

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 13, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-163(MP)

DATE FILED: February 24, 2025

LOCATION: West side of Bonnie View Road, southeast of Telephone Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 2.931 acres

CENSUS TRACT: 48113016709

REPRESENTATIVE: Wilder Castro

OWNER: Barajas Family Investments

APPLICANT: Castro's Diesel Repair

REQUEST: An application for a CS Commercial Service District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow commercial uses on site.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned A(A) Agricultural District and is undeveloped.
- This lot has frontage on Bonnie View Road.
- The purpose of the request is to rezone to a CS Commercial Service District to allow for uses such as machinery, heavy equipment, or truck sales and service.
- The proposed district is appropriate for the site and surrounding area.
- Applicant has volunteered deed restrictions to the allowed uses within base CS zoning.
- Staff does find necessity for deed restrictions on the subject site and recommends approval without the volunteered deed restrictions.

Zoning History:

There have been 4 zoning cases in the area of notification in the last five years.

1. Z201-345 On January 12, 2022 the City Council approved a CS Commercial Service District, SUP 2439 for Commercial Motor Vehicle Parking, and deed restrictions on property zoned an A(A) Agricultural District.

2. Z212-323 On March 8, 2023 the City Council approved a CS Commercial Service District on property zoned an A(A) Agricultural District.

3. Z223-198 On May 22, 2024 the City Council approved LI Light Industrial District and an SUP for Commercial Motor Vehicle Parking on property zoned an A(A) Agricultural District.

4. Z234-117 On September 25, 2024 the City Council approved an amendment to SUP 2439 for Commercial Motor Vehicle Parking.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bonnie View Road	Minor Arterial	100' ROW Bike Plan

Traffic:

The Engineering Division of the Planning & Development Department has reviewed the request, had no objection and determined that it will not significantly impact the

surrounding roadway system. Currently, the applicant does not propose any new construction. A development impact review will apply should the project expand to trigger platting or engineering plans. Staff will review engineering plans at permitting to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

Inland Port GoLink Zone

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The area of request is situated within the Logistics/Industrial Park Placetype.

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.

These areas generally comprise large, contiguous parcels that are often self-contained. Access to major roadways, freeways, freight rail, and airports should be prioritized. To accommodate freight traffic and parking for employees, buildings within the Logistics/Industrial Park placetype have large surface parking areas for cars and trucks as well as wider streets and intersections. Roadway and access planning is critical to the future of this land use given the increased truck traffic that results from these uses. Public transportation, sidewalks, and trail connections focus on connecting employees to employee and customer entrances and parking and drop-off areas.

The applicant's request is consistent with the characteristics of the Logistics/Industrial Park Placetype. The proposal cites industrial uses along major truck routes with ample access to highways and arterials and locates such uses far from residential neighborhoods.

Land Use:

	Zoning	Land Use
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Site	A(A) Agricultural District	Undeveloped
North	CS Commercial Service District, A(A) Agricultural District	Undeveloped
South	CS Commercial Service District	Undeveloped
East	PD 761	Light industrial / Warehouse
West	CS Commercial Service District with SUP 2439	Commercial motor vehicle parking

Land Use Compatibility:

The area of request is currently undeveloped. Properties to the north and south are undeveloped. To the east there are light industrial uses and warehouse uses. West of the site is a commercial motor vehicle parking facility.

Based on the land use guidance of Forward Dallas, which calls for Logistics/Industrial Park, the property is appropriate for a general purpose CS District, rather than the existing residential district.

Although this lot and two others remain A(A) at present, there is a significant trend of lots taking them from undeveloped to light industrial-type zoning districts along Bonnie View and Telephone Road.

Arbitrary deed restrictions conflict with the Comprehensive Plan Goal to “Remove Land Use and Zoning Barriers That Hinder Small Business Development” and would further the inequitable system of land use regulation in the City of Dallas. While commercial deed restrictions may fit the needs of one tenant, they will act as a hindrance in the future to otherwise appropriate business development, specifically deterring small business without the resource or ability to engage with or amend deed restrictions.

Staff supports the applicant’s requested district. 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 A(A) and the proposed CS Commercial Service District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	20'/50'	1/3 duac	24'	10%		Single Family, Agricultural, Agriculture relevant commercial
Proposed: CS	15' adj. to an exwy 0' in all other cases	20' adjacent to res OTHER: No min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' ¹ 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

Use	A(A)	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		R
Catering service		•

Use	A(A)	CS
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	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	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	•	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•

Use	A(A)	CS
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	•
Foster home	S	
Halfway house		S
Hospital	S	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	R
Public or private school		
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		
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	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		

Use	A(A)	CS
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	S	S, ★
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)	S	D
Commercial motor vehicle parking		S
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-In theater	S	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

Use	A(A)	CS
Home improvement center, lumber, brick or building materials sales yard		R
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
Pawn shop		•
Personal service use up to 1,000 sq. ft. in floor area		
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	S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		

Use	A(A)	CS
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	•
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	R
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Mounted cellular antenna		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
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	S	
Manufactured building sales lot		R
Mini-warehouse		•
Office showroom/warehouse		•
Outside storage		R
Petroleum product storage and wholesale		S
Recycling buy-back center		★
Recycling collection center		★

Use	A(A)	CS
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage	S	S
Trade center		•
Vehicle storage lot		S
Warehouse		R

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, as updated May 14, 2025, there is no off-street parking requirement for a machinery, heavy equipment, or truck sales and service use.

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.

Z245-163(MP)

List of Partners

Barajas Investment LLC

Sara Benavidez

Hermila Barajas

Brenda Barajas

Applicant's Proposed Deed Restrictions

The following uses are prohibited:

Motor vehicle fueling station

Truck Stop

Liquor Store

**Draft CPC Action
June 12, 2025**

Note: This item was heard individually

Motion: It was moved to recommend **approval** of a CS Commercial Service District, with deed restrictions volunteered by the applicant, on property zoned an A(A) Agricultural District, on the west side of Bonnie View Road, southeast of Telephone Road.

Note: The Commission recessed for a short break at 1:28 p.m. and reconvened at 1:38 p.m. The Commission continued to discuss item 12. 25-2040A, Z245-163(LC).

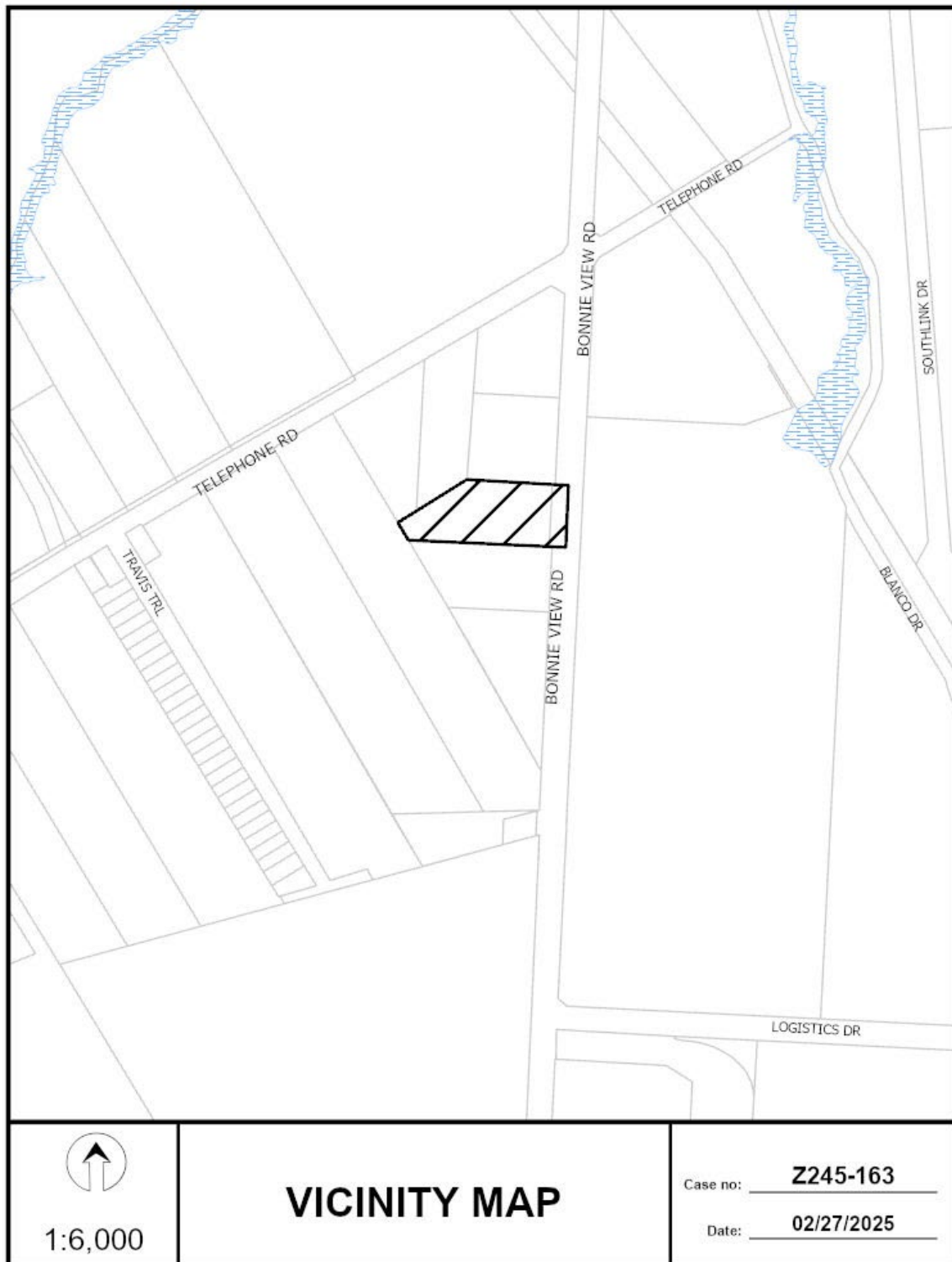
Maker: Franklin
Second: Rubin
Result: Carried: 13 to 0

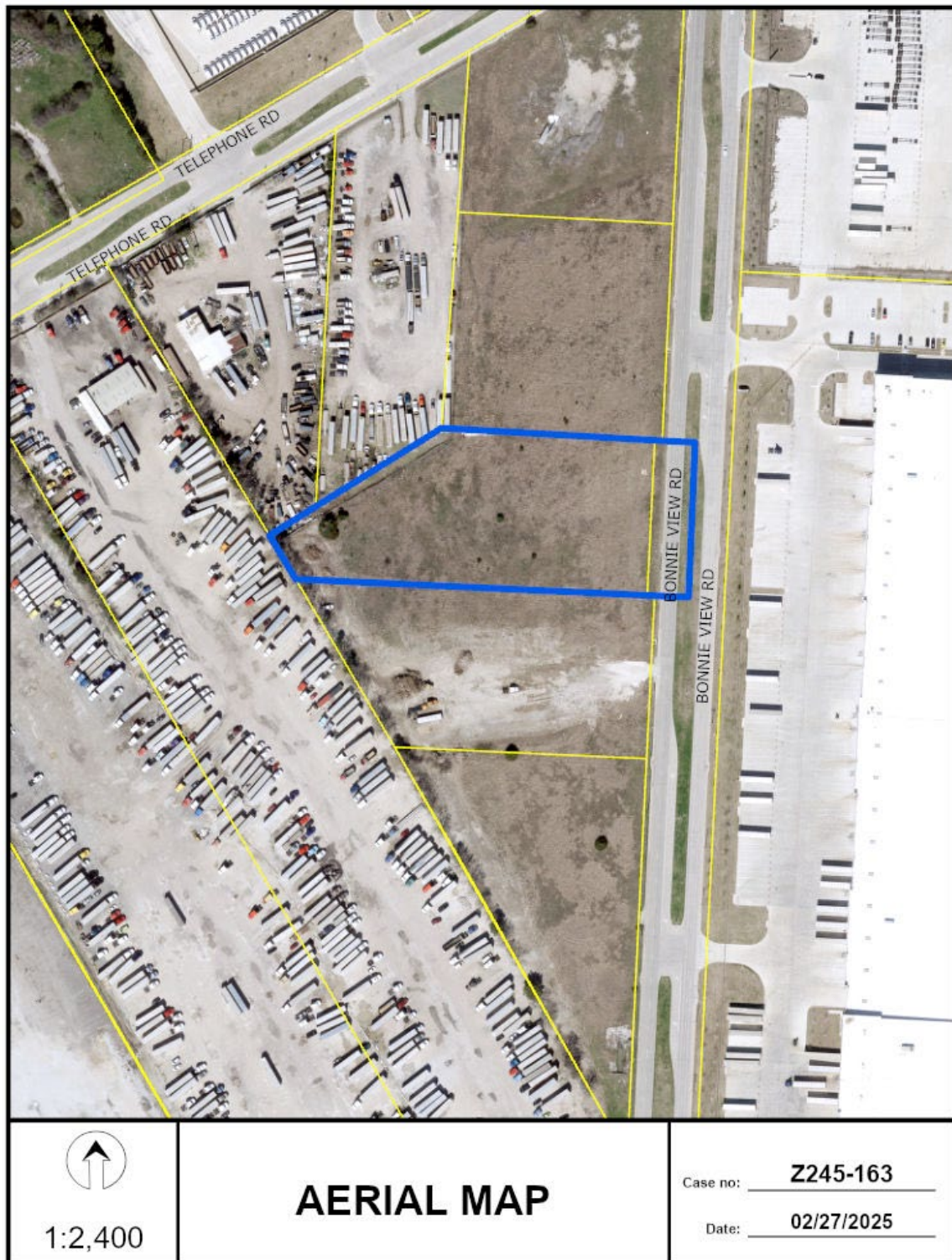
For: 13 - Drobinski, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Sims, Haqq, Hall, Kingston, Rubin

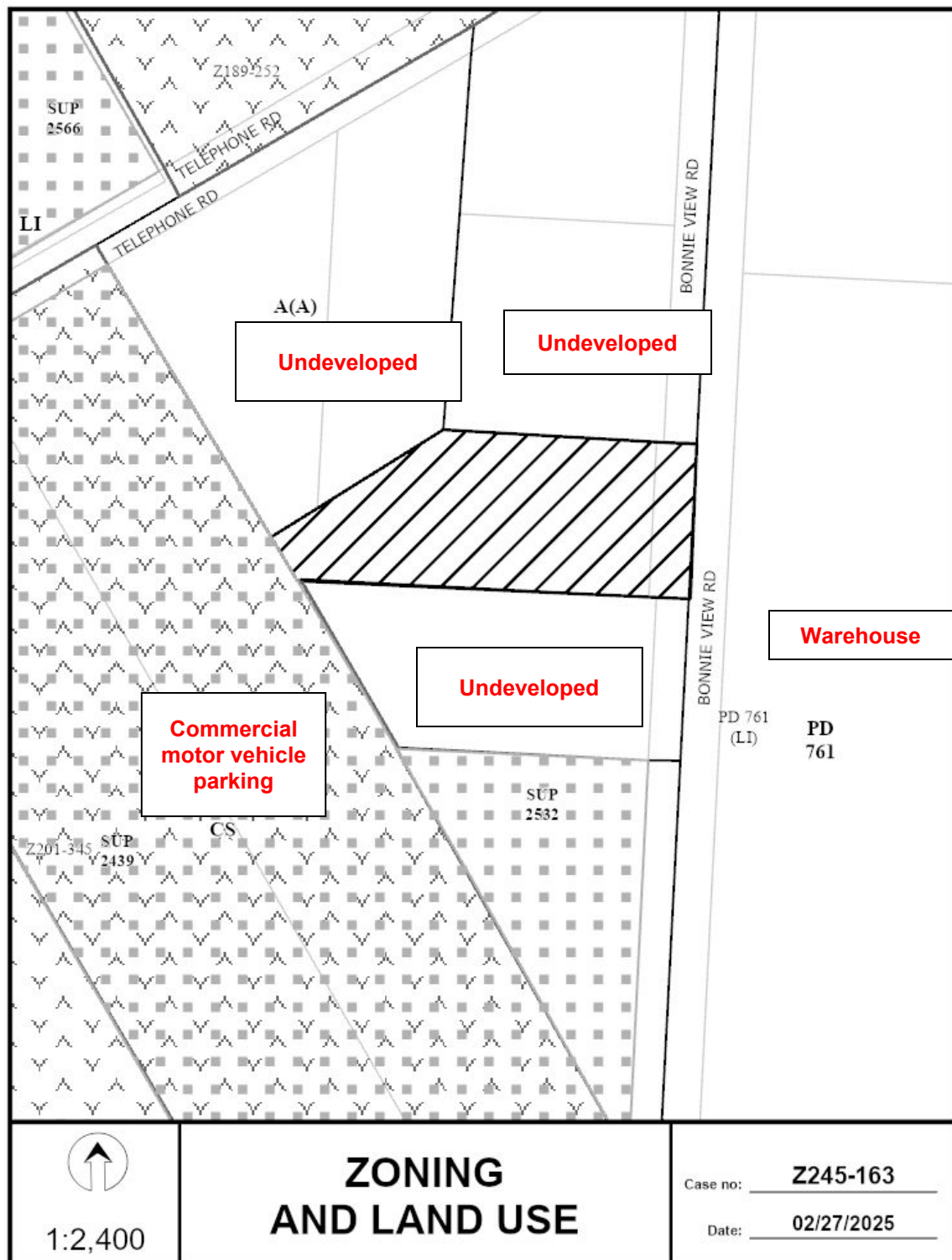
Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 0

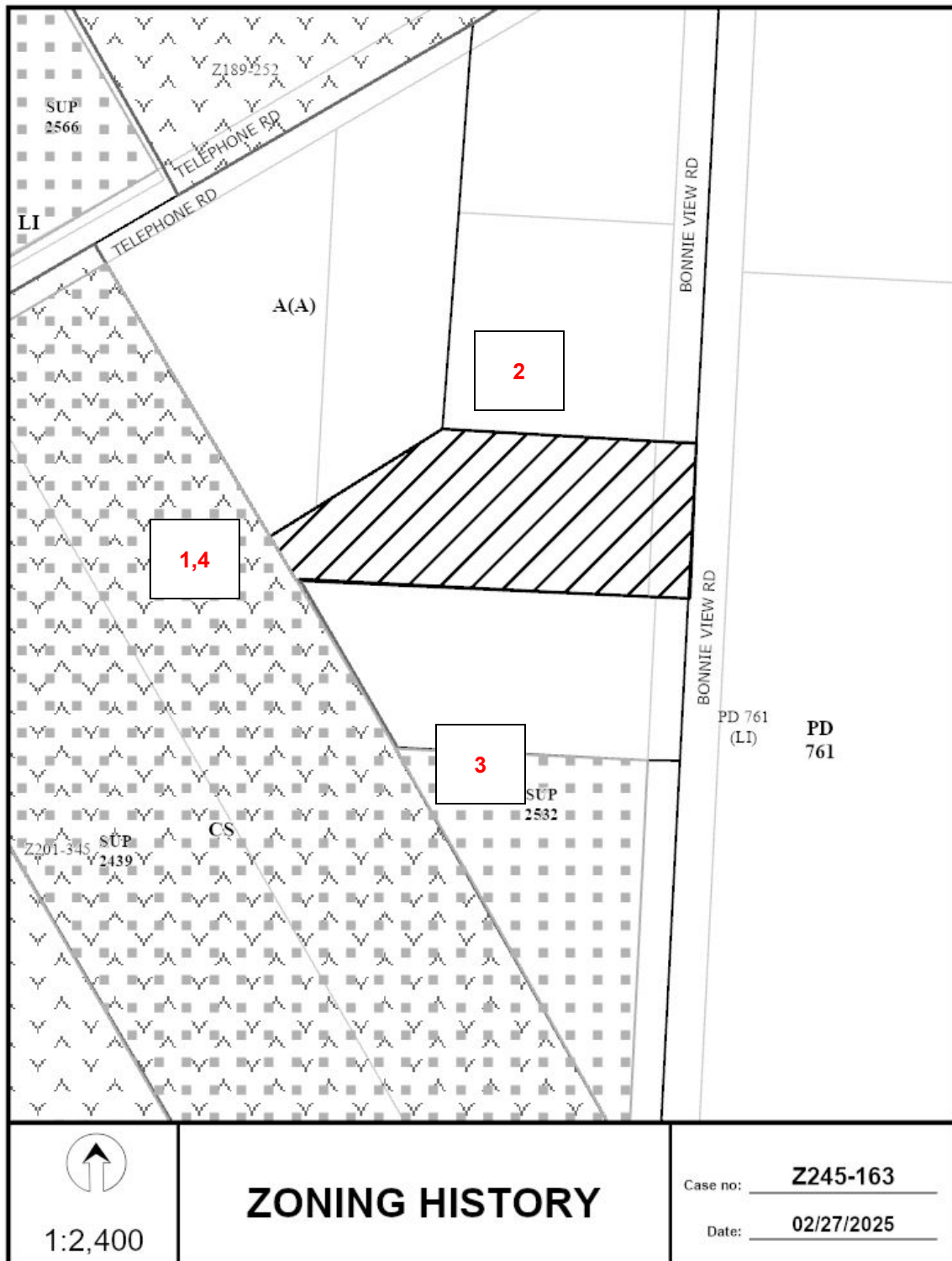
Notices:	Area: 300	Mailed: 9
Replies:	For: 0	Against: 0

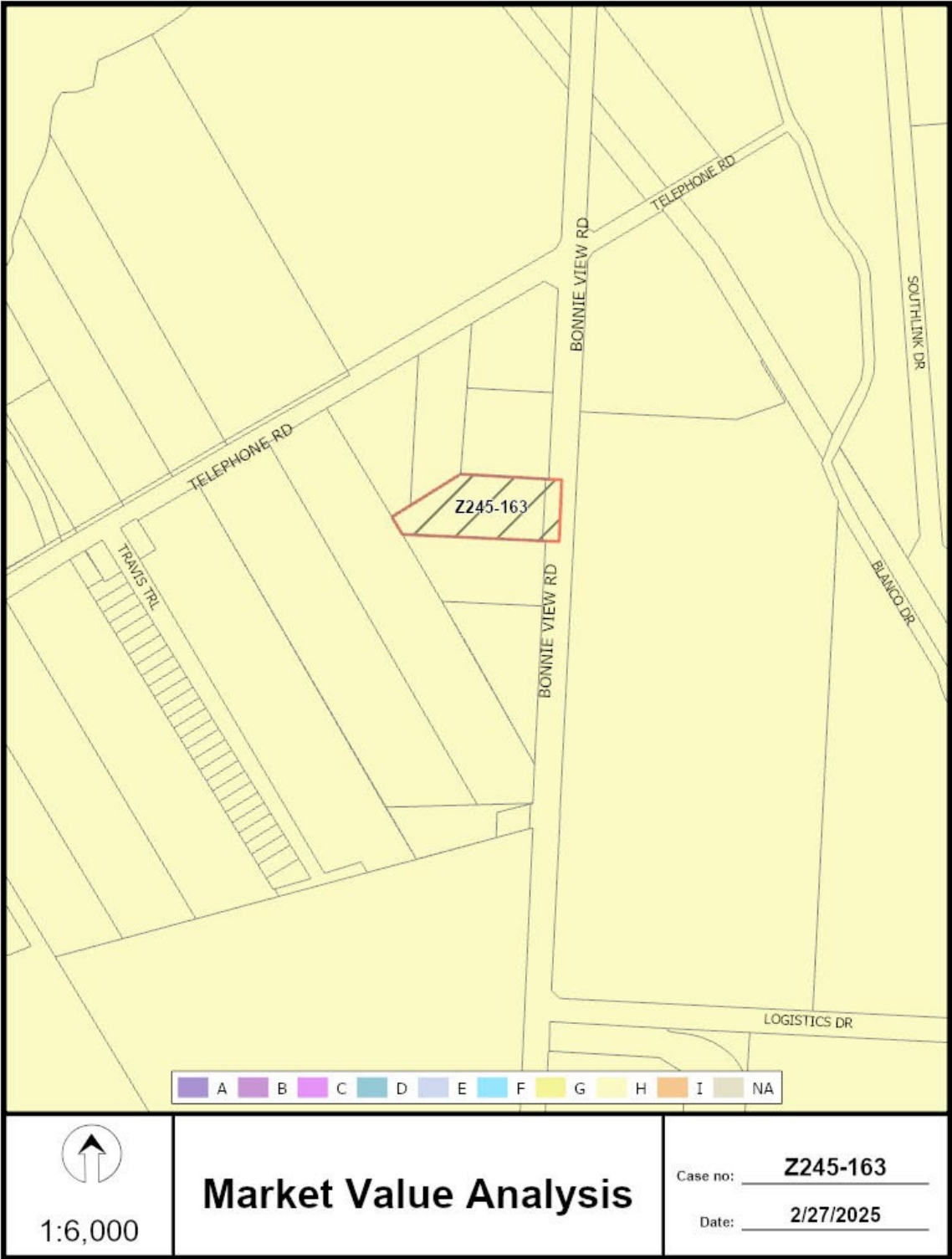
Speakers: For: Wilder Castro, 9306 Bonnie View Rd., Dallas, TX, 75241
Against: None

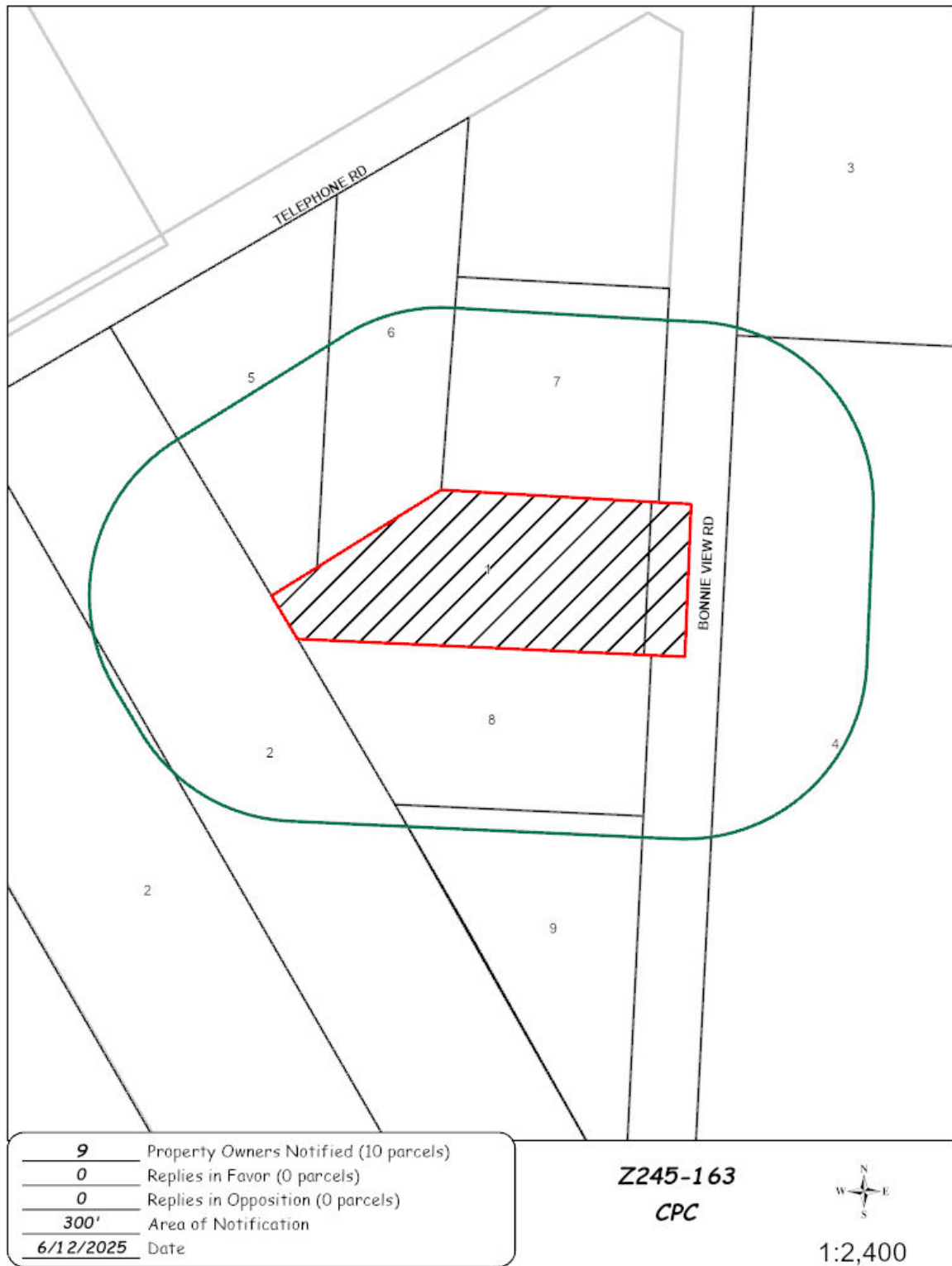












06/11/2025

Reply List of Property Owners

Z245-163

9 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9306	BONNIE VIEW RD	BARAJAS FAMILY INVESTMENTS LLC
2	4100	TELEPHONE RD	NFL LOGISTICS LLC
3	9300	BONNIE VIEW RD	9300 BONNIE VIEW ROAD LLC
4	9890	BONNIE VIEW RD	9890 BONNIE VIEW ROAD LLC
5	4200	TELEPHONE RD	CRUZ NOE
6	4130	TELEPHONE RD	BENSON FREDDIE LEE &
7	9300	BONNIE VIEW RD	KONTAB ASMR &
8	9300	BONNIE VIEW RD	LEIJA JAVIER &
9	9300	BONNIE VIEW RD	FINAL LIQUIDATION OUTLET INC