

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 6, 2025

Planner: Michael Pepe

FILE NUMBER: Z-25-000072

DATE FILED June 16, 2025

LOCATION: North line of Mexicana Road, west of Pluto Street.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 7,405 square feet

CENSUS TRACT: 48113010601

OWNER/APPLICANT: Melinda Garcia

REQUEST: An application for a new Specific Use Permit for a child or adult care facility on property zoned R-5(A) Single Family District.

SUMMARY: The purpose of the request is to permit childcare services within the existing structure.

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

PRIOR CPC ACTION: On September 18, 2025, the City Plan Commission moved to hold the matter under advisement until November 6.

BACKGROUND INFORMATION:

- The area of request is currently a single family residential dwelling.
- Located within the Community Residential placetype in Forward Dallas.
- The area of request is currently zoned R-7.5(A) and is developed with a single-family home.
- The applicant proposes a Specific Use Permit for a child or adult care facility
- Chapter 51A-4.204 defines a child or adult care facility as a place that provides care, training, education, custody, treatment, or supervision for individuals of any age who are not related by blood, marriage, or adoption to the owner or operator. This definition applies regardless of whether the facility is operated for profit or charges fees for its services.
 - However, this use excludes certain facilities, such as those affiliated with shopping centers, businesses, religious institutions, hospitals, or clinics where care is provided temporarily while guardians attend activities nearby. It also excludes religious classes lasting less than two weeks during summer, accredited educational facilities serving kindergarten and above, limited-hour educational programs that meet specific standards, kindergartens or preschools tied to accredited schools, religious educational programs with minimal custodial care, registered day homes, and households with no more than four unrelated individuals living together as a single housekeeping unit.
- Since the prior hearing, the applicant has proposed changes to the property but has not completed changes to the site plan. The body could incorporate these proposed changes as part of its recommendation of approval should the body move to approve the request. The applicant would then have to incorporate those recommendations into the site plan prior to the Council hearing. These proposed changes include:
 - A label stating the front paving is for pickup and drop off only, not parking
 - Removal of the pool shown in the rear, as it is now covered, according to documentation of the applicant
 - Depiction of proposed and existing rear yard fencing around the perimeter and adjacent to the pool area

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Mexicana Road	Local	50'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

Transit Access:

The following transit services are located within ½ mile of the site:

None.

STAFF ANALYSIS:**Active Area Plans:**

Trinity River Corridor Comprehensive Land Use Study 2005 Revised 2009 -
<https://dallascityhall.com/departments/pnv/Pages/Trinity-River-Corridor-Landing-page.aspx>

The proposal for a special use permit for the use of childcare services would align with several objectives that have been outlined as part of the Trinity River Corridor Comprehensive Land Use Plan, which includes establishing the role of economic development along the Trinity River, creating a vibrant central city, and enhancing the City's urban form to increase the appeal of urban life.

Childcare services are essential infrastructure that supports working families, enabling greater workforce participation. By providing accessible and reliable care, the use helps attract and retain employees in the area, which in turn encourages businesses to locate or expand nearby. This reinforces the role of the Trinity River Corridor as a hub of economic activity and investment.

A well-distributed network of services, including childcare, is critical to the vibrancy and livability of central urban areas. Childcare centers foster community interaction and support the needs of families living or working in the urban core. Their presence contributes to a complete neighborhood fabric and helps make the central city a more attractive place for residents and employers alike.

West Dallas Comprehensive Land Use Study -

<https://dallascityhall.com/departments/pnv/Pages/West-Dallas-Comprehensive-Land-Use-Study.aspx>

The West Dallas Comprehensive Land Use Study identifies several goals and objectives for long-term growth in the area. The main issues cited within the plan focus on increasing the percentage of land devoted to residential uses, and expanding the availability of opportunities for commercial development that is compatible with neighborhood-serving uses and needs.

As the plan encourages a higher percentage of land devoted to residential uses, the presence of childcare services makes surrounding neighborhoods more livable and attractive to families. Access to nearby childcare is a critical amenity that supports residential stability and growth, particularly for working parents and young households considering living in the area.

Childcare facilities are a prime example of a low-impact, community-oriented land use. They serve a direct neighborhood need while maintaining compatibility with surrounding residential areas. This aligns with the plan's call for commercial uses that enhance daily life for residents, rather than detract from it.

By integrating essential services like childcare into the urban fabric, the area can grow in a balanced and sustainable way. It helps establish a foundation for walkable, complete communities where residents can live, work, and access daily services within proximity—supporting the broader vision of long-term neighborhood vitality in West Dallas.

Comprehensive Plan:

ForwardDallas 2.0, adopted by the Dallas City Council in September 2024, is the city's updated comprehensive plan for guiding future land use and development. It establishes a long-term vision for how the City should grow, including a future land use map and broad policy goals, but it does not set zoning boundaries or impose legal land use restrictions. Instead, it serves as a high-level framework to inform decisions about rezoning and development, providing guidance, not regulation, for evaluating proposals.

The plan has five main themes: environmental justice and sustainability, transit-oriented development and connectivity, housing choice and access, economic development and revitalization, and community and urban design. ForwardDallas 2.0 is not a zoning document and does not address site-specific issues or Specific Use Permits; it is intended as a strategic guide for shaping the city's future growth and land use policies. This Comprehensive Plan outlines several goals and policies that can serve as a framework for evaluating the applicant's request.

The City Council adopted the new ForwardDallas 2.0 Comprehensive Plan in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our city has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

Consistency Review Recommendation

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different areas within the city, including neighborhoods, mixed-use areas, open spaces, employment centers, and industrial areas. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of each use. Due to the macro scale of the plan, not all uses, or design considerations described within the placetypes may be suitable for every individual property.

Subject Property Placetype(s)

The area of request is situated within the Community Residential Placetype.

Community Residential: Encompasses the most significant percentage of land within Dallas and is primarily composed of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scale multiplexes, can be found in many of these areas. 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.

Primary Use(s): A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

- Single Family Detached
- Single Family Attached

Secondary Use(s): A less prevalent use that may support or complement the primary land use in a place type, but it often requires justification, higher scrutiny, and adherence to the locational strategy.

- Agricultural
- Public Open Space
- Private Open Space
- Multiplex
- Apartments
- Mixed-Use
- Commercial
- Office
- Civic/Public Institutional
- Utility

Proposed Future Land Use Classification Recommendation

The request would specifically consider the single family primary land use, and would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The Community Residential placetype is intended to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City, Developers, and the local community collaborate on proposed changes to achieve quality, sustainable, and equitable development that complements the existing context.

The area of request is a single family residential building in an existing residential neighborhood. Any new developments within this place type should be well-integrated within the natural landscape, and consideration should be given to a connectivity approach to preserve the existing fabric of the area.

A child or adult care facility, as defined by the City of Dallas, is a place that provides care, training, education, custody, treatment, or supervision for individuals of any age who are not related by blood, marriage, or adoption to the owner or operator. This definition applies regardless of whether the facility is operated for profit or charges fees for its services, and the use is typically permitted in single family districts, subject to specific spacing and licensing requirements. Within the context of the Community Residential placetype, this use aligns with primary or secondary residential uses, as it provides a form of less intense neighborhood focused commercial activity suitable for single family attached or detached land uses and is considered an institutional/civic use. As the plan calls for “higher scrutiny” for secondary uses, the use is appropriate with the limits imposed by a site plan and conditions.

This use would align with the city’s goals for diverse, inclusive, and revitalization of existing neighborhoods. This would generally be compatible with this placetype and subject to standard compliance with underlying zoning and spacing requirements.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family	Single family
North	-	Levee

South	R-5(A) Single Family	Single Family
East	R-5(A) Single Family	Single Family
West	R-5(A) Single Family	Single Family

Land Use Compatibility:

The City of Dallas Development Code defines childcare as a child or adult care facility, which is a place that provides care, training, education, custody, treatment, or supervision for individuals of any age who are not related by blood, marriage, or adoption to the owner or operator. This definition applies regardless of whether the facility is operated for profit or charges fees for its services, and the use is typically permitted in single family districts, subject to specific spacing and licensing requirements

The granting of a SUP does not affect the uses permitted as of right and does not waive the regulations of the underlying zoning district.

The city council may impose reasonable conditions upon granting a SUP consistent with the purposes stated in this chapter. The area of request is currently surrounded by single-family homes to the south, east, and west. Staff find the applicant's proposal compatible with these surrounding uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan to promote the health, safety, morals, and general welfare of the city.

Staff support the request because the use is not foreseen to be detrimental to surrounding properties, and provided the use is limited to childcare services, which would complement the existing residential area.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Single Family District

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-5(A)	20'	5'	1 Dwelling Unit / 5,000 square feet	30'	45%	Proximity Slope	Single family

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code and the revised parking regulations, the off-street parking requirement for child or adult care facility does not require additional or minimum parking when located in the R-7.5(A) zoning district. Per the site plan, the applicant is providing parking on site. As a small facility located within a residential area, staff finds that the site would be within walking distance to many residential uses.

Market Value Analysis:

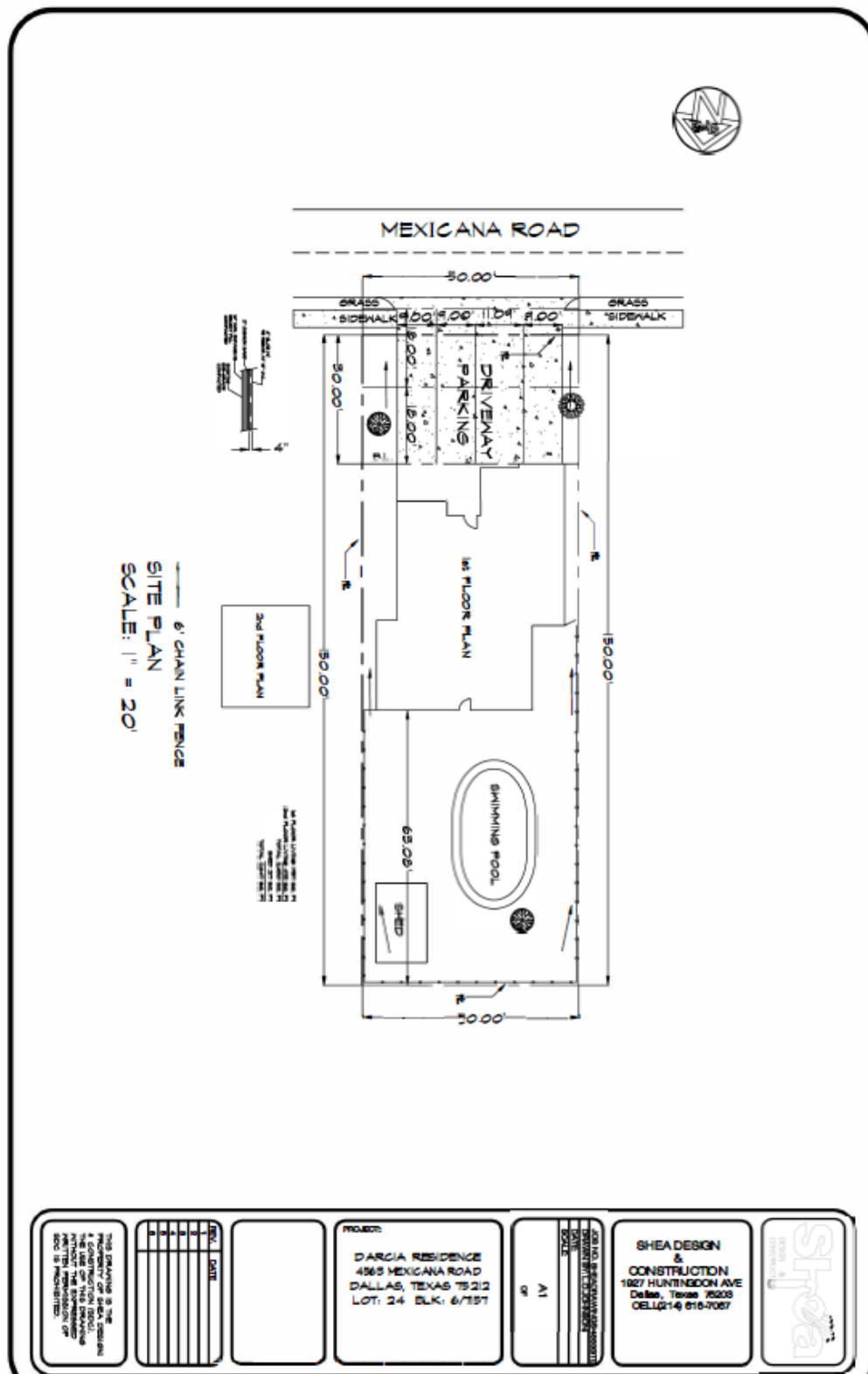
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 within an "H" MVA area.

PROPOSED CONDITIONS

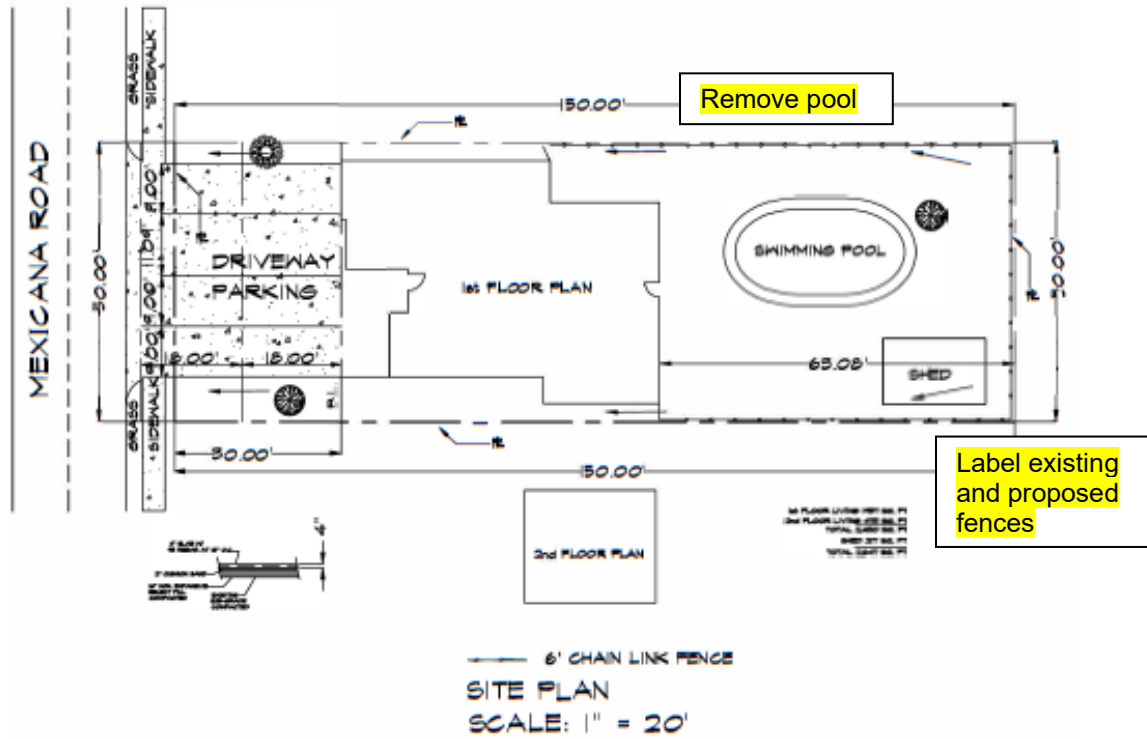
1. USE: The only use authorized by this specific use permit is a child or adult care facility use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit shall not expire.
4. PARKING: Parking must be located as shown on the attached site plan.
5. FLOOR AREA: The use is limited to 2,800 square feet of floor area.
6. LANDSCAPING: One medium or large tree is required in the front yard.
7. MAINTENANCE: The Property must be properly and adequately maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

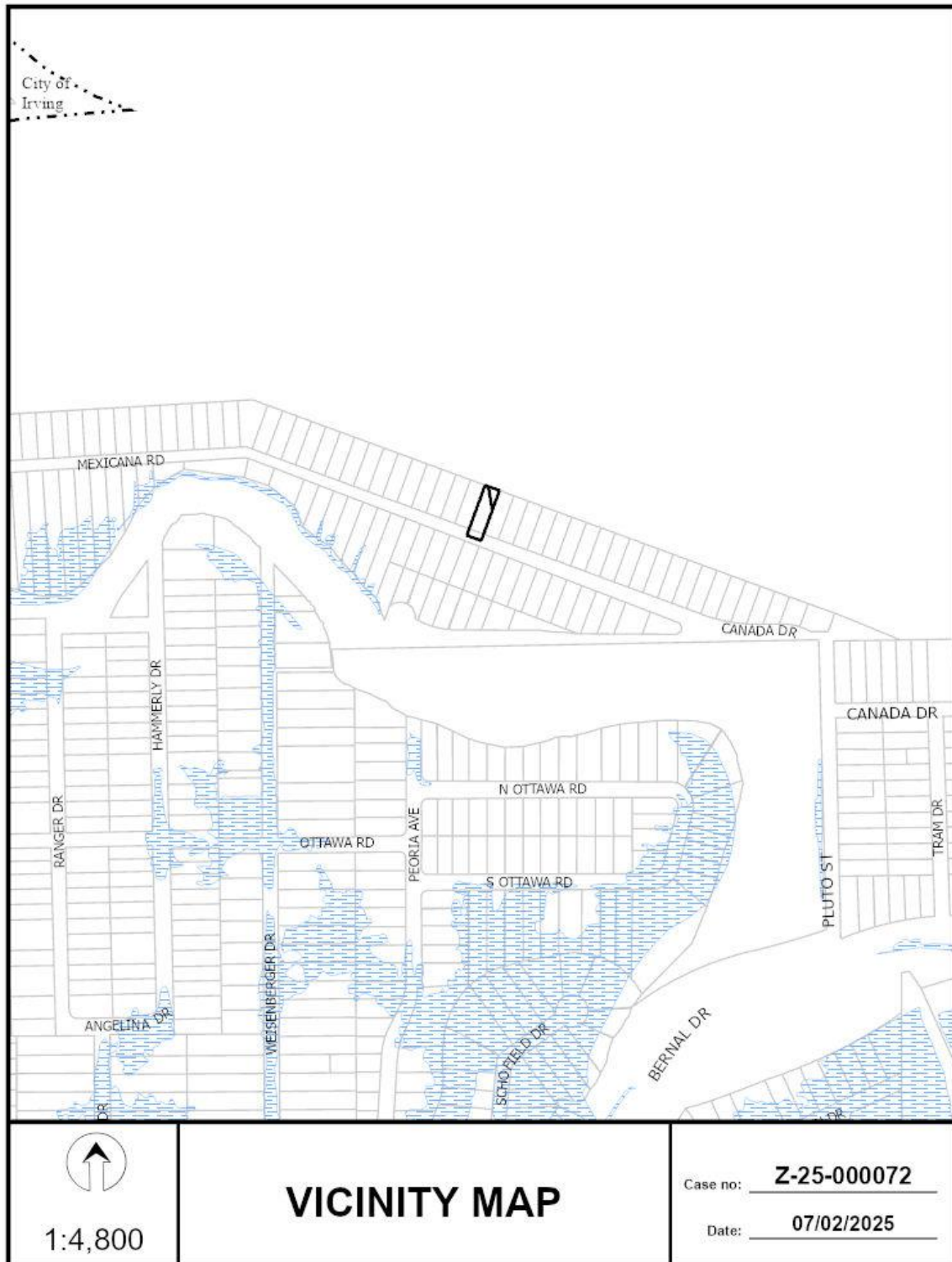
PROPOSED SITE PLAN

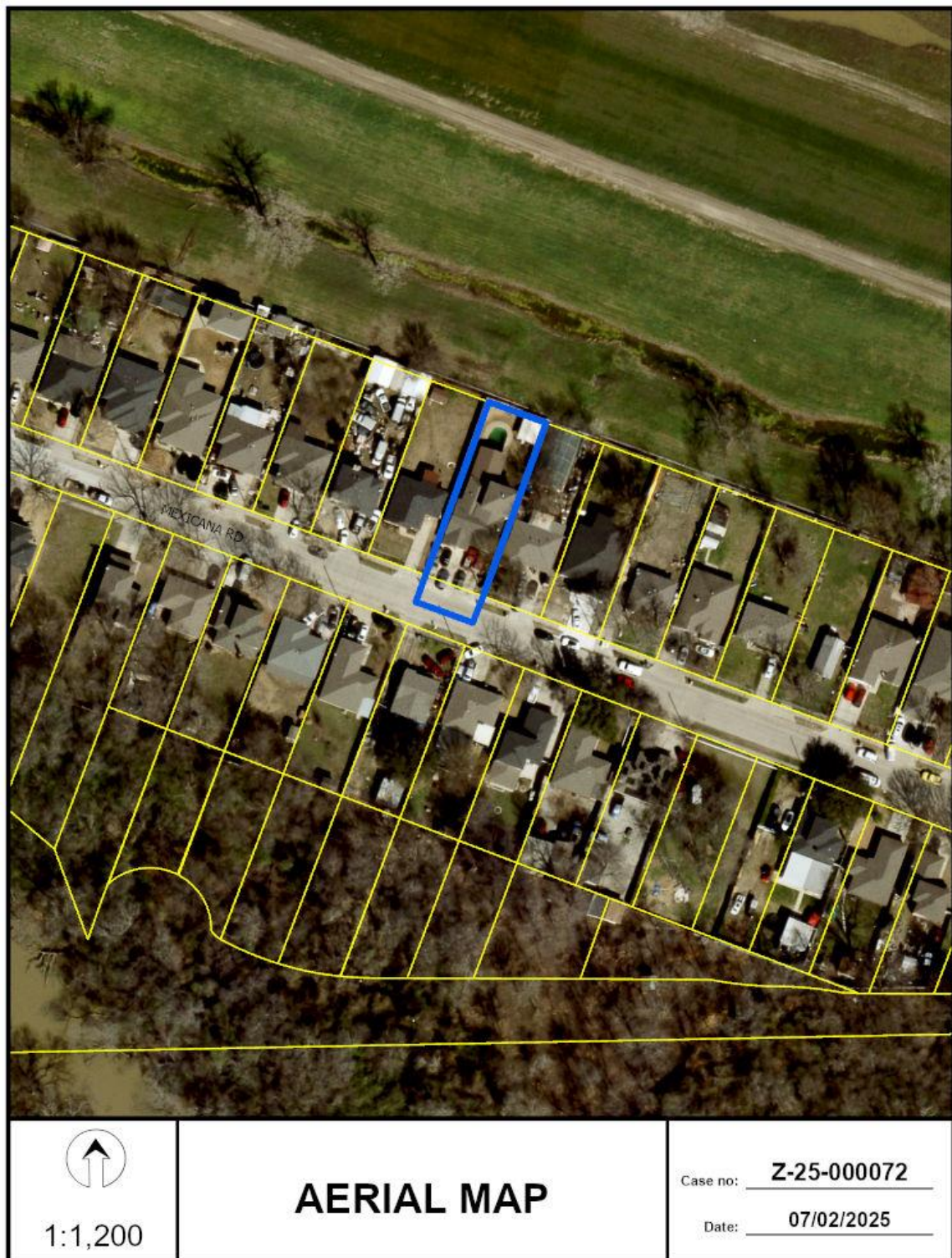


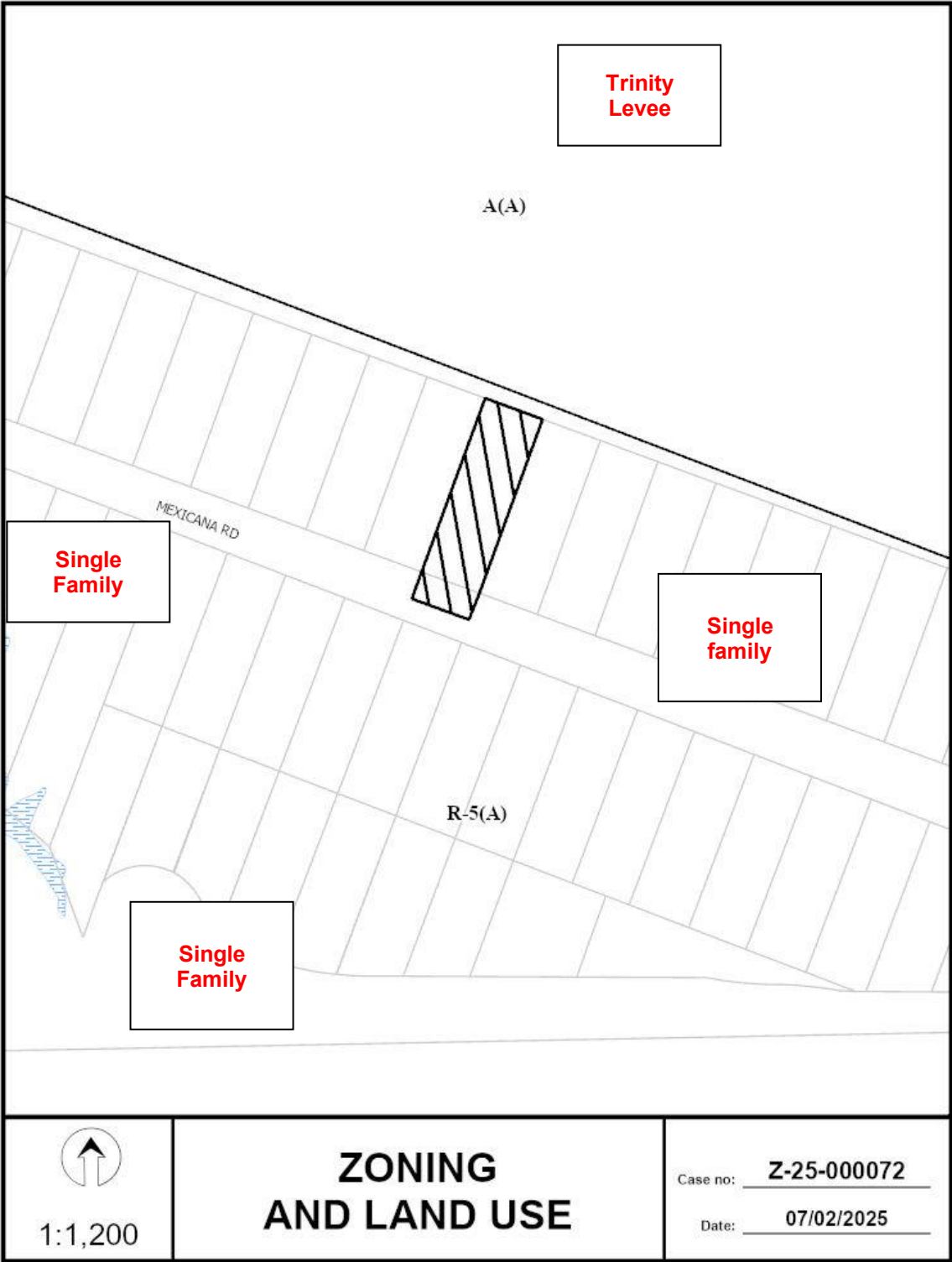
PROPOSED SITE PLAN ENLARGED

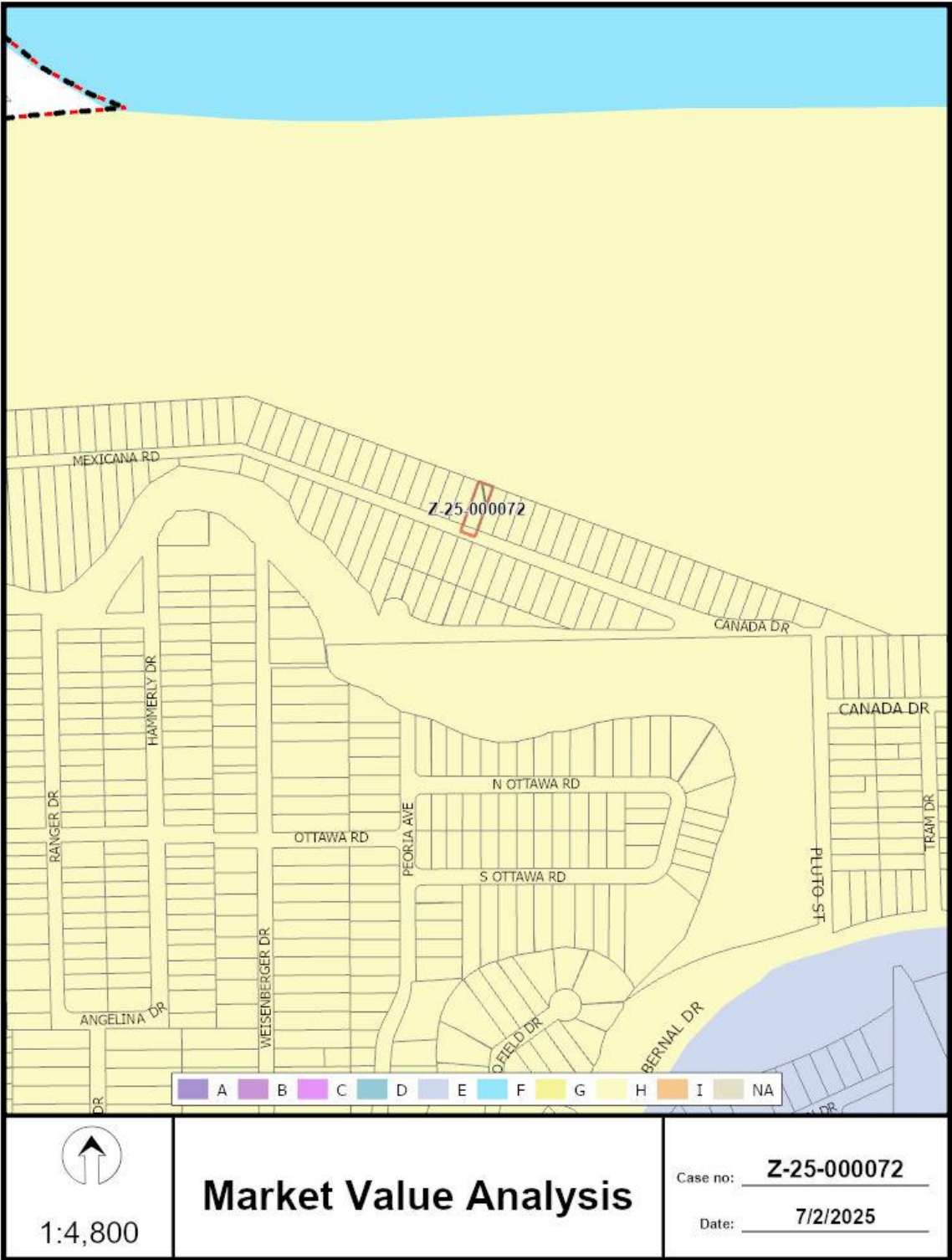
Relabel front yard
"Pick up and drop off only"













08/27/2025

Notification List of Property Owners***Z-25-000072******21 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4563 MEXICANA RD	GARCIA MELINDA &
2	4543 MEXICANA RD	WOODS GLENEL
3	4547 MEXICANA RD	LOPEZ CARLOS & MARIA
4	4551 MEXICANA RD	GARCIA ROBERT & MELINDA
5	4555 MEXICANA RD	CORDOZA JOSE JR &
6	4559 MEXICANA RD	GONZALEZ ISIDRO &
7	4567 MEXICANA RD	ALFARO KARLA
8	4571 MEXICANA RD	DIAZ IGNACIO CARMEN
9	4603 MEXICANA RD	ARVAIZA MARIA L
10	4607 MEXICANA RD	ESCOBAR RICHARD JAVIER &
11	4611 MEXICANA RD	BUSTOS DEBRA D &
12	4546 MEXICANA RD	BUSTILLO JESUS M & ALMA A
13	4550 MEXICANA RD	BUSTILLOS HUGO
14	4554 MEXICANA RD	ESCARSEGA JAIME &
15	4558 MEXICANA RD	HENRIQUEZ GUSTAVO &
16	4562 MEXICANA RD	CINCO REAL ESTATE LLC
17	4566 MEXICANA RD	CALLES JOSE A & MARIA L
18	4570 MEXICANA RD	BUSTILLOS RENE P
19	4602 MEXICANA RD	RUFUS JOHNNY RAY
20	4606 MEXICANA RD	J C LEASING LLP
21	4611 CANADA DR	CAPITAL ACCUMULATION &