

FILE NUMBER: Z-26-000059 **DATE FILED:** April 10, 2026

LOCATION: South line of Samuell Boulevard, east of Freestone Circle.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 1.06 ac **CENSUS TRACT:** 48113012207

OWNER: H-E-B, LP

**APPLICANT/
REPRESENTATIVE:** Andrew Ruegg / Masterplan

REQUEST: An application for a new subdistrict for specified non-residential uses within Planned Development No. 605.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to allowed uses and setbacks.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 605 and is undeveloped.
- The applicant wishes to establish an auto service center on the site. However, auto service center is not an allowed use within PD 605.
- As such, the applicant requests an amendment to PD 605 creating a new subdistrict that would allow an auto service center within the subdistrict.

Zoning History:

There have been two zoning cases in the area of notification in the last five years:

1. Z234-308: On January 8, 2025, the City Council approved an application for an amendment to Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the north line of Samuell Boulevard, west of South Buckner Boulevard.

2. Z223-310: On March 27, 2024, the City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise of food store greater than 3,500 square feet on property zoned Planned Development District No. 605 with a D-1 Liquor Control Overlay on the southwest corner of South Buckner Boulevard and Samuell Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Samuell Blvd	Community Collector	80 feet

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Routes 15, 18, 216

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 continue review of engineering plans at permitting to comply

with city standards.

The PD specifically prohibits access from the district to the alley.

STAFF ANALYSIS:

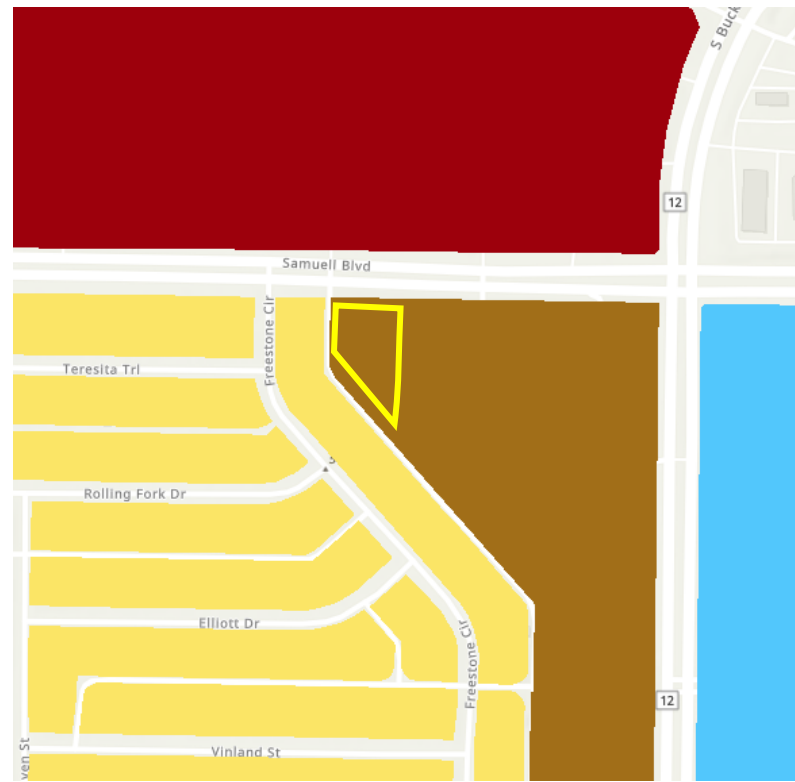
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. The site is within the **Neighborhood Mixed-Use** placetype and falls under the commercial land use category, which is a primary use within this placetype. The site is located along a thoroughfare and associated with a nearby shopping center. The provisions of PD 605 require screening and landscaping along the western property line closest to the nearby residential uses, improving compatibility and meeting the goals of the comprehensive plan for this placetype.

Placetype Summary

Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density residential.



Legend

- | | |
|------------------------|---------------------------|
| Regional Open Space | City Center |
| Small Town Residential | Institutional Campus |
| Community Residential | Flex Commercial |
| City Residential | Industrial Hub |
| Regional Mixed-Use | Logistics/Industrial Park |
| Neighborhood Mixed-Use | Airport |
| Community Mixed-Use | Utility |

Land Use:

	Zoning	Land Use
Site	PD 605	Undeveloped
North	RR Regional Retail	General merchandise / food store > 100,000 square feet
East	PD 605; SUP 2516; PD 549	General merchandise / food store; alcohol sales in conjunction with GMFS; special institutional uses
South	R-7.5(A) Single Family	Single family
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is undeveloped. PD 605 includes a large grocery store, with an SUP for alcohol sales in conjunction with general merchandise / food store.

The immediate area is a mix of retail / commercial uses to the north and east, and residential uses to the west and south. The site is located along Samuell Boulevard, in proximity to South Buckner Boulevard.

While the site is close to residential uses, staff finds that these uses would be sufficiently protected from the use via the required side yard setback and the required screening and landscaping standards within PD 605. The required side yard setback would be 25 feet, and screening walls would be required along the alleyway as well as a perimeter landscape buffer along the alley. Examples of this screening and landscaping are apparent in PD 605 where the existing grocery store has been built.

As such, staff finds that the proposed amendment is compatible with the surrounding uses.

Landscaping:

Landscaping must be provided in accordance with Sec. 111 of PD 605; no changes are proposed. At least two large trees must be provided along the Samuell Boulevard frontage.

Parking:

Parking must be provided in accordance with Chapter 51A, as amended. For an auto service center, no off-street parking is required.

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 "E" MVA area.

List of Officers

H- E- B, LP

Charles Butt, Chairman
Howard Butt III, CEO
Roxanne Orsak, President & COO
Michael Arnold, President
Benjamin R. Scott, Vice President

ARTICLE 605.

PD 605.

SEC. 51P-605.101. LEGISLATIVE HISTORY.

PD 605 was established by Ordinance No. 24639, passed by the Dallas City Council on June 13, 2001. Ordinance No. 24639 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-605.102. PROPERTY LOCATION AND SIZE.

PD 605 is established on property fronting on the south line of Samuell Boulevard and on the west line of Buckner Boulevard. The size of PD 605 is approximately 19.4218 acres.

SEC. 51P-605.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-605.103.1 EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 605A: conceptual plan.
- (2) Exhibit 605B: sign illustration.
- (3) Exhibit 605C: Subdistrict 1 development plan.

SEC. 51P-605.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 605A). If there is a conflict between the provisions of this article and the conceptual plan, the provisions of this article control.

SEC. 51P-605.105. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, a [A] development plan for each phase of development must be approved by the city plan commission before the issuance of any building permit to authorize work within that phase.

(~~1~~[b]) There is no time requirement for the submittal of a development plan.

(~~2~~[e]) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, the development plan may be used as the site plan for a specific use permit if the development plan meets the requirements of Section 51A-4.219(b)(2).

(~~3~~[d]) The development plan may be divided into phases.

(b) Subdistrict 1. Development and use of Subdistrict 1 must comply with the Subdistrict 1 development plan (Exhibit 605C). If there is a conflict between the text of this article and the Subdistrict 1 development plan, the text of this article controls.

SEC. 51P-605.106. MAIN USES PERMITTED.

(a) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Job printing (without offset press or lithographic facilities).
- Technical school (classroom facility only).

(b) Miscellaneous uses.

- Temporary construction or sales office.

(c) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(d) Retail and personal service uses.

- **Auto service center [Subdistrict 1 only].**
- Business school (classroom facility only).
- Dry cleaning or laundry store (pick-up and drop-off only, no chemical processes allowed).
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Motor vehicle fueling station (maximum of one motor vehicle fueling station is allowed).
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *(Maximum of two drive-in or drive-through facilities allowed. Drive-in or drive-through windows and ordering equipment must be at least 300 feet from the nearest single family residential lot. Each facility must be greater than 3,500 square feet in floor area. If two facilities are operated in this district, one facility must be greater than 5,000 square feet in floor area.)*

(e) Transportation uses.

- Transit passenger shelter. *[By SUP. See Section 51A-4.211(9).]*

(f) Utility and public service uses.

- Local utilities.

SEC. 51P-605.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A- 4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communication tower.

- Day home.
- General waste incinerator.
- Home occupation.
- Motor vehicle fueling station.
- Private stables.

SEC. 51P-605.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations Division 51A-4.400. If there is a conflict between this section and Division 51A- 4.400, this section controls.)

(a) Front yard.

- (1) Minimum front yard along Samuell Boulevard is 20 feet.
- (2) Minimum front yard along Buckner Boulevard is 15 feet.
- (3) Minimum front yard along Clover Haven Street is 50 feet.

(b) Side and rear yard.

- (1) No minimum side yard is required, **except that in Subdistrict 1, minimum side yard is 25 feet abutting the alley.**
- (2) Minimum rear yard abutting the alley is 25 feet. No other rear yard is required.

(c) Floor area ratio. Maximum floor area ratio is .75.

(d) Height.

- (1) Maximum structure height is 35 feet, unless further restricted under Paragraph (2) below.
- (2) If any portion of a structure is over 26 feet in height, that portion may not be located above the residential proximity slope. Exception: Chimneys and structures listed in Section 51A- 4.408(a)(2) may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(e) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (f) Lot size. No minimum lot size.
- (g) Stories. Maximum number of stories above grade is two.

SEC. 51P-605.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For off-street parking and loading purposes, the entire Property is considered one lot.

SEC. 51P-605.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-605.111. LANDSCAPING.

- (a) In general.
 - (1) Except as provided in this section, landscaping must be provided in accordance with Article X.
 - (2) For landscaping purposes, the entire Property is considered one lot.
 - (3) Landscaping may be provided in phases.
 - (4) Artificial lots may be created for each phase of development.
 - (5) For an artificial lot, no minimum size is required.
- (b) Spacing.
 - (1) Large trees must be set back a minimum of 20 feet from an aboveground utility line, measured horizontally from the center of the tree to the nearest point of the utility line.
 - (2) Large trees must be set back a minimum of five feet from an underground utility line, measured horizontally from the center of the tree to the nearest point of the utility line.

(3) The trunk of a large street tree must be spaced a minimum of 40 feet from another large street tree.

(4) Large trees must be spaced as uniformly as practicable.

(c) Street trees.

(1) Street trees must be provided within 50 feet of the projected street curb.

(2) For every 80 feet of street frontage, a large street tree must be provided. A minimum of two large trees must be provided.

(3) Street trees planted within parking lots must have a minimum surface planting area of 160 square feet.

(d) Perimeter landscape buffer strip.

(1) The following perimeter landscape buffer strip requirements are in addition to the Article X requirements and may not count toward design standard requirements:

(A) Between any street right-of-way and any site paving, a permeable landscape buffer strip must be provided.

(B) Along Clover Haven Street, perimeter landscape buffer strips must be a minimum of 25 feet wide, must extend the length of the district, and may not include curb cuts or driveways.

(C) Except Clover Haven Street, all street frontages must have a minimum 15-foot-wide perimeter landscape buffer strip.

(2) If the Director determines that a utility line interferes with providing the required buffer plant materials, the following buffer plant materials may be used to satisfy the perimeter landscape buffer strip plant materials requirement:

(A) for every 80 feet of street frontage, one large tree must be provided, but in no case less than two trees, and these large trees must be located within 50 feet of back of curb, and

(B) for every 50 feet of street frontage, two small trees must be provided.

(3) A minimum of 50 percent of a perimeter landscape buffer strip adjacent to an alley must be located on the alley side of the required screening wall. A minimum of 50

percent of the required buffer plant materials must be located on the alley side of the required screening wall.

(e) Design standards. The following additional design standards may count toward the design standard requirements in Article X:

(1) For a surface parking area, the surface planting areas for each large tree is a minimum of 180 square feet, the large canopy tree provided is at least three caliper inches, and the required off-street parking spaces are located not more than 50 feet from the trunk of a large canopy tree.

(2) An enhanced perimeter landscape buffer strip that is, on average, five feet wider than the minimum required width.

(f) Board of Adjustment. The Board of Adjustment may grant a special exception to the landscaping requirements in this section in accordance with Section 51A-10.110.

SEC. 51P-605.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts contained in Article VII.

(b) Multi-tenant signs.

(1) For multi-tenant sign purposes, the entire Property is considered one lot.

(2) Maximum number of multi-tenant signs is three.

(3) Multi-tenant signs must comply with the sign illustration (Exhibit 605B).

(4) Maximum setback is 22.5 feet.

(c) Single-tenant monument signs.

(1) Maximum number of single-tenant monument signs is two.

(2) Maximum setback is 20 feet.

(3) Maximum effective area for each sign is 200 square feet.

SEC. 51P-605.113. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

See Article V.

SEC. 51P-605.114. SCREENING WALLS.

(a) At the time of development of any lot, parcel, or tract in this district, a screening wall must be constructed from the mid-point of the alley (specifically, the alley dead-end at the alley between Freestone Circle and Buckner Boulevard, and indicated on the conceptual plan as that point separating the North Wall Phase and the South Wall Phase) along the length of the alley to Samuell Boulevard (the “North Wall Phase”), or from the mid-point of the alley along the length of the alley to Clover Haven Street and from that point parallel to Clover Haven Street for a distance of 50 feet from the corner (in order to screen rear service areas in the district)(the “South Wall Phase”). The portion of the wall that must be built is determined by the building site. If the building site is entirely to the south of the mid- point of the alley, the South Wall Phase must be built. If the building site is entirely to the north of the mid-point of the alley, the North Wall Phase must be built. If the building site straddles the mid-point of the alley, the North Wall Phase and the South Wall Phase must be built.

(b) The screening wall must be a minimum of six feet in height and constructed of brick or architectural concrete block, or pre-fabricated concrete construction with the appearance of brick or architectural concrete block. The alley face of the wall must have an anti-graffiti surface treatment.

(c) Screening walls must have a five-foot setback from the alley right-of-way line.

(d) Screening walls must comply with the visual obstruction regulations in Section 51A- 4.602(d).

SEC. 51P-605.115. SITE LIGHTING.

(a) Pole mounted lighting may not exceed 35 feet in height measured from grade level.

(b) Pole, wall, or building mounted lighting having residential adjacency must utilize a horizontal, full visual cut-off fixture to prevent light from intruding into residential lots facing Freestone Circle, except for lighting fixtures mounted on the screening wall as indicated in Subsection (c) below.

(c) As an exception to the requirements in Subsection (b), pole mounted lights built on the screening wall adjacent to the alley must be installed and maintained in a manner to deter shadows from being created along the alley face of the screening wall due to wall height, and to deter light from intruding into residential lots facing Freestone Circle.

SEC. 51P-605.116. INGRESS/EGRESS.

(a) Alley access. Lots in this district may not have access to the alley between Freestone Circle and Buckner Boulevard.

(b) Street access. Lots in this district may not have direct access to Clover Haven Street.

SEC. 51P-605.117. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) To ensure compatibility with the surrounding land uses, 70 percent of the front and side facades, excluding windows, trim, and doors must be constructed of one or more of the following materials:

(1) Masonry consisting of stone, brick, or decorative concrete block;

(2) Hollow clay tile or decorative tile;

(3) Glass block; or

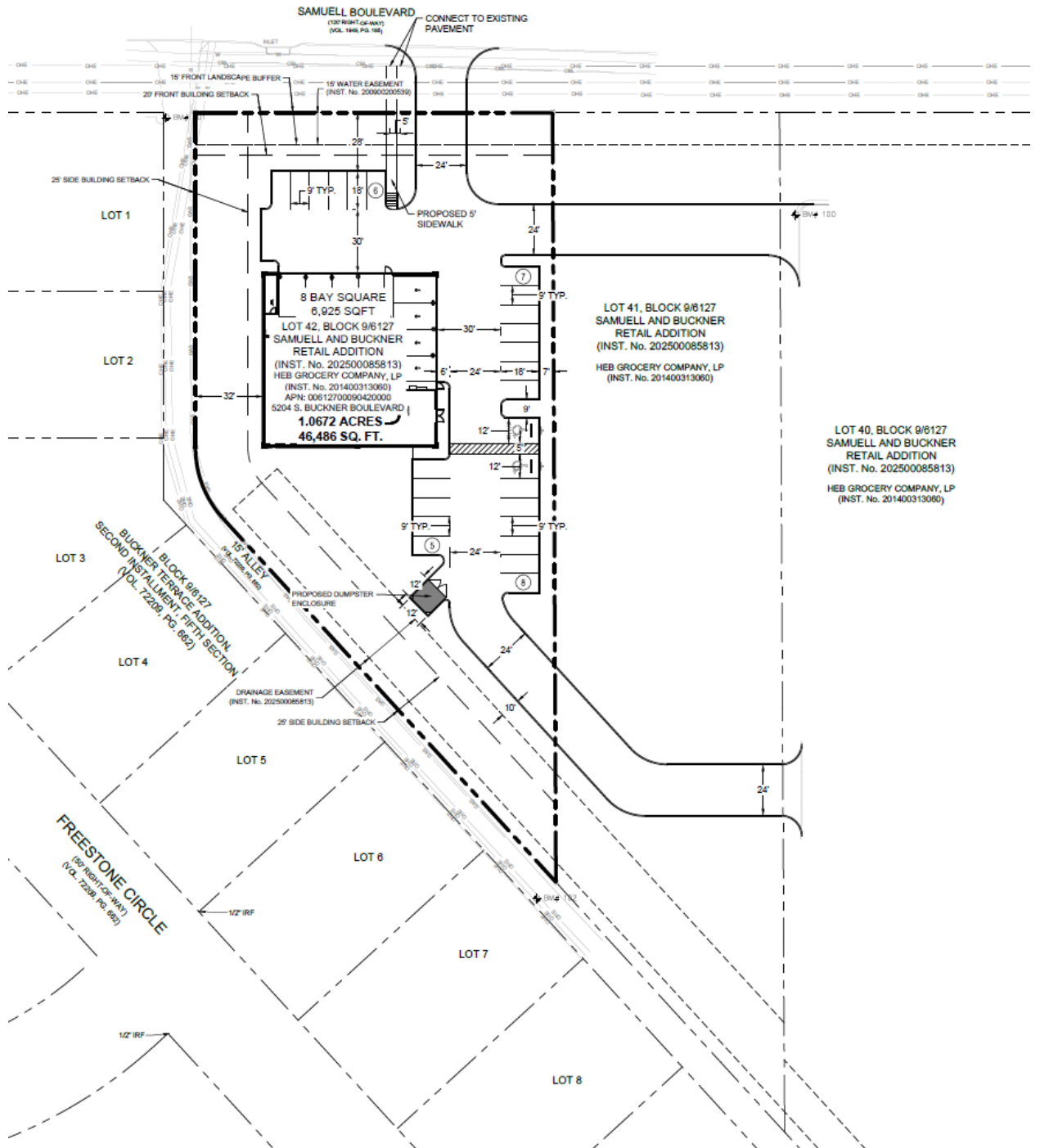
(4) Stucco. For purposes of this provision, Exterior Finish Insulations System (EFIS) materials are not considered stucco or an acceptable material.

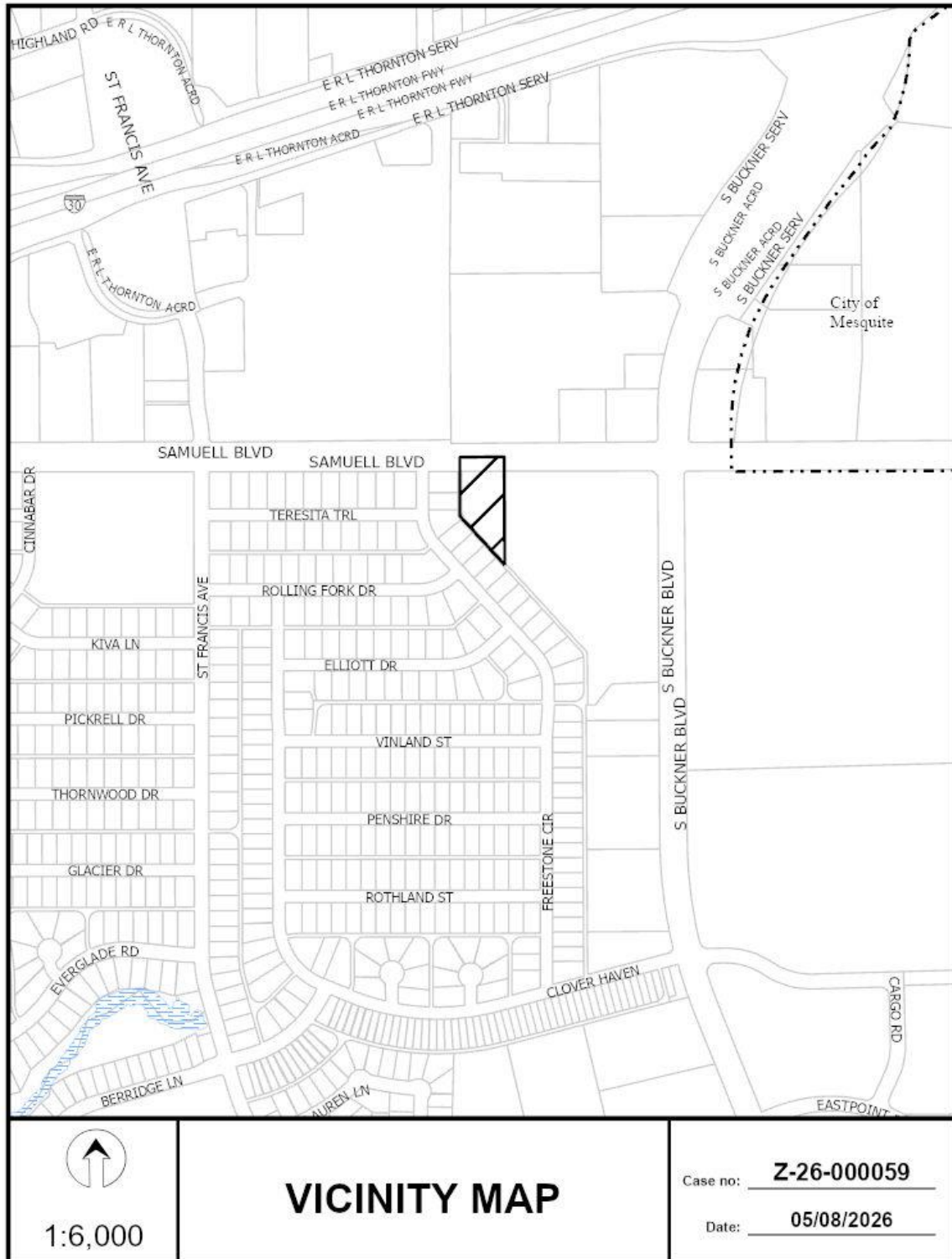
SEC. 51P-605.118. COMPLIANCE WITH CONDITIONS.

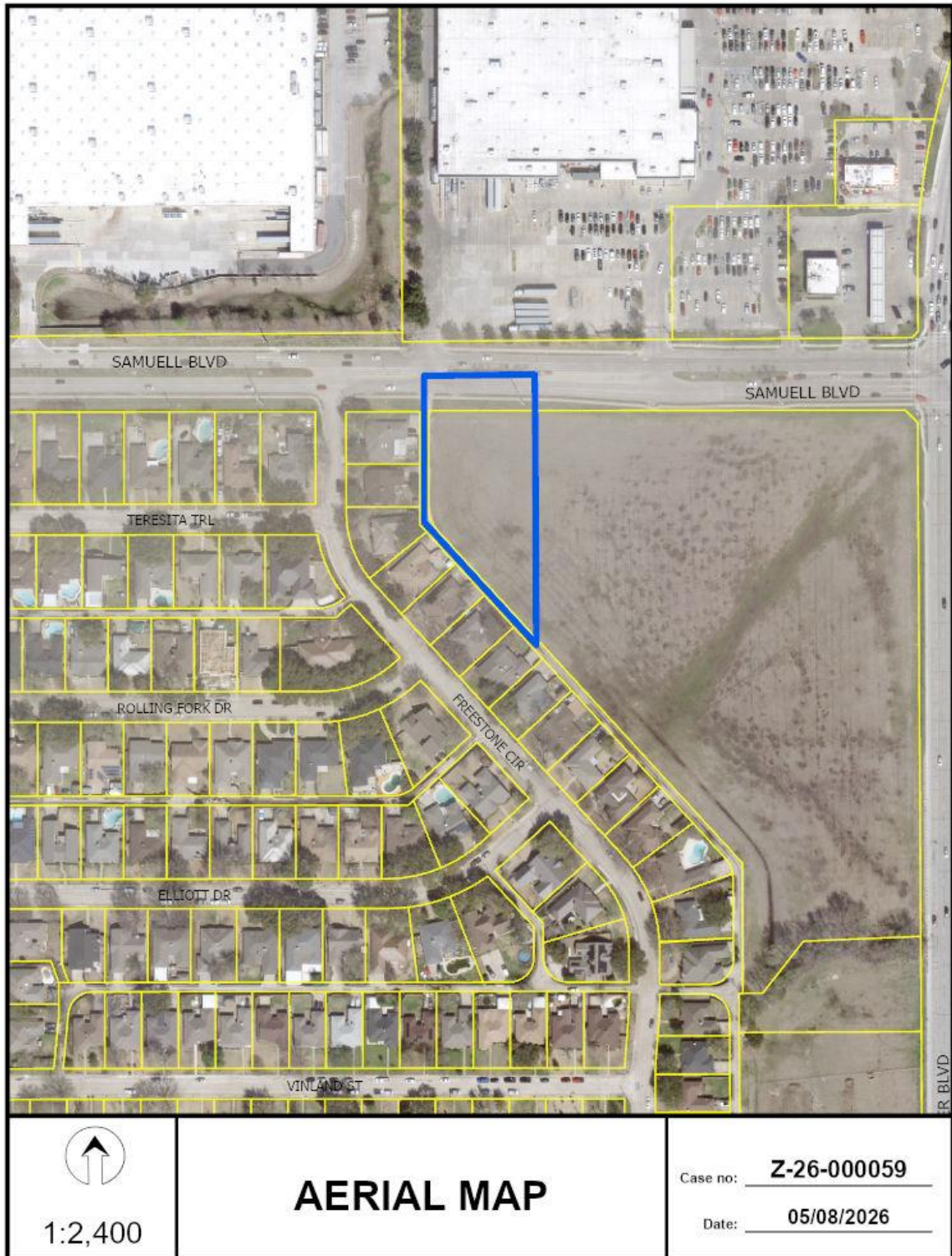
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

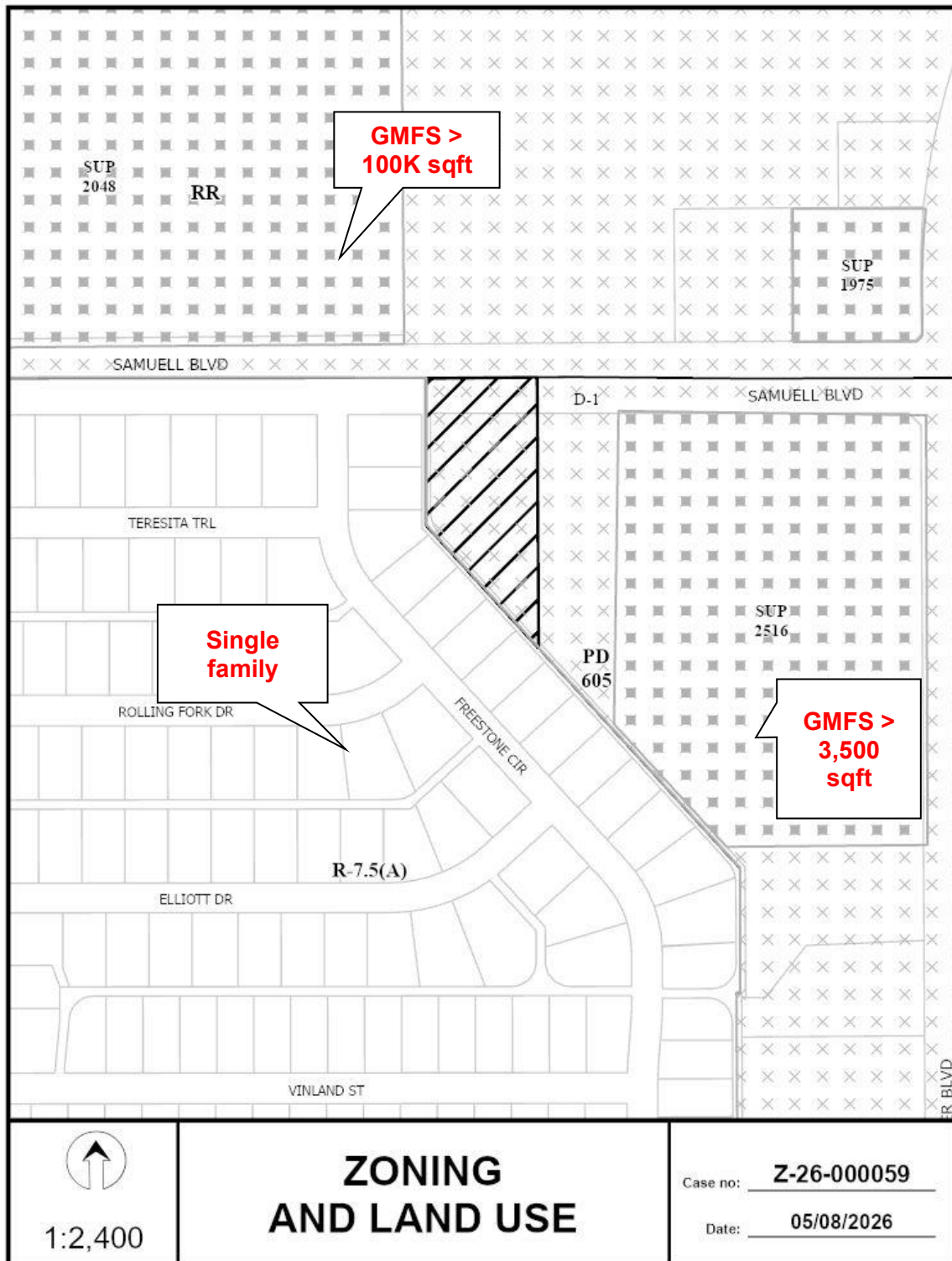
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

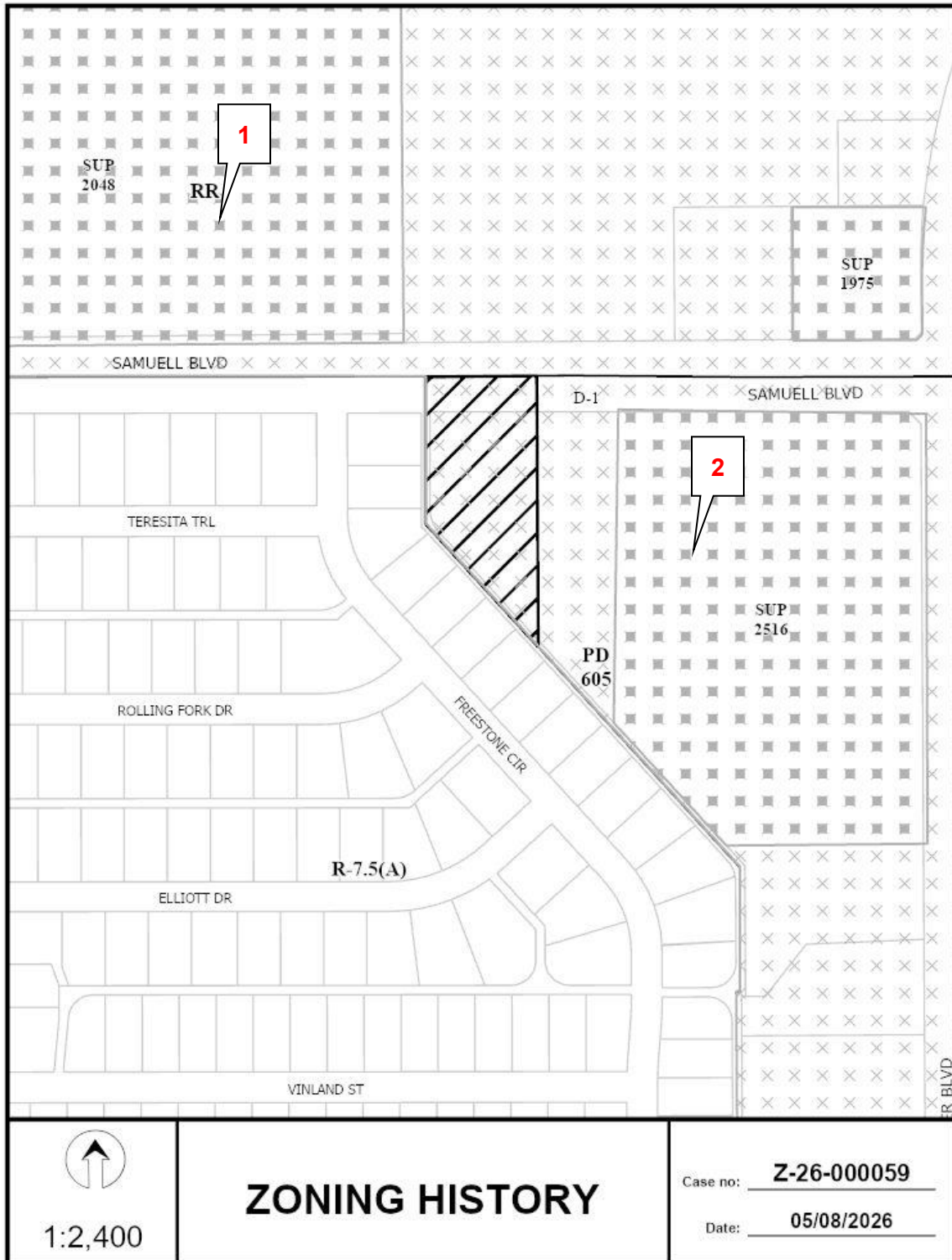
PROPOSED SUBDISTRICT 1 DEVELOPMENT PLAN

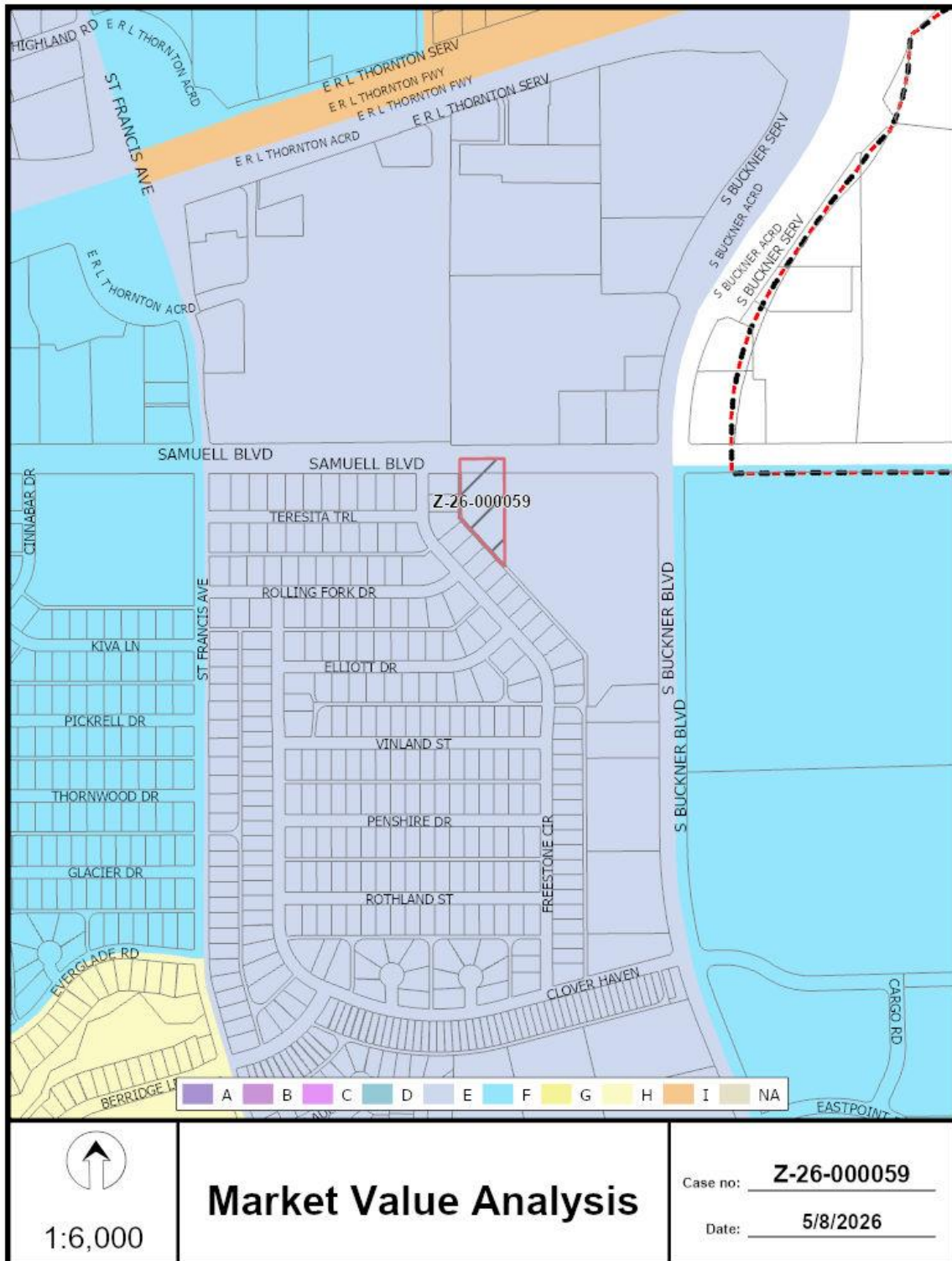


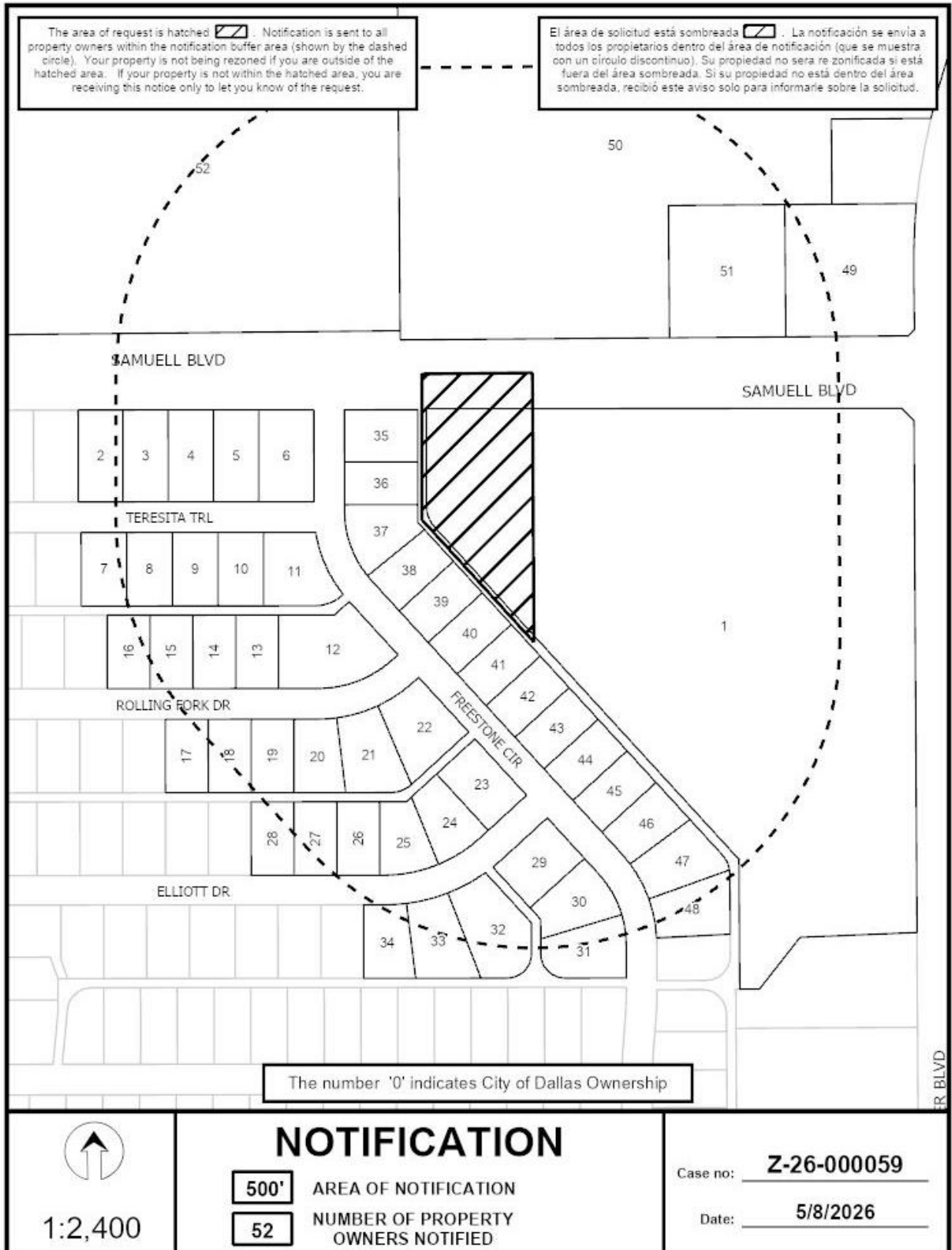












05/08/2026

Notification List of Property Owners***Z-26-000059******52 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5204 S BUCKNER BLVD	HEB GROCERY COMPANY LP
2	7141 TERESITA TRL	RAMIREZ RUBY
3	7147 TERESITA TRL	WHITEHEAD KELLY JOE
4	7153 TERESITA TRL	ADEYOJU EMMANUEL ETUX
5	7159 TERESITA TRL	MURILLO PABLO JR
6	7165 TERESITA TRL	MARSHALL LENWOOD &
7	7142 TERESITA TRL	FLORES RAMON H & ROSA U
8	7148 TERESITA TRL	LEANOS AMADA
9	7154 TERESITA TRL	HILL EUNICE
10	7160 TERESITA TRL	TAING AN & PHA
11	7166 TERESITA TRL	Taxpayer at
12	7177 ROLLING FORK DR	NEWMAN TERENCE T
13	7165 ROLLING FORK DR	LANE LOIS H
14	7159 ROLLING FORK DR	ESCOBEDO LUIS ANGEL
15	7153 ROLLING FORK DR	Taxpayer at
16	7147 ROLLING FORK DR	RUIZ ROSIE OCHOA &
17	7154 ROLLING FORK DR	WHITEMAN MATTHEW S &
18	7160 ROLLING FORK DR	HOSKINS TOMMIE LEE LIFE ESTATE
19	7166 ROLLING FORK DR	GALEY LEE ANNA
20	7172 ROLLING FORK DR	NELSON DIANNE
21	7178 ROLLING FORK DR	VIGIL ERIKA JULISSA
22	7184 ROLLING FORK DR	MCDUGAL DONALD
23	7195 ELLIOTT DR	WEST DORIS M
24	7189 ELLIOTT DR	OLIVA LUIS PADILLA &
25	7183 ELLIOTT DR	CALLAHAN GERALDINE I LIFE EST
26	7177 ELLIOTT DR	DYESS ROGER RHODES

05/08/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7171 ELLIOTT DR	CARREON MARGARITO &
28	7165 ELLIOTT DR	BROWN MELVIN U & AVIS W
29	5275 FREESTONE CIR	REDDOOR CYNTHIA ANN
30	5265 FREESTONE CIR	HAM NANCY LIVING TRUST
31	5255 FREESTONE CIR	CARBAJAL CARLOS & MARIA LETICIA
32	7190 ELLIOTT DR	NAVARRETE ARMANDO
33	7184 ELLIOTT DR	DOWNING DAVID LEE
34	7178 ELLIOTT DR	Taxpayer at
35	5430 FREESTONE CIR	MARQUEZ MARTINA
36	5424 FREESTONE CIR	PERRY ELLEN MARIE
37	5418 FREESTONE CIR	COMBEST KENNETH ROYCE
38	5412 FREESTONE CIR	ZERAI AZMERA
39	5406 FREESTONE CIR	RENDON EDWARD & SUSANA
40	5330 FREESTONE CIR	CARR MARGARET
41	5324 FREESTONE CIR	MURPHYDANIELS CAROLYN
42	5318 FREESTONE CIR	WHITE CLEOPHUS
43	5312 FREESTONE CIR	Taxpayer at
44	5306 FREESTONE CIR	SOTO ELISEO & BERTHA
45	5274 FREESTONE CIR	JONES CARL & RONDA L
46	5268 FREESTONE CIR	ESPINOZA MACARIO &
47	5262 FREESTONE CIR	DIAZ TERESA &
48	5256 FREESTONE CIR	PENA JUANA
49	5501 S BUCKNER BLVD	MDC ENDEAVOUR TX 1 LP
50	5555 S BUCKNER BLVD	NNN DALLAS TX OWNER LP
51	5655 BUCKNER BLVD	NNN DALLAS TX OWNER LP
52	7401 SAMUELL BLVD	WAL MART REAL EST BUS TR