

FILE NUMBER: Z-25-000164 **DATE FILED:** December 23, 2025

LOCATION: West line of Ferguson Road between Larry Drive and Providence Lane

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 0.833 acres **CENSUS TRACT:** 481130124006

OWNER: Jorge Goldsmit / Sapienza, LLC

APPLICANT: Robert Reeves / Robert Reeves & Associates, Inc.

REQUEST: An application for TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned R-7.5(A) with SUP 42 for a private school, kindergarten and day nursery.

SUMMARY: The purpose of the request is to construct single family homes on the property.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Residential District with SUP 42 for a private school, kindergarten, and day nursery and is undeveloped (approx. 0.83 acres in total size).
- The property and the surrounding area to the north, south, and west were rezoned R-7.5(A) Residential District in 1989 and are developed with single family homes. Two of the residentially zoned and developed lots immediately to the north on the corner of Larry Drive and Ferguson Road, and two of the lots immediately to the south on the corner of Province Lane and Ferguson Road are also included in SUP 42 for a private school, kindergarten, and day nursery and are developed with single family homes.
- The property only has frontage on Ferguson Road.
- The purpose of the request is to rezone the property to a compatible district that would allow construction of eight single family homes with shared access.
- The property would be subject to block face continuity, requiring a 25' front yard on Ferguson, as well as landscaping requirements for shared access developments per Article X, Landscape and Tree Conservation Regulations.
- Therefore, the applicant is requesting a general zoning change to a TH-3(A) Townhouse District.

Zoning History:

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

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ferguson Road	PA (Principal Arterial)	100'

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 to review engineering plans at the time of permitting to comply with city standards.

Driveway access for each single family dwelling is not allowed on Ferguson Road since it

is a principal arterial and will only be permitted through a single, shared driveway access on Ferguson Road.

Transit Access:

The following transit service is located within ½ mile of the property:
Dart Bus Route: 16.

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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.

• **Consistency Review Recommendation**

- The proposed zoning change of residential use is consistent with Forward Dallas 2.0 as the site is completely within the Community Residential placetype which is primarily intended for single-family homes with parks, schools, and places of worship interspersed throughout, providing focal points for community activity. The Community Residential placetype encompasses the largest percentage of land mass within Dallas.

• **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.

Other Contextual comments related to long-range plan

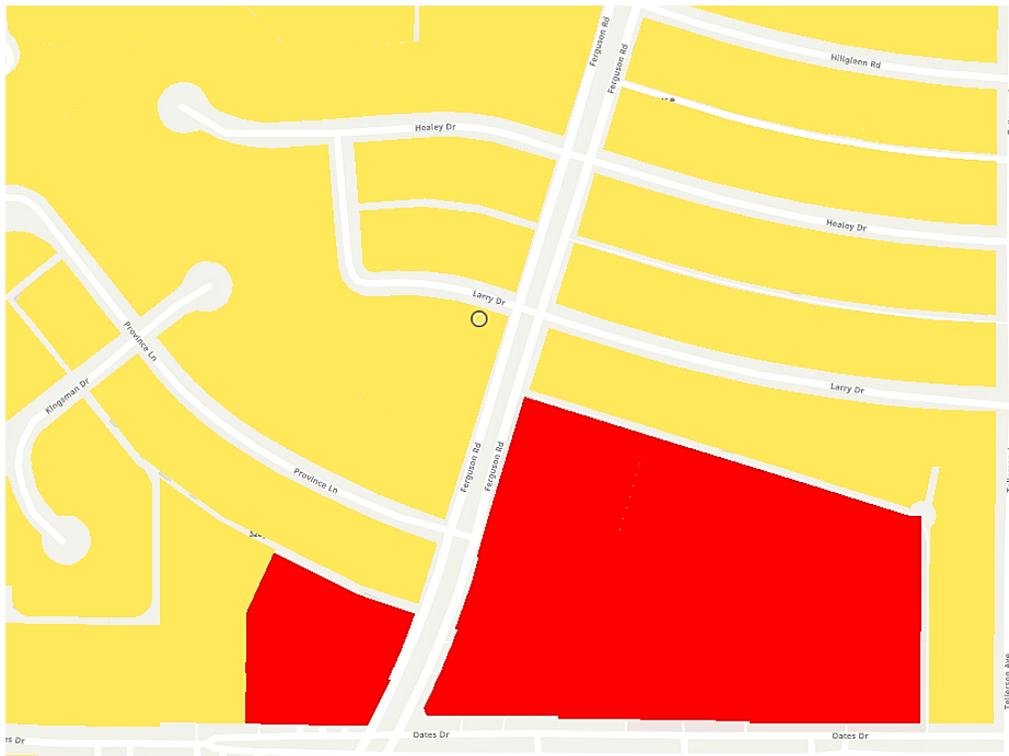
Area Plans

The site is within the Greater Casa View Study Area Plan area. The study area is bounded by Garland Road to the west; Interstate 635 to the north; La Prada Drive, Oates Drive, and Ferguson Road to the east; and Peavy Road and Buckner Road to the south.

Casa View is one of eleven Neighborhood Plus Target Areas. The [Neighborhood Plus Plan](#) is a citywide neighborhood revitalization plan with six strategic goals: collective impact, alleviating poverty, fighting blight, attracting and retaining the middle class, expanding homeownership, and enhancing rental options. The neighborhood-driven plan is intended to be used as a planning and implementation guide for future development of the area on how to improve upon the existing assets in a tangible way.

The Greater Casa View Area has the potential to be a model for the City of Dallas in terms of how to transform areas while still maintaining what makes the community unique with neighborhood involvement.

The plan encourages sustainability throughout the document and has connectivity as a fundamental theme. The neighborhood citizens are obsessively in love with the City of Dallas and have the means to live elsewhere – their decision to live in this area is dictated by their appetite for the urban environment it offers.



LEGEND

- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Land Use:

	Zoning	Land Use
Site	R-7.5(A) / SUP 42 for a private school	Undeveloped
North	R-7.5(A) / SUP 42 for a private school (2 lots)	Single Family
South	R-7.5(A)	Ash Creek/Single Family
East	CR	Retail / Commercial Amusement (inside) limited to a bingo parlor
West	R-7.5(A)	Single Family

Land Use Compatibility:

The area of request is currently zoned R-7.5(A) Residential District with SUP 42 for a private school, kindergarten and day nursery and is undeveloped. The applicant intends to construct eight new single-family homes on the approximately .83-acre property.

Due to the limited size of the site being less than an acre and the top of the bank of the creek easement running through the southwest side of the property, the applicant is requesting TH-3(A) Townhouse District that allows a maximum of 12 dwelling units per acre.

The zoning is predominantly R-7.5(A) Residential District to the north, northeast, south, and west and the land uses are mainly single family. Immediately to the east of the property and to the southeast is CR Community Retail District with retail and personal service uses. A DART bus stop is located on the south side of the property along Ferguson Road. With predominantly residential and neighborhood serving commercial uses - adjacent and within the immediate area, staff finds the applicant’s requested zoning change to an TH-3(A) District on the site with volunteered deed restrictions limiting the number of single family dwelling units to eight and limiting the height to 30 feet to be compatible with the surrounding existing single family uses and the Community Residential placetype character designation of the Comprehensive Plan.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. 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) Single Family District and the proposed TH-3(A) Townhouse District development standards for comparison.

District	Setback		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' Other structures: 10'/15'	N/A / N/A	30'	45% Resid. 25% Other structures	Min. Lot Size (7,500 sf) One electrical service, one meter	Residential, Institutional and Community Services
Proposed: TH-3(A)	0' ^{1,2}	0' Duplex: 5'/10' Other: 10'	<=12 Du/Ac	36'	60% Resid 25% Other structures	Min. Lot Size (2,000 sf – SF; 6,000 sf – D) Block Face Continuity SF structure spacing One electrical service, one meter	Residential, Institutional and Community Services

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

•	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, 51A-4.204, 51A-4.209, 51A-4.213

¹ Blockface continuity applies.

² Setbacks in a shared access development are applied across the site, not internally.

	Existing	Proposed	Proposed
Use	R-7.5(A)	TH-3(A)	DR's
AGRICULTURAL USES			
Crop production	•	•	•
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			
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	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			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Cemetery or mausoleum	S	S	S
Child or adult care facility	★	★	★
Church	•	•	•
College, university, or seminary	S	S	S

	Existing	Proposed	Proposed
Use	R-7.5(A)	TH-3(A)	DR's
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		S	S
Convent or monastery	S	S	S
Foster home	S	S	S
Halfway House			
Hospital			
Library, art gallery, or museum	S	S	S
Open enrollment charter school or private school	S	S	S
Public school other than an open-enrollment charter school	S	S	S
LODGING USES			
Extended stay hotel or motel			
Hotel or motel			
Lodging or boarding house			
Overnight general purpose shelter			
Short-term rental lodging			
MISCELLANEOUS USES			
Attached non-premise sign			
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Placement of fill material			
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	S
Private recreation center, club, or area	S	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			

	Existing	Proposed	Proposed
Use	R-7.5(A)	TH-3(A)	DR's
Multifamily			
Residential hotel			
Retirement housing		S	S
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			
Auto service center			
Bail Bonds			
Business school			
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			
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			
Massage Parlors			
Mortuary, funeral home, or commercial wedding chapel			
Motor vehicle fueling station			
Nursery, garden shop, or plant sales			
Outside sales			
Paraphernalia shop			

	Existing	Proposed	Proposed
Use	R-7.5(A)	TH-3(A)	DR's
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			
Tattoo or body piercing studio			
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	S	S	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	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			
Electrical generating plant			
Electrical substation	S	S	S
Local utilities	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	S	S
Post office			
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			

	Existing	Proposed	Proposed
Use	R-7.5(A)	TH-3(A)	DR's
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			
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			
Accessory Use	R-7.5(A)	TH-3(A)	DR's
Warehouse			
Community center (private)	S	S	S
Day home			
Game court (private)			
General waste incinerator			
Helistop			
Home occupation			
Medical/infectious waste incinerator			
Outside display of merchandise			
Outside sales			
Pathological waste incinerator			
Pedestrian skybridge			
Private stable			
Swimming pool (private)	•	•	•

Landscaping:

The site is undeveloped. The proposed Th-3(A) Townhouse District request for eight single family dwelling units on the site will have shared access since driveway access

onto Ferguson Road - a principal arterial is not allowed and will be subject to all landscaping requirements for shared access developments per Article X, Landscaping and Tree Conservation Regulations. This includes a minimum of 10% open space.

Parking:

Under the requested TH-3(A) Townhouse District, the applicant proposes to construct eight single family homes.

At permitting, the applicant would be required to comply with the current standard parking ratio of one minimum parking space per dwelling for the specified use under the proposed TH-3(A) Townhouse District.

Market Value Analysis:

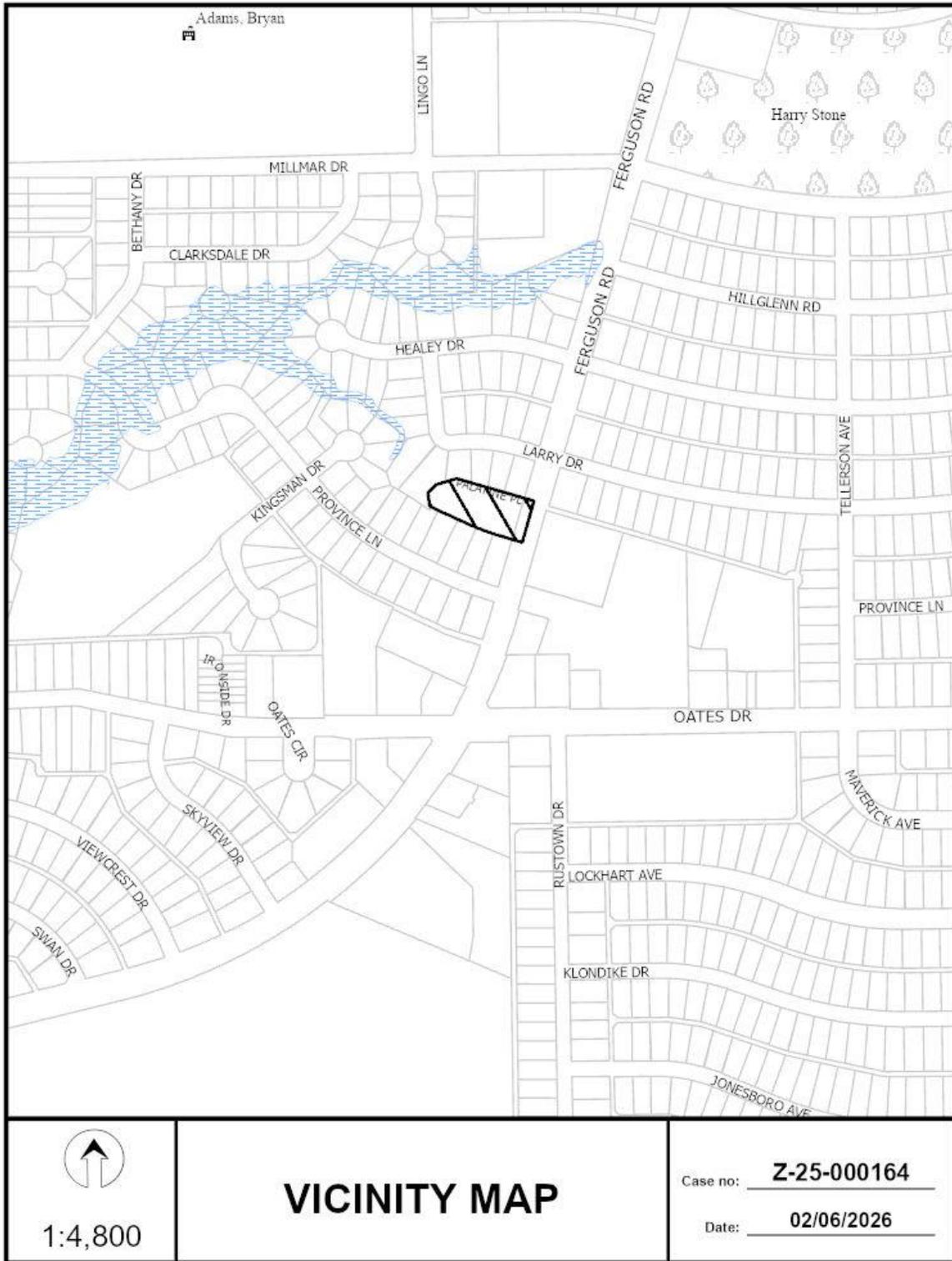
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "E" MVA area and is completely, surrounded by the "E" MVA area to the north, south, east, and west immediately adjacent to the site.

Proposed Deed Restrictions Volunteered by the Applicant

II.

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

- (1) Maximum number of single family dwelling units is eight.
- (2) Maximum structure height is 30 feet.



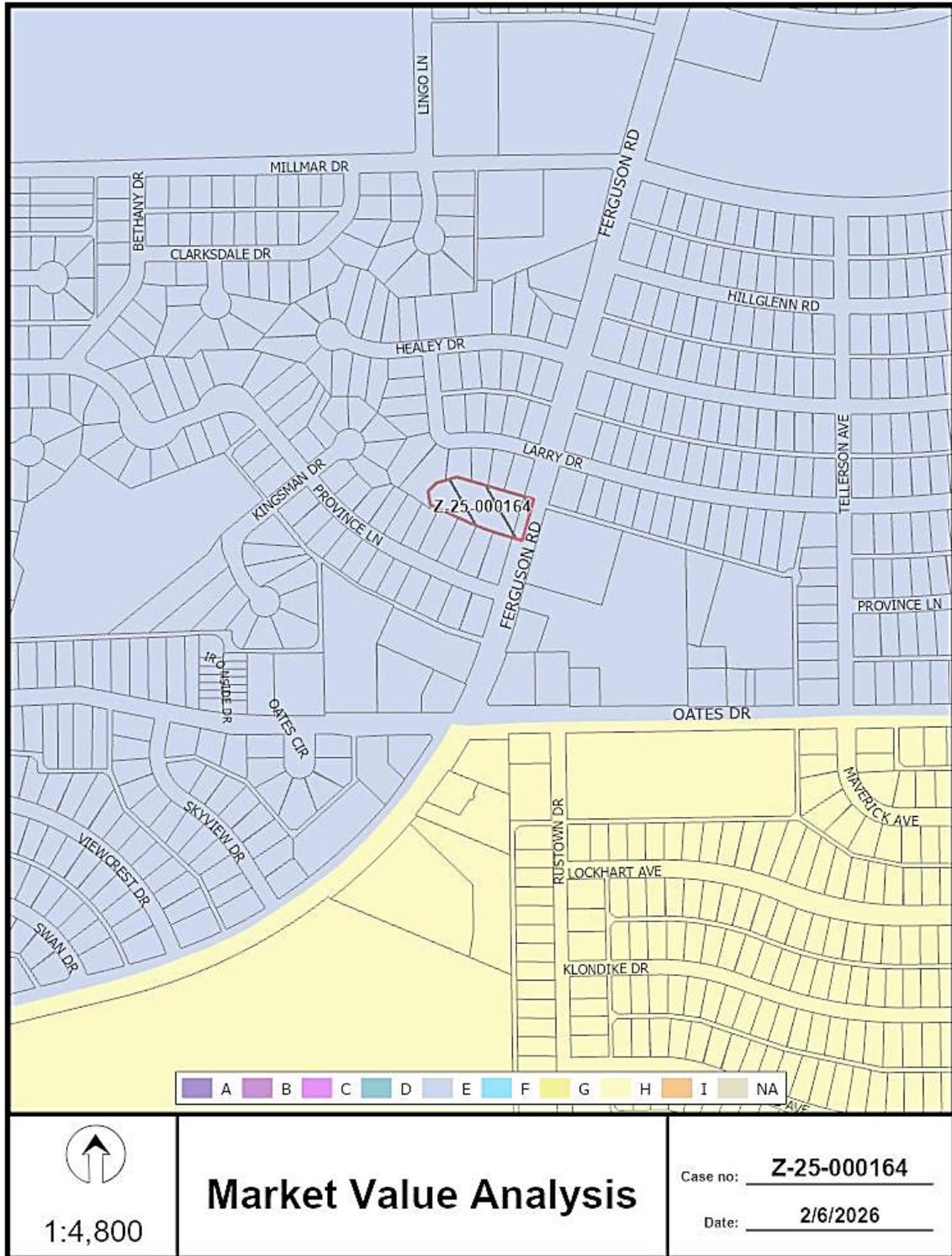


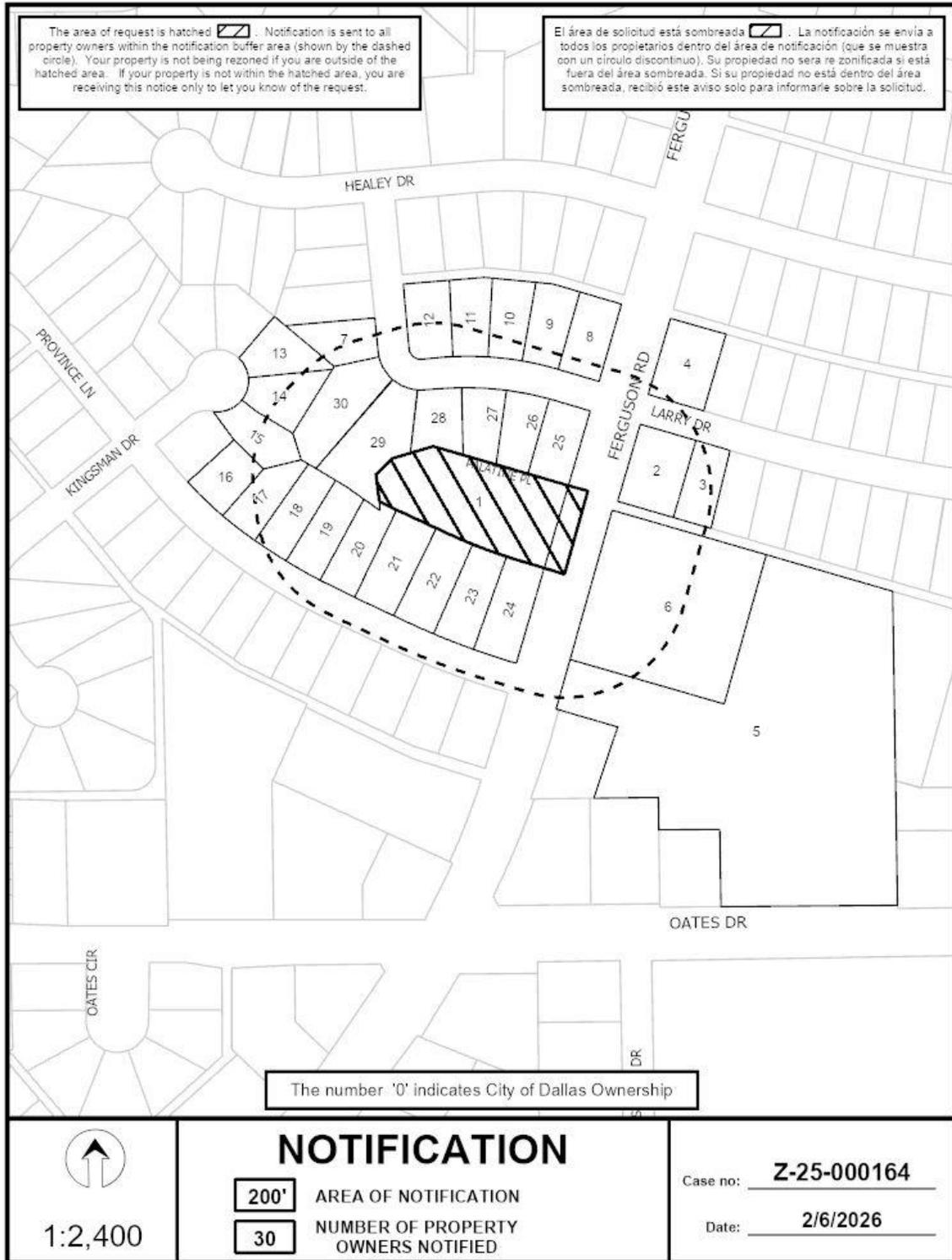
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AERIAL MAP

Case no: Z-25-000164
Date: 02/06/2026







02/06/2026

Notification List of Property Owners***Z-25-000164******30 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9889 FERGUSON RD	SAPIENZA LLC
2	2306 LARRY DR	BROADWAY JOYCE
3	2310 LARRY DR	CANO VIRGINIA
4	2307 LARRY DR	HAMMETT THELMA JEAN
5	9888 FERGUSON RD	FERGUSONOATES PARTNERS LLC
6	9840 FERGUSON RD	SHOPS AT FERGUSON VILLAGE LP
7	2216 LARRY DR	MENDOZA MIGUEL
8	2249 LARRY DR	RIVERA OSIEL
9	2243 LARRY DR	MACKEY CHARLES
10	2239 LARRY DR	COUNTS DUSTIN E
11	2233 LARRY DR	RANGEL OSWALDO MUNOZ & MONICA
12	2229 LARRY DR	VERA FABIAN E
13	9870 KINGSMAN DR	SESSLER MARLISSA LUISE
14	9866 KINGSMAN DR	DAGGETT LEON
15	9862 KINGSMAN DR	VAN ROY REVOCABLE TRUST
16	2111 PROVINCE LN	MCGRAW ROBBI
17	2115 PROVINCE LN	KORNDER JUNE
18	2119 PROVINCE LN	CHAMBERS JAMES GREGORY
19	2125 PROVINCE LN	BENNINGFIELD GARY LEE &
20	2129 PROVINCE LN	INSPIRA FINANCIAL TRUST LLC
21	2133 PROVINCE LN	2133 PROVINCE SERIES
22	2137 PROVINCE LN	SALAZAR JOSE H & YOLANDA
23	2141 PROVINCE LN	H SFR FUND I ALPHA LLC THE
24	2145 PROVINCE LN	HERNANDEZ MARGARITO
25	2248 LARRY DR	SOLIS ROLANDO &
26	2242 LARRY DR	SEGURA ATANACIO

Z-25-000164

02/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2236 LARRY DR	RIVERA RENEE
28	2230 LARRY DR	Taxpayer at
29	2224 LARRY DR	ARMIJO RUBY
30	2220 LARRY DR	BUNKER CAROL A