

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JUNE 11, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-124(LG) **DATE FILED:** November 26, 2024

LOCATION: Northeast line of Haymarket Road, southeast of South Saint Augustine Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±13.73 acres **CENSUS TRACT:** 48113017102

REPRESENTATIVE: Karl A. Crawley, Masterplan

OWNER/APPLICANT: TMM Development, LLC

REQUEST: An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372].

SUMMARY: The purpose of the request is to allow a single-family development.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned an A(A) Agricultural District with deed restrictions [Z845-372]. The property is within Tract II-A of the deed restrictions; therefore, only restrictions one and six apply to the site.
- Restriction one restricts the maximum number of dwelling units to 1,375 for all the residential districts combined.
- According to the applicant, there are approximately 465 dwelling units, or lots approved by preliminary plats in all of the residential districts of the deed restrictions.
- The applicant proposes approximately 45 units within this site, which will not exceed the 1,375-unit restriction.
- The sixth restriction states all of the definitions of the Dallas Development code as amended are incorporated into the document as if recited herein.
- The applicant proposes to develop a single family community that will be an extension of the previously approved plat adjacent to the site to the northeast.
- The proposed single-family development includes 7,500-square-foot lots. The existing A(A) allows single family; however, the minimum lot size is three acres.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z201-330:** On August 24, 2022, the City Council denied an application for a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District on the northwest line of Haymarket Road, northwest of the intersection of Haymarket Road and Palomino Road.
2. **Z245-122:** On February 26, 2025, the City Plan Commission held an application for an R-5(A) Single family District on property zoned A(A) Agricultural District on the south line of South St. Augustine Road, east of Middlefield Road under advisement to the CPC meeting of April 10, 2025.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Haymarket Road	Community Collector	60 ft.

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request. A development impact review is required to determine whether the existing public infrastructure can accommodate the proposed development.

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 request is consistent with the following goals and policies of the comprehensive plan:

Placetypes:

Small Town Residential

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

Small Town Residential areas represent a blend of rural and suburban lifestyle. These neighborhoods typically include single-family homes, rural estates, and active agricultural uses. They maintain a slower pace of development while preserving the community's character. Local amenities such as parks and small-scale retail may be present, offering essential services while supporting a connected and self-sufficient environment.

The applicant's request is consistent with the characteristics of the Small Town Residential placetype and enhances the sense of the neighborhood.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	R-5(A) Single Family District	Undeveloped
East	R-7.5(A) Single Family District	Undeveloped
South	A(A) Agricultural District	Undeveloped, Single family
West	CR Community Retail District	Undeveloped

Land Use Compatibility:

The area of request is an approximately 13-acre undeveloped parcel zoned an A(A) Agricultural District. Properties to the south are developed with single family uses. Undeveloped properties are immediately adjacent to the north, east, and west.

The proposed zoning change is consistent with the development and zoning patterns found in the area. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses and supported by the comprehensive plan update Small Town Residential PlaceType. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

Development Standards

Following is a comparison of the development standards of the current A(A) District and the proposed R-7.5(A) District.

District	Setback		Density	Height	Lot Cvrgr.
	Front	Side/Rear			
Existing: A(A)	50 ft.	Side: 20 ft. Rear: 50 ft. SF Rear: 10 ft. other	Min. lot size: 3 acres	24 ft.	10% Res. 25% Nonres.
Proposed: R-7.5(A)	25 ft.	5 ft. SF Other: 10 ft. Side 15 ft. Rear	Min. lot size: 7,500 sq. ft.	30 ft.	45% Res. 25% Nonres.

The area of request has deed restrictions [Z845-372]. The applicable restriction number one applies since the site is under Tract II-A. This restriction limits the maximum number of dwelling units to 1,375 for all the residential districts combined under the deed restriction. According to the applicant, there are approximately 465 dwelling units or lot approved by preliminary plats in all residential districts of the deed restriction area. The applicant proposes approximately 45 units within this site, which will not exceed the 1,375-unit restriction.

Land Use Comparison

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	A(A)	R-7.5(A)
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

	Existing	Proposed
Use	A(A)	R-7.5(A)
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	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	S	
Public or private school		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		

	Existing	Proposed
Use	A(A)	R-7.5(A)
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
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		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		

	Existing	Proposed
Use	A(A)	R-7.5(A)
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		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive- through service		
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		

	Existing	Proposed
Use	A(A)	R-7.5(A)
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		S
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	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
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		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		

	Existing	Proposed
Use	A(A)	R-7.5(A)
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	S	
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking for a single family use is one space per dwelling unit in the R-7.5(A) Single Family 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 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 “H” MVA area.

Z245-124(LG)

List of Principal/Partners/Officers

TMM Development, LLC:

Marc E. McKinney: Managing Member

Z245-124(LG)

Draft CPC Action
May 8, 2025

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372], on the northeast line of Haymarket Road, southeast of South Saint Augustine Road.

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

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper,
Housewright, Sims, Haqq, Hall, Kingston

Against: 0
Absent: 2 - Wheeler-Reagan, Rubin
Vacancy: 0

Notices:	Area: 400	Mailed: 12
Replies:	For: 1	Against: 1

Speakers: For: Karl Crawley, 3333 Welbourn St., Dallas, TX, 75219
Against: None

CPC Action
April 24, 2025

Motion: In considering an application for R-5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372], on the northeast line of Haymarket Road, southeast of South Saint Augustine Road, it was moved to **hold** this matter under advisement until May 8, 2025.

Maker: Franklin
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Haqq, Hall

Against: 0
Absent: 3 - Shidid, Kingston, Rubin
Vacancy: 0
Observed: 1 - District 11***

*** Appointment not in attendance in accordance
with Section 8-20(e) of the Dallas City Code.

Notices: Area: 400 Mailed: 12
Replies: For: 1 Against: 1

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

CPC Action
March 20, 2025

Motion: In considering an application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372], on the northeast line of Haymarket Road, southeast of South Saint Augustine Road, it was moved to **hold** this matter under advisement until April 24, 2025.

Maker: Rubin
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert*, Forsyth,
Shidid, Carpenter, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Haqq
Vacancy: 0

*out of room, shown voting in favor

Notices: Area: 400 Mailed: 12
Replies: For: 1 Against: 1

Speakers: None

EXISTING DEED RESTRICTIONS (TO REMAIN)

The area of request is Tract II-A, only Deed Restriction 1 and 6 pertain to this tract.

861213

The Residential Districts on the Property consist of Tracts II, II-A, II-B, II-C, III, IV, V and VI as shown on the site plan attached to and made a part of these restrictions as Exhibit "A" and being more particularly described on Exhibit "B".

The Non-Residential Districts on the Property consist of Tract I as shown on the site plan attached to and made a part of these restrictions as Exhibit "A" and being more particularly described on Exhibit "B".

That the undersigned, Cam-Tam Joint Venture and Robert C. Womack and James W. Womack, do hereby impress all of the following described property with the following deed restrictions to-wit:

1. No more than 1375 dwelling units may be constructed on all the Residential Districts combined.

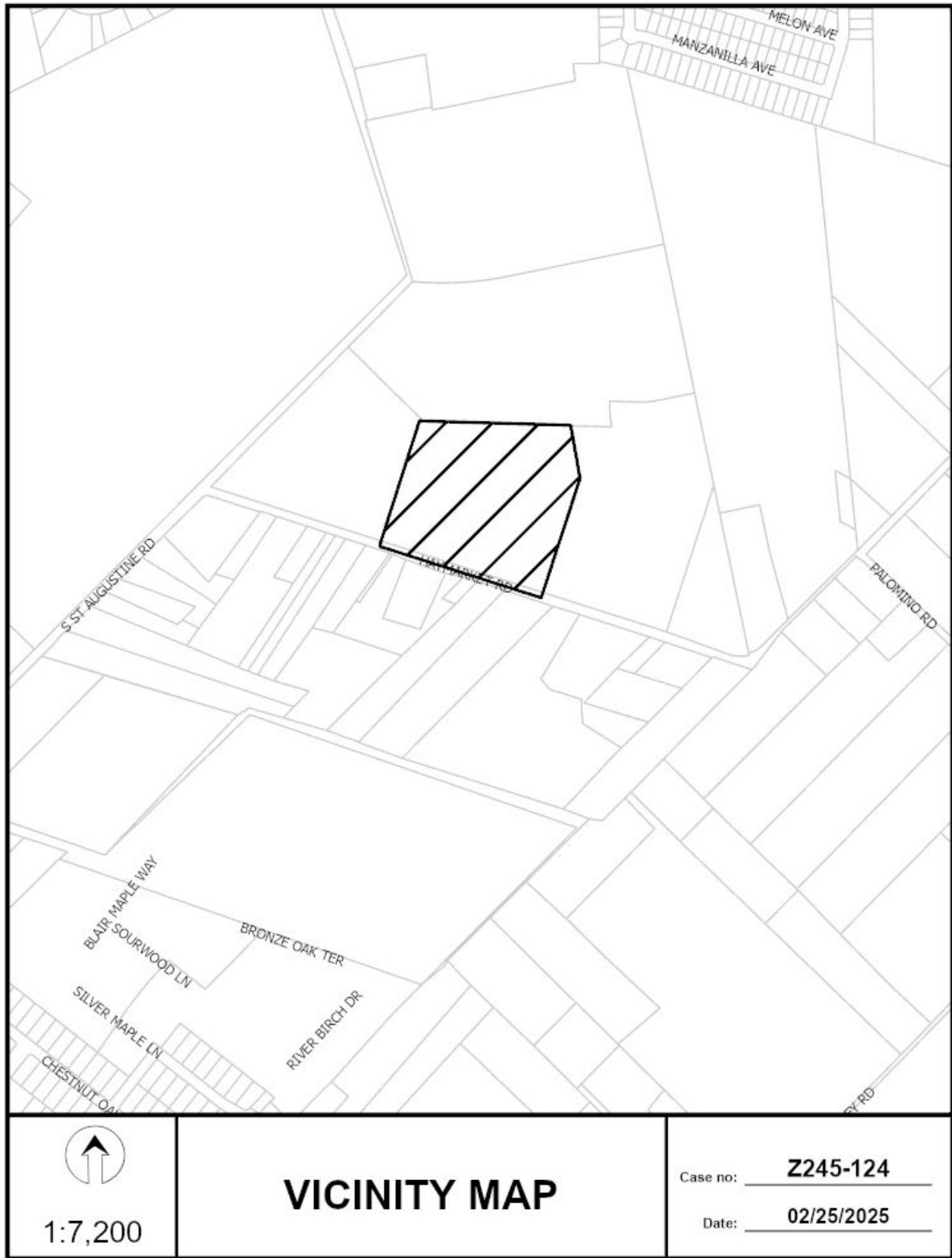
2. All structures constructed on Tract I are limited to 24' feet in height.

3. No vehicular access is permitted from Tract I to any alley that provides access to Residential Districts.

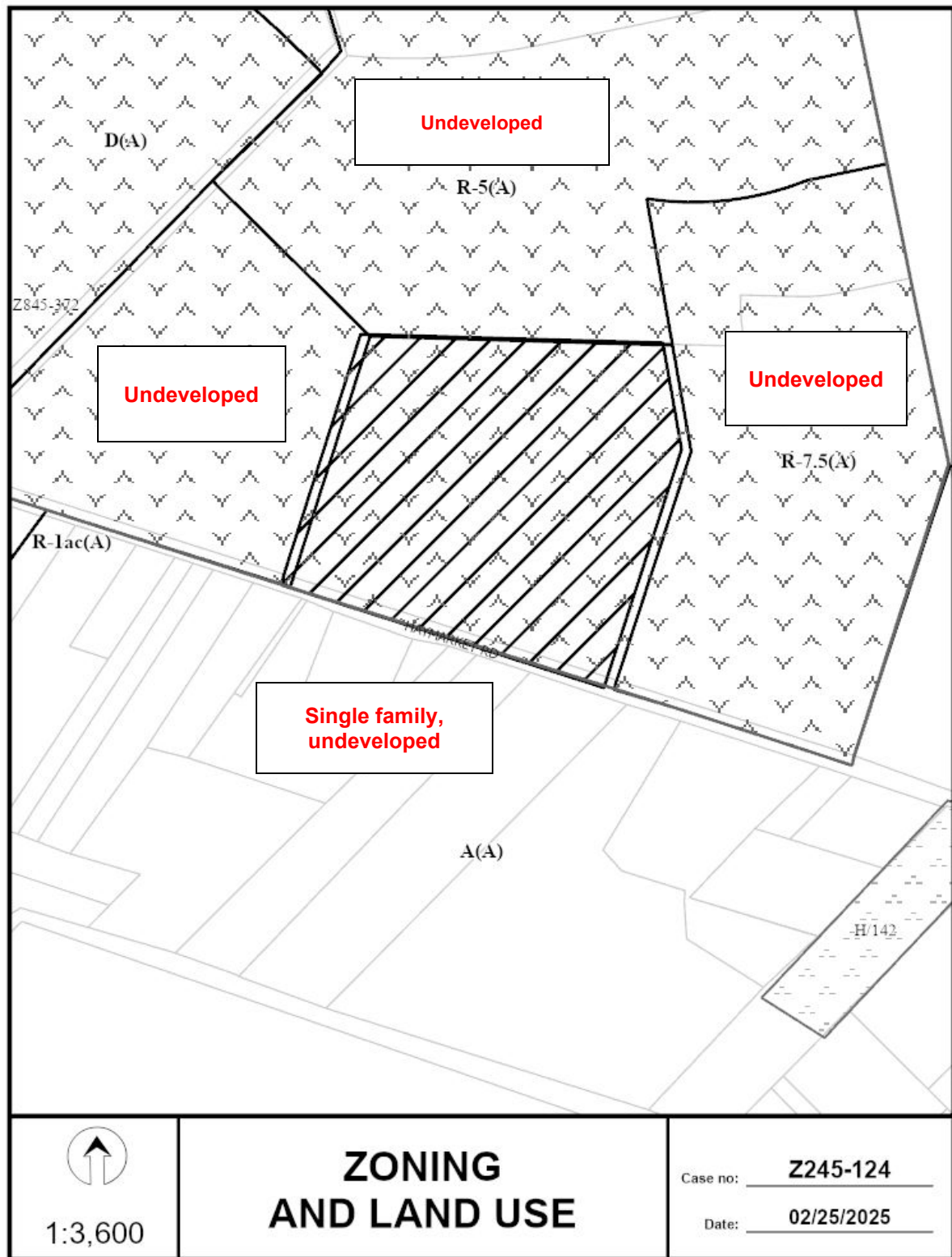
4. Residential uses are prohibited in Tract I.

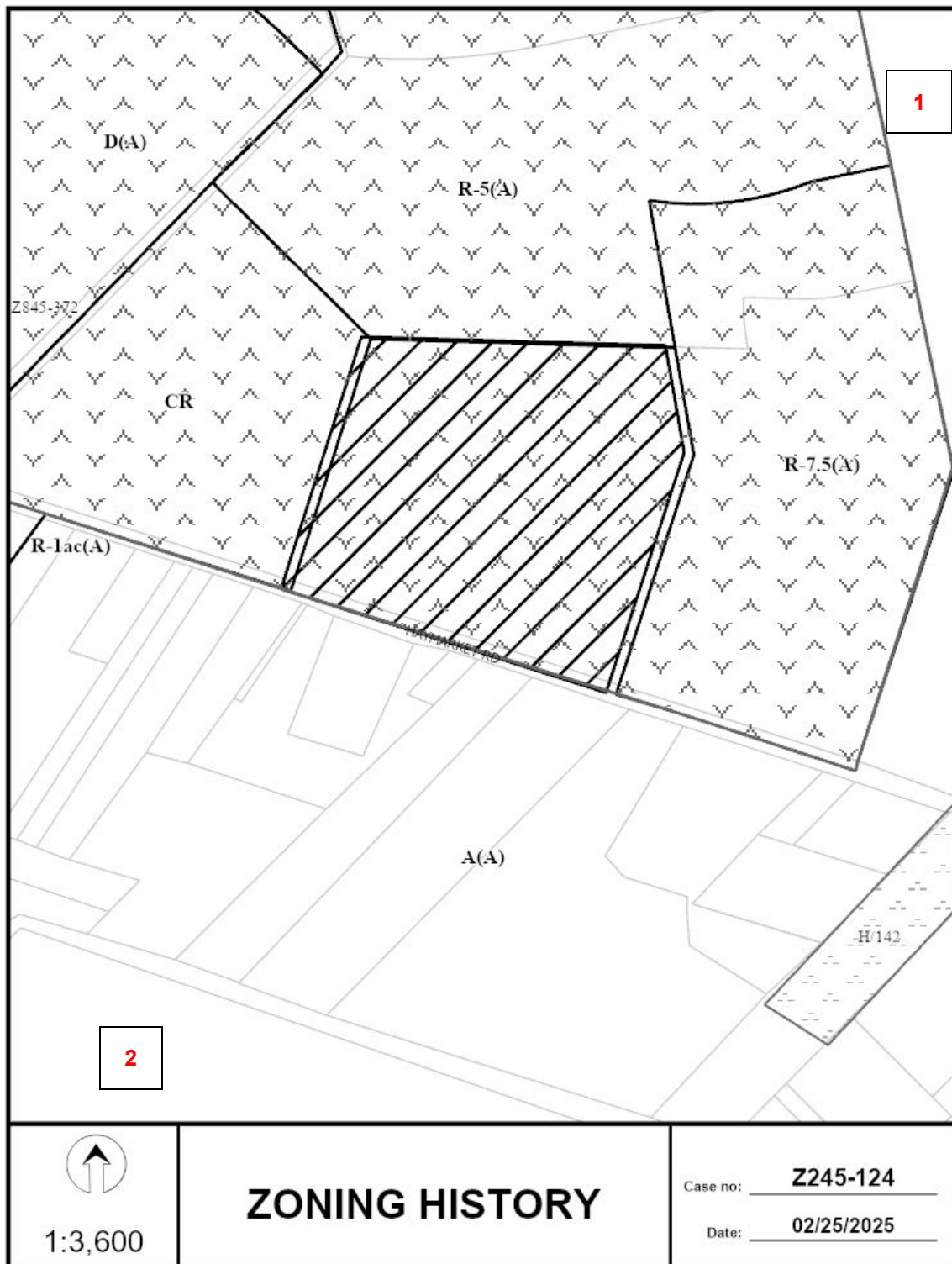
5. Prior to the issuance of any building permit for construction in Tract I, a six foot masonry screening wall must be constructed along the boundary line between Tract I and Tracts II-A and II-C.

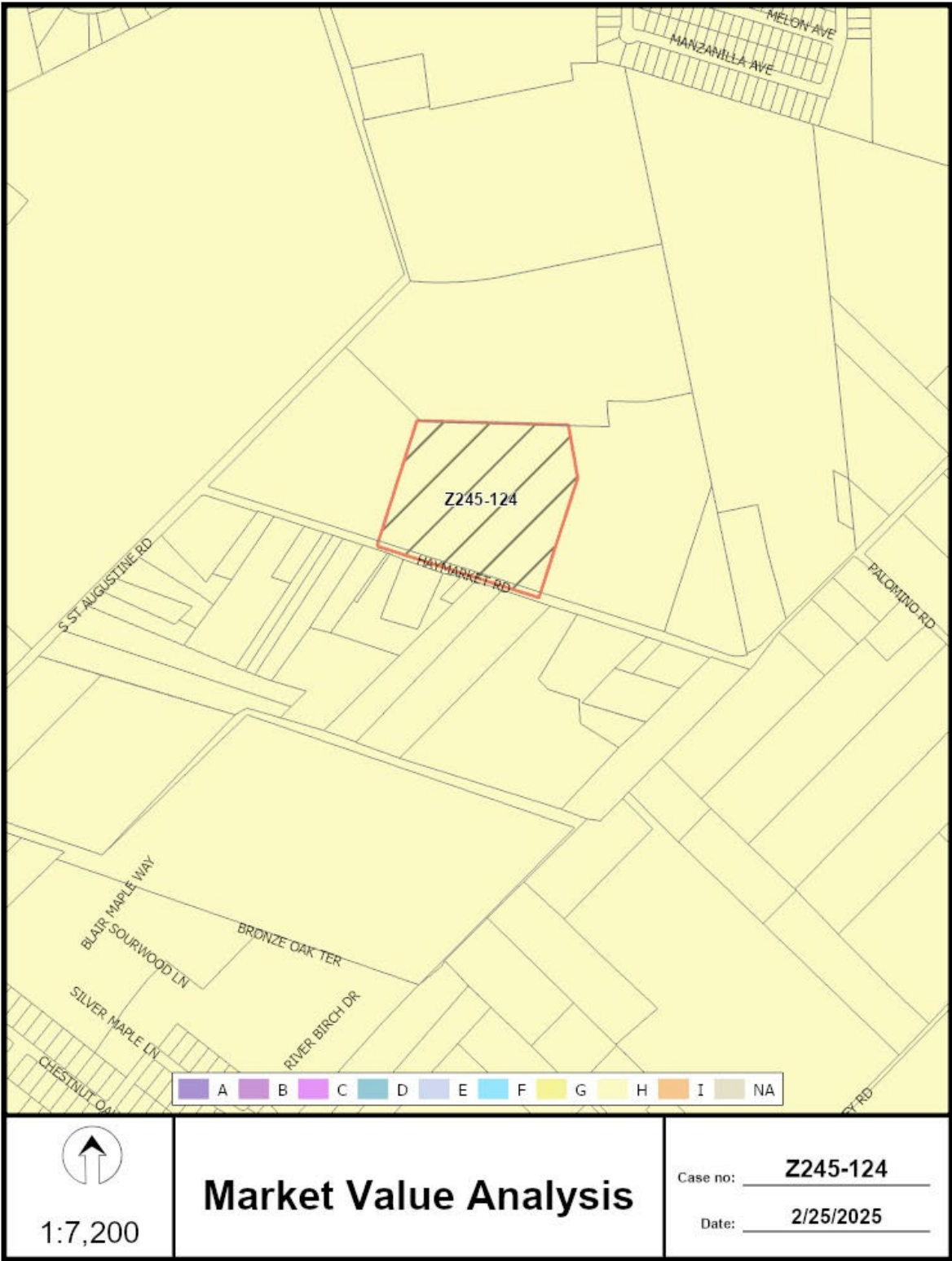
6. For purposes of these restrictions, all of the definitions of the Dallas Development Code as amended are incorporated into this document as if recited herein.

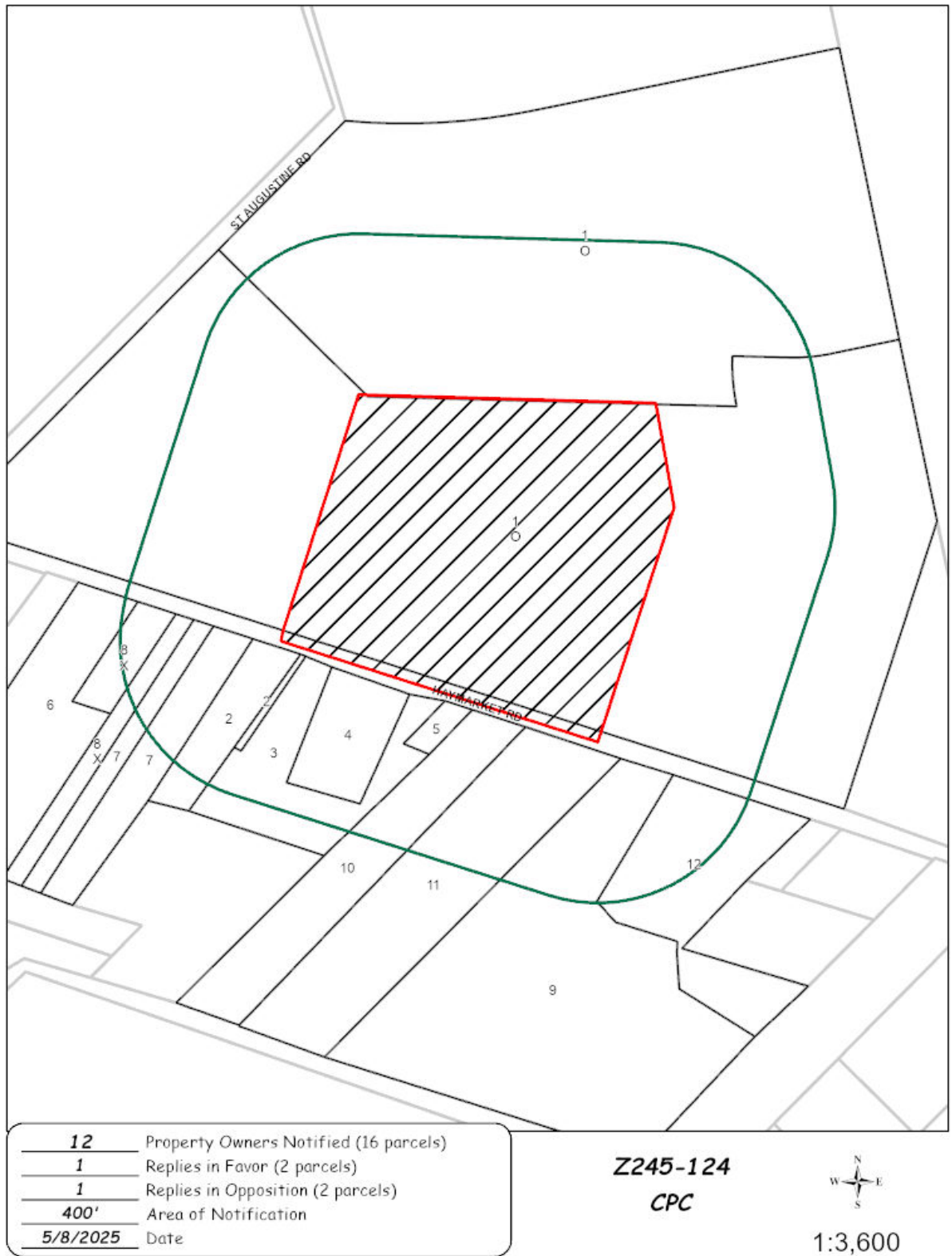












05/07/2025

Reply List of Property Owners***Z245-124******12 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2700 ST AUGUSTINE RD	TMM DEVELOPMENT LLC
	2	2706 HAYMARKET RD	STANIEC PEGGY SUE
	3	2642 HAYMARKET RD	GUTIERREZ YESENIA & JUANA
	4	2642 HAYMARKET RD	MANQUEROS ANDRES &
	5	2620 HAYMARKET RD	SOTO HERMILO
	6	2740 HAYMARKET RD	JASSO DAVID JR & DIANA M
	7	2710 HAYMARKET RD	CARDENAS ZOILA A
X	8	2720 HAYMARKET RD	AMBROSE MICHELLE A &
	9	2560 HAYMARKET RD	LANDA CARLOS SALGADO &
	10	2612 HAYMARKET RD	FORD STEPHEN D
	11	2602 HAYMARKET RD	RUIZ BENITO
	12	2550 HAYMARKET RD	ARREOLA FERNANDO ASTORGA &