

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, SEPTEMBER 24, 2025**

**ACM: Robin Bentley**

**FILE NUMBER:** Z-25-000062

**DATE FILED:** June 23, 2025

**LOCATION:** On the southeast line of Bicentennial Lane, southwest of Middlefield Road

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** Approx. 1-acre

**CENSUS TRACT:** 48113017102

**REPRESENTATIVE:** Jennifer Hiromoto

**OWNER / APPLICANT:** Gallegos J Ines Garcia & Maria Del Carmen Leija

**REQUEST:** An application for R-10(A) Single Family District on property zoned A(A) Agricultural District.

**SUMMARY:** The purpose of the request is to allow a residential use.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request consists of two tracts.
- The property is currently developed with a shed structure on tract 7 and house on tract 8.
- The area of request is geographically located in the South Dallas/Fair Park area south of downtown, 22 miles.
- The property has frontage along Bicentennial Lane.

**Zoning History:**

There have not been any zoning cases in the area of notification in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Bicentennial Lane	Minor Arterial	Existing ROW

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 review of engineering plans at permitting to comply with city standards.

**Transit Access:**

There are zero transit services are located within ½ mile of the site:

**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 2.0 is a guidance plan, it is not a zoning document. This Comprehensive

Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

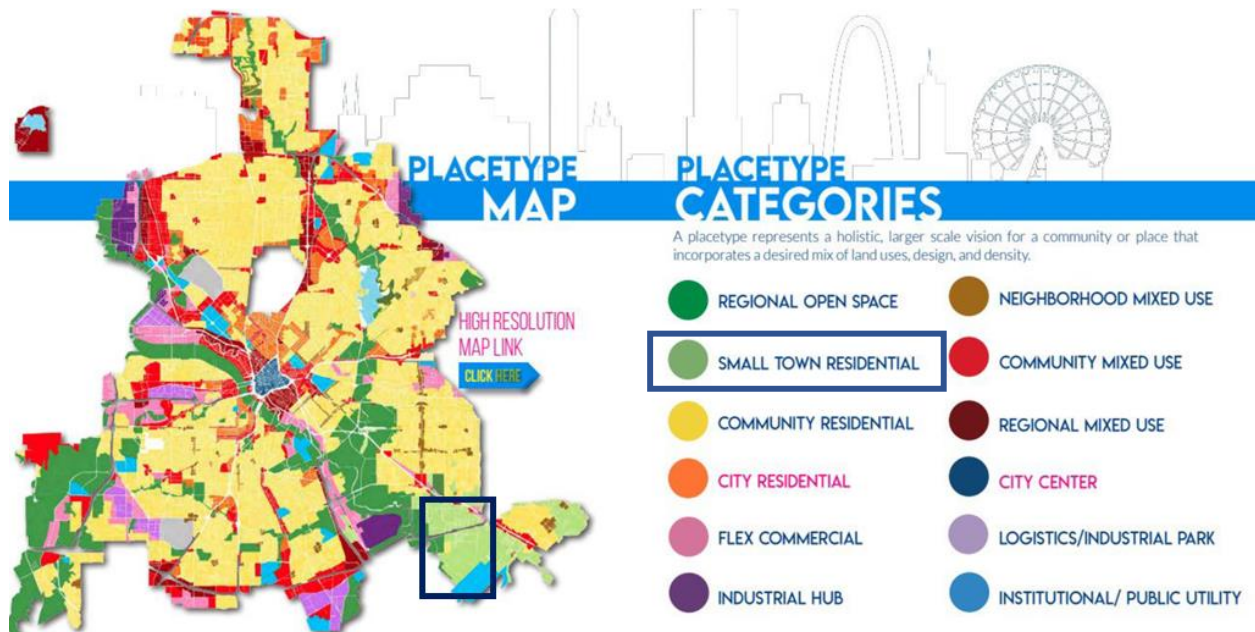
The area of request is located in the Small Town Residential Placetype. This placetype allows for primary land uses like: Agricultural, Public Open Space, Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Private Open Space, Multiplex, Mixed-Use, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

The primary focus of the Small-Town Residential placetype is to represent a blend of rural and suburban lifestyles. These neighborhoods typically include single-family homes, rural estates, and active agricultural uses. This placetype maintains a slower pace of development while preserving the community's character. Local amenities such as parks and small-scale retail may be present, offering essential services while supporting a connected and self-sufficient environment.

Additionally, new residential development in this placetype should align with the established large lot ranchette style or the compact, small town neighborhood development patterns. These new developments should be well-integrated with the natural landscape and consideration should be given a clustered-design approach to preserve quality open, natural areas, and scenic views.

The request to rezone the property to a R-10(A) Single Family District is in alignment with the character of the Small-Town Residential area placetype. The proposal to build a single-family structure on the property will expand on the concept of single-family culture. The request will mirror existing surrounding land uses to the north, east, south, and west.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype map.



### Land Use:

	Zoning	Land Use
<b>Site</b>	A(A) Agricultural	Single-Family
<b>North</b>	R-10(A) Single Family	Undeveloped Land & Single Family
<b>Northeast</b>	R-10(A) Single Family	Single-Family
<b>South</b>	A(A) Agricultural	Undeveloped Land
<b>Southwest</b>	A(A) Agricultural	Single-Family

### Land Use Compatibility:

The approximately 1-acre area of request is currently developed with a shed structure on tract 7 and house on tract 8. The applicant is proposing to rezone the property to allow for the construction of a single-family structure. The property is located in A(A) Agricultural

District. The surrounding property consists of undeveloped land and single-family to the north, single-family to the northeast, undeveloped land to the south, and single-family to the southwest.

The request to rezone the property to a R-10(A) Single Family District is in alignment with the Small Town Residential Placetype. The Small Town Residential placetype encourages the development of single-family houses while blending rural and suburban lifestyles. This request will mirror the adjacent R-10(A) Single Family District to the north, by continuing the concept of rural lifestyle. Staff finds that this request will fit into the character of the surrounding neighborhood and will continue to promote neighborhoods that enhance Dallas' quality of life.

### **Development Standards:**

The following is a comparison chart of the development standards for the current A(A) Agricultural district and the proposed R-10(A) Single Family District.

District	Setback		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: A(A)	50'	20' / 50'	1 Dwelling Unit / 3 Acres	24'	10%	Agricultural & single family
Proposed: R-10(A)	30' *50' block continuity	6'	1 Dwelling Unit / 10,000 sq. ft.	30'	45%	Single family

### **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 & 51A-13.30

	Existing	Proposed
Use	A(A)	R-10(A)
<b>AGRICULTURAL USES</b>		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
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		
<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	S	

	Existing	Proposed
Use	A(A)	R-10(A)
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
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	S	
Convent or monastery	•	S
Foster home	S	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	S
<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>		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		

	Existing	Proposed
Use	A(A)	R-10(A)
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
<b>RECREATION USES</b>		
Country club with private membership	S	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	•	
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	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	S	
Dry cleaning or laundry store		
Furniture store		



	Existing	Proposed
Use	A(A)	R-10(A)
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		
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		
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		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport	S	
Helistop		

	Existing	Proposed
Use	A(A)	R-10(A)
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	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	S/R	S/R
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication		•
Utility or government installation other than listed	S	S
Water treatment plant	S	
<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	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		

	Existing	Proposed
Use	A(A)	R-10(A)
Recycling drop-off for special occasion collection		
Sand, gravel, or earth sales and storage	S	
Trade center		
Vehicle storage lot		
Warehouse		

**Landscaping:**

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

**Parking:**

Parking must be provided in accordance with the Dallas Development Code, May 14, 2025, as amended, minimum 1 space per dwelling unit in R, D, TH zonings.

**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 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. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

**CPC ACTION**  
**August 21, 2025**

**Motion:** It was moved to recommend **approval** of a R-10(A) Single Family District on property zoned A(A) Agricultural District on the southeast line of Bicentennial Lane, southwest of Middlefield Road.

Maker: Franklin  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan,  
Franklin, Sleeper, Housewright, Sims, Hall,  
Rubin

Against: 0  
Absent: 1 - Kingston  
Vacancy: 1 - District 12

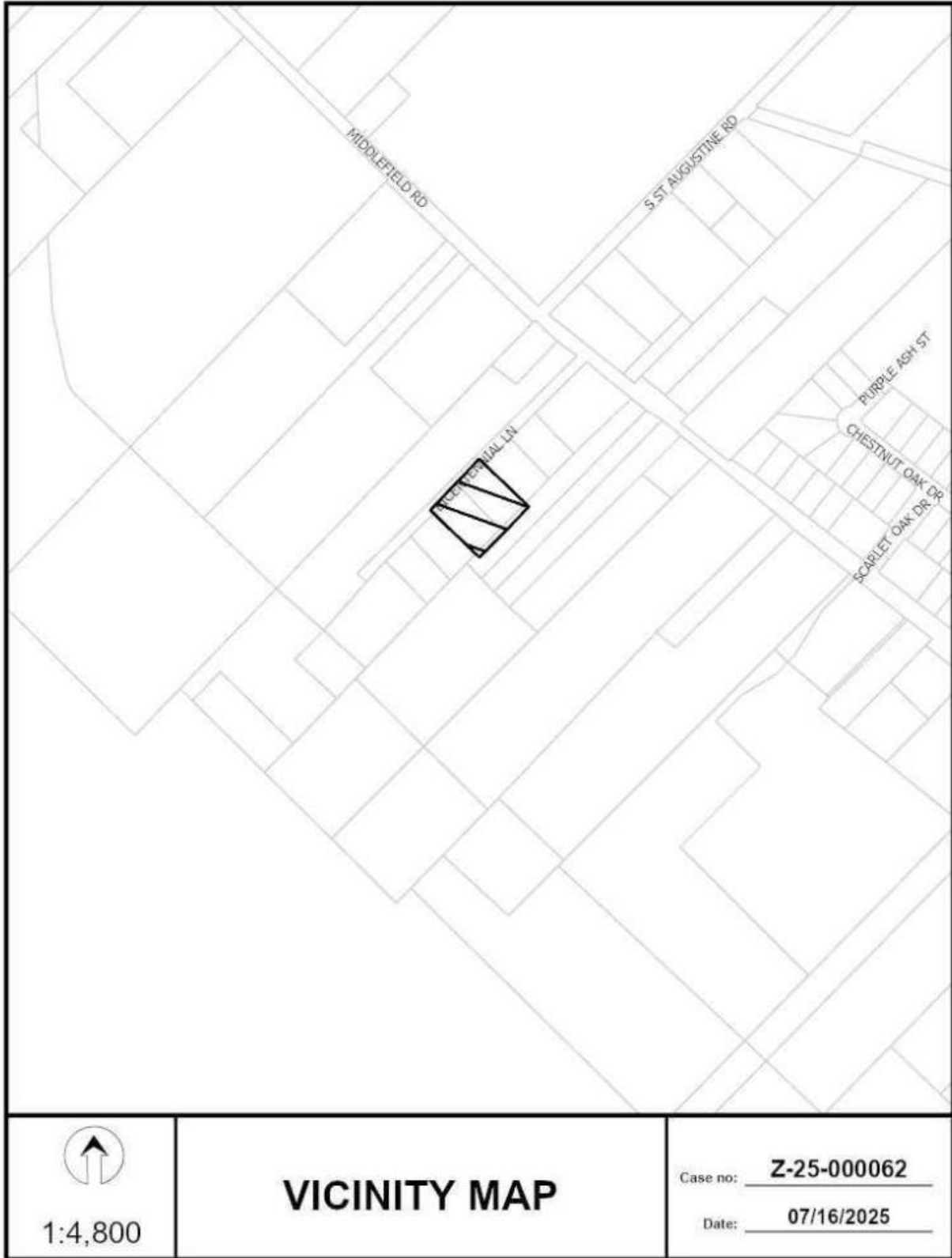
**Speakers:** None

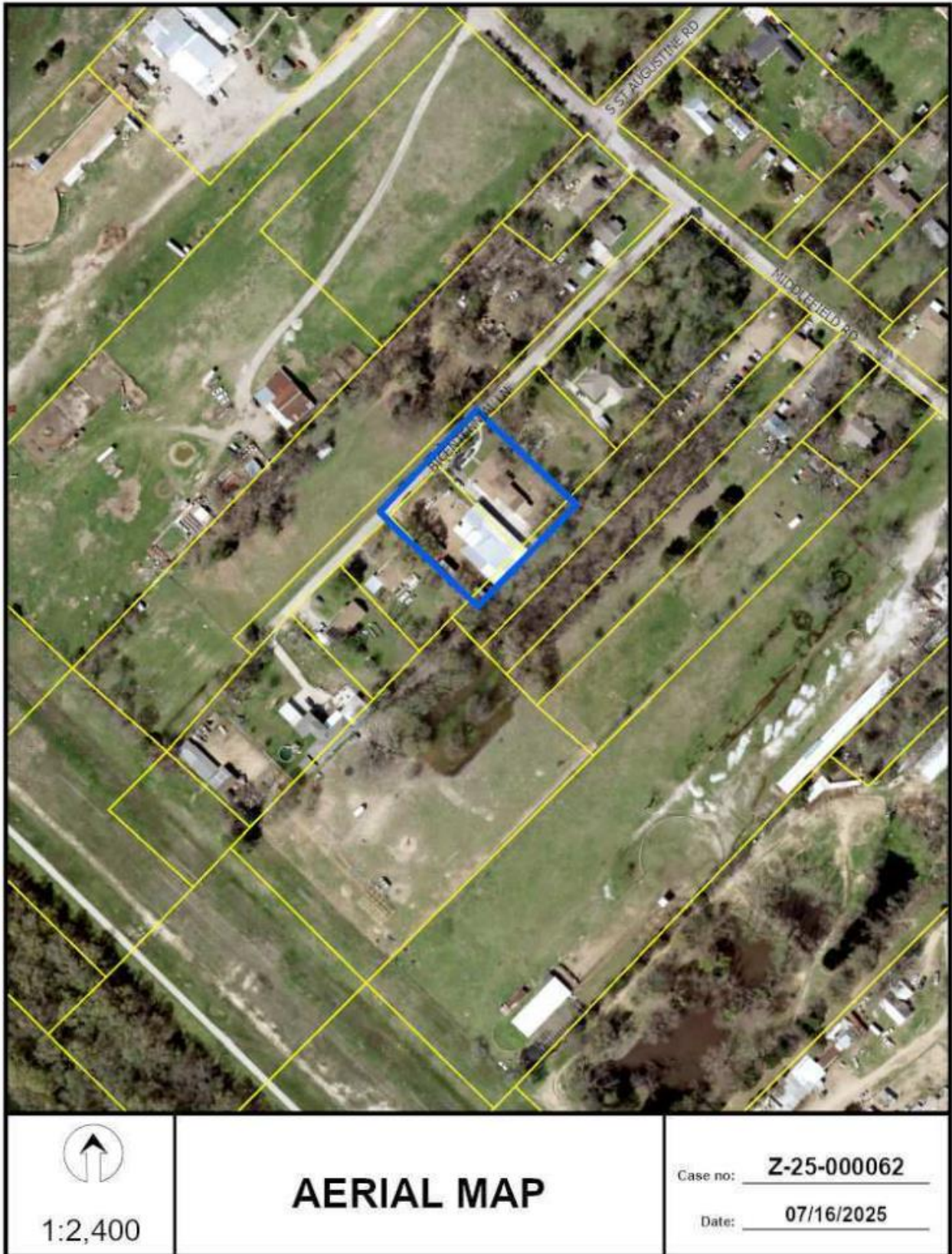
<b>Notices:</b>	Area: 200	Mailed: 13
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** For: None

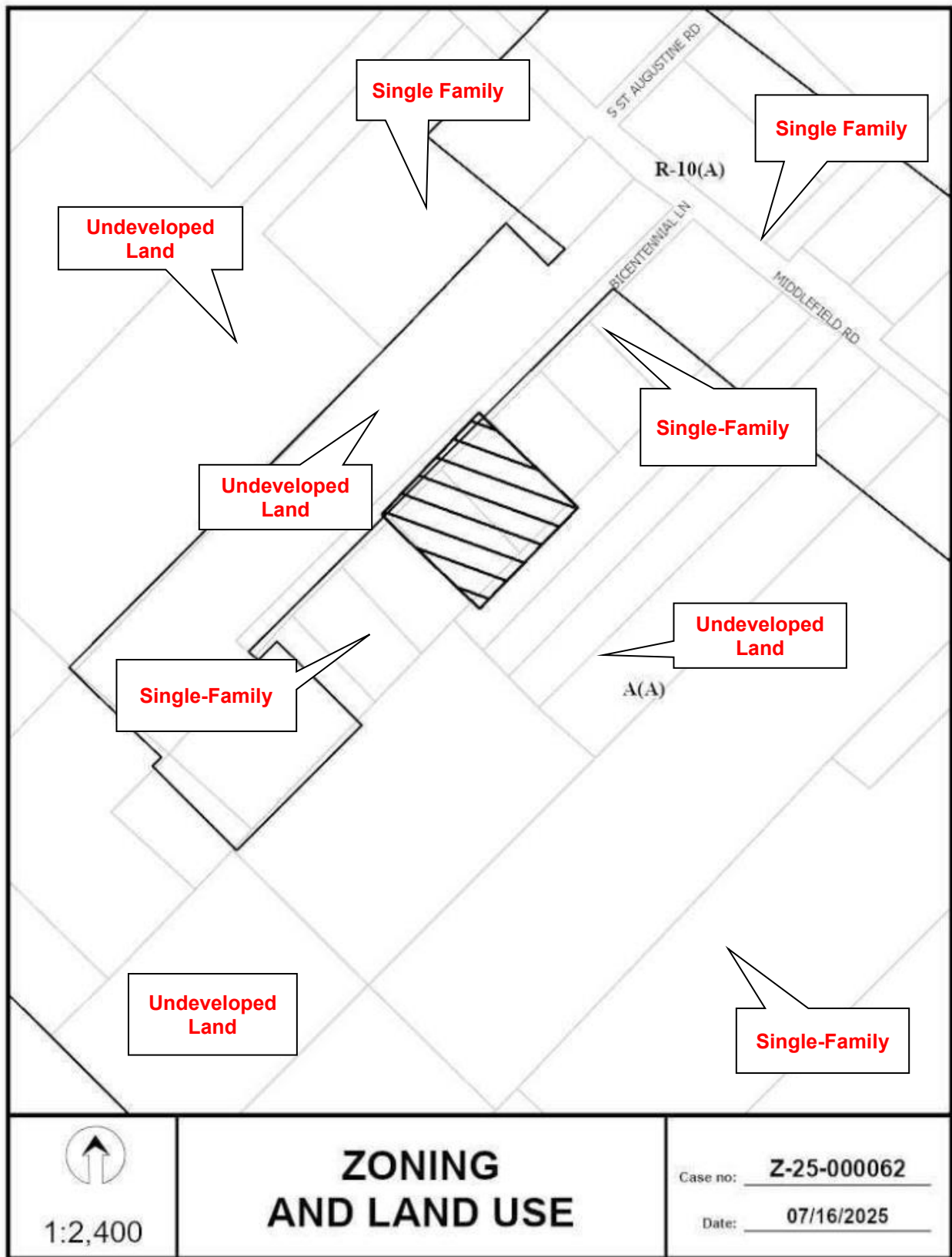
For(Did not speak): Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238  
Kendra Abchi, 614 N. Bishop Ave., Dallas, TX, 75208

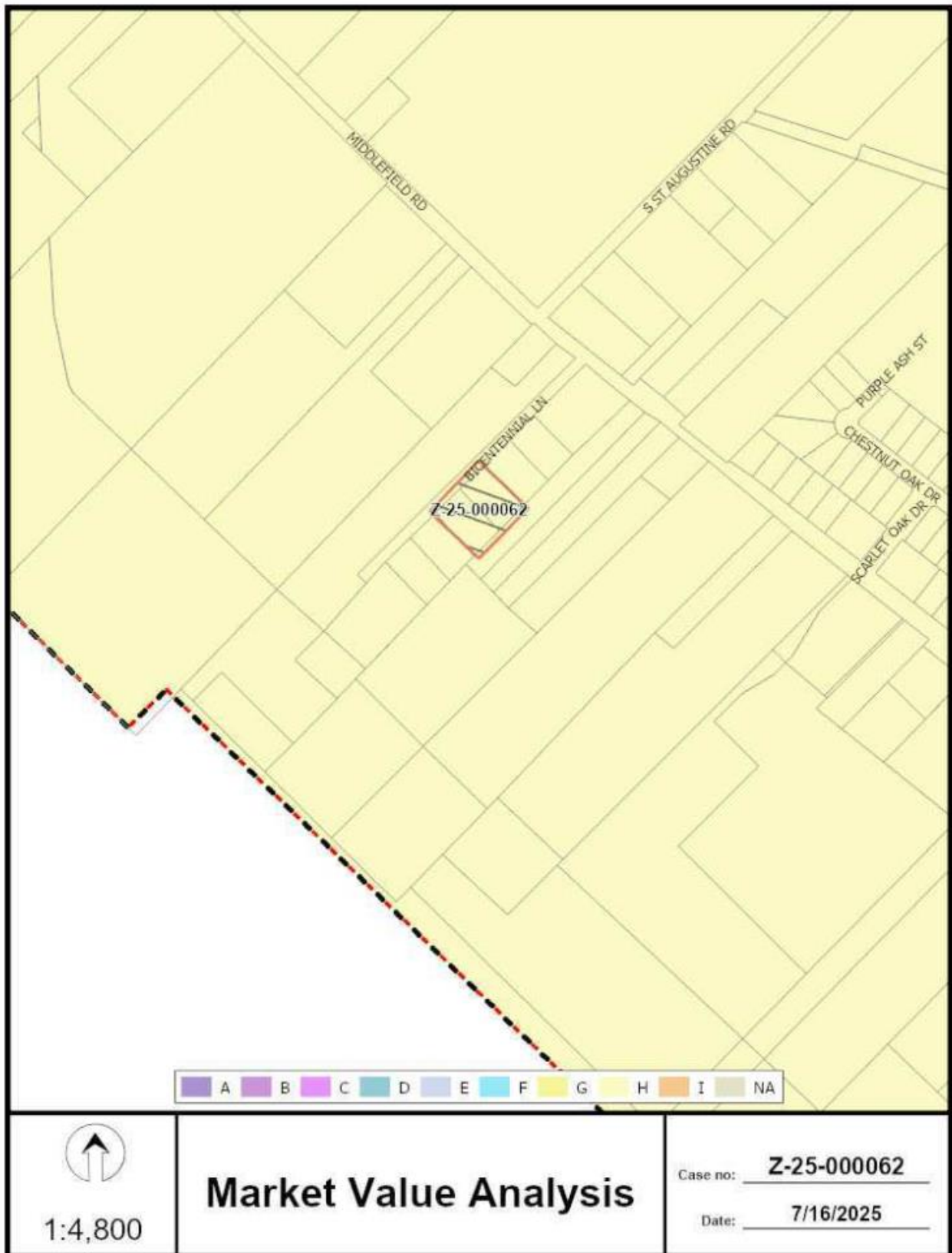
Against: None



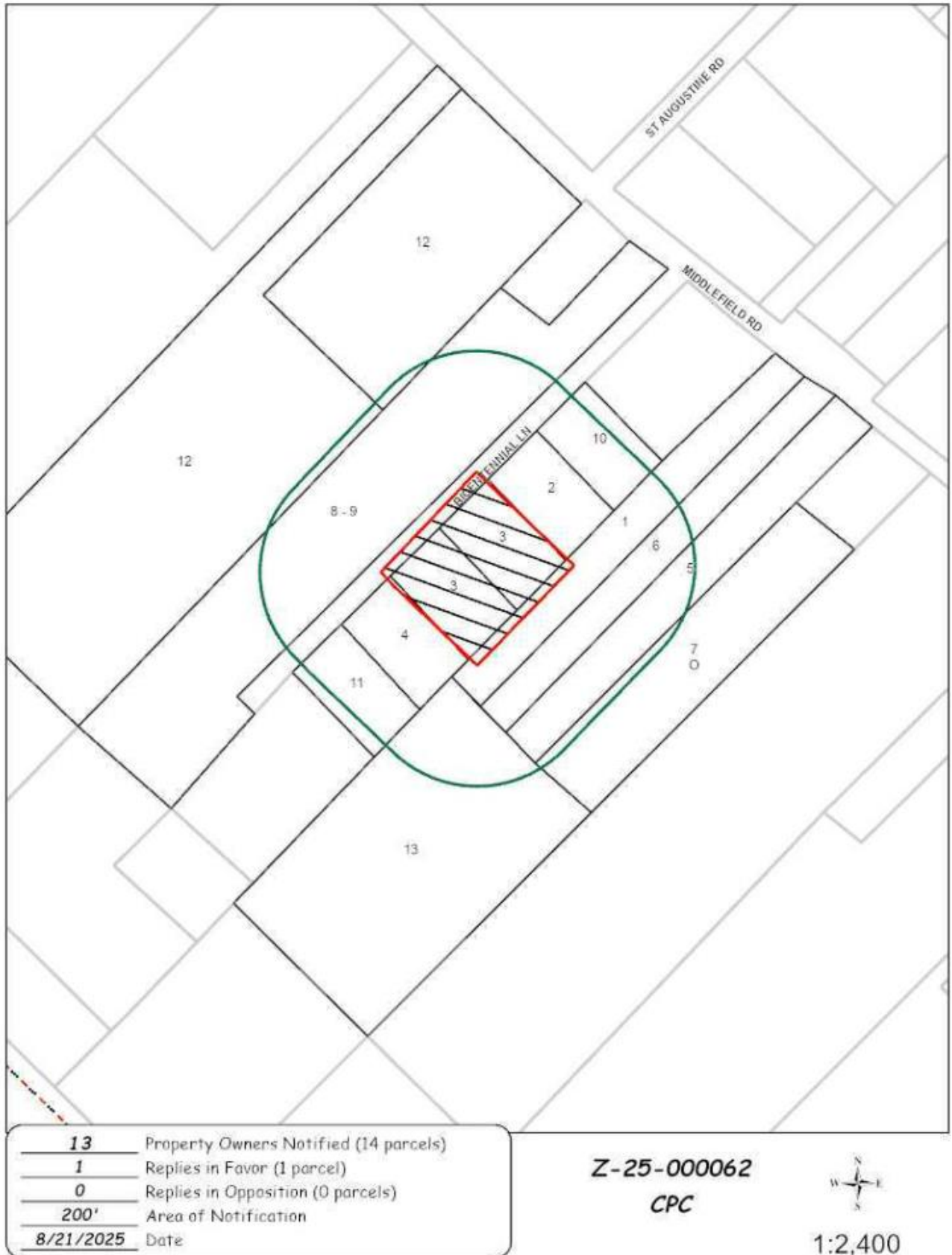












08/20/2025

***Reply List of Property Owners******Z-25-000062******13 Property Owners Notified    1 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3323 MIDDLEFIELD RD	BLYSTONE TALORE N
	2	3309 BICENTENNIAL LN	ROSAS RAUL
	3	3311 BICENTENNIAL LN	GALLEGOS J INES GARCIA &
	4	3317 BICENTENNIAL LN	PACHECO GONZALO &
	5	3329 MIDDLEFIELD RD	ORTIZ CECILIA
	6	3327 MIDDLEFIELD RD	FULTON KAYE
O	7	3405 MIDDLEFIELD RD	BAWCUM CAROLE ANN J LIFE ESTATE
	8	3303 MIDDLEFIELD RD	MEZA JOSE &
	9	3303 MIDDLEFIELD RD	MEZA JOSE &
	10	3305 MIDDLEFIELD RD	PREAS FAMILY TRUST THE
	11	3319 BICENTENNIAL LN	MARTINEZ AUTUM SHAW
	12	3231 MIDDLEFIELD RD	RIOS JUAN MANUEL
	13	3405 MIDDLEFIELD RD	RODRIGUEZ PEDRO & MARIA LUISA