

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025**

Planner: Justin Lee

FILE NUMBER: Z-25-000206 **DATE FILED:** November 25, 2025**LOCATION:** Northwest corner of Nutwood Circle and Davenport Road**COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** Approx. 14,593 sqft **CENSUS TRACT:** 48085031708**OWNER:** SLB Development – Susan Briggeman**APPLICANT:** ERPO Custom Holdings, LLC. – Eric Rodriguez**REQUEST:** An application for NO(A) Neighborhood Office District on property zoned R-10(A) Single Family District.**SUMMARY:** The purpose of the request is to allow an office.**STAFF RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-10(A) Single Family District and is undeveloped.
- The surrounding area is predominantly commercial and single family.
- The applicant wishes to use the site for an office. As such, they request an NO(A) Neighborhood Office.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Davenport Road	Community Collector	44' pavement, 60' ROW
Nutwood Circle	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 nearby service
DART Bus: Routes 232

STAFF ANALYSIS:

Comprehensive Plan:

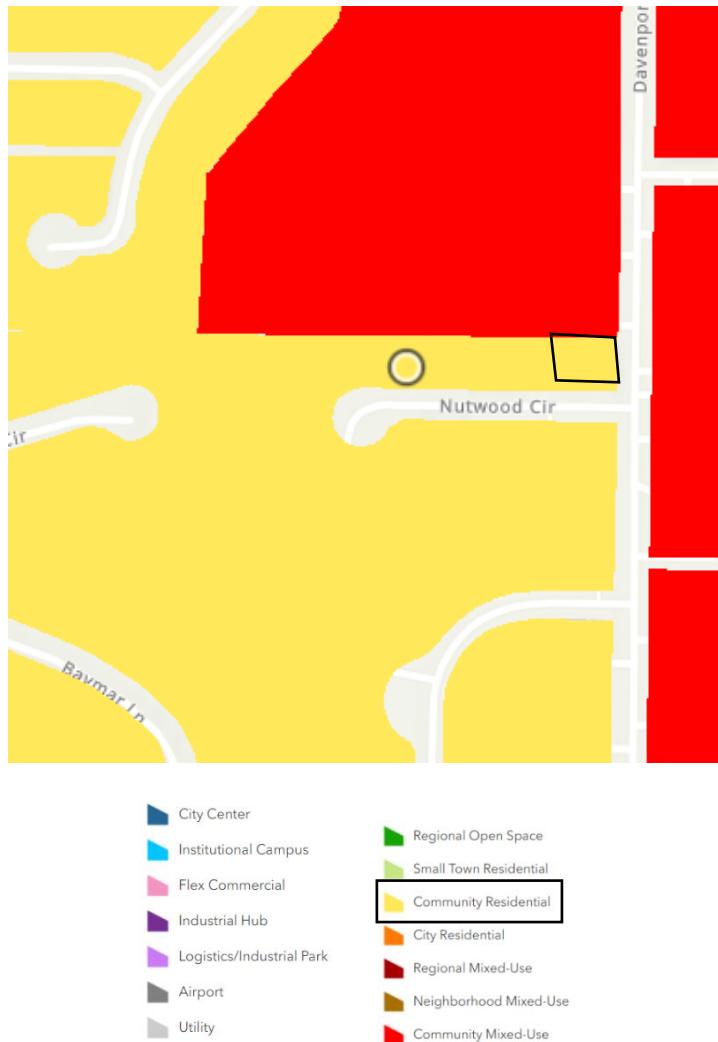
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use

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 **consistent** with Forward Dallas 2.0. Offices are a secondary land use in the Community Residential placetype. It is a prevalent land use in the area. The subject property is located on a community collector, Davenport Road. It is located on a corner lot but adjacent to an existing office and a church. The property appears to be currently undeveloped.

The proposed zoning district would limit the height of the building (low-rise) to a height recommended within the placetype. 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.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes,

can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family District	Vacant
North	CS Commercial Service District	Mini warehouse
South	R-10(A) Single Family District	Church
East	CS Commercial Service District	Commercial
West	R-10(A) Single Family District	Vacant

Land Use Compatibility:

The subject site is currently undeveloped, and the applicant proposes to develop it for office use.

The surrounding area is predominantly commercial in nature, with single-family residential homes located nearby.

Staff supports the requested zoning change, as the site is adjacent to an existing office use and is located along a community collector roadway. The proposed zoning will be consistent with the policies laid out in Forward Dallas, and the intended land use will also align with surrounding development. The proposed office use is not expected to disrupt the site's functionality or negatively impact the character or property values of the community. Overall, the request is compatible with the established development pattern in the area.

Land Use Comparison

Following is a comparison table showing differences in 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

Use	Existing	Proposed
AGRICULTURAL USES	R-10(A)	NO(A)
COMMERCIAL AND BUSINESS SERVICE USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S

Use	Existing	Proposed
	R-10(A)	NO(A)
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	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or adult care facility	S	S
Church	S	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery		•
Foster home	S	S
Halfway house	S	
Hospital		
Library, art gallery, or museum		•
Open-enrollment charter school or private school	S	R
Public school other than an open-enrollment charter school	S	S
LODGING USES	S	
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility	★	
Placement of fill material		*
Temporary construction or sales office		•
OFFICE USES	•	

Use	Existing	Proposed
RECREATION USES	R-10(A)	NO(A)
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•
RESIDENTIAL USES		•
College dormitory, fraternity, or sorority house		S
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	•	
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		S
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
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		

Use	Existing	Proposed
	R-10(A)	NO(A)
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		★ (Limited)
Restaurant without drive-in or drive-through service		S
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter		★
Transit passenger station or transfer center	S	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	★	S
Local utilities	S	★
Police or fire station		S
Post office		

Use	Existing	Proposed
	R-10(A)	NO(A)
Radio, television, or microwave tower		S
Refuse transfer station	S	
Sanitary landfill	★	
Sewage treatment plant	S	
Tower/antenna for cellular communication		★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard	★	
Contractor's maintenance yard	S	
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
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		
Trade center	★	
Vehicle storage lot	★	
Warehouse	★	

Development Standards

Following is a comparison table showing differences between the development standards of the current R-10(A) Single Family District and the proposed NO(A) Neighborhood Office.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: R-10(A)	30'	Single family: 6' side/rear Other: 10' side; 15' rear	None; min. lot size is 10,000 sqft	30'	45% residential 25% nonresidential
Proposed: NO(A)	15**	20' adjacent to residential district, no min. otherwise	None; 0.5 FAR	30'	50%

1. Blockface continuity would require 30' on Nutwood

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code. No minimum parking requirement per Parking Reform Amendment for office uses.

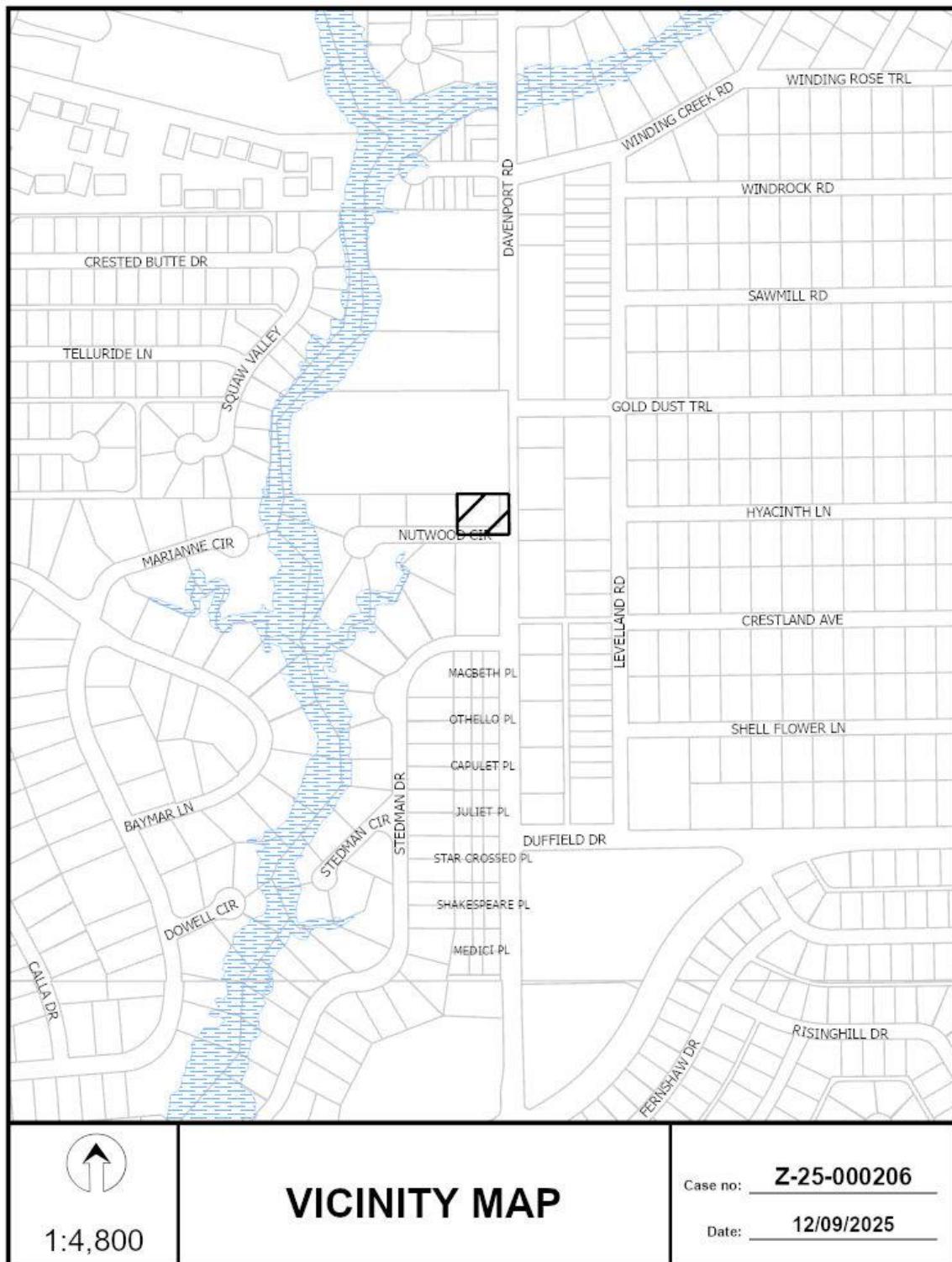
Market Value Analysis:

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 "C" MVA area.

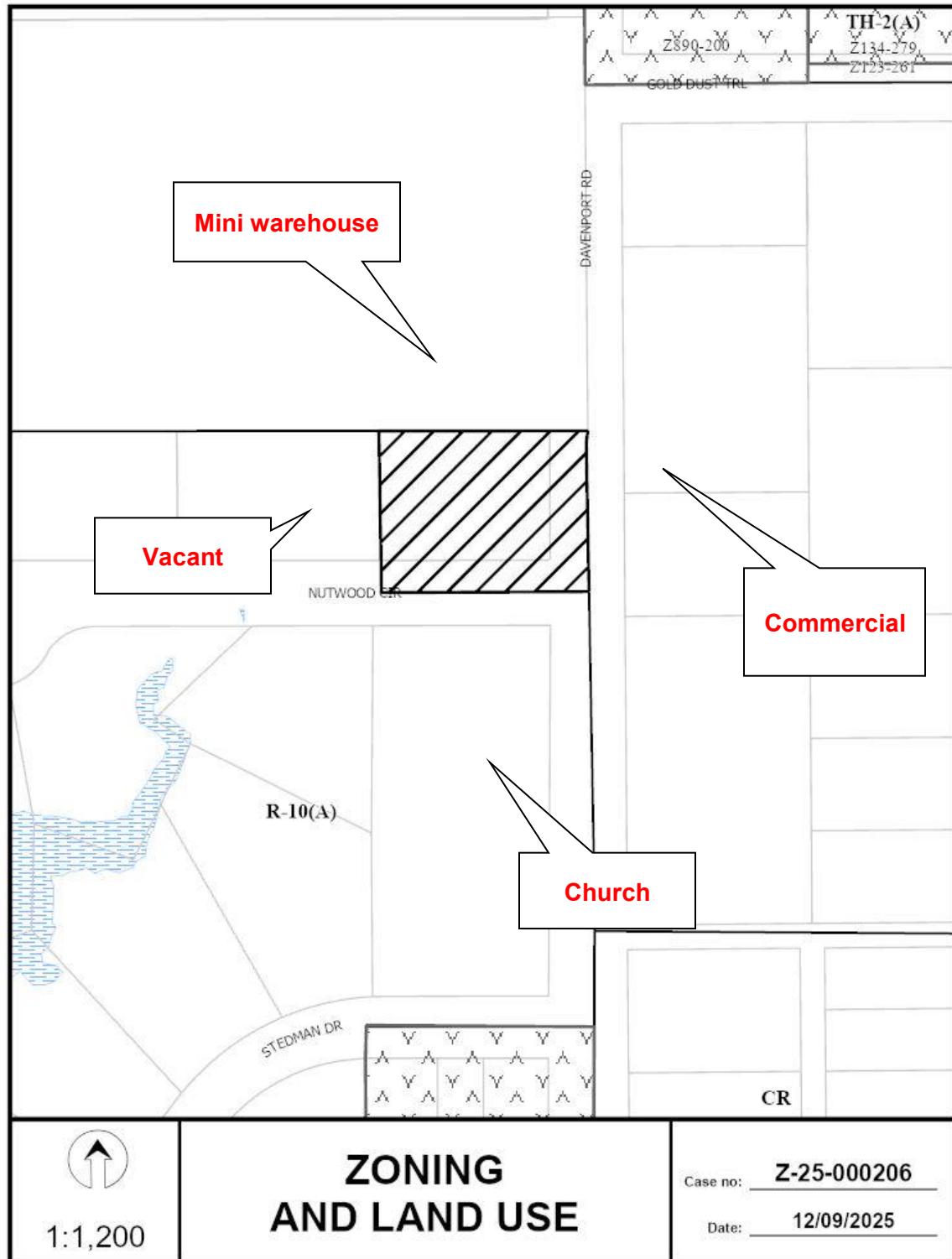
List of Partners/Principals/Officers

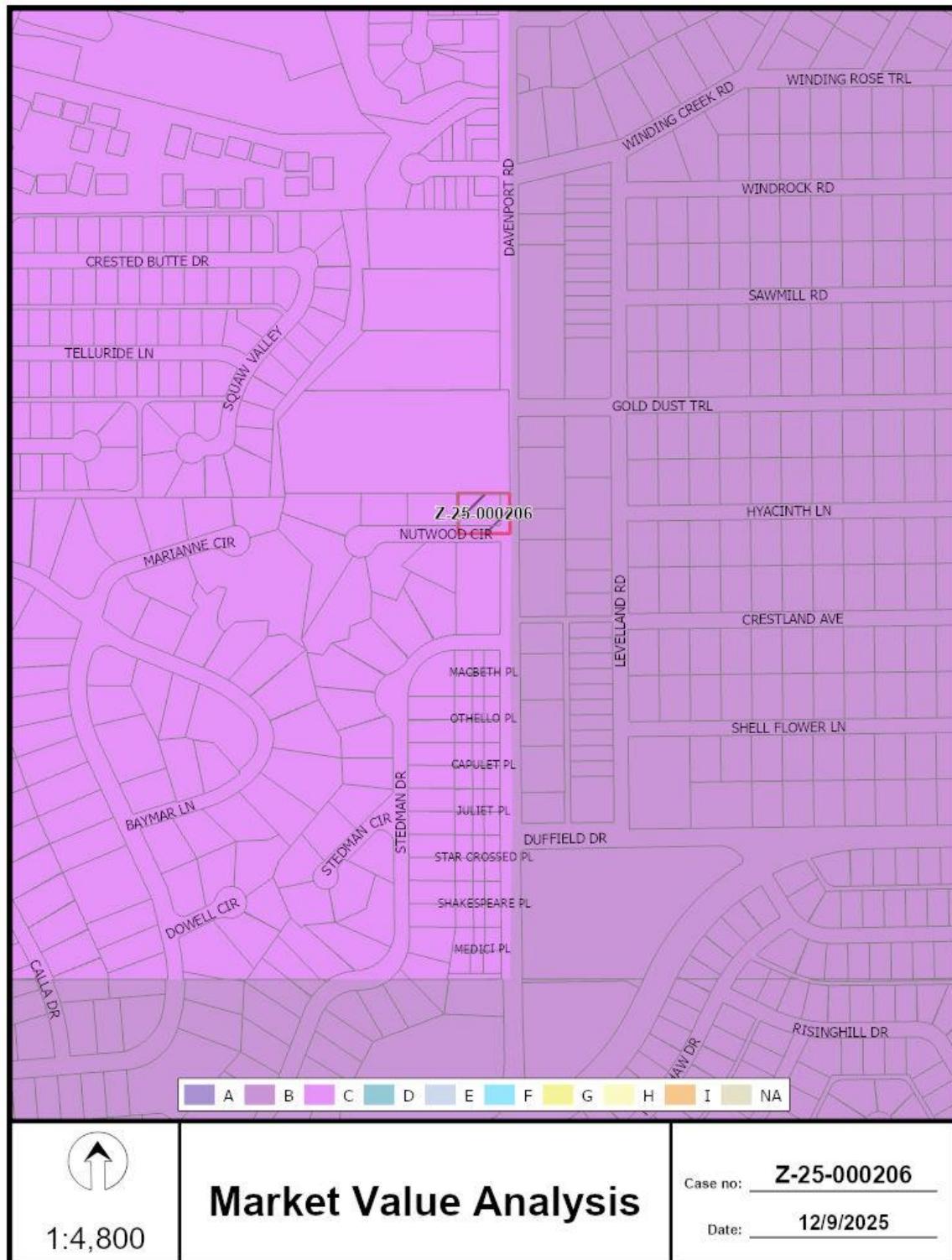
SLB Development, LLC:

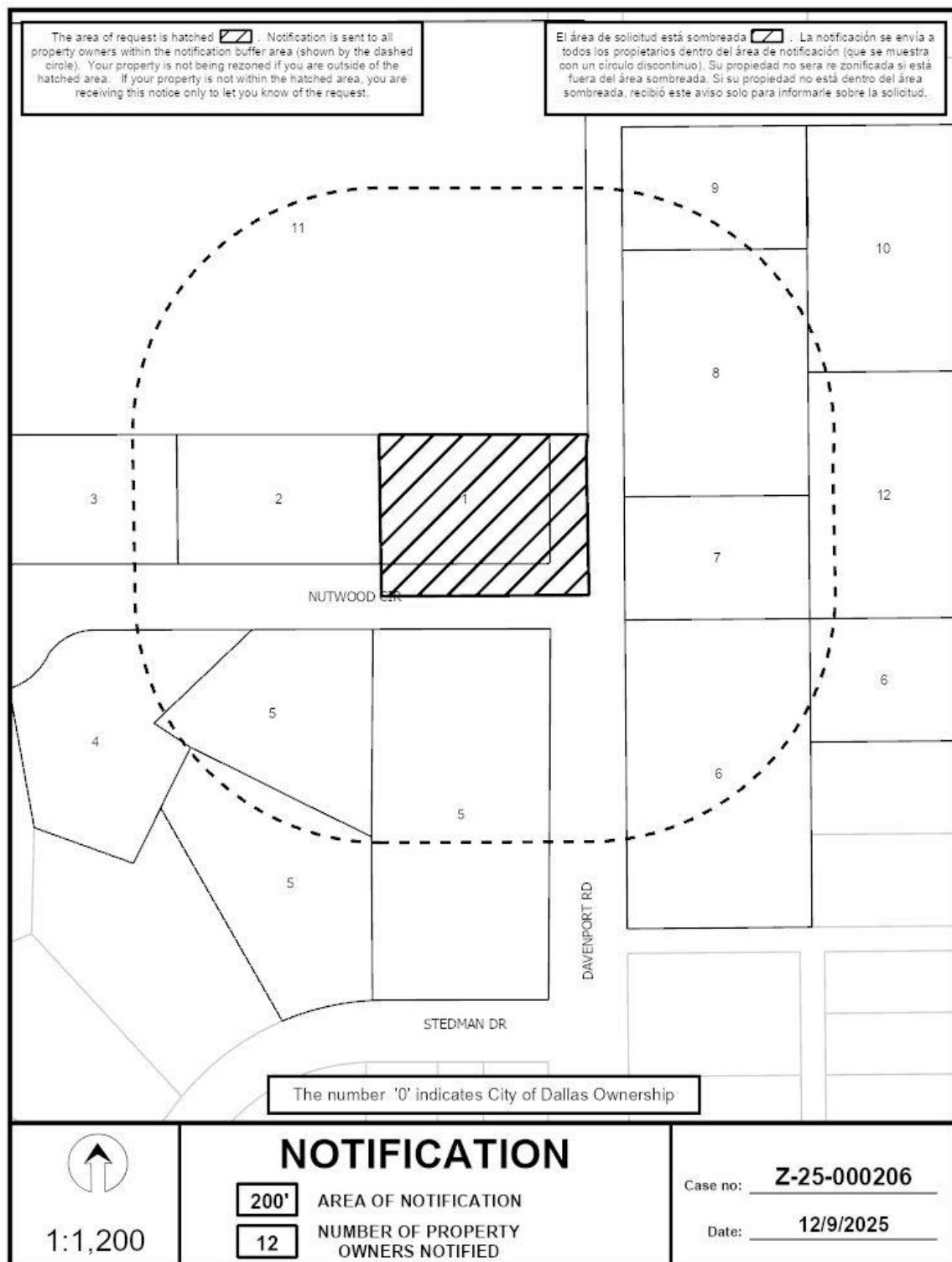
Susan Briggeman
Ofer Abramov











12/09/2025

Notification List of Property Owners

Z-25-000206

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6415 NUTWOOD CIR	SLB DEVELOPMENT LLC
2	6409 NUTWOOD CIR	JUTTE MARTHA J
3	6405 NUTWOOD CIR	KRISHNAMURTHY RAGHU &
4	6406 NUTWOOD CIR	LIU 6406 NUTWOOD LLC
5	6408 NUTWOOD CIR	CHINMAYA MISSION DALLAS/FW
6	17730 DAVENPORT RD	MINTER AMOS D & AMY L
7	17738 DAVENPORT RD	TEXAS TORAH INSTITUTE
8	17738 DAVENPORT RD	24000 DAVEN LLC
9	17752 DAVENPORT RD	HERSON RODNEY AUTOMOTIVE
10	6825 LEVELLAND RD	LEVELLAND D & S PROPERTIES LP
11	17811 DAVENPORT RD	17811 DAVENPORT LLC
12	6819 LEVELLAND RD	GULLEY SHIRLEY MAY TRUST