

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****Planner: Michael Pepe****FILE NUMBER:** Z245-216(LC) / Z-25-000099 **DATE FILED:** April 21, 2025**LOCATION:** Northwest corner of N. Masters Dr and Bruton Rd.**COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 11,829 sqft **CENSUS TRACT:** 48113012000

REPRESENTATIVE: Nazir Moosa**OWNER:** Masters Dr Retail LLC**APPLICANT:** Anand Gupta**REQUEST:** An application for the termination of deed restrictions DR Z834-293, with consideration of an NS(A) Neighborhood Service District on property zoned CR Community Retail District with deed restrictions DR Z834-293.**SUMMARY:** The purpose of the request is permit the use of a motor vehicle fueling station.**STAFF****RECOMMENDATION:** Approval of 1) NS(A) Neighborhood Service District and approval of 2) termination of deed restrictions.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District with deed restrictions Z834-293
- This lot has frontage on Masters Drive and Bruton Road.
- The purpose of the request is to remove the deed restrictions to permit a motor vehicle fueling station and small retail uses, both of which are limited by the existing deed restrictions.
- A typical CR District would **not** be appropriate adjacent to residential uses. Light retail uses would be appropriate within walking distance of the existing residential uses.
- The property has existing deed restrictions Z834-293 established in 1985 as the site was rezoned from R-7.5 to GR General Retail District. Because of this, the document contains terms from the 1965 zoning code, which now carry over to terms from the 1987 code when GR Districts became CR Districts. The deed restrictions include the following provisions:
 - Prohibiting the uses of drive-in restaurant (now called restaurant with drive-in or drive-through service), service station (now called motor vehicle fueling station), and multiple family (now called multifamily, previously permitted in commercial districts such as GR).
 - Specifying the yard lot and space of the site would conform with the 1965 NS Neighborhood Service District and listing them within the DR document, which override the standards of the 1987 district NS(A).
 - Specifying a 6 foot concrete or masonry wall must be maintained along the north and west property line.

Zoning History:

There has been 1 zoning case in the area of notification in the last five years.

1. Z212-167 On June 8 2022, the City Council moved for deny without prejudice for an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Lewiston Avenue

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
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Bruton Rd	Principal Arterial	100' ROW Bike Plan
Masters Dr	Minor Arterial	100' ROW Bike Plan

Traffic:

The Engineering Division of the Planning & Development Department has reviewed the request, had no objection and determined that it will not significantly impact the surrounding roadway system. Currently, the applicant does not propose any new construction. Staff will review engineering plans at permitting to comply with city standards.

Transit Access:

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

218, 220

STAFF ANALYSIS:**Comprehensive Plan:****Comprehensive Plan Consistency Review**

- 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 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

- As the area is planned for Community Residential, retail uses are not a primary use in this placetype. As a secondary use in the placetype, context-appropriate retail uses may be suitable. The locally oriented NS(A) District would permit a scale and intensity of uses more appropriate than the existing CR District. A downzoning alongside the termination of deed restrictions would reinforce Community Residential's call for "local commercial and office uses generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable

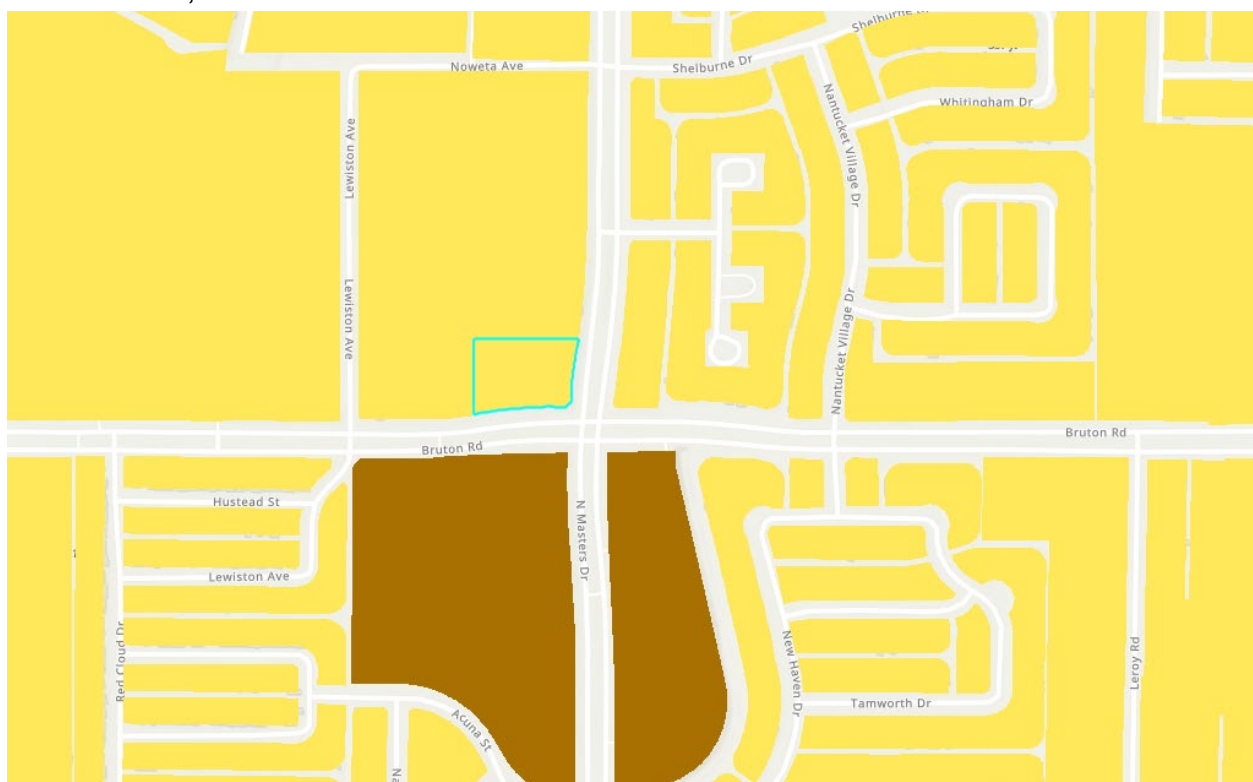
environments.” Walkable environments are not feasible without a mix of uses within walking distance.

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. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Subject Property Placetype(s) Community Residential

- The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. 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 CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



Land Use:

	Zoning	Land Use
Site	CR Community Retail District with DR Z834-293	Undeveloped
North	R-7.5(A) Single Family District	Single family
South	CR Community Retail District with a D-1 Liquor Control Overlay	Retail
East	TH-2(A) Townhouse District	Single family
West	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently undeveloped. Properties to the north and west include residential uses. To the east across Masters, there are additional residential uses under TH-2(A) zoning. South across Bruton Road, there is a larger retail complex.

The applicants proposed termination of deed restrictions is not appropriate without an accompanying change in zoning to a less intense district. Staff does not find a full CR Community Retail District appropriate adjacent to established residential uses. Staff's recommended NS(A) would be more appropriate as neighborhood scale retail, both with regard to uses permitted and development standards. The potential for uses such as auto service center, motor vehicle fueling station, and restaurant with drive through would not be appropriate on site adjacent to residential uses. NS(A) would not permit these uses. NS(A) would not permit the applicants specific proposed uses by right, but would be developable as a number of more appropriate uses without the burden of deed restrictions.

NS(A) is more in line with the Forward Dallas placetype of Community Residential, which calls for walkable neighborhoods, which is only possible with a degree of mixed uses.

The maximum height and footprint of an NS(A) district would be more appropriate than a CR district.

The deed restrictions included a restriction against multifamily uses, which were permitted in the district at the time. After September 1, 2025 the City of Dallas cannot enforce such a prohibition as long as the site remains commercially zoned.

Development Standards:

The following is a comparison chart of the development standards for the current CR District, the deed restricted standards, and the recommended NS(A) District.

District	Setback		Density	Height	Lot Cvrgr	Special Standards
	Front	Side/Rear				
Existing: CR Base DR Modified	15'* 25'	20' adj res Else: No min. 20' adj res Else: No min	0.5 office 0.75 all uses 0.5 office 0.75 all uses	54' 26' effective 24'	60% 40%	Proximity Slope Visual Intrusion
Staff Rec.: NS(A)	15'*	20' adj res Else: No min.	0.5 all uses	35' w/ slope 30' 26' effective	40%	Proximity Slope Visual Intrusion

*25' front setback would be effective on site due to blockface continuity with R-7.5(A)
 Either commercial district would be limited to 26' by RPS on site

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

★ Consult the use regulations in Section 51A-4.200

Use	Existing CR DR	Recommended NS(A)
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		
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		

Use	Existing CR DR	Recommended NS(A)
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		
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		
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	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	•
Foster home		
Halfway house		
Hospital	S	

Use	Existing CR DR	Recommended NS(A)
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
Public or private school		
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Attached non-premise sign.	S	S
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	D	
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	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		

Use	Existing CR DR	Recommended NS(A)
Multifamily	X	
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		
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 X	
Drive-In theater		
Dry cleaning or laundry store	•	•
Furniture store	•	
General merchandise or food store 3,500 square feet or less	• X Special	•
General merchandise or food store greater than 3,500 square feet	• X Special	
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	•	

Use	Existing CR DR	Recommended NS(A)
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	S
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use up to 1,000 sq. ft. in floor area		
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D X	
Surface parking		
Swap or buy shop	S	
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		
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		

Use	Existing CR DR	Recommended NS(A)
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		
Mounted cellular antenna		
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	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		

Use	Existing CR DR	Recommended NS(A)
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, as updated May 14, 2025, there is no off-street parking requirement for the proposed motor vehicle fueling station and general merchandise or food store uses.

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 “I” MVA area.

List of Partners

Masters Dr Retail LLC

Jasvinder Randhwa, Owner

Existing Deed Restrictions (Proposed to be terminated)

1. Multiple family uses, service stations, and drive-in restaurants as those terms are defined in the Dallas Development Code are not permitted on the Property. Convenience stores are also not permitted on the Property. "Convenience stores" means stores selling less than a full line of grocery items; provided, however, this definition does not include food stores selling primarily health foods and/or natural foods or a store selling primarily meat, fish and poultry products.
2. Development on the Property is subject to the yard, lot, and space regulations applicable to Neighborhood Service (NS) districts as set forth in the Schedule of Yard, Lot, and Space Regulations attached hereto and made a part hereof and marked Exhibit "B".
3. Owners, their successors and assigns, shall erect and maintain a concrete or masonry screening wall at least six (6) feet in height at or near and parallel to the north and west property lines of the Property. The screening wall must not be set back from Bruton Road a distance greater than the southernmost portion of any building constructed on the Property and must not be set back from Masters Drive further than the easternmost portion of any building constructed on the Property.

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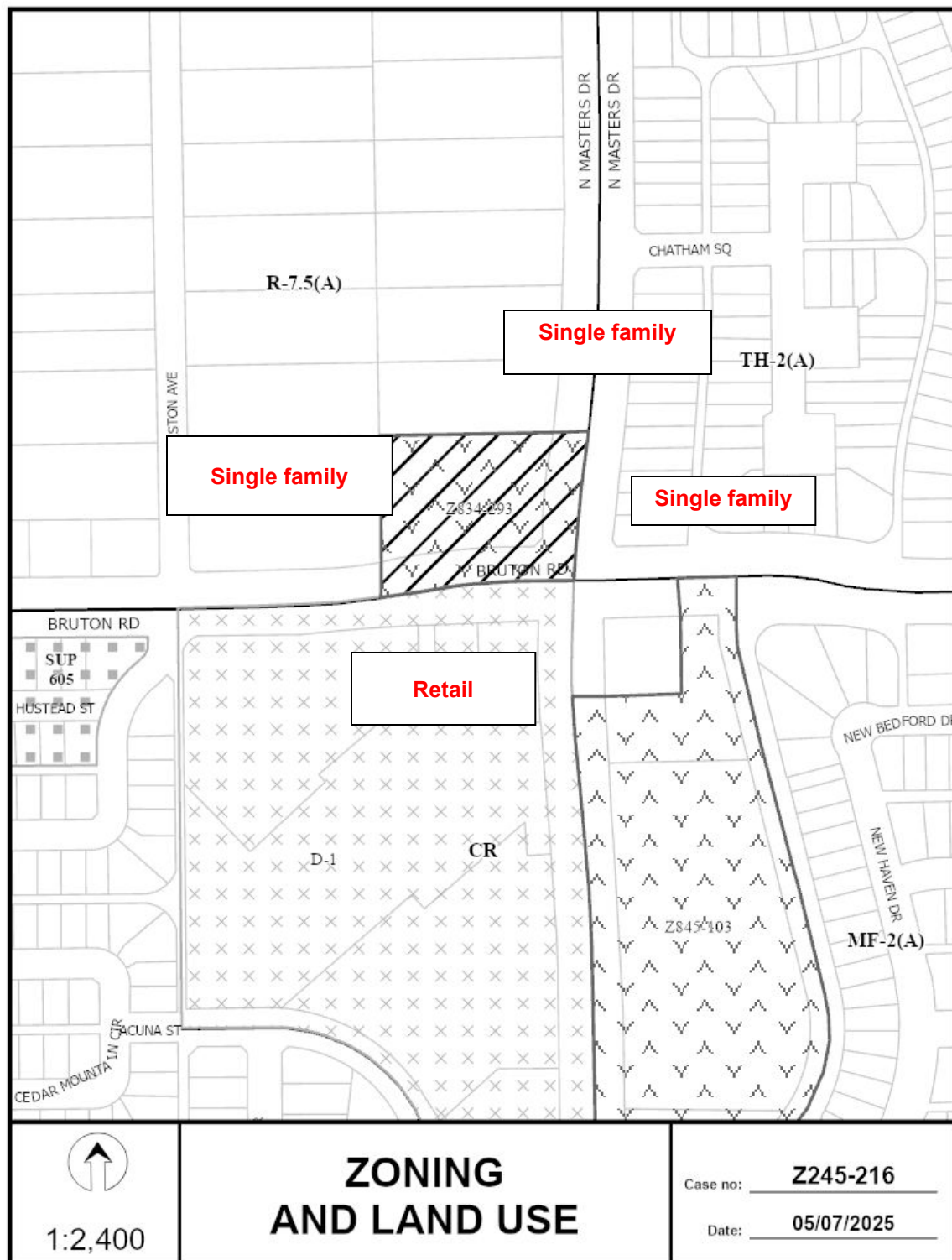
EXHIBIT "B"

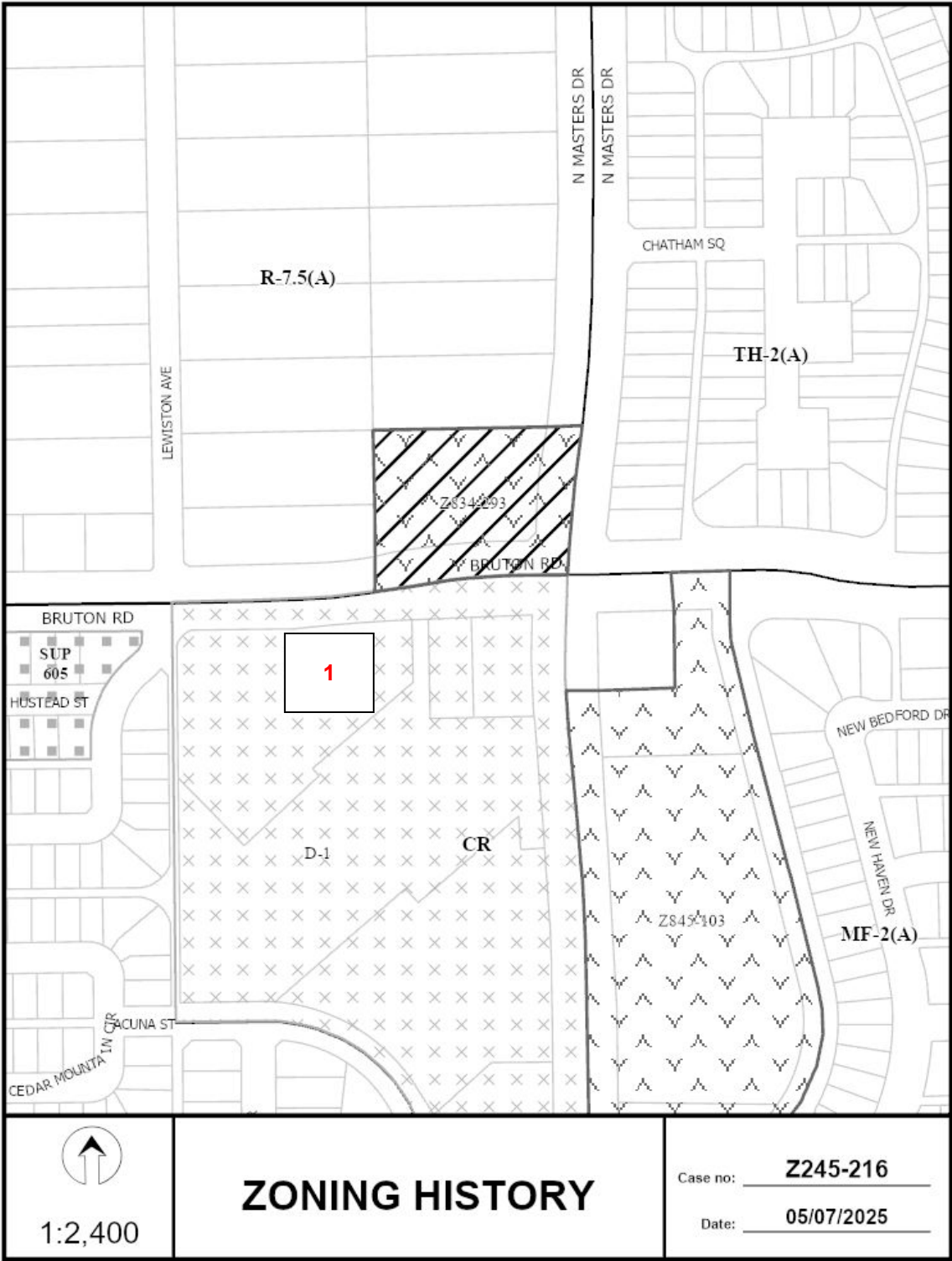
§51-4.410 SCHEDULE OF YARD, LOT, AND SPACE REGULATIONS

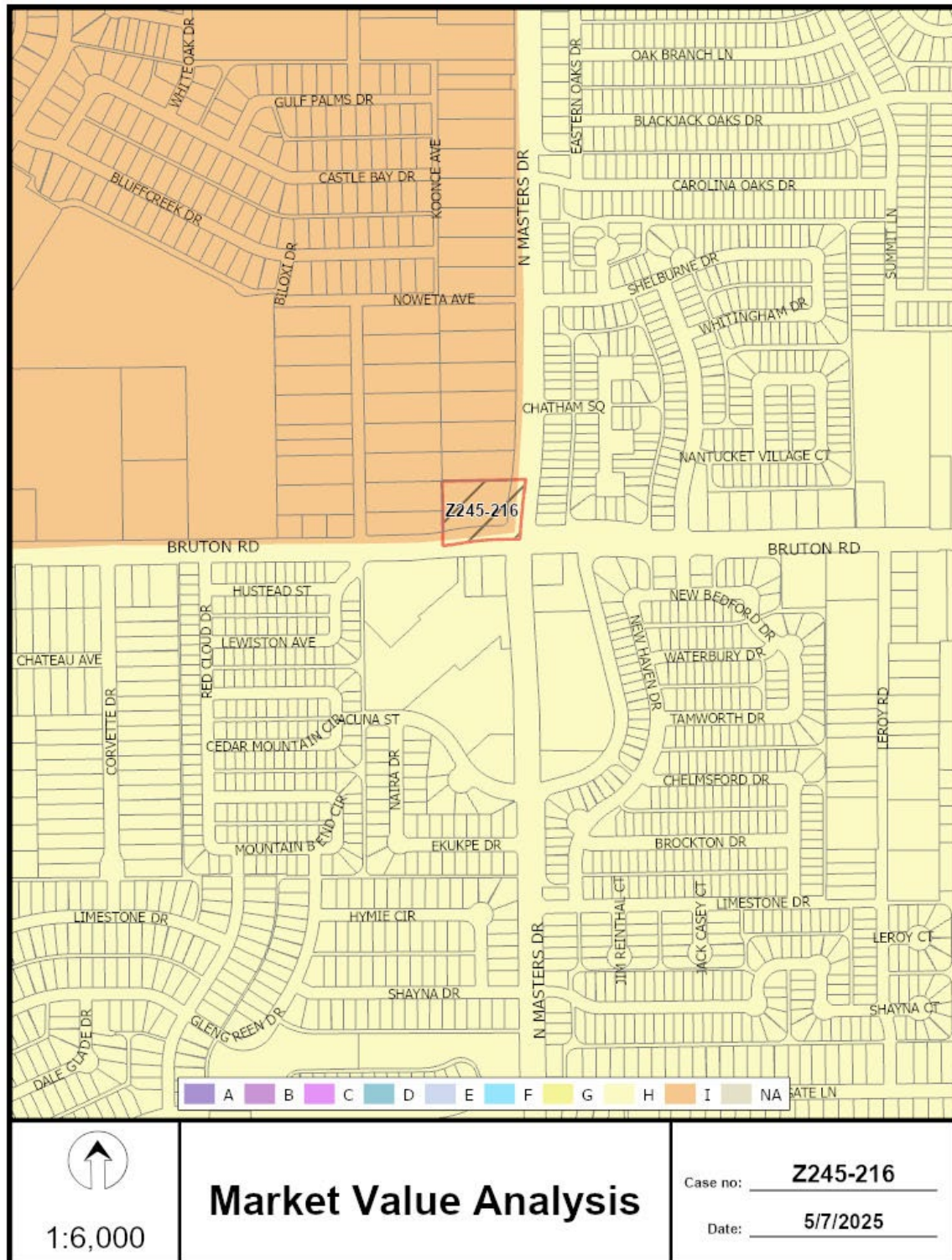
- (a) §51-4.401 Minimum front yard (in feet)
- | | |
|-------------------------------------|----|
| (1) Minimum front yard for all uses | 25 |
|-------------------------------------|----|
- (b) §51-4.402 Minimum side yard (in feet)
- | | |
|--|------|
| (1) Single-family structure | None |
| (2) Duplex structures | 5 |
| (3) Multiple-family structures 36 feet or less in height | 10 |
| (4) Multiple-family structures over 36 feet in height | NA |
| (5) Other permitted structures | None |
- (c) §51-4.403 Minimum rear yard (in feet)
- | | |
|--|------|
| (1) Single family structures | None |
| (2) Duplex structures | 10 |
| (3) Multiple-family structures 36 feet or less in height | 15 |
| (4) Multiple-family structures over 36 feet in height | NA |
| (5) Other permitted structures | None |
- (d) §51-4.404 Minimum lot area per dwelling unit residential use (in square feet)
- | | |
|--------------------------------|---|
| (1) Single-family structures | 1,800 |
| (2) Duplex structures | 3,000 |
| (3) Multiple-family structures | |
| (A) No separate bedroom | 1,000 |
| (B) One bedroom | 1,400 |
| (C) Two bedrooms | 1,800 |
| (D) More than two bedrooms | 1,800 PLUS
200 each bedroom over two |
- (e) §51-4.405 Minimum lot width for residential use (in feet)
- | | |
|---|----|
| (1) Single family structure | 18 |
| (2) Duplex structure | 50 |
| (3) Multiple-family structure 36 feet or less in height | 60 |
| (4) Multiple-family structure over 36 feet in height | NA |
- (f) §51-4.406 Minimum lot depth for residential use (in feet)
- | | |
|----------------------|-----|
| (1) Residential uses | 100 |
|----------------------|-----|
- (g) §51-4.407 Maximum lot coverage
- | | |
|-------------------------------|-----|
| (1) Residential structures | 60% |
| (2) Nonresidential structures | 40% |
- (h) §51-4.408 Maximum building height (in feet)
- | | |
|---------------------------------|----|
| (1) Maximum height of structure | 24 |
|---------------------------------|----|
- (i) §51-4.409 Maximum floor area ratio
- | | |
|--|------|
| (1) Ratio of total floor area to land area | None |
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05/07/2025

Notification List of Property Owners***Z245-216******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2107 N MASTERS DR	MASTER DR RETAILS LLC
2	10100 BRUTON RD	SEJ ASSET MGMT & INVESTMENT COMPANY
3	10200 BRUTON RD	CARVER CEMETERY
4	2125 N MASTERS DR	CRUZ ROMAN & ELIZABETH B
5	2135 N MASTERS DR	OBANDO JOHN J
6	2207 N MASTERS DR	MADSEN DEBRA &
7	2102 LEWISTON AVE	Taxpayer at
8	2110 LEWISTON AVE	Taxpayer at
9	2122 LEWISTON AVE	Taxpayer at
10	2130 LEWISTON AVE	RIOS MARIBEL &
11	2204 LEWISTON AVE	ORTUNO ARTURO HERNANDEZ &
12	10060 BRUTON RD	HUYNH INVESTMENT
13	2019 N MASTERS DR	BELKNAP MINISTRIES
14	2064 N MASTERS DR	CARVER CREEK SC LLC
15	2104 CHATHAM SQUARE CT	ALBRIGHT MARY A
16	2103 CHATHAM SQUARE CT	MOORE JOHN III & SHAWN
17	2107 CHATHAM SQUARE CT	GRACIANO MARTINA
18	2111 CHATHAM SQUARE CT	OWENS JOHN WILLIAMS
19	2115 CHATHAM SQUARE CT	CAMPOS ARLEN I
20	2119 CHATHAM SQUARE CT	MONSIVAIS EFRAIN
21	2123 CHATHAM SQUARE CT	MARTINEZ ESTER
22	2127 CHATHAM SQUARE CT	RODRIGUEZ BERTHA RUIZ
23	2131 CHATHAM SQUARE CT	GOMEZ CARLOS DURAN &
24	2135 CHATHAM SQUARE CT	Taxpayer at
25	2139 CHATHAM SQUARE CT	ANTWINE WILLIAM L JR &
26	2148 N MASTERS DR	SOTO JESUS

05/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2144 N MASTERS DR	ALVAREZ MARIA GUADALUPE
28	2140 N MASTERS DR	RENTERIA MIGUEL
29	2136 N MASTERS DR	BIGGERS RENETTA G &
30	2132 N MASTERS DR	VASQUEZ JOSE L
31	2128 N MASTERS DR	Taxpayer at
32	2124 N MASTERS DR	RAOUFPOUR SAADAT K
33	2120 N MASTERS DR	CAVAZOS LETICIA RODRIGUEZ
34	2116 N MASTERS DR	RAMIREZ RAUL
35	2112 N MASTERS DR	MANRIQUEZ MARCOS DANIEL L
36	2108 N MASTERS DR	MARTINEZ YANIRO NISTAL &
37	2104 N MASTERS DR	GONZALEZ JOSUE