

**CITY PLAN COMMISSION****THURSDAY, JUNE 12, 2025****Planner: Michael Pepe****FILE NUMBER:** Z245-164(LC) **DATE FILED:** February 26, 2025**LOCATION:** East side of Newkirk Street between Crown Road and Cindy Lane.**COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** ~13,000 sqft **CENSUS TRACT:** 48113009900

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**REPRESENTATIVE:** Andrew Ruegg, Masterplan**OWNER/APPLICANT:** HRT Construction**REQUEST:** An application for a CS Commercial Service District, on property zoned an R-7.5(A) Single Family District**SUMMARY:** The purpose of the request is to allow commercial uses on site.**STAFF  
RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-7.5(A) Single Family District and is developed with a single family style structure.
- This lot has frontage on Newkirk Street.
- The purpose of the request is to rezone to a CS Commercial Service District to permit a contractors maintenance yard.
- The proposed district is appropriate for the site and surrounding area.

**Zoning History:**

There have not been any zoning cases in the area of notification in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Newkirk Street	Local	50'

**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:

Northwest Dallas GoLink Zone

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The Forward Dallas 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 Special Purpose Centers, Flex Commercial Placetype. This placetype allows the following primary land uses: Mixed-Use, Commercial and Office; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Single Family Detached & Attached, Lodging, Civic/Public Institutional and Utility.

The Flex Commercial placetype are typically located in areas that transition from heavy industrial uses to more compatible and less impactful uses near residential areas and environmental resources. These areas have limited residential, and retail uses nearby to complement employment in the neighborhood. Some key features of this placetype include adaptive reuse, redevelopment and building retrofits.

The applicant's request is consistent with the characteristics of the Flex Commercial placetype. As Flex Commercial would suggest a transition that phases out residential only zoning in the area, the zoning change is consistent with Forward Dallas without deed restrictions.

#### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family District	Vacant structure
<b>North</b>	R-7.5(A) Single Family District	Industrial / storage uses
<b>South</b>	R-7.5(A) Single Family District	Surface parking / storage uses
<b>East</b>	IR Industrial Research District	Light industrial / Warehouse
<b>West</b>	IR Industrial Research District	Warehouse

#### **Land Use Compatibility:**

The area of request is currently a vacant structure. Properties to the north and south contain storage and vehicle parking. To the east there are light industrial uses and warehouse uses. West of the site is a warehouse.

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

Removal of this lot from residential zoning would benefit the subject site and the surrounding properties. Three other small lots remain residentially zoned nearby, but are not used accordingly, and the comprehensive plan suggests that these lots should also be moved toward commercial or light industrial zoning.

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 R-7.5(A) and the proposed CS Commercial Service District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	20'	SF 5'/5' 10'/15'	1 unit per 7,500 sqft	30'	Res 45% 25%		Single Family
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' 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	R-7.5(A)	CS
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		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
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
<b>INDUSTRIAL USES</b>		
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		
Municipal waste incinerator		

Use	R-7.5(A)	CS
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		S
Hospital		R
Library, art gallery, or museum	S	
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
<b>LODGING USES</b>		
Extended stay hotel or motel		S
Hotel or motel		R,S,★
Lodging or boarding house		•
Overnight general purpose shelter		★
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign.		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		S

Use	R-7.5(A)	CS
Financial institution without drive-in window		•
Financial institution with drive-in window		R
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	S	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments.		★
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		S, ★
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		D
Commercial motor vehicle parking		S
Commercial parking lot or garage		R

Use	R-7.5(A)	CS
Convenience store with drive-through		S
Drive-In theater		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
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



Use	R-7.5(A)	CS
Vehicle display, sales, and service		R
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley	S	
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S, ★
<b>UTILITY AND PUBLIC SERVICE USES</b>		
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	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Mounted cellular antenna		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		S
Building mover's temporary storage yard		S
Contractor's maintenance yard		R

Use	R-7.5(A)	CS
Freight terminal		R
Livestock auction pens or sheds		
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		★
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		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 contractors maintenance yard.

### **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

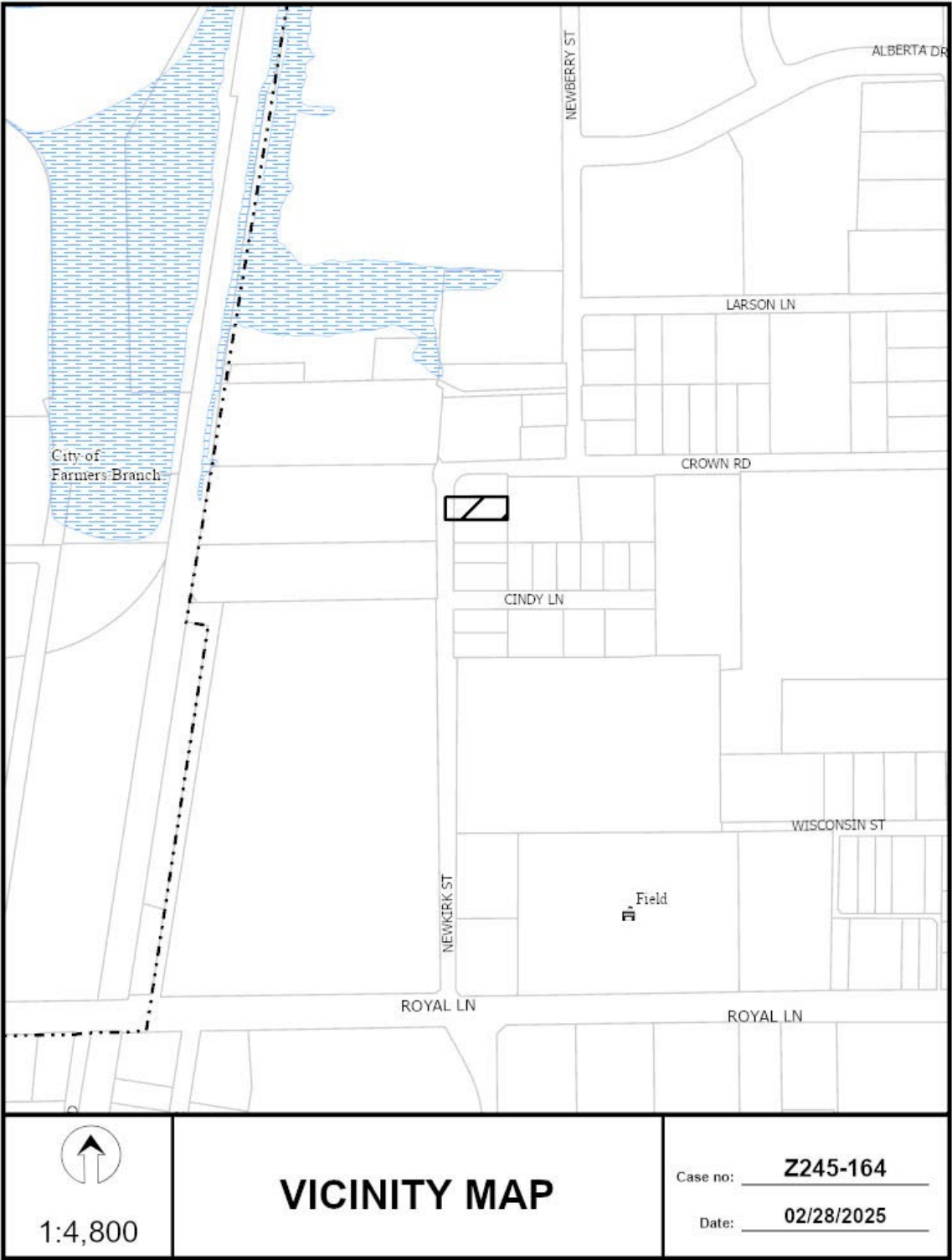
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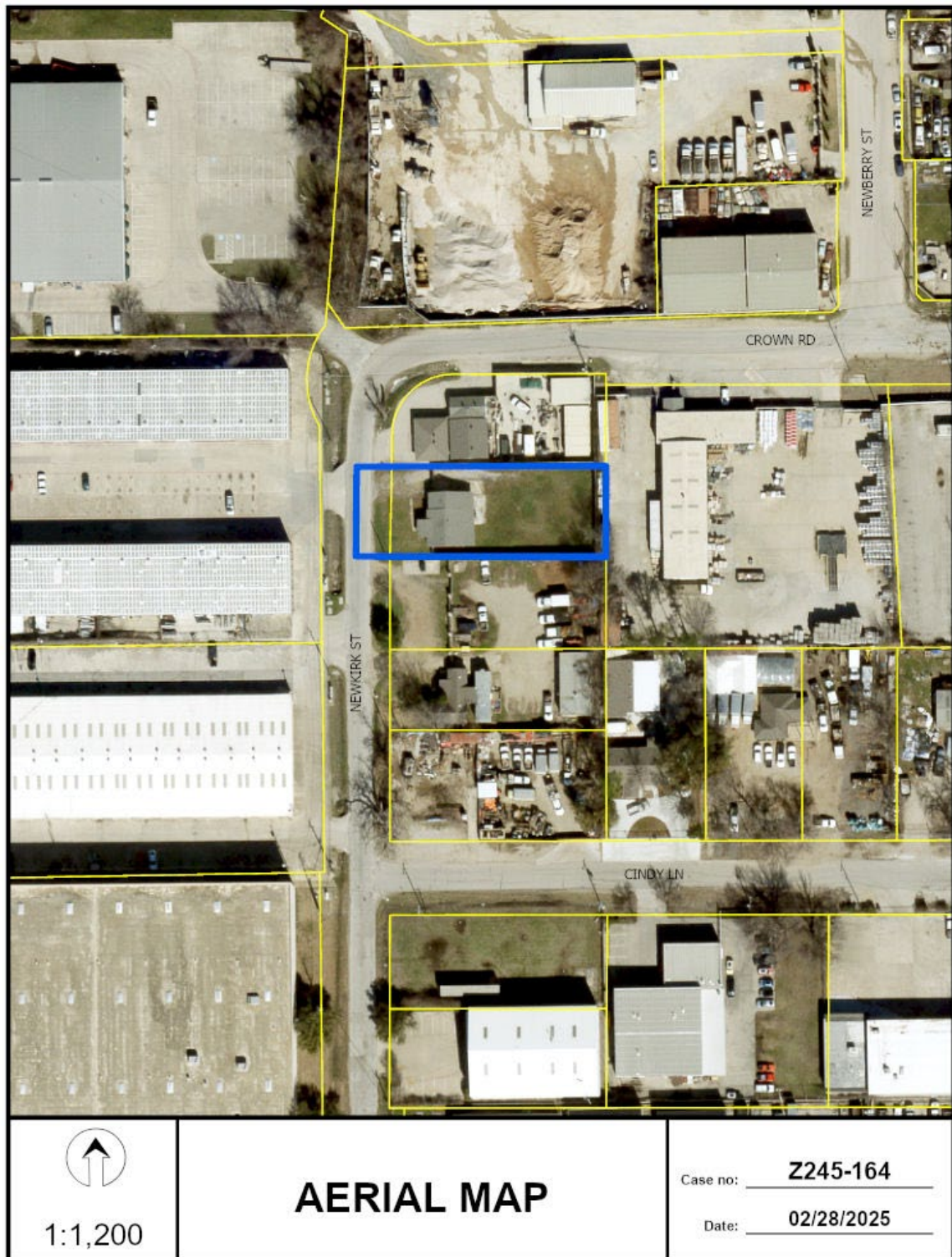
strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an “F” MVA area.

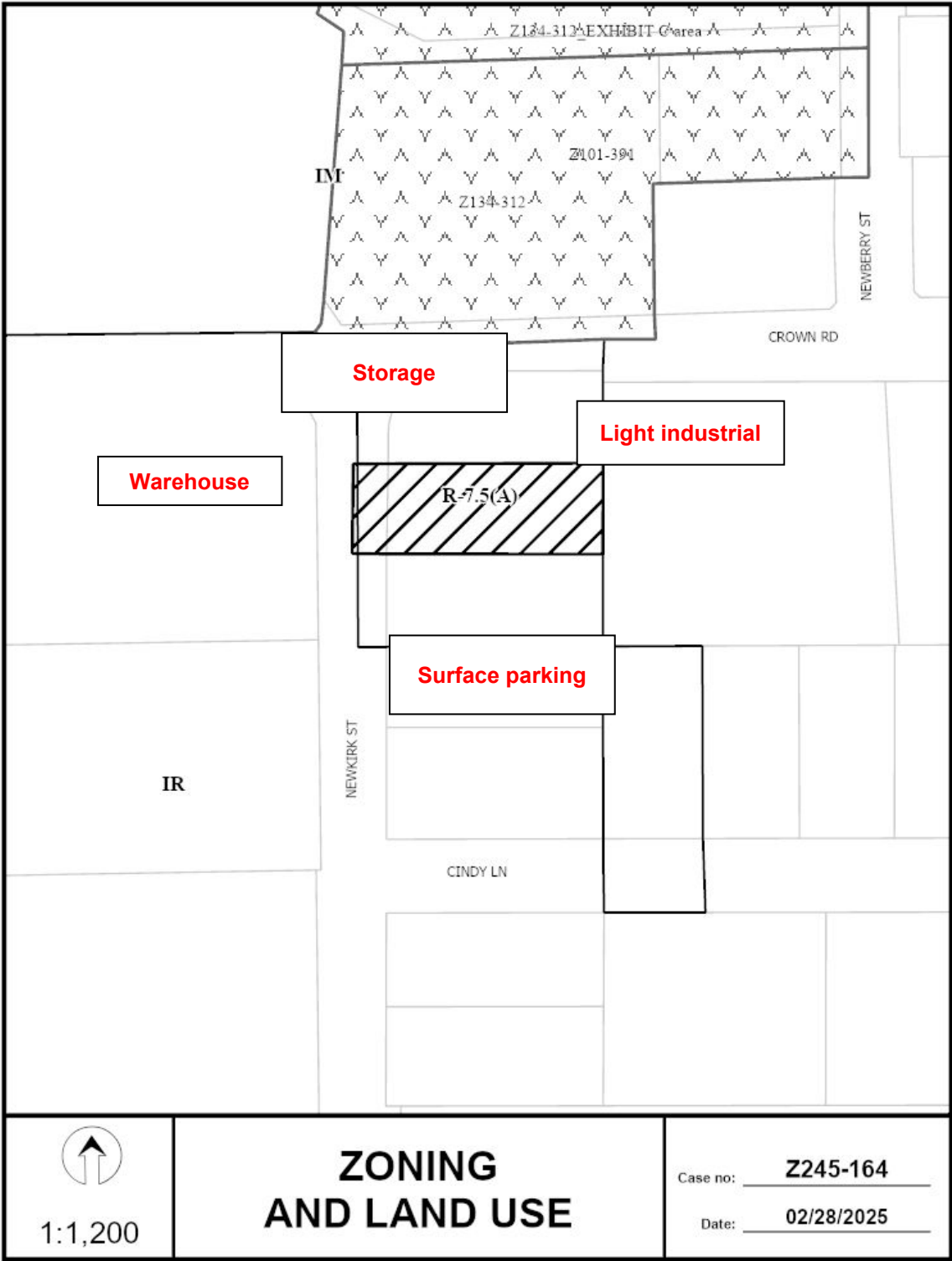
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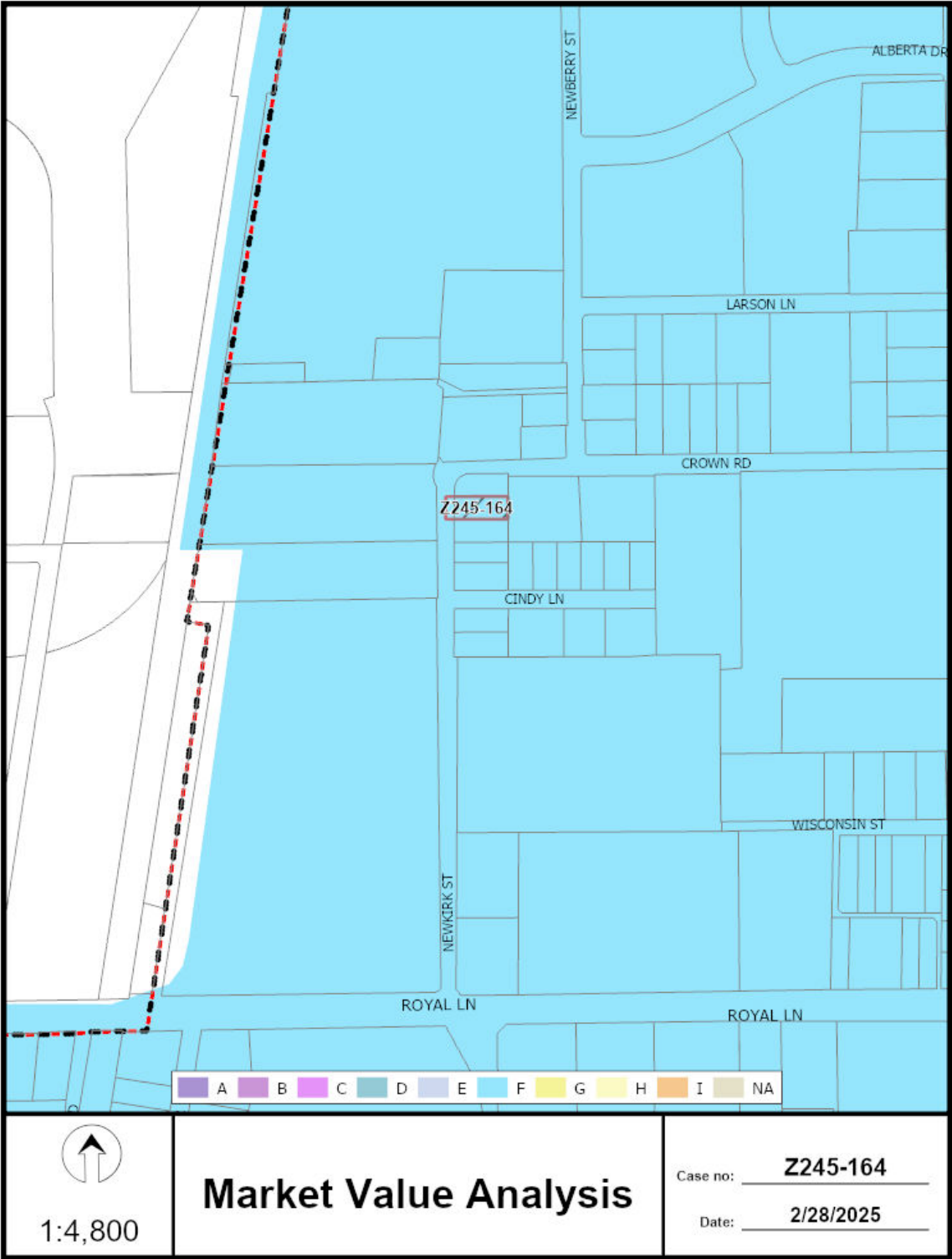
### **List of Partners**

HRT Construction Inc  
Hector Alarcon

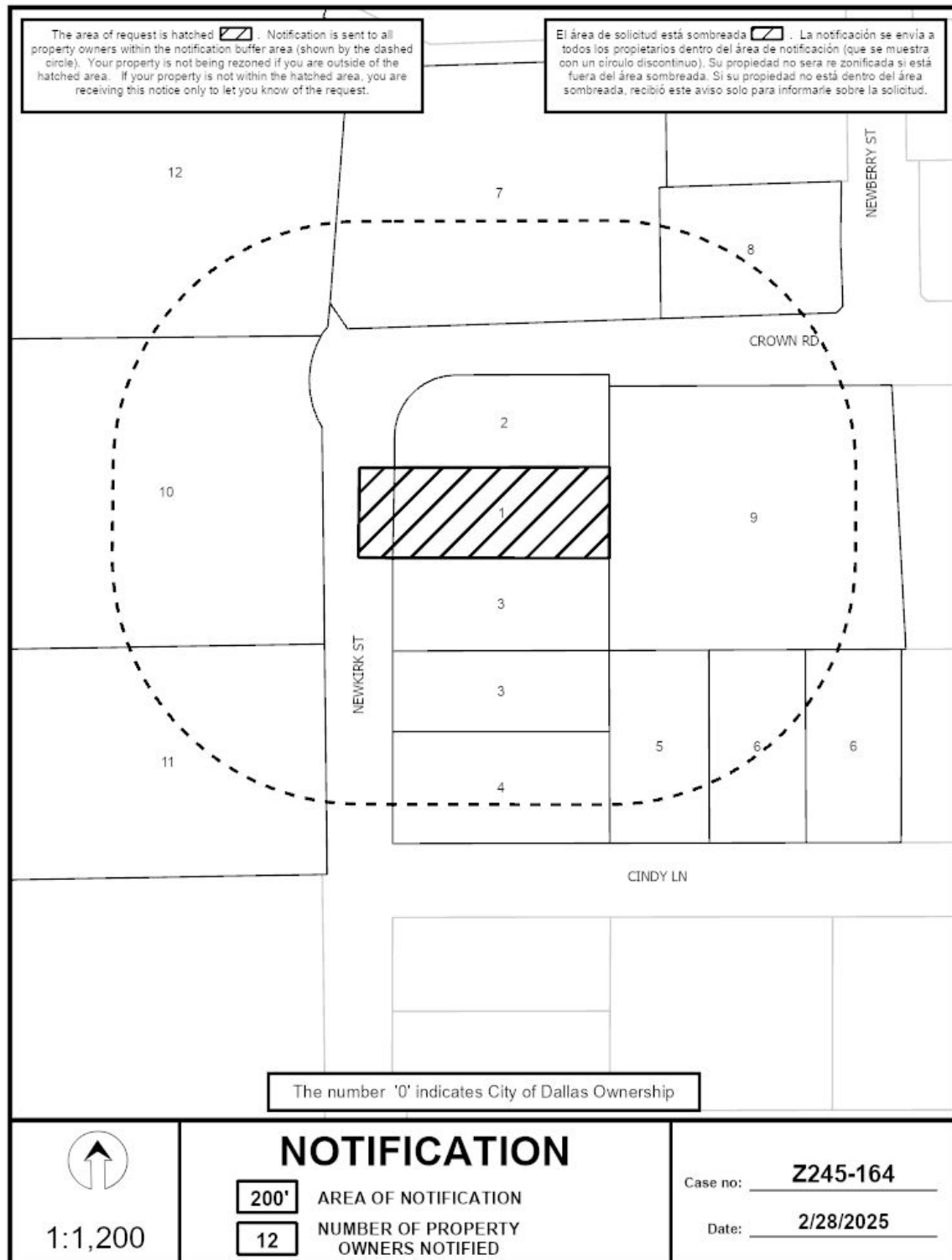












02/28/2025

***Notification List of Property Owners***

***Z245-164***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11462 NEWKIRK ST	HRT CONSTRUCTION INC
2	2104 CROWN RD	SMITH ROBERT
3	11460 NEWKIRK ST	JWMM LLC
4	11454 NEWKIRK ST	ALVAND CONSTRUCTION INC
5	2117 CINDY LN	SMITH ROBERT & MARY
6	2133 CINDY LN	CAVER FAMILY TRUST
7	2111 CROWN RD	HNG PROPERTIES LLC
8	2127 CROWN RD	LANKKENAU KIP & DEBRA
9	2128 CROWN RD	SPADARO HOLDINGS LLC
10	11455 NEWKIRK ST	CONCORDNEWKIRK LP
11	11453 NEWKIRK ST	BCK PROPERTIES JOINT
12	2101 CROWN RD	BURL AND OAK PROPERTY