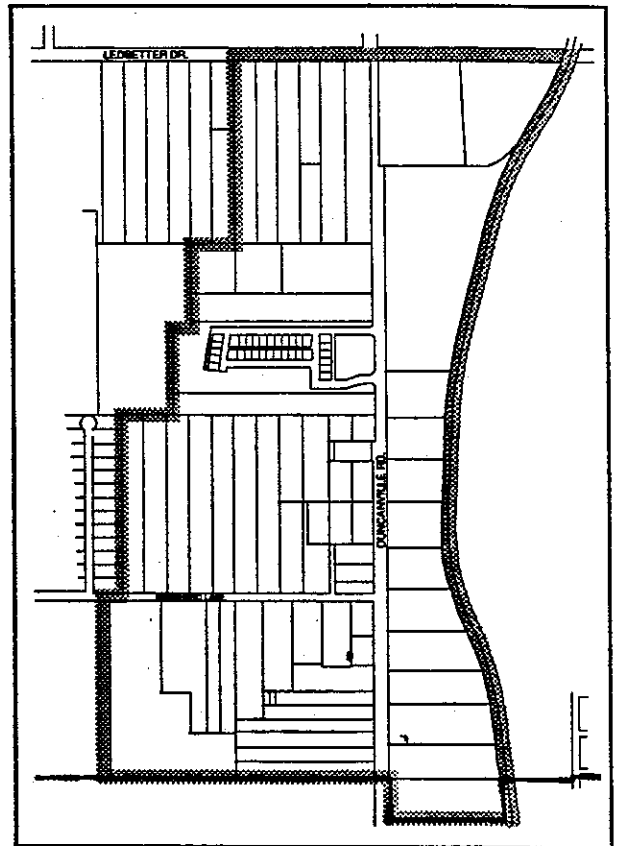


DUNCANVILLE ROAD
LAND USE STUDY
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CITY OF DALLAS, TEXAS
DEPARTMENT OF PLANNING AND DEVELOPMENT
JANUARY 1992



Duncanville Road Land Use Study

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DUNCANVILLE ROAD LAND USE STUDY

Purpose

The purpose of the Duncanville Road Land Use Study is to create a land use concept that defines appropriate future land uses for the area along Duncanville Road from the City Limit Line north to Ledbetter Road. This land use concept will serve as a guide in the Dallas City Plan Commission and City Council decision-making process on issues related to future zoning or development concerns. This study includes a review of existing conditions, previous area plans, and comments recorded at two community meetings held in the neighborhood since October 1991.

Location

The study area is located in the extreme southwest portion of the city approximately nine miles southwest of the Central Business District. The study area boundaries are shown in Map 1. The study area is bounded on the north by Ledbetter Road, on the east by the G.C. and S.F. Railroad, on the south by the Dallas/Duncanville City Limit Line, and on the west by the imaginary existing zoning line running directly west of Duncanville Road. The study area encompasses approximately 290 acres.

Background

The Duncanville Road Land Use Study was requested by City Plan Commission in November 1990 during a public hearing for Zoning Case # Z890-253. This case was a request for CR (Community Retail) on property presently zoned R-7.5(A). The property was located on Duncanville Road just north of Rancho Lane. The site occupied about 3.5 acres and was used as a single family detached home. The applicant had requested CR zoning to allow the construction of a wedding chapel with associated reception, banquet, flower shop, and accessory uses. A large landscaped lawn and garden for outdoor events were also proposed. Staff recommended denial of the request since recent and projected future land uses for the area were residential.

The City Plan Commission recommended approval of the CR district subject to deed restrictions. The deed restrictions offered by the applicant and approved by the City Plan Commission included the following provisions: a maximum height of 36 feet, a maximum lot coverage of 45 percent, a minimum front yard of 90 feet, a minimum side and rear yard of 25 feet, and a cumulative maximum of 3,500 square feet for accessory structures. (These development regulations contrast with those found in standard CR zoning which are as follows: a maximum height of 54 feet, a maximum lot coverage of 60 percent, a minimum front yard of 15 feet, and minimum side and rear yards of 0 feet). Staff was instructed by City Plan Commission to conduct a land use study to determine proper zoning along Duncanville Road from Ledbetter Road on the north, the railroad tracks on the

east, one lot deep of Duncanville Road on the west, and the city limit line on the south.

On February 13, 1991, the City Council unanimously accepted the application for and an ordinance granting CR zoning at 5227 Duncanville Road and a resolution authorizing acceptance of a deed restriction instrument submitted in conjunction with the change in zoning.

Review of Existing Conditions

Land Use

The existing land use pattern within the study area is shown in Map 2 and is mostly single family (41 percent), followed by vacant/undeveloped (34 percent), and industrial uses (17 percent). Accounting for less than 10 percent of the study area is a combination of multifamily, institutional/public, and retail/commercial uses. Single family uses and undeveloped land are found throughout with industrial uses concentrated in the far northeastern portion of the study area.

Land uses within the vicinity of the study area are shown in Map 3. Land uses north of the study area to Keist Boulevard are predominantly a mix of industrial uses and undeveloped land while uses to the south of the study area (in the City of Duncanville) to I-20 are a mix of commercial uses and undeveloped land. Although there are a few single family uses along Duncanville Road south of the study area, all single family uses have frontage on minor residential streets rather than Duncanville Road.

Existing Zoning

The existing zoning within the study area is illustrated in Map 4 and is mostly R-7.5(A) single family (52 percent). IR (Industrial Research) and TH-2(A) townhouse zoning follows accounting for 28 and 10 percent respectively. Small portions of land are zoned MF-2(A) Multifamily, NS(A) Neighborhood Service, and CR Community Retail. The R-7.5(A) zoning lies within the southern half of the study area while the northern half consists of IR in the far northern portion, followed by MF-2(A), and a mix of TH-2(A), NS(A), and CR zoning. The existing zoning is consistent with the existing land use.

Zoning History

A zoning history survey of the area was conducted from 1986 through the present. The only zoning case recorded in the vicinity during this period other than Case #Z890-253 previously mentioned in the "Background" section was Zoning Case #856-240/432-S which granted a Planned Development District for a Mobile Home Park on property zoned Mobile Home District and Industrial-2. The location of this case is indicated on Map 5 and was approved by City Council on February 11, 1987.

Existing Plans

• Southwest Dallas Land Use Study Phase II

The study area lies within the boundaries of the Southwest Dallas Land Use Study of June 1988. Its purpose was to assist the public decision making process by identifying future public facility needs, evaluating future zoning change requests, and assisting private investment decisions through the encouragement of development and renovation activities at the most desirable locations. This study included a future land use concept that represented a buildout or complete urbanization of Southwest Dallas. The concept recognized that most of the existing development pattern was stable and projected future development patterns of undeveloped areas.

The Southwest Dallas Land Use Plan's recommended future land use for the study area is shown in Map 6. The predominant recommended future land uses for the area are industrial/commercial at 41 percent and single family detached at 39 percent. The remaining 20 percent of the area is recommended for single family attached, multifamily/cluster housing, institutional/governmental, and retail.

Generally the Southwest Dallas Land Use Study's recommendations coincide with the existing land use and zoning patterns. The only significant difference in the recommended land use pattern and the existing pattern is the area located in the southern portion of the study area on the east side of Duncanville Road. This area is recommended for industrial/commercial uses but is currently zoned R-7.5(A) and mostly single family detached in use. Although the Southwest Dallas Land Use Study originally recommended single family attached as an appropriate future land use, the recommendation was revised during the extensive citizen participation process. The community felt that an industrial/commercial land use recommendation would serve as a potential economic development opportunity which would not adversely impact neighborhoods.

• City of Dallas Growth Policy Plan

The City of Dallas Growth Policy Plan of 1987 is a long range planning tool which provides a framework for the future growth and development in the city. Since a variety of land uses currently exist and are appropriate for the Duncanville Road Study Area, the Growth Policy Plan's specific discussions on the location of commercial and industrial areas were adhered to in making future land use recommendations for this area.

Community Meeting Summaries

Two community meetings were conducted by the Department of Planning and Development regarding this study. The first meeting was held on October 8, 1991 with approximately twenty people in attendance. Staff requested comments and ideas from those in attendance regarding appropriate future land uses. There was a very strong consensus that retail/office was the most appropriate use for the

majority of lots adjacent to the west side of Duncanville Road, contrary to the single family detached recommendation that was made in the Southwest Dallas Land Use Study Phase II of 1988. There was also a strong consensus that industrial zoning should be initiated for the area east of Duncanville Road that is currently zoned R-7.5 but identified in the Southwest Dallas Plan for industrial/commercial uses. Staff stated that if the community could document by petition of property owners that there is significant support of this change in zoning, staff would support and initiate this zoning request.

The second community meeting was held December 5, 1991, with approximately twenty people in attendance. The long-range land use recommendations presented at this meeting are shown in Map 7. The recommendations were unanimously accepted by those in attendance.

The community continued to express interest in staff initiation of IR zoning for the area on the east side of Duncanville Road presently zoned R-7.5 but shown in the Southwest Dallas Plan Phase II as appropriate for industrial/commercial uses. However, the community was unable to provide a petition at this meeting to document significant support of property owners for such a change in zoning.

Recommendations

The recommended long range land uses for the study area are shown on Map 8. Generally, these recommended land uses concur with those recommendations made in the Southwest Dallas Land Use Study Phase II of 1988. Only one general area has been amended from the recommendations made in the Southwest Dallas Land Use Study as a result of this study. Generally, the lots on the west side of Duncanville Road from Jordan Ridge south to the city limit line have been identified as appropriate for low-intensity retail/office uses while the Southwest Dallas Land Use Plan showed this area to be appropriate for retail (from Jordan Ridge to Fite Lane), single family attached (from Fite Lane to the existing TH-2 zoning line), and single family detached (from the existing TH-2 zoning line to the city limit line).

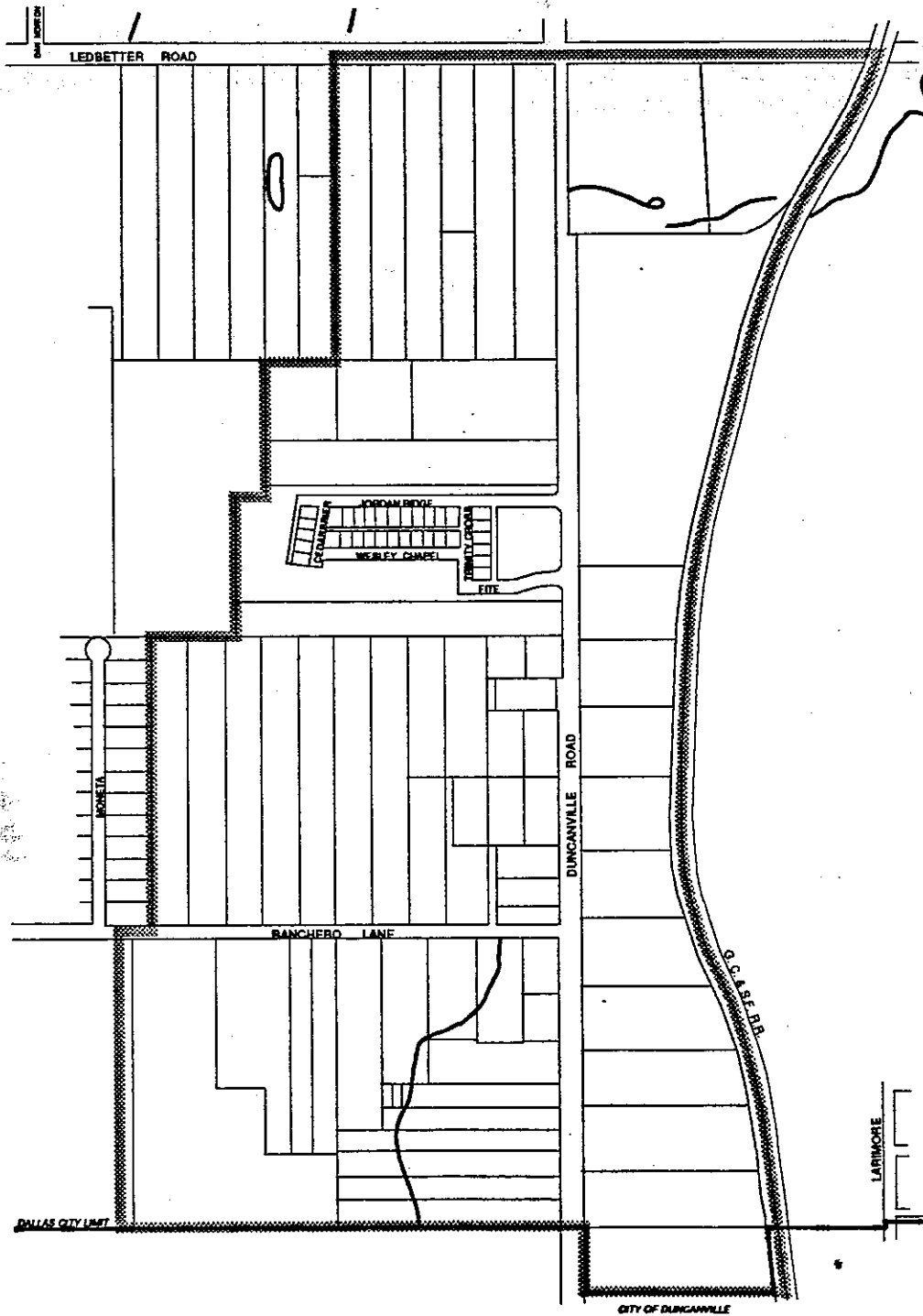
The recommended low-intensity retail/office uses along the west side of Duncanville Road only extends approximately 300 feet west from Duncanville Road. This depth provides ample space for the low-intensity retail/office development. This amount of land would help ensure that future non-residential development would be compatible with the existing stable single family detached homes to the west. This recommended 300 foot strip of low-intensity retail/office would create a situation where many existing lots would likely require replatting if a property owner desired to obtain retail or office zoning.

Low-intensity retail/office uses are appropriate for this area for the following reasons:

- Duncanville Road is a six-lane divided thoroughfare operating at an acceptable level of service.
- Low-intensity retail/office land uses would be compatible with the surrounding single family and industrial uses.

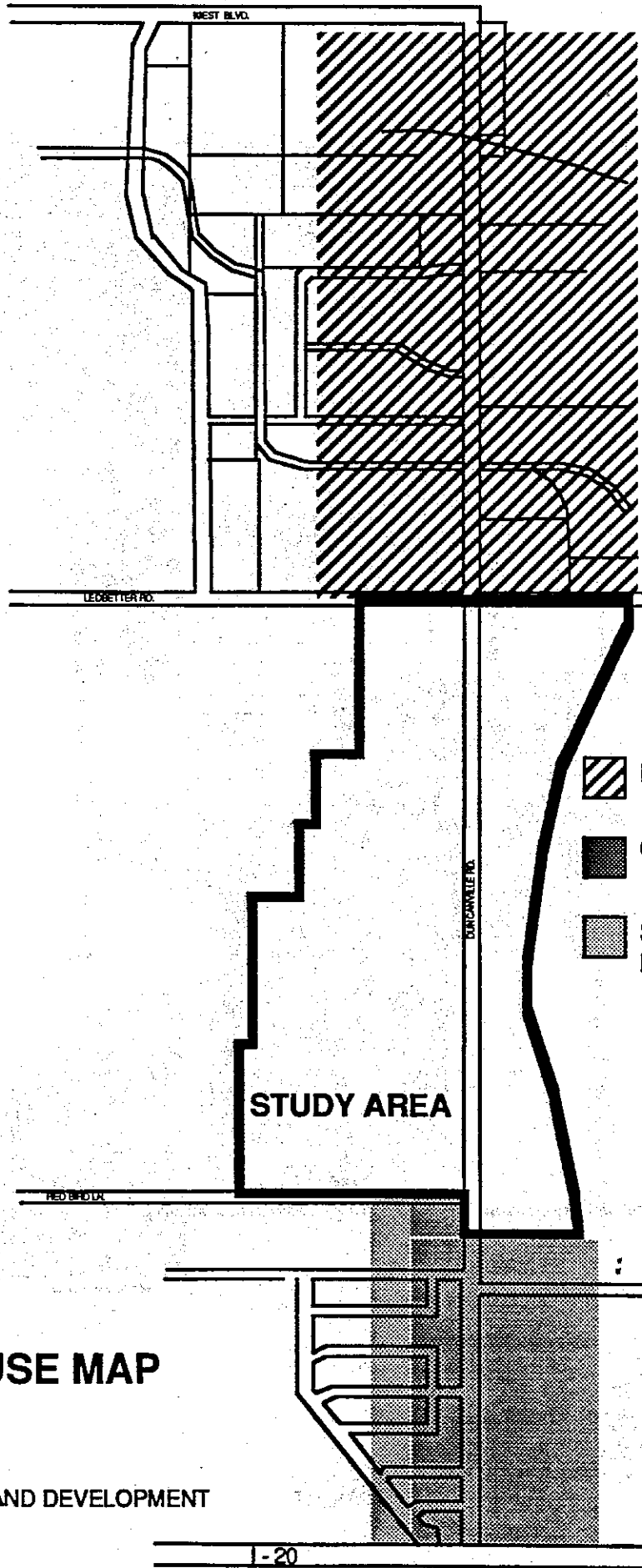
- Low intensity retail/office land use was requested by the community at two public meetings.

Staff will continue to support a change from R-7.5 (Single Family) to IR(Industrial Research) zoning for the area, east of Duncanville Road pending significant support from the affected property owners.



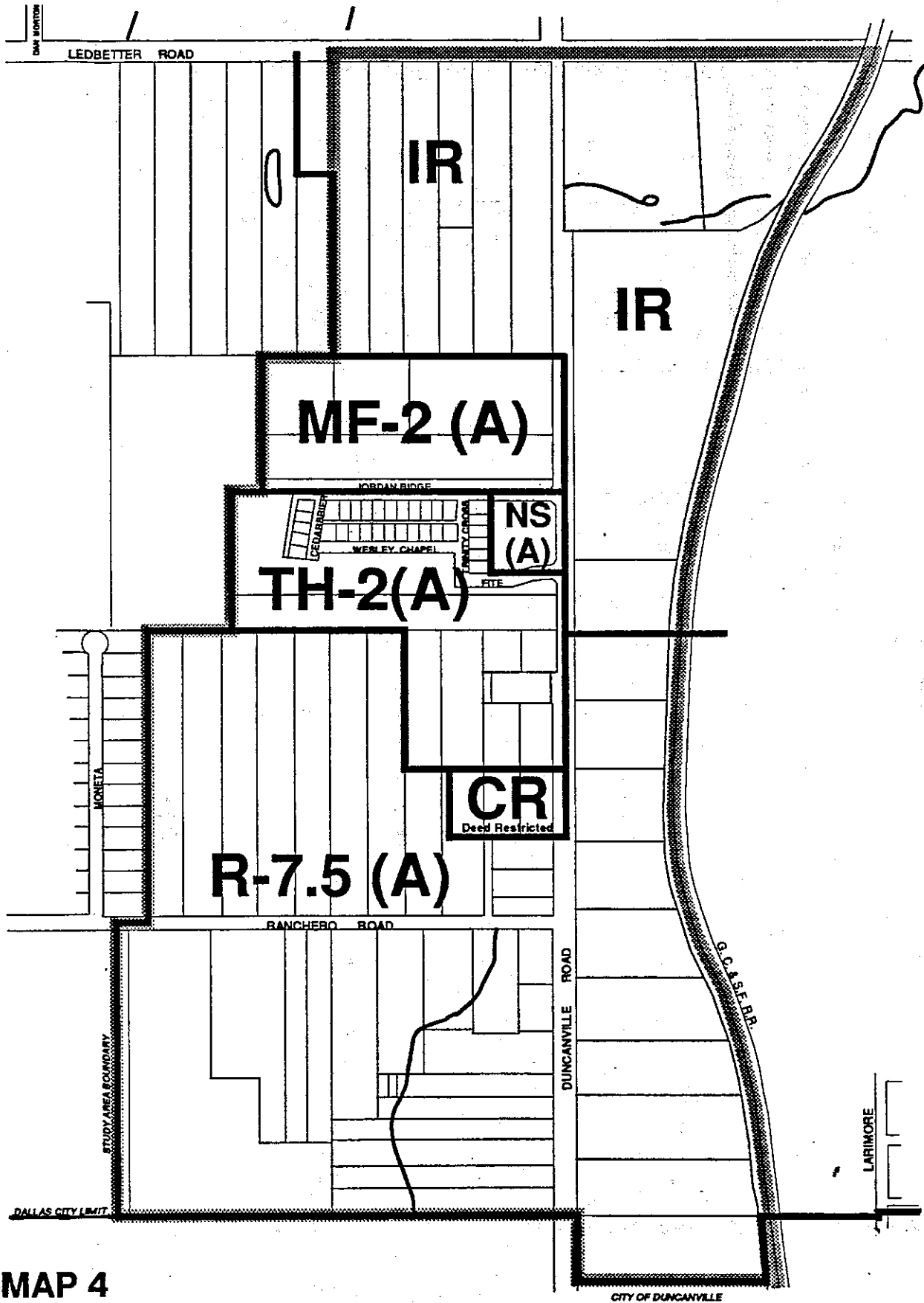
MAP 1
STUDY AREA BOUNDARIES
DUNCANVILLE ROAD
LAND USE STUDY
 CITY OF DALAS, TEXAS
 DEPARTMENT OF PLANNING AND DEVELOPMENT





MAP 3
VICINITY LAND USE MAP
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LAND USE STUDY
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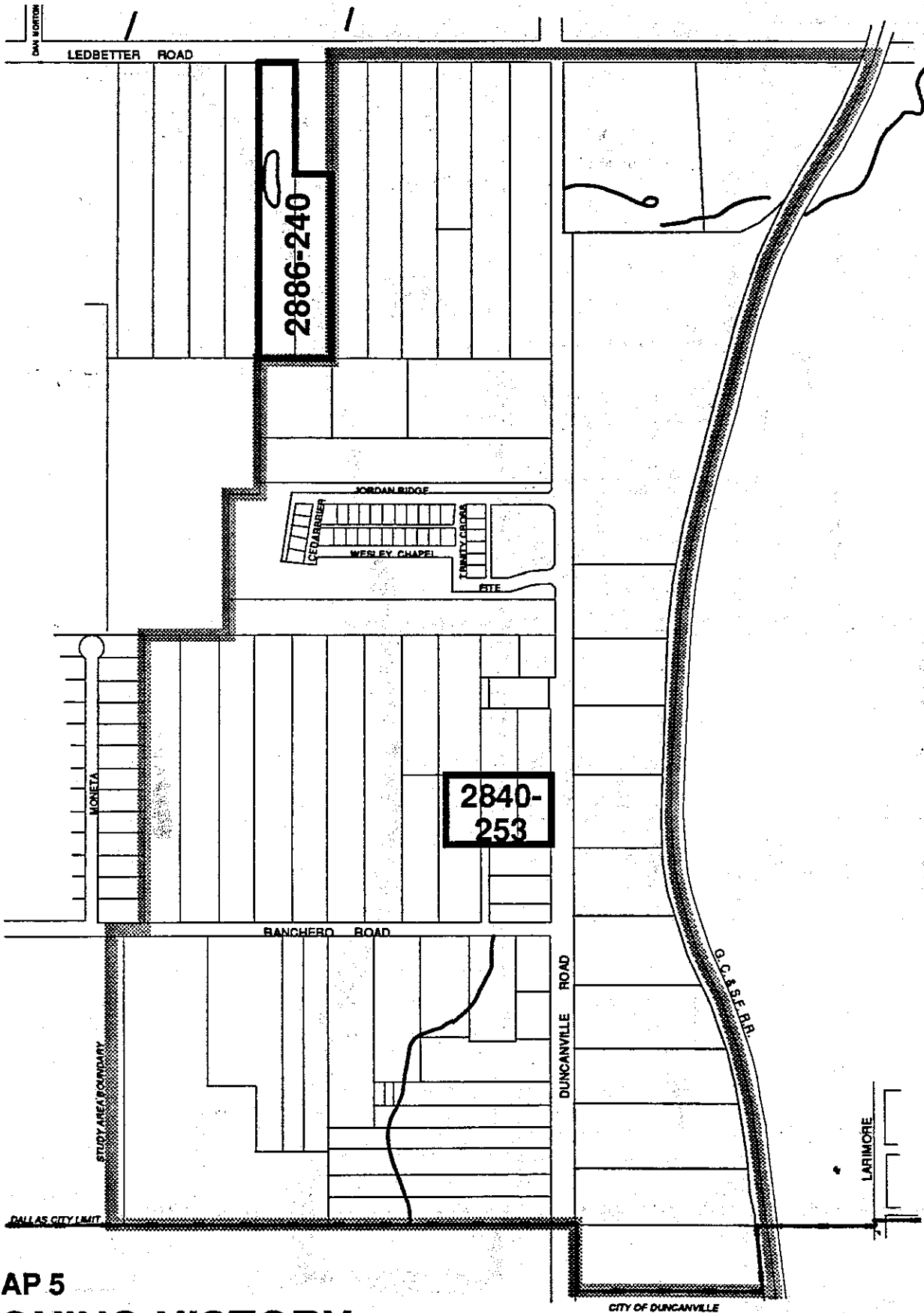
1-20



**MAP 4
EXISTING ZONING
DUNCANVILLE ROAD
LAND USE STUDY**

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DEPARTMENT OF PLANNING AND DEVELOPMENT

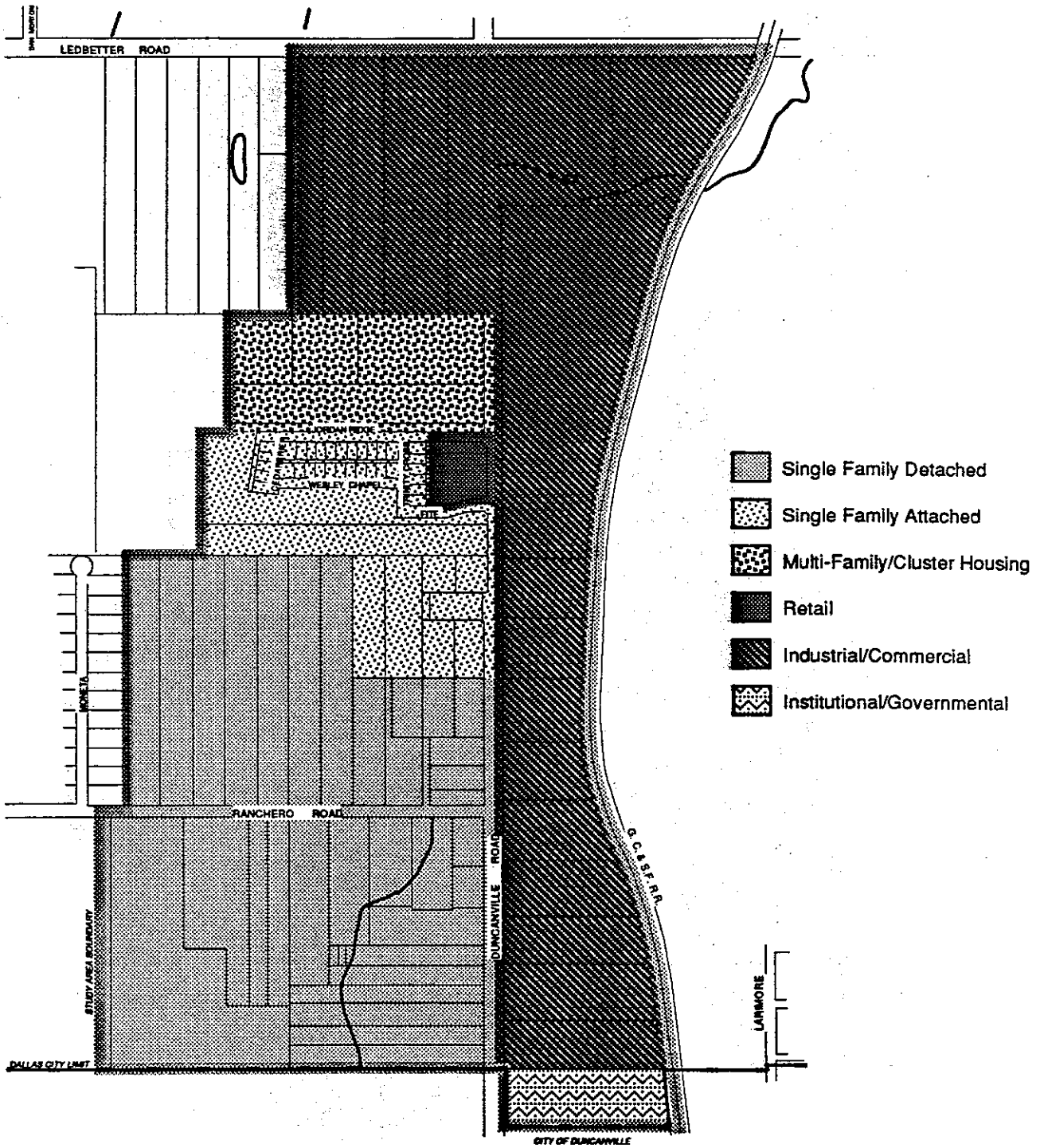




MAP 5
ZONING HISTORY
DUNCANVILLE ROAD
LAND USE STUDY

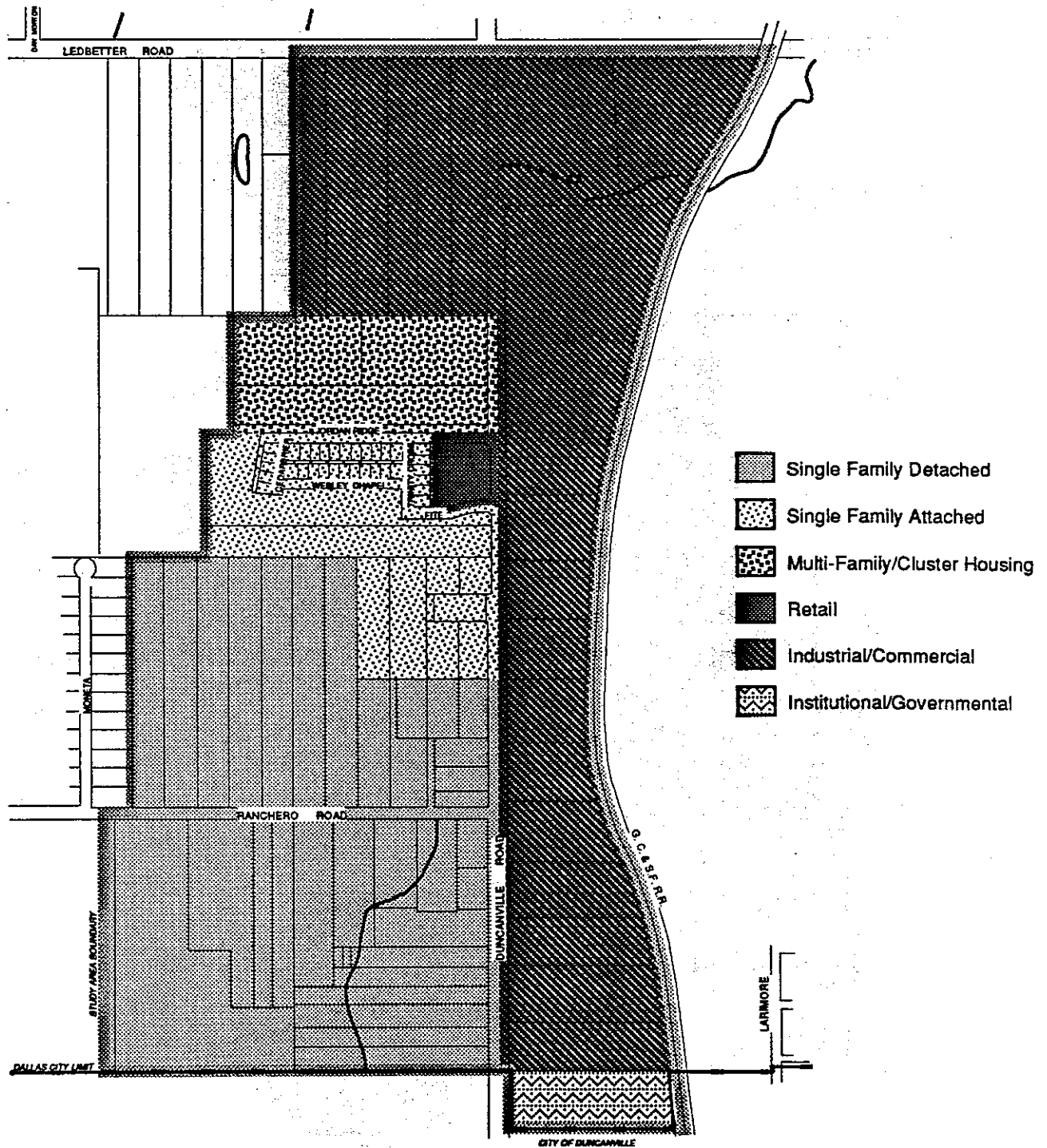
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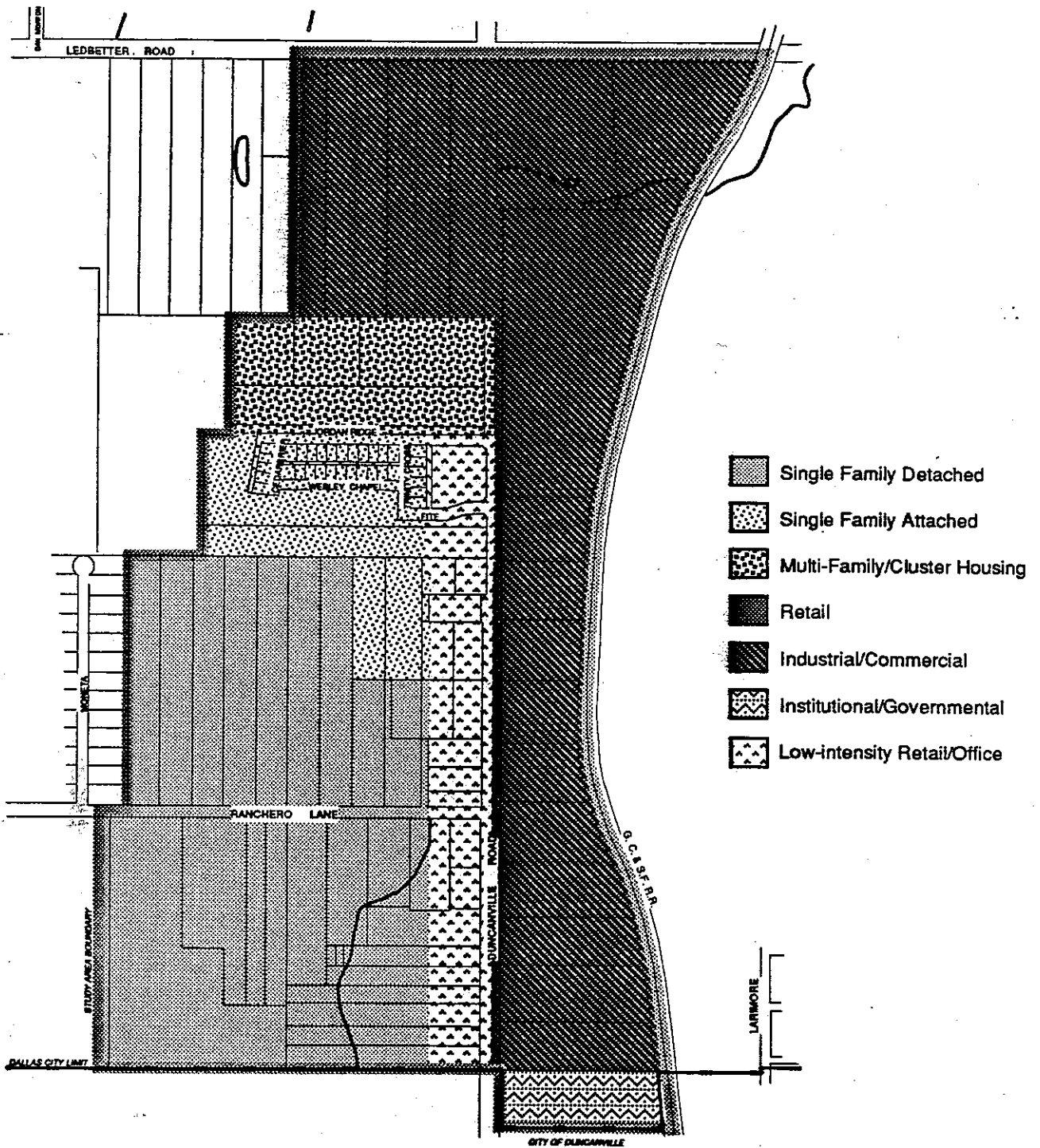
MAP 6
SW DALLAS LAND USE STUDY
PHASE II RECOMMENDATIONS
DUNCANVILLE ROAD
LAND USE STUDY
 CITY OF DALLAS, TEXAS
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**MAP 7
 PRELIMINARY LAND USE RECOMMENDATIONS
 DECEMBER 1991
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 LAND USE STUDY
 CITY OF DALLAS, TEXAS
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MAP 8
LAND USE RECOMMENDATIONS
JANUARY 1992
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LAND USE STUDY
 CITY OF DALLAS, TEXAS
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