

FILE NUMBER: Z-25-000210 **DATE FILED:** February 19, 2026

LOCATION: North line of C. F. Hawn Fwy and west of Garden Springs Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 2.89 ac **CENSUS TRACT:** 48113017101

OWNER: 24kHoldings / Paschal Aghyarian

APPLICANT: Roc Design Engineers / Majed Khalaf

REQUEST: An application for a new Planned Development District for Commercial Service District uses on property zoned CS Commercial Service District.

SUMMARY: The purpose of the request is to allow a vehicle storage lot use with 500 feet of residential uses.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is currently zoned CS Commercial Service District and is undeveloped but operates as a vehicle storage lot.
- The surrounding area is predominantly industrial, with single family residential to the north and southwest of the subject property.
- The applicant wishes to use the site for a vehicle storage lot. As such, they request a Planned Development District.
- According to Code, a Vehicle Storage Lot is defined as A facility for the storage of vehicles that have been towed, repossessed, or are otherwise in the care and custody of the operator of the lot.
- According to code section 51A-4.213(14)(vii), A minimum distance of 500 feet is required between this use and a single family, duplex, townhouse, clustered housing, multifamily, or manufactured home district. The property is currently approximately 400 feet from a manufactured home district.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C. F. Hawns Fwy	Local Street	-

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.

Transit Access:

The area of request is within a half mile of the following services:

DART Light Rail: No lines.

DART Bus: No routes

STAFF ANALYSIS:

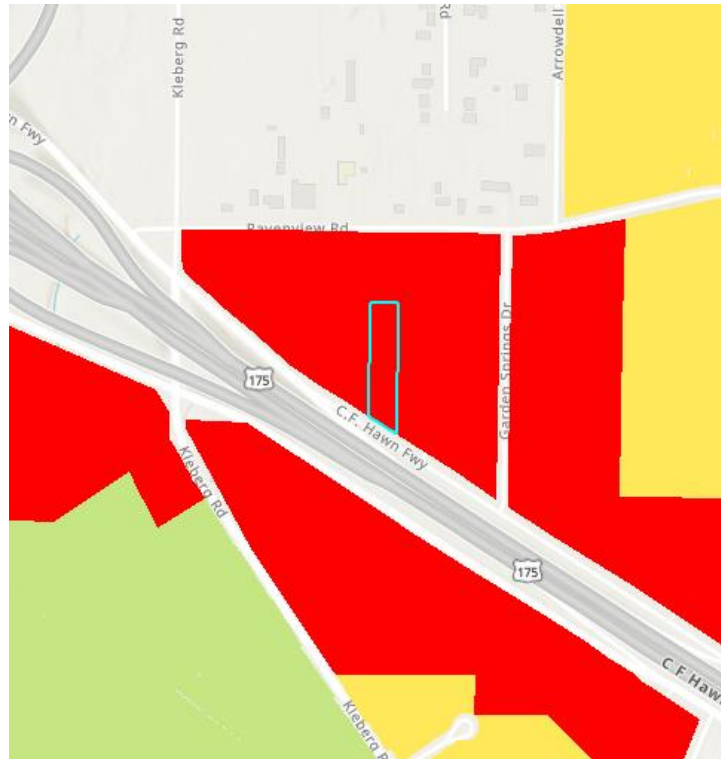
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **inconsistent** with Forward Dallas 2.0, as Heavy Industrial is not identified as a permitted land use within the **Community Mixed-Use** placetype. However, heavy industrial uses are prevalent in the surrounding area. The subject property is located along C. F. Hawn Freeway, classified as a local street, and is situated mid-block. The site is adjacent to an existing heavy industrial use, and the property currently appears to be vacant.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



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, employment and industry centers, and open spaces. 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.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial

corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	CS Commercial Service District	Vehicle storage
North	CS Commercial Service District	Single Family
South	CS Commercial Service District	ROW
East	CS Commercial Service District	Outside salvage & reclamation
West	CS Commercial Service District	Vacant

Land Use Compatibility:

The request site is currently undeveloped but operates as a vehicle storage lot. The applicant proposes to continue utilizing the lot as a vehicle storage. The immediate surroundings of the site are predominantly industrial, with residential to the north and southwest of the property.

Staff does not support the requested zoning change. The applicant’s request for a Planned Development (PD) zoning designation appears to be an attempt to circumvent Section 51A-4.213(14)(vii) of the code, rather than fulfill the intended purpose of a PD. As defined in Section 51A-4.702(a)(1), a PD is meant “to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects adjacent land uses and preserves significant natural features.” This proposal does not demonstrate how the PD designation would be used in accordance with its intended purpose, nor does it align with the policies and goals outlined in ForwardDallas. Additionally, the request continues to conflict with Section 51A-4.213(14)(vii).

Development Standards

Following is a comparison table showing differences between the development standards of the current CS Commercial Service District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			

Current: CS	15'	20' adjacent to residential district, no min. otherwise	None; FAR: 0.5 for any combination of lodging, office, and retail and personal service uses 0.75 for all uses combined	45'	80%
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Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code. Under Parking Reform, there is no minimum requirement.

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.

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List of Officers

24K Holdings, LLC

Mike B. Aghyarian, CEO

Pascal Aghyarian, Manager

Proposed PD Conditions
ARTICLE _____.

PD _____.

SEC. 51P-_____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located along the northeast line of C F Hawns Fwy. The size of PD _____ is approximately 2.889 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a non-residential zoning district.

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit A : development plan.

SEC. 51P- _____.105. DEVELOPMENT PLAN.

(a) For a vehicle storage lot, development and use of the Property must comply with the development plan (Exhibit A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) Except as provided in this section the only main uses permitted are those main uses permitted in the CS Commercial Service District, subject to the same conditions applicable in the CS Commercial Service District, as set out in Chapter 51A. For example, a use permitted in the CS Commercial Service District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CS Commercial Service District is subject to DIR in this district; etc.

(b) The following use is permitted:

- Vehicle storage lot.

SEC. 51P- _____.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the CS Commercial Service District apply.

SEC. 51P- _____.108. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .111. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ____ .112. ADDITIONAL PROVISIONS.

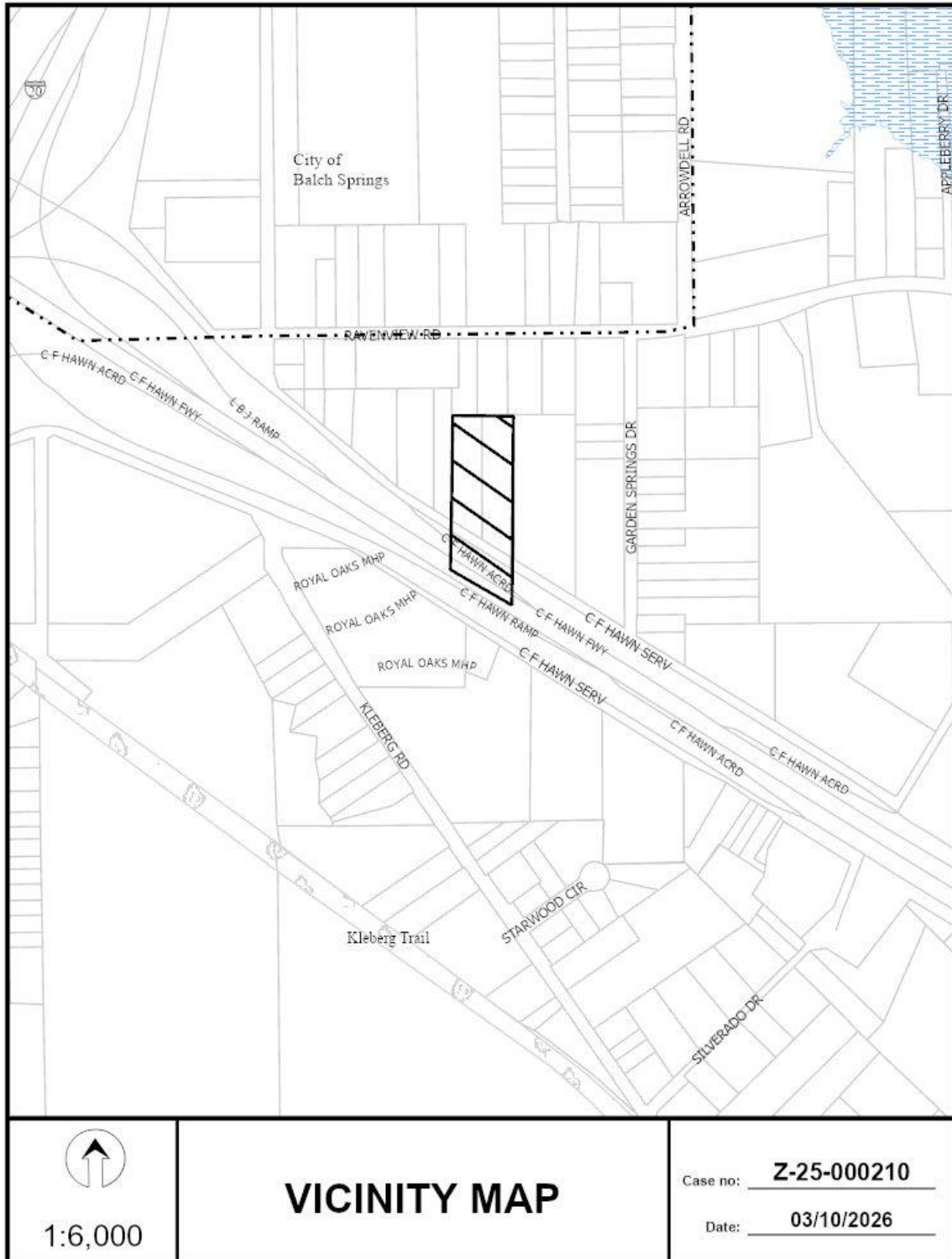
(a) The Property must be properly maintained in a state of good repair and neat appearance.

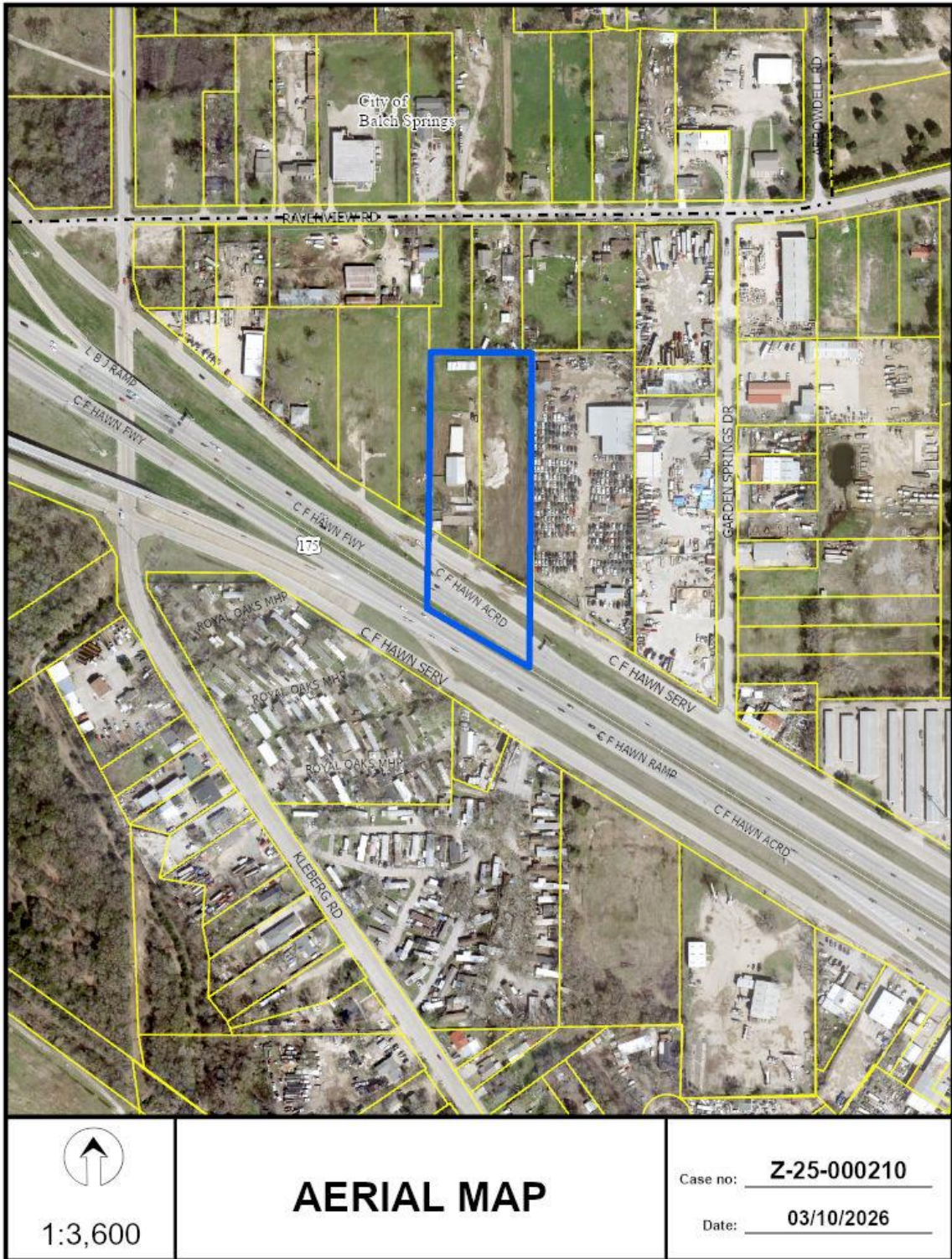
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

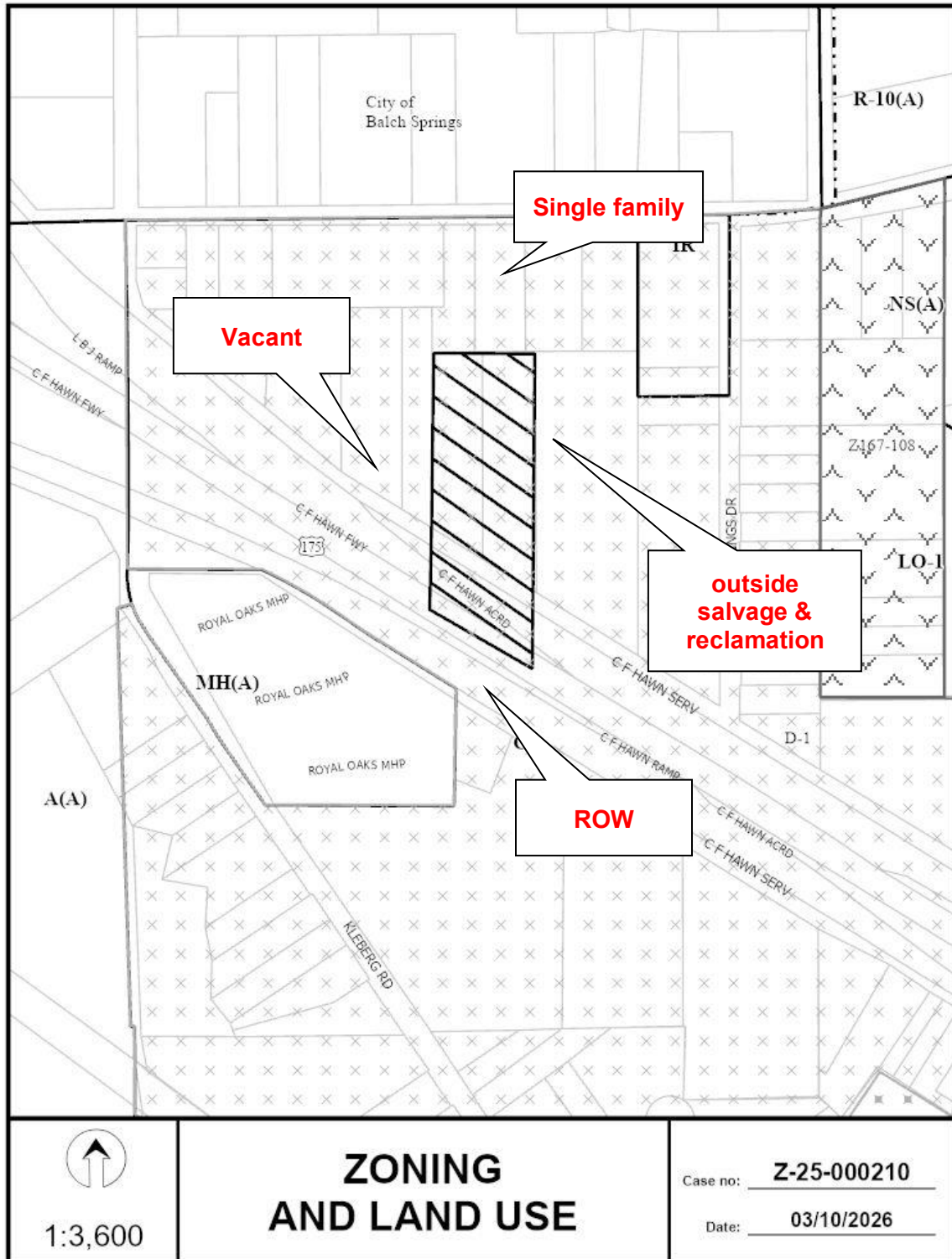
SEC. 51P- ____ .113. COMPLIANCE WITH CONDITIONS.

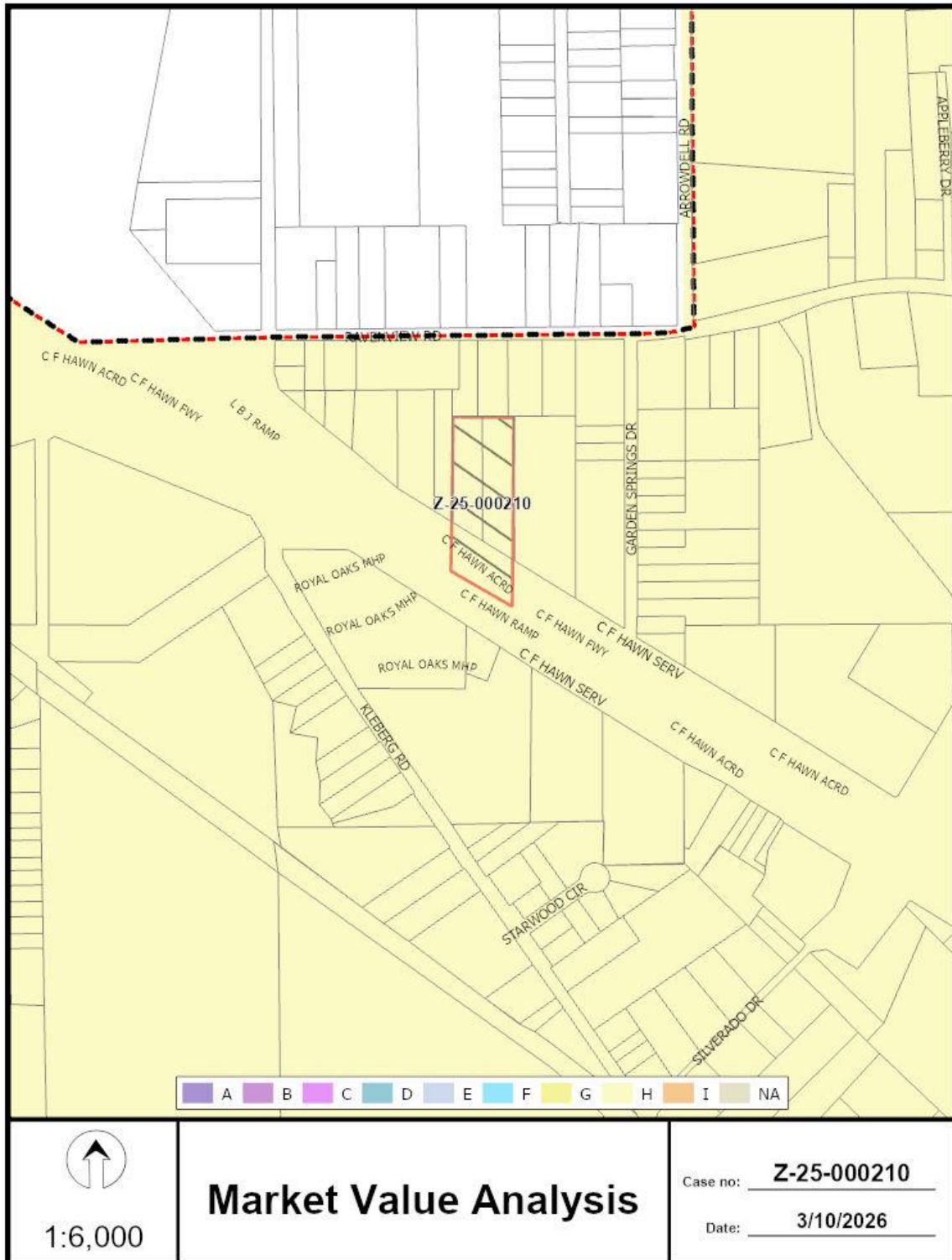
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

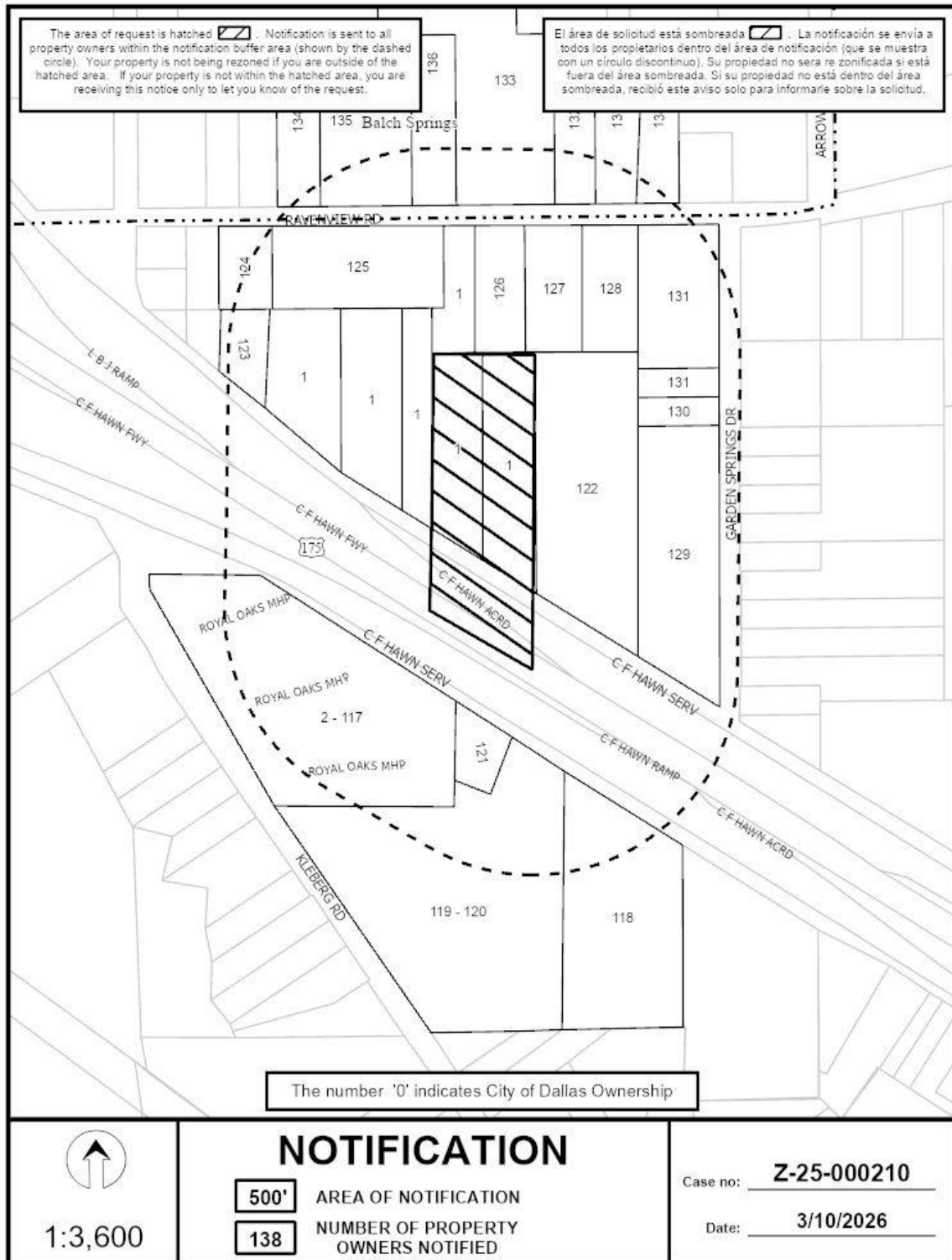
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”











03/10/2026

Notification List of Property Owners

Z-25-000210

138 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11505 C F HAWN FWY	24K HOLDINGS LLC
2	11435 KLEBERG RD	ROYAL OAKS MHC LLC
3	11526 C F HAWN FWY	CORVANTEZ MIQUEL
4	11435 KLEBERG RD	ROBERTS STEVE WAYNE
5	11435 KLEBERG RD	CALDERON EMMA & ARGUELLO MIGUEL
6	11526 C F HAWN FWY	MARTINEZ ALFONSO
7	11526 C F HAWN FWY	MORENO FRANCISCO PINA
8	11526 C F HAWN FWY	VALENCIANA EDUARDO
9	11526 C F HAWN FWY	PATLAN MARIA MAGDALELA
10	11526 C F HAWN FWY	ROMERO JUAN
11	11526 C F HAWN FWY	PALACIOS PABLO
12	11526 C F HAWN FWY	TORRES JOSE SAMUEL
13	11526 C F HAWN FWY	JOAQUIN JORGE
14	11526 C F HAWN FWY	MARTINEZ JOEL & ESTHER
15	11526 C F HAWN FWY	GUSTAVO GARCIA
16	11526 C F HAWN FWY	MARTINEZ SONIA
17	11526 C F HAWN FWY	ZUNIGA JAUN
18	11526 C F HAWN FWY	CAMPOS BRISA RODRIGUEZ
19	11526 C F HAWN FWY	GALLARDO RAMIRO
20	11526 C F HAWN FWY	DON JUAN JAVIER ARREDONDO
21	11526 C F HAWN FWY	SPURGEON LINDA
22	11526 C F HAWN FWY	CASTRO DAVID
23	11526 C F HAWN FWY	NARVAEZ CONCEPCION
24	11526 C F HAWN FWY	RODRIGUEZ MARIA DEL PILAR
25	11526 C F HAWN FWY	RODRIGUEZ GARZA ALEJANDRA
26	11526 C F HAWN FWY	CANO EUSEBIO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11526 C F HAWN FWY	RAMIREZ SANTOS
28	11526 C F HAWN FWY	VAZQUEZ ELISEO
29	11435 KLEBERG RD	VACIO MARTIN
30	11435 KLEBERG RD	AVILA JOSE
31	11435 KLEBERG RD	AVILLA JOSE
32	11526 C F HAWN FWY	LONGSERRE DJ
33	11435 KLEBERG RD	VILLANUEVA PORFIRIO
34	11435 KLEBERG RD	ORTIZ PEDRO
35	11435 KLEBERG RD	RODRIGUEZ JOSUE MORALES
36	11435 KLEBERG RD	GRISelda GARZA
37	11435 KLEBERG RD	GARZA GARCIA SAIRA ESTHELA
38	11435 KLEBERG RD	GILBREATH THOMAS
39	11435 KLEBERG RD	COLLAZO MARTIN
40	11435 KLEBERG RD	MALDONADO MARTHA
41	11435 KLEBERG RD	PEREZ MARTIN
42	11435 KLEBERG RD	PEREZ ADRINA
43	1288 N BAGLEY ST	CAMACHO JOSE
44	11526 C F HAWN FWY	SALAZAR CECILIA MALBENI
45	11435 KLEBERG RD	SALAZAR DANIEL J
46	11526 C F HAWN FWY	MARTINEZ MARIA
47	11435 KLEBERG RD	HERNANDEZ RAFAELA
48	11435 KLEBERG RD	LAZANO JORGE
49	11526 C F HAWN FWY	MORENO BERNADO
50	11526 C F HAWN FWY	LOPEZ RAUL
51	11435 KLEBERG RD	ROACH SHIRLEY
52	11435 KLEBERG RD	DEPAZ JOSEFINA
53	11435 KLEBERG RD	GARCIA RAFAEL & BAUTISTA ARACELY
54	11526 C F HAWN FWY	MALDONADO JESUS
55	11435 KLEBERG RD	CORRAL MARY
56	11435 KLEBERG RD	SUSTAITA ESMERALDA
57	11526 C F HAWN FWY	CASTILLO JUANA & CARLOS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	11526 C F HAWN FWY	MAYA ISIDRO
59	11526 C F HAWN FWY	PRESTON DERYL
60	11526 C F HAWN FWY	ARELLANO MARIA
61	11526 C F HAWN FWY	ALONSO MARIA
62	11526 C F HAWN FWY	GAONA ANTONIO
63	11526 C F HAWN FWY	ABONZA SIXTO
64	11526 C F HAWN FWY	ABONZA SIXTO
65	11526 C F HAWN FWY	PALACIOS MAURICIO
66	11526 C F HAWN FWY	ALBONZA ALMA
67	11526 C F HAWN FWY	SUSTAYTA FAUSTINO
68	11526 C F HAWN FWY	ZERMENO JOSE J
69	11526 C F HAWN FWY	LUNA MARIA
70	11526 C F HAWN FWY	SALDIVAR ANICETO
71	11526 C F HAWN FWY	COLLACO FRANSICA
72	11526 C F HAWN FWY	MARTINEZ ADRIAN
73	11526 C F HAWN FWY	CASTRO AURORA
74	11526 C F HAWN FWY	MALLIK GARY
75	11526 C F HAWN FWY	SOTO JOSE
76	11526 C F HAWN FWY	LOPEZ MIQUEL
77	11526 C F HAWN FWY	SOTO JOSE MANUEL CABALLERO
78	11526 C F HAWN FWY	RODREGUEZ IVAN
79	11526 C F HAWN FWY	MATUTE BRYAN LOBO
80	11526 C F HAWN FWY	ZUNIGA JUAN
81	11526 C F HAWN FWY	CASTILLO ADRIAN TORRES
82	11526 C F HAWN FWY	CASTRO AVRELIO
83	11526 C F HAWN FWY	ARELLANO MARIA GUADALUPE
84	11435 KLEBERG RD	AMADOR LUIS & LINDA
85	11526 C F HAWN FWY	ORTEGA FELIPE
86	11526 C F HAWN FWY	RAMIREZ SANTOS
87	11526 C F HAWN FWY	ISMAEL RAMIREZ CASTILLO
88	11526 C F HAWN FWY	URESTI ANDREA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	11526 C F HAWN FWY	ZUNIGA GENARO
90	11526 C F HAWN FWY	GUTIERREZ MARIO
91	11435 KLEBERG RD	CAYAXON DOMINGA
92	11435 KLEBERG RD	SAUIRRE RICARDO
93	11435 KLEBERG RD	FLORES MATILDE ROJAS
94	11435 KLEBERG RD	CUMMINGS TRACY &
95	11435 KLEBERG RD	MONREAL EUGENIO
96	11435 KLEBERG RD	LOPEZ ACOSTA DARWIN N
97	11435 KLEBERG RD	MATA DESIDERO MONROY
98	11435 KLEBERG RD	MURILLO NODERIN
99	11435 KLEBERG RD	ACOSTA JUAN
100	11435 KLEBERG RD	MONSIVALS JESSICA
101	11435 KLEBERG RD	BENITEZ MARIA
102	11435 KLEBERG RD	ACEVEDO HUMBERTO
103	11435 KLEBERG RD	MEZA BELINDA DOMINGUEZ
104	11435 KLEBERG RD	ANDERSON DAKOTA
105	11526 C F HAWN FWY	HERNANDEZ PEDRO
106	11526 C F HAWN FWY	COPETILLO FERMIN
107	11526 C F HAWN FWY	ORTA-TORRES ALEJANDRO GUADAL
108	11526 C F HAWN FWY	HERNANDEZ IMELDA
109	11526 C F HAWN FWY	NAVARRO JOSE LUIS LINO
110	11526 C F HAWN FWY	MIRANDA LOLA
111	11526 C F HAWN FWY	PAJACIOS JOSE
112	11526 C F HAWN FWY	SANCHEZ YANET
113	11526 C F HAWN FWY	ZAVALA ISABELA C
114	11435 KLEBERG RD	SANCHEZ JESUS
115	11435 KLEBERG RD	EMELIA SANCHEZ
116	11526 C F HAWN FWY	OSTI JOSE MANUEL
117	11526 C F HAWN FWY	RAMIREZ CLAUDIA
118	11532 C F HAWN FWY	VELIT OF CF HAWN JV LLC
119	11526 C F HAWN FWY	ROYAL OAKS MHC LLC

03/10/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	11526 C F HAWN FWY	MARTINEZ JOEL AND ESTHER
121	11460 C F HAWN FWY	WALLACE MITCHELL
122	11521 C F HAWN FWY	PATINO JESSIE
123	11423 C F HAWN FWY	FOSTER JESSIE
124	11418 RAVENVIEW RD	FOSTER JESSIE R
125	11432 RAVENVIEW RD	Taxpayer at
126	11510 RAVENVIEW RD	BASILIO JACOB
127	11524 RAVENVIEW RD	GILBERT JIMMY DALE &
128	11532 RAVENVIEW RD	CATALAN JOANTHAN &
129	1905 GARDEN SPRINGS DR	MUNIZ ALBERTO
130	1835 GARDEN SPRINGS DR	MUNIZ RAMON
131	1829 GARDEN SPRINGS DR	A & M HAULERS LLC
132	11531 RAVENVIEW RD	CONTRERAS LETICIA
133	11515 RAVENVIEW RD	MARTINEZ ALVARO MUNOZ &
134	11423 RAVENVIEW RD	BASULTO RAFAEL & TERESA
135	11429 RAVENVIEW RD	SOUTHWESTERN BELL
136	11435 RAVENVIEW RD	IGLESIA PRIMITIVA PENTECOSTES
137	11537 RAVENVIEW RD	FOSTER DIANA R LIFE ESTATE
138	11543 RAVENVIEW RD	LEWIS LELAND BOYCE