

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, OCTOBER 8, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000037

DATE FILED April 21, 2025

LOCATION: West corner of Edd Road and Kleberg Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 16.5 acres

CENSUS TRACT: 48113017102

REPRESENTATIVE: Jennifer Hiromoto

OWNER: Listocon Group, LLC

APPLICANT: Steffi Barrington

REQUEST: An application for R-7.5(A) Single Family District on property zoned IR Industrial Research District with D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to permit residential uses.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned as an IR Industrial Research District.
- The property comprises one lot, which is in Listocon Addition, Block A/8878, Lot 1, and represents a 16.4894-acre tract of land within the Robert Kleberg Survey.
- The lot in question, Lot 1, has frontage along Edd Road.
- The applicant proposes to develop the lot to accommodate a single family residential development.
- To accomplish this, they request a R-7.5(A) Single Family District.
- The area of request is currently undeveloped.

Zoning History:

There have been zero zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Edd Road	Community Collector	60'
Kleberg Road	Minor Arterial	60'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

The Engineering Division of the Planning & Development Department has no objections to the proposed general zoning change from IR to R-7.5(A), with the understanding that the proposed development will be required to prepare a comprehensive engineering evaluation through platting, before permitting. Engineering staff will review the impact of the proposed residential subdivision at the corner of Kleberg and Edd Road.

The assessment will include a traffic analysis, focusing specifically on traffic assignment, location of access points, sight distances, and potential impact on abutting roads and intersections. This evaluation will be integrated into other studies required during the platting and engineering review process, including paving, drainage, utilities, and

transportation operations such as street lighting. Engineering studies are not necessary during the zoning review process; however, the applicant may choose to conduct these analyses voluntarily as part of any necessary community outreach efforts.

STAFF ANALYSIS:

Active Area Plans:

West Kleberg Community Plan - <https://dallascityhall.com/departments/pnv/Pages/West-Kleberg-Community-Plan.aspx>

The West Kleberg Community Plan (2007) outlined a strategic framework for guiding growth and development in the southeastern portion of Dallas. Bounded by Interstate 20 to the north, Haymarket Road to the west, Stark Road to the east, and Seagoville city limits to the south, West Kleberg is characterized by its suburban and rural feel, featuring large residential lots, manufactured homes, and single family dwellings.

The area encompasses approximately 6,471 acres—about 10 square miles. A significant portion of the land at the time of the study remained undeveloped, with 46% identified as vacant, 22% allocated for public services, and 21% used for single-family residential housing. The community's vision centers on preserving its identity as a bedroom community with an emphasis on low- to medium-density residential development and neighborhood-serving retail, particularly along major corridors such as Highway 175. Much of the zoning is designated Agricultural (A) or low-density Residential (R-10 and R-7.5), reinforcing the community's desire to maintain a low-density character.

Economic development presents both challenges and opportunities. A significant issue identified in the plan was the leakage of retail spending to neighboring cities, such as Mesquite and Balch Springs. When the plan was executed back in 2007, the study estimated future growth projections of approximately 4,512 new households and 6,551 new jobs, alongside the development of more than 6 million square feet of commercial space. Infrastructure will need to be significantly improved to support this growth, including streets, sewer systems, and transit services.

Comprehensive Plan:

ForwardDallas 2.0, adopted by the Dallas City Council in September 2024, is the city's updated comprehensive plan guiding future land use and development. It establishes a long-term vision for how the City of Dallas should grow, including a future land use map and broad policy goals, but it does not set zoning boundaries or impose legal land use restrictions. Instead, it serves as a high-level framework to inform decisions about rezoning and development, providing guidance, not regulation, for evaluating proposals.

The plan has five main themes: environmental justice and sustainability, transit-oriented development and connectivity, housing choice and access, economic development and revitalization, and community and urban design. ForwardDallas 2.0 is not a zoning

document and does not address site-specific issues or Specific Use Permits; it is intended as a strategic guide for shaping the city's future growth and land use policies. This Comprehensive Plan outlines several goals and policies that can serve as a framework for evaluating the applicant's request.

The City Council adopted the new ForwardDallas 2.0 Comprehensive Plan in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our city has evolved over the last two decades and how to plan for changes in the near future, from continued economic growth to long-term social vibrancy.

Consistency Review Recommendation

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different areas within the city, including neighborhoods, mixed-use areas, open spaces, employment centers, and industrial areas. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of each use. Due to the macro-scale of the plan, not all uses, or design considerations described within the placetype may be suitable for every individual property.

Subject Property Placetype(s)

The area of request is situated within the Small Town Residential Placetype.

Small Town Residential: This placetype is found in portions of southeast and southwest Dallas, representing some of the last areas to be annexed into the City of Dallas in the 1960s and 1970s.

These areas include communities such as Kleberg and Rylie that had their own identities before annexation, featuring a mix of small single-family neighborhoods, rural estate lots, and active agricultural uses. Horse stables, tree farms, and small-scale farming complement the housing found in Small Town Residential areas.

ForwardDallas is designed to protect and support the vital foundation of our existing neighborhoods, promote the development of new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City of Dallas, developers, and the local community work together on any proposed changes to bring about quality, sustainable, and equitable development that complements the existing context.

Proposed Future Land Use Classification Recommendation

The request would specifically consider the single family primary land use.

Primary Use(s): A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

- Single Family Attached
- Single Family Detached
- Agricultural
- Public Open Space

Secondary Use(s): A less prevalent use that may support or complement the primary land use in a place type, but it often requires justification, higher scrutiny, and adherence to the locational strategy.

- Multiplex
- Private Open Space
- Mixed-Use
- Lodging
- Commercial
- Office
- Civic/Public Institutional
- Utility

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The **Small Town Residential** placetype is found in portions of southeast and southwest Dallas, including communities such as Kleberg and Rylie. These communities feature a mix of small single family neighborhoods, rural estate lots, and active agricultural uses. Horse stables, tree farms, and small-scale farming complement the housing found in Small Town Residential areas.

The area of request is a vacant and undeveloped tract of land. It is essential to note that any new developments within this placetype should be well-integrated into the natural landscape, and consideration should be given to a connectivity approach to preserve the existing fabric of the area.

Given the proposal to rezone to allow for single family residential development on a limited scale due to the size limitations of the proposed zoning district, as well as the spacing limitations for the subject property, this would align with the forward-looking goals for the area that the community wishes to see, which is single family, small-scale neighborhood development to complement the already existing small-town fabric.

The request aligns with Forward Dallas 2.0, as it involves existing vacant and underutilized property that is well-suited to meet the neighborhood's demands with a variety of housing types, thereby increasing housing accessibility while promoting the gradual growth of the area in line with the community's goals.

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped
North	MF-1(A)	Undeveloped
South	R-5(A)	Single Family
East	R-7.5(A)	Single Family
West	MF-1(A)	Undeveloped, Single Family

Land Use Compatibility:

The area of request is a vacant and undeveloped tract of land. To the north and west, the area remains undeveloped, while to the south and east, the site is surrounded by single-family housing in R-5(A) and R-7.5(A) Single-Family Districts. Also note that an existing utility right-of-way exists along the northeastern border of the subject property, fronting Kleberg Road, which is also located within the boundaries of a D-1 Dry Overlay.

The site is currently zoned as an IR Industrial Research district, which is recognized as suitable for the development of research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended for locations in areas of low- to medium-density residential development.

The applicant initially submitted a rezoning request for R-5(A) Single Family District designation, which permits residential development on lots with a minimum size of 5,000 square feet. This original proposal was deemed incompatible by both the planning staff and the community. Feedback and community meetings during the rezoning proposal process, which was informed by the West Kleberg Community Plan's long-term growth vision for the immediate area, showed a desire for larger lots in-line with the areas growth goals, which the R-5(A) would not address due to the limited size of lots for that zoning district as opposed to the R-7.5(A).

Following community input and concerns raised by neighborhood residents, the applicant collaborated with local stakeholders to revise their proposal. The updated request seeks R-7.5(A) Single Family District zoning, which requires larger minimum lot sizes that better align with existing development patterns in the area.

The applicant proposes a R-7.5(A) Single Family District to permit the development of a small low-density single family residential development, which the IR Industrial Research District currently prohibits. This revised zoning classification represents a compromise solution that addresses multiple objectives. It accommodates the community's need for managed, gradual growth while ensuring that new development maintains lot sizes consistent with the established neighborhood character.

The R-7.5(A) designation provides larger residential lots that are more standard for the area, creating a balanced approach between development pressures and preservation of the community's existing residential scale and density patterns. The R-7.5(A) Single Family district comprises a significant portion of the existing single-family dwelling development in the city. It is considered the proper zoning classification for large areas of undeveloped land remaining in the city that are suitable for single-family dwelling use. This district is intended to be composed of single-family dwellings together with public and private schools, churches, and public parks essential to create basic neighborhood units.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. The presence of the R-7.5(A) Single Family District would make this an appropriate transition from commercial or industrial uses that could be allowed presently on the site with the current IR Industrial Research District zoning if left unchanged, which would conflict with the goals of the West Kleberg Community Plan to reduce or eliminate the encroachment of industrial uses.

Development Standards

Following is a comparison of the development standards of the current IR Industrial Research District and the proposed R-7.5(A) Single Family District.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IR	15'	30' adjacent to Residential Other: No Minimum	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: R-7.5(A)	25'	5'	1 Dwelling Unit / 7,500 sq. ft.	30'	45%		Single family

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	IR	R-7.5(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	
Commercial cleaning or laundry plant	R	
Custom business services	•	
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	
Job or lithographic printing	R	
Labor hall	S	
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	
Technical school	•	
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	IR	R-7.5(A)
Industrial (inside) for light manufacturing	•	
Industrial (outside)		
Medical/infectious waste incinerator	S	
Metal salvage facility		
Mining		
Municipal waste incinerator	S	
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator	S	
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	
Cemetery or mausoleum	S	S
Child-care facility	•	S
Church	•	•
College, university, or seminary	•	S
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house		
Hospital	R	
Library, art gallery, or museum		S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel	S	
Hotel or motel	R	
Lodging or boarding house	•	
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Carnival or circus (temporary)	S	S
Hazardous waste management facility	•	
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	

	Existing	Proposed
Use	IR	R-7.5(A)
Financial institution without drive-in window	•	
Financial institution with drive-in window	R	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	S
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		
Handicapped group dwelling unit		S
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center	R	
Business school	•	
Car wash	R	
Commercial amusement (inside)	S	
Commercial amusement (outside)		
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
Drive-in theater		
Dry cleaning or laundry store	•	
Furniture store	•	
General merchandise or food store 3,500 square feet or less	•	
General merchandise or food store greater than 3,500 square feet		

	Existing	Proposed
Use	IR	R-7.5(A)
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist	•	
Temporary retail use	•	
Theater	•	
Truck stop	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field	S	
Commercial bus station and terminal	R	
Heliport	R	
Helistop	R	S
Private street or alley		S
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)	S	
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S

	Existing	Proposed
Use	IR	R-7.5(A)
Local utilities	S/R	S/R
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	S
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale		
Recycling buy-back center	•	
Recycling collection center	•	
Recycling drop-off container	•	•
Recycling drop-off for special occasion collection	•	•
Sand, gravel, or earth sales and storage		
Trade center	•	
Vehicle storage lot		
Warehouse	R	

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code as updated May 14, 2025, the off-street parking requirement for a single family dwelling unit in a R-7.5(A) Single Family District is one space per dwelling unit. The applicant would be required to comply with standard parking minimums at permitting.

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.

DRAFT CPC Action
August 21, 2025

Motion: It was moved to recommend **approval** of a R-7.5(A) Single Family District on property zoned IR Industrial Research District with D-1 Liquor Control Overlay, on the west corner of Edd Rd and Kleberg Rd.

Maker: Franklin
Second: Housewright
Result: Carried: 13 to 0

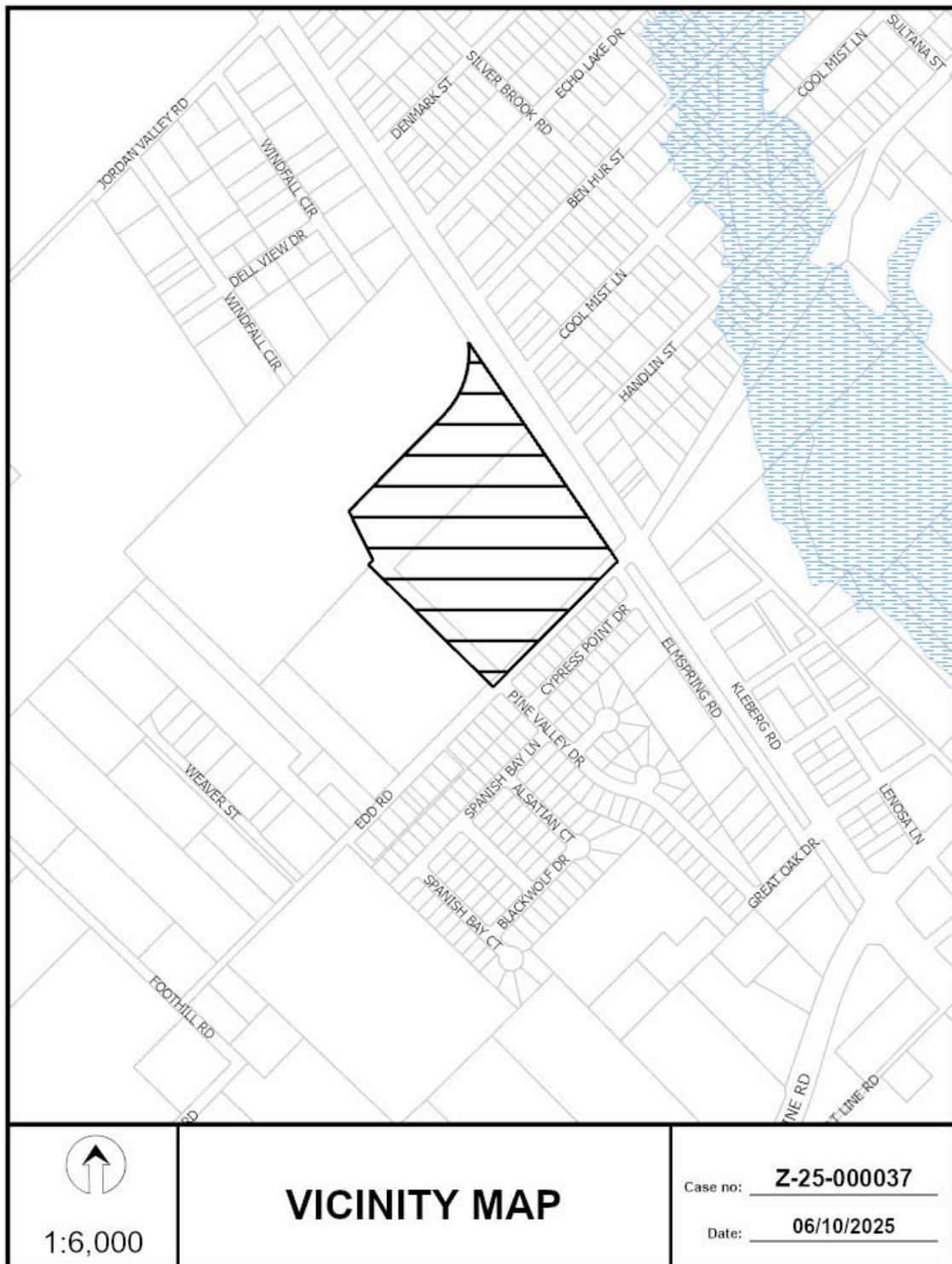
For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 1 - District 12

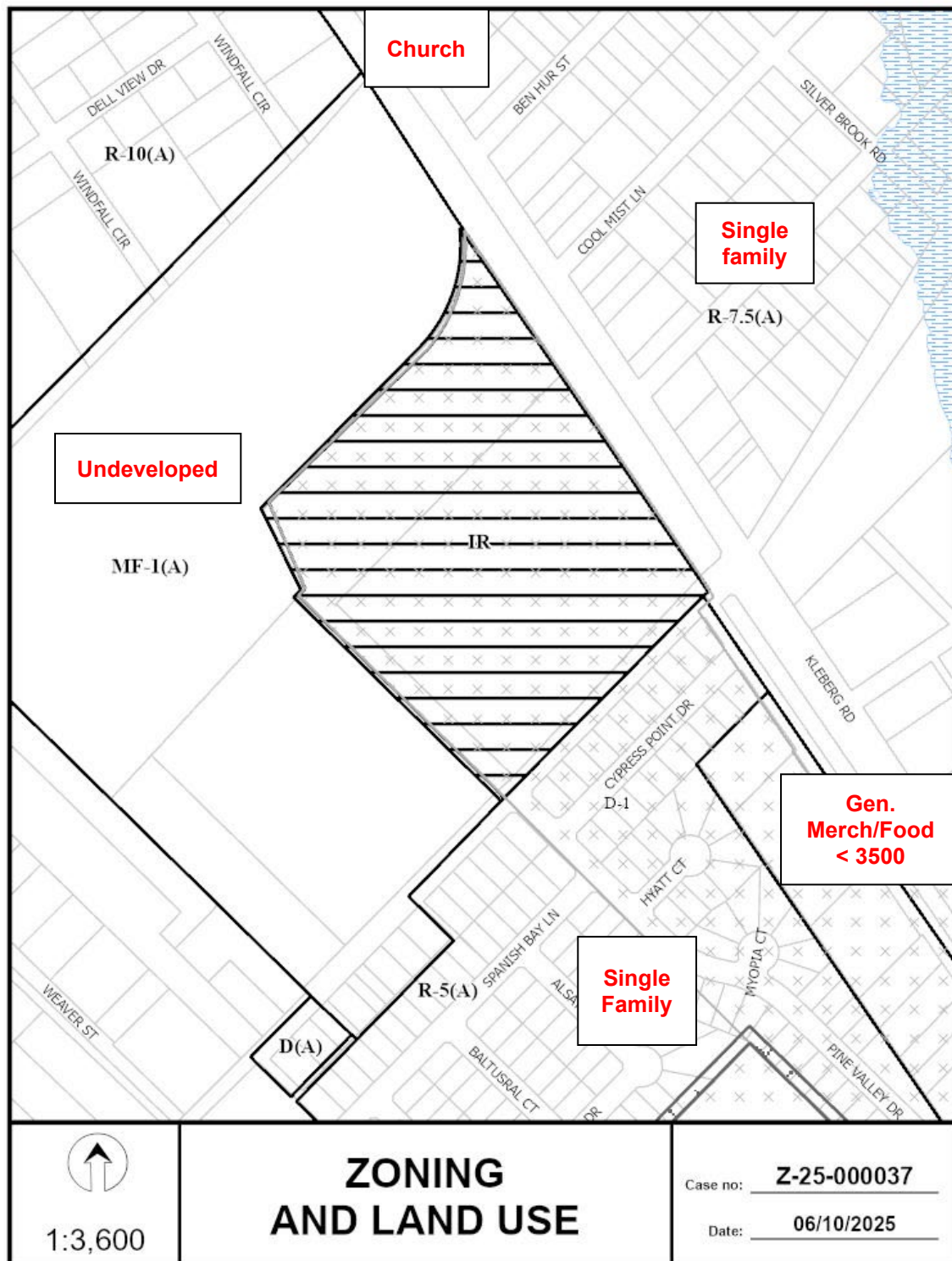
Speakers: None

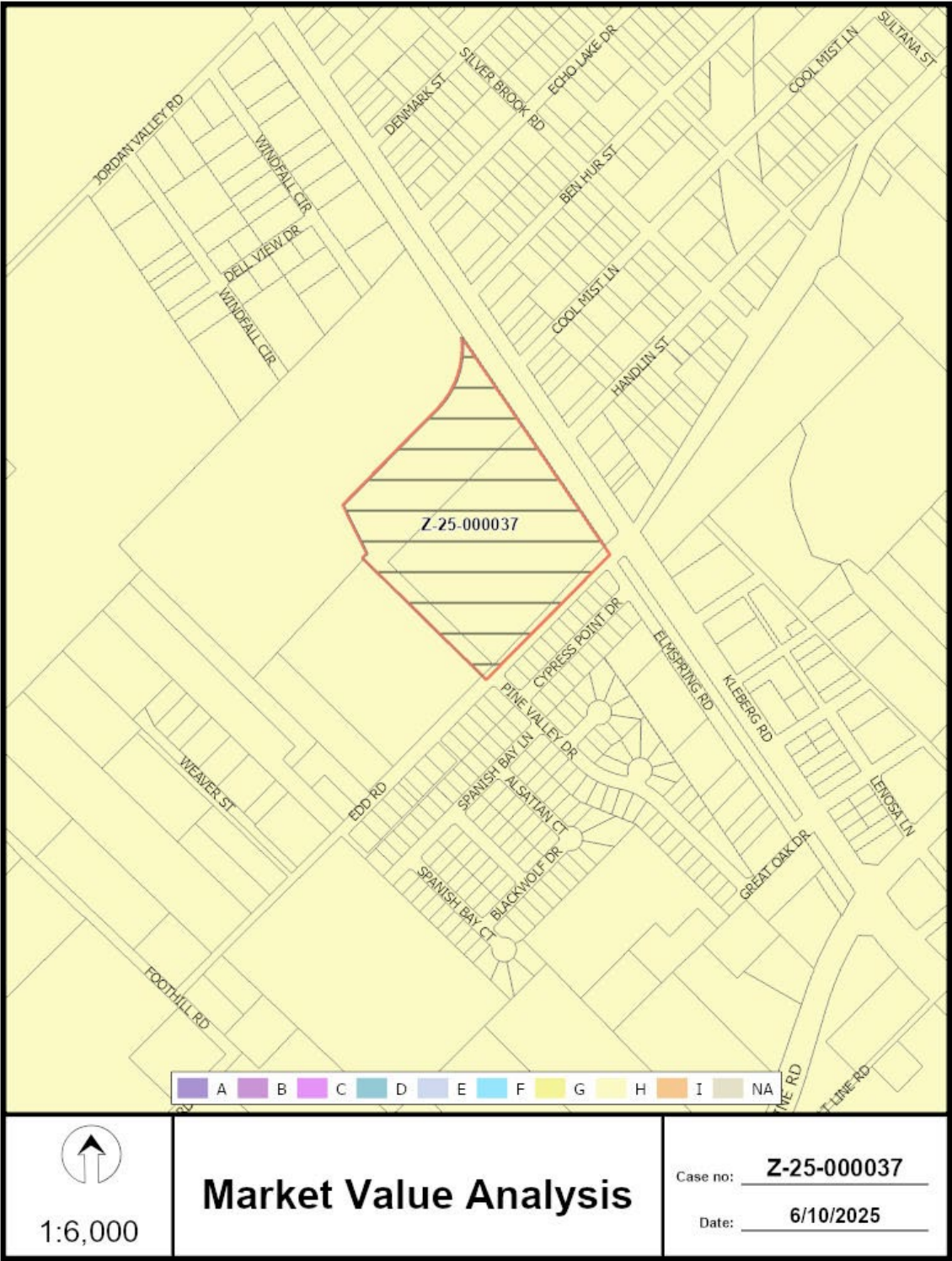
Notices:	Area: 200	Mailed: 45
Replies:	For: 1	Against: 3

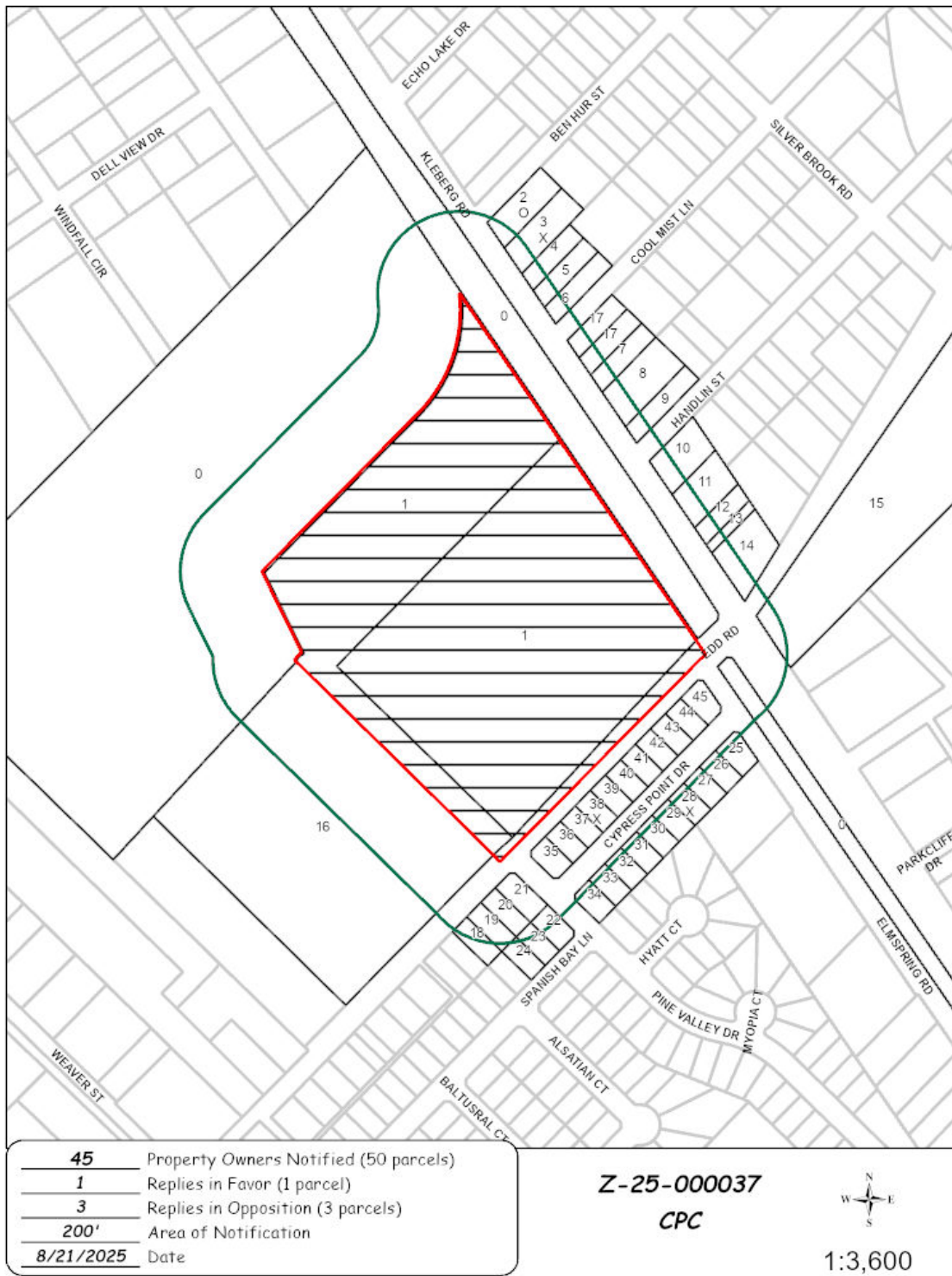
Speakers: For: None
For(Did not speak): Jeniffer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238
Against: None











08/20/2025

Reply List of Property Owners***Z-25-000037******45 Property Owners Notified 1 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	12800 KLEBERG RD	LISTOCON GROUP LLC
O	2	2360 BEN HUR ST	RODRIGUEZ MANUEL
X	3	12803 KLEBERG RD	GUERRERO JUAN R
	4	12827 KLEBERG RD	CARRILLO OCTAVIANO
	5	12833 KLEBERG RD	CARRILLO OCTAVIO SR
	6	12839 KLEBERG RD	AVILA VICENTE &
	7	12915 KLEBERG RD	MCGILL TAMMY
	8	12917 KLEBERG RD	URIAS JOSE ANOTONIO & FRANCISCA BEATRIZ URIAS
	9	12935 KLEBERG RD	CALIXTO EMILIA
	10	13011 KLEBERG RD	WAGNER NANCY RUTH
	11	13023 KLEBERG RD	Taxpayer at
	12	13029 KLEBERG RD	PURPLE SPRINGS LLC
	13	6 KLEBERG RD	PURPLE SPRINGS LLC
	14	13041 KLEBERG RD	AGUILERA JUAN JOSE & LILIANA
	15	13105 KLEBERG RD	GOMEZ FRANCISCA &
	16	2879 EDD RD	TREJO MARTIN SOCORRO &
	17	12905 KLEBERG RD	SHETH HEMANG A
	18	2826 EDD RD	AGUIRRE FELIPE FABURRIETA &
	19	2822 EDD RD	NAVARRETE ROSA MANUELA
	20	2818 EDD RD	MIRAMAR MCB DFW SFR I LP
	21	2814 EDD RD	SALAZAR RUBEN & JOSEFINA
	22	2801 SPANISH BAY LN	HERNANDEZAVILA NORBERTO
	23	2805 SPANISH BAY LN	SMITH NATHANIAL
	24	2809 SPANISH BAY LN	HERNANDEZ ALEX & CYNTHIA
	25	2604 CYPRESS POINT DR	SFR JV 1 2021 1 BORROWER LLC
	26	2608 CYPRESS POINT DR	HUNT KIMBERLY

08/20/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2612 CYPRESS POINT DR	AVINA MICHELL & KAYLA
X	28	2616 CYPRESS POINT DR	RAMIREZ ERNESTO
	29	2620 CYPRESS POINT DR	ALEXANDER BARBARA A
	30	2624 CYPRESS POINT DR	DIAZ RAUL &
	31	2628 CYPRESS POINT DR	ARRIAGA ALBERTO R
	32	2632 CYPRESS POINT DR	VELASCO JAVIER H & GIOVANNA &
	33	2636 CYPRESS POINT DR	FORNEA LYDIA
	34	2640 CYPRESS POINT DR	MORENO ELIAS & KAROLYN KAY
	35	2643 CYPRESS POINT DR	CALDER KAI HOLDINGS LLC
	36	2639 CYPRESS POINT DR	MAYES SANDRA D
	37	2635 CYPRESS POINT DR	PINEDA JAYSON
X	38	2631 CYPRESS POINT DR	ALVARADO MARGARITA
	39	2627 CYPRESS POINT DR	MURPHY GERARD
	40	2623 CYPRESS POINT DR	VALDEZ BARNEY & LINDA
	41	2619 CYPRESS POINT DR	LARKIN TANYA E
	42	2615 CYPRESS POINT DR	BIBLE INVESTMENTS LLC
	43	2611 CYPRESS POINT DR	DHEENATHAYALU UMASHANKER
	44	2607 CYPRESS POINT DR	MILE HIGH BORROWER 1 VALUE LLC
	45	2603 CYPRESS POINT DR	LUVIANO JAIME