

**FILE NUMBER:** Z-25-000223                      **DATE FILED:** December 29, 2025

**LOCATION:** North line of Rylie Crest Drive, between Garden Grove Drive and Seagoville Road.

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 14,157 Square Feet                      **CENSUS TRACT:** 481130171011

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**OWNER:** Song Soon and Hyun Park

**APPLICANT:** Ryan Kim / Beacon Projects

**REQUEST:** An application for NS(A) Neighborhood Service District on property zoned R-10(A) Residential District.

**SUMMARY:** The purpose of the request is to allow a driveway on the property to access proposed office, nursery, and restaurant without drive-through uses.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-10(A) Residential District and is undeveloped (approx. 14,7157 square feet in total size).
- The southern portion of the property – not included in this request - and the surrounding area to the south and west are also zoned R-10(A) Residential District and are developed with single family homes.
- The property immediately adjacent to the north of the zoning request is also owned by this property owner and is currently zoned CR Community Retail District with deed restrictions DR Z089-277 and is undeveloped. This is the location that the property owner intends to develop with office, nursery, garden shop, or plant sales and restaurant without drive-through service uses. These uses are allowed by-right in the CR Community Retail District and are not part of this request. The property immediately adjacent to the east and northeast is zoned CR Community Retail District and is undeveloped and developed with commercial uses, respectively.
- The subject property included in this request would allow a driveway to provide access from Rylie Crest Drive and parking area on the south side of the proposed office, tree nursery and restaurant without drive-through service uses. Generally, commercial uses cannot have access through residential zoning, even under the same ownership. The northern portion of the area of request that runs east-west is approximately 30 feet deep, and the southern portion that runs north-south is approximately 40 feet wide.
- The property would be subject to the required 20' landscape buffer immediately to the south adjacent to the residential district. 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 Service District to allow a driveway to access the proposed office, nursery, and restaurant without drive-through service for the property immediately adjacent to the north.

**Zoning History:**

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

**Thoroughfares/Street:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Rylie Crest Drive	RC – Residential Collector	60'

**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.

**Transit Access:**

There are no transit services located within ½ mile of the site.

**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.

**Other Contextual comments related to long-range plan**

## **Area Plans**

I-20 Freeway Corridor Land Use Plan was adopted by City Council in March, 1999 to address future economic development, transportation, public utility and other public-private partnerships along this major corridor.

The plan area boundary is generally located along the western boundary of I-20 from Houston School Road to the eastern boundary of Beltline Road and extends approximately 1/8 to 1/2 mile on either side of the freeway and is comprised of three subdistricts along the corridor.

The plan identifies redevelopment opportunities, potential development impacts, and provides recommendations on neighborhood concerns and planning issues. The recommendations include identification of funding sources for such planning and coordination.

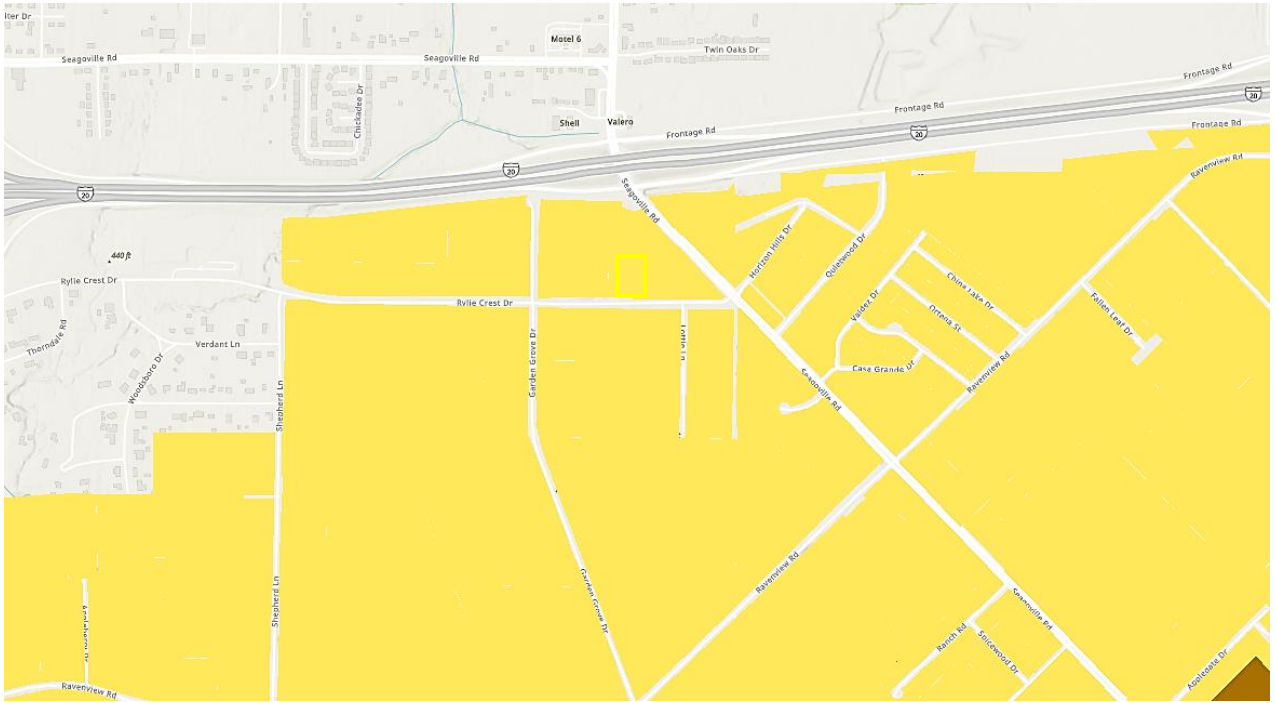
The purpose of the three subdistricts that were formed was to review existing land use and zoning, identification of inconsistencies with respect to land uses, nonconforming land uses and to offer possible policies and recommendations.

This major corridor within the City of Dallas is part of the super-highway designated by the North American Free Trade Agreement (NAFTA) that offers a direct transportation access route to the Port of Houston. This direct freeway access from I-20 to I-35 renders this corridor a desirable location for distribution and manufacturing company location and relocations within South Dallas.

This strategic location was identified as part of Dallas' Global Center providing affordable access to international markets and Foreign Trade Zones. Project assets at the time of the Plan included: 1) Southport Center; 2). University of North Texas (UNT); 3). Planned Development District No. 304; 4). Dallas Morning News; and 5). Bonnie View Industrial, Ltd.

## **Planning Narrative Response**

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about driveway access for a proposed office, tree nursery and restaurant without drive-through service development.



## 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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A)	Undeveloped
<b>North</b>	CR D.R. Z089-277	Undeveloped
<b>Northeast</b>	CR / D-1 D.R. Z012-270	Commercial (Pro Star Rental of Dallas)
<b>East</b>	CR D.R. Z167-375	Undeveloped
<b>South</b>	R-10(A)	Undeveloped
<b>West</b>	R-10(A)	Single Family

**Land Use Compatibility:**

The area of request is currently zoned R-10(A) Residential District and is undeveloped. The property is owned by the immediately adjacent undeveloped property to the south also zoned R-10(A) Residential District and the undeveloped property zoned CR Community Retail District to the north. The applicant intends to construct a driveway that can be accessed from Rylie Crest Drive on the south side of the property immediately adjacent to the north owned by this property owner to access the proposed office, tree nursery and restaurant without drive-through service uses. The proposed driveway from Rylie Crest Drive will also be immediately adjacent to the east of the property also owned by this property owner that is undeveloped and zoned R-10(A).

The zoning is predominately zoned R-10(A) to the south and west of the property and mainly single family uses. Immediately to the east and northeast of the property is zoned CR Community Retail District and undeveloped and a commercial use, respectively – Pro Star Rental of Dallas. The narrow strip of the subject property to the lesser intensive NS(A) zoning will accommodate the proposed driveway to access the more intensive existing CR Community Retail District from Rylie Crest Drive and will serve as a buffer from the R-10(A) Single Family District immediately adjacent to the south also owned by this property owner. Rezoning to the lesser intensive NS(A) Neighborhood Service District allowing the driveway and parking for the proposed office, tree nursery and restaurant without drive-through services will allow the office, retail and restaurant development that could serve the patrons in the neighborhood while ensuring compatibility of development standards for the adjacent residential, such as buffering and screening and residential adjacency standards. The 20 foot side and rear setbacks required by the NS(A) would, for the most part, mean structures could not be built on the area of request, while drives and parking could be built, albeit with required buffering and screening. 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-10(A) Residential District and the proposed NS(A) Neighborhood Service District for comparison.

District	Setback		Density/ FAR	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-10(A)	30'	6' SF Other: 10'/15'	N/A / N/A	30'; no max. stories	45% Resid. 25% Otherwise	Min. Lot Size (10,000 sq ft), 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

Use	Existing	Proposed
	R-10(A)	NS(A)
<b>AGRICULTURAL USES</b>		
Crop production	•	•
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
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		
<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		

	Existing	Proposed
Use	R-10(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
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
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
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
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-10(A)	NS(A)
Office		•
<b>RECREATION USES</b>		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>		
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-10(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		
<b>TRANSPORTATION USES</b>		
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
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	S	S

	Existing	Proposed
Use	R-10(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		
<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		
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		
<b>Accessory Use</b>	<b>R-10(A)</b>	<b>NS(A)</b>
Warehouse		
Community center (private)	S	
Day home		
Game court (private)		
General waste incinerator		
Helistop		
Home occupation		
Medical/infectious waste incinerator		

	Existing	Proposed
Use	R-10(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 the driveway and 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 Service District, the applicant proposes to construct a driveway and parking area for the proposed office, tree nursery and restaurant without drive-through service for the immediately adjacent property to the north.

At permitting, the applicant would be required to comply with the current standard parking regulations per the Dallas Development Code for the proposed development that is not included in this request.

**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 and all surrounding properties are in a “G” MVA area.

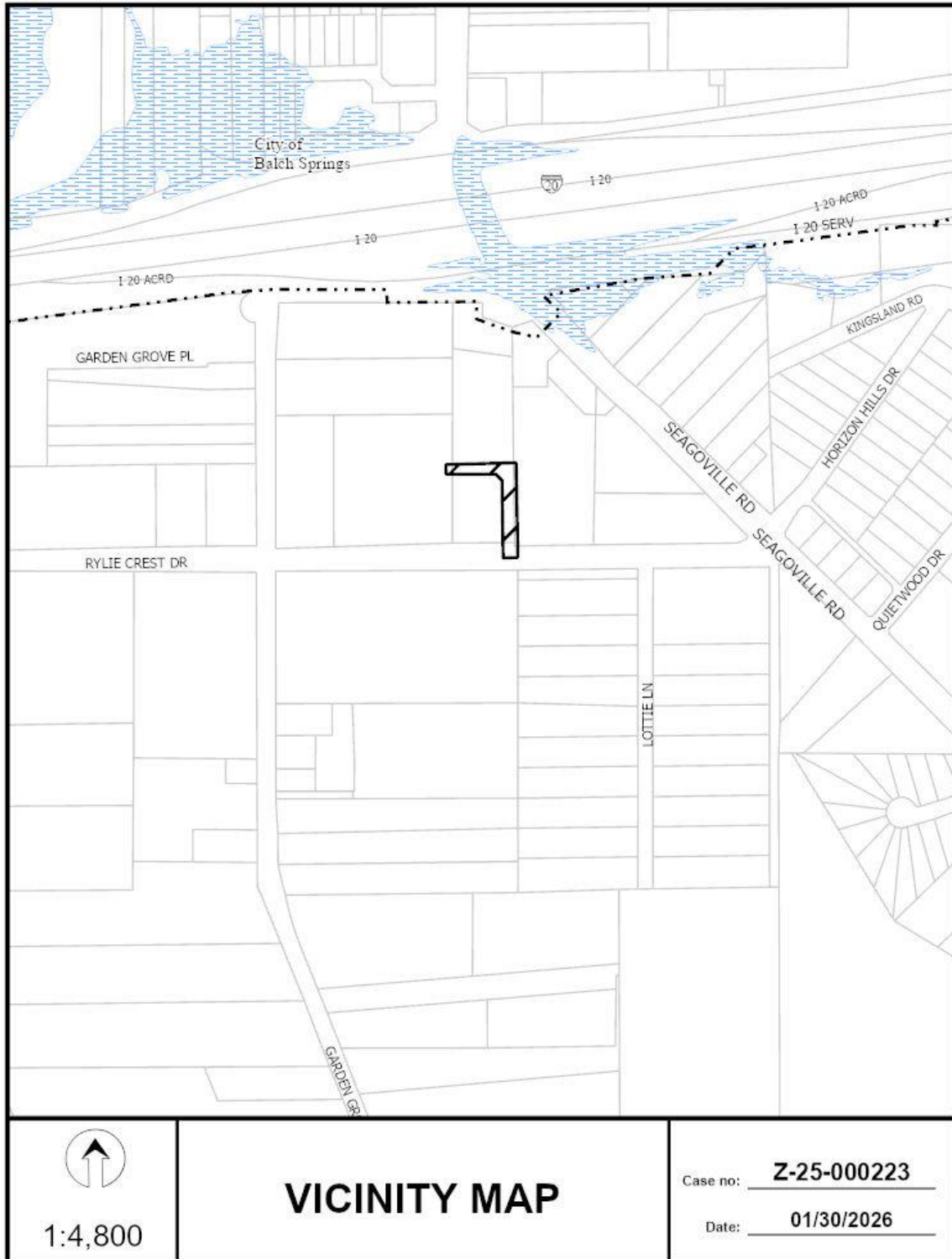
Z-25-000223

## List of Partners

### Individuals:

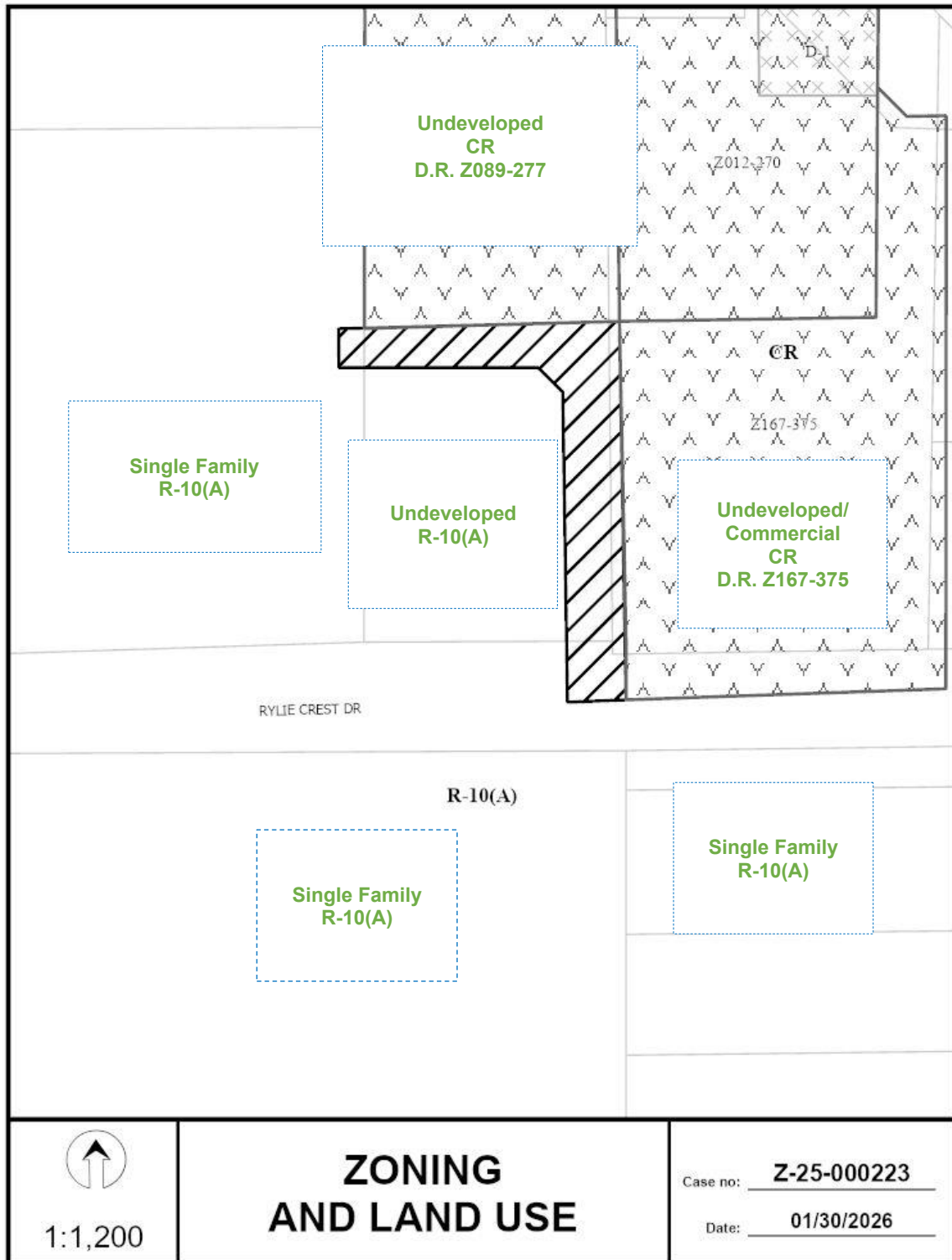
Soon Sun Song – Owner

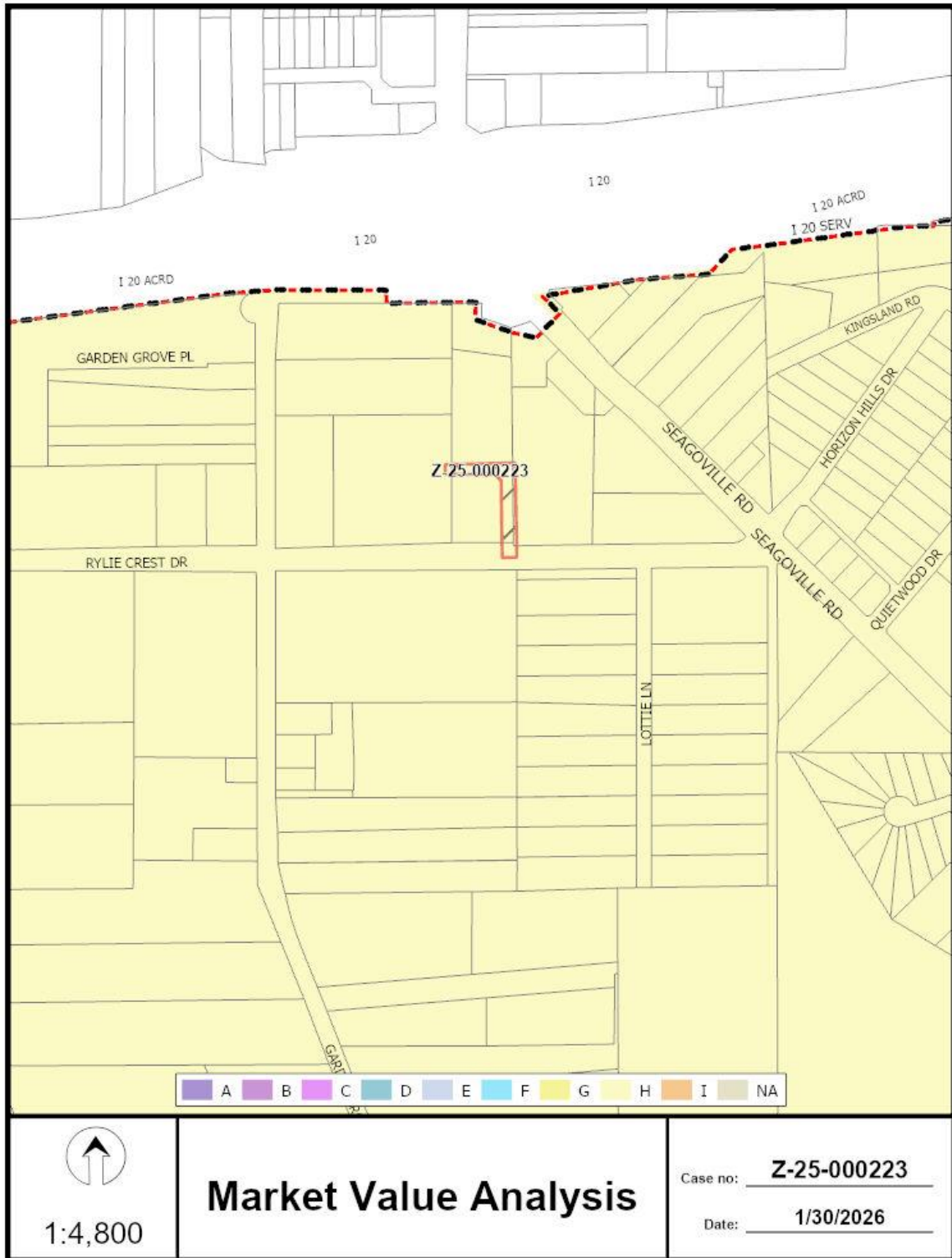
Hyun Jin Park - Owner

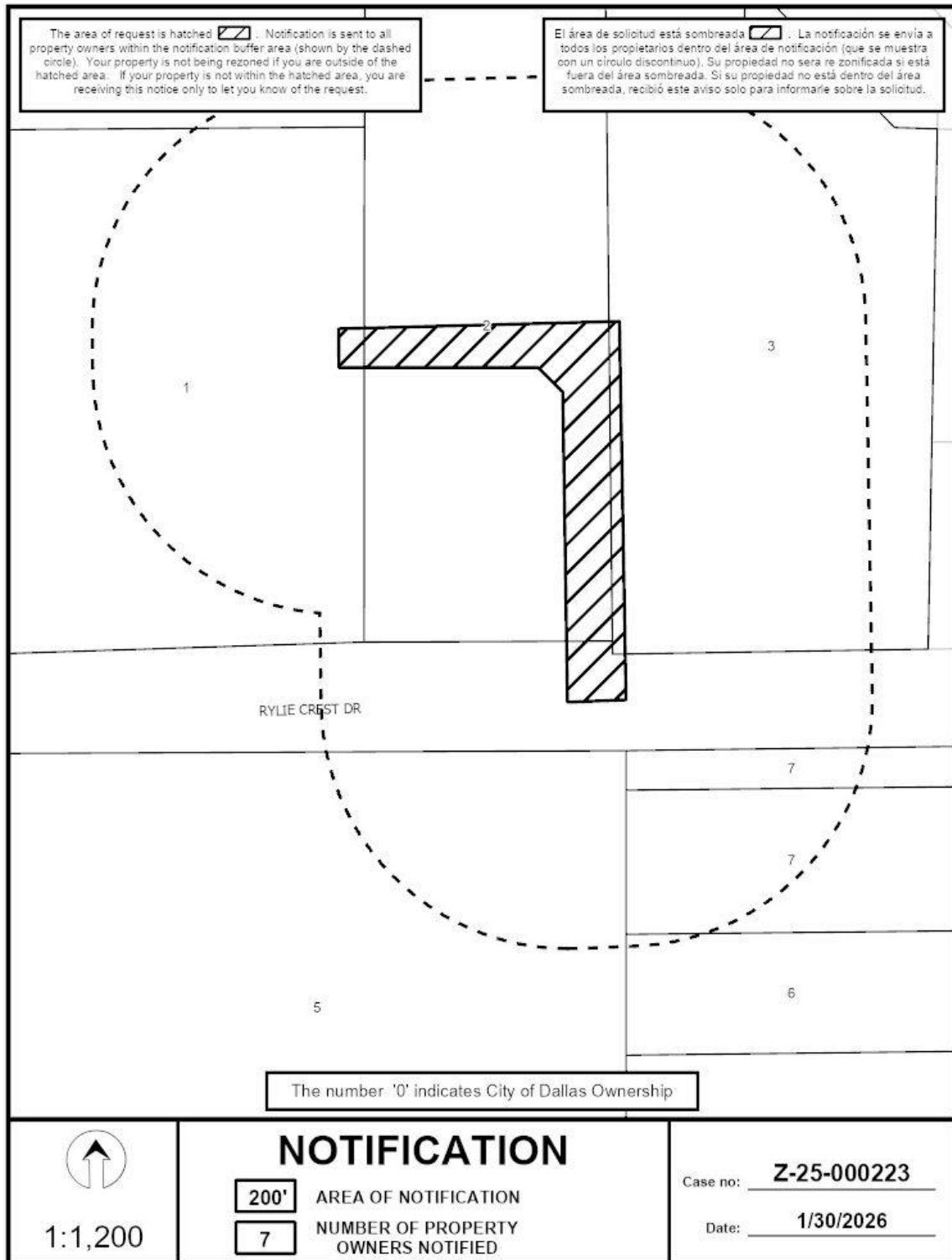




 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000223</u> Date: <u>01/30/2026</u>
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Z-25-000223

01/30/2026

## ***Notification List of Property Owners***

**Z-25-000223**

***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11700 GARDEN GROVE DR	LOPEZ ROGELIO
2	13300 SEAGOVILLE RD	SONG SOON S &
3	13400 SEAGOVILLE RD	DRAKE PROSTAR DALLAS LLC
4	11710 GARDEN GROVE DR	FUENTES LUIS R & SOFIA
5	11802 GARDEN GROVE DR	GREEN CHRISTINA JOANN
6	1115 LOTTIE LN	GARZA JORGE &
7	1109 LOTTIE LN	GRANADOS JOSE J & IRMA M