

CITY PLAN COMMISSION

THURSDAY, AUGUST 6, 2026

Planner: Liliana Garza

FILE NUMBER: Z-26-000073 **DATE FILED:** April 20, 2026

LOCATION: North line of W. Camp Wisdom Road, between S. Cockrell Hill Road and American Way.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 6.702 acres **CENSUS TRACT:** 48113010903

OWNER: Gary Bryan / Texas B&B Properties LP

REPRESENTATIVE: Andrew Ruegg / Masterplan

REQUEST: An application for an amendment to Planned Development No. 94 with consideration for a CS Commercial Service District or RR Regional Retail District on property zoned Planned Development No. 94.

SUMMARY: The purpose of the request is to allow vehicle display sales and service use, vehicle or engine repair or maintenance use, warehouse use, office showroom/warehouse use and other CS uses.

STAFF RECOMMENDATION: Approval of an RR Regional Retail District, in lieu of an amendment to Planned Development No. 94.

CPC PRIOR ACTION: On June 25, 2026, the City Plan Commission held this case under advisement to August 6, 2026 and instructed staff to re-advertise the request.

PLANNED DEVELOPMENT DISTRICT 94:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=94>

BACKGROUND INFORMATION:

- The area of request is developed with a 31,627 square foot one story building and is zoned PD 94.
- On August 17, 1977, the City Council approved Planned Development 94 for automobile display sales and service uses.
- On February 14, 1996, the City Council approved an amendment to PD 94 development plan and conditions to permit furniture and warehouse use on a portion of the property.
- On November 11, 1999, the City Plan Commission approved a minor amendment to the development plan to clarify and accurately reflect the uses permitted in portions of Phase I of PD 94.
- To allow for current and future uses related to vehicle display sales and service, vehicle or engine repair or maintenance, warehouse, office/showroom warehouse and other CS uses, the applicant requested CS Commercial Service District.
- On June 25, 2026, the City Plan Commission recommended to hold this matter under advisement until August 6, 2026, and directed staff to readvertise as an amendment to Planned Development 94.
- The applicant is now proposing to amend Planned Development 94 to allow modified development standards primarily related to permitted uses, setbacks, and floor area ratio to allow vehicle display sales and service use, vehicle or engine repair or maintenance use. The applicant is not asking to allow warehouse, and office showroom/warehouse uses.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z234-179:** On August 28, 2024, the City Council approved an application for a Specific Use Permit for a commercial amusement (inside) for a three-year period on property zoned a CR Community Retail District on the north line of West Camp Wisdom Road, between North Cockrell Hill Road and South Westmoreland Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
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West Camp Wisdom	Principal Arterial	100 feet BIKE PLAN
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Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 57, 108

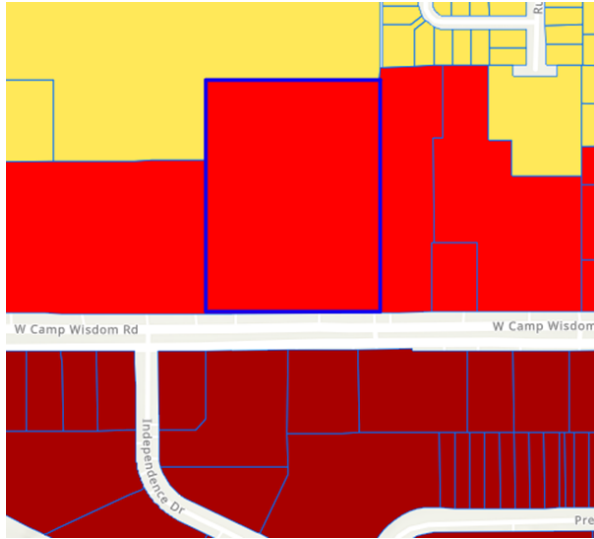
STAFF ANALYSIS:**Comprehensive Plan:**

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.

Placetypes:**Community Mixed-Use**

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

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.

Although the applicant's zoning change request is not fully consistent with the characteristics of the Community Mixed-Use placetype, including additional warehouse uses, the vehicle display, sales, and service use is compatible with the current neighborhood's commercial character. This is in part a reason for the recommendation for an RR District in lieu of the ~~CS District amendment to Planned Development 94~~. The proposed vehicle display, sales, and service use is allowed under the RR District.

Land Use:

	Zoning	Land Use
Site	PD 94	Vehicle display sales and service use
North	MF-2(A) District	Multifamily
East	CR District	Medical clinic or ambulatory surgical center, commercial amusement (inside) limited to a dance hall, and financial institution without drive-in window
South	MU-2 District and RR District with DR	Restaurant without drive-in service, office, retail and personal use, restaurant with drive-in service, and vacant building
West	MF-2(A) District and CR District	Multifamily, retail, and personal service uses

Land Use Compatibility:

The site is developed with developed with a 31, 627 square foot one story building and is zoned Planned Development 94. The existing PD 94 allows automobile or motorcycle display, sales, and service use. PD 94 allows a furniture store and warehouse within

Phase I only. The immediate land use surrounding the area of request to the north and northwest is residential use. The site is surrounded by community-serving retail, personal service, and office uses toward the east, south, and west.

The applicant is requesting to rezone the area of request to CS Commercial Service District to allow the continued use of the vehicle display sales, and service use, as well as warehouse, and office/showroom warehouse uses.

The existing vehicle display sales and service use may be considered compatible within the surrounding neighborhood since the site is located along a principal arterial and there are also retail and personal services uses along West Camp Wisdom Road. However, the proposed CS Community Service district would allow significantly more intense uses than the existing PD 94 District.

Although commercial zoning exists to the east, west, and south, the proposed change would have direct residential adjacency to the properties to the north and northwest. Therefore, staff recommends an RR Regional Retail district in lieu of the CS District request. RR district could serve as a more appropriate buffer between the commercial uses to the east, south and west, and residential to the north. RR District is already established in the surrounding area along Camp Wisdom Road, whereas CS District is not established anywhere in the surrounding area.

On June 25, 2026, the City Plan Commission recommended to hold this matter under advisement until August 6, 2026, and directed staff to readvertise as an amendment to Planned Development 94.

The applicant is now proposing to amend Planned Development 94 to allow modified development standards primarily related to RR District permitted uses, setbacks, and floor area ratio. The applicant is not asking to allow warehouse, and office showroom/warehouse uses.

Staff recommends a standard RR District, in lieu of the applicant's request to amend PD 94. Staff believes the applicant's proposed amendments to permitted uses, setbacks, and floor area ratio are not substantial enough to warrant the continuation of PD 94 when the codified development standards of a RR Regional Retail District would still allow development on the site. Staff recommendation would follow the pattern of existing regional-service retail and office in the surrounding area along Camp Wisdom Road.

Development Standards:

Following is a comparison of the development standards of the existing Planned Development 94, the proposed amendment to PD 94, CS District, and the recommended RR District.

District	Setback		FAR	Height	Lot Cvrg.	Primary Uses
	Front	Side/Rear				
Existing: PD 94	All setbacks for buildings or display area must be provided as illustrated on the approved site plan.		Max. floor area for Furniture store: 4,900 sq. ft. Warehouse: 4,025 sq. ft.	24 ft.*		Automobile or motorcycle display, sales, and service use. Furniture store and warehouse within Phase I only.
Proposed: Amendment to PD 94	15 ft. 20 ft. UF	20 ft. adj. to res. Other: none	0.5 Office 1.5 Overall	45 ft.	80%	Retail & personal service, office
Comparing: CS District	15 ft. adj. expressway or thoroughfare Other: none	20 ft. adj. to res. Other: none	0.5 Lodging, office, and retail and personal service uses 0.75 Overall	45 ft.	80%	Commercial & business service, supporting retail & personal service & office
Recommended: RR District	15 ft. 20 ft. UF	20 ft. adj. to res. Other: none	0.5 Office 1.5 Overall	70 ft.	80%	Retail & personal service, office

If SB 840 is deemed applicable to the property, the maximum height is 45'.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the current PD 94, the CS District, and the recommended RR District.

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
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

	Existing	Original Request	Recommended
Use	PD 94	CS	RR
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 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	S
Machine or welding shop		R	
Machinery, heavy equipment, or truck sales and services		R	R
Medical or scientific laboratory		•	S
Technical school		•	
Tool or equipment rental		•	•
Vehicle or engine repair or maintenance		R	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)			

	Existing	Original Request	Recommended
Use	PD 94	CS	RR
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			
Cemetery or mausoleum		S	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	S
Hospital		R	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	S
Hotel or motel		R, S, ★	R,S, ★
Lodging or boarding house		•	•
Overnight general purpose shelter		★	★
MISCELLANEOUS USES			
Attached non-premise sign.		S	S
Carnival or circus (temporary)		★	★
Hazardous waste management facility			

	Existing	Original Request	Recommended
Use	PD 94	CS	RR
Temporary construction or sales office		•	•
OFFICE USES			
Alternative financial establishment		S	S
Financial institution without drive-in window		•	•
Financial institution with drive-in window		R	D
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	R
Animal shelter or clinic without outside runs		R	R
Animal shelter or clinic with outside runs		S, ★	S
Auto service center		R	R

	Existing	Original Request	Recommended
Use	PD 94	CS	RR
Business school		•	•
Car wash		R	R
Commercial amusement (inside)		S, ★	S, ★
Commercial amusement (outside)		D	S
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	*only within Phase I as shown on site plan	•	•
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	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	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

	Existing	Original Request	Recommended
Use	PD 94	CS	RR
Surface parking			
Swap or buy shop		S	S
Taxidermist		•	
Temporary retail use		•	•
Theater		•	•
Truck stop		S	
Vehicle display, sales, and service	•	R	R
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		D	D
Heliport		S	S
Helistop		S	S
Private street or alley			
Railroad passenger station		S	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		S	•
Local utilities		S, R, ★	S, R, ★
Police or fire station		S	•
Post office		•	•
Radio, television, or microwave tower		R	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication		★	★
Utility or government installation other than listed		S	S

	Existing	Original Request	Recommended
Use	PD 94	CS	RR
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		★	★
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	*only within Phase I as shown on site plan	R	

Landscaping:

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

The applicant is proposing to amend the existing landscaping conditions of Planned Development 94 to conform to the standards, requirements, and design options of Article X of the Dallas Development Code. This amendment updates out-of-date landscaping stipulations in PD 94, replacing them with Article X compliance.

Parking:

Off-street parking must be provided in accordance with the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for vehicle display, sales, and service use is none, for vehicle or engine repair or maintenance use is none, for warehouse use is none, and for office showroom/warehouse use is none.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

The applicant is proposing to amend the existing off-street parking condition of Planned Development 94 to conform to the standards of Section 51A-4.200 of the Dallas Development Code.

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 currently within an “F” MVA area.

List of Partners

Texas B&B Properties LP

Gary K. Bryan, CEO
Gary W. Bryan, Partner

PROPOSED AMENDED PD 94 CONDITIONS

ARTICLE

94.

PD 94.

SEC. 51P-94.101. LEGISLATIVE HISTORY.

PD 94 was established by Ordinance No. 15580, passed by the Dallas City Council on August 17, 1977. Ordinance No. 15580 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the Dallas City Code, as amended. Ordinance No. 15580 was amended by Ordinance No. 22673, passed by the Dallas City Council on February 14, 1996.

SEC. 51P-94.102. PROPERTY LOCATION AND SIZE.

PD 94 is established on property generally located on the north line of Camp Wisdom Road, beginning at a point 820 feet east of the east line of Cockrell Hill Road. The size of PD 94 is approximately 6.699 acres.

SEC. 51P-94.103. 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 nonresidential zoning district.

SEC. 51P-94.104. DEVELOPMENT PLAN.

(a) 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. All development within the PD must be in accordance with a city plan commission approved site plan (Exhibit 94A).

(b) Development may occur in three phases as indicated on the approved site plan. Development of Phase II must be completed not later than 18 months after the date on which the certificate of occupancy for the development of Phase I is issued. Development of Phase III is optional with the developer and may commence at any time.

SEC. 51P-94.105. SUBDIVISION PLAT.

Prior to the issuance of a building permit for development on any portion of this PD, a

~~subdivision plat of the entire property within the PD must be approved by the city plan commission and filed for record in the Plat Records of Dallas County, Texas.~~

SEC. 51P-94.1056. **MAIN USES PERMITTED USES.**

(a) ~~The only main uses permitted are those main uses permitted in the RR Regional Retail District, subject to the same conditions applicable in the RR Regional Retail District, as set out in Chapter 51A. For example, a use permitted in the RR Regional Retail 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 RR Regional Retail District is subject to DIR in this district; etc. Except as provided in Subsection (b), the only use permitted in the district is automobile or motorcycle display, sales, and service (outside display) as defined in Section 51-4.212(2).~~

(b) ~~Within the boundaries of Phase I, furniture store and warehouse uses as defined in Chapter 51 are permitted as shown on the site plan.~~

SEC. 51P-94.106. **ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-94.107. **YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the RR Regional Retail District apply.

(b) Height. Maximum structure height is 45 feet.

SEC. 51P-94.108. **OFF-STREET PARKING AND LOADING.**

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-94.107. **GENERAL REGULATIONS.**

(a) Building height. No building may exceed a maximum 24 feet in height.

(b) Building and display setbacks. All setbacks for buildings or display area must be provided as illustrated on the approved site plan.

(e) Parking.

(1) ~~Not later than 18 months from the date on which the certificate of occupancy for the development of Phase I is issued, the regulations with regard to minimum off-street parking and loading requirements must meet the requirements of the Comprehensive Zoning Ordinance of the city as applicable to the use and required as one parking space for every 500 square feet of the site area.~~

(2) ~~A minimum of 408 spaces must be provided and arranged as shown in the area designated Phase I on the approved site plan at the time the certificate of occupancy for the development of Phase I is issued.~~

(3) ~~Not later than 18 months from the date on which the certificate of occupancy for the development of Phase I is issued, a minimum of 584 spaces must be provided in the areas designated Phase I and Phase II on the approved site plan.~~

(4) ~~In the event the developer elects to develop Phase III and such development would result in a reduction of available spaces to a number less than the applicable minimum number specified in Paragraph (2) or (3), the developer shall provide such additional spaces as is necessary to provide for such applicable minimum number of spaces.~~

(d) Outside display area. ~~New or used cars displayed outside may be displayed only in the display and storage areas designated on the approved site plan. All parking spaces in front of the showroom abutting the landscaped areas running parallel to Camp Wisdom Road must be for customer parking only as indicated on the approved site plan.~~

(e) Parking areas. ~~All customer parking spaces must be clearly marked and defined as customer parking areas by the use of signs or permanent paint.~~

(f) Ingress and egress. ~~No median opening other than the existing median opening, which may be altered as indicated on the approved site plan, is allowed.~~

(g) Floor area.

(1) ~~Maximum floor area permitted for a furniture store is 4,900 square feet, and that floor area must be located as shown on the site plan.~~

(2) ~~Maximum floor area permitted for a warehouse use is 4,025 square feet, and that floor area must be located as shown on the site plan.~~

SEC. 51P-94.1028.

LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X. ~~All landscaping must be provided as indicated on the site plan, including caliper of trees, types, and quantity of plant material, and must be maintained in a healthy, growing condition at all times.~~

(b) Plant materials must be maintained in a healthy, growing condition. ~~Landscaping must also be provided in the 9.5 foot strip of land parallel to Camp Wisdom Road designated as additional right-of-way for the widening of Camp Wisdom Road. The 9.5 foot strip must be landscaped as indicated~~

~~on the site plan.~~

~~(e) The hedge indicated in the landscape strip along and parallel with Camp Wisdom must be planted at a minimum height of 18 inches at 18 inches on center, must be allowed to grow to a maximum height of 24 inches, and must be maintained at the 24 inch height.~~

~~(d) Prior to the issuance of a certificate of occupancy for a furniture store or warehouse use, existing landscaping shown on the site plan that is unhealthy or dead must be replaced with like plant materials.~~

SEC. 51P-94.109. SPRINKLER SYSTEM.

~~(a) An underground sprinkler system must be installed to water the landscaped areas along Camp Wisdom Road. The 9.5 feet of dedicated right of way along Camp Wisdom Road must be watered and maintained along with the required landscape strip along Camp Wisdom Road.~~

~~(b) The landscaped islands on the interior portions of the property and on the eastern and western property lines and the hedges in front of the display areas need not be served by the sprinkler system.~~

SEC. 51P-94.110. SCREENING FENCES.

~~Screening must be provided in accordance with Section 51A-4.602. All fences must be built and maintained as indicated on the approved site plan.~~

SEC. 51P-94.111. PAVING.

~~All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced with non-combustible materials such as asphaltic paving materials or concrete. Minimum requirements for the surface must be compacted subgrade covered by concrete paving; hot mix asphaltic paving consisting of a binder course and a surface course; or an approved equivalent. The surface must be maintained so as to provide a continuous hard, dustless surface suitable for use under all weather conditions. Barrier free curbs must be provided at all access points.~~

SEC. 51P-94.112. FIRE LANES.

~~Fire lanes and automatic sprinkler systems must be provided and maintained to comply with the requirements of the city Fire Department applicable to the development. (Ord. Nos. 15580; 25423; 26102)~~

SEC. 51P-94.113. SIGNS.

~~(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII. For purposes of signage, this property must follow the regulations for a business zoning district as set forth in Chapter 41, "Sign Standards," of the Dallas City Code, except~~

~~that no non-premise signs are permitted.~~

- (b) Non-premise signs are prohibited.

SEC. 51P-94.1124. MAINTENANCE.

The Property ~~entire premises~~ must be properly maintained in a state of good repair and neat appearance.

SEC. 51P-94.1135. LIGHTS.

- (a) Freestanding lights must comply ~~be provided as shown on the approved site plan in accordance~~ with the following lighting level requirements.

(1) Within 150 feet of West Camp Wisdom Road, maximum lighting level may not exceed ~~Front row lights must have from 90-150 foot candles.~~

(2) General display area for new and used car sales must have from 50-75
foot
candles.

(23) Outside of 150 feet of West Camp Wisdom Road to the rear of the Property,
maximum lighting level may not exceed ~~New car storage and customer service parking areas must have from 10-20 foot candles.~~

- (b) All lights except those necessary for security purposes must be turned off after 10:30 p.m.

(c) All lighting must be directed downward and away from adjacent residential properties.
No light source may create direct glare visible from properties zoned or used for residential purposes
along the northern and northwestern property boundaries.

SEC. 51P-94.116. CERTIFICATE OF OCCUPANCY.

(a) ~~A certificate of occupancy for Phase I may not be issued until Section 51P-94.107(c)(2), 51P-94.108, 51P-94.109, and 51P-94.110 have been complied with.~~

(b) ~~A certificate of occupancy for Phase III may not be issued until Section 51P-94.107(c)(4) has been complied with.~~

SEC. 51P-94.117. DRAINAGE.

~~Easements or drainage releases must be provided for streets, alleys, and storm sewers discharging onto private property as per the department of public works and transportation.~~

SEC. 51P-94.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-94.115. **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-94.1168. **COMPLIANCE WITH CONDITIONS GENERAL REQUIREMENTS.**

(a) ~~Except as otherwise provided herein or in the approved site plan, the requirements of all city Departments shall be complied with.~~

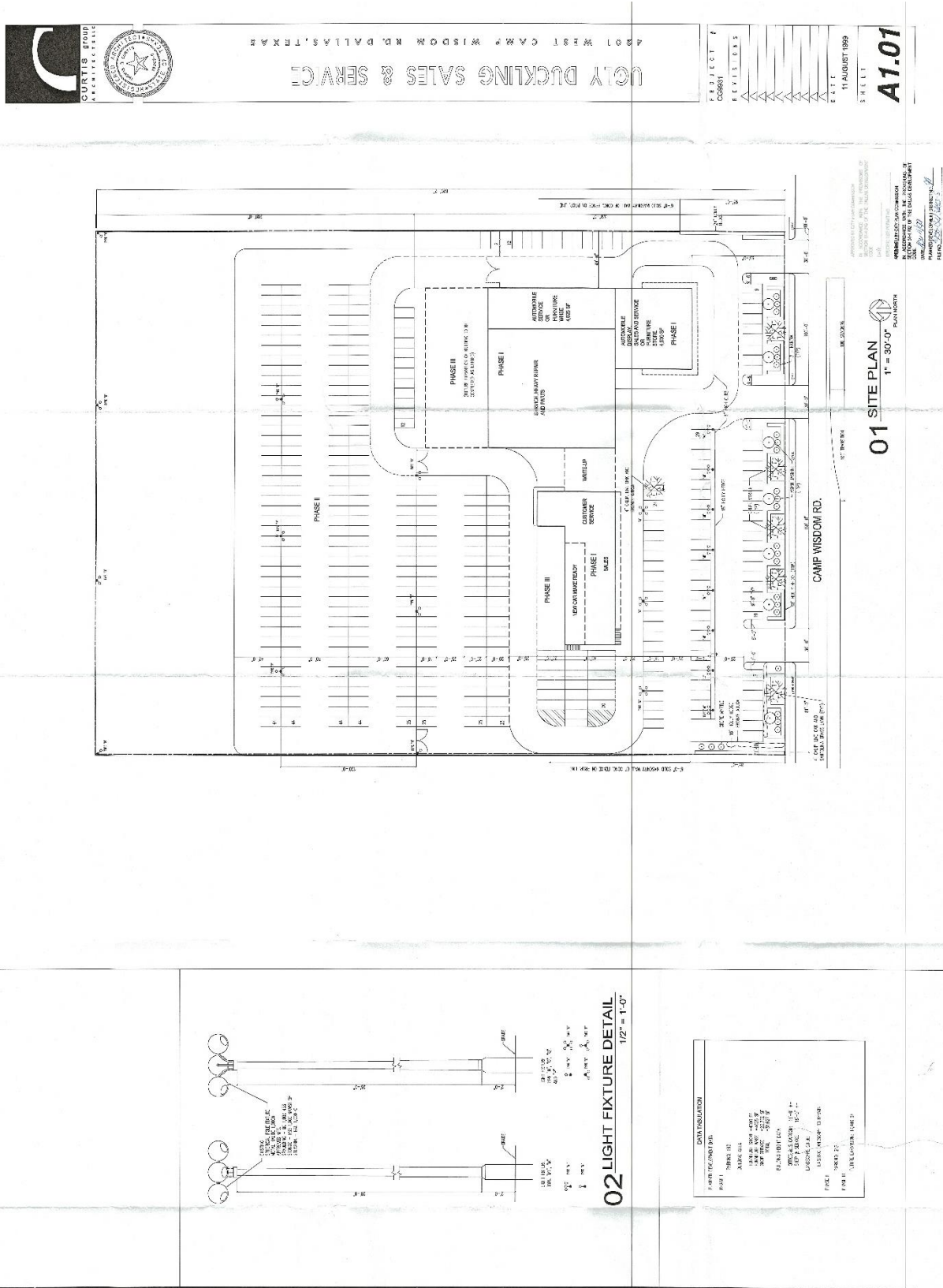
~~(b)~~ All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications and completed ~~adopted for such purpose~~ to the satisfaction of the city ~~director of public works and transportation~~.

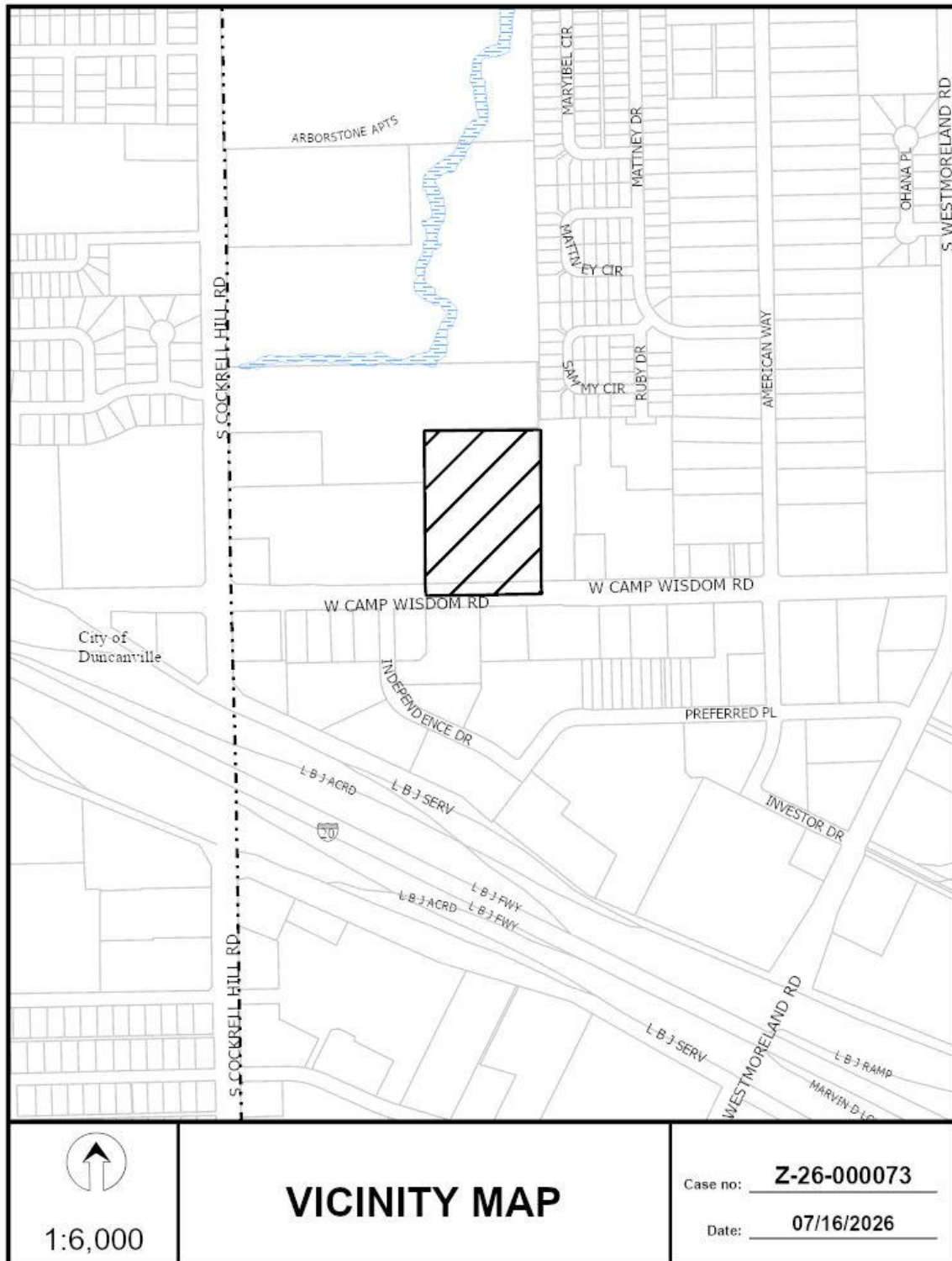
(b[e]) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, ~~for a use in this planned development district~~ until there has been full compliance with this article, the Dallas Development Code, the construction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

SEC. 51P-94.119. **ZONING MAP.**

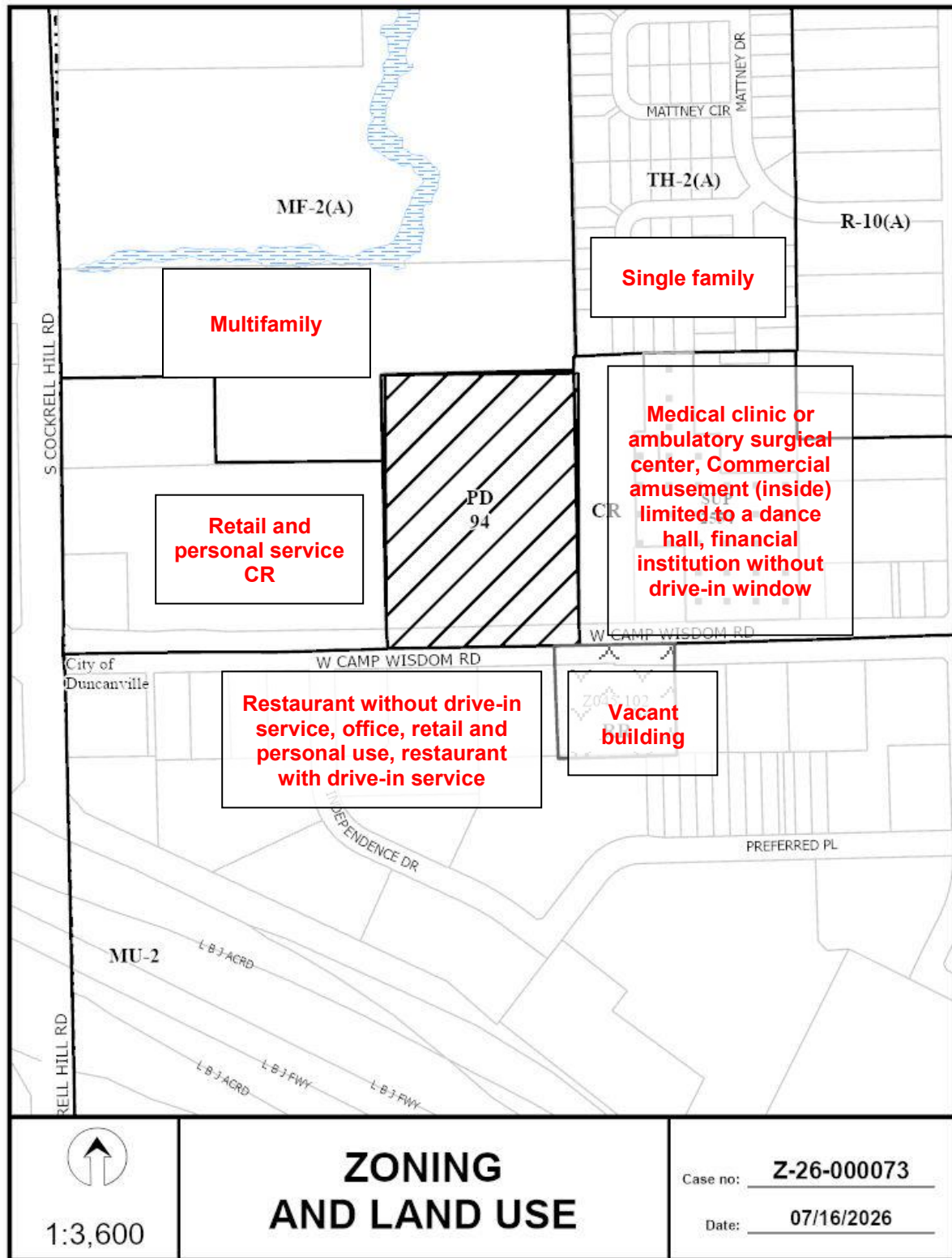
~~PD 94 is located on Zoning Map No. P-5.~~

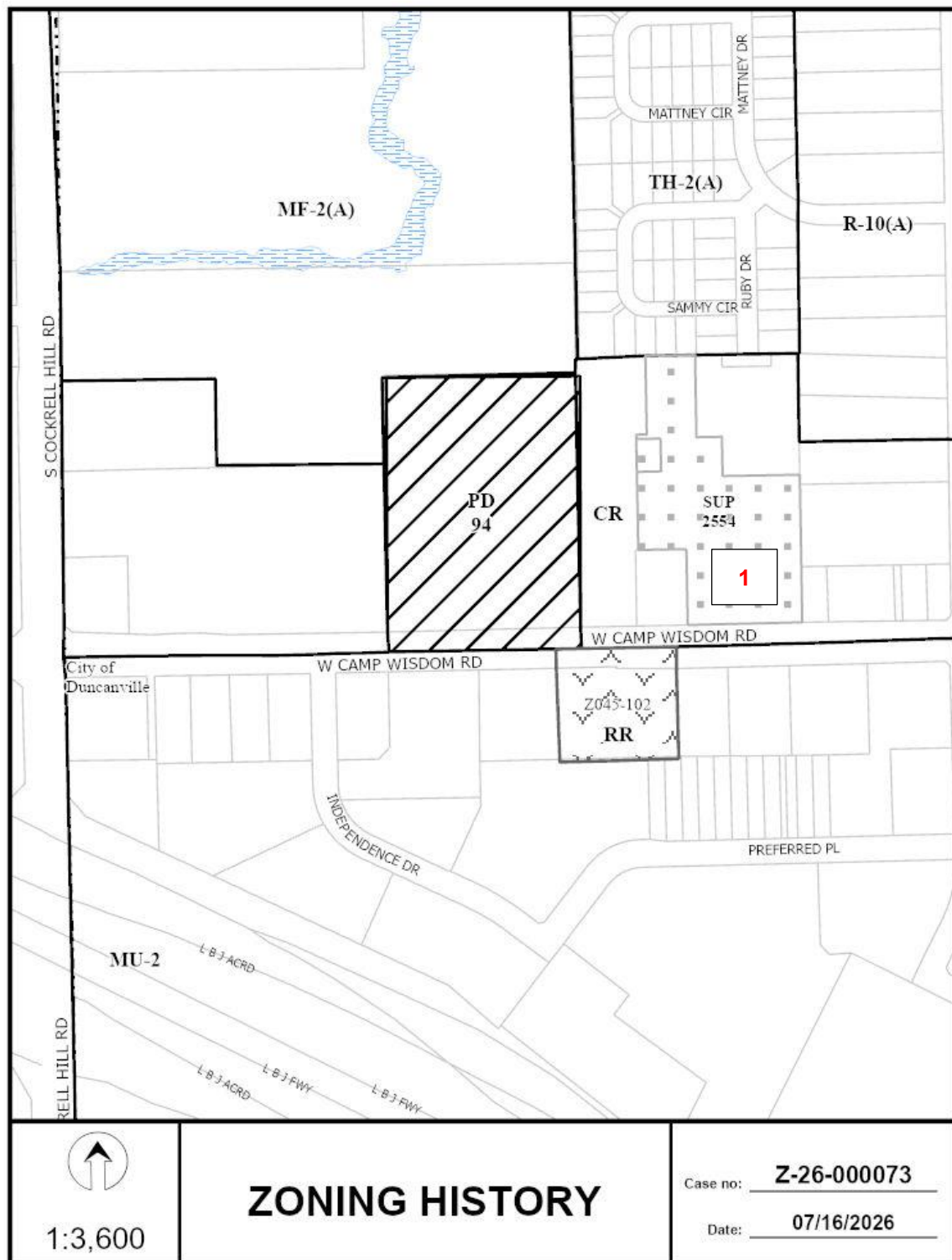
EXISTING DEVELOPMENT PLAN (To be removed)

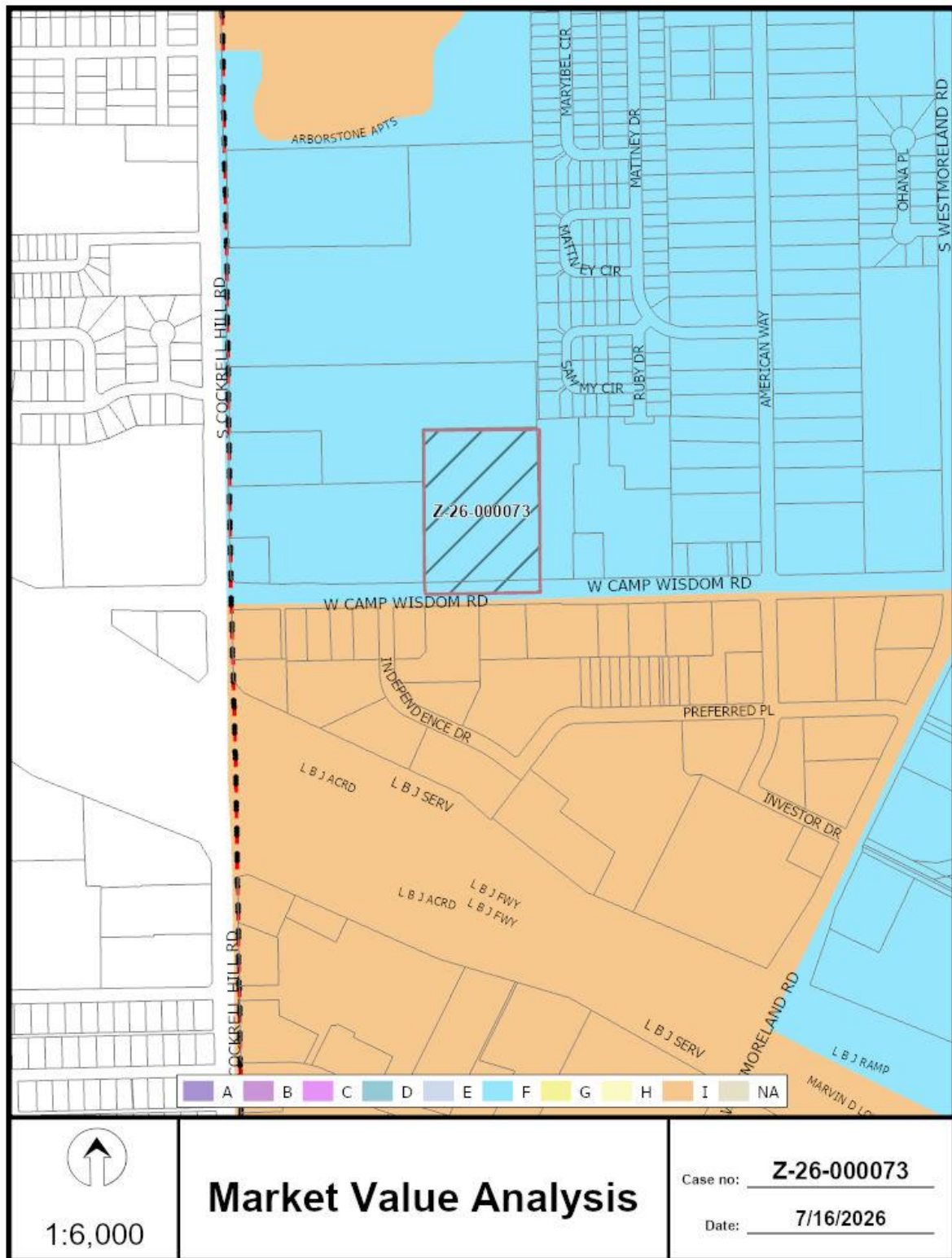


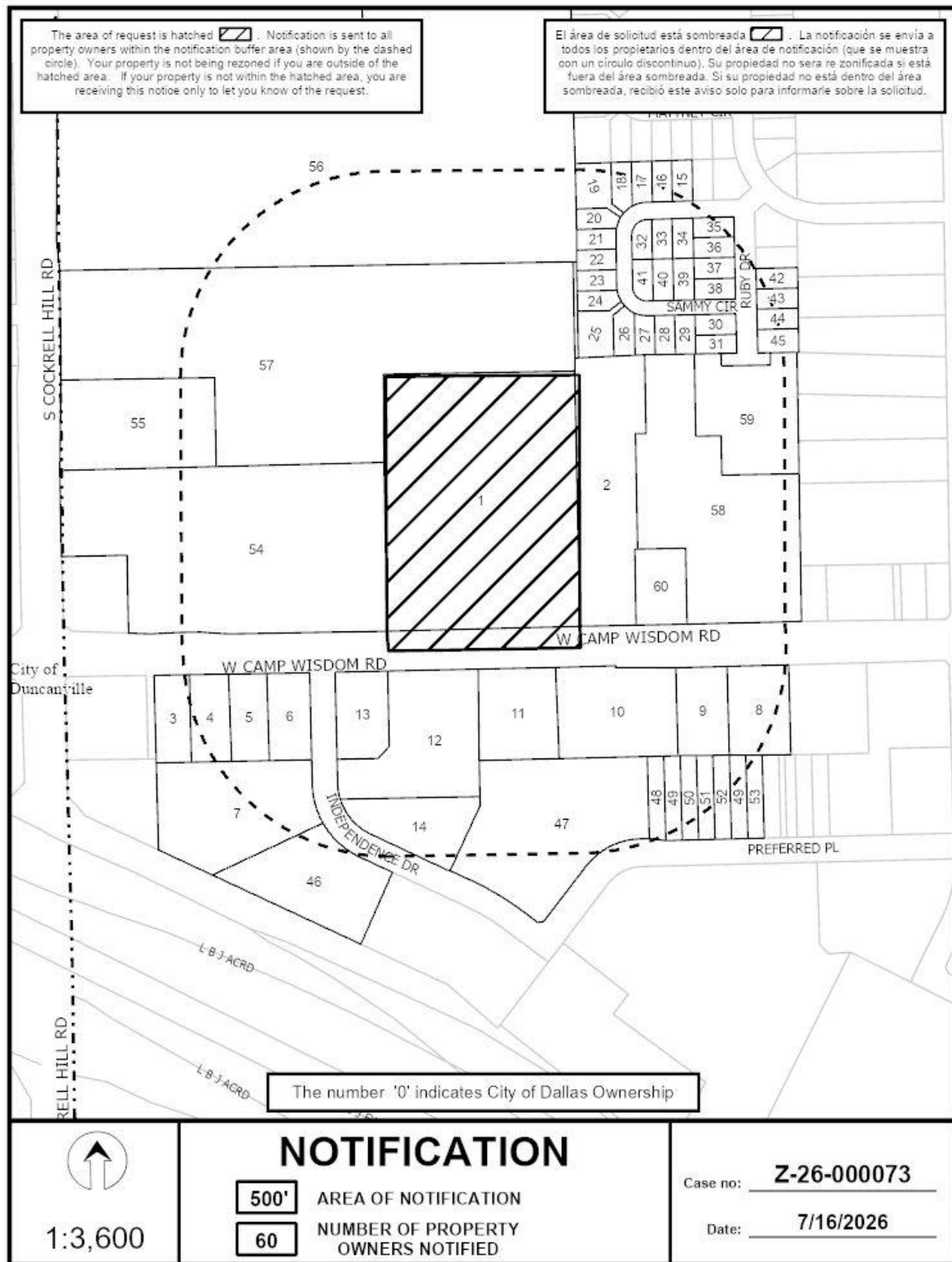












07/16/2026

Notification List of Property Owners***Z-26-000073******60 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4201	W CAMP WISDOM RD TEXAS B&B PROPERTIES LP
2	4111	W CAMP WISDOM RD SMBC LEASING AND FINANCE INC
3	4354	W CAMP WISDOM RD NG MAN KWONG & QINA GUAN
4	4312	W CAMP WISDOM RD CNB REAL ESTATE LLC
5	4306	W CAMP WISDOM RD UP & UP SERVICES LLC
6	4302	W CAMP WISDOM RD LN AMERICA LLC
7	4220	INDEPENDENCE DR SOUTHWEST DALLAS HOSPITALITY LP
8	4018	W CAMP WISDOM RD CHOE EUGENE LIVING TRUST
9	4030	W CAMP WISDOM RD NAZNAT LP
10	4110	W CAMP WISDOM RD CMW REALTY LLC
11	4140	W CAMP WISDOM RD 4140 CAMP WISDOM ASSET LLC
12	4210	W CAMP WISDOM RD SILWAD INC &
13	4228	W CAMP WISDOM RD J CAMP WISDOM PROPERTY LLC
14	4141	INDEPENDENCE DR WSLN FUNDING LLC
15	6911	SAMMY CIR FIERRO DAVID
16	6915	SAMMY CIR GONZALEZ PERFECTO &
17	6919	SAMMY CIR Taxpayer at
18	6923	SAMMY CIR JOHNSON MATTHEW
19	6925	SAMMY CIR VAZQUEZ MARCO A SALAS &
20	6927	SAMMY CIR WRIGHT PATRICIA
21	6931	SAMMY CIR MCFARLAND BEVERLY J
22	6935	SAMMY CIR ANDERSON JOYCE F WHITE
23	6939	SAMMY CIR ALVAREZ JUAN C
24	6941	SAMMY CIR VASQUEZ ROBERTO &
25	6943	SAMMY CIR REBOLLAR ELOY
26	6947	SAMMY CIR AGUERO GULLERMO & MARGARITA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6951 SAMMY CIR	SATERFIELD HANIEF
28	6955 SAMMY CIR	BURTON ALTHEDIA E
29	6959 SAMMY CIR	PINEDA MARIO U
30	7005 RUBY DR	Taxpayer at
31	7009 RUBY DR	BROWN KENNETH R &
32	6920 SAMMY CIR	PATE ANTHONY & MARION A
33	6916 SAMMY CIR	WASHINGTON VICKIE
34	6912 SAMMY CIR	WALLACE JAMES E & ARLENE
35	6905 RUBY DR	WILLIAMS EARNESTINE
36	6909 RUBY DR	SADLER ARTHUR & DONNA MARIE
37	6913 RUBY DR	BARRON EDUVIJES
38	6917 RUBY DR	DE YEVERINO OLGA B
39	6960 SAMMY CIR	GRIFFIN EDDIE
40	6956 SAMMY CIR	2018 1 IH BORROWER LP
41	6952 SAMMY CIR	Taxpayer at
42	6916 RUBY DR	BUCKLEY DORIS J
43	6920 RUBY DR	THOMAS ALICE M
44	7004 RUBY DR	GARZA ENZO
45	7008 RUBY DR	JACKSON SONYA
46	4242 INDEPENDENCE DR	ROYAL HOTEL HOLDING CORP INC
47	4125 PREFERRED PL	VUES APARTMENTS LLC THE
48	4105 PREFERRED PL	4242 GROUP LLC
49	4101 PREFERRED PL	ROCKWELL KENDRIX & MISTY
50	4033 PREFERRED PL	ROCKWELL KENDRIX RENONDA &
51	4029 PREFERRED PL	Taxpayer at
52	4025 PREFERRED PL	Taxpayer at
53	4017 PREFERRED PL	LABRIOLA LONE STAR LLC
54	4343 W CAMP WISDOM RD	RMAF IA LLC
55	6940 S COCKRELL HILL RD	GREAT AMERICAN FOODS CORP
56	6850 S COCKRELL HILL RD	DALCOR WOODGLEN LTD
57	6910 S COCKRELL HILL RD	MGC PLUM MEADOW LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4099 W CAMP WISDOM RD	WARWICK D M LIVING TRUST THE
59	4099 W CAMP WISDOM RD	REDBIRD HIGHLANDS LTD
60	4109 W CAMP WISDOM RD	4109 CAMP WISDOM INVESTMENT LTD