

**CITY PLAN COMMISSION**

**THURSDAY, FEBRUARY 5, 2026**

**Planner: Mona Hashemi**

**FILE NUMBER:** Z-25-000191

**DATE FILED:** November 6, 2025

**LOCATION:** South line of E. Illinois Avenue, west line of Mayforge Drive

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** 6.274 acres

**CENSUS TRACT:** 481130086031

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**REPRESENTATIVE:** Nikki Moore, Land Development Consultant

**APPLICANT:** Jared Westmoreland, DFW Land Holdings

**OWNER:** Jim Richardson

**REQUEST:** An application for CR Community Retail District on property zoned NS(A) Neighborhood Service District with existing deed restrictions Z101-138.

**SUMMARY:** The purpose of the request is to allow a combination of CR-permitted uses in the site.

**STAFF**

**RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The parcel was previously developed as a charter school and has since been demolished and it is now vacant.
- The applicant plans to subdivide the parcel into separate commercial properties for a quick service restaurant, convenience store with fuel, full service automated carwash, and other commercial uses.
- To accomplish this, they request rezone to Community Retail where the quick service restaurant and carwash uses are allowed.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
East Illinois Avenue	Principal Arterial	100
Mayforge Drive	Local Street	--

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that a Traffic Impact Analysis (TIA) will be required and reviewed through the platting process with submittal of full engineering plans. Revisions will be necessary to remove the proposed driveway access from Illinois Avenue. Additional items related to right-of-way dedication and TxDOT permitting will remain pending and will be evaluated as part of the full engineering review to ensure compliance with City standards.

**Transit Access:**

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

**DART Bus Routes:**

114

**STAFF ANALYSIS:**

**Comprehensive Plan:**

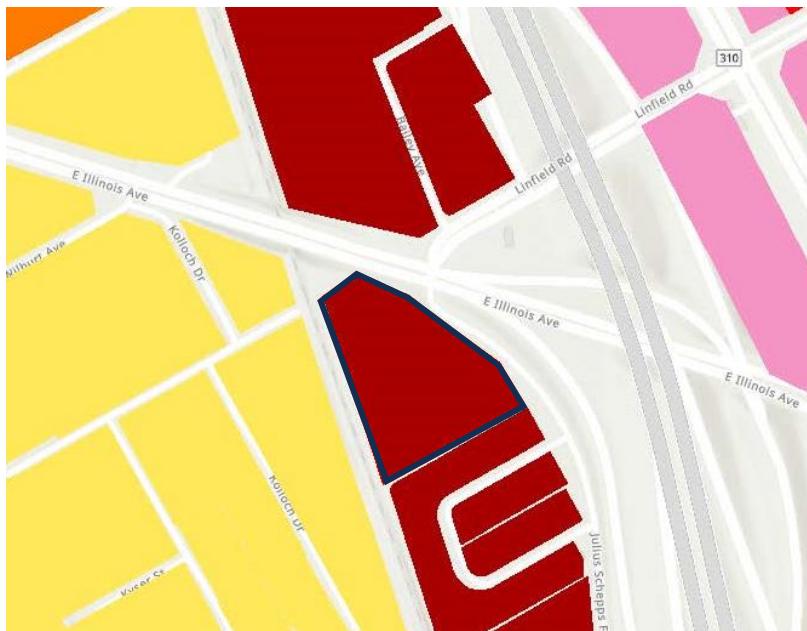
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the **Regional Mixed-Use Placetype**:

Regional Mixed-Use areas are intended to function as high-density activity centers that integrate residential, commercial, office, lodging, and mixed-use development in proximity to major transportation corridors. These areas support a broad range of primary uses, including apartments, mixed-use development, lodging, commercial, and office, with supporting uses such as civic, institutional, open space, and light industrial. The purpose of this placetype is to create vibrant, regionally significant hubs for living, working, and shopping, supported by high levels of accessibility and visibility.

The proposed commercial redevelopment is consistent with the land use framework and intent of the Regional Mixed-Use placetype, as it introduces region-serving retail and service uses at a major roadway intersection and freeway frontage. Therefore, the request is consistent with the ForwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.





## Land Use

	Zoning	Land Use
Site	NS Neighborhood Services	Vacant
Northeast	IM Industrial manufacturing; R-5(A)	Undeveloped
Southeast	R-5(A)	Single family
Southwest	R-7.5(A)	Single family, Vacant
Northwest	IR Industrial Research	Undeveloped

### Land Use Compatibility:

The subject site is located along E. Illinois Avenue east of Julius Schepps Freeway and is currently vacant, having previously been developed with a charter school that has since been demolished. The property is immediately adjacent to the freeway corridor and is influenced by its access, visibility, and traffic volumes.

Surrounding land uses include single-family residential neighborhoods and undeveloped R-5(A) and R-7.5(A) properties to the south and west, and industrial/manufacturing and research uses to the north and east. The site functions as an edge condition between lower-intensity residential areas and higher-intensity employment and transportation-oriented uses associated with the regional freeway corridor.

The applicant proposes to subdivide the tract for commercial uses including a quick-service restaurant, convenience store with fuel, a full-service automated carwash, and other retail services, and requests rezoning to Community Retail to accommodate these uses. Given the site's arterial access on E. Illinois Avenue, proximity to the freeway interchange, and separation from nearby residential neighborhoods by roadway infrastructure and open space, the proposed commercial development provides an appropriate transition between neighborhood-scale residential uses and more intensive regional-serving uses. The proposed scale of CR Community Retail District is also more in line with the placetype of Regional Mixed Use than is NS(A) Neighborhood Service District.

Staff finds the requested Community Retail zoning to be compatible with the surrounding land use pattern and appropriate for a site located along a major arterial near a freeway interchange, while remaining sensitive to adjacent residential areas.

## Development Standards

The following is a comparison chart of the development standards for the current NS(A)Neighborhood Service District and the proposed CR Community Retail District.

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: NS(A) Neighborhood Service	15'	20' adjacent to residential OTHER: No Min.	30' 2 stories	0.5 FAR	40%		Retail & personal service, office
Proposed: CR Community Retail	15'	20' adjacent to res OTHER: No min.	54' 4 stories	0.75 FAR overall 0.5 office	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

## Land Use Comparison

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

### 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
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

Use	Existing	Proposed
<b>AGRICULTURAL USES</b>	NS	CR
Animal production		
Commercial stable		
Community garden		
Crop production	•	•
Market garden		

	Existing	Proposed
Use	NS	CR
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		R
Bus or rail transit vehicle maintenance or storage facility		
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 [3,500 sf or less.]		
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>		
Cemetery or mausoleum	S	S
Child or Adult care facility	•	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S

Use	Existing	Proposed
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		•
Foster home		
Halfway house		
Hospital		S
Library, art gallery, or museum	•	•
Open enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
Surface accessory remote parking		
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		S
Lodging or boarding house		S
Overnight general purpose shelter		★
Short-term rental lodging		
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign	S	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		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	•	•
Private recreation center, club, or area	•	•
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		
Live-work unit. [Only one dwelling unit per lot.]		

Use	Existing	Proposed
NS	CR	
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		D
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	•	•
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		D
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	•	• DR

Use	Existing	Proposed
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Tobacco shop		
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		
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	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		

Use	Existing	Proposed
	NS	CR
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
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		
Warehouse		

### **Parking:**

Any proposed use would require parking in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

### **Landscaping:**

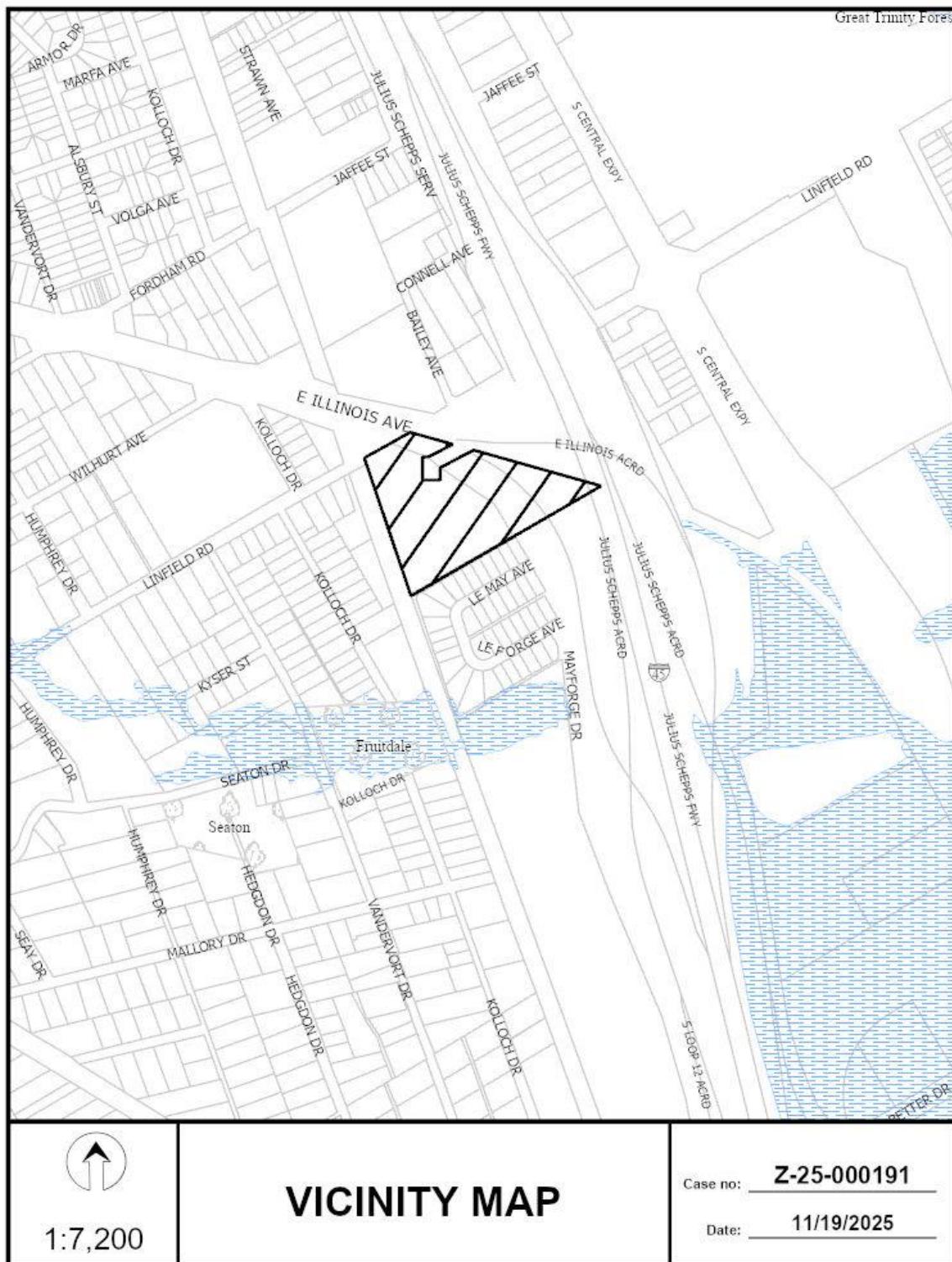
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

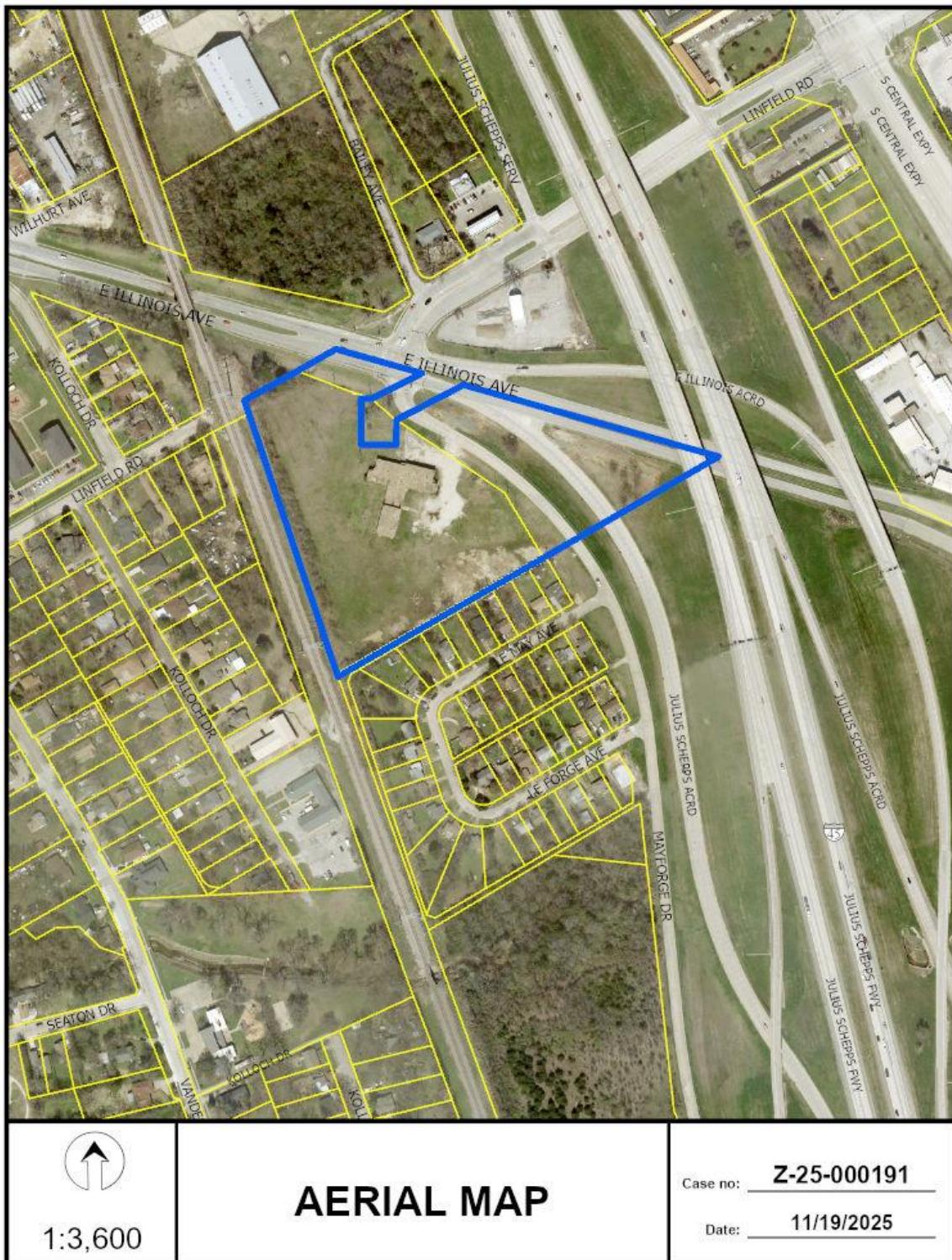
### **Market Value Analysis:**

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 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.

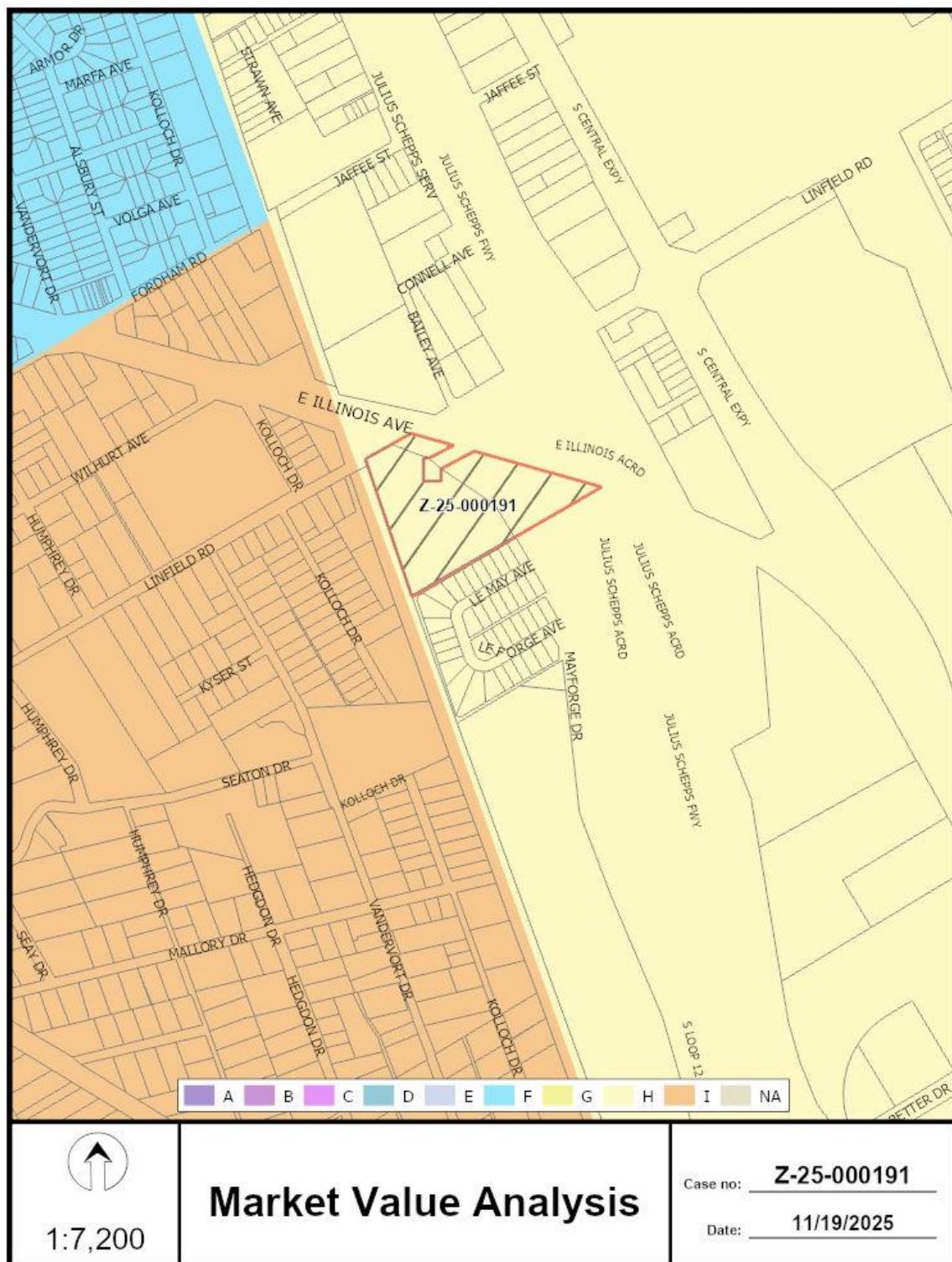
**List of Officers**

Jim Richardson - 3820 ILLINOIS LLC.









The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

The number '0' indicates City of Dallas Ownership

 1:3,600	<b>NOTIFICATION</b> <b>400'</b> AREA OF NOTIFICATION <b>65</b> NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>Z-25-000191</b> Date: <b>11/19/2025</b>
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11/19/2025

***Notification List of Property Owners*****Z-25-000191*****65 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3820 E ILLINOIS AVE	3820 ILLINOIS LLC
2	3907 LINFIELD RD	FREELING JEAN R
3	3907 LINFIELD RD	FREELING JEAN R &
4	3915 LINFIELD RD	VICTRON STORES LP
5	3801 E ILLINOIS AVE	RK ROBINSON LP
6	4100 BASCOM LN	PATEL MAHESH K & JASU M
7	4100 BASCOM LN	SHREE JALARAM REV TR THE
8	3820 E ILLINOIS AVE	SMITH FAMILY CEMETERY
9	3803 LEMAY AVE	TEXAS CENTRAL RAILROAD &
10	3807 LEMAY AVE	Taxpayer at
11	3815 LEMAY AVE	CHAMPION FAMILY DEVELOPMENT
12	3819 LEMAY AVE	MCGEE JEANNETTA &
13	3823 LEMAY AVE	ORTEX HOMES LLC
14	3827 LEMAY AVE	BROWN VILA MARIE &
15	3901 LEMAY AVE	ENECON CONSTRUCTION LLC
16	3907 LEMAY AVE	Taxpayer at
17	3911 LEMAY AVE	Taxpayer at
18	3915 LEMAY AVE	FUENTES JUAN GABRIEL VENTURA
19	3919 LEMAY AVE	GIL EDITH ALONSO &
20	3923 LEMAY AVE	TBF REAL ESTATE INC
21	3922 LEMAY AVE	Taxpayer at
22	3910 LEMAY AVE	BAHENA JORGE ANTONIO B &
23	3824 LEMAY AVE	NARVAEZ MARIA B GUARDIOLA
24	3818 LEMAY AVE	DYNAMIC DEVELOPMENT INTERESTS LLC
25	3817 LE FORGE AVE	CHANCE GARY & FELICIA
26	3903 LE FORGE AVE	BOYKIN CYNTHIA

11/19/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3907 LE FORGE AVE	Taxpayer at
28	3911 LE FORGE AVE	TOPLETZ INVESTMENTS
29	3915 LE FORGE AVE	SANDERS LEE ELLEN
30	3919 LE FORGE AVE	WEIXELBAUM INVESTMENT GROUP LLC
31	3923 LE FORGE AVE	FALCON APOLINAR
32	3540 WILHURT AVE	AMERISOUTH XXXVII LTD
33	3506 LINFIELD RD	STEPHNEY TAMARA SUSANNE
34	3500 LINFIELD RD	ROMERO LILIANA
35	4310 KOLLOCH DR	SMITH JUAN D & JULIET L
36	4314 KOLLOCH DR	EDWARDS CAROLYN
37	4318 KOLLOCH DR	ROMEROARANDA NAPOLEON &
38	4322 KOLLOCH DR	STANLEY BETTYE EST OF
39	4326 KOLLOCH DR	WEBB T C SR
40	4330 KOLLOCH DR	WARREN THEODIS JR
41	4336 KOLLOCH DR	GIVENS PEGGIE J EST OF
42	4346 KOLLOCH DR	Taxpayer at
43	3516 LINFIELD RD	HEGGINS OLLIE M EST OF
44	3514 LINFIELD RD	WANG RUOLI
45	3518 LINFIELD RD	STANSBURY L R
46	3518 LINFIELD RD	CARSON CHARLES
47	4325 KOLLOCH DR	DUNN GLENNIE
48	4329 KOLLOCH DR	SANTOS MARCO ANTONIO JUAN
49	4331 KOLLOCH DR	PUGA YESSENIA
50	4337 KOLLOCH DR	VALADEZ ANA ARCELIA & JUAN ROJAS &
51	4341 KOLLOCH DR	CAMPBELLMCgary SONIA
52	4345 KOLLOCH DR	HAYES SHAWN & IRMA
53	3503 LINFIELD RD	Taxpayer at
54	4222 KOLLOCH DR	Taxpayer at
55	4212 KOLLOCH DR	SMITH ALEXIS &
56	4208 KOLLOCH DR	PADILLA ANA BELLA
57	4204 KOLLOCH DR	RAMOS FREDERIK PACHECO &

11/19/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3515 LINFIELD RD	GUEL RODOLFO
59	4359 KOLLOCH DR	SCOTT BERNICE
60	4355 KOLLOCH DR	CHAIRES MARIA &
61	7825 S CENTRAL EXPY	TEXAS STATE OF
62	4350 KOLLOCH DR	CHURCH OF REVELATION
63	4360 KOLLOCH DR	FRIENDSHIP MISSIONARY
64	2300 AL LIPSCOMB WAY	BNSF RAILWAY
65	2300 AL LIPSCOMB WAY	BNSF RAILWAY