

FILE NUMBER: Z234-277(GB/SM) **DATE FILED:** July 9, 2024
LOCATION: Southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 4.13 acres **CENSUS TRACT:** 481130117005

REPRESENTATIVE: Karl A. Crawley, Masterplan

OWNER/APPLICANT: Milan Nguyen (sole owner), MNCN Development, LLC

REQUEST: An application for a CS Commercial Service District with deed restrictions volunteered by the applicant and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS District with a D-1 Overlay and an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop a mini-warehouse on the property. The volunteered deed restrictions prohibit all commercial and business service uses; industrial uses; lodging uses; most wholesale, distribution and storage uses; and additional uses.

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

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant’s original submission was for a planned development (PD) district and included a one-story retail development in the front and a mini-warehouse in the rear. Since the time limit typically required by an SUP, is not required in a PD request and no significant deviations from base zoning were proposed, the applicant revised their application to base zoning with deed restrictions. The current proposal does not restrict the locations of the retail development or mini-warehouse; however, the applicant’s list of volunteered deed restrictions, which prohibits many uses in the CS District, is considered acceptable.
- The front of the property is currently zoned CR and allows retail development. The rear of the property is currently zoned R-7.5(A). There is also a strip of land on the northeast side of the property that is zoned CS and ranges from approximately 53 feet wide in the rear to approximately 94 feet wide in the front, this strip of CS does not require a zoning change but is included in the current proposal.
- The only districts that allow a mini-warehouse without an SUP are CS, industrial, and central area districts. A mini-warehouse is allowed with an SUP in CR, RR, mixed use, and multiple commercial districts.

Zoning History:

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

1. **Z234-270:** On January 23, 2025, the City Plan Commission held an application for the renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the east corner of South Belt Line Road and C.F. Hawn Freeway under advisement until February 6, 2025.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Belt Line	Principal Arterial	S-6-D, Six Lanes Divided, 107-foot ROW

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 review engineering plans submitted at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Area Plan(s):

In April 2007, City Council approved the West Kleberg Area Plan to guide future development in the area generally located south of Interstate 20 and bounded by Stark Road and the Dallas city limit to the east, Dallas County to the south, and Saint Augustine Road and Haymarket Road to the south. The goals and actions of the area plan complement the goals and policies of the *forwardDallas!* Comprehensive Plan in evaluating the applicant's request.

The request complies with the following land use goals of the West Kleberg Area Plan:

LAND USE & ZONING

GOAL 1 Protect the rural character of the community by encouraging commercial development along the commercial corridors.

ECONOMIC DEVELOPMENT

GOAL 1 Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

Land Use:

	Zoning	Land Use
Site	CR-D-1, R-7.5(A), and CS-D-1	Undeveloped
Northeast	CS-D-1	Undeveloped
Southeast	MF-2(A)(SAH)	Multifamily
Southwest	MU-1(SAH)-D-1 and CR-D-1	Single family and Undeveloped
Northwest	R-7.5(A)	Single Family

Land Use Compatibility:

The above table describes the zoning and land uses of the area of request and the surrounding land uses.

The applicant’s original submission was for a planned development (PD) district and included a one-story retail development in the front and a mini-warehouse in the rear. Since the time limit typically required by an SUP, is not required in a PD request and no significant deviations from base zoning were proposed, the applicant revised their application to base zoning with deed restrictions. The current proposal does not restrict the locations of the retail development or mini-warehouse; however, the applicant’s list of volunteered deed restrictions, which prohibits many uses in the CS District, is considered acceptable.

The front of the property is currently zoned CR and allows retail development. The rear of the property is currently zoned R-7.5(A). There is also a strip of land on the northeast side of the property that is zoned CS and ranges from approximately 53 feet wide in the rear to approximately 94 feet wide in the front, this strip of CS does not require a zoning change but is included in the current proposal.

The only districts that allow a mini-warehouse without an SUP are CS, industrial, and central area districts. A mini-warehouse is allowed with an SUP in CR, RR, mixed use, and multiple commercial districts.

If a PD that allows a mini-warehouse use without an SUP is preferred, staff recommends denying this request without prejudice because a development plan requires thorough interdepartmental review and new mailed and newspaper notices.

If another zoning district that allows a mini-warehouse by SUP is preferred, staff recommends denying this request without prejudice because an SUP site plan also requires thorough interdepartmental review and new mailed and newspaper notices.

Staff supports the applicant’s request and finds the proposed rezoning, with the volunteered deed restrictions, appropriate for this area and not 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 and CR Community Retail District and the proposed expansion of CS Commercial Service District. Also included are the proposed development standards under the applicant’s volunteered deed restrictions.

District	Setbacks		Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	SF: 5' Other:10'	30'	Res: 45% Non-Res: 25%	FAR: None Lot Size: 7,500 sq ft	Single family
Existing: CR	15'	20' adj to Residential zoning	54' RPS applies (over 26ft)	60%	Stories:4	Community Retail, Personal Service, and Office

Existing and proposed: CS	15 adj to expressway or thoroughfare	20' adj to Residential zoning	45' RPS applies (over 26ft)	80%	FAR: 0.5 lodging, office, retail, and personal service 0.75 for all other uses Stories:3	Commercial and business
---------------------------	--------------------------------------	-------------------------------	-----------------------------	-----	---	-------------------------

Land Use Comparison

A comparison table shows differences in permitted uses between the existing and proposed zoning districts.

LEGEND

X	Use prohibited by deed restrictions
•	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-4.213

Land Use	R-7.5(A) Existing	CR Existing	CS Proposed	DRs Proposed
COMMERCIAL AND BUSINESS SERVICE USES				
Building repair and maintenance shop		R	R	X
Bus or rail transit vehicle maintenance or storage facility			R	X
Catering service		•	•	X
Commercial bus station and terminal			D,S,★	X
Commercial cleaning or laundry plant			R	X
Custom business services		•	•	X
Custom woodworking, furniture construction, or repair			•	X
Electronics service center		•	•	X
Job or lithographic printing			R	X
Labor hall			S	X
Machine or welding shop			R	X
Machinery, heavy equipment, or truck sales and services			R	X
Medical or scientific laboratory		S	•	X

Land Use	R-7.5(A) Existing	CR Existing	CS Proposed	DRs Proposed
Technical school			•	X
Tool or equipment rental		•	•	X
Vehicle or engine repair or maintenance			R	X
INDUSTRIAL USES				
Gas drilling and production	S	S	S	X
Industrial (inside) for light manufacturing			•	X
Temporary concrete or asphalt batching plant	S	S	S	X
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Adult day care facility	S	•	DIR	
Cemetery or mausoleum	S	S	S	X
Child-care facility	S	•	•	
Church	•	•	•	
College, university, or seminary	S	•	•	X
Community service center	S	S	S	
Convent or monastery	S	•	•	X
Foster home	S			
Halfway house			S	X
Hospital		S	R	
Library, art gallery, or museum	S	•		
Open-enrollment charter school or private school	S	S	S	
Public school other than an open-enrollment charter school	S	R	R	
LODGING USES				
Extended stay hotel or motel			S	X
Hotel or motel		S	R,S,★	X
Lodging or boarding house		S	•	X
Overnight general purpose shelter		★	★	X
MISCELLANEOUS USES				
Attached non-premise sign.		S	S	
Carnival or circus (temporary)	★	★	★	X
Hazardous waste management facility				
Temporary construction or sales office	•	•	•	

Land Use	R-7.5(A) Existing	CR Existing	CS Proposed	DRs Proposed
OFFICE USES				
Alternative financial establishment		S	S	X
Financial institution without drive-in window		•	•	
Financial institution with drive-in window		D	R	
Medical clinic or ambulatory surgical center		•	•	
Office		•	•	
RECREATION USES				
Country club with private membership	S	•	•	X
Private recreation center, club, or area	S	•	•	X
Public park, playground, or golf course	•	•	•	
RESIDENTIAL USES				
College dormitory, fraternity, or sorority house		•	•	X
Handicapped group dwelling unit	★			
Single family	•			
RETAIL AND PERSONAL SERVICE USES				
Alcoholic beverage establishments.		★	★	X
Ambulance service		R	R	X
Animal shelter or clinic without outside runs		R	R	
Animal shelter or clinic with outside runs			S,★	X
Auto service center		R	R	X
Business school		•	•	X
Car wash		D	R	
Commercial amusement (inside)		S,★	S,★	X
Commercial amusement (outside)		S	D	X
Commercial motor vehicle parking			S	X
Commercial parking lot or garage		R	R	X
Convenience store with drive-through		S	S	
Drive-In theater			S	X
Dry cleaning or laundry store		•	•	
Furniture store		•	•	X
General merchandise or food store 3,500 square feet or less		•	•	

Land Use	R-7.5(A) Existing	CR Existing	CS Proposed	DRs Proposed
General merchandise or food store greater than 3,500 square feet		•	•	
General merchandise or food store 100,000 square feet or more		S	S	X
Home improvement center, lumber, brick or building materials sales yard		D	R	X
Household equipment and appliance repair		•	•	
Liquefied natural gas fueling station			S	X
Liquor store		•	•	X
Mortuary, funeral home, or commercial wedding chapel		•	•	X
Motor vehicle fueling station		•	•	
Nursery, garden shop, or plant sales		•	•	
Outside sales			S	X
Paraphernalia shop		S	S	X
Pawn shop		•	•	X
Personal service use		•	•	
Restaurant without drive-in or drive-through service		R	R	
Restaurant with drive-in or drive-through service		D	D	
Swap or buy shop		S	S	X
Taxidermist			•	X
Temporary retail use		•	•	
Theater		•	•	X
Truck stop			S	X
Vehicle display, sales, and service			R	X
TRANSPORTATION USES				
Commercial bus station and terminal			D	X
Heliport			S	X
Helistop			S	X
Private street or alley	S			
Railroad passenger station			S	
Transit passenger shelter	★	•	•	
Transit passenger station or transfer center	S	S,★	S,★	
UTILITY AND PUBLIC SERVICE USES				

Land Use	R-7.5(A) Existing	CR Existing	CS Proposed	DRs Proposed
Commercial radio or television transmitting station		•	•	X
Electrical substation	S	•	•	
Local utilities	S,R,★	S,R,★	S,R,★	
Police or fire station	S	•	•	
Post office		•	•	
Radio, television, or microwave tower	S	S	R	X
Tower/antenna for cellular communication	★	★	★	X
Utility or government installation other than listed	S	S	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES				
Auto auction			S	X
Building mover's temporary storage yard			S	X
Contractor's maintenance yard			R	X
Freight terminal			R	X
Manufactured building sales lot			R	X
Mini-warehouse		S	•	
Office showroom/warehouse			•	X
Outside storage			R	X
Petroleum product storage and wholesale			S	X
Recycling buy-back center		★	★	X
Recycling collection center		★	★	X
Recycling drop-off container	★	★	★	X
Recycling drop-off for special occasion collection	★	★	★	
Sand, gravel, or earth sales and storage			S	
Trade center			•	X
Vehicle storage lot			S	X
Warehouse			R	X

Landscaping: The site is undeveloped. Any future development of the property would necessitate compliance with Article X, as amended.

Parking: The applicant will be required to comply with minimum off-street parking ratios for all 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 Reinvestment Fund prepared the analysis for the City of Dallas. 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 strengths or weaknesses. 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 and the surrounding areas are in an “H” MVA area.

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

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

(1) The following uses are prohibited:

(A) Commercial and business service uses.

-- None permitted.

(B) Industrial uses.

-- None permitted.

(C) Institutional and community service uses.

-- College, university, or seminary.

-- Convent or monastery.

-- Halfway house.

(D) Lodging uses.

-- None permitted.

(E) Miscellaneous uses.

-- Carnival or circus (temporary).

(F) Office uses.

-- Alternative financial establishment.

(G) Recreation uses.

-- Country club with private membership.

-- Private recreation center, club or area.

(H) Residential uses.

-- College dormitory, fraternity, or sorority house.

(I) Retail and personal service uses.

-- Alcoholic beverage establishments.

-- Ambulance service.

-- Animal shelter or clinic with outside runs.

Z234-277(SM)

- Auto service center.
- Business school.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial motor vehicle parking.
- Commercial parking lot or garage.
- Drive-in theater.
- Furniture store.
- General merchandise or food store 100,000 square feet or more.
- Home improvement center, lumber, brick or building materials sales yard.
- Liquefied natural gas fueling station.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Paraphernalia shop.
- Outside sales.
- Pawn shop.
- Swap or buy shop.
- Taxidermist.
- Theater.
- Truck stop.
- Vehicle display, sales, and service.

(J) Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.

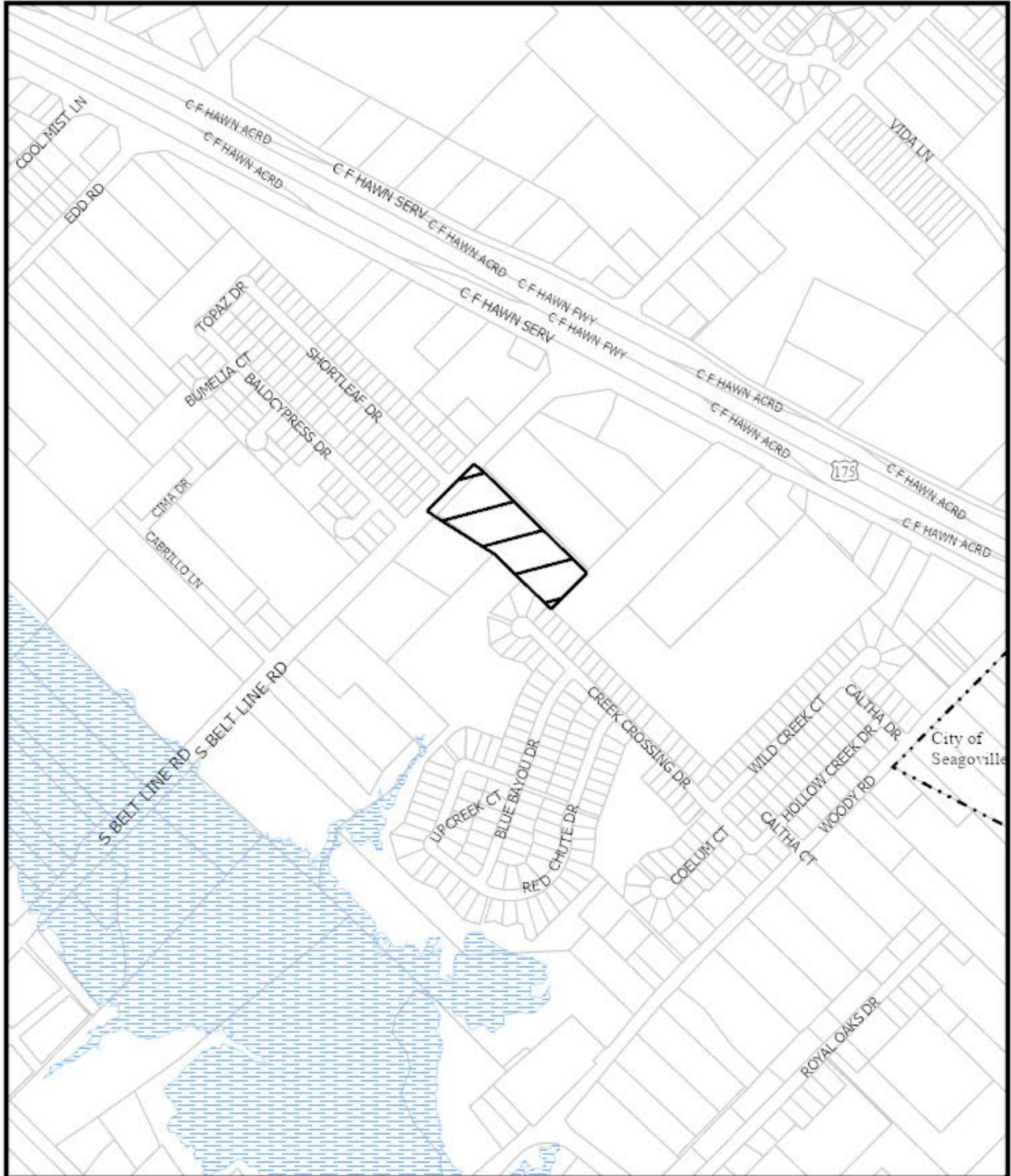
(K) Utility and public service uses.

- Commercial radio or television transmitting station.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.

Z234-277(SM)

(L) Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard.
- Contractor's maintenance yard.
- Freight terminal.
- Manufactured building sales lot.
- Office showroom/warehouse.
- Outside storage.
- Petroleum product storage and wholesale.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Trade center.
- Vehicle storage lot.
- Warehouse.

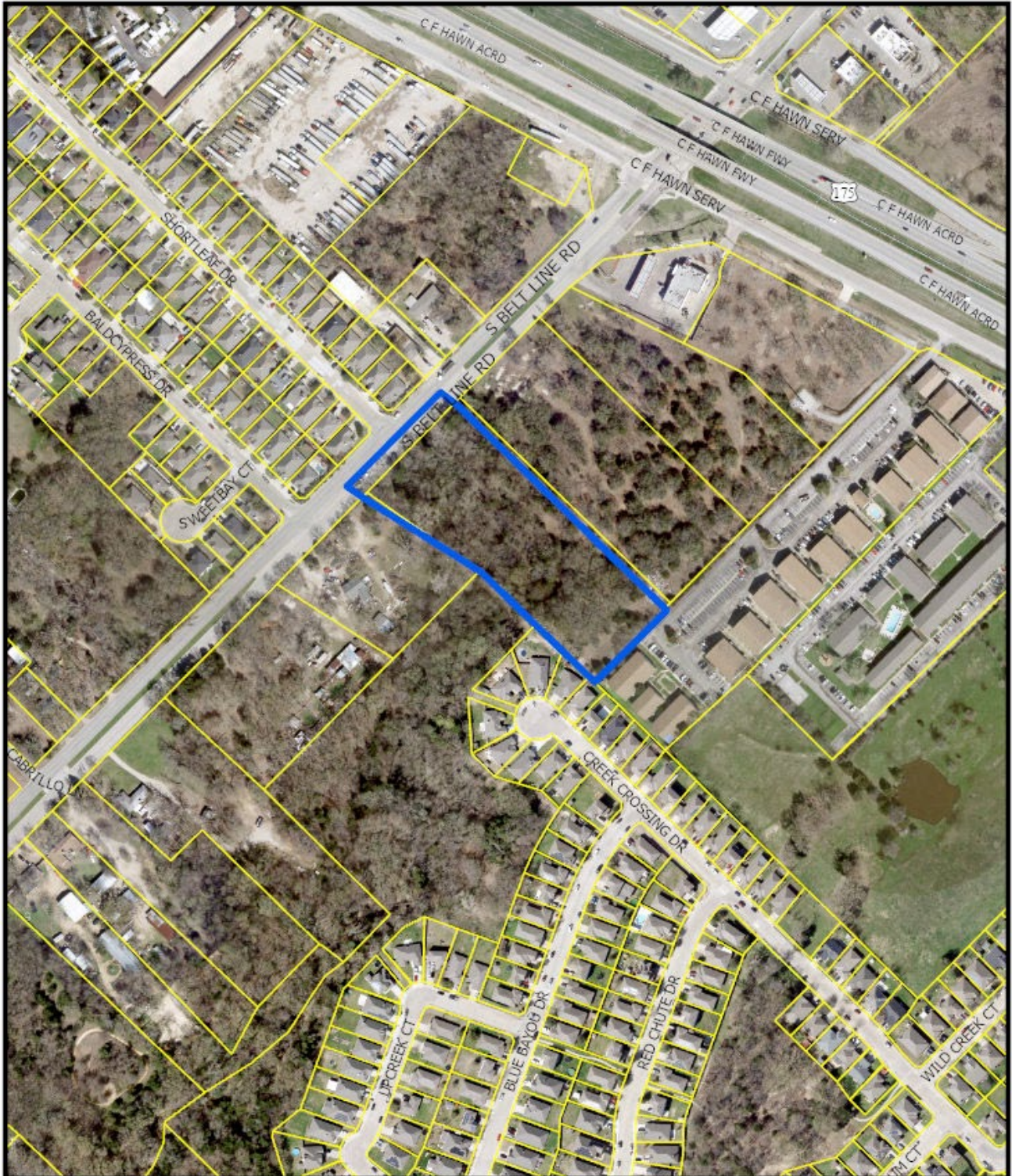


1:7,200

VICINITY MAP

Case no: Z234-277

Date: 01/03/2025

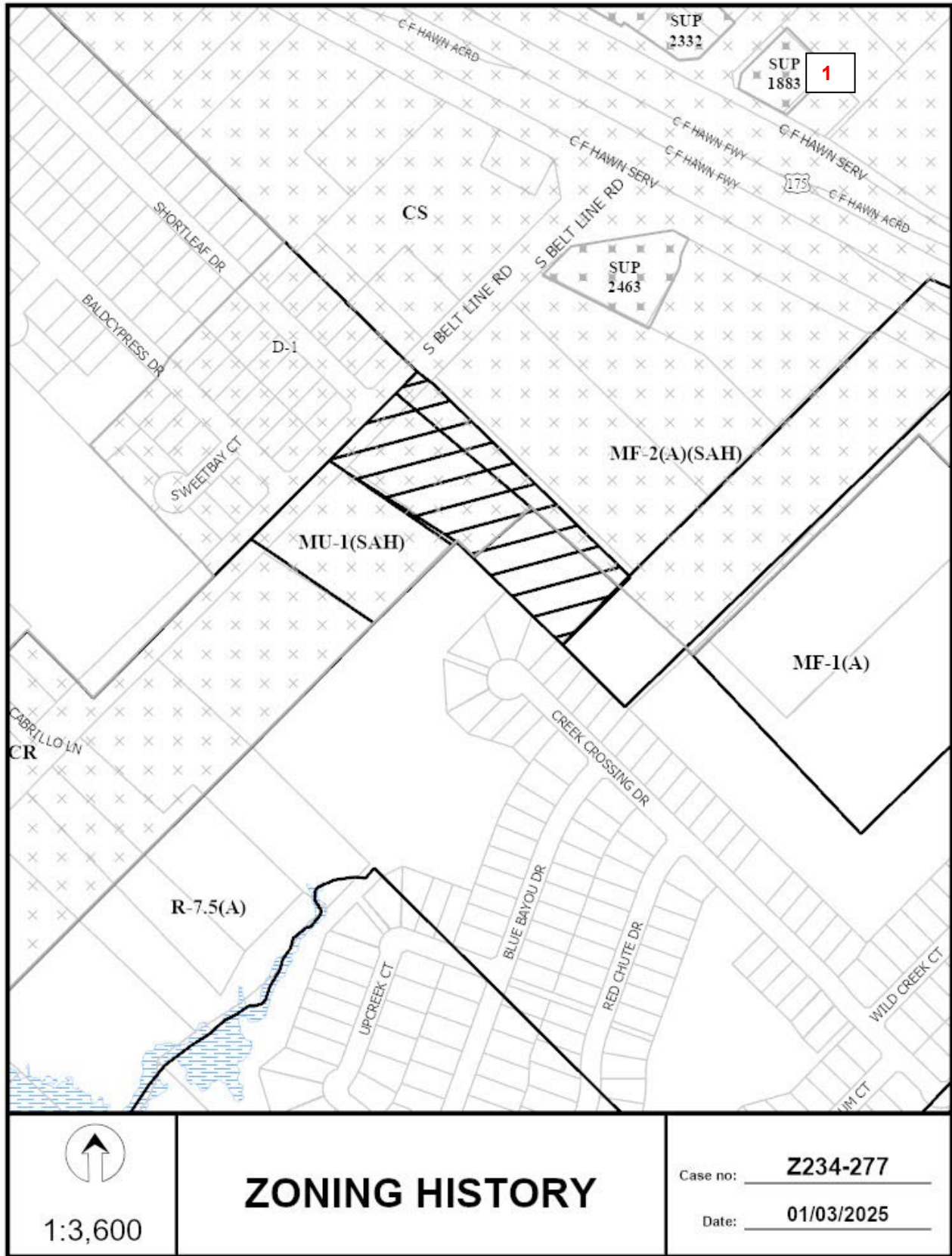


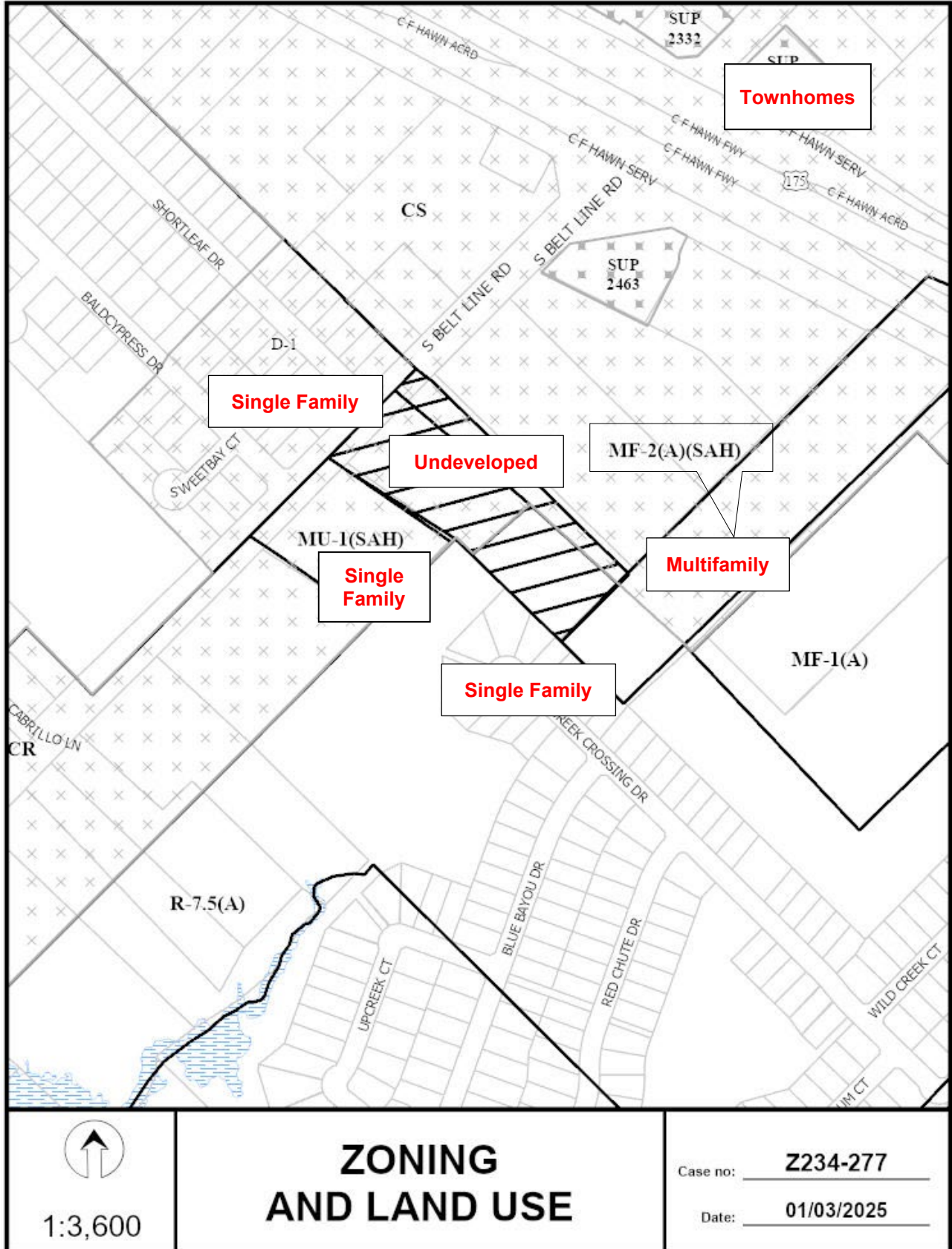
1:3,600

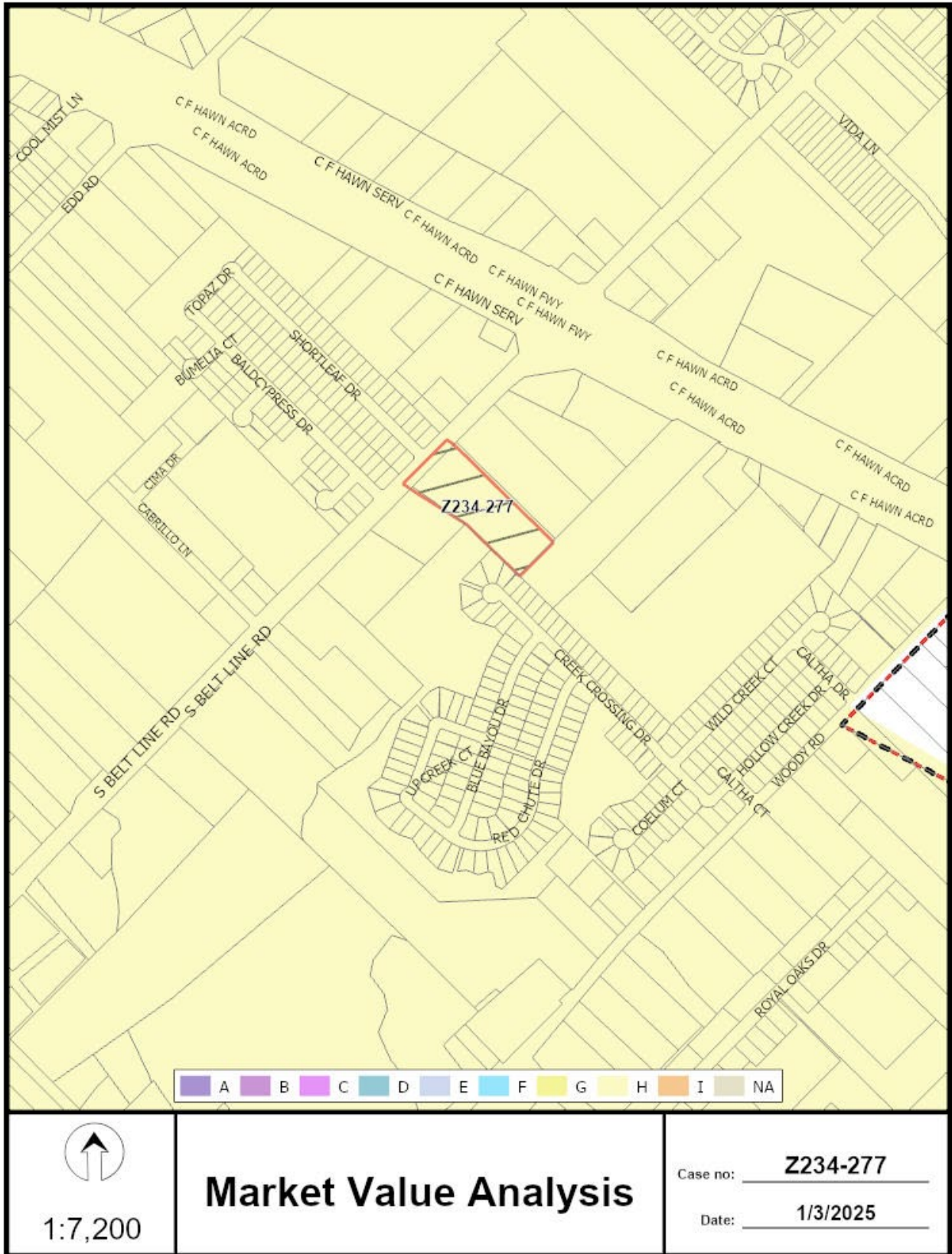
AERIAL MAP

Case no: Z234-277

Date: 01/03/2025









01/03/2025

Notification List of Property Owners***Z234-277******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1900 S BELTLINE RD	MNCN DEVELOPMENT LLC
2	2038 S BELTLINE RD	SOTO JOSE OMAR & JUANA
3	13700 C F HAWN FWY	CW SEAGOVILLE OWNER LLC
4	13440 C F HAWN FWY	DJK INC
5	1937 S BELTLINE RD	County of Dallas
6	1931 S BELTLINE RD	T BUCKET LLC
7	13508 C F HAWN FWY	ALMO INVESTMENT II LTD
8	2010 WOODY RD	DELATORRE ALFONSO
9	1904 S BELTLINE RD	KWON YOONGHEE
10	2000 S BELTLINE RD	SOTO JOSE OMAR &
11	13557 SHORTLEAF DR	CMC SOUTH OAK LP
12	2201 S BELTLINE RD	CLICQUE BRIAN & VICKI
13	13557 SHORTLEAF DR	SAUCEDO JORGE
14	13553 SHORTLEAF DR	CLAYBON WILLIE J
15	13549 SHORTLEAF DR	ADAME LUIS AGUILAR & MARIA AGUILAR
16	13545 SHORTLEAF DR	RIVERA SAMUEL CEBALLOS &
17	13541 SHORTLEAF DR	CURTIS TINA S
18	13537 SHORTLEAF DR	MARISCAL LUIS A FLORES &
19	13533 SHORTLEAF DR	MATTHEWS GARY DAVID
20	13529 SHORTLEAF DR	COLEMAN KIMBERLY K
21	13525 SHORTLEAF DR	VILLARREAL MARTHA L
22	13532 BALDCYPRESS DR	PROGRESS RESIDENTIAL BORROWER 8 LLC
23	13536 BALDCYPRESS DR	ROSS SHERRY
24	13540 BALDCYPRESS DR	SCOTT ELISHA
25	13544 BALDCYPRESS DR	TOVAR EDGAR R
26	2013 SWEETBAY CT	TREJO ALFREDO P & ELIZABETH R

Z234-277(SM)

01/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2017 SWEETBAY CT	DELGADO JESUS & MARIA M MACIAS
28	2016 SWEETBAY CT	GAINES MEREDITH &
29	2012 SWEETBAY CT	EVANS LISA
30	2008 SWEETBAY CT	CATO SHADAIAR &
31	2004 SWEETBAY CT	MORA CARLOS G ROMO
32	13559 BALDCYPRESS DR	SOTOTINAJERO JESUS RAMON &
33	13555 BALDCYPRESS DR	DIAZ JAVIER &
34	13551 BALDCYPRESS DR	RODRIGUEZ RAUL
35	13547 BALDCYPRESS DR	WHITAKER JOYCE A
36	13543 BALDCYPRESS DR	GIPSON GREGORY O
37	13539 BALDCYPRESS DR	SALAZAR ROBERT & RACHEL H
38	13535 BALDCYPRESS DR	GARZA CYNTHIA MARIA
39	13531 BALDCYPRESS DR	NUNO CARLOS GONZALEZ
40	13527 BALDCYPRESS DR	CISNEROS OSCAR S CALCANAS
41	13526 SHORTLEAF DR	GARCIA EDUARDO ESTEBAN
42	13530 SHORTLEAF DR	BROWN HARMON L &
43	13534 SHORTLEAF DR	VICK STEVEN D
44	13538 SHORTLEAF DR	RODRIGUEZ RANDY
45	13542 SHORTLEAF DR	CHONG MAL JU
46	13546 SHORTLEAF DR	WADE SHARON
47	13550 SHORTLEAF DR	TORRES SAUL ANTONIO MEJIA &
48	13554 SHORTLEAF DR	Taxpayer at
49	13558 SHORTLEAF DR	AGUILAR LETICIA
50	1920 S BELTLINE RD	ALMO INVESTMENTS LTD
51	13640 C F HAWN FWY	RIM INVESTMENTS LLC
52	100 CREEK CROSSING DR	HICKORY CREEK DALLAS HOA
53	13818 CREEK CROSSING DR	LUNA LUIS & MARIA
54	13814 CREEK CROSSING DR	BALDAZO OMAR &
55	13810 CREEK CROSSING DR	BRAY MELODY
56	13806 CREEK CROSSING DR	QUIROZ JOSE GUADALUPE CORPUS &
57	13802 CREEK CROSSING DR	FONSECA RAMONA

Z234-277(SM)

01/03/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13734 CREEK CROSSING DR	HOLLIS SHANELLE
59	13730 CREEK CROSSING DR	HARRIS GILBERT EST OF
60	13726 CREEK CROSSING DR	WAITS JENNIFER
61	13722 CREEK CROSSING DR	HARRIS JENNIFER
62	13718 CREEK CROSSING DR	HENDERSON D AVALON
63	13714 CREEK CROSSING DR	Taxpayer at
64	13710 CREEK CROSSING DR	DAVIS HENRIETTA
65	13706 CREEK CROSSING DR	GONZALES RAMIRO
66	13702 CREEK CROSSING DR	LUNA HECTOR
67	13705 CREEK CROSSING DR	LEATH CASON
68	13709 CREEK CROSSING DR	Taxpayer at
69	13713 CREEK CROSSING DR	SEVEN POINTS BORROWER LLC
70	13717 CREEK CROSSING DR	MOHEDANO UZIEL
71	13721 CREEK CROSSING DR	VEGA MARTIN & MARIA
72	2103 BLUE BAYOU DR	GRAHAM KIMETRIA
73	2107 BLUE BAYOU DR	MEZA JOAQUIN & DIANA
74	2111 BLUE BAYOU DR	NOEL LAQUITA
75	2115 BLUE BAYOU DR	DOWDY BRENDA &
76	2119 BLUE BAYOU DR	LINCOLN CARLOS & JESSICA
77	2103 RED CHUTE DR	WILSON KAMILLIA L
78	2107 RED CHUTE DR	HILL JACQUELINE
79	2116 BLUE BAYOU DR	RICHEY REBECCA
80	2112 BLUE BAYOU DR	WASHINGTON EBONY
81	2108 BLUE BAYOU DR	MPIANA AHMAD & AMIL
82	2104 BLUE BAYOU DR	DURGIN JOVONTA