

FILE NUMBER: Z-25-000001/Z245-214(LG) **DATE FILED:** April 23, 2025

LOCATION: South corner of Ferguson Road and Little Pocket Road

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 57,935 sq. ft **CENSUS TRACT:** 48113001502

OWNER/APPLICANT: Calvin Carter, Sunbelt Waterproofing & Restoration, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates, LLC

REQUEST: An application for 1) RR Regional Retail District and 2) the termination of deed restrictions [Z034-280] on property zoned MU-1 Mixed Use District.

SUMMARY: The purpose of the request is to allow the development of a building repair and maintenance shop.

STAFF RECOMMENDATION: 1) **Denial** of RR Regional District and 2) **Approval** of termination of deed restrictions [Z034-280].

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned MU-1 District with deed restrictions [Z034-280] ,which prohibit certain MU-1 permitted uses and limit the height of a building to 36 feet and 3 stories.
- The applicant is proposing to develop the land with a building repair and maintenance shop use. This use is not permitted under the current MU-1 District; therefore, the applicant is requesting an RR Regional Retail District.

Zoning History:

There have been three zoning cases in the area in the last five years.

1. Z234-295: On January 22, 2025, the City Council approved an application for an amendment to Specific Use Permit No. 2419 for a community service center on property zoned an MF-2(A) Multifamily District, on the northwest line of Avenue Q, between Laughlin Drive and Riek Road, subject to amended conditions.

2. Z223-239: On June 26, 2024, the City Council approved an application for an amendment to and an expansion of Planned Development District No. 924 on property zoned an MF-2(A) Multifamily District and Planned Development District No. 924 on the northeast line of Laughlin Drive and southwest line of Charles Street, southeast of Ferguson Road, subject to an amended development plan and conditions.

3. Z201-177: On August 11, 2021, the City Council approved an application for a Specific Use Permit for a community service center use on property zoned MF-2(A) Multifamily District located on the south line of Laughlin Drive, west line of Avenue Q for a three-year period, subject to site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ferguson Road	Principal Arterial	100 ft. Bike Plan
Little Pocket Road	Local street	30 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department,

reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 16, 18

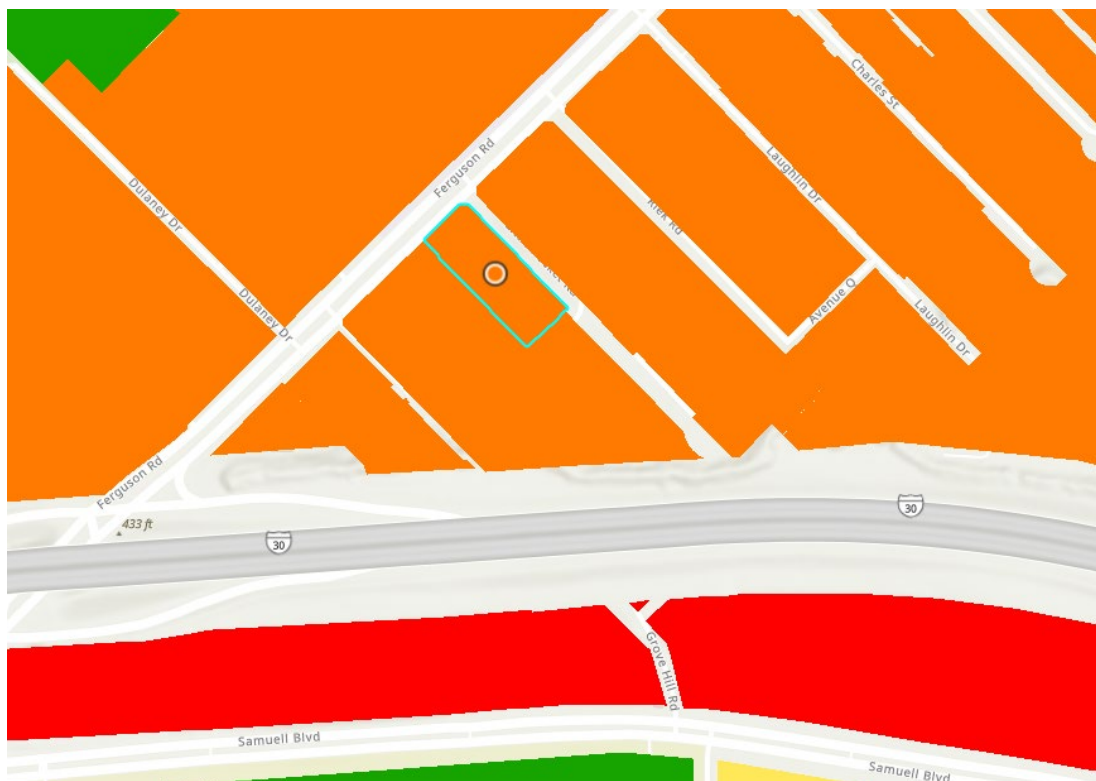
STAFF ANALYSIS:

Comprehensive Plan:

The Forward Dallas Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

City Residential



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

City Residential areas deliver diverse housing options, including high-rise apartments, mid-rise multifamily units, and townhomes. Located in urban and suburban settings, they focus on connectivity, affordability, and access to transit. Mixed-use development and proximity to job centers make these neighborhoods ideal for urban living.

Within more suburban areas of Dallas, these areas consist of multifamily complexes, often of fewer stories but highly dense, that are generally separated from other housing types and commercial areas by large parking areas or open spaces along the perimeter. They often offer a significant supply of more extensive, naturally occurring affordable housing for residents of varying income levels and family sizes. Development can be mixed and of similar densities to areas surrounding downtown; however in the more suburban context, multiple development uses are usually within separate structures on a single property, access is more auto-dependent and is served mainly by bus transit. Within these areas, the City Residential placetype complements regional employment centers.

The applicant's request is **not** consistent with the characteristics of the City Residential placetype regarding more flexible zoning and promoting diverse, pedestrian friendly land uses.

Land Use:

	Zoning	Land Use
Site	MU-1 District with DRs [Z034-280]	Undeveloped
Northeast	CR District & MF-2(A) District	Undeveloped
Southeast	MF-2(A) District	Multifamily
Southwest	RR District	Office showroom/warehouse
Northwest	R-7.5(A) District	Public or private school

Land Use Compatibility:

The area of request is currently undeveloped and is zoned MU-1 District with deed restrictions [Z034-280]. Property across Ferguson to the northwest is developed with a public school. Property adjacent to the southeast is developed as multifamily and property adjacent to the southwest is developed with an office showroom/warehouse use. Property toward the northeast is undeveloped.

The applicant proposes to develop the property with a building repair and maintenance shop use. This use is not permitted under the MU-1 District; therefore, the applicant is requesting an RR Regional Retail District. The proposed RR Regional Retail District allows more intense uses than the existing MU-1 Mixed Use District. The proposed change to RR would be directly adjacent to residential property to the southeast. The current Mixed Use District serves as an appropriate transition and buffer between the residential and commercial district along Ferguson Road.

Additionally, the site is currently subject to deed restrictions, which prohibit certain MU-1 permitted uses and limit the height of a building to 36 feet and 3 stories. The DRs were originally approved on October 13, 2004, under zoning case Z034-280. Staff supports the termination of these deed restrictions because it would allow the development of residential uses, which are suitable for the neighborhood and would be consistent with the Forward Dallas placetype.

Development Standards:

Following is a comparison of the development standards of the current MU-1 District and the proposed RR District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: MU-1	15 ft. 20 ft. UF	20 ft. adj. to res. Other: No Min.	Base (No MUP): 50 dwelling units/ net acre 0.6 FAR Retail & Personal Service 1.6 FAR Lodging, Office, & Residential 1.6 FAR Overall	Base (No MUP): 80' MUP with Mix (No Retail): 90' 7 stories MUP (w/ Retail): 120' 9 stories ¹	80%	Office, retail & personal service, lodging, residential
Proposed: RR	15 ft. 20 ft. UF	20 ft. adj. to res. Other: No Min.	0.5 FAR Office 1.5 FAR Overall	70 ft. 5 stories	80%	Retail & personal service, office

¹Existing deed restriction [Z034-280] limits the height of buildings to 36 feet and 3 stories.

*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no FAR limits would be applicable in the RR district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply.

Land Use Comparison

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

	Existing	Proposed
Use	MU-1	RR
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	• - DR prohibit	•
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	S	S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		R

	Existing	Proposed
Use	MU-1	RR
Medical or scientific laboratory	S	S
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		R
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	★ - DR prohibit	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S – DR prohibit	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	•
Convalescent and nursing homes, hospice care, and related institutions	R	
Convent or monastery	•	•
Foster home	•	
Halfway house		S
Hospital	S	R
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

	Existing	Proposed
Use	MU-1	RR
Public or private school		
LODGING USES		
Extended stay hotel or motel	S – DR prohibit	S
Hotel or motel	R,S, ★ - DR prohibit	R,S, ★
Lodging or boarding house		•
Overnight general purpose shelter		★
MISCELLANEOUS USES		
Attached non-premise sign.	S – DR prohibit	S
Carnival or circus (temporary)	★ - DR prohibit	★
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	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex	•	
Group residential facility	★ - DR prohibit	
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	• - DR prohibit	
Residential hotel	• - DR prohibit	
Retirement housing	•	
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	★ - DR prohibit	★

	Existing	Proposed
Use	MU-1	RR
Ambulance service		R
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		S
Auto service center	R	R
Business school	•	•
Car wash	R – DR prohibit as a main use	R
Commercial amusement (inside)	S, ★ - DR prohibit	S, ★
Commercial amusement (outside)	S – DR prohibit	S
Commercial motor vehicle parking		
Commercial parking lot or garage	R – DR prohibit	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		•
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		S
Paraphernalia shop	S	S
Pawn shop		•
Personal service use	•	•
Personal service use up to 1,000 sq. ft. in floor area		

	Existing	Proposed
Use	MU-1	RR
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S – DR prohibit	
Taxidermist		
Temporary retail use	•	•
Theater	•	•
Truck stop		
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		D
Heliport		S
Helistop		S
Private street or alley		
Railroad passenger station		S
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	• - DR prohibit	•
Electrical generating plant		
Electrical substation	• - DR prohibit	•
Local utilities	S, R, ★ - DR prohibit	S, R, ★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	S – DR prohibit	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★ - DR prohibit	★

	Existing	Proposed
Use	MU-1	RR
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 – DR prohibit	S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★ - DR prohibit	★
Recycling collection center	★ - DR prohibit	★
Recycling drop-off container	★ - DR prohibit	★
Recycling drop-off for special occasion collection	★ - DR prohibit	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025 Code Amendment, the off-street parking requirement for a building repair and maintenance shop use that is not contiguous with single-family uses in R zoning is 0 spaces.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 currently within an “F” MVA area.

Existing Deed Restrictions (Proposed to be terminated)

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

All uses permitted in the Mixed Use-1 (MU-1) zoning district as amended are permitted except the following.

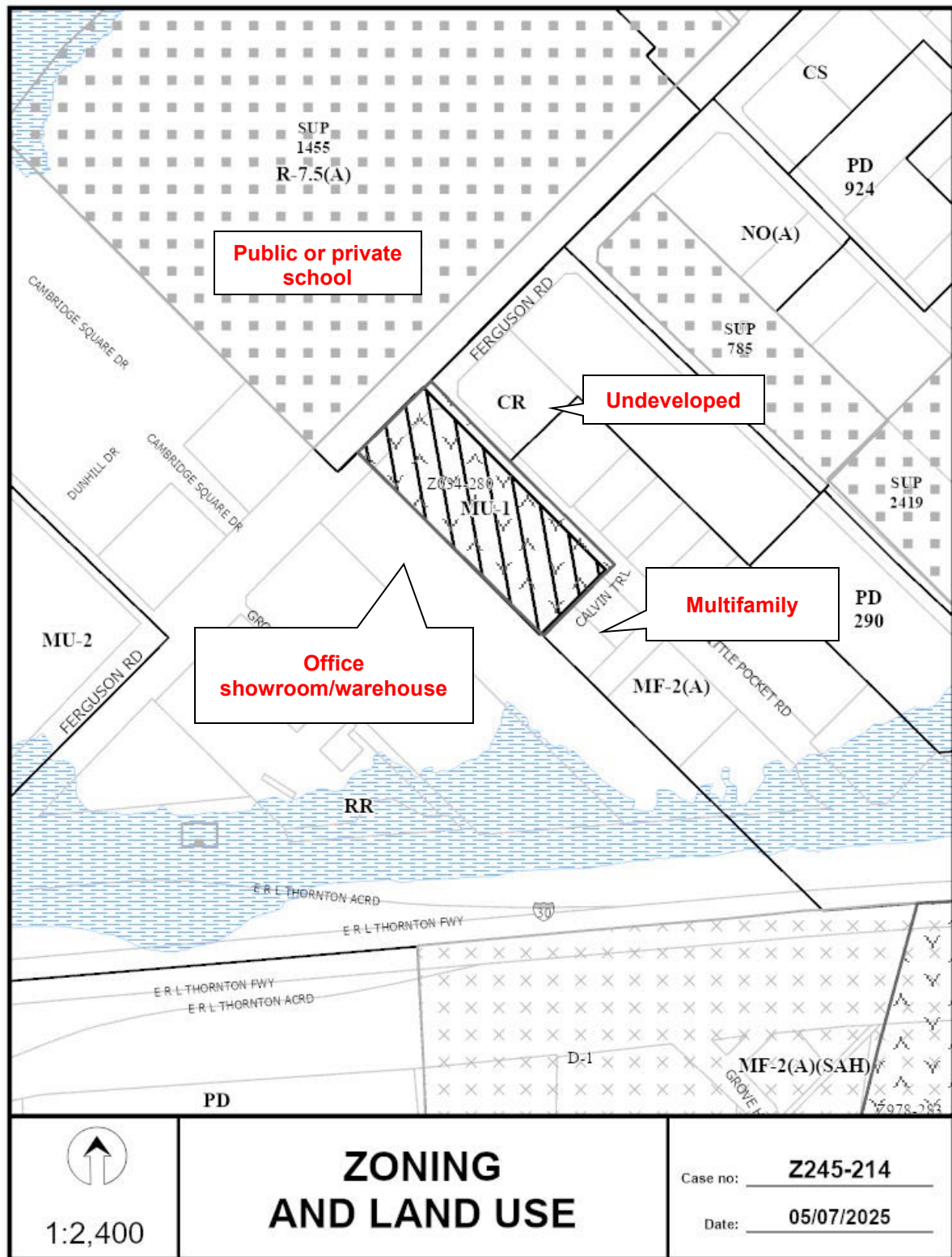
- Crop production
- Temporary concrete or asphalt batching plant
- Cemetery or mausoleum
- Extended stay hotel or motel
- Hotel or motel
- Attached non-premise sign
- Carnival or circus
- Group residential facility
- Multifamily
- Residential hotel
- Alcoholic beverage establishments
- Commercial amusement (inside)
- Commercial amusement (outside)
- Commercial parking lot or garage
- Commercial radio or television transmitting station
- Radio, television or microwave tower
- Tower/antenna for cellular communication
- Mini-warehouse
- Recycling buy-back center

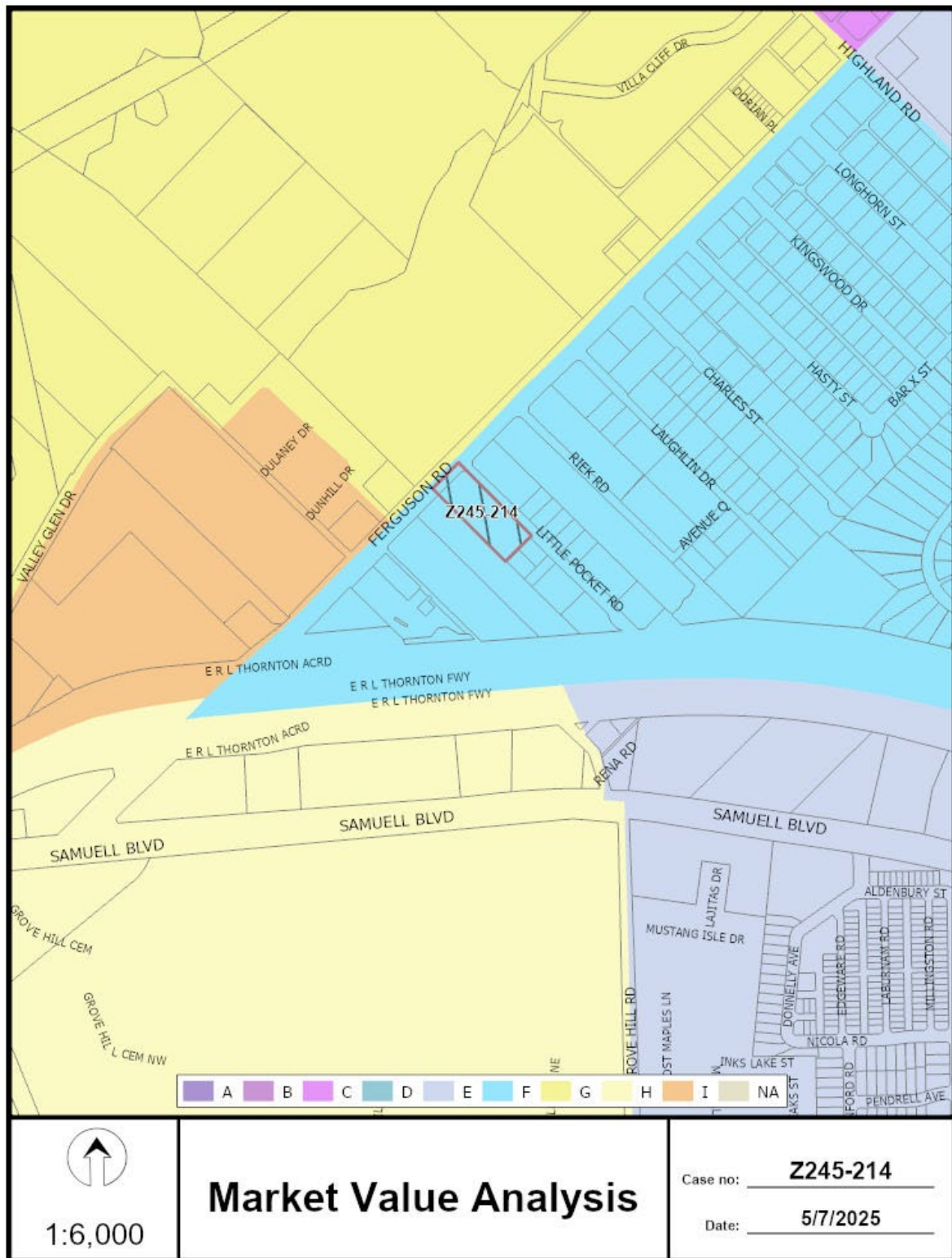
- Recycling collection center
- Recycling drop-off center
- Recycling drop-off for special occasion collection
- Swap or buy shop
- Electrical substation
- Local Utilities
- Free standing car wash as a main use (permitted only as an accessory use)

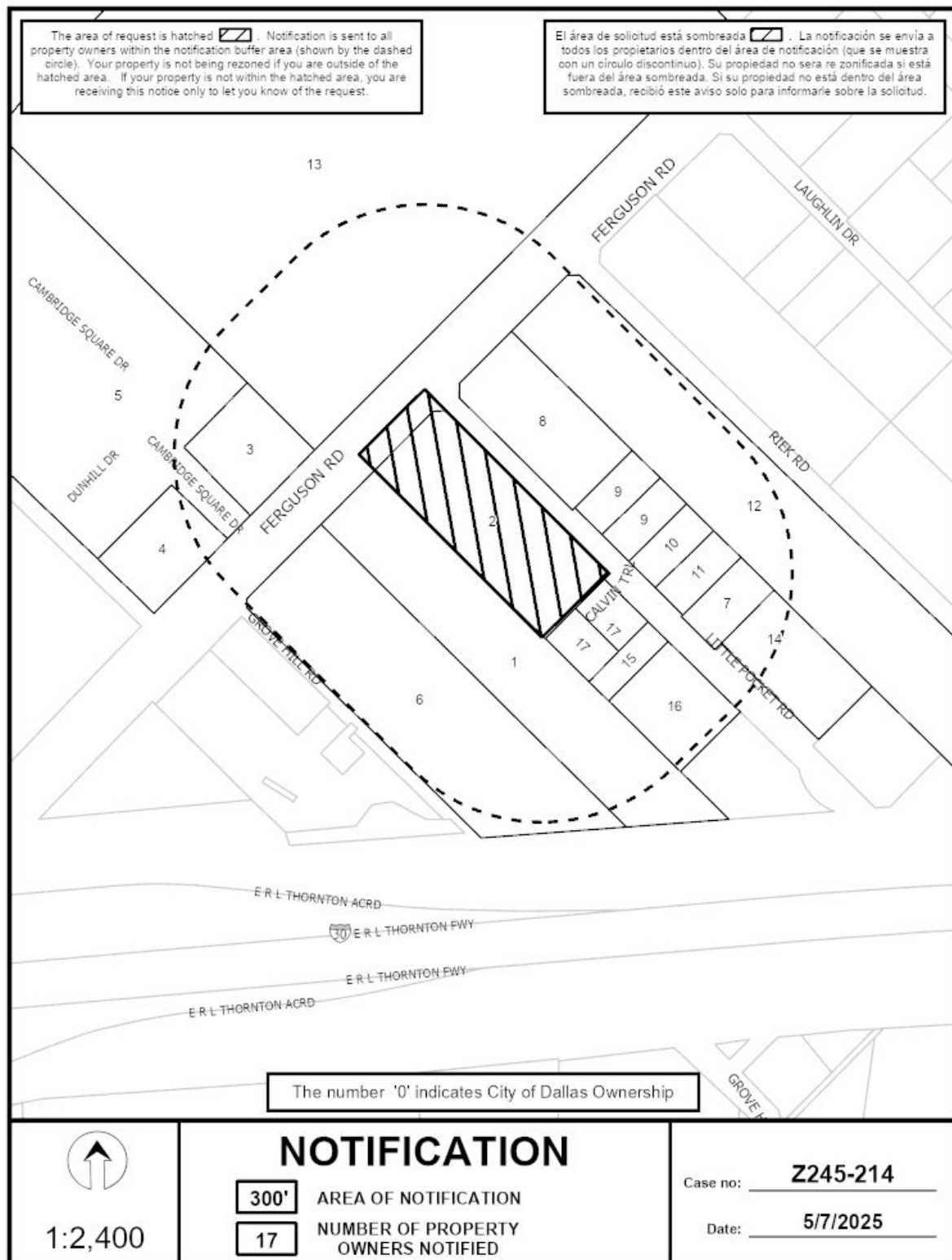
Height is limited to 36 feet and three stories.











05/07/2025

Notification List of Property Owners

Z245-214

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7318 FERGUSON RD	SB REALCO ACQUISITION LLC
2	7330 FERGUSON RD	MAGADAN JOHNNY &
3	7325 FERGUSON RD	SILWAD INC
4	7303 FERGUSON RD	CAMBRIDGE RETAIL LLC
5	7323 FERGUSON RD	CAMBRIDGE REDEVELOPMENT LLC
6	7306 FERGUSON RD	SHELTER TECHNOLOGIES LLC
7	2347 LITTLE POCKET RD	RAOFPUR DAVID
8	7400 FERGUSON RD	CITY EMPLOYEES CREDIT
9	2329 LITTLE POCKET RD	MECHE ZENO
10	2339 LITTLE POCKET RD	MEZA MARIA V
11	2345 LITTLE POCKET RD	MA PARTNERS 3
12	7474 FERGUSON RD	CITY EMPLOYEES CREDIT
13	7401 FERGUSON RD	LPS DEVELOPMENT CORP
14	2361 LITTLE POCKET RD	Taxpayer at
15	2356 LITTLE POCKET RD	EATON RD LTD
16	2360 LITTLE POCKET RD	MORGAN PARK LTD &
17	2352 LITTLE POCKET RD	TV SHOPPING LABORATORY CO LTD