

BACKGROUND INFORMATION:

- The area of request is currently undeveloped, approximately 8.5 acres, and zoned Planned Development District No. 241.
- The purpose of the request is to rezone the property to CS Commercial Service District to establish a technical school, the Dallas branch of Arclabs Welding School. This technical school offers an Advanced Welding Program and a Master Welder Program.
- The applicant proposes the school to serve 80 students, with 20 employees on campus during a typical academic term. The classes will be offered during two daily sessions (daily session 1: 7am-3pm M-F; daily session 2: 4p-10p M-F).
- The proposed development of the technical school's campus will be completed in two phases. Phase one will include an academic building (1 story and maximum height of 30') with academic training, administrative, and common areas, with 115 surface parking spaces. Proposed coverage for Phase 1 is 53,564 square feet for the academic building and 73,850 square feet for 115 surface parking spaces and the parking lot. The academic building and parking lot cover 34.36% of the entire tract.
- As details of Phase 2 development are not final at this time, the applicant requests a general zoning district to permit the use.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Dimension and ROW
C F Hawn Fwy	State Freeway	100'
Haymarket Rd	Community Collector	60'
Cartego St	Local	
Tumbleweed Dr	Local	
Rylie Rd	Local	

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 reviewing engineering plans during permitting to ensure compliance with city standards.

Transit Access:

There is no public transit service located within ½ mile of the site.

STAFF ANALYSIS:

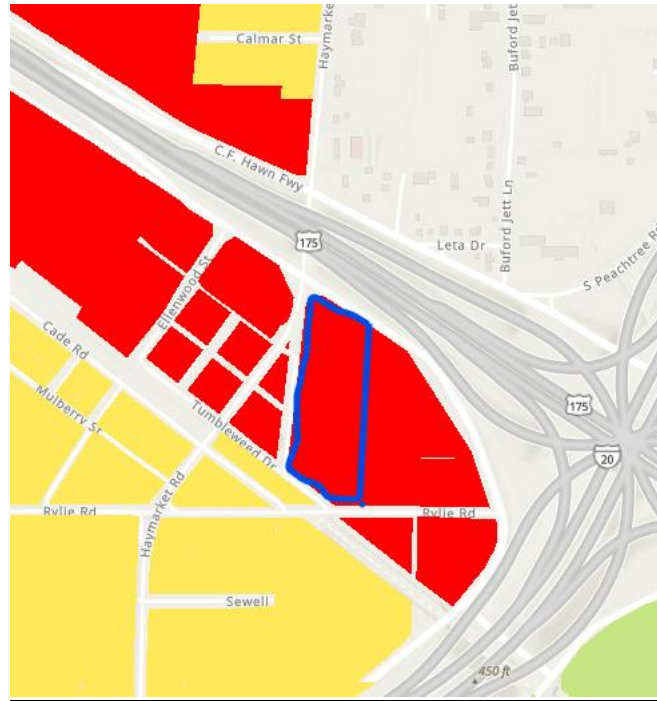
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map and guidance for the City of Dallas's future vision. It also establishes goals and guidelines for land use and other City decisions. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests; it does not establish zoning boundaries or restrict the City's authority to regulate land use.

The proposed change to the CS Commercial Service District is generally **consistent** with the ForwardDallas 2.0 **Community Mixed-Use** placetype. The purpose of the CS Commercial Service District is to provide a technical school. However, not only is a technical school compatible with the intent of the ForwardDallas 2.0 Plan, but the uses and scale of development allowed in the CS Commercial District are also compatible with this placetype, including the adjacent CR Community Retail and R-7.5(A) Single Family Districts, as these uses are adjacent to C F Hawn FWY and Interstate 20 FWY. Note that the proposed CS Commercial Service District, particularly the technical school, may be the catalyst for shaping this area into a fruitful Community Mixed-Use placetype.

Placetype Summary

Community Mixed-Use areas combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive space. This site is surrounded by uses supportive of this place type, such as Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, and Light Industrial, as envisioned by ForwardDallas 2.0's place type. Therefore, the CS Commercial Service District is compatible with existing uses and the future land use.



- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility

Land Use

	Zoning	Land Use
Site	PD 241	Undeveloped land
North	City of Balch Springs	Outside City Limit
East	PD 535, CR, R-7.5	Auto Sales, Auto Salvage, Auto Parts, Bar, Catering Services, Single Family homes & Vacant Lots
South	R-7.5 Single Family	Undeveloped Lots and Drainage
West	R-7.5 Single Family	Church, Single Family Homes

Land Use Compatibility:

The site is approximately 8.513 acres, zoned PD 241 and undeveloped. PD 241 was approved on July 16, 1986. Based on historical aerial maps, the property has been undeveloped since 1995, and, based on city records, it was undeveloped before 1986. The property was never developed, and the warehouse was never built.

When considering the suitability of a CS Commercial Service District within an existing neighborhood, staff consider the context of the request and the surrounding uses and zoning. In this case, the site is undeveloped and bordered by PD 535, CR, R-7.5 uses zoning, and the City of Balch Springs. All these uses and zonings are compatible with the future land use of Community Mixed Use and are considered Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office uses with Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial as supporting uses. Currently other light industrial uses are built out along the C F Hawn Corridor in the immediate area. Staff notes the only uses that can be built under the current zoning are office and warehouse, and the narrow uses do not further more diverse land use in the area. Therefore, the CS Commercial Service District is compatible with the future land and the surrounding uses.

The CS Commercial Service District proposal is located along C F Hawn Fwy, and the proposed technical school provides community interaction and access to essential services, thereby creating a vibrant and inclusive space that could catalyze shaping this area into a fruitful Community Mixed-Use place type.

The potential for retail development, supported by the existing development, could benefit both the immediate neighborhood and the nearby communities in southern Dallas. The proposal is for a technical school to provide professional skills in the welding field. Therefore, the staff recommends approval because the requested CS Commercial Service District is compatible with the surrounding uses.

Land Use Comparison

The following table compares permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

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	PD 241	CS
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		•
Catering service		•
Commercial bus station and terminal.		D/S
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		R
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production		S
Gas pipeline compressor station		
Industrial (inside)		
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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum		S
Child or adult care facility		D
Church	*	•
College, university, or seminary		•
Community service center		S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		•
Foster home		
Halfway house		S
Hospital		R
Library, art gallery, or museum		
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R/S
Lodging or boarding house		•
Overnight general purpose shelter		•
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office		•
OFFICE USES		
Alternative financial establishment		S
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		•
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		•
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		C
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		★
Commercial amusement (outside)		D
Commercial motor vehicle parking		★
Commercial parking lot or garage		R
Convenience store with drive-through		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		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick, or building materials sales yard		R
Household equipment and appliance repair		•
Liquor store		•
Liquefied natural gas fueling station		S
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		S
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		
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 / CR
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation		•
Local utilities		• / S / R
Police or fire station		•
Post office		•
Radio, television, or microwave tower		R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication		•
Utility or government installation other than listed		•
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		R
Manufactured building sales lot		R
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		•
Petroleum product storage and wholesale		S
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		S
Warehouse	•	•

*Uses the City must permit by right based on state law, despite the PD text

Development Standards

DISTRICT	SETBACKS		Density	Height	Floor Area	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side /Rear						
Existing PD 241	Ph 1 40' Other 76'	Ph 1 S & R: 5' next to residential; 10' Other S & R: 5' next to residential; 40'	none	Ph 1 24' Other 36'* 45' if SB 840 applied	181,006' Ph1 limited to 40,144 sq ft Office limited 18,000 sq ft	40%	none	Office and warehouse
Proposed CS Commercial Service District	15'	20 feet where adjacent to or directly across an alley from Residential / 0' all other	none	45'	0.5 for any combination of lodging, office, and retail and personal service uses; .75 for all uses combined	80%	RPS	Commercial and business services

Landscaping:

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

Parking:

There is no required parking for Technical School use unless contiguous to a property containing a single-family or handicapped group dwelling unit use (one space per 500 square feet of floor area). Any personal service vehicle used as an accessory to a technical school must be parked in the personal service-use parking area. Required off-street loading: none for structures with a floor area of 0 to 10,000; 1 for structures 10,000 to 50,000; 2 for structures 50,000 to 100,000 and 1 additional unit for an additional 100,000 or fraction thereof.

Per the Dallas Development Code, uses allowed under the CS Commercial Service District would be subject to the updated parking requirements, depending on the proposed use.

At the permitting stage, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other use permitted under the proposed CS District.

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 within an “H” MVA area, and the surrounding properties are within the “H” MVA area as well.

List of Officers

Dayspring Ministries of Dallas, Inc

Milton G. Spears Jr.
President / Senior Pastor
1991 - Present

Ben Lugo
Vice-President/ Sr. Associate Pastor
2018 - Present

Malinda Lugo
Secretary/ Treasurer
2018 - Present

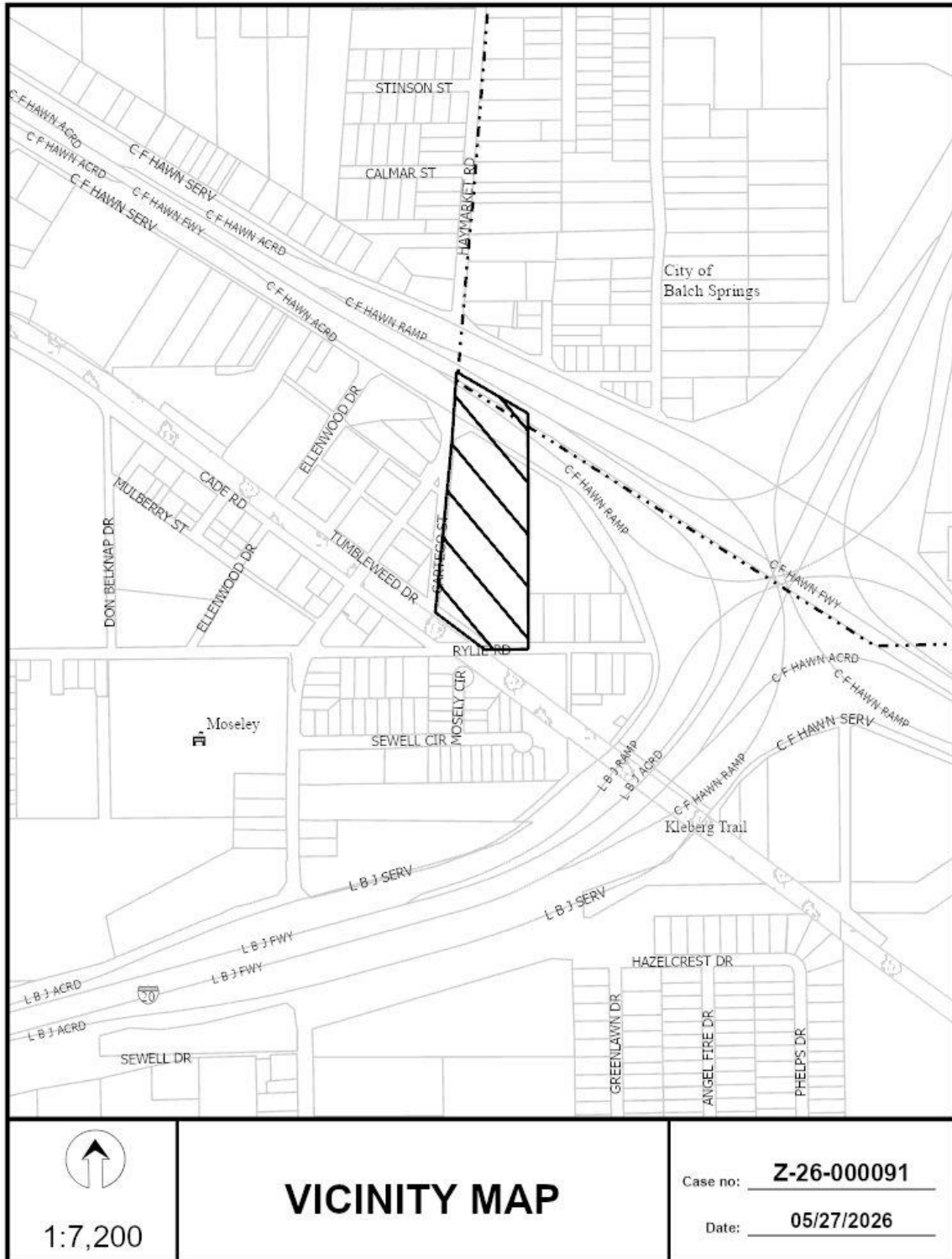
Jeannette McPherson
Second Vice-President
1985 - Present

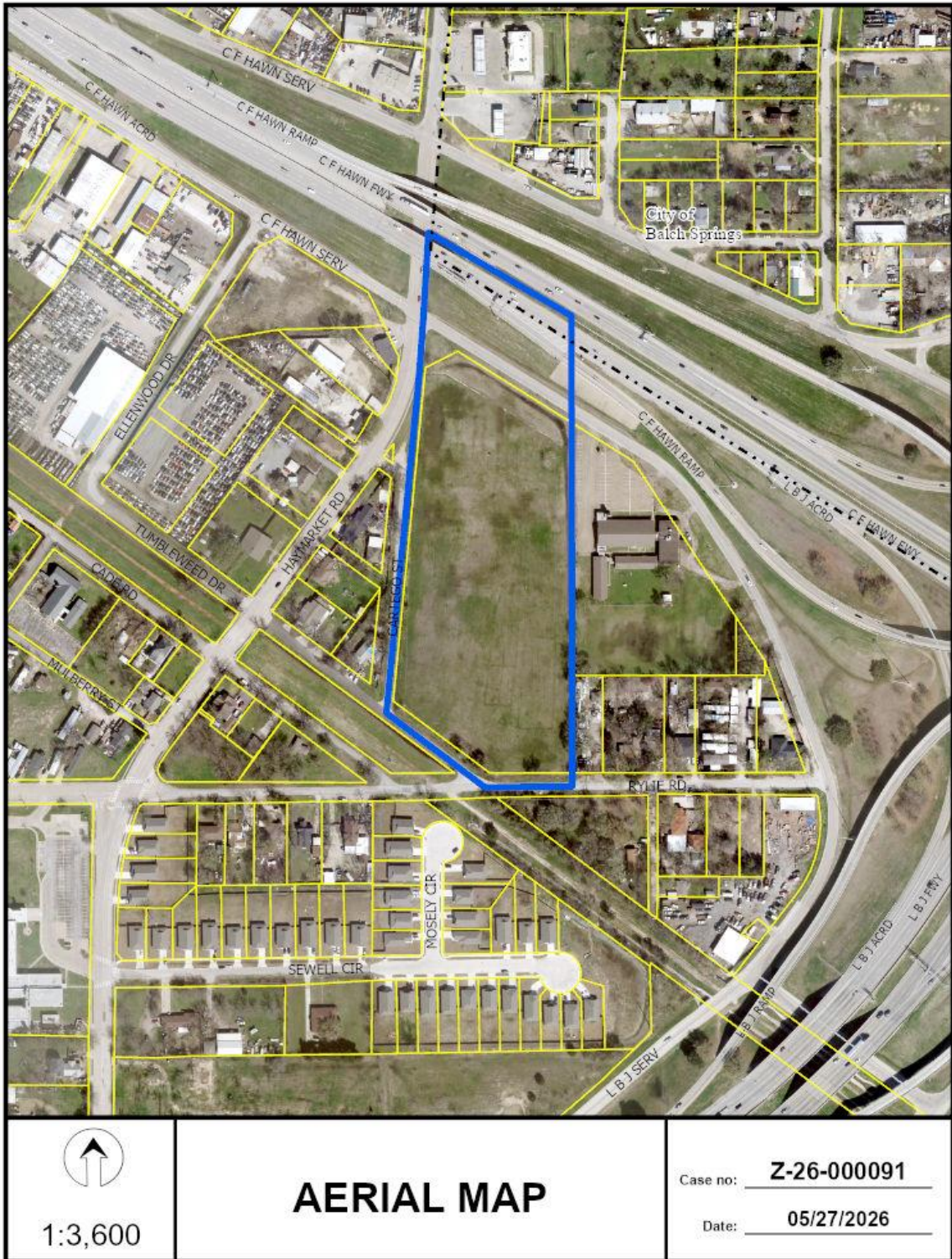
Peggy J. Spears
Board Member
2012 – Present

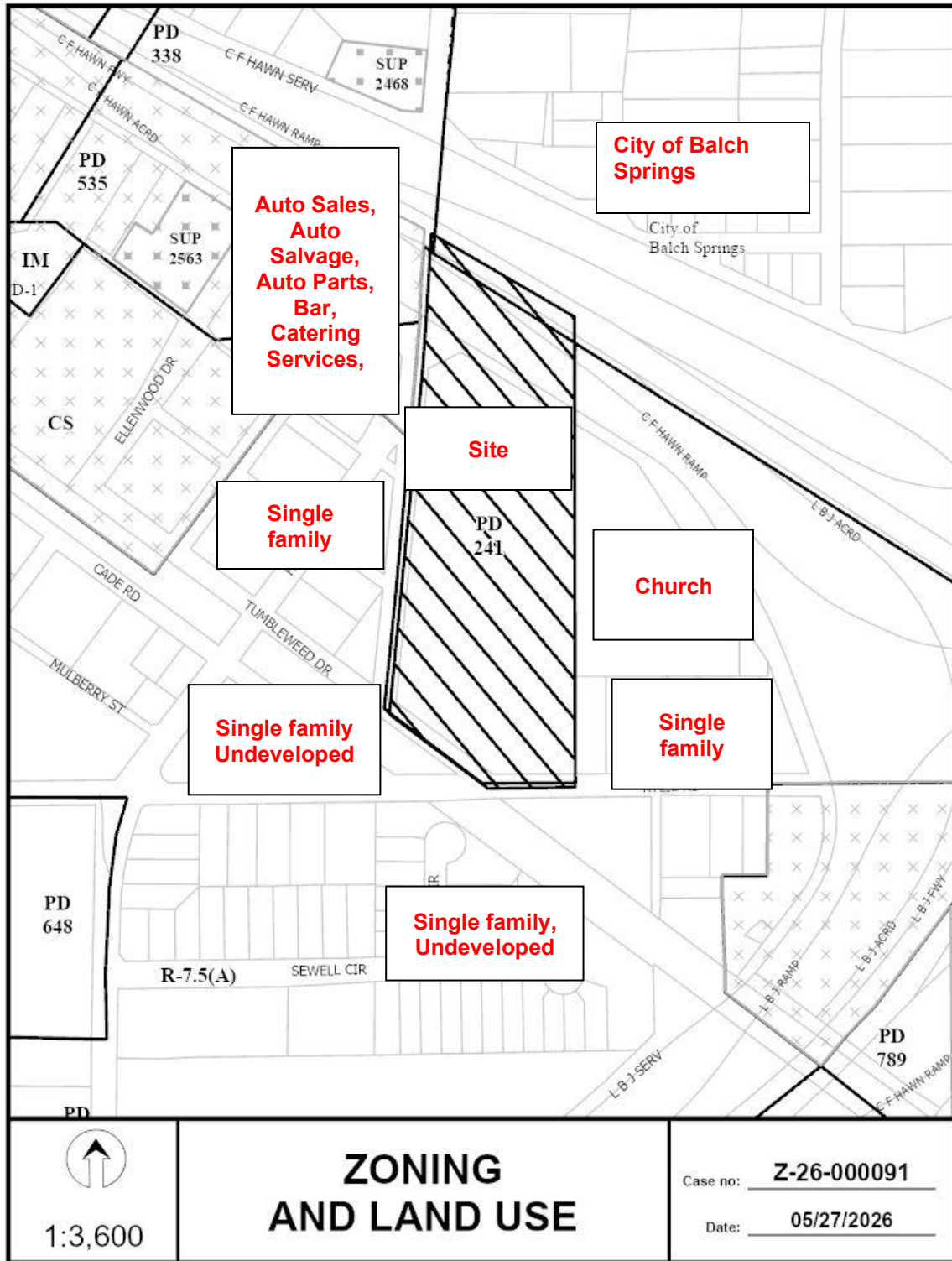
Protacio Lugo
Board Member
1996 - Present

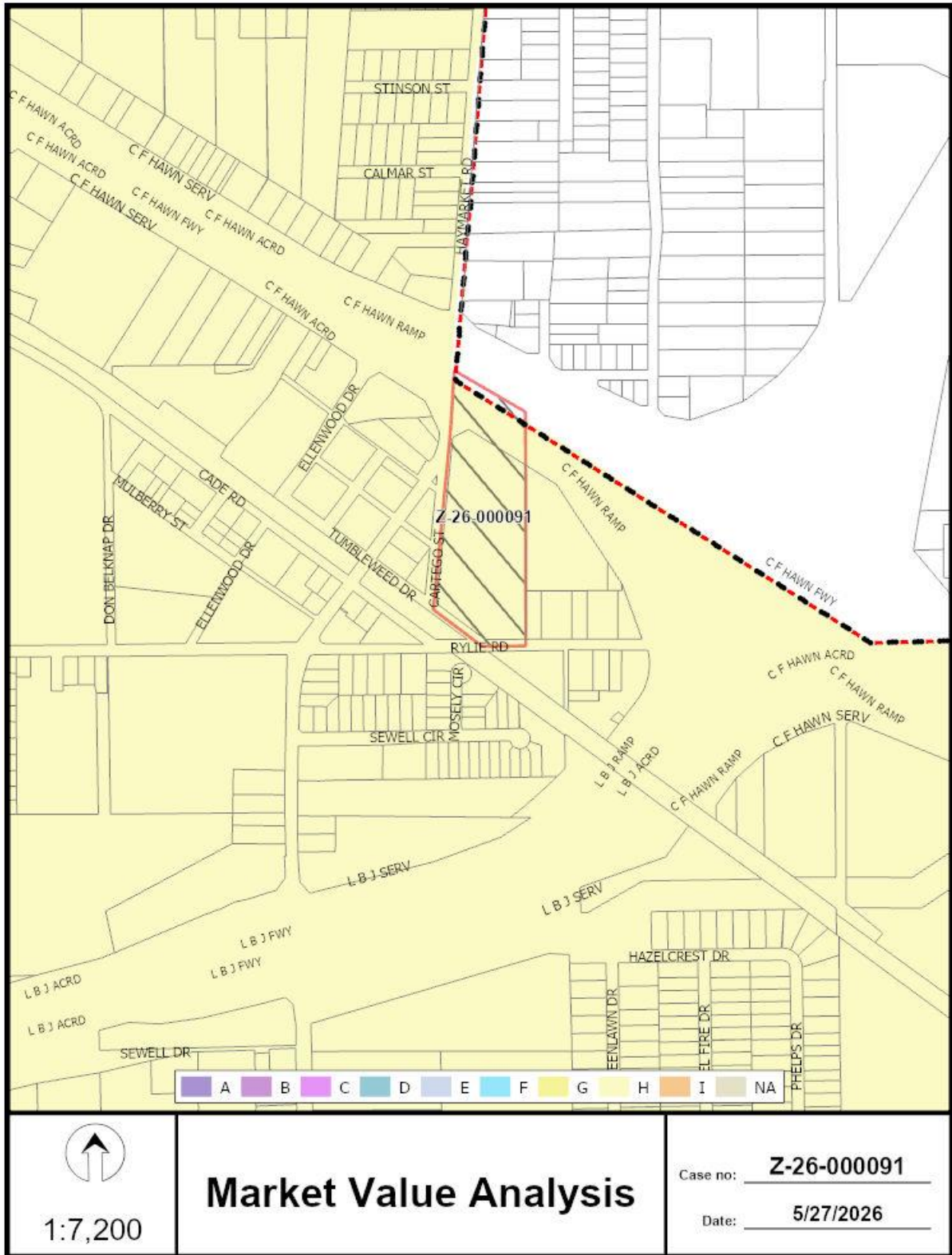
Tom McPherson, Board Member
2019 - Present
Teresa Gammons, Board Member
1991 - Present

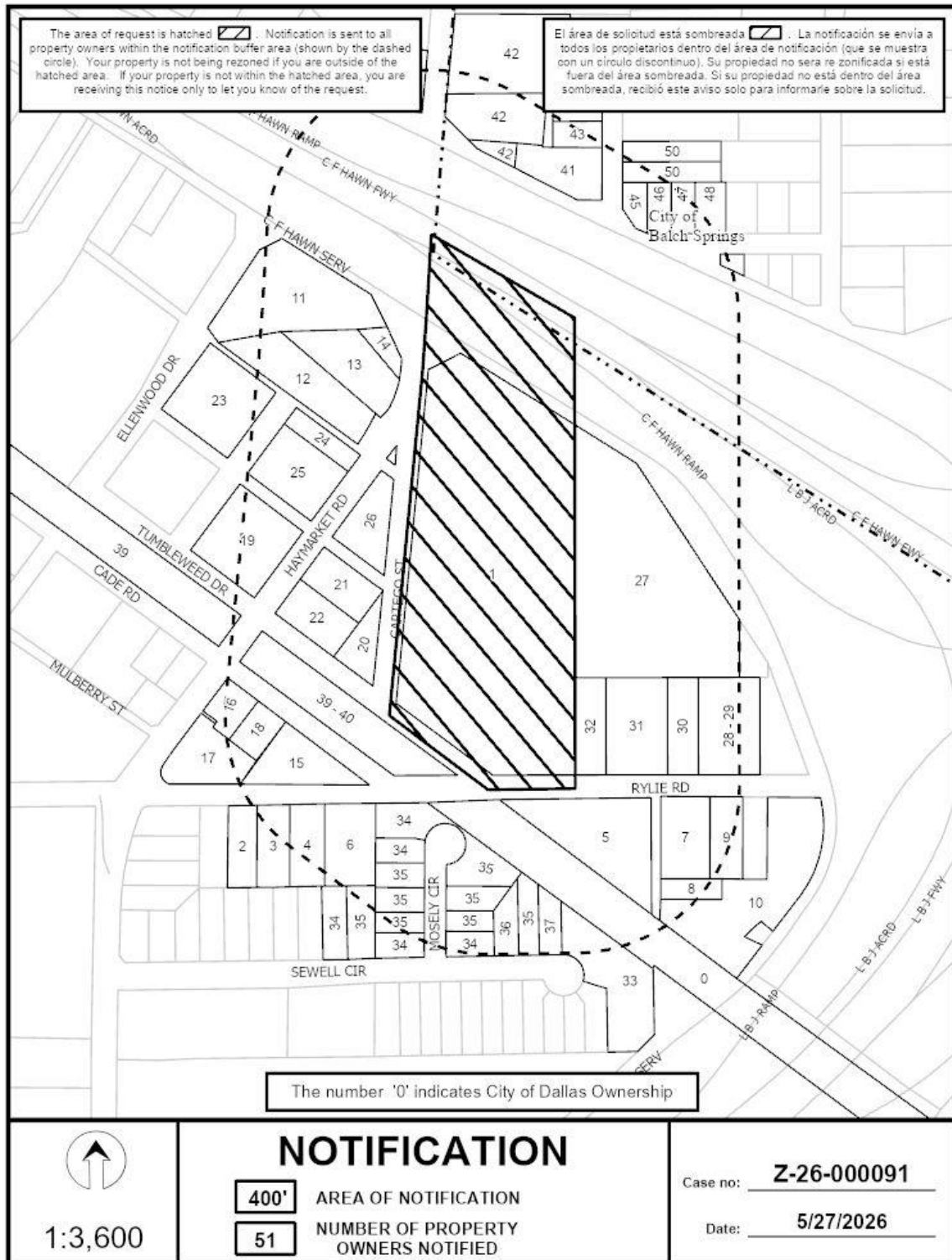
Chris Mhoon
Board Member
2021 - Present











05/27/2026

Notification List of Property Owners***Z-26-000091******51 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10600 C F HAWN FWY	DAYSRING MINISTRIES OF DALLAS
2	10522 RYLIE RD	FUENTES ISMAEL
3	10524 RYLIE RD	BOTELLO SANTOS ROMAN &
4	10526 RYLIE RD	SANTOYO LUIS FERNANDO
5	10610 RYLIE RD	WEAVER DOUGLAS G
6	10530 RYLIE RD	SANCHEZ JORGE &
7	10630 RYLIE RD	DIAZ VICTOR & FAVIOLA
8	10644 RYLIE RD	ESQUIVEL JOSE
9	10638 RYLIE RD	HILL KENNETH BURLEY &
10	10650 RYLIE RD	BRENA DANIELA
11	10900 C F HAWN FWY	GALEANO CARLOS
12	1119 HAYMARKET RD	VILLEGAS ANDRES SALAZAR &
13	1115 HAYMARKET RD	HERNANDEZ ROLAND & ROCIO
14	10914 C F HAWN FWY	TH PROPERTY MGMT & INV LLC &
15	11016 CADE RD	RAMIREZ CLARIE & JESUS JR
16	11000 CADE RD	VELASQUEZ MARIA D
17	239 TUMBLEWEED DR	HERNANDEZ JOSE G
18	11008 CADE RD	FONSECA MARCO A ARMENTA &
19	1141 HAYMARKET RD	GOULDSBY EMMA L
20	11021 TUMBLEWEED DR	FINLEY JIMMY & DONNA
21	1136 HAYMARKET RD	MARTIN LINDA DAY
22	1140 HAYMARKET RD	ABILA JOSE R
23	1000 ELLENWOOD DR	MM RYLIE HOLDINGS LLC
24	1123 HAYMARKET RD	MCGEE SONYA
25	1133 HAYMARKET RD	HERNANDEZ ROLANDO
26	1128 HAYMARKET RD	BUENO JUAN

05/27/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10650 C F HAWN FWY	FIRST BAPTIST CHURCH OF
28	10651 RYLIE RD	STONECOURT FAMILY LP
29	10651 RYLIE RD	FRANKLIN COMMUNITIES
30	10629 RYLIE RD	MANZANOARMENTA MARCO EDGAR &
31	10609 RYLIE RD	Taxpayer at
32	10605 RYLIE RD	BAENA GINO
33	10672 SEWELL CIR	SEWELL CIRCLE LP
34	10567 SEWELL CIR	UPWARD AMERICA CENTRAL
35	10575 SEWELL CIR	UPWARD AMERICA CENTRAL
36	10629 SEWELL CIR	UPWARD AMERICA CENTRAL
37	10645 SEWELL CIR	UPWARD AMERICA CENTRAL
38	10931 C F HAWN FWY	AGUINAGA SERGIO
39	401 S BUCKNER BLVD	DART
40	401 S BUCKNER BLVD	DART
41	5411 DUBBY LN	PENA JOSE M
42	1030 HAYMARKET RD	PAMIR PROPERTIES LLC
43	5407 DUBBY LN	PENA JOSE MARGARITO
44	5405 DUBBY LN	CRUZ GLORIA S
45	11105 LETA DR	BERG ROBERT WILLIAM
46	11107 LETA DR	RODRIGUEZ SANTIAGO
47	11109 LETA DR	CARDOSO RAFAEL G &
48	11111 LETA DR	RAMIREZ JOSE D
49	11112 LETA DR	BALCH SPRINGS CITY OF
50	5412 DUBBY LN	CAZARES MARIA C
51	5401 DUBBY LN	JETT MARION BARNEY &