a subdivision known as Carver Heights, platted in 1950. On March 11, 1952, the City annexed the entire area and these properties became part of Dallas.

Another County subdivision platted in 1946 is located south of Alameda extending to LBJ Freeway. This area is known as Alta Mesa Park Estates and was annexed by Dallas in 1958.

All of the above subdivisions are shown on Map 2 below.



MAP 2

ZONING HISTORY

After annexation by Dallas which took place from 1952 thru 1958, the area was primarily single family. However, in the late 50's and early 60's many of the properties fronting Lancaster Road were rezoned for retail shopping.

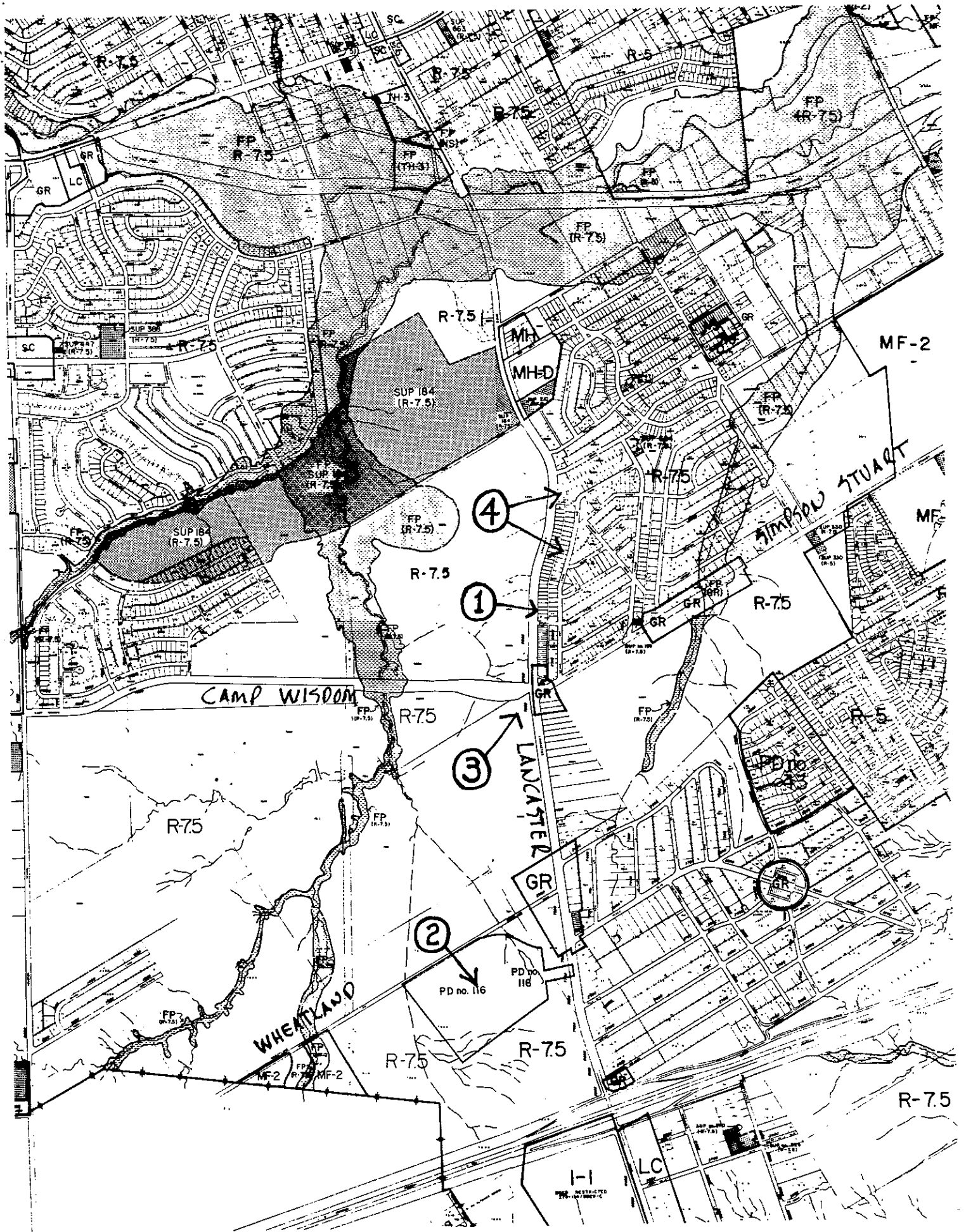
The General Retail zoning at the intersection of Lancaster and Wheatland/Alamain was granted in 1956. The Mobil Home districts on both sides of Oak Dale at Lancaster were granted in 1957, and Specific Use Permit No. 210 for a Convalescent Home was granted in 1958. In 1961, a Specific Use Permit for County Club was granted on 156 acres extending west across Runyon Springs Branch. This property was never totally developed and part was used for the newer homes in the Singing Hills subdivision. The City of Dallas purchased 17.6 acres for Singing Hills Park and Recreation Center. In 1967, the northeast corner of LBJ and Lancaster was rezoned General Retail and is now developed with a service station.

Recent Zoning Activity:

In recent years, several requests for changes in zoning has been considered on the properties fronting Lancaster Road. The major requests were:

- Case 1: #Z778-304/4646-S. This was a request by Ruby T. Hightower for Neighborhood Service zoning at 6538 South Lancaster Road (second lot north of Sylvia fronting east side of Lancaster). The applicant intended to convert an existing house to a diner. The Plan Commission denied this request on February 18, 1984 and it was not appealed to City Council.
- Case 2: #Z789-324/5005-5. This request approved in December of 1979 resulted in Planned Development District No. 116 for an Establishment of a Religious, charitable or Philosophic Nature. The intended use was for a private school for the training, education and rehabilitation of juveniles, and was to be known as the Christian Academy. At present no development has taken place on the property which is a total of 44 acres, and the Christian Academy is no longer involved with the property.
- Case 3: #Z2812-180/5744-S. Request for Light Commercial zoning on 3 acres at the southwest corner of Lancaster and Camp Wisdom was considered by the Plan Commission in 1982. If granted, the applicant, Steven Roten, intended to use the property for display of manufactured housing. This request was denied without prejudice by the Plan Commission on March 19, 1982.
- Case 4: #Z834-283/1295-S. As previously stated, the most recent case was filed last year which was a request for General Retail zoning on 19 lots (3.25 acres) fronting the east side of Lancaster and the west side of Leana Avenue. The application stated the owners intended to develop the properties with fast food and other retail and office uses. On July 12, 1984, the Commission denied this request without prejudice and recommended Planning Staff prepare a Land Use Study for the properties along Lancaster, between Five Mile Creek and LBJ Freeway.

The above cases are shown on Map 3, page 4.



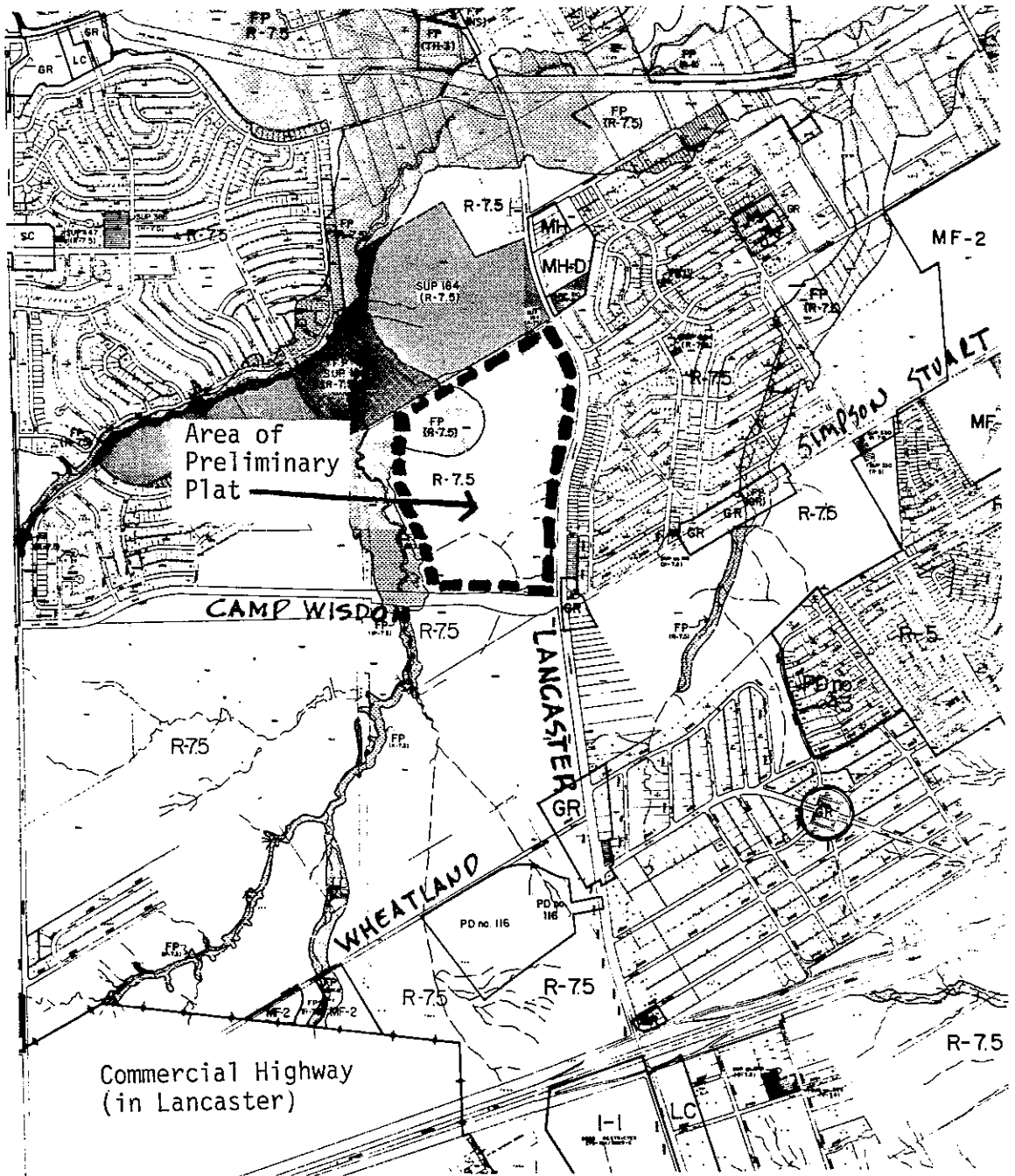
Map 3

CURRENT ZONING

The current zoning of the area is shown on Map 4. A majority of the Study Area is residential with retail zoning at major street intersections.

The largest concentration of retail shopping is 9 acres on the west side of Lancaster and both sides of Wheatland Road. This area is only partially developed with antique shop and used clothing store across from Plaza Boulevard. The remainder of the land is undeveloped.

In April 1983, the Plan Commission approved a preliminary subdivision plat on 169 acres for single family homes on land between Crouch Road and Camp Wisdom between Lancaster and Runyon Springs Branch. This was to be known as Park Center and 17 lots were to be in the first phase. However, the owner did not build on any of the property, and a final plat was never submitted.



Map 4

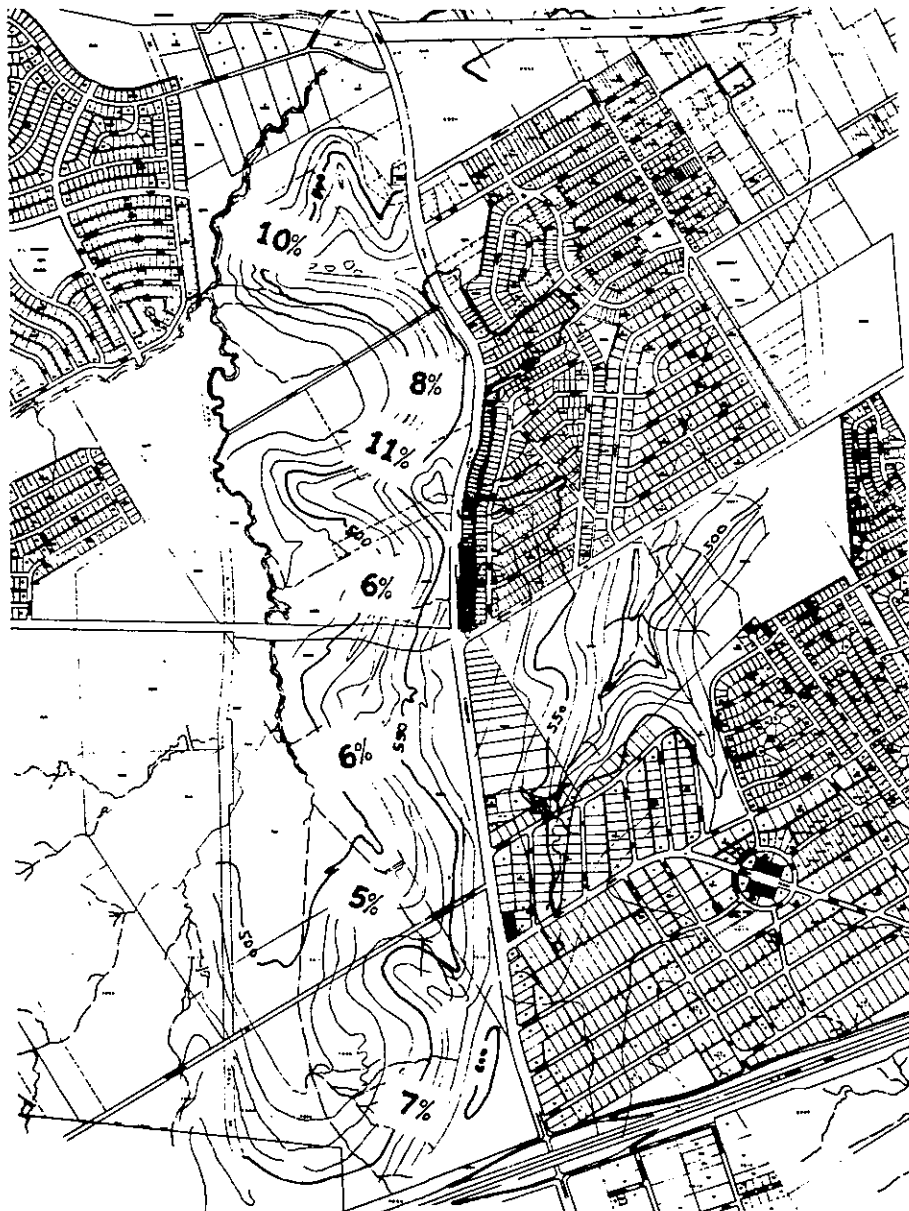
FLOOD PLAIN AND TOPOGRAPHY

As previously stated, the boundary of the study area on the west is Runyon Springs Branch, which is the southerly tributary of Five Mile Creek. The flood plain (or area covered by flood waters) varies in width from 1900 feet just south of Crouch Road to 100 feet wide between Camp Wisdom and Wheatland Road. The watershed (area of runoff which floods the creek) is 4.11 square miles.

The land on the west side of Lancaster Road slopes westward to Runyon Springs Branch, at a rate of 5 to 10 percent. The land on the east side slopes to the east. Lancaster Road, therefore, is the drainage divide for this area.

Topography, or slope of the land, plays an important part in determining its use. For instance, a slope in excess of 5% is generally regarded as undesirable for industrial development; but is acceptable for single family. The reason for this is the fact that industrial areas require larger buildings with larger foundations and loading areas, making flat land the most desirable. By the same token, residential development requires smaller foundations and is more adaptable to rolling land.

Map 5 indicates the topography and the degree of slope.

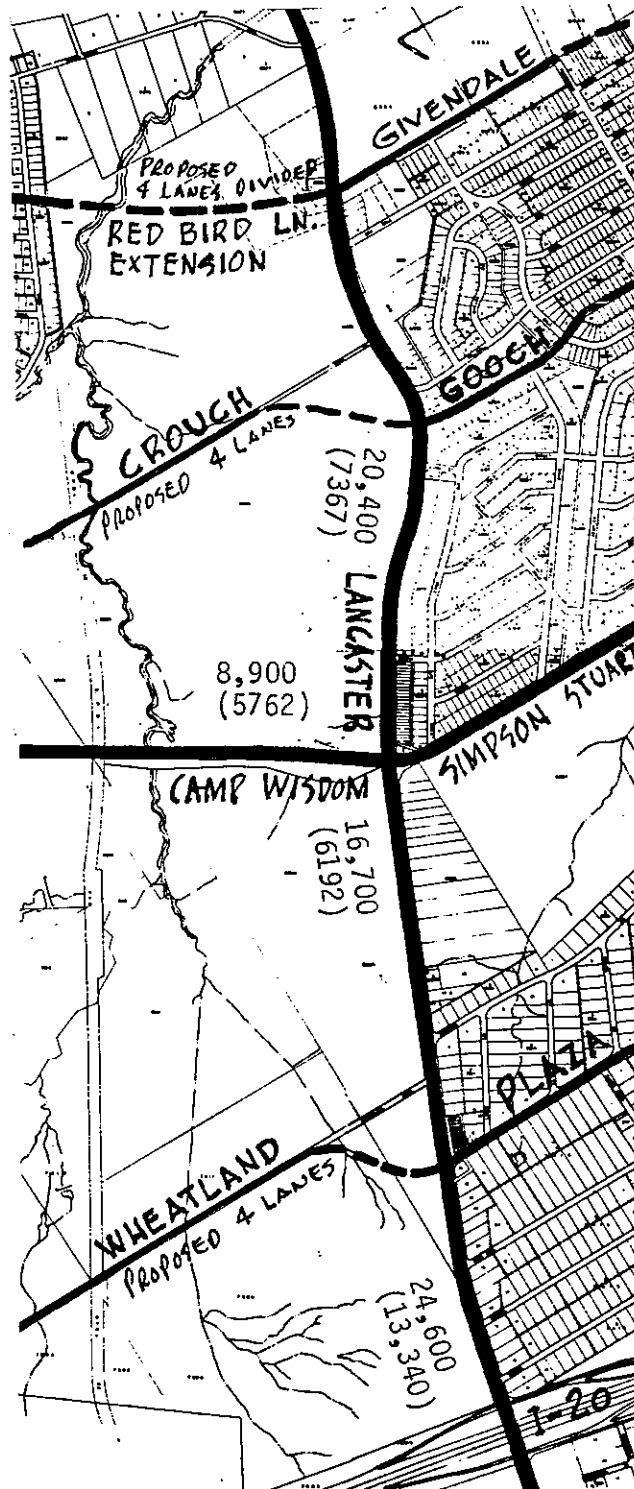


Map 5

MAJOR THOROUGHFARES AND STREETS

The main thoroughfares which serve the study area are Lancaster Road and Camp Wisdom-Simpson Stuart. Lancaster is presently built as a lane divided street and has a capacity of 42,000 vehicles over a 24 hour period. Camp Wisdom is also a 6 lane divided street with the same capacity. Simpson Stuart is 4 lanes, and is planned for 6 lanes when traffic volumes increase.

The City of Dallas Thoroughfare Plan also calls for improvements to other streets in the Study Area, shown on Map 6. This map also shows the year 2000 projected volumes including land use changes recommended by this study. The numbers in parenthesis indicate existing volumes.



MAP 6

PLANNING ISSUES

In regard to the Study Area, there are basically two key planning issues:

1. The use or reuse of platted lots along the east side of Lancaster Road; and
2. The use of the undeveloped land on the west side of Lancaster.

It should be noted the ability to market land is not solely dependent on zoning. Large tracts of land in Dallas are zoned for Industrial uses but are developed with single family homes. Also, there are single family homes built on land zoned for Shopping Center uses and are successful single family subdivisions.

Many factors attribute to the marketability of land, such as location, accessibility, street systems, development trends, topography, adjacent development and others. The higher intensity uses such as retail shopping and offices should be located on major streets to provide maximum accessibility. Industrial uses should also be served by major streets and in most cases by rail lines. The lower density residential areas should have the benefit of a good street system with secondary streets connecting to major thoroughfares and at the same time be isolated from the higher intensity uses by either buffer zones or physical arrangement of the lots through platting.

CONCLUSIONS

As previously stated, the purpose of this study is to determine the proper use of the land within the Study Area. As a result of data collected and analysis of the study area, the following conclusions are drawn:

1. The most significant development is low density residential and this use should be preserved;
2. The present retail zoning is adequate to support the existing and future residential development;
3. The residential lots fronting Lancaster Road between Kahn and Simpson Stuart do not have maximum desirability as single family lots.
4. The land between Runyon Springs Branch and Lancaster Road is generally unsuitable for large commercial and industrial development due to the change in grade of the land.
5. The existing and proposed street system is sufficient to accomodate total buildout of the area.

RECOMMENDATIONS

This study recognizes the established single family area, and the fact that retail shopping is needed to serve it. However, it also recognizes the current amount of retail zoning is adequate to serve this area. In addition, the topography plays an important role in the evaluation and determination of the proper utilization of land. In this area, the topography itself prohibits certain uses and, in turn, encourages others.

The recommendations of this study, shown on Map 7, are intended to reflect a realistic evaluation of the potential of the land, protect the existing development, and encourage stabilization of the neighborhood.

Recommendation 1

It is recommended the lots fronting the east side of Lancaster Road and the lots on Leana, between Kahn Street and the General Retail zoning which extends north of Simpson Stuart, be developed with townhouses. Townhouse-2 zoning is recommended.

It should be noted that townhouse zoning is the maximum land use recommended, and that individual homes are still encouraged. In the event a zoning request is filed for Townhouse-2 zoning, it should be considered favorably provided the area to be zoned could function independently. That is, if a group of lots were rezoned to Townhouse-2, these lots would have to be platted and meet the requirements of this zoning district independent of the remainder of the area.

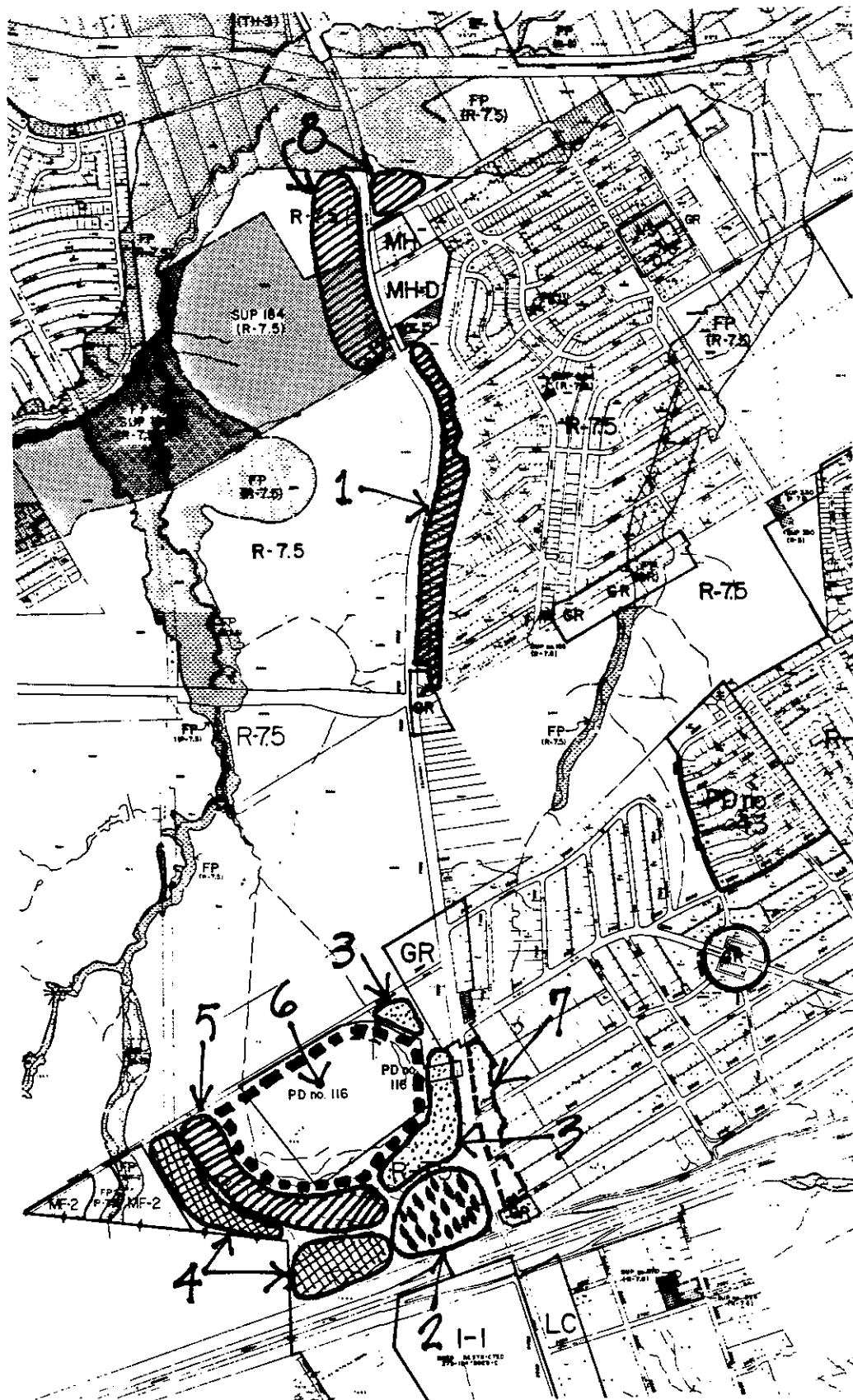
Recommendation 2:

It is recommended that retail shopping be developed on the northwest corner of Lancaster Road and LBJ Freeway. Eight to ten acres could be developed with retail shopping facilities to serve the residential area. This type development is best suitable for land located at the intersections of major traffic arteries. Part of this area could be developed with restaurant and motel facilities, taking advantage of its location along Interstate 20. It is intended that apartment development not be permitted, therefore any zoning request to implement this recommendation should be deed restricted to exclude this use.

Recommendation 3:

The frontage on the west side of Lancaster Road between LBJ Freeway and Planned Development No. 116 is recommended for low-rise office development. This use (approximately 12 acres) is intended to take advantage of the access from a major street, and to provide a less intense use compatible with the single family area on the east side of Lancaster. This could provide professional offices for the medical profession and other office uses which draw clients primarily from residential areas.

The area which will have frontage on Wheatland Road between Planned Development No. 116 and Lancaster Road is also recommended for low-rise office development.



LEGEND

- | | | | | | |
|---|---------------|---|------------|---|-----------------|
|  | SINGLE FAMILY |  | TOWNHOUSE |  | LOW RISE OFFICE |
|  | APARTMENTS |  | APARTMENTS |  | RETAIL SHOPPING |

MAP 7

Recommendation 4:

It is recommended that multiple family development or apartments at a density of 22 units per acre be developed on the south side of Wheatland Road (adjacent to the existing Multiple Family-2 district), and along I-20 adjacent to the recommended retail shopping. These areas, a total of 18 to 20 acres, are intended to recognize the existing multiple family zoning as well as project a reasonable use adjacent to the freeway and between retail shopping and commercial zoning (in City of Lancaster).

Recommendation 5:

Approximately 20 acres is recommended for townhouse development to serve as a buffer between the multiple family (above) and the proposed single family area (in Recommendation 6). The density for this area should be no greater than 6 to 9 units per acre.

Recommendation 6:

The remainder of the area between Wheatland and Interstate 20 is recommended for single family uses at a density of 3 to 5 units per acre. The present zoning of Planned Development No. 116 would have to be changed in order to permit this development, which could be residences with zero lot lines or patio homes.

Recommendation 7:

The lots on the east side of Lancaster between Majove and Plaza Boulevard should be reevaluated if development occurs across the street. If in fact the non-residential areas are developed, then additional consideration should be given to non-residential zoning for these properties.

Recommendation 8:

Townhouse development at a density not to exceed 9 units per acre is recommended for the frontage along the west side of Lancaster Road for a depth of approximately 500 feet, from Crouch Road to the Flood Plain of Five Mile Creek - a total of approximately 24 acres. This same land use is also recommended for the 6 acres of property on the east side of Lancaster between Givendale Road and the Flood Plain. Since these properties are across from Mobil Home districts, this would provide a transition between the higher density mobile home areas and the remaining R-7.5.

This recommendation was added to this study on April 18, 1985 as a result of additional study by staff.