

CITY PLAN COMMISSION

THURSDAY, JULY 10, 2025

Planner: Liliana Garza

FILE NUMBER: Z-25-000018/Z245-196(LG) **DATE FILED:** April 3, 2025

LOCATION: West side of South Ledbetter Drive, between Millar Drive and Crystal Lake Boulevard.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 5.96 acres **CENSUS TRACT:** 48113016533

OWNER/APPLICANT: Marco Valle and Enrique Valle

REPRESENTATIVE: Rita Marquez

REQUEST: An application for a CS Commercial Service District on property zoned MF-2(A) Multifamily District and R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to permit a contractor's maintenance yard use.

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTION: On June 26, 2025, the City Plan Commission held this item under advisement to July 10, 2025.

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story 1,162 square foot building erected in 1950 per Dallas County Appraisal District records.
- The applicant proposes to develop the site with a contractor's maintenance yard use.
- Since the previous hearing, the applicant has volunteered deed restrictions that would restrict or prohibit certain uses.
- All changes made to the report since the previous hearing have been highlighted in yellow.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
S. Ledbetter Drive	Minor 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:

None.

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

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.

The applicant's request is **not** consistent with the characteristics of the Community Residential placetype.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District and MF-2(A) District	
North	R-7.5(A) District and MF-2(A) District	Manufactured homes
East	IR District	Industrial (inside)
South	R-7.5(A) District and MF-2(A) District	Convent or monastery, undeveloped
West	R-7.5(A) District	Single family

Land Use Compatibility:

The area of request is currently developed with a one-story 1,162 square foot building erected in 1950 per Dallas County Appraisal District records. To the north there is a manufactured home and single family neighborhood. There is single family to the west

and a convent or monastery to the south. Staff finds the applicant's requested land use to not be compatible with the surrounding area.

The proposed request to CS Commercial Service District would allow a variety of uses, a lot which are not compatible within a single family neighborhood. The proposed change would have direct residential adjacency to multiple properties. The proposed and potential uses in the CS District could likely have quality of life impacts on surrounding properties. Additional commercial employment and traffic associated with commercial zoning in a space with limited transit and pedestrian infrastructure could also present significant access issues.

Staff finds that the current request for an CS Commercial Service District will be detrimental to the surrounding residential properties to the north and west and does not support the request.

Development Standards:

Following is a comparison of the development standards of the current MF-2(A) District and R-7.5(A) District and the proposed CS District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25 ft.	5 ft. SF Other: 10 ft. Side 15 ft. Rear	1 du/7,500 sq. ft.	30 ft.	45% Res. 25% Nonres.	Single family
Existing: MF-2(A)	15 ft.	0 ft. SF Duplex: 5 ft. Side 10 ft. Rear Other: 10 ft. Side 15 ft. Rear	Min. Lot: 3,000 sq. ft. 3,000 sq. ft. - Duplex 1,000 sq. ft. - E 1,400 sq. ft. - 1 BR 1,800 sq. ft. - 2 BR +200 sq. ft. each add BR	36 ft.	60% Res. 50% Nonres.	Multifamily, duplex, single family
Proposed: CS	15 ft. adj. expressway or thoroughfare Other: No min.	20 ft. adj. to residential district Other: No min.	0.5 FAR Lodging, Office, Retail & Personal Service Uses 0.75 FAR Overall	45 ft. 3 stories	80%	Commercial & business service, supporting retail & personal service & office

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 or deed restrictions

	Existing	Existing	Proposed
Use	R-7.5(A)	MF-2(A)	CS
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			R
Bus or rail transit vehicle maintenance or storage facility			R
Catering service			•
Commercial bus station and terminal			D,S,★
Commercial cleaning or laundry plant			R
Custom business services			•
Custom woodworking, furniture construction, or repair			•
Electronics service center			•
Job or lithographic printing			R
Labor hall			S
Machine or welding shop			R
Machinery, heavy equipment, or truck sales and services			R
Medical or scientific laboratory			•
Technical school			•
Tool or equipment rental			•
Vehicle or engine repair or maintenance			R
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	S
Gas pipeline compressor station			

	Existing	Existing	Proposed
Use	R-7.5(A)	MF-2(A)	CS
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	★	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	S	•
Cemetery or mausoleum	S	S	S
Child-care facility	S	S	•
Church	•	•	•
College, university, or seminary	S	S	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		R	
Convent or monastery	S	•	•
Foster home	S	•	
Halfway house			S
Hospital		S	R
Library, art gallery, or museum	S	S	
Open-enrollment charter school or private school			S
Public school other than an open-enrollment charter school			R
Public or private school	S	S	
LODGING USES			
Extended stay hotel or motel			S
Hotel or motel			R,S, ★
Lodging or boarding house			•
Overnight general purpose shelter			★
MISCELLANEOUS USES			
Attached non-premise sign.			S

	Existing	Existing	Proposed
Use	R-7.5(A)	MF-2(A)	CS
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment			S
Financial institution without drive-in window			•
Financial institution with drive-in window			R
Medical clinic or ambulatory surgical center			•
Office			•
RECREATION USES			
Country club with private membership	S	R	•
Private recreation center, club, or area	S	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			R
Animal shelter or clinic without outside runs			R
Animal shelter or clinic with outside runs			S, ★
Auto service center			R
Business school			•
Car wash			R
Commercial amusement (inside)			S, ★

	Existing	Existing	Proposed
Use	R-7.5(A)	MF-2(A)	CS
Commercial amusement (outside)			D
Commercial motor vehicle parking			S
Commercial parking lot or garage			R
Convenience store with drive-through			S
Drive-In theater			S
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			S
Home improvement center, lumber, brick or building materials sales yard			R
Household equipment and appliance repair			•
Liquefied natural gas fueling station			S
Liquor store			•
Mortuary, funeral home, or commercial wedding chapel			•
Motor vehicle fueling station			•
Nursery, garden shop, or plant sales			•
Outside sales			S
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			S
Vehicle display, sales, and service			R

	Existing	Existing	Proposed
Use	R-7.5(A)	MF-2(A)	CS
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			D
Heliport			S
Helistop			S
Private street or alley	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	S, ★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			•
Electrical generating plant			
Electrical substation	S	S	•
Local utilities	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	S	•
Post office			•
Radio, television, or microwave tower	S	S	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal			R
Livestock auction pens or sheds			
Manufactured building sales lot			R
Mini-warehouse			•

	Existing	Existing	Proposed
Use	R-7.5(A)	MF-2(A)	CS
Office showroom/warehouse			•
Outside storage			R
Petroleum product storage and wholesale			S
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			S
Trade center			•
Vehicle storage lot			S
Warehouse			R

Landscaping:

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

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, 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 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 “F” MVA area.

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

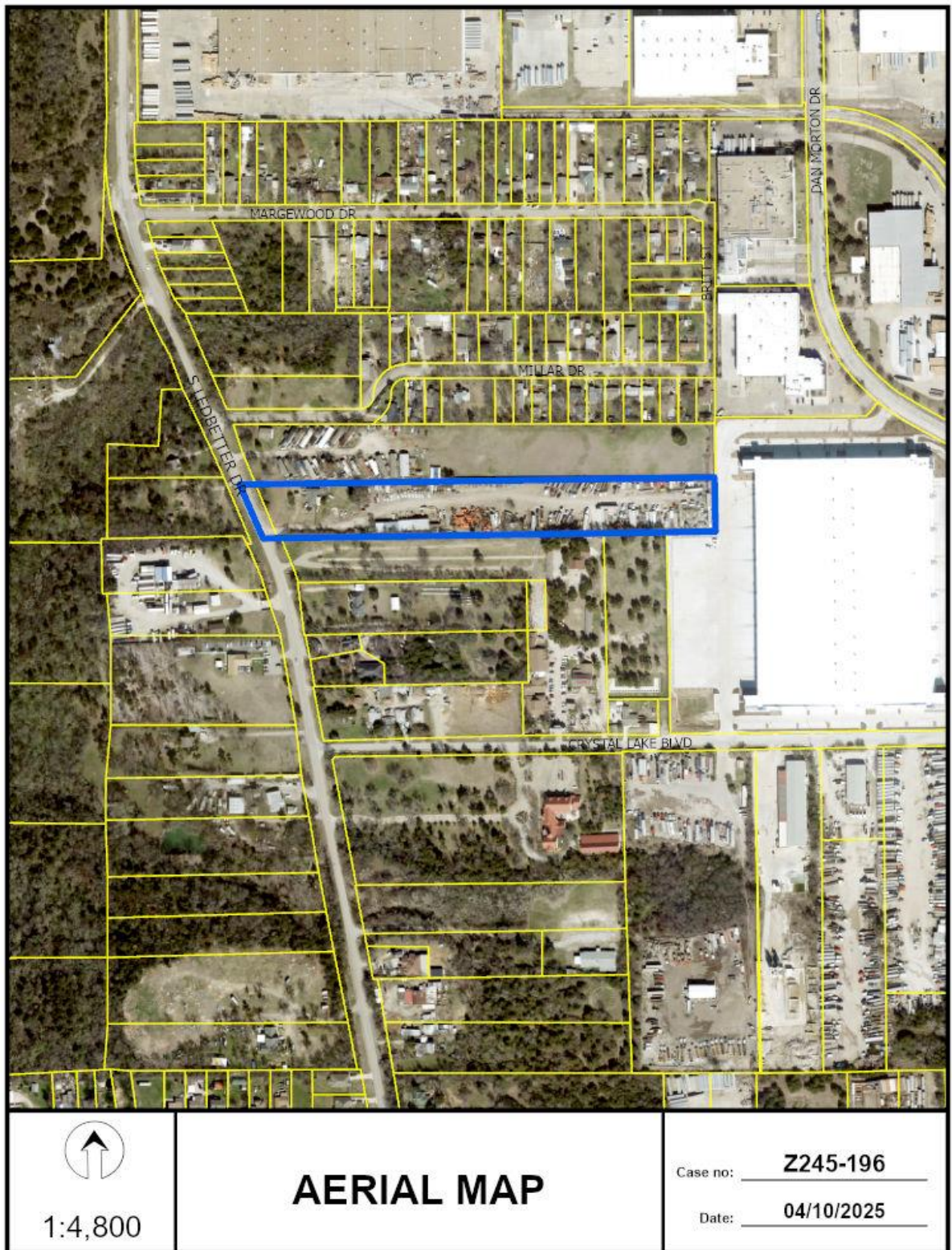
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

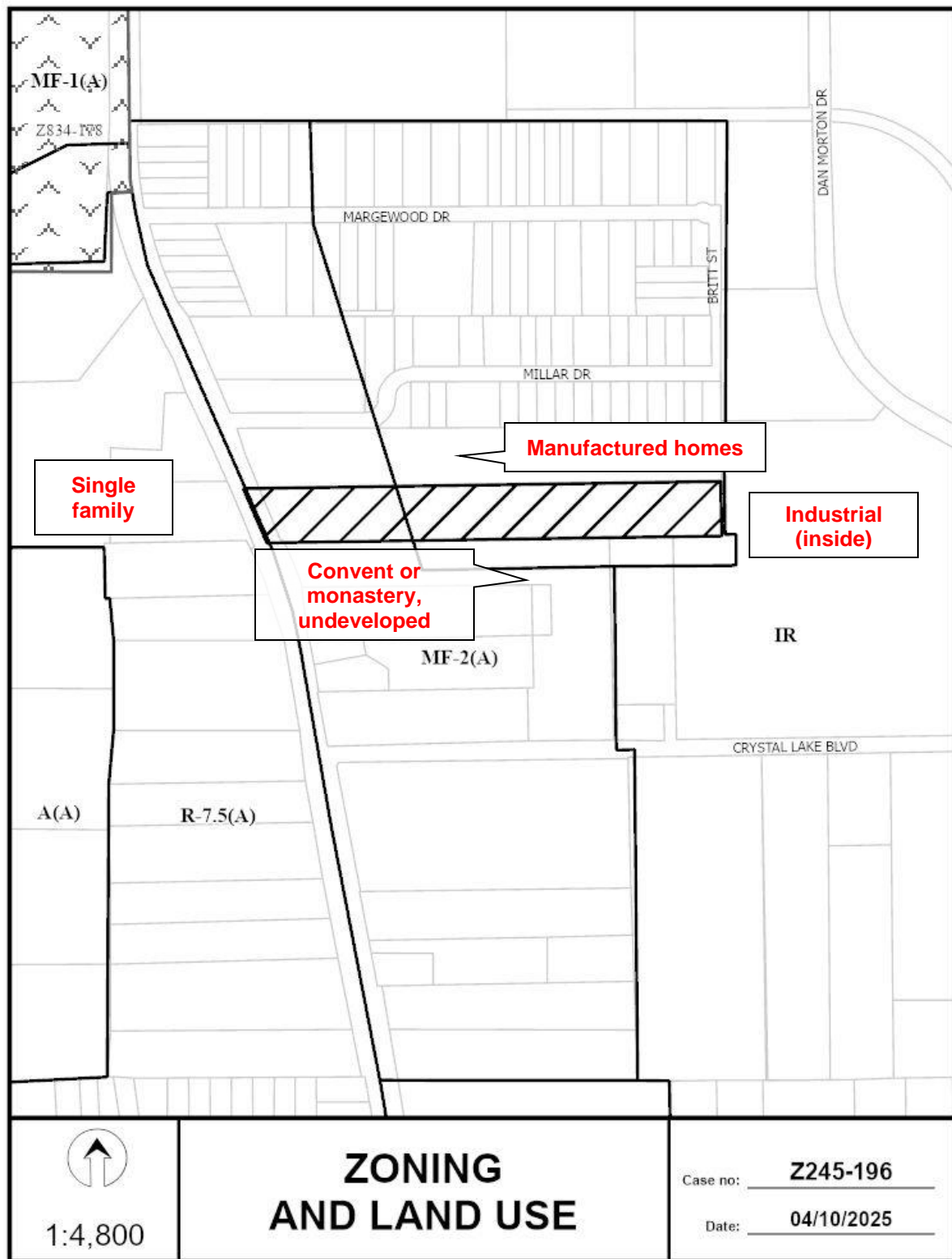
- (1) The following uses are prohibited:
 - (a) Commercial and business service uses.
 - Commercial bus station and terminal. [DIR] [By right or SUP. See Section 51A-4.211(2).]
 - Commercial cleaning or laundry plant. [RAR]
 - Medical or scientific laboratory.
 - Technical school.
 - (b) Industrial uses.
 - Gas drilling and production. [SUP]
 - (c) Institutional and community service use.
 - Cemetery or mausoleum. [SUP]
 - College, university, or seminary.
 - Halfway house. [SUP]
 - Hospital. [RAR]
 - Open-enrollment charter school or private school. [SUP]
 - Public school other than an open-enrollment charter school. [RAR]
 - (d) Lodging uses.
 - Extended stay hotel or motel. [SUP]
 - Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205(1).]
 - (e) Miscellaneous uses.
 - Carnival or circus (temporary). [By special authorization of the building official.]
 - (f) Office uses.
 - Financial institution with drive-in window. [RAR]
 - Medical clinic or ambulatory surgical center.
 - (g) Recreation uses.

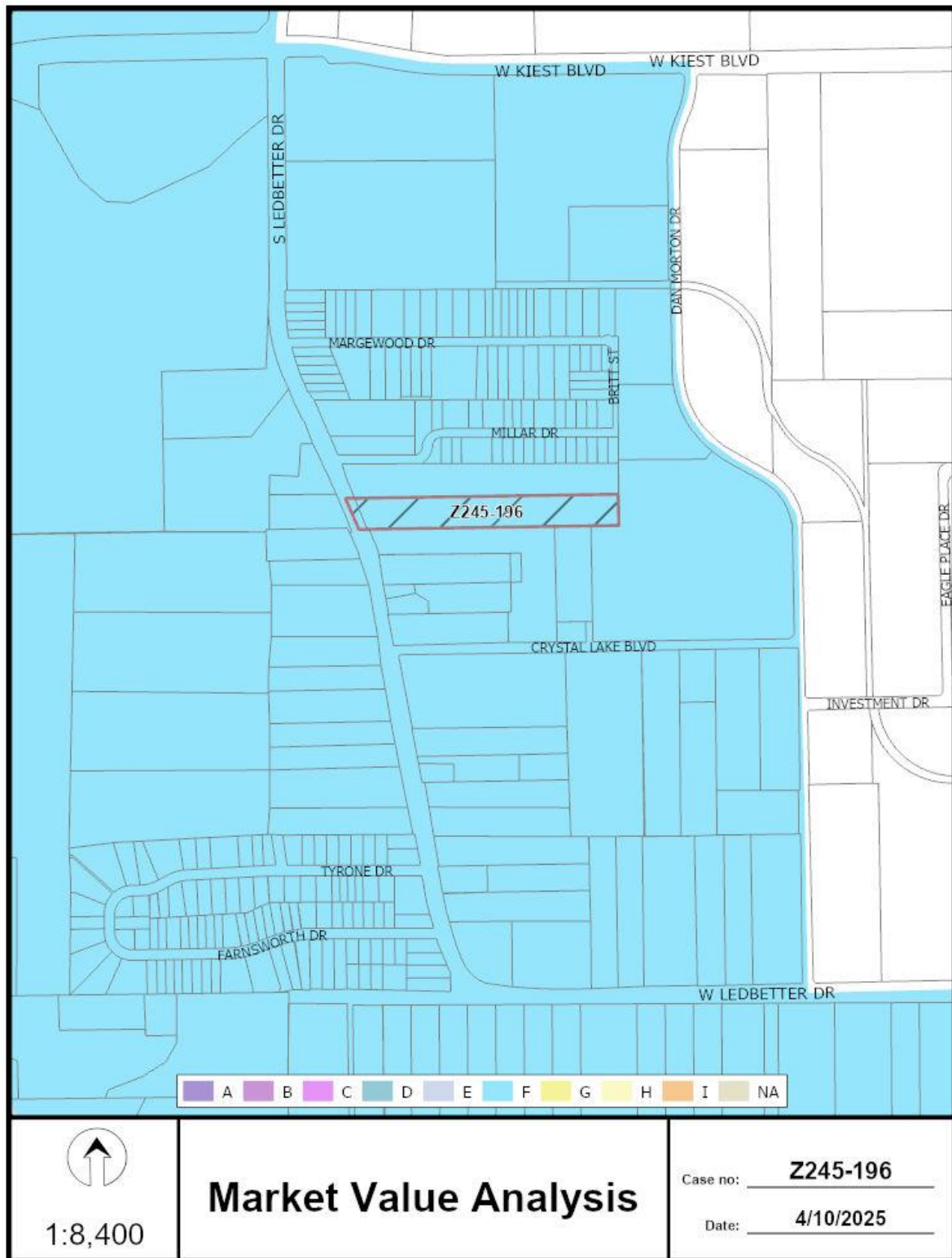
- Country club with private membership.
 - Private recreation center, club or area.
- (h) Residential uses.
- College dormitory, fraternity, or sorority house.
- (i) Retail and personal service uses.
- Ambulance service. [RAR]
 - Animal shelter or clinic without outside runs. [RAR]
 - Animal shelter or clinic with outside runs. [SUP may be required. See Section 51A-4.210(b)(2).]
 - Business school.
 - Car wash. [RAR]
 - Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]
 - Commercial amusement (outside). [DIR]
 - Convenience store with drive-through. [SUP]
 - Drive-in theater. [SUP]
 - Liquefied natural gas fueling station. [SUP]
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Pawn shop.
 - Restaurant without drive-in or drive-through service. [RAR]
 - Taxidermist.
 - Theater.
- (j) Transportation uses.
- Commercial bus station and terminal. [DIR]
 - Heliport. [SUP]
 - Helistop. [SUP]
 - Railroad passenger station. [SUP]
 - Transit passenger shelter.
 - Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]
- (k) Utility and public service uses.
- Post office.
 - Radio, television, or microwave tower. [RAR]

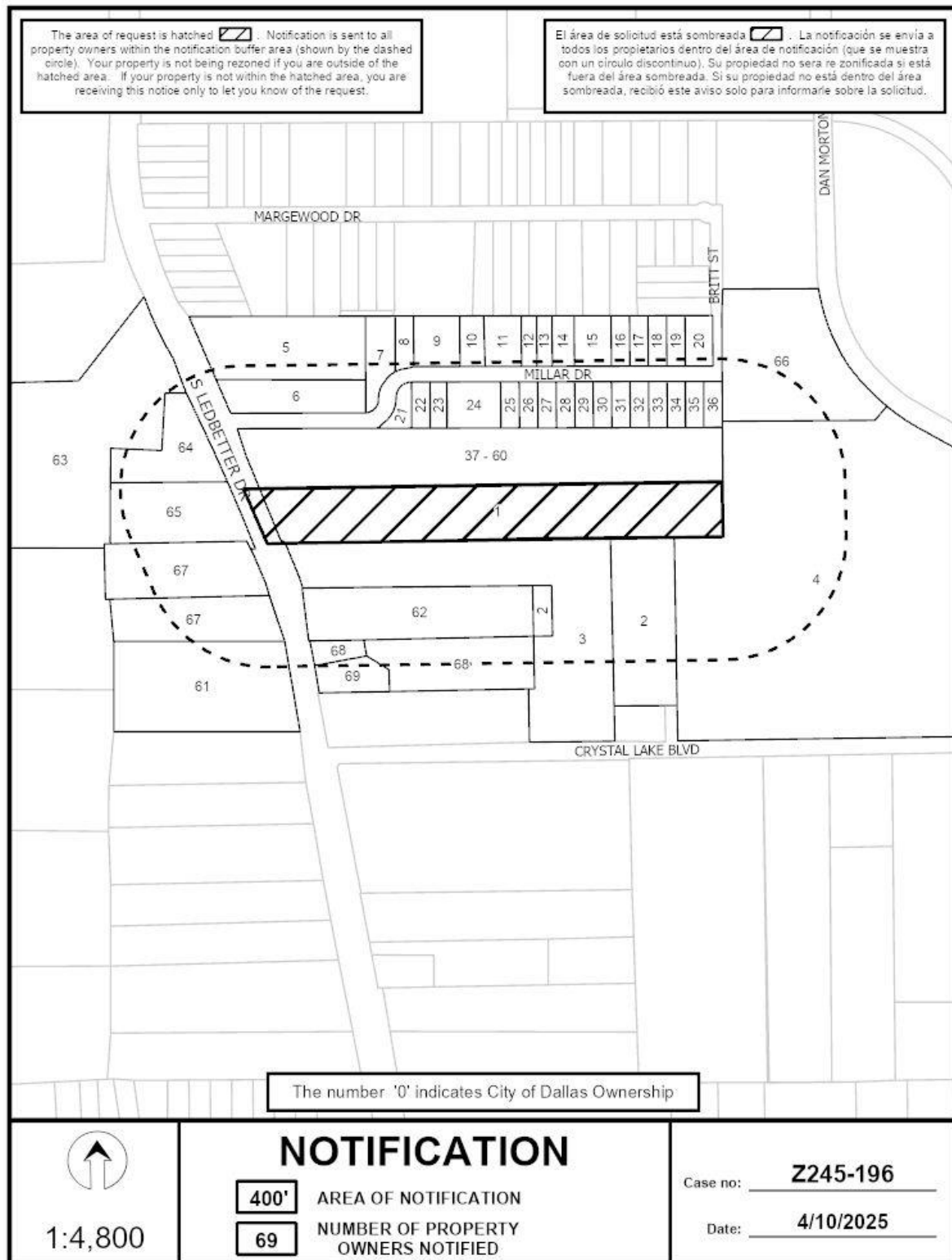
- (g) Wholesale, distribution, and storage uses.
 - Recycling buy-back center. [See Section 51A-4.213(11).]
 - Recycling collection center. [See Section 51A-4.213(11.1).]
 - Recycling drop-off container. [See Section 51A-4.213(11.2).]
 - Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
 - Sand, gravel, or earth sales and storage. [SUP]
- (2) Except where vehicular, pedestrian, or bicycle access is provided, a fence or screening wall with a minimum height of eight feet with a landscaping buffer must be provided prior to the issuance of a final certificate of occupancy for any use along property lines adjacent to residential.
- (3) Any outside storage shall not be located in any portion of the front yard and shall be solid screened from public view at all times.
- (4) All maintenance activities must occur indoors at all times.











04/10/2025

Notification List of Property Owners***Z245-196******69 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3624 S LEDBETTER DR	VALLE MARCO &
2	3634 S LEDBETTER DR	CAMBODIAN BUDDHIST TEMPLE
3	5701 CRYSTAL LAKE BLVD	CAMBODIAN BUDDHIST TEMPLE
4	3737 DAN MORTON DR	CH REALTY IXEIDER CREEK I
5	3540 S LEDBETTER DR	ANDOR PROPERTIES LLC
6	3550 S LEDBETTER DR	DEANDA DAVID GUSTAVO &
7	5831 MILLAR DR	CATALINA CONTRERAS
8	5821 MILLAR DR	CARRANZA INVESTMENTS LLC
9	5815 MILLAR DR	URBINA JULIO &
10	5805 MILLAR DR	URBINA MARIA DELOSANGELES &
11	5727 MILLAR DR	Taxpayer at
12	5721 MILLAR DR	DONOHUE NATHAN
13	5717 MILLAR DR	MCFARLIN PAULA FAYE
14	5705 MILLAR DR	DONOHUE NATHANIEL DEAN & ROSA
15	5635 MILLAR DR	Taxpayer at
16	5629 MILLAR DR	LOMELI ANA Y PEREZ
17	5625 MILLAR DR	RAMOS MARIA LOUISA &
18	5619 MILLAR DR	IVON JOSE LUIS SALAZAR &
19	5615 MILLAR DR	GARZA ROSA ELIA
20	5609 MILLAR DR	BAILEY TERRY RAY &
21	5824 MILLAR DR	NIETO IMELDA URBINA & J MATILDE
22	5820 MILLAR DR	ROBLEDO SERGIO
23	5814 MILLAR DR	LOERA HUGO
24	5804 MILLAR DR	SANCHEZPEREZ RAUL
25	5720 MILLAR DR	SANTILLAN PATRICIA M R
26	5720 MILLAR DR	SANTILLAN PATRICIA M R

04/10/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5716 MILLAR DR	REYNA GEORGE
28	5710 MILLAR DR	DONOHUE NELTON
29	5706 MILLAR DR	ESPARZA JANET GRACIELA
30	5636 MILLAR DR	MENDOZA BRANDY & ADRIAN
31	5630 MILLAR DR	PHANTIBOON NANCY SUCHADA
32	5626 MILLAR DR	BARRIENTOS OLGA & SERGIO
33	5620 MILLAR DR	Taxpayer at
34	5616 MILLAR DR	HALL C A
35	5610 MILLAR DR	TAYLOR LAURIE HUSSONG &
36	5606 MILLAR DR	ROBLEDO SERGIO &
37	3616 S LEDBETTER DR	CURRY RICHARD E
38	3616 S LEDBETTER DR	GONZALES DAVID
39	3616 S LEDBETTER DR	MOLINA FELIPA ARIAS
40	3616 S LEDBETTER DR	ORTIZ FRANCISCA
41	3616 S LEDBETTER DR	HERNANDEZ JESSIE
42	3616 S LEDBETTER DR	SANTOS PILA
43	3616 S LEDBETTER DR	BARAZZA GERARDO
44	3616 S LEDBETTER DR	ORTIZ SYLVESTER
45	3616 S LEDBETTER DR	CONTRERAS BLANCA
46	3616 S LEDBETTER DR	ROBERSON BILL
47	3616 S LEDBETTER DR	FLORES ESPERANZA
48	3616 S LEDBETTER DR	CABRERA DOMINGO AND JUANITA
49	3616 S LEDBETTER DR	HERNANDEZ SEPRIANA
50	3616 S LEDBETTER DR	BALE JUDITH EST OF
51	3616 S LEDBETTER DR	MORENO FRANSISCO
52	3616 S LEDBETTER DR	ORTIZ JOSE
53	3616 S LEDBETTER DR	RODRIGUEZ IGNACIO
54	3616 S LEDBETTER DR	IRMA LETICIA AND GARCIA TRUJILLO
55	3616 S LEDBETTER DR	ORTIZ JOSE
56	3616 S LEDBETTER DR	ROSAS BENJAMIN
57	3616 S LEDBETTER DR	CURRY CHARLES

04/10/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3616 S LEDBETTER DR	FOLLIS BONNIE EST OF
59	3616 S LEDBETTER DR	CURRY DAVID LEE
60	3616 S LEDBETTER DR	RODRIQUEZ JOSE LUIS
61	3721 S LEDBETTER DR	HOMPRAKHOON BAPTIST CHURCH
62	3634 S LEDBETTER DR	SALAS JOSE
63	3501 S LEDBETTER DR	KELTY DAVID
64	3603 S LEDBETTER DR	CONNERY SCOTT DAVID &
65	3611 S LEDBETTER DR	LANE ANGELA M
66	3635 DAN MORTON DR	POTTERS HOUSE OF DALLAS
67	3715 S LEDBETTER DR	TIJERINA RICHARD MARCUS
68	3814 S LEDBETTER DR	LAZO ALEJANDRO E & MIRIAM
69	3820 S LEDBETTER DR	HERNANDEZ JOSUE DAVID