

CITY PLAN COMMISSION**THURSDAY, JULY 10, 2025****Planner: Rexter Chambers**

FILE NUMBER: Z-25-000045(RC) **DATE FILED** April 24, 2025
LOCATION: South of East Overton Road, east of Bonnie View Road.
COUNCIL DISTRICT: 4
SIZE OF REQUEST: 0.25 acres **CENSUS TRACT:** 48113008604

REPRESENTATIVE: Sewdat Persaud
OWNER: M6 Homes, LLC
APPLICANT: Sewdat Persaud
REQUEST: A CS Commercial Services District application on property zoned a CR Community Retail District.
SUMMARY: The purpose of the request is to allow for the use of auto repair services and used motor vehicle sales.
STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently vacant.
- The applicant proposes developing the site for auto repair services and used motor vehicle sales.
- Located within the City Residential placetype in Forward Dallas.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Overton Road	Community Collector	60' Bike Plan

Traffic:

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

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 41, 114

STAFF ANALYSIS:

Active Area Plans: None

It is important to note that the subject property is just south of the boundaries of the Trinity River Corridor Comprehensive Land Use Study, 2005, Revised 2009.

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 very near future, from our continued economic growth to our long-term social vibrancy.

Consistency Review Recommendation

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, open spaces, employment, and industry centers. 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.

Subject Property Placetype(s)

The area of request is situated within the City Residential Placetype.

City Residential: this placetype provides the greatest variety of housing types among all of the residential placetypes. City Residential neighborhoods primarily consist of high and mid-rise multifamily development, complemented by townhomes and duplex housing.

For City Residential areas surrounding Downtown Dallas, growth is concentrated in compact blocks with quality transit access and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.

Within more suburban areas of Dallas, these areas consist of multifamily complexes, often of fewer stories but highly dense, that are generally separated from other housing types and the commercial regions by large parking areas or open spaces along the perimeter. They often offer a significant supply of more extensive, naturally occurring,

affordable housing for residents of varying income and family sizes.

Development can be mixed and of similar densities to areas surrounding downtown; however, in the more suburban context, multiple development uses are usually within separate structures on a single property. Access is more auto-dependent and is served mainly by bus transit. Within these areas, the City Residential place type complements regional employment centers.

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

- Multiplex
- Apartments
- Mixed-Use

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.

- Agricultural
- Public Open Space
- Private Open Space
- Single Family Detached
- Single Family Attached
- Lodging
- Commercial
- Office
- Civic/Public Institutional
- Utility

Proposed Future Land Use Classification Recommendation

The request would specifically consider the commercial secondary land use, and would **not comply** with the following placetypes of the ForwardDallas 2.0 Comprehensive Plan:

The City Residential placetype would not be applicable for this request. The site is located in an area that straddles the boundary between urban and suburban contexts, where auto-oriented uses are more prevalent and are separated from residential areas by buffers. For a specific locational context, the subject property is adjacent to or near the vicinity of a major thoroughfare, and a CS zoning for automotive repair could be contextually appropriate if properly buffered.

The area under consideration is a vacant building previously used for commercial purposes. Any new development or reuse within this placetype must be thoughtfully

integrated into the natural landscape. Special attention should be given to connectivity strategies that preserve and enhance the existing neighborhood fabric, ensuring that new construction complements both the built and natural environments.

This request would not align with the goals outlined in Forward Dallas 2.0, supporting the vision of providing a broader range of economic development while allowing automotive-related and repair uses, where deemed applicable. These uses can contribute to local economic activity, provide jobs, and support regional employment centers. Automotive services are essential for many residents, especially in suburban areas with higher auto-dependency and sections adjacent to major thoroughfares. However, planning staff recognize that the overall goal and intent of the City Residential placetype are to encourage the future development of the area towards a more mixed-use environment that can better incorporate residential components, which the CS Commercial Services District would not permit.

Land Use:

	Zoning	Land Use
Site	CR Community Retail	Vacant
North	CR Community Retail	Convenience Store
South	R-7.5(A) Single Family	Single Family
East	CR Community Retail	Auto Repair
West	CR Community Retail	Car Wash

Land Use Compatibility:

The area of request is currently vacant. To the north, east, and west, the site is surrounded by various commercial uses, including a convenience store, car wash, and other automotive-related service businesses. Immediately south of the subject property is an R-7.5(A) Single-Family District.

The site is currently zoned a CR Community Retail district, which is recognized as suitable for developing community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The applicant proposes a CS Commercial Services District to permit the use of used automotive sales and automotive-related repair services.

While the area along East Overton Road is currently dominated by a range of commercial uses related to automotive sales and repair, the intention over time with guidance from the ForwardDallas plan, is to allow for the gradual incorporation of a variety of land uses that foster additional residential options and local neighborhood retail services, needs, and considerations.

The CS district permits a broad range of auto-oriented, industrial, and intensive commercial uses that are often incompatible with adjacent single-family and multifamily neighborhoods. These uses include auto repair and vehicle service facilities, mini-warehouses, outside storage, light manufacturing, home improvement centers, and building materials sales yards. Such uses typically generate significant traffic, noise, and visual impacts, particularly during evening hours.

Section 51A-4.803 of the Dallas Development Code requires a Residential Adjacency Review (RAR) for many CS uses when located across a street 64 feet wide or less, across an alley from a residential zone, or within 330 feet of a residential zoning district. Consequently, even if rezoning is approved, most future development on this site would require additional mitigation measures to protect adjacent residential properties, including fencing, screening, noise buffers, and lighting controls.

The frequent need for RAR reviews demonstrates the fundamental incompatibility between CS zoning and nearby residential areas. The City's RAR ordinance itself acknowledges that CS uses present risks to neighborhood quality of life.

Appropriate transitions from residential to commercial development should utilize less intensive zoning districts rather than proceeding directly to CS. If the applicant seeks to develop low-intensity commercial or service uses, less intensive zoning districts should be considered, such as the existing CR Community Retail, MU-1, or MU-2 Mixed-Use districts with appropriate development standards.

Staff finds that the requested district and proposed development are not compatible with the surrounding land uses.

Development Standards

Following is a comparison of the development standards of the current CR Community Retail District and the proposed CS Commercial Services District.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj. Residential District OTHER: No min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed: CS	15' 0' on minor	20' adj. Residential District OTHER: No min.	0.75 FAR overall 0.5 office/lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service, office

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	CR	CS
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	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	S	•
Technical school		•
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	CR	CS
Industrial (inside) for light manufacturing		•
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
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	•	D
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	•
Foster home		
Halfway house		S
Hospital	S	R
Library, art gallery, or museum	•	
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R/S
Lodging or boarding house	S	•
Overnight general purpose shelter	S	S
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	S

	Existing	Proposed
Use	CR	CS
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	R
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
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		
Multifamily		
Residential hotel		
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	S	S
Ambulance service	R	R
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		S
Auto service center	R	R
Business school	•	•
Car wash	D	R
Commercial amusement (inside)	S	S
Commercial amusement (outside)	S	D
Commercial motor vehicle parking		S
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S
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	•	•

	Existing	Proposed
Use	CR	CS
General merchandise or food store 100,000 square feet or more	S	S
Home improvement center, lumber, brick or building materials sales yard	D	•
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station		S
Liquor store	•	•
Mortuary, funeral home, or commercial wedding chapel	•	•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales		S
Paraphernalia shop	S	S
Pawn shop	•	•
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	S
Taxidermist		•
Temporary retail use	•	•
Theater	•	•
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley		
Railroad passenger station		S
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	•	•
Electrical generating plant		
Electrical substation	•	•

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

Landscaping:

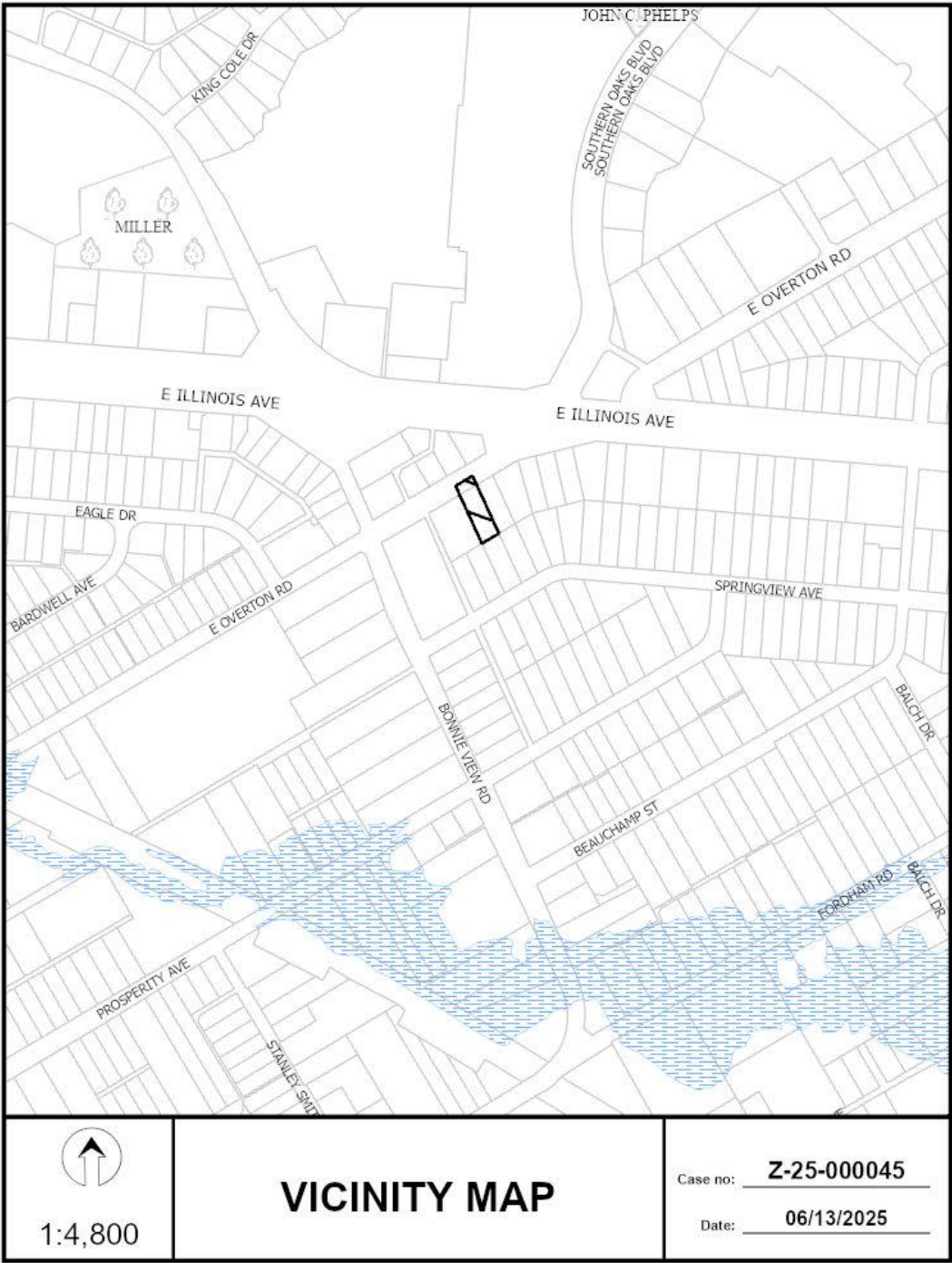
Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Per the Dallas Development Code, the off-street parking requirement for a commercial service or business use, when contiguous with residential zoning districts, of which one is located south of the subject property, in a CS Commercial Services District is one space per 500 square feet. 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 "F" MVA area.



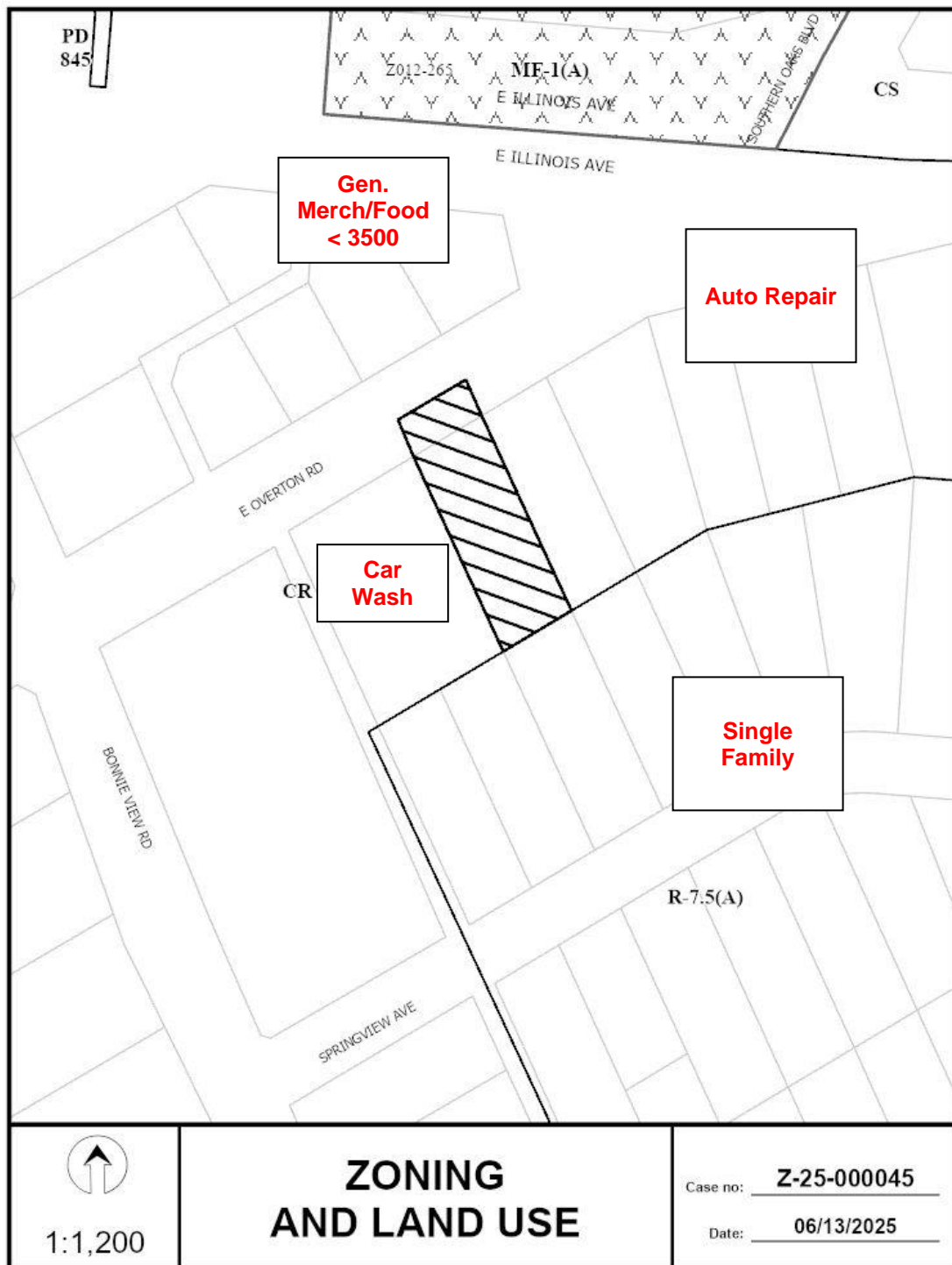


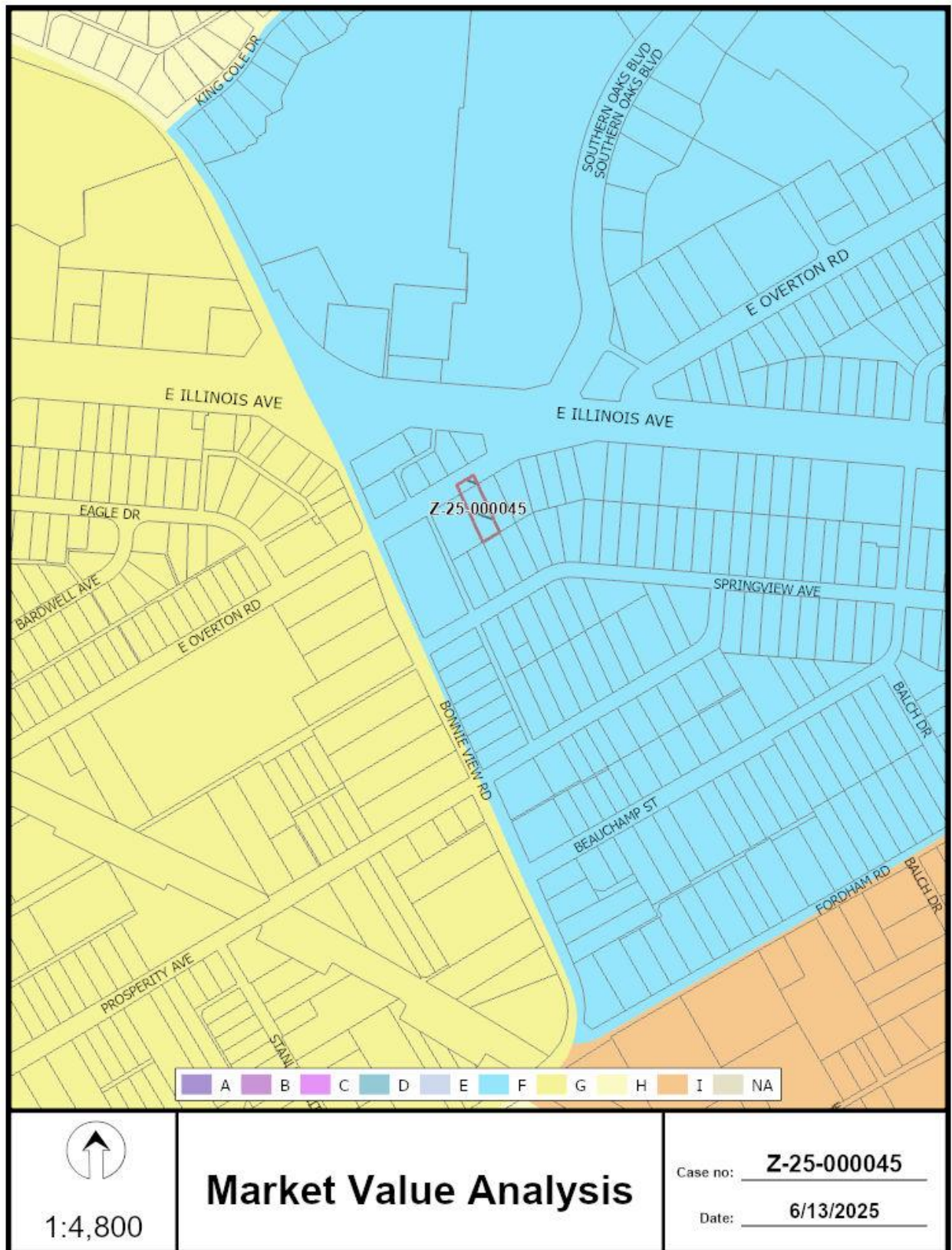
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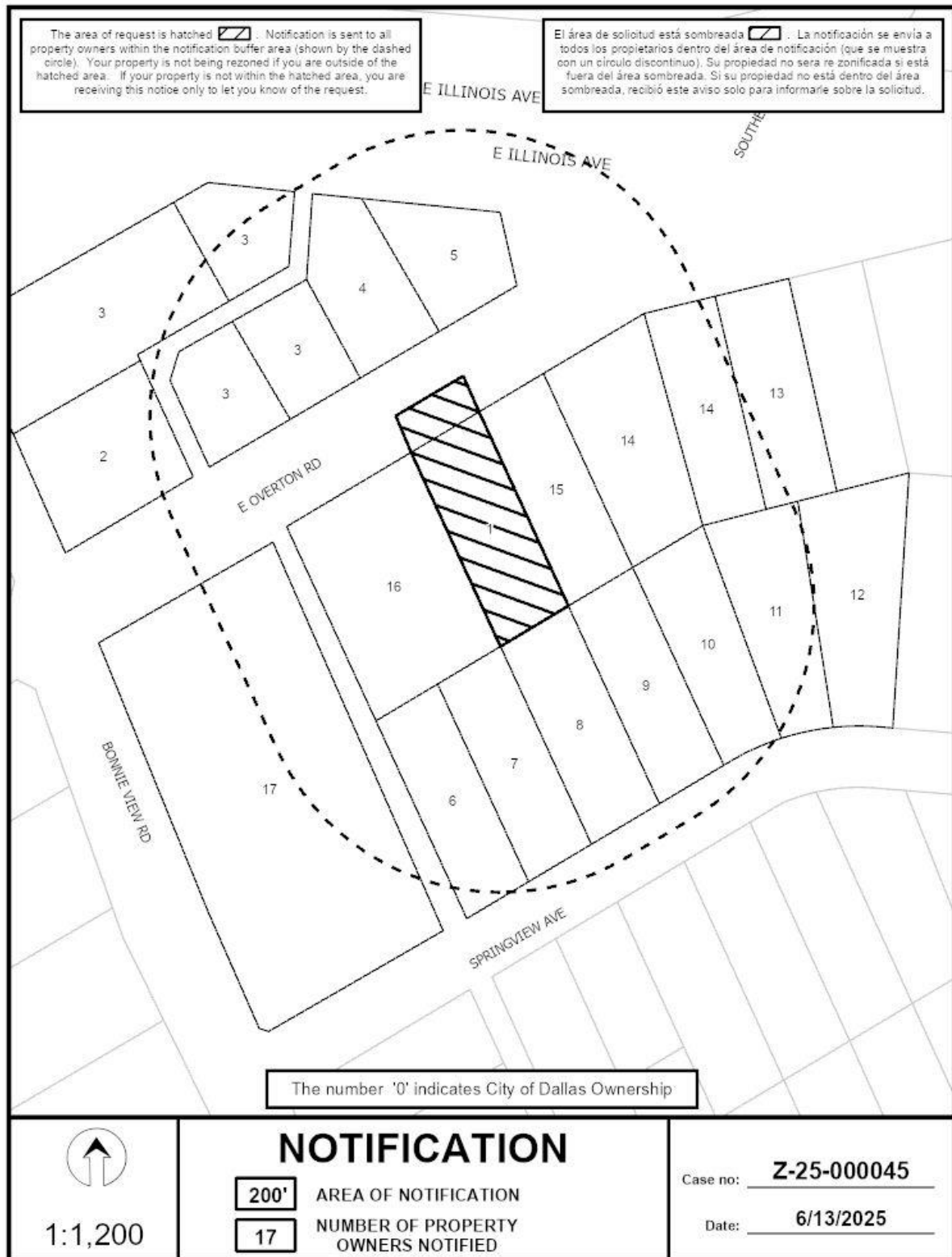
AERIAL MAP

Case no: Z-25-000045

Date: 06/13/2025







06/13/2025

Notification List of Property Owners

Z-25-000045

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3026 E OVERTON RD	RIDGE LUCY
2	3512 BONNIE VIEW RD	BATAINEH MOHAMMAD &
3	3017 E OVERTON RD	PLAZA AT ILLINOIS INC
4	3029 E OVERTON RD	PLAZA AT ILLINOIS
5	3034 E ILLINOIS AVE	SHEKHAS INC
6	3019 SPRINGVIEW AVE	NGUYEN SAVAN
7	3021 SPRINGVIEW AVE	CHAVEZ AMPARO
8	3027 SPRINGVIEW AVE	SNEED KATHRYN YVONNE
9	3033 SPRINGVIEW AVE	Taxpayer at
10	3037 SPRINGVIEW AVE	SAUCEDO JOSE A &
11	3041 SPRINGVIEW AVE	JOSEPH AMANDA
12	3103 SPRINGVIEW AVE	GARCIA JAVIER & ALMA JUDITH
13	3104 E OVERTON RD	SHIM CHANG WOO
14	3102 E ILLINOIS AVE	ELIZONDO LETICIA A
15	3030 E OVERTON RD	M6 HOMES LLC
16	3018 E OVERTON RD	ORUPABO EMMANUEL O
17	3610 BONNIE VIEW RD	GREATER IDEAL BAPT CH