

FILE NUMBER: Z-25-000159 **DATE FILED:** September 29, 2025

LOCATION: North line of Leon Drive and south line of Prairie Creek Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 6.81 ac **CENSUS TRACT:** 48113011603

REPRESENTATIVE: Audra Buckley

OWNER/APPLICANT: Angel Dzul

REQUEST: An application for 1) a new Planned Development District for R-10(A) Single Family District uses and standards and 2) a new Specific Use Permit for a commercial amusement (outside), with consideration for A(A) Agricultural District, on property zoned R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the operation of a commercial amusement (outside).

STAFF RECOMMENDATION: **Approval** of 1) A(A) Agricultural District and 2) a new Specific Use Permit for a commercial amusement (outside) in lieu of a new Planned Development District, subject to a site plan and SUP conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned with an R-10(A) Single Family District and is developed as a barn.
- The surrounding area is predominantly agricultural, with single family residences immediately to the south.
- The applicant wishes to use the site for a commercial amusement. As such, they request a PD zoning designation and SUP.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Leon Drive	Local Street	-
Prairie Creek Road	Principal Arterial	100'

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 staff recommends applicant to provide copy of their traffic study evaluating median access, which is required at engineering review.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: No light rail routes.

DART Bus: Routes No bus routes

STAFF ANALYSIS:**Comprehensive Plan:**

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 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.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Agricultural and commercial are secondary land uses in the Community Residential placetype. It is a less prevalent land use in the area. There are a number of location recommendations within this placetype for this future land use. The subject property is located on a principal arterial, Prairie Creek Road. It is located in the mid-block but adjacent to existing single-family residences. The property appears to be currently used as a barn with horses.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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.

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-scale 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.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family	Agricultural
North	R-10(A) Single Family	Single family
South	R-10(A) Single Family	Vacant/single family
East	R-10(A) Single Family	Single family
West	R-10(A) Single Family	Single family

Necessity for a Planned Development District:

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development (PD) districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

The applicant's proposed conditions for the Planned Development District do not constitute substantial changes from the base development code requirements of the A(A) Agricultural District. The primary deviations are related to the front setback requirement and landscaping requirements, which would otherwise be required under a base R-10(A) Single-Family District and A(A) Agricultural District.

While the magnitude of deviations and enhancements alone is not the sole metric for determining the appropriateness of a Planned Development District, it does help inform the necessity of such a district. Many of the proposed conditions could instead be addressed through variance(s) associated with a commercial amusement (outdoor) use. Staff does not find the deviations to be substantial enough to warrant a Planned Development District. Therefore, staff does not support the request and recommends retaining the A(A) Agricultural District in lieu of the proposed PD.

Land Use Compatibility:

The subject site is currently developed with a barn. The applicant proposes repurposing the existing structure for use as a commercial amusement facility.

The surrounding area primarily consists of single-family homes, with the site fronting Prairie Creek Road, a major thoroughfare located to the north. Additionally, a stable and transportation business is situated southeast of the site, west of Brierwood Lane.

According to the ForwardDallas Comprehensive Plan, CR B-1 policy recommends that commercial uses be located along major roadways—aligning with the applicant’s request.

Staff supports the recommended zoning change, as the subject site is adjacent to single-family residential uses and located along a major roadway. It is also in close proximity to a commercial node near Saint Augustine Drive. The proposed commercial amusement use is not anticipated to interfere with or disturb nearby single-family residences. Access to the site will be provided via Prairie Creek Road, which will minimize potential disruption to existing homes during both construction and future operations. The character of the property and the surrounding community is expected to be maintained.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

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	Recommended
Use	R-10(A)	PD	A(A)
AGRICULTURAL USES			
Animal production		•	•
Commercial stable		•	•
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			
Bus or rail transit vehicle maintenance or storage facility			
Catering service			
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			

	Existing	Proposed	Recommended
Use	R-10(A)	PD	A(A)
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining		S	S
Municipal waste incinerator			
Organic compost recycling facility		S	S
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Cemetery or mausoleum	S	S	S
Child or adult care facility	*	*/*	•
Church	•	•	•
College, university, or seminary	S	S/*	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		S	S
Convent or monastery	S	S/*	•
Foster home	S	S	S
Halfway house			
Hospital		S	S
Library, art gallery, or museum	S	S	S
Open-enrollment charter school or private school		S	S
Public school other than an open-enrollment charter school	S	S/R	R
LODGING USES			
Extended stay hotel or motel			
Hotel or motel			
Lodging or boarding house			
Overnight general purpose shelter			
MISCELLANEOUS USES			
Carnival or circus (temporary)	•	•	•
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•

	Existing	Proposed	Recommended
Use	R-10(A)	PD	A(A)
OFFICE USES			
Alternative financial establishment			
Financial institution without drive-in window			
Financial institution with drive-in window			
Medical clinic or ambulatory surgical center			
Office			
RECREATION USES			
Country club with private membership	S	S	S
Private recreation center, club, or area	S	S	S
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	•
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			
Ambulance service			
Animal shelter or clinic without outside runs		•	•
Animal shelter or clinic with outside runs		S	S
Auto service center			
Business school			
Car wash			
Commercial amusement (inside)			
Commercial amusement (outside)		S	S
Commercial motor vehicle parking			
Commercial parking lot or garage			
Convenience store with drive-through			
Drive-in theater		S	S
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			

	Existing	Proposed	Recommended
Use	R-10(A)	PD	A(A)
Home improvement center, lumber, brick or building materials sales yard			
Household equipment and appliance repair			
Liquefied natural gas fueling station			
Motor vehicle fueling station			
Nursery, garden shop, or plant sales		•	•
Outside sales			
Paraphernalia shop			
Pawn shop			
Personal service use			
Restaurant without drive-in or drive-through service			
Restaurant with drive-in or drive-through service			
Surface parking			
Swap or buy shop			
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		S	S
Private street or alley	S	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	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		S	S
Electrical generating plant			
Electrical substation	S	S	S
Local utilities	S	S/R	S/R
Police or fire station	S	S	S
Post office			
Radio, television, or microwave tower	S	S	S

	Existing	Proposed	Recommended
Use	R-10(A)	PD	A(A)
Refuse transfer station		S	S
Sanitary landfill		S	S
Sewage treatment plant		S	S
Tower/antenna for cellular communication	*	*/S	*
Utility or government installation other than listed	S	S	S
Water treatment plant			S
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds		S	S
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		S	S
Trade center			
Vehicle storage lot			
Warehouse			

Development Standards

Following is a comparison table showing differences between the development standards of the current R-10(A) Single Family District, the proposed PD Planned Development District, and the recommended A(A) Agricultural District.

District	Setback		Density/Lot Size	Height	Lot Cvrgr.
	Front	Side/Rear			
Current: R-10(A)	30'	Side yard SFR: 6 feet Other permitted structures: 10 feet Rear yard: 6 feet for single family structures and 15 feet for other permitted structures	None; min. lot size is 10,000 sqft	30'	45% residential 25% nonresidential
Proposed: PD	15'	None	None	36'	None.
Recommended: A(A)	50'	Minimum side yard is: 20 feet Minimum rear yard is: 50 feet for single family structures and 10 feet for other permitted structures	None; Minimum lot area for residential use is: 3 acres	24'	Maximum lot coverage is: 10% for residential structures 25% for nonresidential structures

Landscaping:

Proposed Planned Development

- (a) Except as proved in this subsection, landscaping must be provided in accordance with Article X of Chapter 51A.
- (b) All plant materials must be maintained in a healthy, growing conditions.
- (c) Storage buildings existing prior to September 9, 2025, are permitted within the landscape buffer along Leon Drive (a private street).

Recommended A(A) Agricultural District

Landscaping must be provided in accordance with Article X of Chapter 51A

Parking:

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. According to the recently approved Parking Reform, a minimum 1 space per 200 square feet is required.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 within an “H” MVA area.

Planned Development District

Article ____

SEC. S____. 101 LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____ passed by the Dallas City Council on _____. (Ord. _____)

SEC. S____. 102 PROPERTY LOCATION AND SIZE.

PD District ____ is established on property located along the south line of S. Prairie Creek Road, west of St. Augustine Dr. The size of PD District ____ is approximately 6.80 acres. (Ord. _____)

SEC. S____. 103 DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply. In this Article:

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to the articles, divisions, or sections in Chapter 51A.

(c) This district is a residential zoning district.

SEC. S____. 104 EXHIBITS.

The following exhibit is incorporated into this article:

Exhibit S-_____: SUP site plan

Exhibit S _____: Landscape plan.

SEC. S____. 105 DEVELOPMENT PLAN.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, landscape plan, site analysis plan, conceptual plan, development schedule do not apply.

(b) For commercial amusement (outside) use, development and use of the Property must comply with an approved SUP site plan and landscape plan. In the event of a

conflict between the text of this article and the approved plans, the text of this division controls.

SEC. S__ . 106 MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those uses permitted in the R-10(A) District, subject to the same conditions applicable in the R-10(A) District. For example, a use permitted in the R-10(A) District only by specific use permit (SUP) is permitted in that district only by SUP, and a use subject to development impact review (DIR) in the R-10(A) and District is subject to DIR in that district.

(b) The following additional main uses are permitted:

-- commercial amusement (outside) [SUP]

SEC. S__ . 107 ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. S__ . 108 YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) District applies.

(b) Commercial amusement (outside).

1) Front yard. 15 feet

2) Side and rear yard.: No minimum side or rear yard.

3) Floor area ratio. None.

4) Height. 36 ft.

5) Lot coverage. None.

SEC. S__ . 109 LANDSCAPING & SCREENING.

- (a) Landscaping must comply with Exhibit S-_____.
- (b) All plant materials must be maintained in a healthy, growing conditions.

SEC. S__ . 110 SIDEWALKS AND FENCES.

- (a) Required Sidewalks: None
- (b) Fencing.

A minimum four foot high fence is required along the property lines, including along the north side of Leon Drive. Solid metal fences are prohibited, but barb wire, metal tubing and rails are allowed.

SEC. S__ . 111 OFF-STREET PARKING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- ____ .112. SIGNS.

Signs must comply with the provisions for residential zoning districts in Article VII.

SEC. S__ . 113 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S__ . 114 ADDITIONAL PROVISIONS.

- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. S__ . 115 COMPLIANCE WITH CONDITIONS.

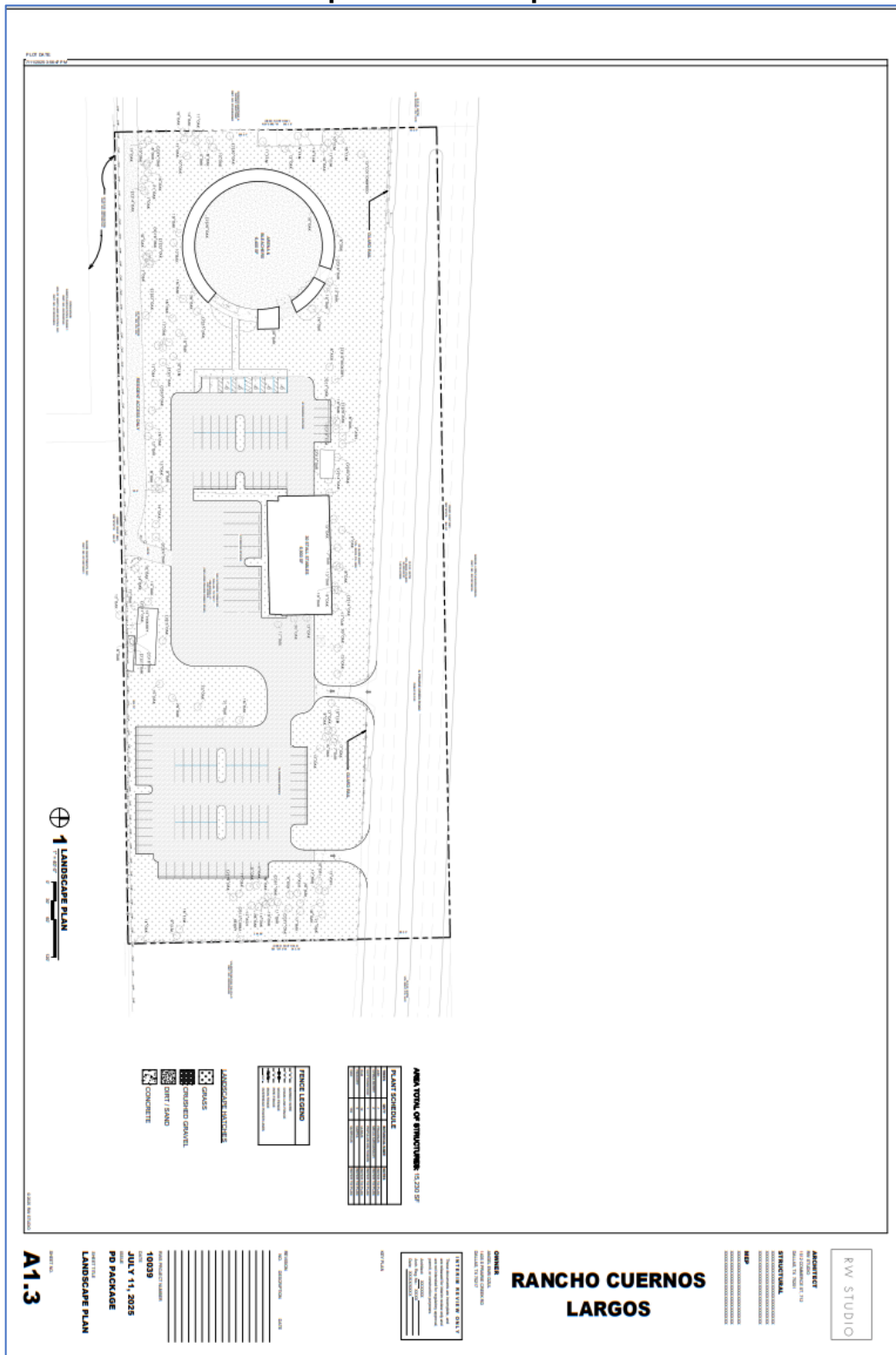
- (a) Except as provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit or a certificate of occupancy for a use in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

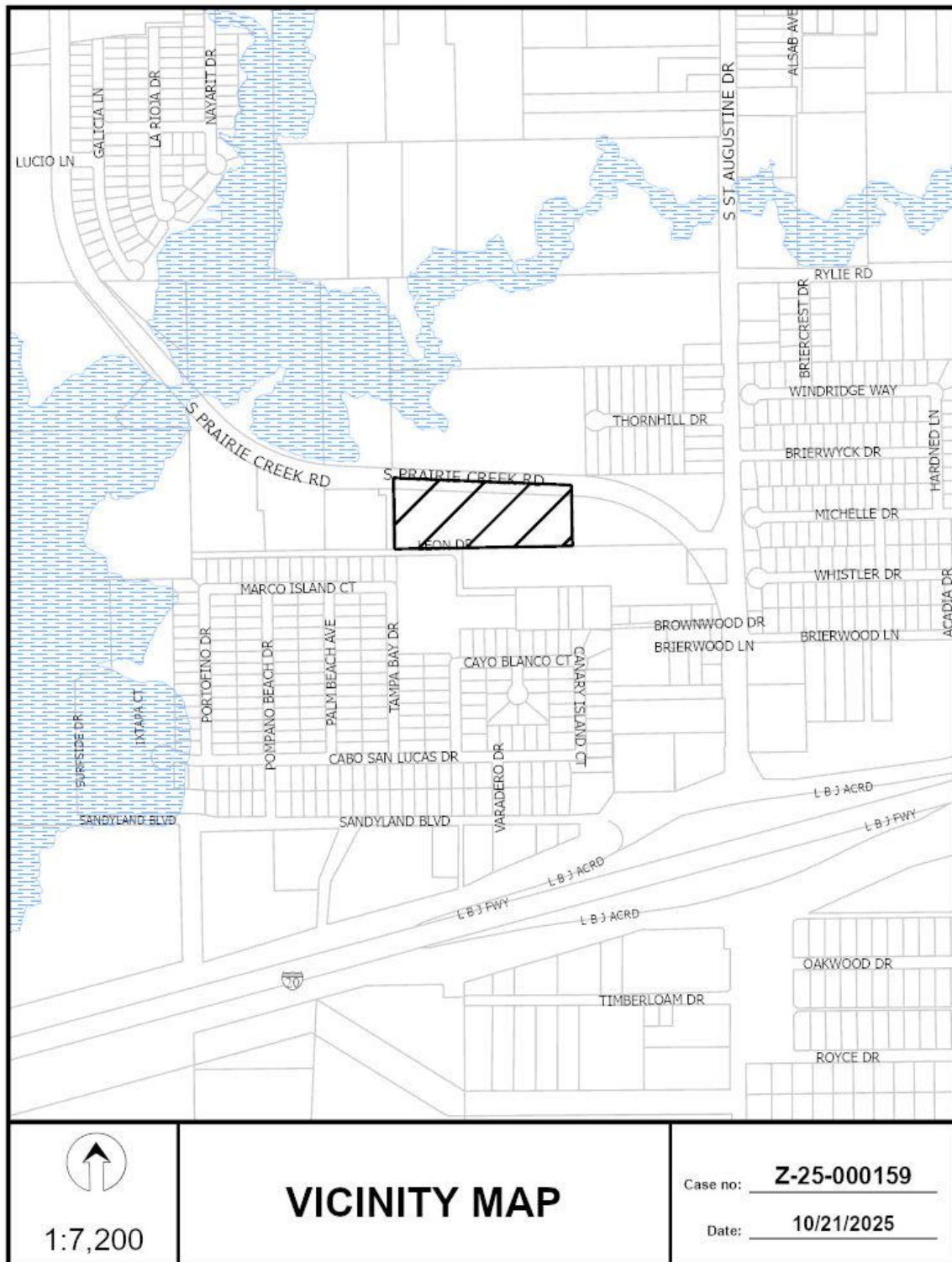
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial amusement (outside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires _____ (3 years from the date of passage).
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with the attached landscape plan.
5. HOURS OF OPERATION: Hours shall be limited to 10:00 a.m. to 9:00 p.m. Saturday and Sunday, with all patrons off the property no later than 10:00 pm.
6. ARENA:
 - A. Lighting:
 - i. Light poles for the arena may not exceed 25 feet in height.
 - ii. Lighting may be mounted on bleachers or trees.
 - iii. All outdoor lighting must be directed down and away from adjoining properties.
 - iv. All outdoor lighting must be turned off no later than 10:00 p.m. Friday through Sunday.
 - B. Amplified sound speakers. Amplified sound speakers may only be used between 10:00 a.m. and 9:00 p.m.
7. PARKING: Parking must be located as shown on the attached site plan.
8. STABLES: The maximum number of stables is 30.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations. And with all ordinances, rules and regulations of the City of Dallas.

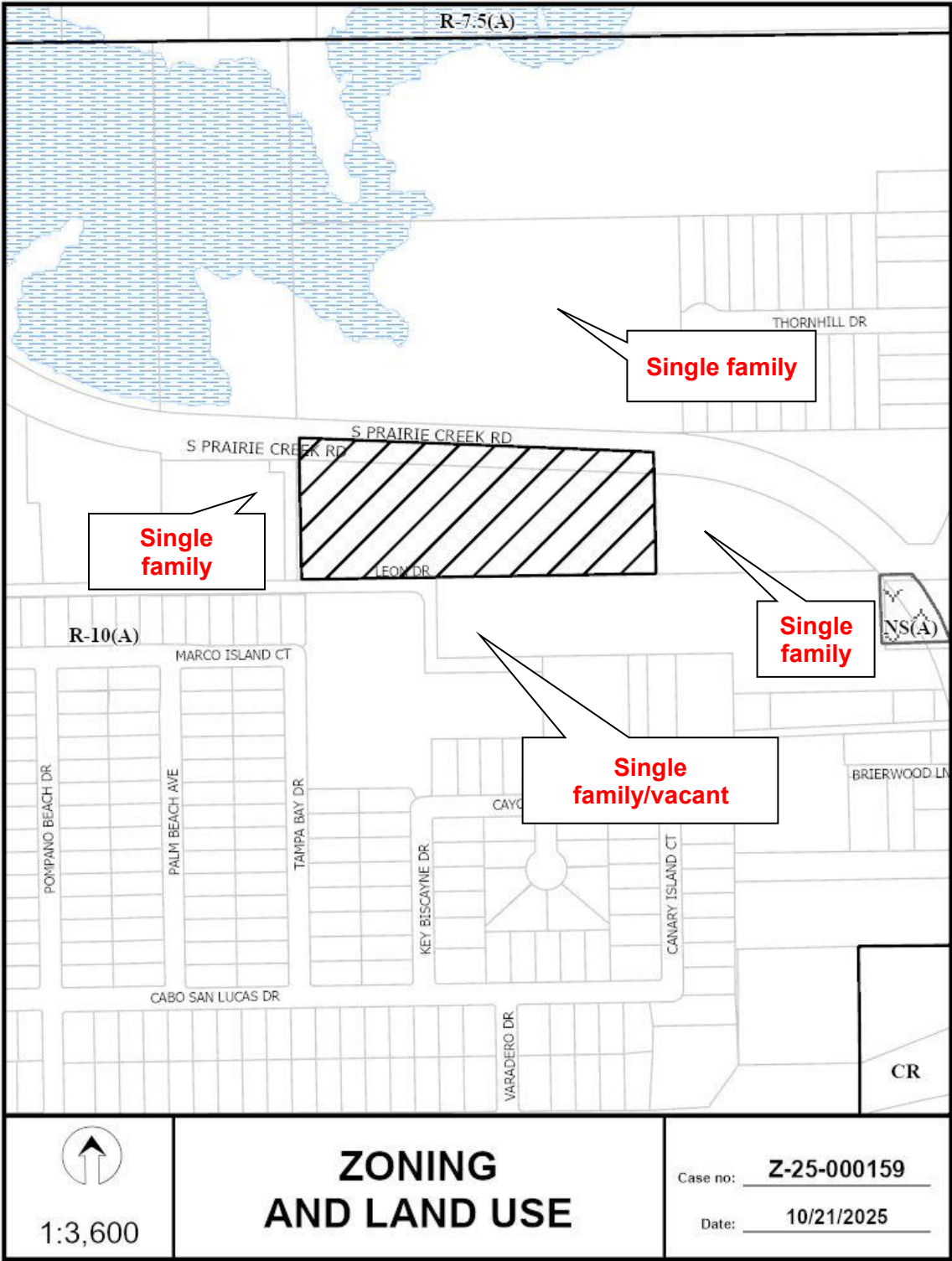


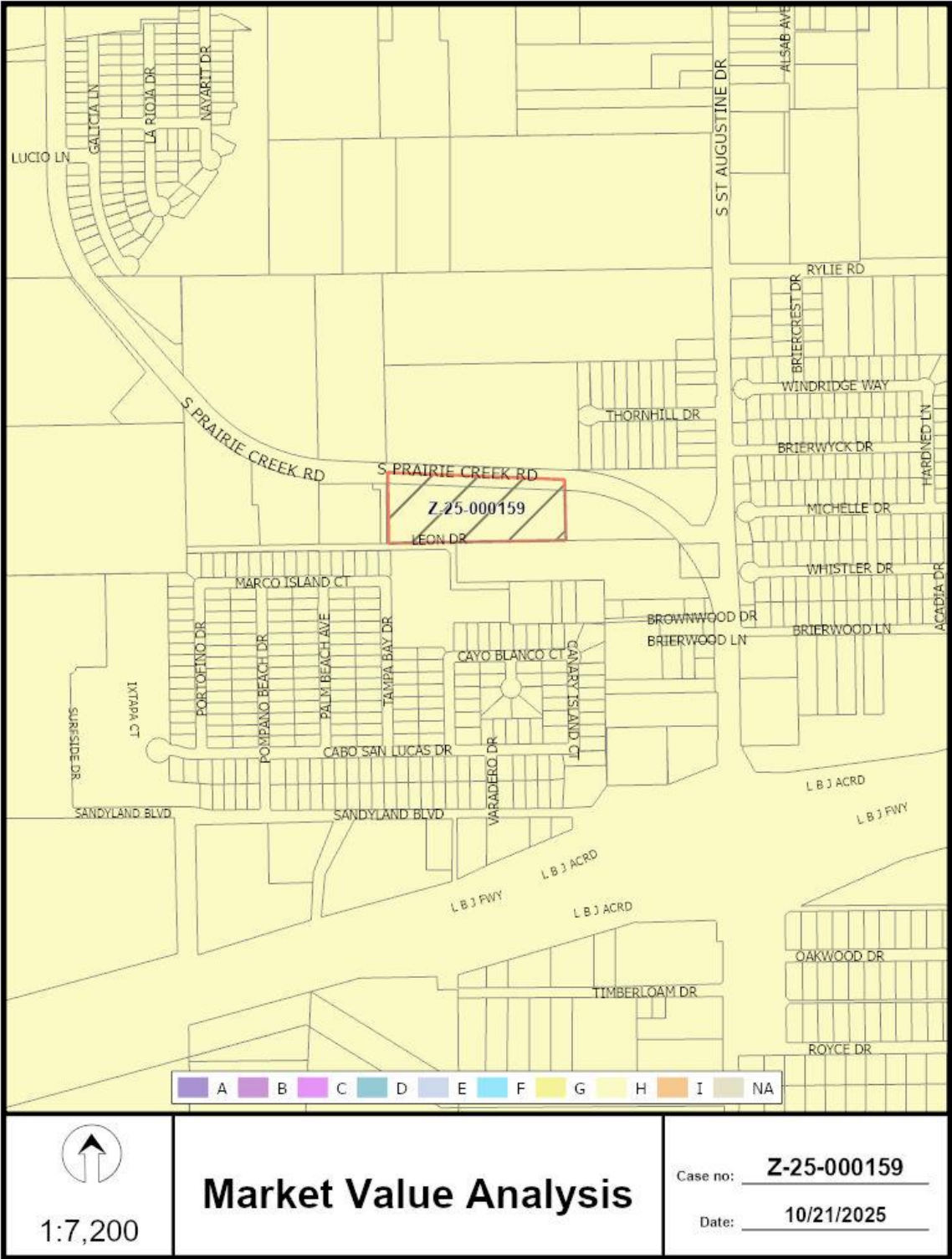
Proposed Landscape Plan

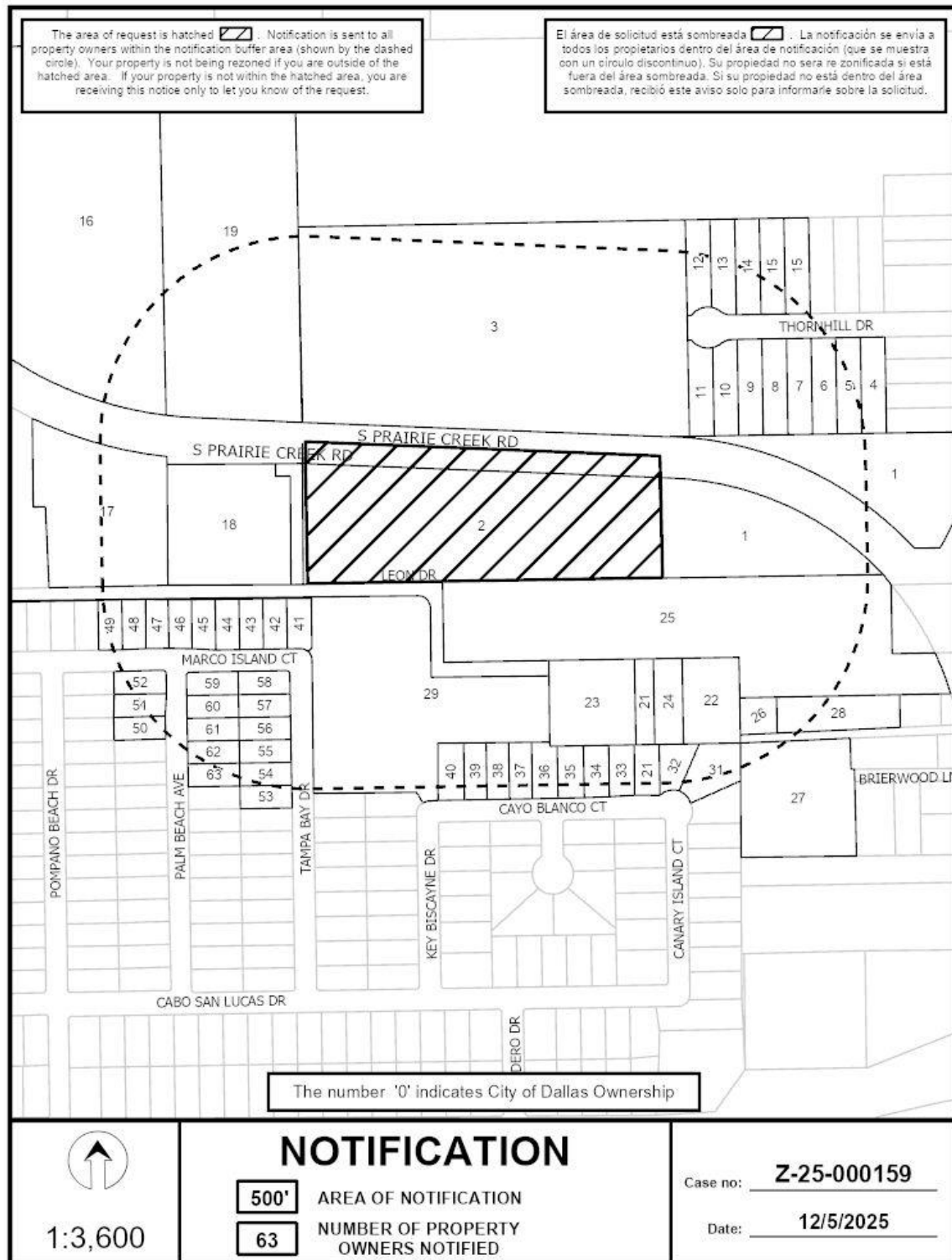












12/05/2025

Notification List of Property Owners***Z-25-000159******63 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1425 S ST AUGUSTINE RD	CALVILLO VALENTIN MACIAS
2	1405 S PRAIRIE CREEK RD	DZUL ANGEL ENRIQUE
3	8489 THORNHILL DR	LOPEZ MANUEL &
4	9538 THORNHILL DR	CALVILLO GONZALO MACIAS &
5	9532 THORNHILL DR	MENDEZ ISAAC & CATALINA
6	9530 THORNHILL DR	MENDEZ ALMA
7	9524 THORNHILL DR	BRYANT DUSTIN FLOYD
8	9512 THORNHILL DR	MENDEZ LUIS M &
9	9500 THORNHILL DR	STOVALL LINDA
10	9440 THORNHILL DR	RIVAS ELOINA
11	9444 THORNHILL DR	RIVAS JESUS & ELOIRA
12	9503 THORNHILL DR	ARREGUIN FLORENTINO ZAMORA
13	9501 THORNHILL DR	CALVILLO IRENE
14	9519 THORNHILL DR	SULLIVAN RAFAEL J
15	9523 THORNHILL DR	DAVALOS CELSO
16	9301 PRAIRIE CREEK RD	GUILLEN ADAM
17	9315 LEON DR	JUAREZ JOSE
18	9321 LEON DR	DZUL ANGEL ENRIQUE
19	9313 LEON DR	Taxpayer at
20	9313 LEON DR	MARTINEZ DIONICIO & NANNCY
21	9459 CAYO BLANCO CT	ALFARO RAFAEL
22	9520 LEON DR	CAMARGO LUIS GARCIA &
23	9426 LEON DR	DZUL ANGEL E
24	9500 LEON DR	GARCIA JOSE LUIS &
25	9425 LEON DR	SHAMS INVESTMENTS INC
26	9526 LEON DR	SOTO PABLO &

12/05/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9527 BROWNWOOD ST	ORONA JUAN F
28	9536 BROWNWOOD ST	SOTO PABLO & LINDA
29	1620 TAMPA BAY DR	HOA OF SANDYLAND ESTATES INC
30	1 LEON DR	HOA OF SUNNYLAND ESTATES INC
31	9467 CAYO BLANCO CT	COLIN MARIVELL F
32	9463 CAYO BLANCO CT	CRUZ MARCO ANTONIO
33	9455 CAYO BLANCO CT	FLORES JOSE DE J &
34	9451 CAYO BLANCO CT	XU XIAODONG
35	9447 CAYO BLANCO CT	Taxpayer at
36	9443 CAYO BLANCO CT	MATA AMALIO MARTINEZ
37	9439 CAYO BLANCO CT	HERNANDEZ NELSON A
38	9435 CAYO BLANCO CT	LEON FERNANDO
39	9431 CAYO BLANCO CT	CARRAWAY ELVIE LEE & CAROLYN RENEE
40	9427 CAYO BLANCO CT	DELIA GARIBALDI
41	9367 MARCO ISLAND CT	ARELLANO VICTOR
42	9363 MARCO ISLAND CT	KENIA SANATANA MORENO
43	9359 MARCO ISLAND CT	MOO HTEE & MOO LA
44	9355 MARCO ISLAND CT	OVALLE GREGORIA &
45	9351 MARCO ISLAND CT	AVILA ELOISA
46	9347 MARCO ISLAND CT	SOTO MARGARITO J &
47	9343 MARCO ISLAND CT	BUSTOS MARIA J &
48	9339 MARCO ISLAND CT	HERNADEZ JULIO CASTILLO &
49	9335 MARCO ISLAND CT	BUSTOS FERNANDO
50	1611 PALM BEACH AVE	ROCHA JUAN & SYLVIA
51	1607 PALM BEACH AVE	ZELAYAMERLOS JOSE I &
52	1603 PALM BEACH AVE	VIERA JUAN J &
53	1623 TAMPA BAY DR	RAY CHRISTINE & J B JR
54	1619 TAMPA BAY DR	GUERRA ANNA MARIA
55	1615 TAMPA BAY DR	HERNANDEZ FREDY MARIANO
56	1611 TAMPA BAY DR	BARAJAS FERNANDO &
57	1607 TAMPA BAY DR	AMH 2014 1 BORROWER LLC

Z-25-000159(JL)

12/05/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1603 TAMPA BAY DR	BORJON ELVIRA LORENA ORTIZ
59	1602 PALM BEACH AVE	MATA JUAN CARLOS
60	1606 PALM BEACH AVE	Taxpayer at
61	1610 PALM BEACH AVE	MUNIZ HENRRY & MARIA V MORALES
62	1614 PALM BEACH AVE	ALEANTAR JAVIER AGUILERA &
63	1618 PALM BEACH AVE	CHO DELMY &