

FILE NUMBER: Z-25-000110 **DATE FILED:** September 17, 2025
LOCATION: Southeast line of Cayuga Drive, northeast of Peavy Road
COUNCIL DISTRICT: 2
SIZE OF REQUEST: 39,579 sq. ft **CENSUS TRACT:** 481130124002

REPRESENTATIVE: Jon Nylund and Will Hillesheim, JCN Holdings LLC
OWNER: Dean Peterson, Southwestern Bell Telephone Company LLC
REQUEST: An application to amend the site plan for Specific Use Permit No. 40 for Commercial-1 Uses on property zoned R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to allow the enclosure of the existing car port frame structure. The existing SUP permits Commercial-1 uses at this time but requires a zoning case to amend the site plan on file.

STAFF RECOMMENDATION: **Approval**, subject to amended site plan.

CPC RECOMMENDATION: **Approval**, subject to amended site plan.

BACKGROUND INFORMATION:

- On August 28, 1951, the City Council approved SUP 40 for Commercial-1 Uses with no time limitation.
- The existing SUP is based on an outdated code reference (Commercial-1), which no longer exists. To maintain continuity with historical zoning entitlements, the existing SUP conditions remain unchanged, and only the site plan has been amended to address specific operational and compatibility considerations.
- The property is currently developed with a single-story building and three accessory sheds and is used as a contractor's yard.
- The purpose of the amendment is to enclose the existing vehicle canopy and mitigate potential impacts associated with the use through enhanced screening and security improvements.

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
Cayuga Drive	Local Street	--
Naylor Street	Local Street	--
Peavy Road	Community Collector	60'

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 the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

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

DART Bus Routes:

15

STAFF ANALYSIS:

Comprehensive Plan:

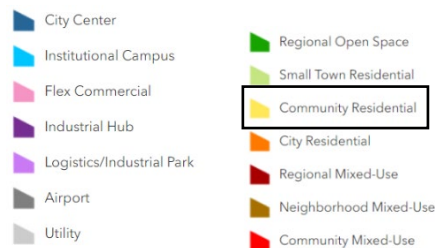
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential Placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

Contractor yards are not characteristic of this placetype; however, the existing use has been on the site for decades under SUP 40 and the requested SUP amendment does not introduce a new use or expand activity on the site. Instead, it enhances compatibility with the surrounding residential area by enclosing the existing canopy, upgrading fencing, and improving site screening and security. These improvements reduce visual and operational impacts and support ForwardDallas goals related to neighborhood edges, transitions, and mitigation of nonresidential impacts adjacent to residential areas. Accordingly, while the underlying use is not consistent with the Community Residential placetype, the amendment itself moves the site toward greater compatibility with surrounding development. The request is also appropriate in context as an accessory of the broader Reinhardt commercial area which designated as Flex Commercial. Flex Commercial areas "blend small-scale offices, showrooms, and warehouses, creating adaptable spaces for businesses. These districts cater to light industrial and commercial uses while maintaining compatibility with surrounding neighborhoods."

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Area Plans:

Greater Casa View Area Plan

The Greater Casa View Area Plan is a neighborhood-driven vision that focuses on strengthening identity, improving streetscapes and greenspace, enhancing key community assets, and reinforcing gateways into the district. A central theme of the plan is connectivity—linking Casa View to the urban core, White Rock Lake, and adjacent communities through improved public realm, mobility, and reinvestment. Developed through a community-led process supported by the City, the plan serves as a guide for incremental improvements that preserve the neighborhood's character, enhance existing assets, and support sustainable, community-oriented development rather than large-scale redevelopment or displacement.

While a contractor's yard is not a land use envisioned by the Greater Casa View Area Plan, the current request does not introduce a new use or intensify operations on the site. Instead, the amendment improves the existing condition which directly aligns with key

themes of the plan: strengthening neighborhood edges, reducing visual clutter, and improving the overall streetscape environment. Therefore, although the foundational use is not a preferred long-term use under the plan, the proposed improvements advance the plan's goals of incremental, context-sensitive enhancement.

Land Use

	Zoning	Land Use
Site	R-7.5(A) Single Family District with SUP 40	Contractor yard
Northeast	CS Commercial Service with Deed Restrictions	Office
East	R-7.5(A) Single Family District	Undeveloped, Single family
Southwest	R-7.5(A) Single Family District	Undeveloped, Single family
West	CS Commercial Service	Office

Land Use Compatibility:

The subject site is zoned R-7.5(A) Single Family District, but it has long operated as a contractor's yard under SUP 40, originally approved in 1951. While today, a specific use permit must be listed as an SUP use in the use regulations of the applicable zoning district, in previous versions of the code, an SUP could authorize broader lists of uses, such as in the case of SUP 40. Today, a similar new SUP could not be issued, but the property maintains the rights of the legacy SUP. The property is developed with a one-story structure and open storage areas that are currently only partially screened from Naylor Street, Cayuga Drive, and adjacent single-family homes. The applicant is requesting an amendment to the SUP to enclose the existing canopy structure and upgrade screening along the street frontage. No expansion of the use or increase in operational intensity is proposed.

Surrounding properties include a mix of CS-zoned office and service uses to the west and northwest, transitioning to R-7.5(A) single-family homes to the east and south. Staff has included a list of uses currently permitted on site under the rules of Commercial -1 in the attachments below. These uses are permitted on site under the current zoning.

Given that the underlying zoning is residential, improved buffering and enclosure would reduce visual and operational impacts. The proposed SUP amendment strengthens this transition by screening equipment, enclosing the canopy, and replacing chain-link fencing with more substantial materials, resulting in a more orderly and less intrusive presence adjacent to neighborhood homes. Because the request focuses on impact mitigation, staff finds the amendment appropriate within the existing land-use context.

Development Standards:

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	No maximum floor area ratio.	30' 2 stories	45%		Single family

Parking:

SUP No. 40 requires off-street parking to be provided at a minimum ratio of one space per two employees. The amended site plan shows the existing parking layout retained, with parking areas along the west, north, and south sides of the site.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

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.

"C-1" Commercial District Uses for reference

In a "C-1" District, no land shall be used and no building shall be erected for or converted to any use other than:

- Any use permitted in a LR-3 Area
- Artificial flower manufacture
- Artificial limb manufacture
- Automobile laundry
- Auto painting; auto upholstery
- Awning manufacture, cloth, metal, wood

- Aquarium, wholesale
- Beer tavern or lounge where the primary activity is the sale and consumption on the premises of beer or wine.
- Book printing, binding, bindery
- Bottling works with syrup manufacture
- Bowling alleys
- Bus and truck storage
- Cabinet shop
- Candy manufacture
- Canvas awning manufacture
- Car barns
- Carpenter shop
- Carpet cleaning — washing and scouring if dustproof room and dust catching equipment is provided
- Carting, express, hauling or storage
- Cement storage
- Ceramic products, handcraft shop having an area of not more than six thousand (6,000) square feet
- Clothing manufacture
- Cold storage plant
- Commercial colleges
- Cleaning and dry cleaning establishment having an area in excess of six thousand (6,000) square feet
- Contractors' storage yard
- Driving range
- Dry goods, wholesale and storage
- Dyeing plant having more than six thousand (6,000) square feet
- Egg candling and grading
- Electrical and neon sign manufacture
- Electrical repairing
- Electro-plating; electro-typing
- Engraving plant
- Envelope manufacture
- Feed store, wholesale and storage
- Florist, wholesale
- Food products manufacture, frozen food lockers — wholesale
- Furniture repair and upholstering — wholesale
- Furniture auction sales
- Grocery store, wholesale and storage
- Hauling, light or heavy
- Household goods, storage
- Ice cream manufacture; ice manufacture
- Job printing and book printing
- Laundry, commercial

- Leather products manufacture
- Lithographing
- Loading or storage tracks
- Loose-leaf book manufacture
- Lumber yard (building material)
- Market — public
- Mattress making and renovating — where dust precipitating equipment is used
- Milk depot, wholesale
- Millinery, manufacture
- Miniature golf course
- Mirror resilvering
- Motel
- Motion picture studio, commercial films
- Motorcycle repairing
- Moving and storage company
- Newspaper printing
- Night clubs
- Optical goods manufacture
- Paper products and paper box manufacture
- Paint mixing, but excluding all cooking or baking operations of paints, varnish and lacquers
- Penal or correctional institutions for insane, feeble-minded, liquor or narcotic
- Photo engraving plant
- Plastic products, molding, casting and shaping
- Printing equipment, supplies, repairs
- Printing shop
- Publishing company
- Schools — all types including trade and commercial colleges
- Second-hand furniture
- Seed company — wholesale
- Shoe store, wholesale sales and storage
- Sheet metal shop
- Skating rink
- Storage of trucks, sand and gravel
- Storage and sales of used auto parts and accessories when located inside building and in which no automobile or parts of automobiles for sale is stored or displayed in the open
- Stone monument works — retail
- Street car barns
- Taxi cab storage and repairs
- Team tracks and unloading docks, railroads
- Tire retreading and recapping
- Trade schools of all types

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- Transfer and baggage company
- Trailer camp or tourist camp
- Trunk manufacturing
- Type setting
- Venetian blind manufacturing
- Warehouse, wholesale office, sales and storage
- Water distillation

List of Officers

JCN Holdings

Jon Nylund- Prospective Buyer, Authorized Agent, & Applicant
Will Hillesheim- Representative

AT&T/Southwestern Bell

Dean Peterson- Global Representative

**CPC Action
December 4, 2025**

Original Motion: It was moved to recommend **approval** to amend the site plan for Specific Use Permit 40 for Commercial-1 Uses, subject to amended site plan, on property zoned R-7.5(A) Single Family District on the southeast line of Cayuga Drive, northeast of Peavy Road.

Maker: Hall
Second: Coffman
Result: Carried: 13 to 0

For: 13 - Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

Notices: Area: 200 Mailed: 22
Replies: For: 2 Against: 0

Speakers: For: None
Against: None

Against (Did not speak): Robert Ford, 10103 Cayuga Dr., Dallas, TX, 75228

New Motion: It was moved to recommend **approval** to amend the site plan for Specific Use Permit 40 for Commercial-1 Uses, subject to amended site plan, on property zoned R-7.5(A) Single Family District on the southeast line of Cayuga Drive, northeast of Peavy Road.

Maker: Hampton
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

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Notices:	Area:	200	Mailed:	22
Replies:	For:	2	Against:	0

Speakers: For: None
Against: Robert Ford, 10103 Cayuga Dr., Dallas, TX, 75228

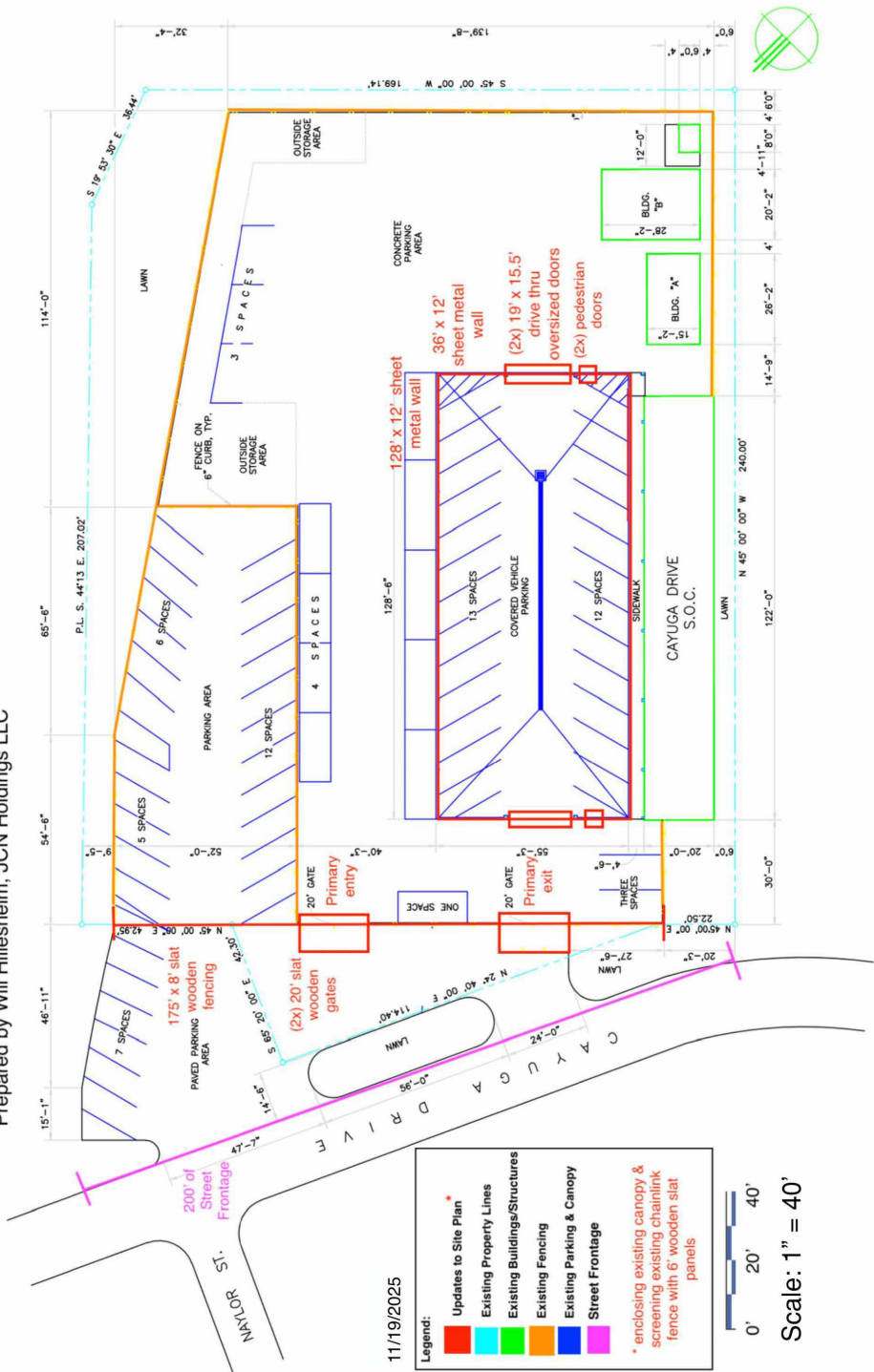
Existing SUP 40 Conditions (No changes)

SECTION 2. That this Special Permit for Commercial-1 Uses with reference to the hereinabove described property is approved and granted upon the following express conditions, and in accordance with Article 165-22, Section 22, of the Zoning Ordinance:

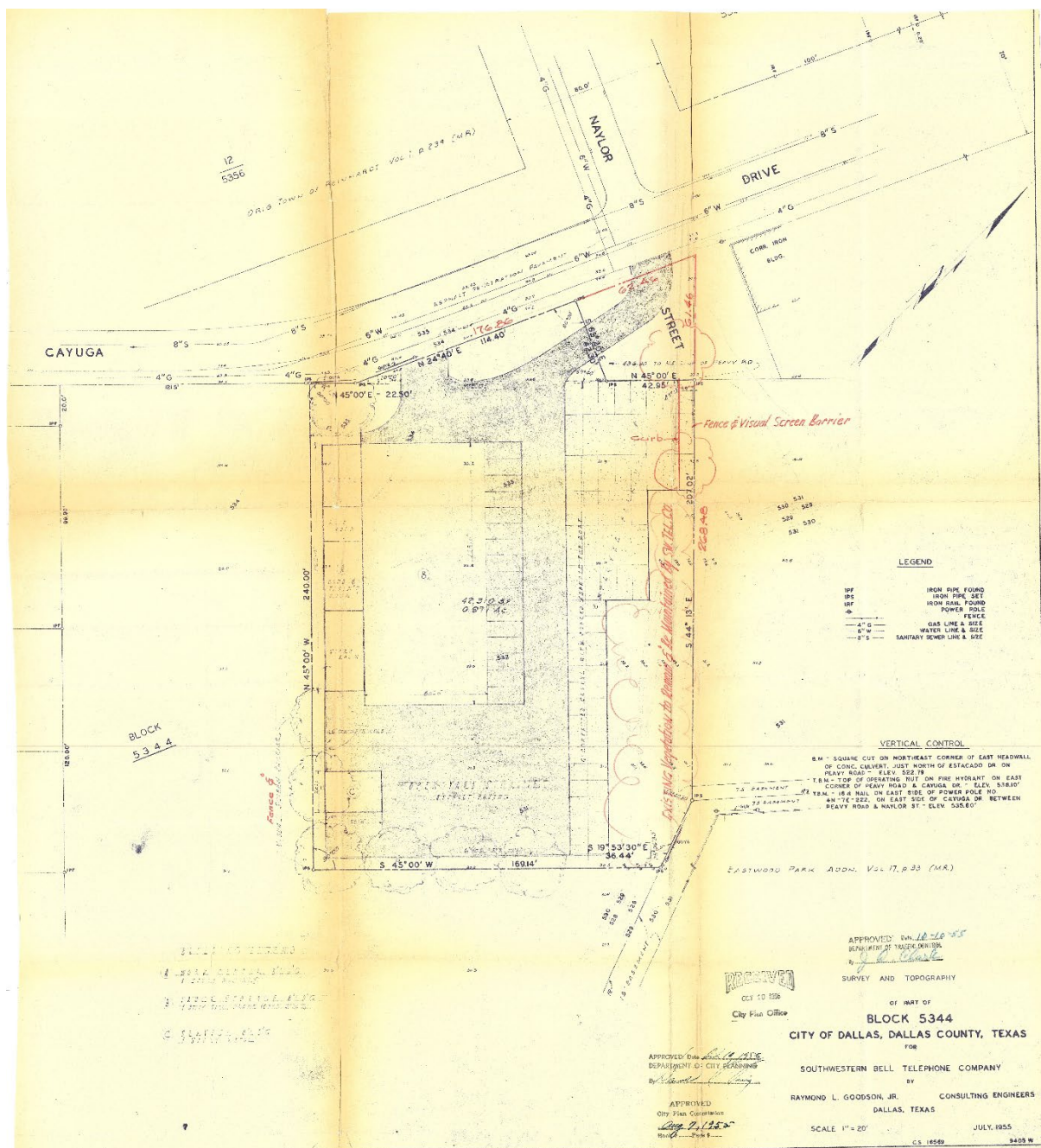
1. That the development shall be generally in conformance with a site plan as approved by the City Plan Commission;
2. That all means of ingress and egress shall be approved by the City Plan Engineer;
3. That off-street parking shall be provided at the minimum ratio of one space for each 2 employees.
4. That all service drives, entrances and parking areas shall have a minimum surfacing of six inches compacted gravel and two coats penetration asphalt; that all curbs and drainage structures shall be installed in accordance with the requirements of the Public Works Department, and the developer shall bear the total cost of all such improvements.
5. That all curbs, screening, fences and visual barriers shall be in conformance with a site plan as approved by the City Plan Commission.
6. That a residential type building line shall be maintained.

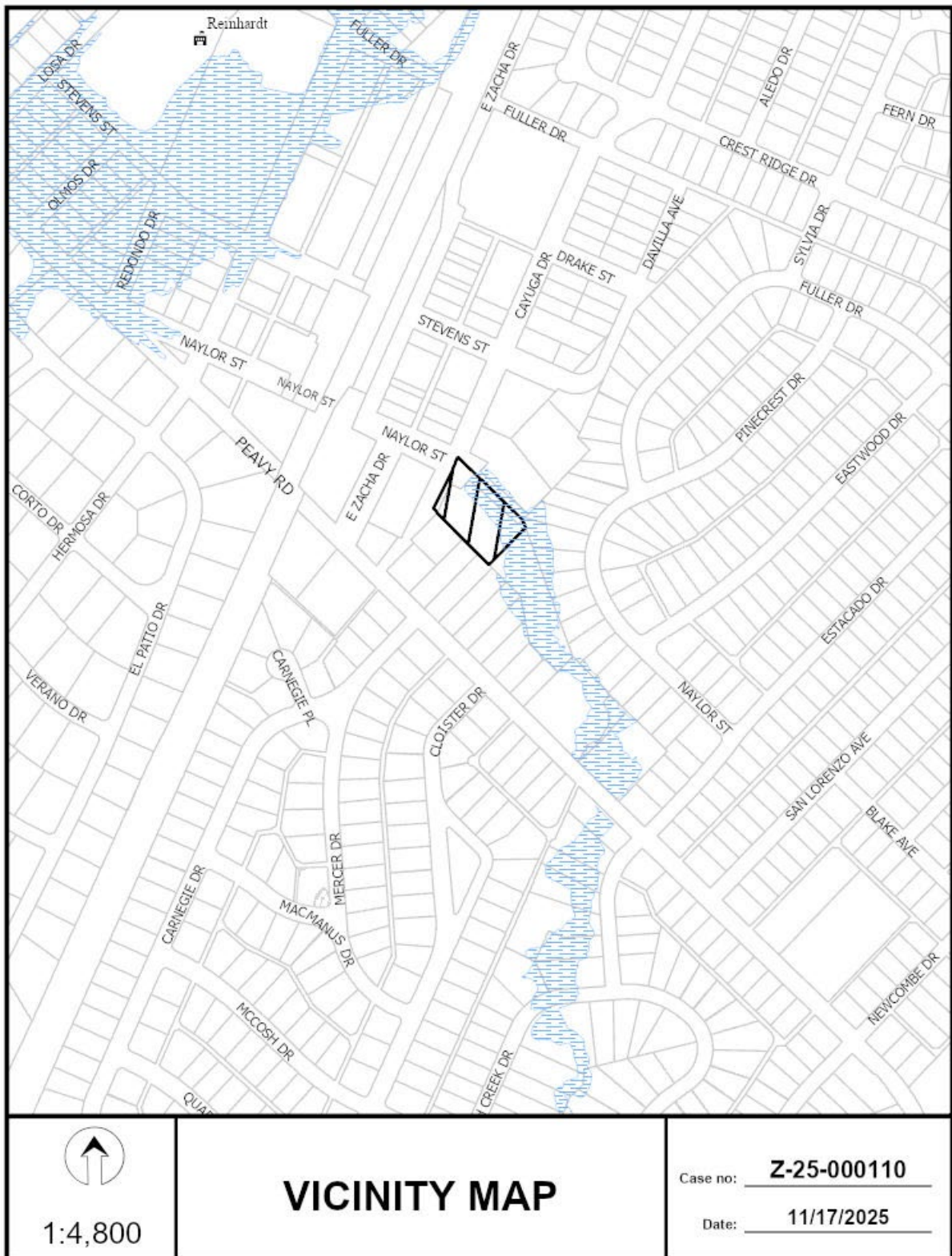
Proposed SUP Site Plan

JCN Cayuga Canopy Enclosure - 10030 Cayuga Dr, Dallas, TX 75228
Prepared by Will Hillesheim, JCN Holdings LLC

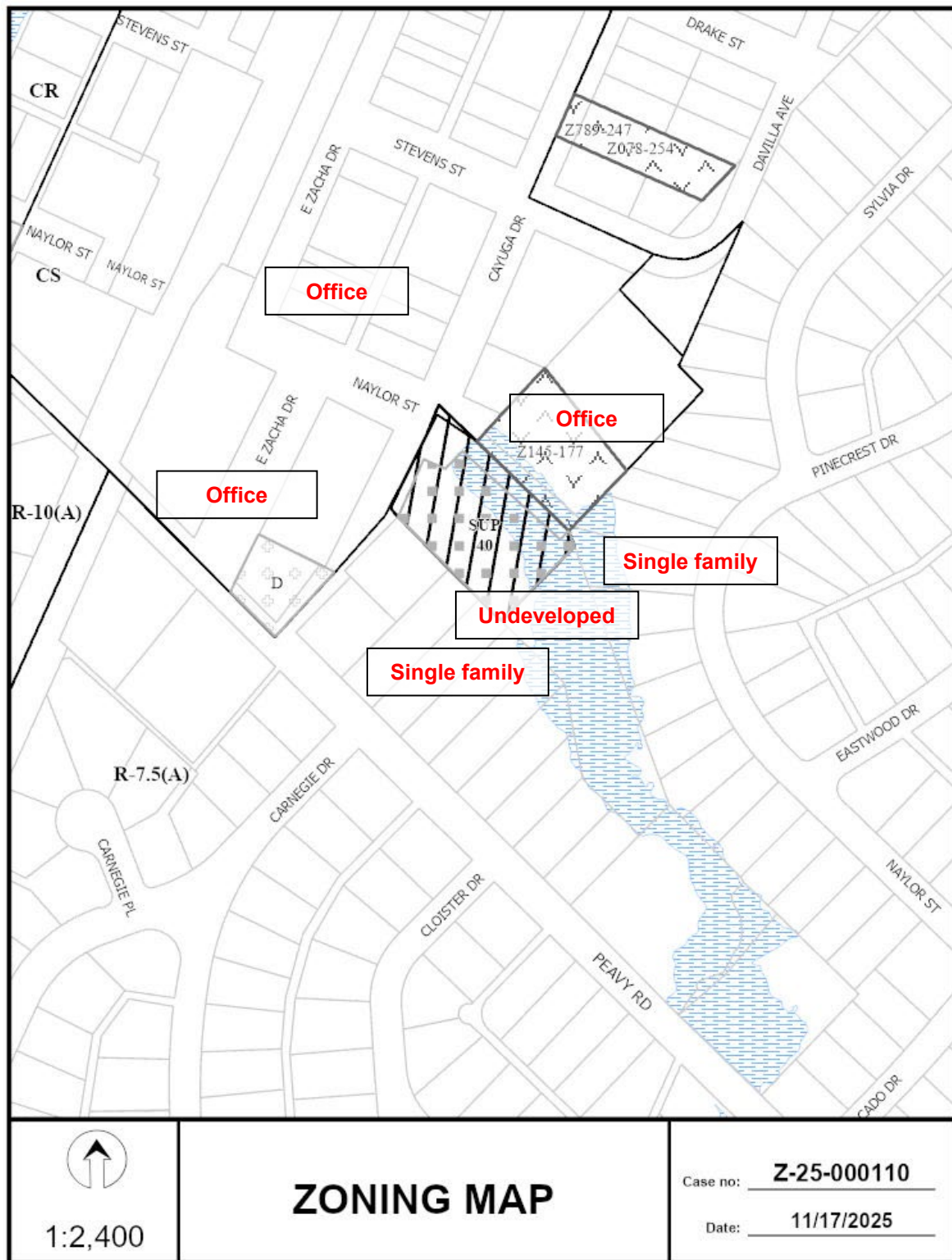


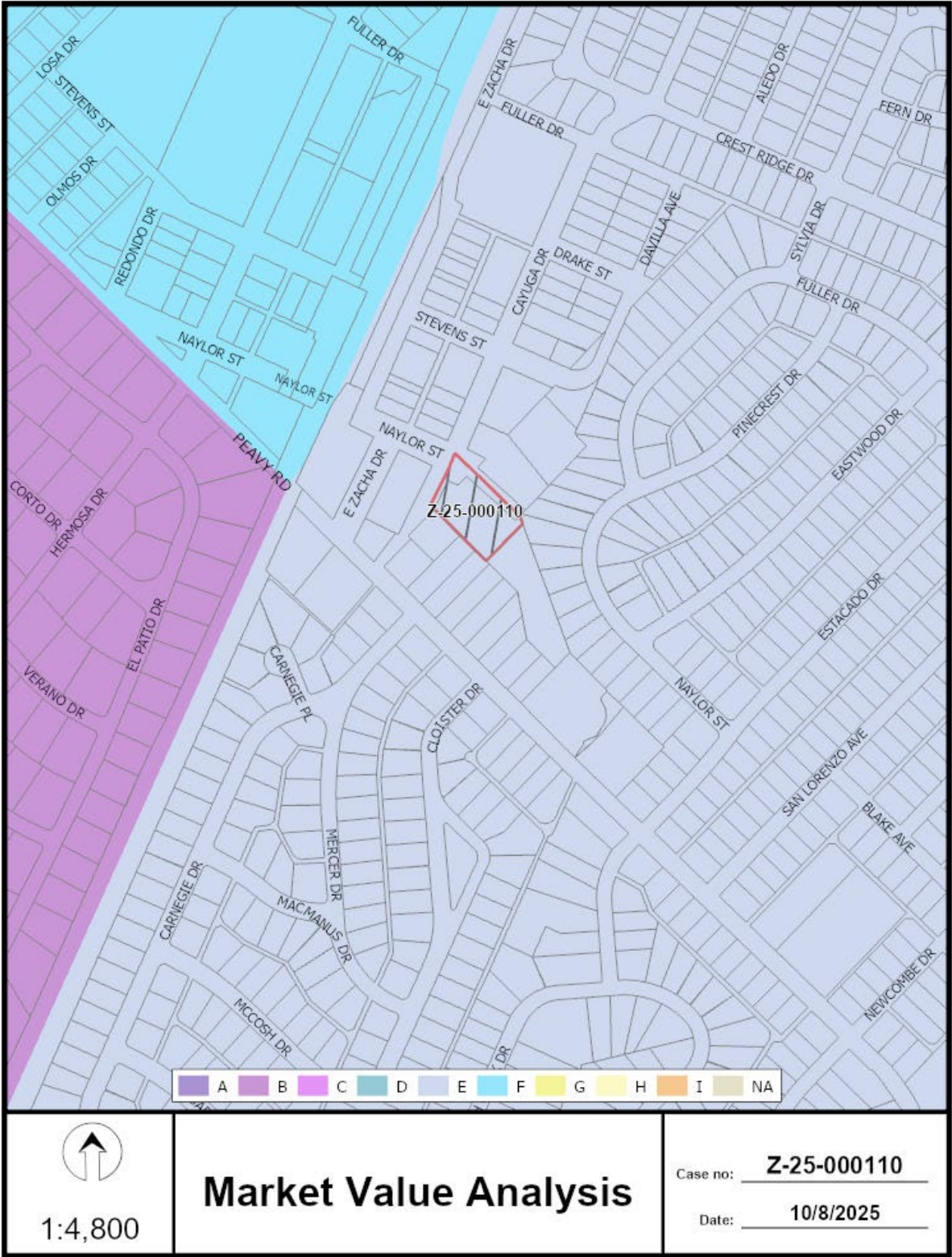
Existing SUP Site Plan













12/03/2025

Reply List of Property Owners***Z-25-000110******22 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10030 CAYUGA DR	SOUTHWESTERN BELL
	2	1702 PEAUVY RD	GRIMALDO PEDRO &
	3	10103 PINECREST DR	Taxpayer at
	4	10107 PINECREST DR	Taxpayer at
	5	10115 PINECREST DR	COOLIDGE COLIN M & TALLEY ROBIN
	6	1814 NAYLOR ST	PONCE JANIE
	7	1810 NAYLOR ST	LEMONS AUDREA D
	8	1806 NAYLOR ST	CARDENAS JOSE F & YOLANDA
	9	10100 ZACHA DR	LAUTEN MICHAEL B
	10	10104 ZACHA DR	10104 ZACHA LLC
	11	10119 CAYUGA DR	E V J COMPANY LTD
O	12	10111 CAYUGA DR	TELLINI JOSEPH
	13	10107 CAYUGA DR	FORD ROBERT L
	14	10017 CAYUGA DR	IVEY CARL R & JOHN D
	15	1606 PEAUVY RD	PEAVY RD LLC
	16	10050 CAYUGA DR	BALEBAS LP
	17	1718 PEAUVY RD	BATES DANNY C
	18	1722 PEAUVY RD	ZEQIRI &
	19	1706 PEAUVY RD	TARTARO SHANTELL M & JACK TARTARO
	20	1710 PEAUVY RD	CHARTRAND MARC & MELANIE
O	21	1714 PEAUVY RD	CARPENTER REX L & DONNA M
	22	10118 CAYUGA DR	WINCORN RICHARD