

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 13, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-122(TB)

DATE FILED: November 20, 2024

LOCATION: South line of South St. Augustine Road, west of
Middlefield Street

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 15.175 acres

CENSUS TRACT: 48113017102

REPRESENTATIVE: Luke Spicer, P.E., CCM Engineering

OWNER/APPLICANT: Lakeview Homes, LLP.

REQUEST: An application for an R-7.5(A) Single Family District with consideration of an R-5(A) Single Family District on property zoned A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow for the construction of single-family houses on parcels with a minimum lot size of 5,000 square feet.

CPC RECOMMENDATION: Approval of a R-7.5(A) Single Family District.

STAFF RECOMMENDATION: Approval of a R-5(A) Single Family District.

BACKGROUND INFORMATION:

- The area of request is currently zoned A(A) Agricultural District and on a parcel of undeveloped property.
- The site is geographically located in Southeast Dallas, approx. 15.4 miles from downtown.
- The purpose of the request is to rezone the property to R-5(A) Single Family District to allow for a min lot size of 5,000 square feet to build smaller houses around the lake. The arrangement of the lots around the lake will allow for some open space.

Zoning History:

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

Thoroughfares/Streets:

This lot has no frontage. Access to the lot is through the adjacent single-family subdivision southwest of the property.

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.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

The area of request is located in the Small Town Residential Placetype. This placetype allows for primary land uses like: Agricultural, Public Open Space, Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Private

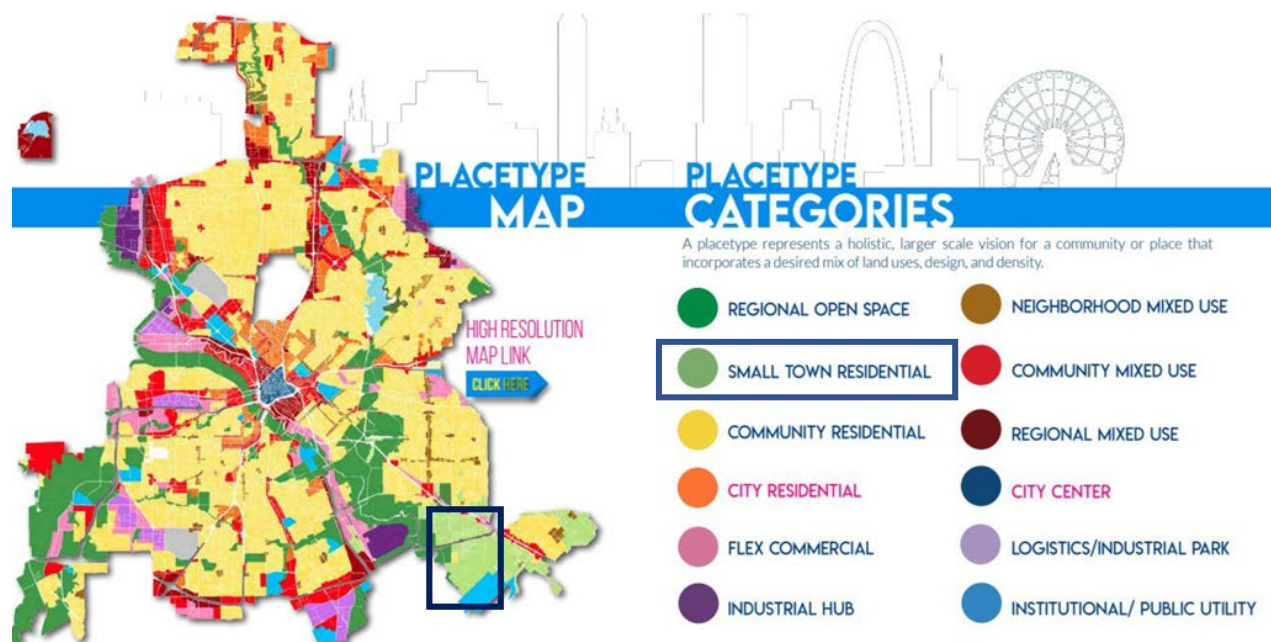
Open Space, Multiplex, Mixed-Use, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

The primary focus of the Small-Town Residential areas placetype is to represent a blend of rural and suburban lifestyles. These neighborhoods typically include single-family homes, rural estates, and active agricultural uses. This placetype maintains a slower pace of development while preserving the community's character. Local amenities such as parks and small-scale retail may be present, offering essential services while supporting a connected and self-sufficient environment.

Additionally, new residential development in this placetype should align with the established large lot ranchette style or the compact, small town neighborhood development patterns. These new developments should be well-integrated with the natural landscape and consideration should be given a clustered-design approach to preserve quality open, natural areas, and scenic views.

This request aligns with the character of the Small-Town Residential areas placetype by expanding on the concept of small single-family neighborhoods for which the area was known for prior to annexation. The proposal to construct Phase III of this neighborhood will promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped Land
North	A(A) Agricultural District	Rural Single Family & Undeveloped Land
East	A(A) Agricultural District	Undeveloped Land
South	R-10(A) Single Family District	Single Family
West	A(A) Agricultural District with SUP 1031	Radio tower & Undeveloped Land

Land Use Compatibility:

The area of request is currently zoned A(A) which is located on a parcel of undeveloped land that encompass a lake (approx.15.175 acres in total size), on south line of S. St. Augustine Road, west of Middlefield Street.

The property is surrounded by a majority of undeveloped land and rural single-family parcels. To the west of the property is a radio tower (SUP 1031), to the south of the property are single family lots within a residential subdivision, and to the east and north of the property are parcels of undeveloped land. With the immediate area being mostly residential, staff finds the applicant's request for to rezone the parcel to a R-5(A) Single Family District to be appropriate with the existing fabric of the community and compatible with the surrounding area. The rezoning on this parcel will allow for smaller single-family lot to be configured around the lake, while providing open space and preserving the natural state of the lake.

Staff supports the applicant's request original request for R-5(A) and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current AA Agricultural District and the proposed R-5(A) Single Family District.

District	Setbacks		Density	Height	Lot Cvr.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20' 50' for single family structures & 10' other permitted structures.	No Max Min lot area -3 acres	24'	10% residential structure 25% nonresidential structures		Agricultural & Single Family
Proposed: R-5(A)	20'	5' single family structures & 10' other permitted structures.	No Max Min lot area – 5,000 sf	30'	45% residential structures 25% nonresidential structures		Single Family
Proposed: R-7.5(A)	25'	5' single family structures & 10' other permitted structures.	No Max Min lot area – 7,500 sf	30'	45% residential structures 25% nonresidential structures		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, highlighted row = use prohibited by deed restrictions
•	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, 51A-4.213

	Existing	Proposed
Use	A(A)	R-5(A) / R-7.5(A)
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•

	Existing	Proposed
Use	A(A)	R-5(A) / R-7.5(A)
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	
Cemetery or mausoleum	S	S
Child-care facility	S	«
Church	•	•
College, university, or seminary	•	S

	Existing	Proposed
Use	A(A)	R-5(A) / R-7.5(A)
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open enrollment charter school or private school	S	
Public or private school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign	«	
Carnival or circus (temporary)		«
Hazardous waste management facility		
Placement of fill material	•	
Temporary construction or sales office		•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		
Group residential facility		
Handicapped group dwelling unit	«	«
Manufactured home park, manufactured home subdivision, or campground		

	Existing	Proposed
Use	A(A)	R-5(A) / R-7.5(A)
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		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	S	
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		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
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		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		

	Existing	Proposed
Use	A(A)	R-5(A) / R-7.5(A)
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	«
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	SR	S, R, «
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication	«	«
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	S	

	Existing	Proposed
Use	A(A)	R-5(A) / R-7.5(A)
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	S	
Trade center		
Vehicle storage lot		
Accessory Use	A(A)	R-5(A)
Warehouse		
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	
Home occupation		
Medical/infectious waste incinerator	«	
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-5(A) District is one space. The applicant will be required to comply with standard parking ratios 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 target intervention strategies more precisely 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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

Draft CPC ACTION
May 22, 2025

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of South St. Augustine Road, east of Middlefield Road.

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

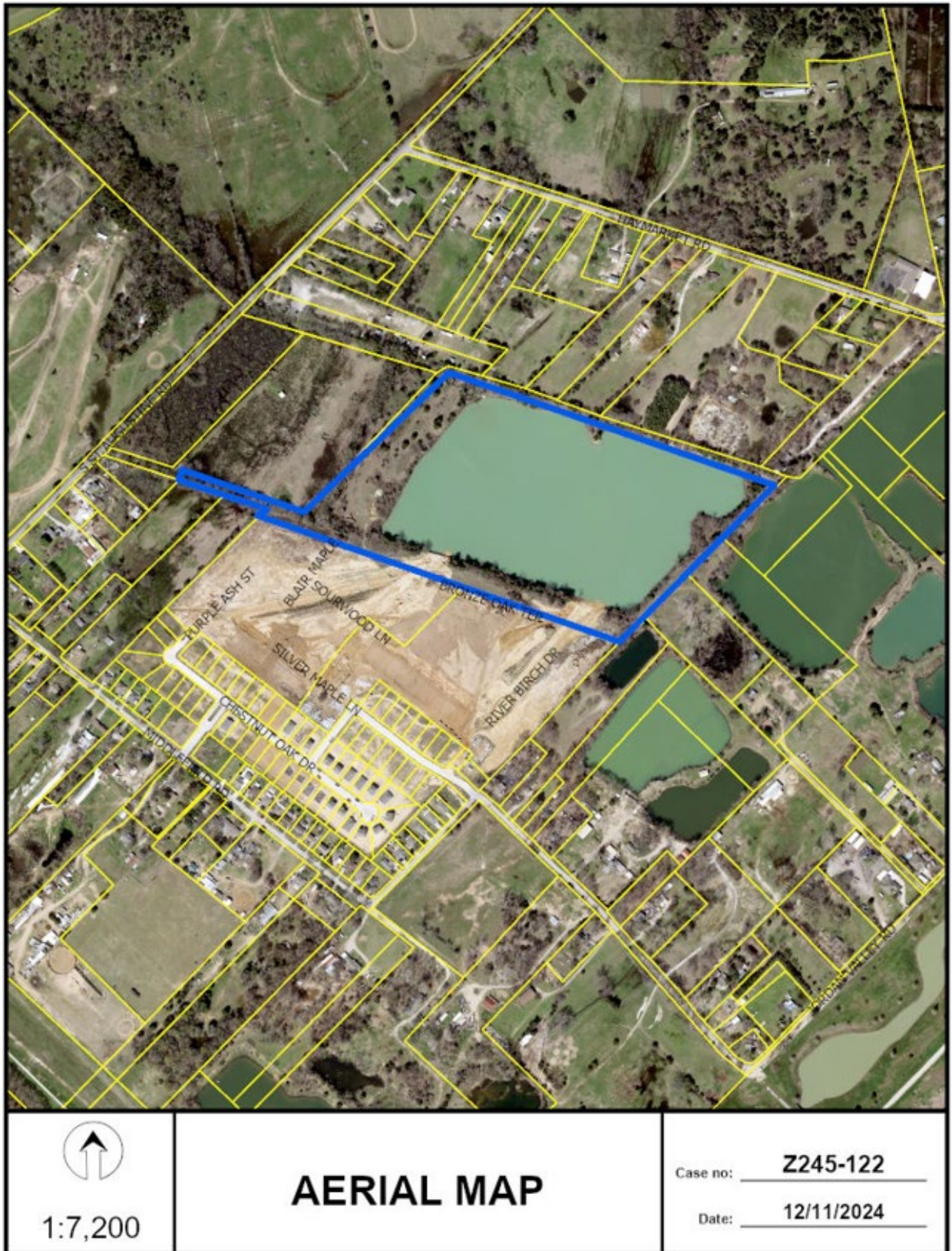
For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

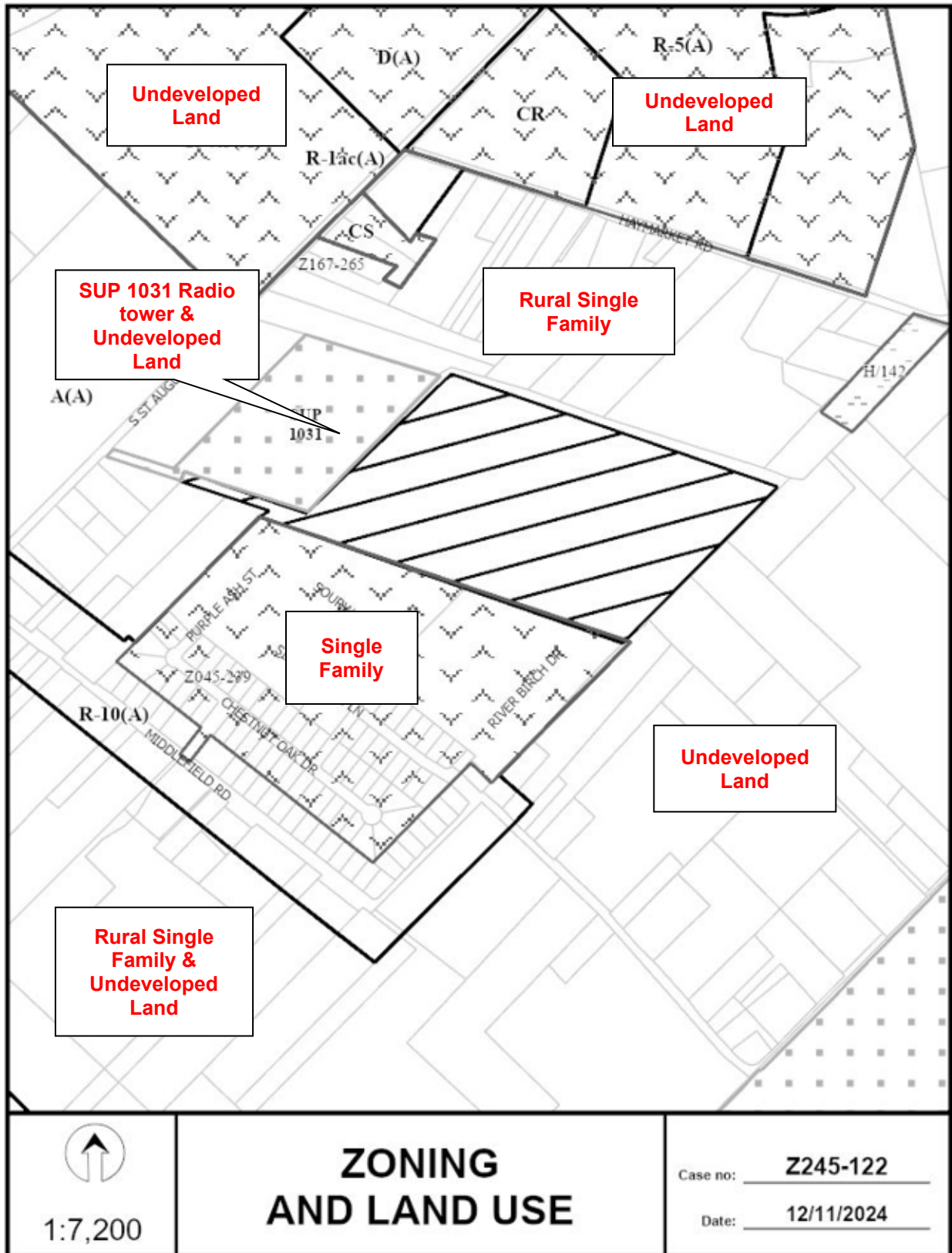
Against: 0
Absent: 2 - Carpenter, Haqq
Vacancy: 0

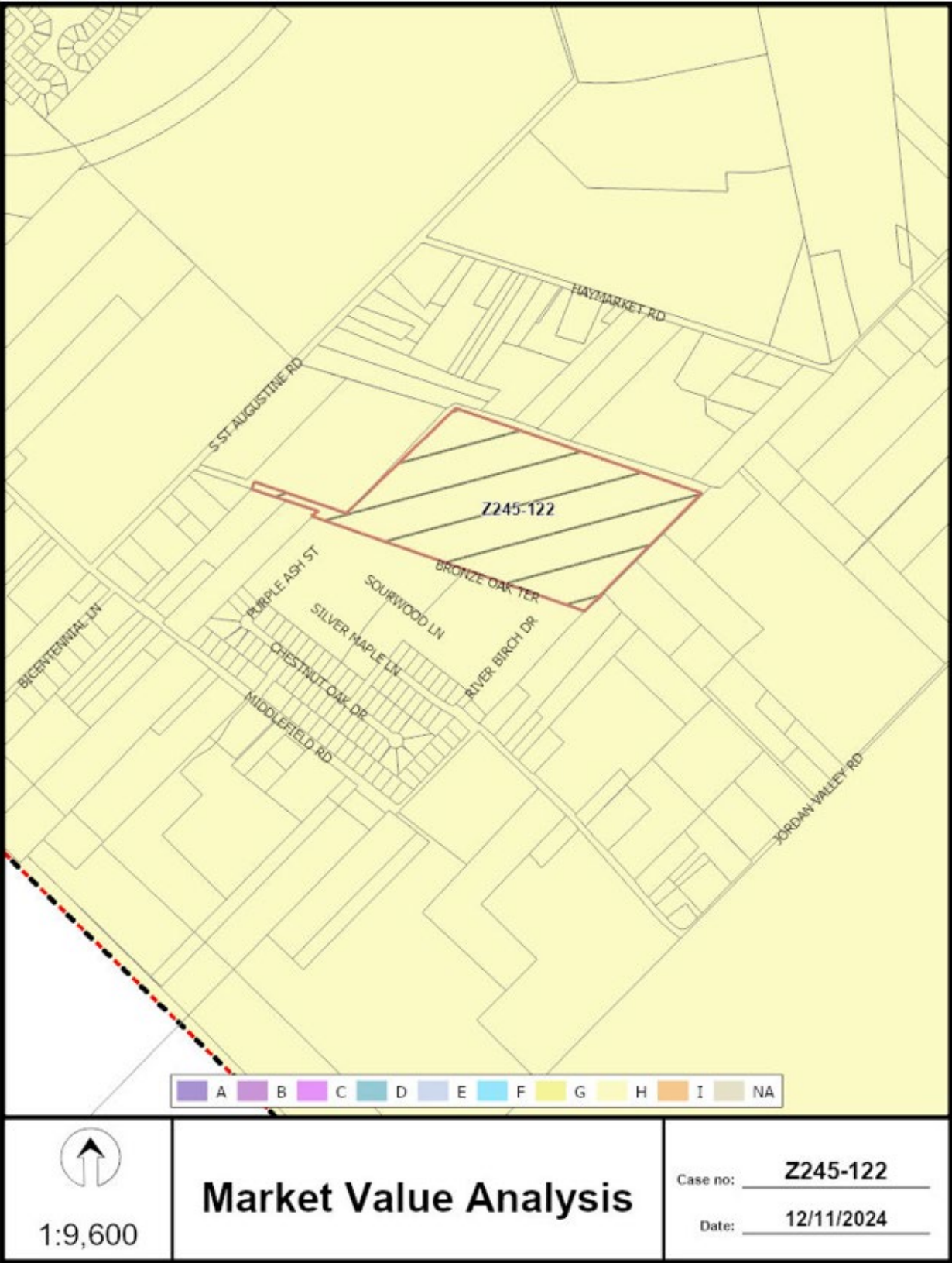
Notices:	Area: 400	Mailed: 26
Replies:	For: 1	Against: 0

Speakers: None











05/07/2025

Reply List of Property Owners***Z245-122******26 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3404 MIDDLEFIELD RD	GRANBERRY JEFFREY DEAN
	2	3065 S ST AUGUSTINE RD	LAND LINK REALTY LLC
	3	3110 ST AUGUSTINE RD	3110 ST AUGUSTINE LLC
O	4	3228 MIDDLEFIELD RD	JB BURROWS FAMILY
	5	3212 ST AUGUSTINE RD	FAZ ANTONIO
	6	3130 S ST AUGUSTINE RD	MOJICA MODESTO RENDON & PATRICIA
	7	3116 ST AUGUSTINE RD	TINSLEYMATHIAS AMANDA &
	8	2960 S ST AUGUSTINE RD	QUINTERO LAURA &
	9	2706 HAYMARKET RD	GUTIERREZ YESENIA
	10	2740 HAYMARKET RD	JASSO DAVID JR & DIANA M
	11	2710 HAYMARKET RD	CARDENAS ZOILA A
	12	2720 HAYMARKET RD	AMBROSE MICHELLE A &
	13	2560 HAYMARKET RD	LANDA CARLOS SALGADO &
	14	2612 HAYMARKET RD	FORD STEPHEN D
	15	2602 HAYMARKET RD	RUIZ BENITO
	16	33 HAYMARKET RD	HERNANDEZ IRMA RAMOS
	17	3322 MIDDLEFIELD RD	NELMS KENNETH JERAL & VICKI LYNN
	18	4007 JORDAN VALLEY RD	HICKS HENRY EDWARD
	19	4107 JORDAN VALLEY RD	DIAZ OMAR
	20	4023 MIDDLEFIELD RD	CHILDERS STEPHEN R
	21	4023 MIDDLEFIELD RD	CHILDERS STEPHEN R EST OF
	22	4011 MIDDLEFIELD RD	BATY GARY D & MARY J
	23	3120 S ST AUGUSTINE RD	CRAIG TONY
	24	3410 MIDDLEFIELD RD	Taxpayer at
	25	3410 MIDDLEFIELD RD	LAND LINK REALTY LLC
	26	4111 MIDDLEFIELD RD	GUTIERREZ CRUZ & REYNA