

FILE NUMBER: Z-25-000107 **DATE FILED:** October 17, 2025

LOCATION: Southwest corner of Samuell Boulevard and St. Francis Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 3.5 acres **CENSUS TRACT:** 481130122072

OWNER: Christian Stronghold Baptist Church

APPLICANT: Rob Baldwin, Baldwin Associates

REQUEST: An application for a new planned development district for GO(A) General Office District uses on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow construction of a hospital on the property.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Residential District and is undeveloped (approx. 3.5 acres in total size).
- The property and the surrounding area is zoned R-7.5(A) Residential District to the south, east, and west and is developed with single family homes.
- The property has frontage on both Samuell Blvd. and St. Francis Ave. and is immediately adjacent to the current owner of the property - Christian Stronghold Baptist Church to the west.
- The property would be subject to the required 20' landscape buffer immediately to the south adjacent to the residential alley and single family homes. However, in a base zoning district the buffer would also be required adjacent to the church to the west because it is in a residential district.
- Additionally, the property would be subject to required screening and fencing immediately adjacent to the residentially zoned church property to the west.
- The property would be subject to required 20' side and rear yard setbacks adjacent to the single family homes south of the residential alley and to the east across St. Francis Avenue.
- Therefore, the applicant is requesting a zoning change to a new planned development district with GO(A) zoning.

Zoning History:

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

1. **Z234-308:** On January 8, 2025, the City Council approved an application for an amendment to Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuell Blvd., west of South Buckner Blvd.

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
Samuell Blvd.	CA Community Collector	80'
St. Francis Ave.	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 to review engineering plans at the time of permitting to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 15, 18, 216, 224

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 institutional and community 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. 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.

Other Contextual comments related to long-range plan

Area Plans

There is no Area Plan relevant for this area.



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)	Undeveloped
North	RR	Retail and Personal Services
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Institutional (Christian Stronghold Baptist Church)

Land Use Compatibility:

The area of request is currently zoned R-7.5(A) Residential District and is undeveloped. The property is owned by the immediately adjacent Christian Stronghold Baptist Church to the west and the applicant intends to construct a new, hospital on the approximately 3.5 acre property.

The zoning is predominately R-7.5(A) to the south, east, and west of the property and mainly single family uses. To the west of the property is an institutional use and current property owner for this parcel – Christian Stronghold Baptist Church. To the north is RR Regional Retail District and is developed with retail and personal services – Kwik Kar and Home 2 Suites. To the northeast is RR Regional Retail District with a D-1 Liquor Control Overlay District and is developed with a retail and personal service (Sale of Alcoholic Beverages in Conjunction with a Gen. Merch. or Food Store 100,000 sf or more). With a mix of residential and neighborhood serving retail and personal service uses - adjacent and within the immediate area, the new hospital could serve the neighborhood and southern region while ensuring compatibility of development standards. For these reasons, staff finds the applicant’s requested zoning change to a new planned development for GO(A) Office District with some incompatible uses removed and the addition of 6’ sidewalks on the site, no adjacent residential buffer or screening and fencing between the non-residential uses of the hospital and the church, and the reduced side and rear yard setbacks of 15’ to the south and to the east across St. Francis Avenue to be compatible with 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) Residential District and the proposed new planned development with GO(A) Office District for comparison.

District	Setback		Density/ FAR	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' SF Other: 10'/15'	N/A	30'	45% Resid. 25% Otherwise	Min. Lot Size, Electrical Service for SF	Agricultural, Institutional and Community Services, Recreational, Utility and Public Service Uses
Proposed: New PD for GO(A)	15'	15'	N/A 4.0	36'	80%	Urban Form Setback, Tower Spacing, RPS, Visual Intrusion	Commercial and Business Service, Institutional and Community Service, Office, Recreation, Resid., Retail and Personal Service, Utility and Public Service

Land Use Comparison

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

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

	Existing	Proposed	Proposed
Use	R-7.5(A)	GO(A)	PD
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	
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			

	Existing	Proposed	Proposed
Use	R-7.5(A)	GO(A)	PD
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	★	•	•
Church	•	•	•
College, university, or seminary	S	•	
Community service center	S	•	
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	S	•	
Foster home	S		
Halfway House			
Hospital		R	•
Library, art gallery, or museum	S	•	
Open-enrollment charter school or private school	S	S	
Public school other than an open-enrollment charter school		R	
LODGING USES			
Extended stay hotel or motel		S	
Hotel or motel		R	
Lodging or boarding house			
Overnight general purpose shelter			
Short-term rental lodging		•	
MISCELLANEOUS USES			
Attached non-premise sign		S	
Carnival or circus (temporary)	★	★	
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	
OFFICE USES			
Alternative financial establishment		S	
Financial institution without drive-in window		•	
Financial institution with drive-in window		D	
Medical clinic or ambulatory surgical center		•	•

	Existing	Proposed	Proposed
Use	R-7.5(A)	GO(A)	PD
Office		•	•
RECREATION USES			
Country club with private membership	S	•	
Private recreation center, club, or area	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			
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			

	Existing	Proposed	Proposed
Use	R-7.5(A)	GO(A)	PD
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			
Pawn shop			
Personal service use		•	
Restaurant without drive-in or drive-through service		R	
Restaurant with drive-in or drive-through service			
Surface parking			
Swap or buy shop			
Tattoo or body piercing studio			
Taxidermist			
Temporary retail use			
Theater		S	
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop		S	S
Private street or alley	S	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	
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•		
Electrical generating plant			
Electrical substation	S		

	Existing	Proposed	Proposed
Use	R-7.5(A)	GO(A)	PD
Local utilities	S, R, ★	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			
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			
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			
Community center (private)	S		
Day home			
Game court (private)			
General waste incinerator			
Helistop			
Home occupation			
Medical/infectious waste incinerator		S	S
Outside display of merchandise			
Outside sales			

	Existing	Proposed	Proposed
Use	R-7.5(A)	GO(A)	PD
Pathological waste incinerator			
Pedestrian skybridge			
Private stable			
Swimming pool (private)	•		

Landscaping:

The site is undeveloped. Any future development of the property would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

Under the requested new, Planned Development District, the applicant proposes to construct a new hospital.

Minimum parking is not required for a hospital use under the current Dallas Development Code. However, the applicant is proposing a plan with approximately 84 parking spaces.

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 “F” MVA area. The site is surrounded by the “F” MVA area to the north, south, and west immediately adjacent to the site. The site is surrounded by the “E” MVA area to the east.

List of Officers

Durkin Investment

Manasseh Durkin, Managing Member

Christian Stronghold Baptist Church

Hal Johnson, Founder CEO

Christopher A. Bell, Sr. Senior Pastor

Kieth Bethel, Assistant Pastor

Michael Cormany, Director of Facilities

Roxann Covington, VP Operations

Laurie Henry, Assistant Vice President of Church Operations

Larry James, District Pastor

Anita Patterson, Sr. Executive Administrator

CPC Action
February 5, 2026

Motion: It was moved to recommend **approval** of a new planned development district for GO(A) General Office District uses, subject to development plan and conditions, on property zoned R-7.5(A) Single Family District, on the southwest corner of Samuell Boulevard and St. Francis Avenue.

Maker: Hall
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

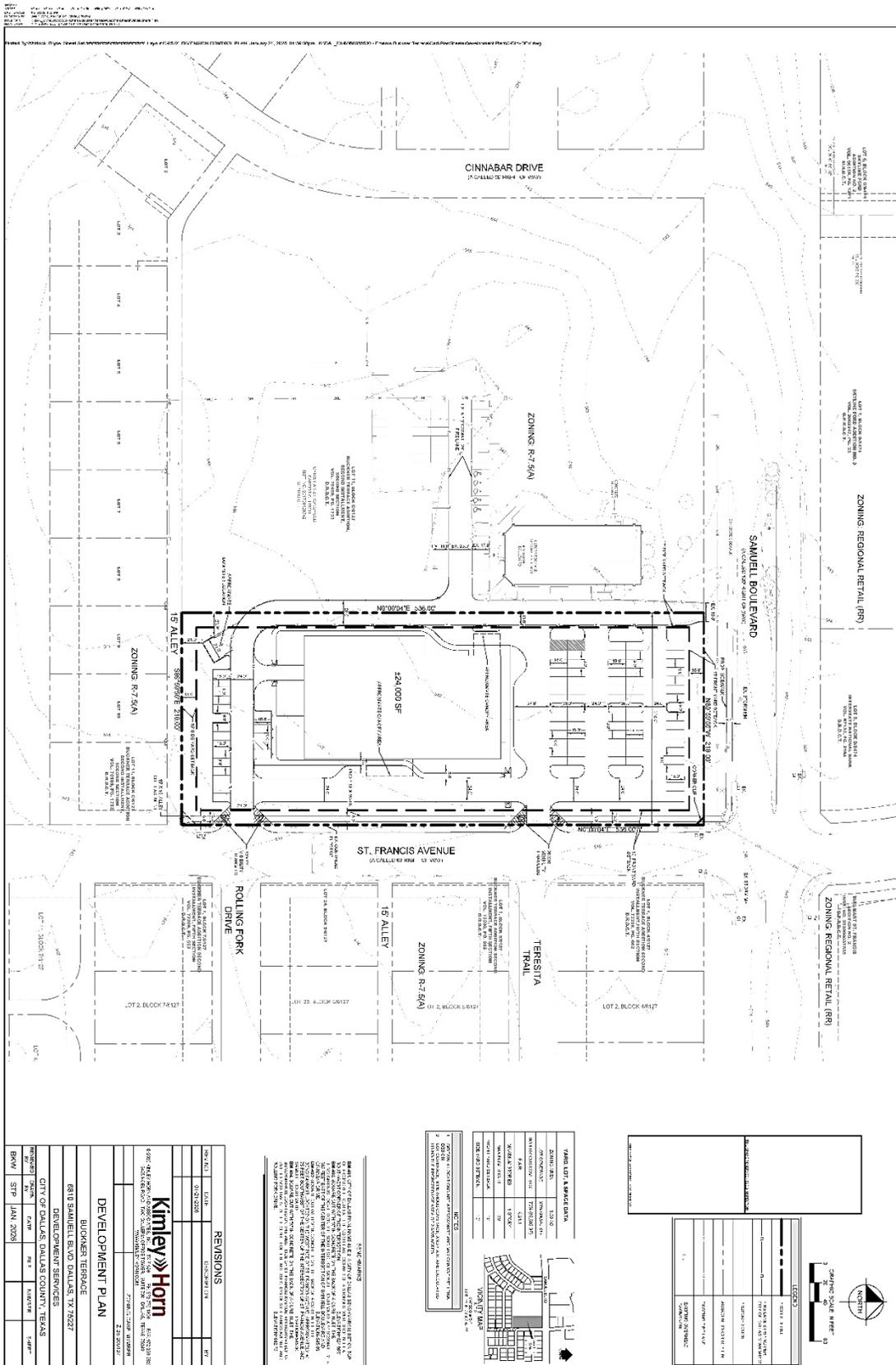
Against: 0
Absent: 1 - Forsyth****
Vacancy: 0

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 500 Mailed: 92
Replies: For: 0 Against: 0

Speakers: None

Proposed Development Plan



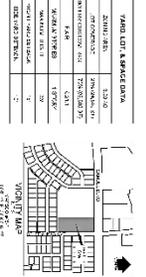
REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	01-21-2025		

Kimley-Horn
 DEVELOPMENT SERVICES
 8810 SAMUEL BLVD DALLAS, TX 75227
 CITY OF DALLAS DALLAS COUNTY TEXAS
 DEVELOPMENT SERVICES
 225 SOUTH
 STP JAN 2025

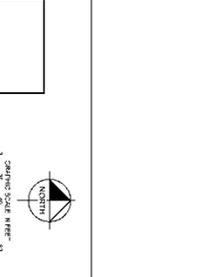
NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS DEVELOPMENT SERVICES STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND DALLAS COUNTY.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE.
5. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES TO REMAIN.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CURBS AND GUTTERS.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SIGNAGE AS APPROVED BY THE CITY OF DALLAS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF LIGHTING AS APPROVED BY THE CITY OF DALLAS.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PAVEMENT AS APPROVED BY THE CITY OF DALLAS.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF UTILITIES AS APPROVED BY THE CITY OF DALLAS.

YARD LOT 1 & BRACKET DATA	
ZONING DISTRICT	R-7.5(A)
AREA	124,000 SF
WALKWAY WIDTH	10 FT
MIN. DRIVE WIDTH	20 FT
MIN. DRIVE AREA	400 SF



LEGEND	
(Symbol)	PROPOSED DEVELOPMENT
(Symbol)	EXISTING DEVELOPMENT
(Symbol)	EXISTING UTILITIES
(Symbol)	EXISTING STRUCTURES
(Symbol)	EXISTING LANDSCAPE
(Symbol)	EXISTING DRIVEWAYS
(Symbol)	EXISTING PAVEMENT
(Symbol)	EXISTING UTILITIES
(Symbol)	EXISTING STRUCTURES
(Symbol)	EXISTING LANDSCAPE
(Symbol)	EXISTING DRIVEWAYS
(Symbol)	EXISTING PAVEMENT



Proposed PD Conditions

ARTICLE _____.

PD _____.

SEC. 51A-_____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51A-_____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the southwest corner of Samuell Boulevard and St Francis Avenue. The size of PD _____ is approximately 3.50 acres.

SEC. 51A-_____.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. 51A-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ___A: development plan.

SEC. 51A-_____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51A-_____.106. MAIN USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the GO(A) District, subject to the same conditions applicable in the GO(A) District, as set out in

Chapter 51A. For example, a use permitted in the GO(A) 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 GO(A) District is subject to DIR in this district; etc.

The following uses are **prohibited**:

- (A) Agricultural uses.
 - Crop production.

 - (B) Commercial and business service uses.
 - Catering service.
 - Electronics service center.

 - (C) Industrial uses.
 - Gas drilling and production.

 - (D) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Open-enrollment charter school or private school.
 - Public school other than an open-enrollment charter school.

 - (E) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Overnight general purpose shelter. [See Section 51A-4.205
- (2.1)]
- Short-term rental.
-
- (F) Miscellaneous uses.
 - Attached non-premise sign.
 - Carnival or circus (temporary). [By special authorization of the building official.]
-
- (G) Office uses.
 - Alternative financial establishment.
 - Financial institution with drive-in window.
-
- (H) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
-
- (I) Residential uses.

- College dormitory, fraternity or sorority house.
- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]

(J) Retail and personal service uses.

- Alcoholic beverage establishments.[See Section 51A-4.210 (b)(4).]
- Business school.
- Dry cleaning or laundry store.
 - General merchandise or food store 3,500 square feet or less.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Theater.

(K) Transportation uses.

- Railroad passenger station.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]
- Utility or government installation other than listed.

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

SEC. 51A-____.107.

ACCESSORY USES.

(a) 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. 51A-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Except as provided in this section, the yard, lot, and space regulations for the GO(A) District apply.
- (b) Front Yard Setback: The minimum front yard setback is 15 feet. Block face continuity provisions do not apply.
- (c) Side and Rear Setback: Minimum side and rear setbacks are 15 feet.
- (d) Height. Maximum structure height is 36 feet.

SEC. 51A-____.109. OFF-STREET PARKING AND LOADING.

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

- (b) Off-street parking may be located in a required front yard.

SEC. 51A-____.110 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51A-____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X, except as provided below.

(b) A Residential Buffer zone and associated screening is not required when a non-residential use is adjacent to a non-residential use.

- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51A-____.113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51A- _____.114. ADDITIONAL PROVISIONS.

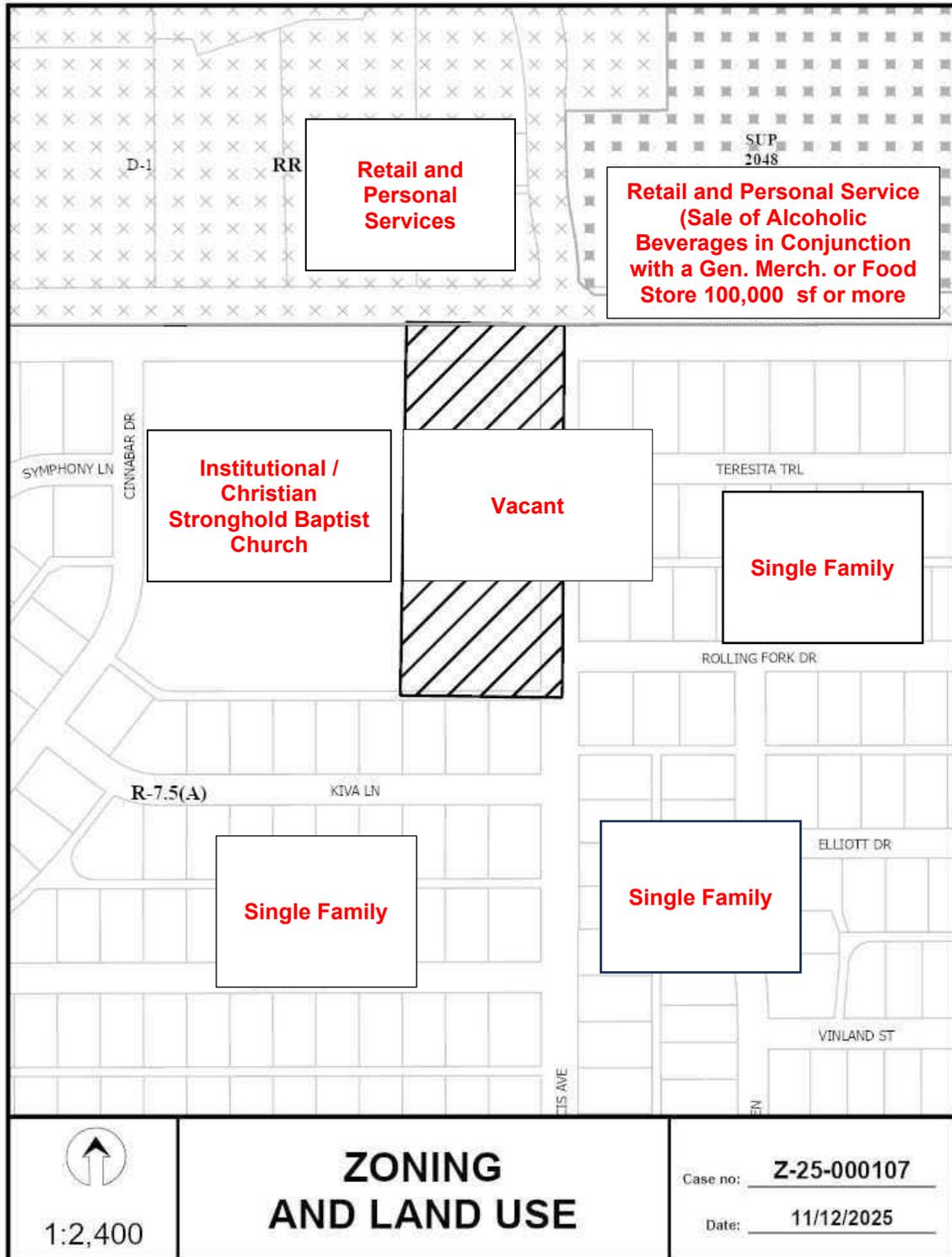
- (a) A minimum six-foot wide sidewalk is required along street frontages.
- (b) The screening and fencing provisions in Section 51A-4.602 are not required when a non-residential use is adjacent to a non-residential use.
- (c) The Property must be properly maintained in a state of good repair and neat appearance.
- (d) 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. 51A- _____.115. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.



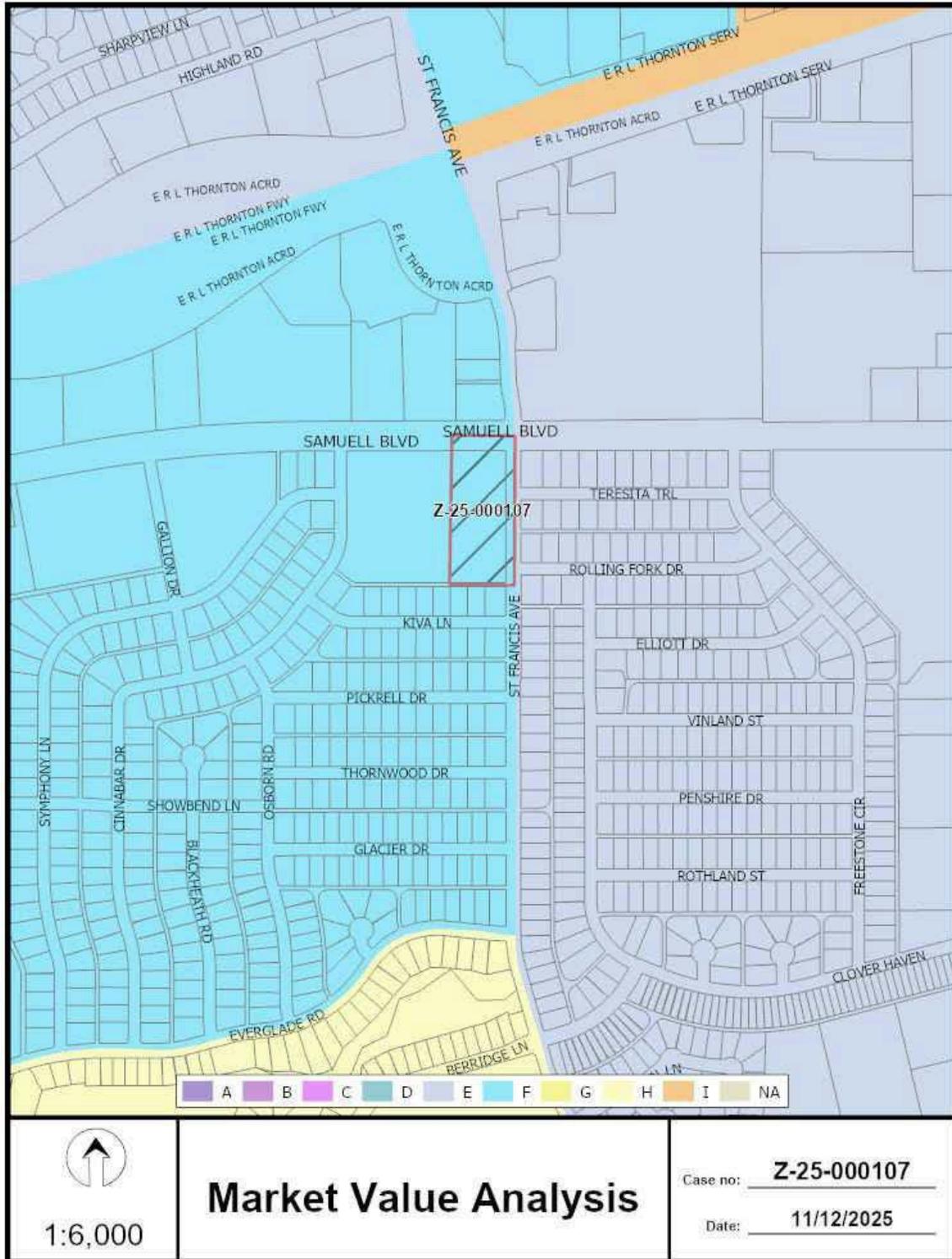


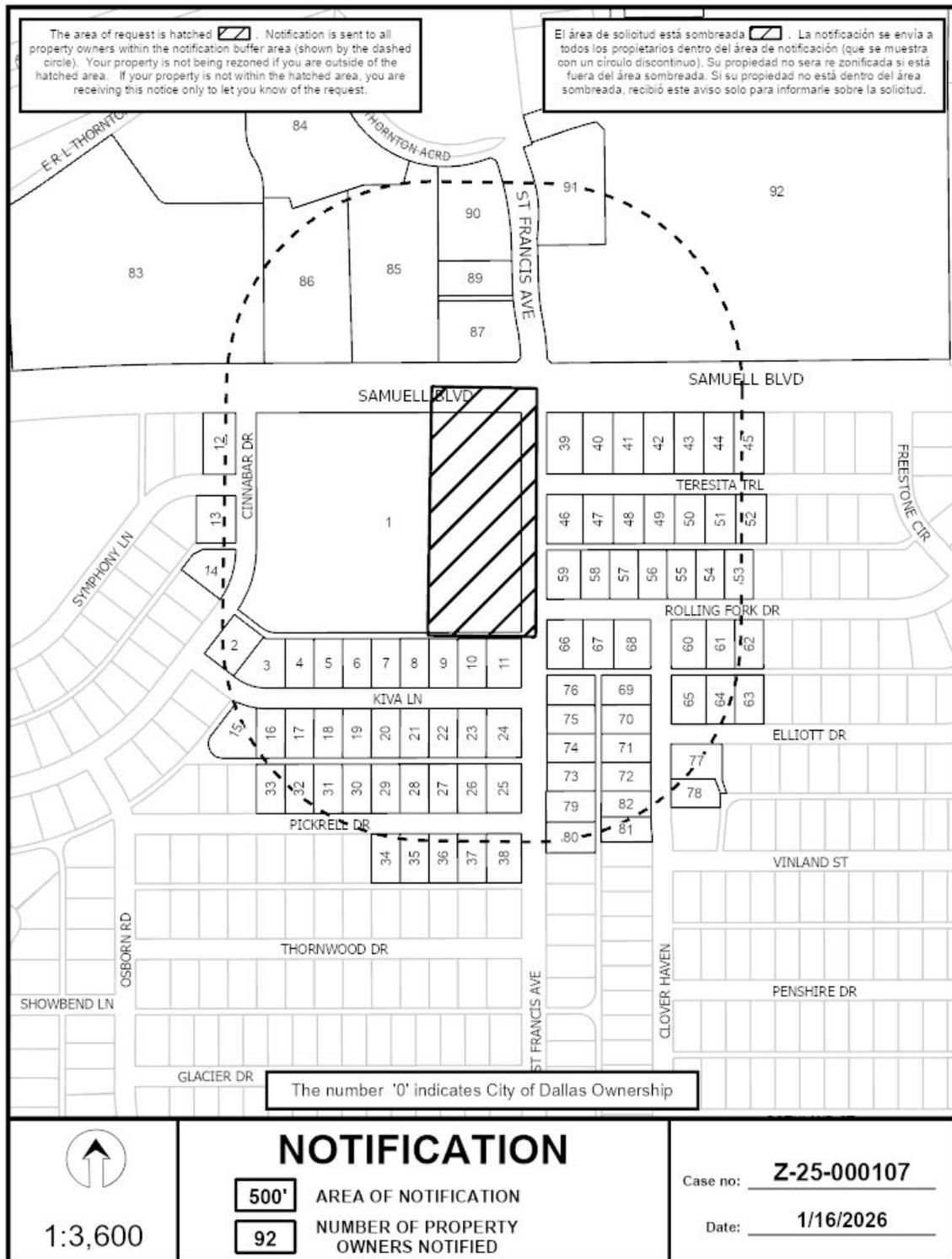




ZONING HISTORY

Case no: Z-25-000107
Date: 11/12/2025





02/04/2026

Reply List of Property Owners***Z-25-000107******92 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply Label #</i>	<i>Address</i>	<i>Owner</i>
1	6810 SAMUELL BLVD	CHRISTIAN STRONGHOLD BAPTIST CHURCH
2	6903 KIVA LN	HENRY BILLYE J
3	6905 KIVA LN	HAWKINS HERBERT A & BARBARA
4	6909 KIVA LN	MOORE EARL T & NELLE
5	6915 KIVA LN	HERRERA JORGE EDUARDO &
6	7003 KIVA LN	COLLINS CLAUDENE
7	7007 KIVA LN	SMITH SARA
8	7011 KIVA LN	TINOCO MAYRA A
9	7017 KIVA LN	SMITH JOE L & MARY M
10	7021 KIVA LN	MACIAS JOEL & ANA L ANTUNIANIO
11	7031 KIVA LN	MYERSDAVIS BETTY
12	6709 SYMPHONY LN	MARTIN JOHN W
13	6708 SYMPHONY LN	GRIFFIN CHRISTIAN
14	4103 CINNABAR DR	GREENE ROBERT L
15	6904 KIVA LN	HUMPHREY LARRY & KAREN
16	6906 KIVA LN	NOBLEHAUGH INVESTMENTS LLC
17	6910 KIVA LN	WATSON CHESTER
18	6916 KIVA LN	SANCHEZ CONCEPCION
19	7004 KIVA LN	CARRUTH VICTORIA M
20	7008 KIVA LN	LEONARD GEORGE T &
21	7010 KIVA LN	TUCKER SHELIA J
22	7018 KIVA LN	TRUITT MARJORIE DORIS
23	7022 KIVA LN	DURAN TALISA CORIMA &
24	7030 KIVA LN	ZAVALA PEDRO & MARIA D
25	7031 PICKRELL DR	LEBLANC DARRELL JAMES &
26	7021 PICKRELL DR	SCOTT KENNETH & RHONDA J

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27	7017	PICKRELL DR	KRISHNAMURTHI DEEPA
28	7011	PICKRELL DR	PATH ACQUISITIONS TRS LLC
29	7007	PICKRELL DR	WRIGHT AUSTIN S &
30	7003	PICKRELL DR	TREJO ROBERT & ALICIA
31	6931	PICKRELL DR	FULLER EUNICE D
32	6921	PICKRELL DR	Taxpayer at
33	6917	PICKRELL DR	MOLINA VEDA
34	7008	PICKRELL DR	GIDDENS CLARENCE EARL &
35	7010	PICKRELL DR	SPENCER BIRDIE C &
36	7018	PICKRELL DR	HAYES ROSIE L
37	7022	PICKRELL DR	KOBLIS GARY JAY
38	7030	PICKRELL DR	MERCER CORA ANN &
39	7105	TERESITA TRL	FLETCHER ARGELL ETAL
40	7111	TERESITA TRL	THOMAS LIGY & STERLING THOMAS
41	7117	TERESITA TRL	RAMOS RUFINO
42	7123	TERESITA TRL	CUSTARD SANDRA KAY
43	7129	TERESITA TRL	BAKER VONCIEL C LIFE ESTATE
44	7135	TERESITA TRL	TANG STEPHEN VU
45	7141	TERESITA TRL	RAMIREZ RUBY
46	7106	TERESITA TRL	WASHINGTON SYLVESTER & ZELMA B
47	7112	TERESITA TRL	BROWN MARK D & DEBRA D
48	7118	TERESITA TRL	COLLINS LAURINE H LF EST
49	7124	TERESITA TRL	TEAM 6 REALTY GROUP LLC
50	7130	TERESITA TRL	SANDERS JO ANN
51	7136	TERESITA TRL	GARCIA SERGIO M &
52	7142	TERESITA TRL	FLORES RAMON H & ROSA U
53	7141	ROLLING FORK DR	GARCIA SERGIO M
54	7135	ROLLING FORK DR	TOMPKINS DOLORES
55	7129	ROLLING FORK DR	BARRIENTOS MARIO C
56	7123	ROLLING FORK DR	TRENT WILLIAM D & WILMA J
57	7117	ROLLING FORK DR	TIPTON CATHLEEN

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	58	7111 ROLLING FORK DR	CHENG JASON
	59	7105 ROLLING FORK DR	Taxpayer at
	60	7130 ROLLING FORK DR	MCCLENDON MARGARET
	61	7136 ROLLING FORK DR	HERNANDEZ RODOLFO
	62	7142 ROLLING FORK DR	HERREJON ISAAC MARLON MENDIETA
	63	7141 ELLIOTT DR	Taxpayer at
	64	7135 ELLIOTT DR	DO DYLAN NGUYEN &
	65	7129 ELLIOTT DR	RODRIGUEZ JOHN
	66	7106 ROLLING FORK DR	SAYLES CLARA
	67	7112 ROLLING FORK DR	BOWENS HAMPTON II
	68	7118 ROLLING FORK DR	TIRADO EDUARDO
	69	5311 CLOVERHAVEN DR	BOYD FAMILY REVOCABLE LIVING
	70	5305 CLOVERHAVEN DR	WITKOWICZ DAVID J
	71	5257 CLOVERHAVEN DR	LITTLETON DAVID G &
	72	5251 CLOVERHAVEN DR	BAKERFLETCHER KAREN ELENE &
	73	4230 ST FRANCIS AVE	CLARK ELIZABETH R &
	74	4224 ST FRANCIS AVE	FIGUEROA ORALIA M
	75	4218 ST FRANCIS AVE	VILLARREAL BERTHA GAMBOA
	76	4212 ST FRANCIS AVE	VARUGHESE REVOCABLE TRUST
	77	5258 CLOVERHAVEN DR	DAVIS ARTHUR
	78	5252 CLOVERHAVEN DR	DELCAMPO JOSE &
	79	4236 ST FRANCIS AVE	COLLAZO HERNAN &
	80	4304 ST FRANCIS AVE	VALADEZ MANUEL JR
	81	5243 CLOVER HAVEN	KIDANE MEBRAHTU &
	82	5247 CLOVER HAVEN	GARCIA FERNANDO & ANA M RODRIGUEZ
	83	8630 E R L THORNTON FWY	VAZQUEZ HOLDINGS GROUP LP
	84	8640 E R L THORNTON FWY	DAA ACQUISITIONS OF
	85	8640 E R L THORNTON FWY	SHIV HOSPITALITY GROUP DALLAS LLC
	86	8640 E R L THORNTON FWY	SHIV HOSPITALITY GROUP DALLAS II LLC
	87	4025 ST FRANCIS AVE	RAE STRATEGIES CORP

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	88	4020 ST FRANCIS AVE	INTERSTATE NATIONAL BANK
	89	3949 ST FRANCIS AVE	3949 ST FRANCIS LLC
	90	3939 ST FRANCIS AVE	FIDELITY BANK NATL ASSOC
	91	3940 ST FRANCIS AVE	SHOQUIST PROPERTIES LP
	92	7401 SAMUELL BLVD	WAL MART REAL EST BUS TR