

FILE NUMBER: Z-25-000215 **DATE FILED:** December 24, 2025

LOCATION: West line of Urban Avenue, south of Military Parkway

COUNCIL DISTRICT: 5

SIZE OF REQUEST: 15,769 sq. ft. **CENSUS TRACT:** 481130085003

OWNER: Nenidia Robles – Larai Homes, LLC

APPLICANT: Manuel Guillen – Larai Homes, LLC

REQUEST: An application for NS(A) Neighborhood Service District on property zoned R-7.5(A) Residential District.

SUMMARY: The purpose of the request is to allow parking for the existing restaurant on the property.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Residential District and is undeveloped and being used for outside storage for the existing restaurant building on the northern portion of the property (approx. 15, 769 sf in total size).
- The northern portion of the property is currently zoned CR Community Retail and is developed with a restaurant without drive-through service.
- The southern portion of the property – subject area of request – and the surrounding area to the south, east, and west also zoned R-7.5(A) Residential District and are developed with single family homes. The property immediately adjacent to the east is zoned CR Community Retail District with D Dry Overlay District and R-7.5(A) Residential District and is developed with an institutional use – church.
- The property has frontage on both Urban Avenue and Military Parkway and is immediately adjacent to property owned also owned by this property owner – Las Huastecas Restaurant immediately adjacent to the north.
- The new parking area would connect and have access to the existing parking area on the west side of the existing restaurant on Military Parkway.
- The property would be subject to the required 20’ landscape buffer immediately to the south adjacent to the residential alley and single family home. Landscaping per Article X would also be required if 2,000 square feet or more of the parking area will be paved, as well as screening requirements.
- The applicant is requesting a zoning change to NS(A) Neighborhood Services District to add the additional parking area for the existing restaurant.

Zoning History:

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

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
Urban Avenue	Local Street	--

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 to review engineering plans at the time of permitting to comply with city standards.

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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.

• **Consistency Review Recommendation**

- The proposed zoning change of retail and personal service use is **consistent** with Forward Dallas 2.0 as the site is completely within the Community Residential placetype which is primarily intended for single-family homes with parks, schools, and places of worship interspersed throughout, providing focal points for community activity. 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.

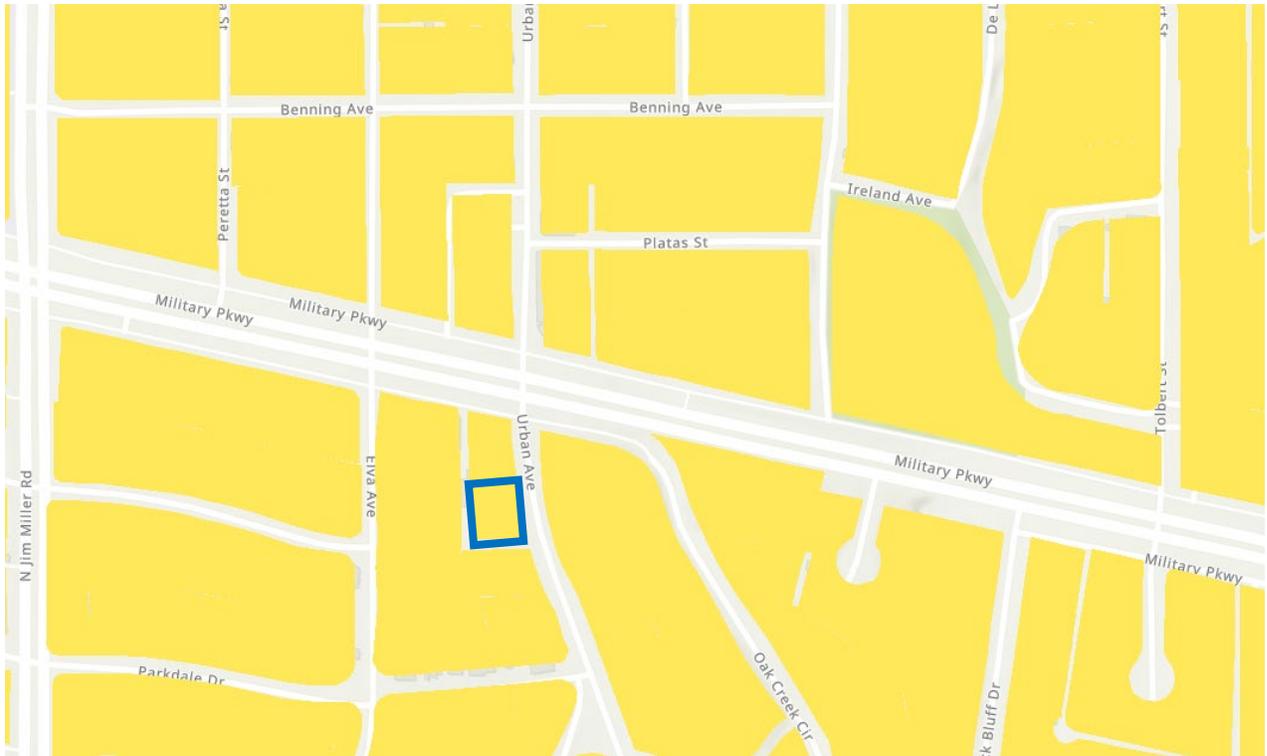
• **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. 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.

Other Contextual comments related to long-range plan

Area Plans

There is no Area Plan relevant for this area.



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	R-7.5(A)	Undeveloped
North	CR	Retail (Restaurant without Drive-through Service)
South	R-7.5(A)	Single Family
East	R-7.5(A)	Institutional (Iglesia Adventista del Séptimo Día Hispana de East Dallas /East Dallas Spanish Seventh-day Adventist Church)
West	CR/CR with Dry Overlay and R-7.5(A)	<u>Single Family</u>

Land Use Compatibility:

The area of request is currently zoned R-7.5(A) Residential District and is undeveloped. The property is owned by the immediately adjacent Las Huastecas restaurant to the west and the applicant intends to construct additional parking that can be accessed from the existing parking area on the west side of the existing restaurant building on the approximately 15,769 square foot property.

The zoning is predominately R-7.5(A) to the south, east, and west of the property and mainly single family uses. Immediately to the east of the property is an institutional use – Iglesia Adventista del Séptimo Día Hispana de East Dallas /East Dallas Spanish Seventh-day Adventist Church. Immediately to the north is CR Community Retail District and is developed with the property owner’s Las Huastecas restaurant. With a mix of residential and neighborhood serving retail and personal service uses - adjacent to the north and along Military Parkway and within the immediate area, rezoning to the lesser intensive NS(A) Neighborhood Services District, the additional parking could serve the patrons of the restaurant in the neighborhood and southern region while ensuring compatibility of development standards for the adjacent residential. The property is also separated from nearby residential by a 20-foot alley. For these reasons, staff finds the applicant’s requested zoning change to the NS(A) District that would also require adjacent residential buffering, screening, landscaping, and setbacks to be compatible with the Community Residential placetype character designation of the Comprehensive Plan.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current R-7.5(A) Residential District and the proposed NS(A) Neighborhood Services District for comparison.

District	Setback		Density/ FAR	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5' SF Other: 10'/15'	N/A	30'	45% Resid. 25% Otherwise	Min. Lot Size, Electrical Service for SF	Agricultural, Institutional and Community Services, Recreational, Utility and Public Service Uses
Proposed: NS(A)	15'* 25' BFC	20' adj. to resid., including alleys Otherwise: 0'	N/A 0.5	35' Hip, Gable, Gambrel Roof; otherwise, 30' (unless restricted by RPS)	40%	RPS, Visual Intrusion *Block Face Continuity	Agricultural, Institutional and Community Service, Recreation, Resid. (College, Dorm, Fraternity, Sorority), Retail and Personal Service, Utility and Public Service

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts and proposed deed restrictions.

LEGEND

•	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, 51A-4.204, 51A-4.209, 51A-4.213

	Existing	Proposed
Use	R-7.5(A)	NS(A)
AGRICULTURAL USES		
Crop production	•	•
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Catering service		
Commercial bus station and terminal		
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		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
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		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or adult care facility	★	•
Church	•	•
College, university, or seminary	S	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		
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school		R
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		S
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		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Bail Bonds		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
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		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Massage Parlors		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		S
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Tattoo or body piercing studio		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	S	S

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office		S
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		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
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		
Office showroom/warehouse		
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		
Accessory Use	R-7.5(A)	NS(A)
Warehouse		
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		
Home occupation		
Medical/infectious waste incinerator		

	Existing	Proposed
Use	R-7.5(A)	NS(A)
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)	•	

Landscaping:

The site is undeveloped. Any future development of the property and paving for parking areas 2,000 square feet or greater would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

Under the requested NS(A) Neighborhood Services District, the applicant proposes to construct an additional parking area for the existing Las Huastecas restaurant.

At permitting, the applicant would be required to comply with the current standard parking regulations per the Dallas Development Code.

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 “H” MVA area. The site is completely, surrounded by the “H” MVA area to the north, south, east, and west immediately adjacent to the site and beyond.

Z-25-000215

List of Officers

Larai Homes, LLC

Nenidia Robles, Director 1

Manuel Guillen, Director 2

Fanny E Smith, Director 3

Valeria Guillen, Director 4

CPC Action
19 February 2026

Motion: It was moved to recommend **approval** of an NS(A) Neighborhood Service District on property zoned R-7.5(A) Residential District, on the west line of Urban Avenue, south of Military Parkway.

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

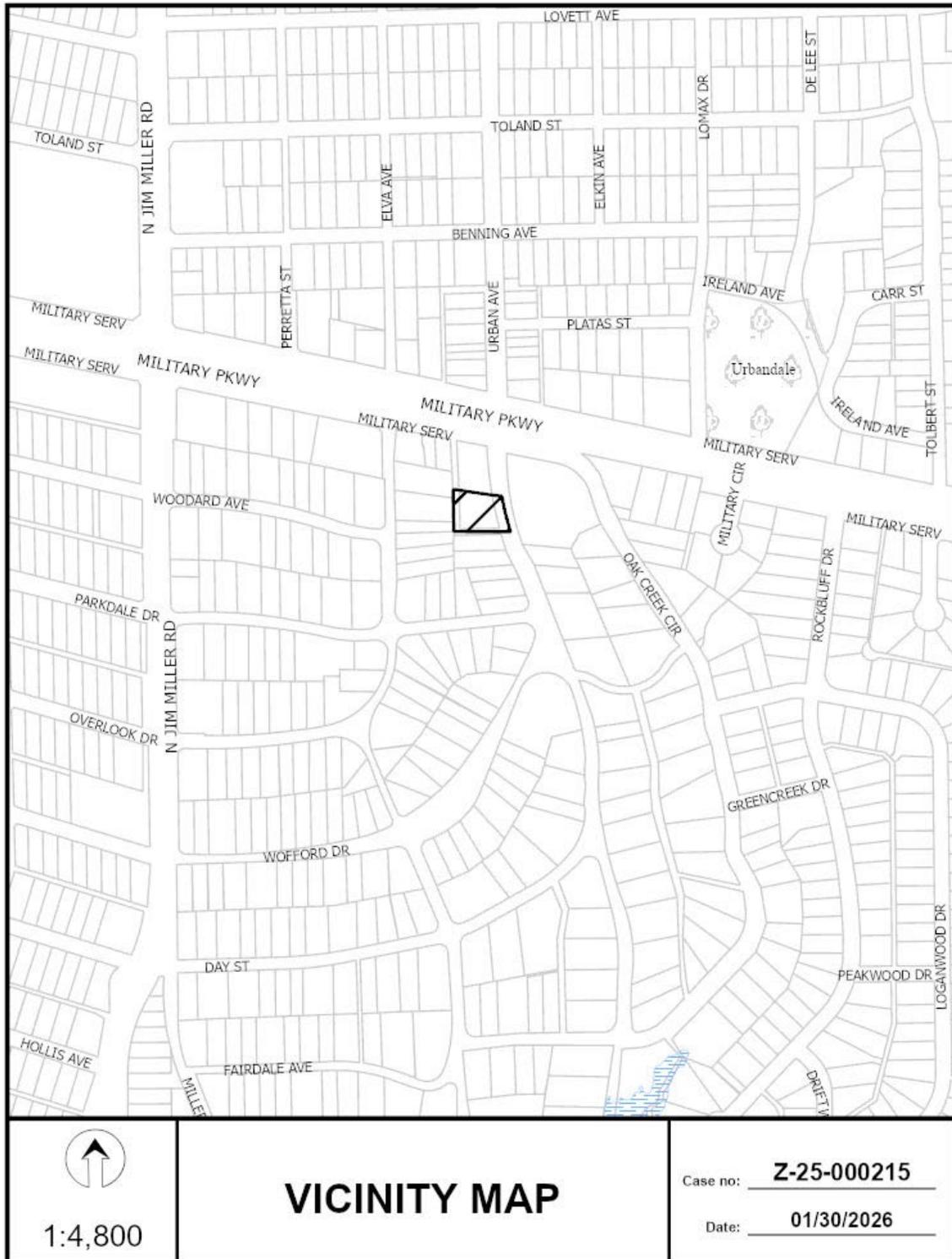
For: 13 - Sims, *Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Forsyth, Koonce
Vacancy: 0

**Out of room, shown voting in favor

Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 0

Speakers: None



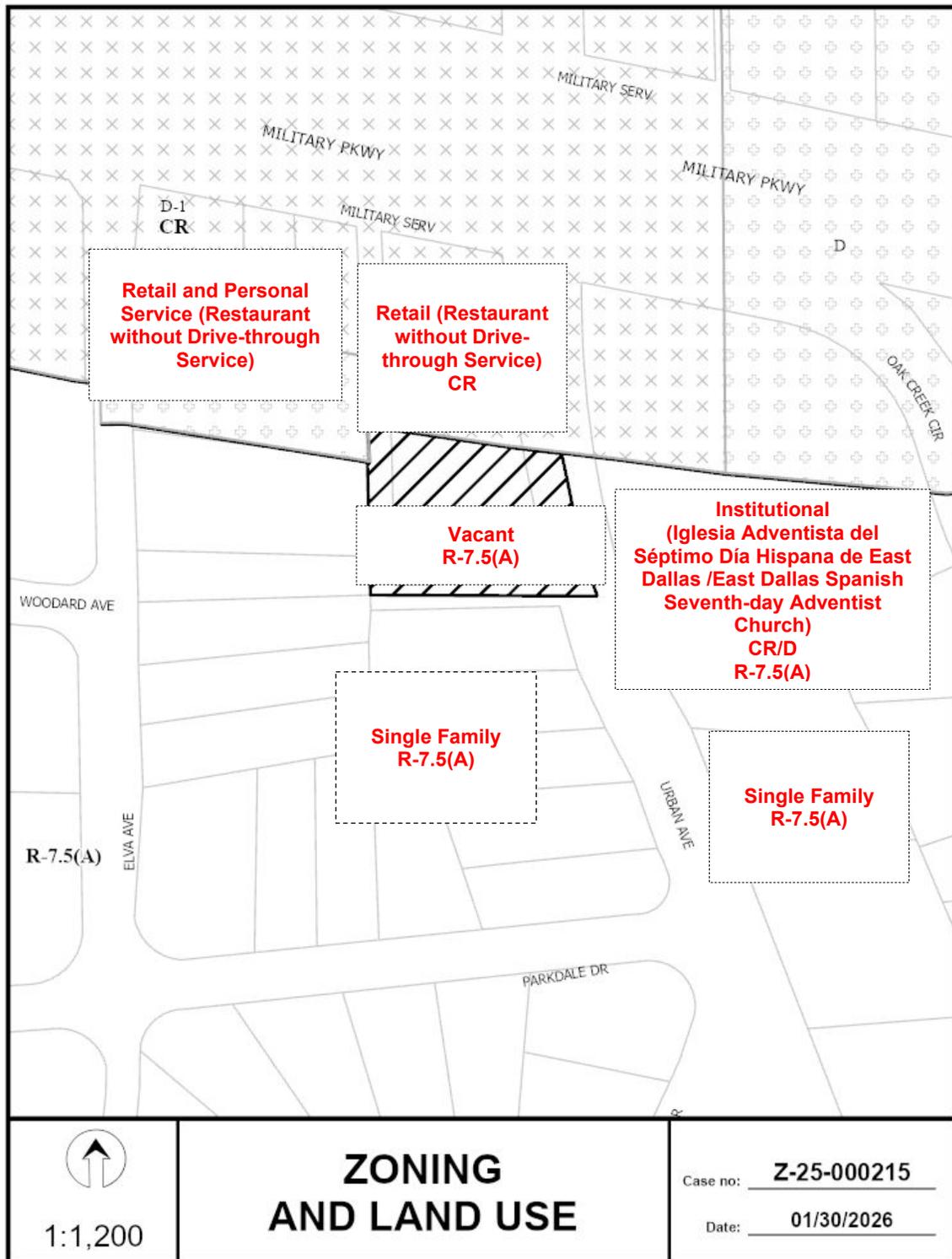


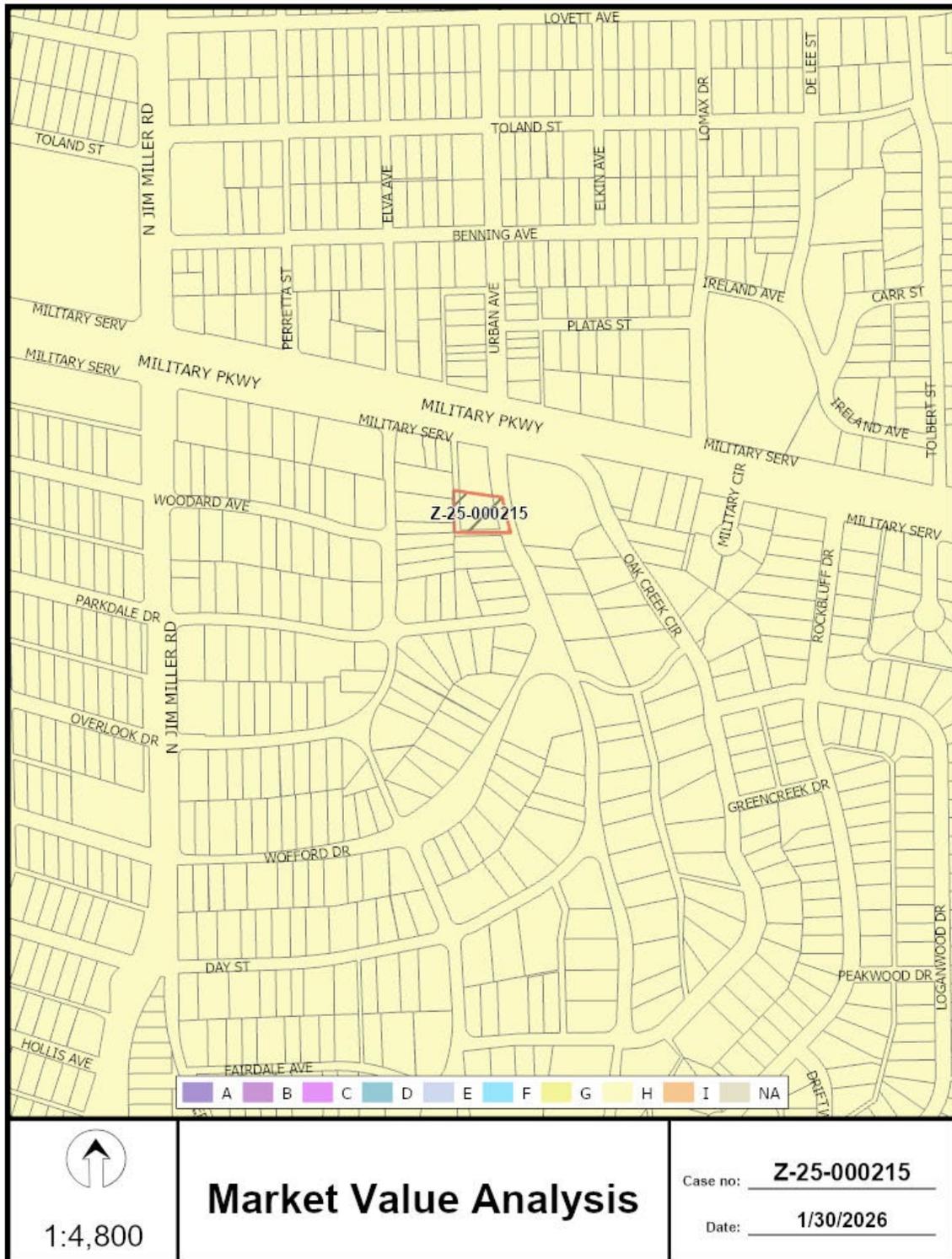
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AERIAL MAP

Case no: Z-25-000215

Date: 01/30/2026







<u>21</u>	Property Owners Notified (21 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/19/2026</u>	Date

Z-25-000215
CPC



1:1,200

02/18/2026

Reply List of Property Owners

Z-25-000215

21 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7124 MILITARY PKWY	ROBLES NENIDIA
	2	7102 MILITARY PKWY	GOMEZ JOSHUA
	3	7110 MILITARY PKWY	BALLAS PROPERTIES LLC
	4	7108 MILITARY PKWY	RODRIGUEZ ROJELIO M &
	5	3914 ELVA AVE	NICHOLS ROBEN
	6	3910 ELVA AVE	DAVALOS ALEJANDRO &
	7	3902 ELVA AVE	Taxpayer at
	8	3822 ELVA AVE	CHAVEZ FELIX A
	9	3814 ELVA AVE	GALVAN JOSE S &
	10	3818 ELVA AVE	MORALES JOSE F IBARRA &
	11	7103 PARKDALE DR	ARRONA MANUEL CALVILLO
	12	7115 PARKDALE DR	WEIMER ZACHARY
	13	7111 PARKDALE DR	AYALA ELVIRA
	14	3807 URBAN AVE	VELAZQUEZ GILBERTO & ANASTACIA
	15	7119 PARKDALE DR	BOTELLO ADAN JR & PATRICIA
	16	3811 URBAN AVE	CASTILLO VICTOR MANUEL
	17	3819 URBAN AVE	TOBAR EUNICE
	18	3815 URBAN AVE	DIAS FILBERTO RAMIREZ &
	19	3814 URBAN AVE	SOTO OFELIA
	20	3810 URBAN AVE	CASTRO ALFREDO & ELOISA
	21	7200 MILITARY PKWY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS