

FILE NUMBER: Z-26-000055 **DATE FILED:** March 19, 2026
LOCATION: Southeast line of Telephone Rd. and the west line of Bonnie View Rd.
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 23.21 ac **CENSUS TRACT:** 48113016709

REPRESENTATIVE: Baldwin Associates, LLC / Robert Baldwin
OWNER: WSB Properties, LLC / Weldu Ghebrat
APPLICANT: Cartage Capital / Steffen Van Doesburg
REQUEST: An application for an amendment to Specific Use Permit 2439 for commercial motor vehicle parking on property zoned CS Commercial Service District with deed restrictions Z201-345.
SUMMARY: The purpose of the request is to amend the site plan to allow additional parking on site.
STAFF RECOMMENDATION: **Approval** for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned CS Commercial Service District and is developed with motor vehicle parking.
- The surrounding area is predominantly industrial, with industrial uses to the north, east, and south, as well as single family residential (approx. 3 homes) to the west of the property.
- The applicant wishes to continue utilizing the site for motor vehicle parking, but to allow additional parking. As such, they request an amendment to SUP 2439.
- There is a deed restriction (Z201-345) which limits some of the allowed uses within the CS Commercial Service District permitted per Section 51A-4.123 of the Dallas Development Code.

Zoning History:

There have been six (6) zoning cases in the area within the last five years:

1. **Z234-117:** On 25, 2024, City Council approved an application for an amendment to Specific Use Permit No. 2439 for commercial motor vehicle parking on property zoned a CS Commercial Service District with deed restrictions [Z201-345]. [Subject site]
2. **Z223-198:** On 22, 2024, City Council approved an application for (1) an LI Light Industrial District; and (2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District.
3. **Z245-163:** On August 13, 2025, City Council approved an application for a CS Commercial Service District on property zoned an A(A) Agricultural District.
4. **Z212-323:** On March 8, 2023, City Council approved an application for an LI Light Industrial District on property zoned an A(A) Agricultural District.
5. **Z234-161:** On October 8, 2024, City Council approved an application for a Specific Use Permit for commercial motor vehicle parking on property zoned an LI Light Industrial District with deed restrictions [Z212-207].
6. **Z212-207:** On October 12, 2022, City Council approved an application for an LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
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Telephone Rd	Principal Arterial	80' ROW
Bonnie View Rd	Minor Arterial	100' ROW

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 review of engineering plans at permitting to comply with city standards.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: No lines.
DART Bus: No Routes

STAFF ANALYSIS:

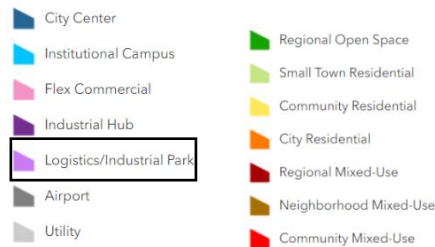
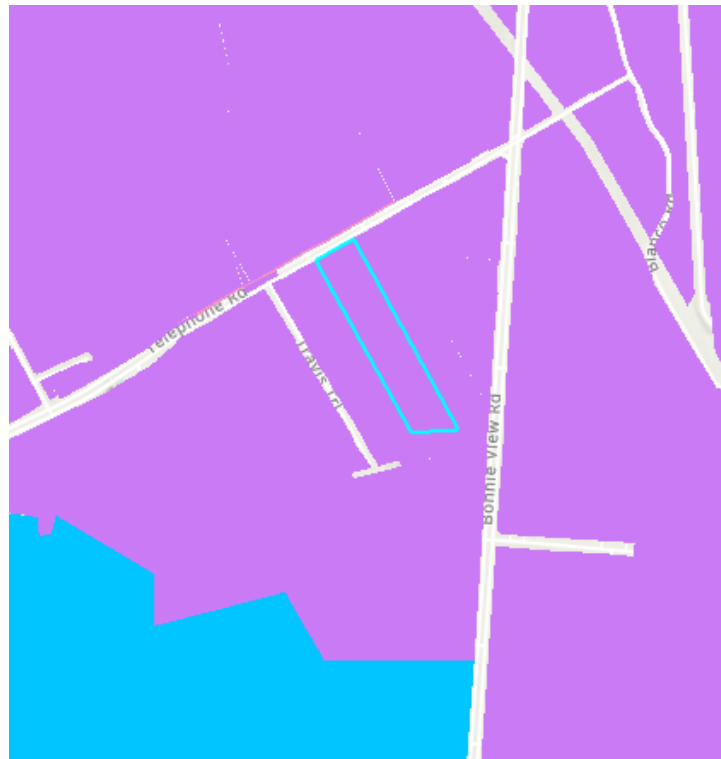
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed Specific Use Permit is generally consistent with the policies of Forward Dallas 2.0. Light industrial is identified as a primary land use within **the Logistics/Industrial Park** placetype and is a prevalent use pattern in the surrounding area. The subject property is located along a principal arterial roadway, Telephone Road, and is situated mid-block with adjacency to an existing light industrial use. The site appears to be currently utilized as a motor vehicle parking lot, and the proposed request would maintain a use consistent with both existing conditions and the broader land use context.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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



Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use

areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Logistics/Industrial Park placetype consists of areas identified for wholesale, large distribution areas, and storage uses focused on production and employment. Logistics/Industrial Park areas represent significant employment assets providing space for innovation, employment, and the potential for upward mobility for Dallas’ skilled workers. Clean and more sustainable practices that reduce adverse environmental impacts on human health and wildlife will ensure the viability of the Logistics/Industrial Park placetype and augment its beneficial economic role.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District	Motor vehicle parking
North	LI Light Industrial District	Undeveloped
South	A(A) Agricultural District / LI Subdistrict within PD 761 Dallas Logistics Port Special Purpose District	Motor vehicle parking
East	CS Commercial Service District	Motor vehicle parking
West	CS Commercial Service District	Motor vehicle parking

Land Use Compatibility:

The request site is currently undeveloped with motor vehicle parking. The applicant proposes to continue utilizing the existing site as a motor vehicle parking lot.

The surrounding area is predominantly industrial, with industrial uses to the north, east, and south, as well as single family residential (approx. 3 homes) to the west of the property.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect

on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommend approval of the requested Specific Use Permit, as the subject property is contiguous to existing light industrial use and is situated along a principal arterial corridor. The proposed amendment is consistent with the established operational characteristics of the site and will not result in a material change to site operations. Furthermore, the use is not anticipated to generate adverse impacts on the surrounding environment, nor will it alter the prevailing land use pattern or character of the area.

Development Standards

Following is a table showing the development standards of the current CS Commercial Service District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: CS	15' adj. expressway or thoroughfare	Adj. to Res.: 20' Other: 0'	None; FAR: 0.5 for any combination of lodging, office, and retail and personal service uses; 0.75 for all uses combined	45'	80%

Landscaping:

Landscaping must be provided in accordance with Article X and the landscape plan.

Parking:

Parking must be provided in accordance with the Dallas Development Code. Under Parking Reform, there is no minimum parking except when contiguous with single family uses in R zoning.

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 more precisely target intervention strategies 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 within an “H” MVA area.

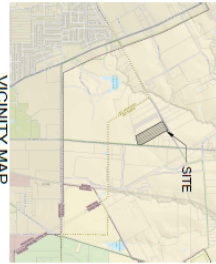
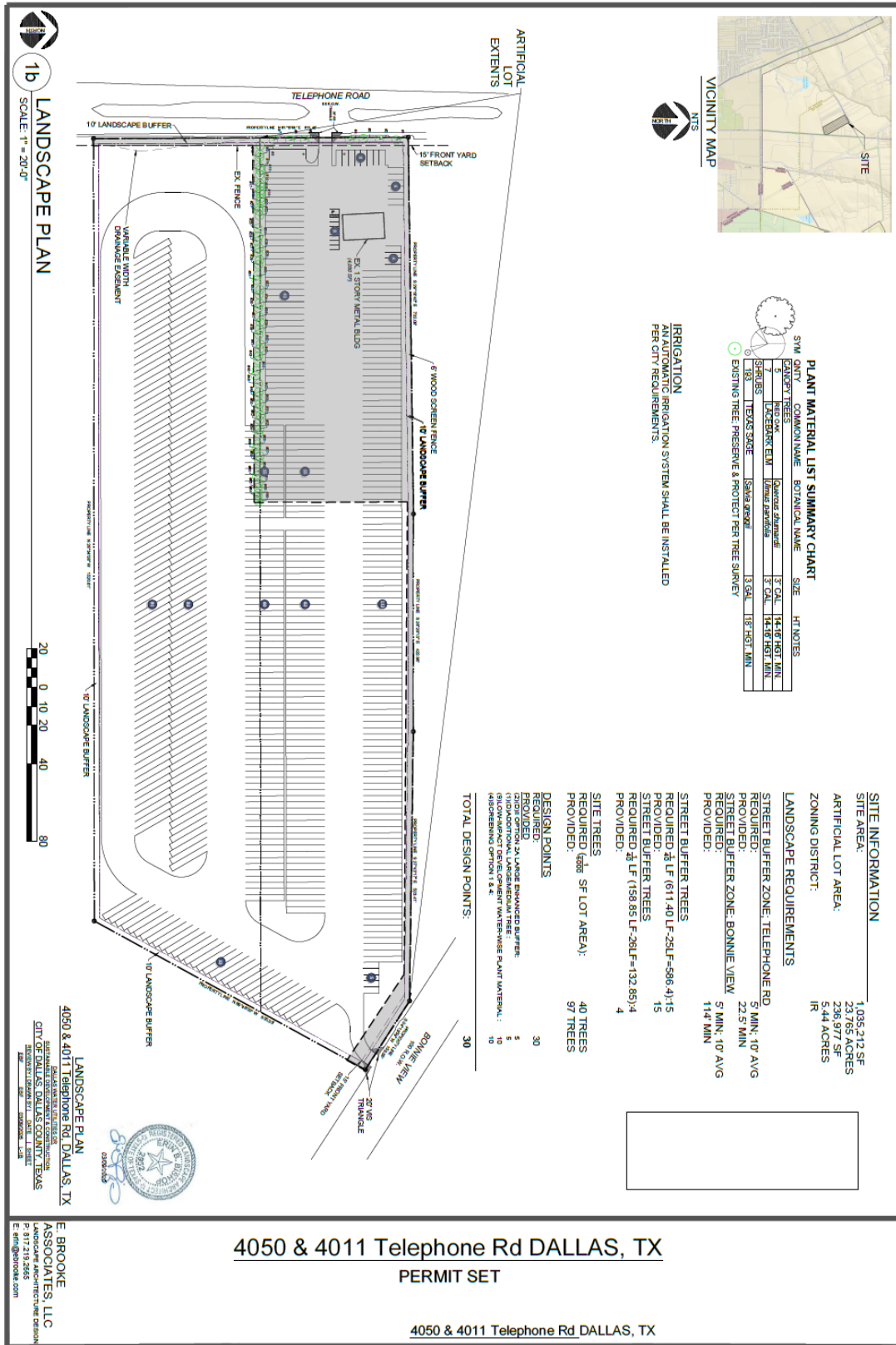
Z-26-000055

List of Officers

WSB Properties, LLC
Weldu Ghebre, Owner

Cartage Capital Partners
Steffen van Doesburg, Co-Founder, Operating Partner

Proposed Landscape Plan



VICINITY MAP

PLANT MATERIAL LIST SUMMARY CHART

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HT NOTES
○	1	SHRUB	TEXAS SAGE	13 GAL	18' HGT MIN
○	1	EXISTING TREE	PRESERVE & PROTECT FOR TREE SURVET		

IRRIGATION
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY REQUIREMENTS.

SITE INFORMATION

SITE AREA: 1,035,212 SF
ARTIFICIAL LOT AREA: 23,765 ACRES
ZONING DISTRICT: IR
LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS

STREET BUFFER ZONE: TELEPHONE RD
REQUIRED: 5' MIN; 10' AVG
PROVIDED: 22.5' MIN
STREET BUFFER ZONE: BONNIE VIEW
REQUIRED: 5' MIN; 10' AVG
PROVIDED: 11.4' MIN

STREET BUFFER TREES

REQUIRED 1/2 LF (611.40 LF=586.4) 15
PROVIDED: 15
STREET BUFFER TREES
REQUIRED 1/2 LF (158.85 LF=132.85) 4
PROVIDED: 4

SITE TREES

REQUIRED 40 SF LOT AREA) 40 TREES
PROVIDED: 97 TREES

DESIGN POINTS

PROVIDED: 30
TOTAL DESIGN POINTS: 30

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



LANDSCAPE PLAN
4050 & 4011 TELEPHONE RD, DALLAS, TX
DALLAS COUNTY, TEXAS
DPT OF DALLAS, DALLAS COUNTY, TEXAS



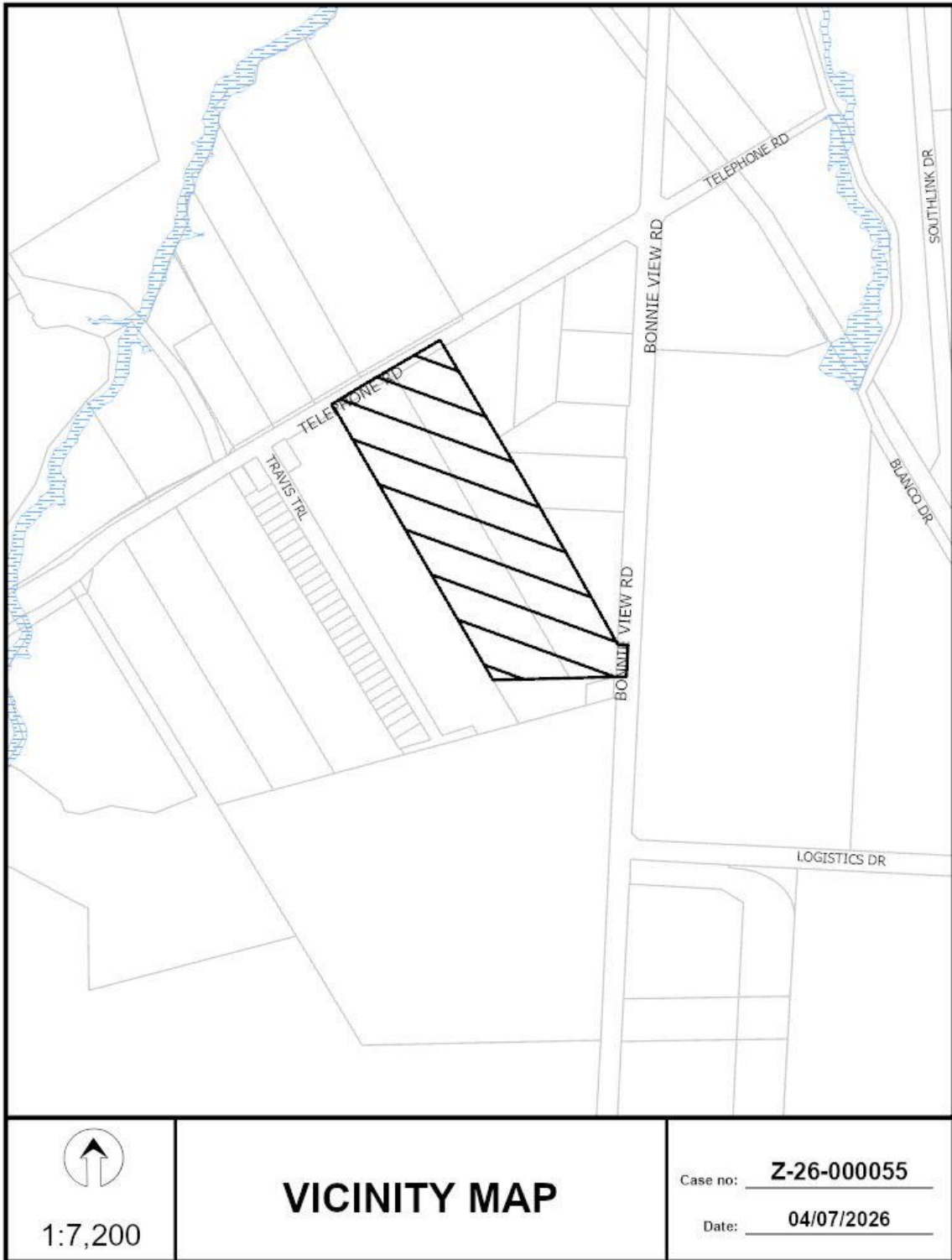
4050 & 4011 Telephone Rd DALLAS, TX
PERMIT SET

4050 & 4011 Telephone Rd DALLAS, TX

E. BROOKE ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE DESIGN
P: 917.219.2665
E: em@ebrooke.com

SUP Conditions

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. LANDSCAPE PLAN: Use and development of the Property must comply with the attached landscape plan.
4. TIME LIMIT: This specific use permit expires on FIVE YEARS, but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) [~~September 25, 2027.~~]
5. FENCING: A six-foot-high fencing must be provided to fully enclose the parking area as shown on the attached site plan.
6. INFRASTRUCTURE IMPROVEMENT: Prior to the issuance of a building permit for new construction, an apportionment determination must be assessed for installation of a traffic signal at the intersection of Telephone Road and Bonnie View Road. On or before March 25, 2025, the operator must pay a percentage of the cost, if any, for installation of a traffic signal at the intersection of Bonnie View Road and Telephone Road to the city as determined by apportionment analysis.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



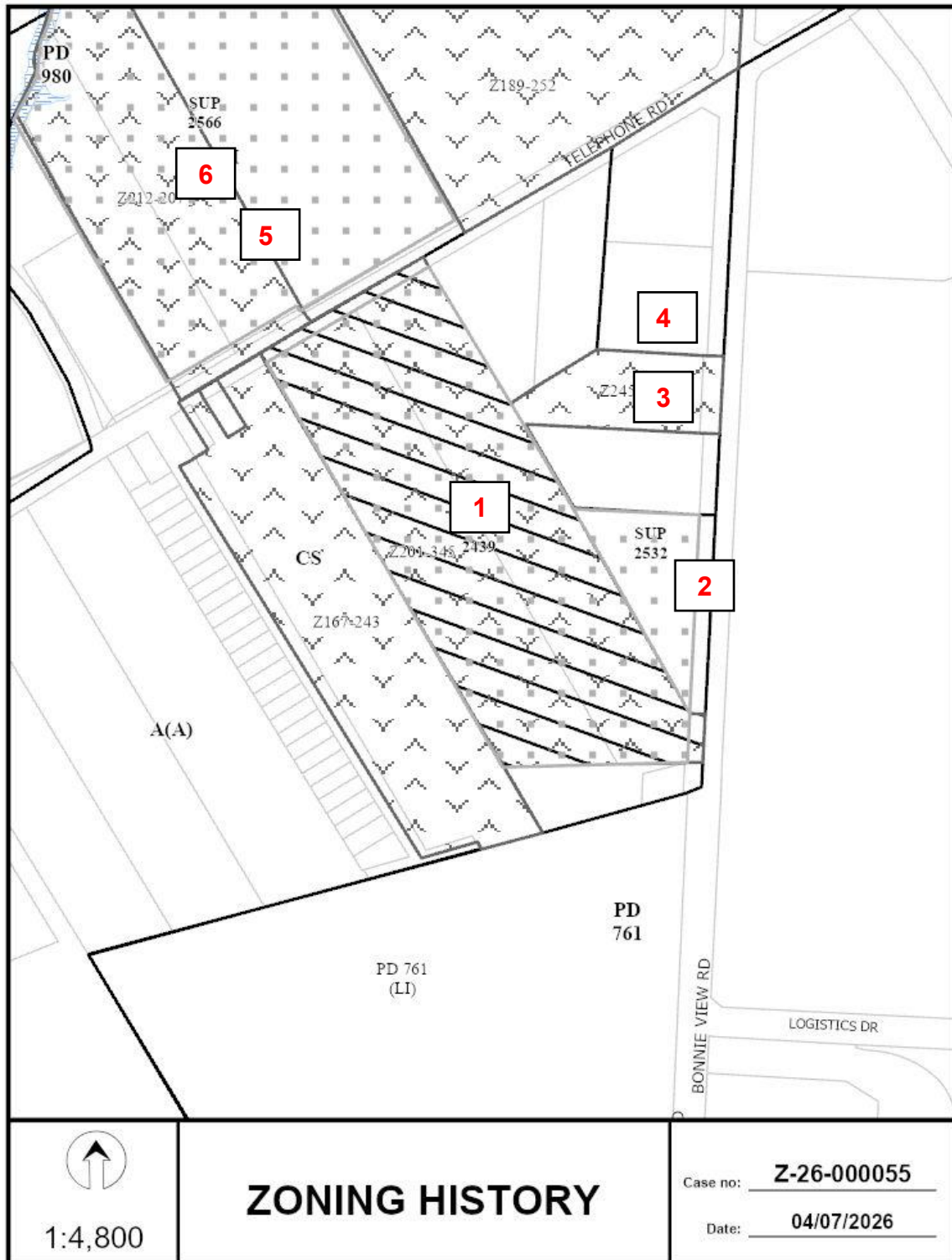


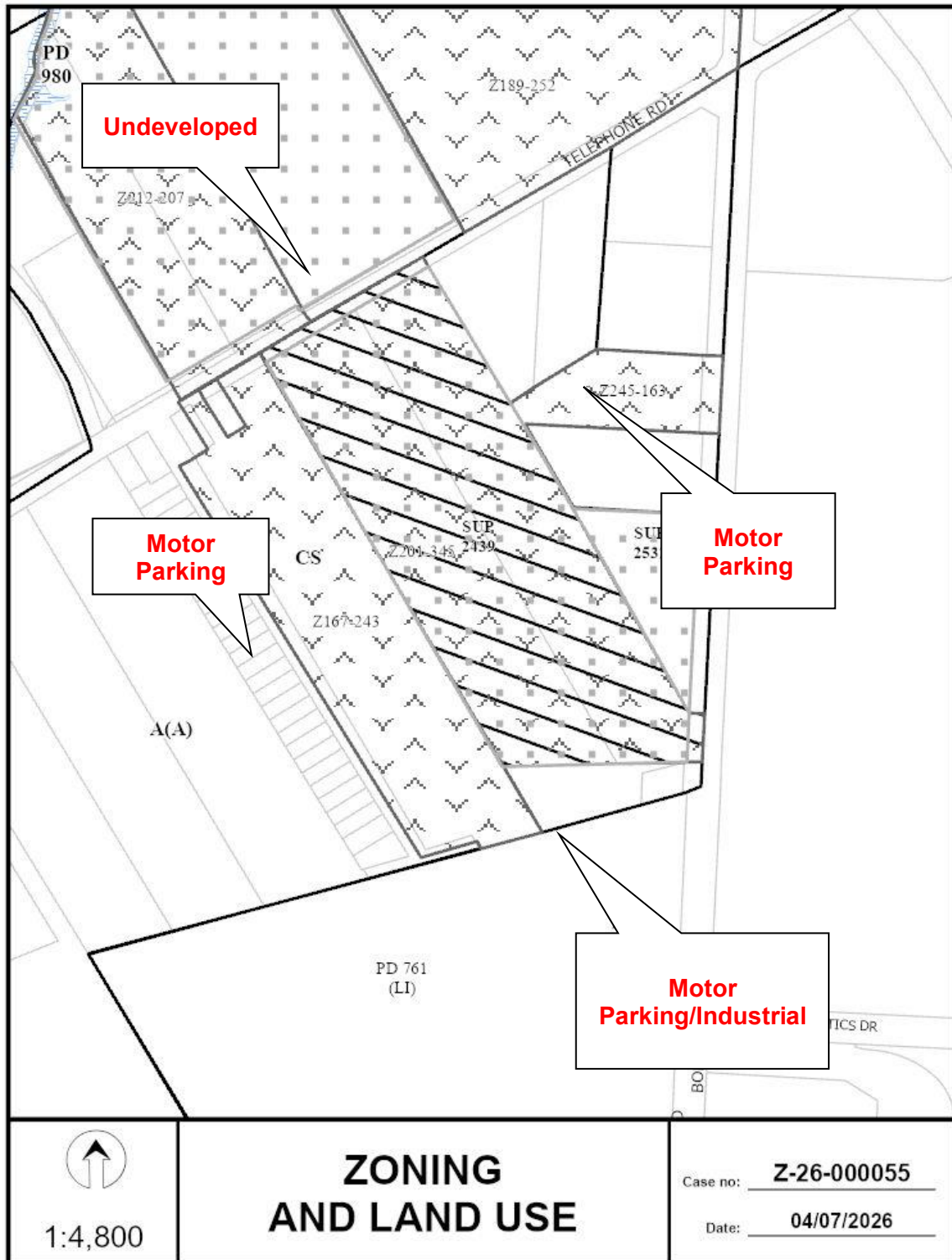
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AERIAL MAP

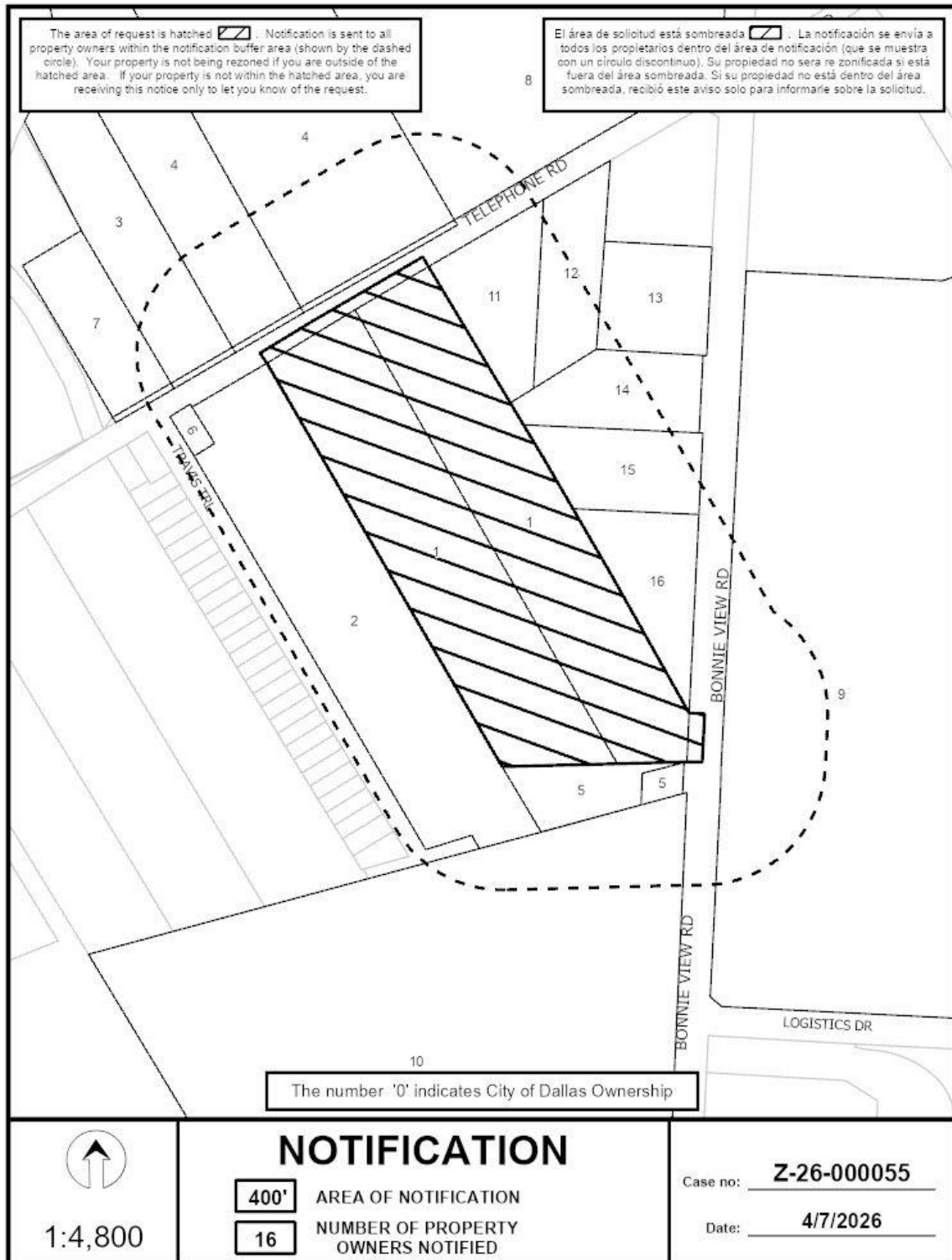
Case no: **Z-26-000055**

Date: **04/07/2026**









04/07/2026

Notification List of Property Owners

Z-26-000055

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4100 TELEPHONE RD	WSB PROPERTIES LLC
2	3918 TELEPHONE RD	SNL IOV 3918 TELEPHONE OWNER
3	3925 TELEPHONE RD	JSACQ/TELEPHONE ROAD LP
4	3935 TELEPHONE RD	JSACQ TELEPHONE ROAD LP
5	9867 BONNIE VIEW RD	FENNER PAT &
6	3906 TELEPHONE RD	NEXTLOTS NOW LLC
7	3901 TELEPHONE RD	MUHAMMAD JULIAN HERMAN &
8	4125 TELEPHONE RD	RALPHS GROCERY COMPANY
9	9890 BONNIE VIEW RD	9890 BONNIE VIEW ROAD LLC
10	10101 BONNIE VIEW RD	HALLE PROPERTIES LLC
11	4200 TELEPHONE RD	CRUZ NOE
12	4130 TELEPHONE RD	BENSON FREDDIE LEE &
13	9300 BONNIE VIEW RD	KONTAB ASMR &
14	9306 BONNIE VIEW RD	BARAJAS FAMILY INVESTMENTS LLC
15	9300 BONNIE VIEW RD	LEIJA JAVIER &
16	9300 BONNIE VIEW RD	FINAL LIQUIDATION OUTLET INC