

**FILE NUMBER:** Z-26-000034                      **DATE FILED:** February 26, 2026

**LOCATION:** West line of Chalk Hill Rd., south of Chippewa Dr.

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 28,364 sq. ft.                      **CENSUS TRACT:** 48113010602

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**APPLICANT/ OWNER:** Springful Properties, LLC / Guillermo Fonseca

**REPRESENTATIVE:** Alexander Fonseca

**REQUEST:** An application for CR Community Retail District on property zoned R-5(A) Single Family District

**SUMMARY:** The purpose of the request is to allow a general merchandise or food store greater than 3,500 square feet

**STAFF RECOMMENDATION:** Approval.

**PRIOR CPC ACTION:** On May 7, 2026, CPC moved to hold this case under advisement until May 21, 2026.

**BACKGROUND INFORMATION:**

- The site is currently developed and is zoned R-5(A) Single Family District.
- The applicant is proposing to develop the site with a small retail use.
- The applicant initially requested a CS Commercial Service District; however, staff and the applicant agreed a CR Community Retail District was less intense than the proposed CS Commercial Service District while still allowing the development of the proposed use.
- The CR Community Retail District would serve as a more appropriate buffer between the residential uses to the west and the more intense uses to the east and south along Chalk Hill Road.
- There have been no changes to this application since the May 7, 2026 CPC meeting.

**Zoning History:**

There have been no zoning cases near the area of request within the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Chalk Hill Road	Principal Arterial	100 ft.

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

**Transit Access:**

The following transit services are located within ½ mile of the site:  
DART Routes 25

**STAFF ANALYSIS:**

**Comprehensive Plan:**















The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

**Placetypes:**

**Community Residential**

**PLACETYPE CATEGORIES**

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

 REGIONAL OPEN SPACE	 NEIGHBORHOOD MIXED-USE
 SMALL TOWN RESIDENTIAL	 COMMUNITY MIXED-USE
 COMMUNITY RESIDENTIAL	 REGIONAL MIXED-USE
 CITY RESIDENTIAL	 CITY CENTER
 FLEX COMMERCIAL	 LOGISTICS/INDUSTRIAL PARK
 INDUSTRIAL HUB	 INSTITUTIONAL CAMPUS
 AIRPORT	 UTILITY



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

Sensitively integrated housing types, such as duplexes and smaller-scaled 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.

Local commercial and office uses, as well as neighborhood-scaled apartments, may 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. The applicant’s request is **consistent** with the characteristics of the Community Residential placetype. Along a major thoroughfare and between two commercial zoning sites, the proposed secondary uses would be appropriate.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	R-5(A) Single Family District	Vacant structure
<b>North</b>	NS(A) District	Personal service uses
<b>East</b>	CS	Warehouse
<b>South</b>	CR	Undeveloped
<b>West</b>	R-5(A) Single Family District	Single family

**Land Use Compatibility:**

The area of request is currently 28,364 sq. ft. and is zoned R-5(A) Single Family District. The properties adjacent to the north is personal service uses and west are developed with single family. The property to the east is warehouse and south is undeveloped.

The applicant is proposing to develop the site with a general merchandise or food store greater than 3,500 square feet, a hardware convenience store. The uses are not permitted under the R-5(A) Single Family District; therefore, the applicant is requesting a CR Community Retail District.

The CR Community Retail District would serve as an appropriate buffer between the residential uses to the west and the more intense uses of CS to the east along Chalk Hill Road. CR Community Retail district would aid in diversifying land use in the area without adding commercial intensity. CR Community Retail use is a supporting use in Community Residential.

**Development Standards:**

The following is a comparison chart of the development standards for the current R-5(A) Single Family District and the proposed CR Community Retail District.

District	Setback		Height		
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	Front	Side/ Rear	Min. Lot Area/Density		Lot Cov.	Primary Uses
Existing: R-5(A) Single Family	20 ft.	SF 5 ft.  Other: 10 ft.		30 ft.	45% Res.  25% Nonres	Residential
Proposed.: CR Community Retail	15 ft.	20 ft. adj. to res.  Other: No Min.	0.5 FAR Office 0.75 FAR Other uses	54 ft.	60%	Office, retail & personal service

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the current R-5(A) Single Family District and the proposed CR Community Retail District.

**Land Use Comparison**

**LEGEND**

	Use prohibited
•	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

	Existing	Proposed
Use	R-5(A)	CR
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINES SERVICE USES</b>		
Building repair and maintenance shop		•
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial bus station and terminal		

	Existing	Proposed
Use	R-5(A)	CR
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		S
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
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		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	★	•
Church	•	•

	Existing	Proposed
Use	R-5(A)	CR
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		S
Lodging or boarding house		S
Overnight general purpose shelter		•
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign.		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	S	•

	Existing	Proposed
Use	R-5(A)	CR
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments.		•
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-In theater		
Dry cleaning or laundry store		•
Furniture store		•
General merchandise or food store 3,500 square feet or less		•

	Existing	Proposed
Use	R-5(A)	CR
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		R
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S
Pawn shop		•
Personal service use		•
Personal service use up to 1,000 sq. ft. in floor area		
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		

	Existing	Proposed
Use	R-5(A)	CR
Helistop		
Private street or alley	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, ★
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S,R,★	S,R,★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
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		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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		S
Office showroom/warehouse		

	Existing	Proposed
Use	R-5(A)	CR
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		

**Landscaping:**

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

**Parking:**

Off-street parking must be provided in accordance to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a general merchandise or food store greater than 3,500 square feet use is none, for a dry cleaning or laundry store use is none, and for a motor vehicle fueling station use is none. The off-street parking requirement for a restaurant without drive-in or drive through service is one space per 200 square feet of floor area, none required for the floor area used for the manufacture of alcoholic beverages as an accessory use to the restaurant without drive-in or drive- through service use, and no parking is required for the first 2,500 square feet of floor area. If these uses are located within the portion of the area within ½ mile of rail transit, they would have reduced requirements.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

**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 currently within an “I” MVA area.

**List of Partners/Principles/Officers:**

**2007 CHALK HILL ROAD- DALLAS, TX 75212**

Property Owner:

- Principals/officers: **Elva Janet and Guillermo Fonseca**, Position: **Owners**
- Corporate address: PO Box 541476



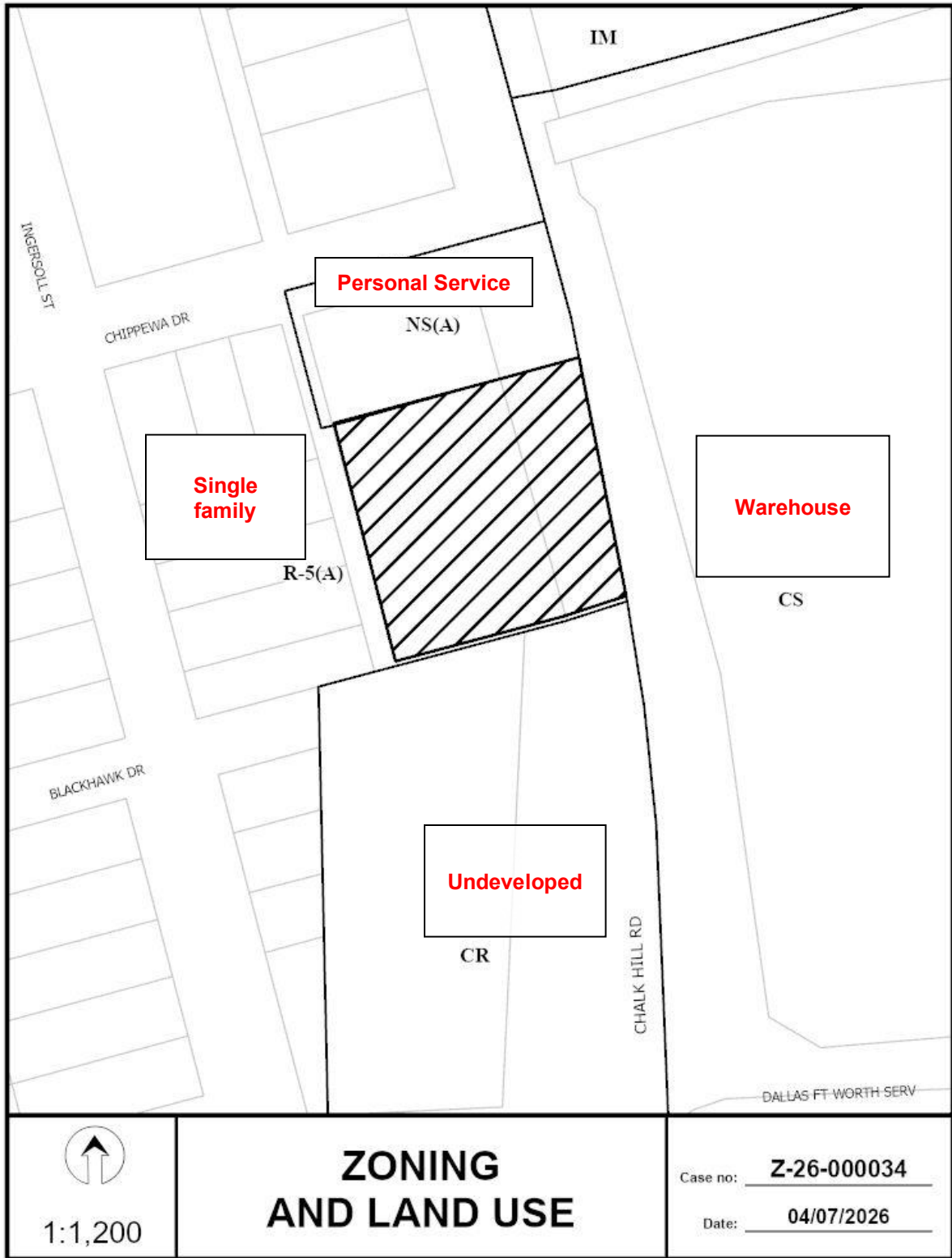


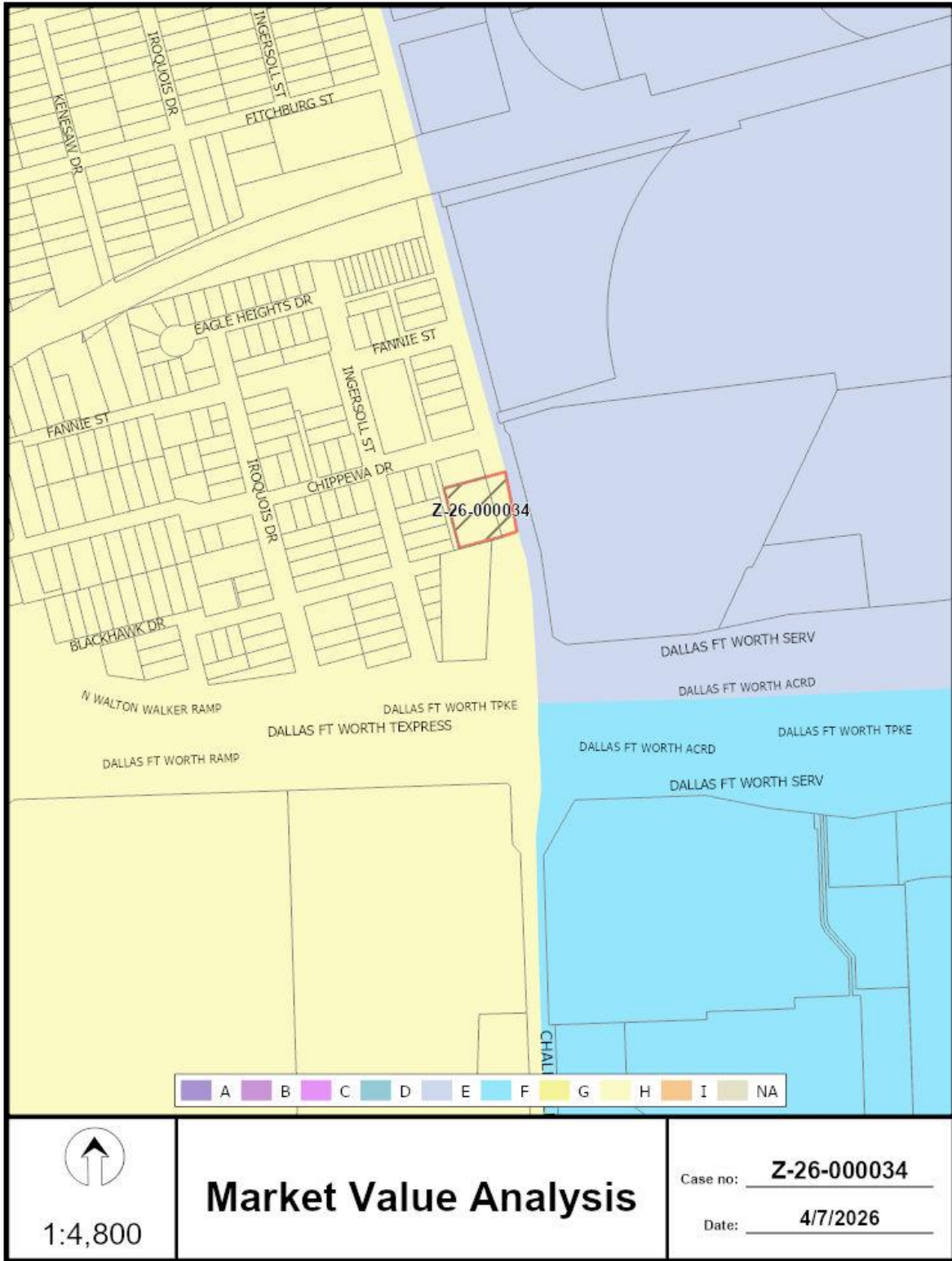
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# AERIAL MAP

Case no: Z-26-000034

Date: 04/07/2026







04/07/2026

***Notification List of Property Owners******Z-26-000034******16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2007 CHALK HILL RD	SPRINGFUL PROPERTIES LLC
2	2103 CHALK HILL DR	TEXAS CONFERENCE ASSOC SEVENTH DAY
	ADVENTISTS	
3	2023 CHALK HILL DR	CORONADO SERGIO & ALICIA
4	1938 INGERSOLL ST	CAVAZOS JUAN A
5	1934 INGERSOLL ST	CAVAZOS JUAN
6	1930 INGERSOLL ST	CAVAZOS JUAN ALBERTO
7	1601 CHALK HILL RD	PRIM TURNPIKE WEST LLC
8	2230 CHALK HILL DR	PALESTINE CONC TILE CO LP
9	5122 CHIPPEWA DR	NUNEZ NOE & IMELDA ZAVALA
10	5118 CHIPPEWA DR	RAMIREZ LILI
11	5114 CHIPPEWA DR	QUINTANILLA ABUNDIO
12	2002 INGERSOLL ST	CORONADOCARRIZALES SARAH ANNE &
13	2006 INGERSOLL ST	ARIAS MARIA I
14	2010 INGERSOLL ST	JASSOALEMAN GERARDO &
15	2014 INGERSOLL ST	HILSON MICHAEL W
16	2225 N COCKRELL HILL RD	UNITED STATES COLD