
FILE NUMBER: Z-26-000015 **DATE FILED:** February 17, 2026
LOCATION: East line of Haymarket Road, and the south line of Hazelcrest Drive
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 98.7 acres **CENSUS TRACT:** 48113017102

REPRESENTATIVE: Jonathan Vinson / Jackson Walker LLP

APPLICANT/OWNER: Jon Kendall / 1916 Club Development LLC

REQUEST: An application for a new Planned Development District for MH(A) Manufactured Home and CR Community Retail uses, with consideration for MH(A) Manufactured Home and CR Community Retail Districts on property zoned R-10(A) Single Family and A(A) Agricultural Districts.

SUMMARY: The purpose of the request is to allow the development of campground, retail, personal service, and recreation uses.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The area of request consists of two tracts, both of which are currently undeveloped. The proposed Tract 1 (nonresidential) is located south of LBJ Freeway, and Tract 2 (residential) is located East of Haymarket Road.
- The site has frontage along the LBJ Service Road and Haymarket Road.
- The applicant proposes to develop the area with a mix of uses across the two tracts. Tract 1, proposed for CR (Community Retail) District, is intended to provide neighborhood-serving commercial uses such as a restaurant, laundromat, and other small-scale services. Tract 2, proposed for MH (Manufactured Home) District, is intended to be developed as an RV campground with associated amenities serving residents of the RV community.
- To accomplish this, the applicant initially requested straight zoning of MH(A) Manufactured Home and CR Community Retail Districts for the April 9, 2026 public hearing. At the April 9 hearing, the City Plan Commission moved to hold the item under advisement with direction to re-advertise the request as a new Planned Development District with specified development standards. On May 7, 2026, the City Plan Commission moved to hold the item to the May 21 hearing, at which time the Commission recommended approval subject to a development plan and recommended conditions.

Zoning History:

There have been two zoning cases in the area within the past five years:

1. **Z223-211:** On December 13, 2023, the City Council approved an amendment to Planned Development District No. 1076 on property generally located along the LBJ Freeway corridor near Prater Road and Haymarket Road. The amendment updated the exhibit to a development plan, removed the conceptual plan, modified development plan provisions, revised yard, lot, and space regulations, and updated open space requirements.
2. **Z234-216:** On September 25, 2024, the City Council approved a zoning change from A(A) Agricultural District to R-7.5(A) Single Family District on property located on the south line of Oakwood Drive west of Haymarket Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Haymarket Road	Community Collector Road	60 ft.
LBJ Freeway	Highway	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the traffic study dated September 15, 2025. The study findings indicate that the proposed development will not significantly impact the surrounding roadway system, provided that appropriate and commensurate improvements are implemented.

For example, driveway locations on Haymarket must be coordinated with existing roadway features. The project will be responsible for mitigating any development-related impacts as determined through the platting and engineering review process.

Transit Access:

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

None.

STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 serves as a guiding document that reflects the city's growth and evolving needs and provides a framework for evaluating development requests. While it is not a zoning document, it outlines goals and policies to inform land use decisions.

The subject site is located within the Small Town Residential placetype. This placetype is intended to maintain the rural and small-town character of areas through a mix of single-family homes, rural estate lots, agricultural uses, and open space. Supporting uses such as limited commercial, mixed-use, and civic uses may be appropriate when strategically located to serve nearby residential areas and when sensitive to the surrounding context.

Small Town Residential areas typically have limited intensity and infrastructure, and development is expected to be compatible with existing rural character. ForwardDallas 2.0 discourages heavy commercial or industrial uses in these areas and emphasizes that

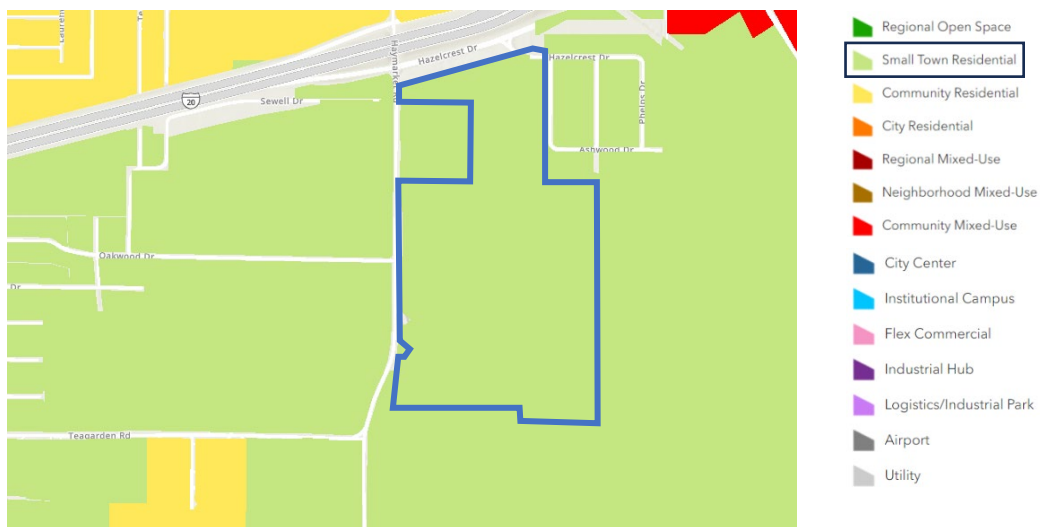
secondary uses should be clustered along major corridors or in locations that can support neighborhood-serving functions.

The request is proposing a mix of uses, including a Community Retail (CR) component intended to provide neighborhood-serving commercial uses and a Manufactured Home (MH) District to accommodate a campground. The proposed CR District is anticipated to be located along the LBJ Freeway service road, a major corridor, which is consistent with ForwardDallas 2.0 guidance that supporting commercial uses be clustered along such corridors.

The proposed campground use is oriented toward short-term occupancy and recreational use, which differs from permanent residential development and may result in a different level and pattern of site activity. In addition, this component may support eco-tourism opportunities by providing access to outdoor and nature-oriented experiences that promote low-impact recreational uses and leverage the area's existing environmental character.

While some elements of the request, including the provision of open space and the location of commercial uses along a major corridor, reflect aspects of the Small Town Residential placetype, the overall scale and intensity of the proposed uses should be carefully evaluated to ensure compatibility with the surrounding rural context and adjacent residential areas. The PD request incorporates additional site development, landscaping, buffering, and open space standards intended to better address compatibility with the surrounding rural context.

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



Area Plans:

I-20 Freeway Corridor Land Use Study

This study was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event future service roads are constructed at such time land use should be reassessed); and recommends NS(A) Neighborhood Service District zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

West Kleberg Community Plan

The request site is located within the West Kleberg Community Plan, adopted by City Council on April 25, 2007. The West Kleberg community is located in the far southeastern section of the City of Dallas, bordering the cities of Seagoville, Balch Springs, and unincorporated areas of Dallas County. It is generally located south of Interstate 20 and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and the Dallas County; and on the west by St. Augustine and Haymarket Roads.

The intent of the West Kleberg Community Plan is to provide an overall vision to create economic development that will stimulate specific types of development for the community. The request site is located within an area that is designated as “Sub-area 3”, which is predominately low density residential with scattered undeveloped parcels.

Land use and Zoning Goal

Protect the rural character of the community by encouraging commercial development along the commercial corridors.

Economic Development Goal

Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

Housing Goal

Encourage low to medium density housing to meet varied income levels.

The plan emphasizes protecting the rural character of the community by encouraging low-to medium-density development while attracting new neighborhood-serving businesses.

Necessity for 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 districts are appropriate where the existing code may not accommodate a development within the parameters of a conventional zoning district or where modifications to base code standards are necessary.

In this case, conventional zoning districts such as MH(A) Manufactured Home and CR Community Retail Districts could generally support the proposed development pattern. However, the requested Planned Development District is intended to establish a unified development framework with tailored standards addressing land use compatibility, open space preservation, landscaping, buffering, fencing, pedestrian circulation, and campground operations that would not otherwise be required under straight zoning districts.

The proposed PD divides the site into two subdistricts with customized regulations and development standards, including limitations on commercial uses, enhanced setbacks and buffering between uses, required screening and gated access, campground amenity requirements, walking trails, open space preservation standards, and specific landscaping and tree preservation provisions. In addition, the PD incorporates standards related to cottages, covered outdoor storage, garbage screening, and environmental considerations associated with the site’s rural context and natural features.

Land Use

	Zoning	Land Use
Site	R-10(A) Single family and A(A) Agricultural districts	Undeveloped
North	R-7.5(A) Single family district	Highway ROW, Undeveloped
East	R-10(A) Single family and A(A) Agricultural districts	Single family, Undeveloped
South	A(A) Agricultural district	Single family, Undeveloped
West	CR Community retail, CS Commercial Service, A(A) Agricultural, R-7.5(A) Single family districts	Plant Nursery, Single family, Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by a mix of residential, agricultural, and limited commercial uses. Properties to the north include R-7.5(A) Single Family District and right-of-way associated with the LBJ Freeway, with portions remaining undeveloped. To the east and south, properties are zoned R-10(A) Single Family District and A(A) Agricultural District and are developed with single-family residences or remain undeveloped. To the west, properties are zoned CR Community Retail, CS Commercial Service, A(A) Agricultural, and R-7.5(A) Single Family Districts and include a mix of plant nursery operations, single-family uses, and undeveloped land.

The site is currently zoned R-10(A) Single Family District and A(A) Agricultural District, both of which allow for low-density residential and agricultural uses. The requested PD would introduce a broader mix of uses compared to the existing pattern. It may be worth noting that currently the section of the property zoned A(A) permits multifamily uses up to 45 feet in height in accordance with SB 840.

As shown on the tract map below, proposed Subdistrict I, intended for CR Community Retail uses, is located along the LBJ Freeway service road and is positioned to accommodate neighborhood-serving commercial uses along a major transportation corridor. The PD further limits and tailors commercial uses within the subdistrict by prohibiting certain higher-intensity or auto-oriented uses and limiting restaurant drive-through uses.

Proposed Subdistrict II, intended to accommodate an RV campground and related amenities under MH(A)-based standards, represents a transition from the predominantly single-family and agricultural development pattern in the surrounding area. However, the proposed PD incorporates additional compatibility measures including customized setbacks, screening and fencing requirements, and limitations on campground-related development.

Overall, the request reflects a transition from primarily low-density residential and agricultural uses to a mixed-use development pattern. Compatibility with the surrounding area will largely depend on the implementation of the proposed PD standards.



Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed general zoning districts associated with the original proposal for CR and MH(A) Districts. For uses permitted in the planned development, refer to the conditions.

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		Proposed	
	A(A)	R-10(A)	MH	CR
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 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				S
Technical school				
Tool or equipment rental				•
Vehicle or engine repair or maintenance				
INDUSTRIAL USES				
Alcoholic beverage manufacturing				
Gas drilling and production	S	S	S	S

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Gas pipeline compressor station				
Industrial (inside)				
Industrial (inside) for light manufacturing				
Industrial (outside)				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining	S			
Municipal waste incinerator				
Organic compost recycling facility	S			
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant	S	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES				
Adult day care facility	S	★	•	•
Cemetery or mausoleum	S	S	S	S
Child-care facility	S	★	•	•
Church	•	•	•	•
College, university, or seminary	•	S		•
Community service center	S	S	S	S
Convalescent and nursing homes, hospice care, and related institutions	S			
Convent or monastery	•	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	S	S
Public school other than an open-enrollment charter school	R	S	S	R
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
Carnival or circus (temporary)	★	★	★	★
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office	•	•	•	•
OFFICE USES				

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
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	S	S	R	•
Private recreation center, club, or area	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				
Alcoholic beverage establishments.				★
Ambulance service				R
Animal shelter or clinic without outside runs	•			R
Animal shelter or clinic with outside runs	S			
Auto service center				R
Business school				•
Car wash				D
Commercial amusement (inside)				S, ★
Commercial amusement (outside)	S			S
Commercial motor vehicle parking				
Commercial parking lot or garage				R
Convenience store with drive-through				S
Drive-in theater	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				•

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Home improvement center, lumber, brick or building materials sales yard.				D
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				S
Pawn shop				•
Personal service use				•
Restaurant without drive-in or drive-through service				R
Restaurant with drive-in or drive-through service				D
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	S			
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	S	S, ★
UTILITY AND PUBLIC SERVICE USES				
Commercial radio or television transmitting station	S			•
Electrical generating plant				
Electrical substation	S	S	S	•
Local utilities	★	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	S	S	•

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Post office				•
Radio, television, or microwave tower	S	S	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	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			
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	S			
Trade center				
Vehicle storage lot				
Warehouse				

Development Standards

The following is a comparison chart of the development standards for the current R-10(A) Single family and A(A) Agricultural districts, the base MH(A) Manufactured Home District and CR Community Retail Districts, and the proposed Subdistrict I and Subdistrict II.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Primary Use
	Front	Side/Rear				
Existing: R-10(A)	30'	6' adjacent to residential	No max dwelling	30'	45% Res 25% Non-Res	Single family

		OTHER: 10'/15'	density & FAR			
Existing: A(A)	50'	20'/50'	1 DU/3 Acres	24'	10%	Agricultural & single family
Base: MH(A)	20'	10'	1 DU/ 4,000 sq. ft.	24'	20%	Manufactured homes
Base: CR	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Retail & personal service, office
Proposed: Subdistrict I	20'	10' along boundary with Subdistrict II; otherwise 20'	No maximum	35'	40%	CR uses with limited retail uses
Proposed: Subdistrict II	20'	10' along boundary with Subdistrict I; otherwise 20'	No maximum	35'	40%	RV campground, cottages, covered outdoor storage, campground amenities

Design Standards:

The standards are intended to accommodate a unique development pattern that combines community retail uses with campground accommodations, cottages, amenities, and open space areas while providing flexibility from certain base zoning regulations. Key provisions include:

- **Open Space and Environmental Features:** The PD requires at least 30 percent of Subdistrict II to remain as open space for active or passive recreation, groundwater recharge, ponds, and landscaping. A minimum of 30 contiguous acres of open space is required, including approximately 25 acres containing a pond. The standards also include tree preservation requirements and protections for designated tree preservation areas.
- **Amenities and Connectivity:** The PD requires amenities including a dog park, picnic tables, benches, pavilions, grills, and pet waste receptacles. A walking trail at least one mile in length and a minimum of six feet wide is also required along the pond in the approximate location shown on the development plan. Internal sidewalks are required within Subdistrict I, while pedestrian circulation within

Subdistrict II is intended to occur through the common internal connecting routes and trail system, as commonly seen in state parks and campground-style developments.

- **Screening and Security:** The PD establishes fencing and screening standards along adjacent residential and agricultural properties and requires secured gated access between public areas and the campground. Garbage dumpsters must also be screened from view along Haymarket Road and Hazelcrest Drive.

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](#)

The proposed PD further specifies that transient stands within the campground are not considered parking spaces for purposes of the district.

Landscaping:

Landscaping must generally comply with the requirements of Article X, as amended. The proposed PD also includes additional tree preservation provisions, including the establishment of a designated tree preservation area within Subdistrict I where tree removal is limited to hazardous, diseased, or damaged trees. In other portions of the site, certain exemptions are provided for trees located within private drives, fire lanes, parking areas, or trees with a caliper of less than 20 inches. Plant materials throughout the development must be maintained in a healthy and growing condition.

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

DB RSI1 LLC, Manager and Member

-Dave Barrett

BSP Land Advisors, LLC, Manager and Member

-Jon Kendall

CPC Action
MAY 21, 2026

Note: The Commission tabled the item and heard Subdivision Docket next.

Motion: It was moved to recommend **approval** of a new Planned Development District for MH(A) Manufactured Home and CR Community Retail uses, with consideration for MH(A) Manufactured Home and CR Community Retail Districts, subject to a development plan and recommended conditions, with the following changes: **(1)** A minimum 10-foot-wide landscape buffer must be provided where adjacent to residential zoning districts. At least one large or medium tree a minimum of three-caliper inches must be provided every 30 linear feet. **(2)** Tree preservation regulations do not apply to trees with a caliper of less than 10 inches. **(3)** A maximum of 60 cottages are permitted. **(4)** Cottages must be a minimum of 300 square feet and a maximum of 600 square feet. **(5)** Each cottage must be built on a foundation with plumbing and must have a bathroom. **(6)** Along the east side of Subdistrict I, a minimum eight-foot-tall and maximum 10-foot-tall screening fence must be provided. **(7)** Liquor store and motor vehicle fueling station are prohibited uses; on property zoned R-10(A) Single Family and A(A) Agricultural Districts, on the west line of Haymarket Road, and the south line of Hazelcrest Drive.

Maker: Franklin
Second: Sims
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 88
Replies: For: 4 Against: 3

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
Against: None

PROPOSED CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2026.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located south of Hazelcrest Drive and east of Haymarket Road. The size of PD ____ is approximately 98.724 acres.

SEC. 51P-____.103. CREATION OF SEPARATE SUBDISTRICTS

The district is divided into two subdistricts: Subdistrict I and Subdistrict II. The subdistricts are shown on the development plan (Exhibit ____A) and described in the property descriptions (Exhibit ____B). If there is a conflict between the boundaries shown on the development plan and the boundaries described in the property description, the property description controls.

SEC. 51P-____.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In the event of a conflict between Chapter 51A and this article, this article controls. In this article:

(1) **BEAUTY OR BARBER SUPPLY SHOP** means a store that primarily sells supplies for haircare or professional salons or barber shops and may or may not be open to the public.

(2) **CAMPGROUND** means a lot used to accommodate recreation vehicles, tents, manufactured homes, or cottages on a rental basis for temporary camping purposes.

(3) **COTTAGE** means a structure constructed on or moved to a campground and used as sleeping quarters or a temporary dwelling.

(4) **COVERED OUTDOOR STORAGE** means an open or partially-enclosed covered area containing one or more individual compartmentalized storage units for the covered storage of campground customers' goods, vehicles, boats, or trailers for a period in excess of 24 hours, where no unit exceeds 750 square feet in floor area.

(5) TRANSIENT STAND means a site for the placing and use of a manufactured home, recreational vehicle, cottage, or tent. A transient stand is not a parking space.

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

(c) Subdistrict I is considered to be a non-residential zoning district. Subdistrict II is considered to be a residential zoning district.

SEC. 51P- _____.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: property descriptions.

SEC. 51P- _____.106. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) The development of a transient stand, shown on the development plan, as a cottage does require an amendment to the development plan.

SEC. 51P- _____.107. MINOR AMENDMENTS TO DEVELOPMENT PLAN.

An amendment to the development plan is a change in zoning district classification and must follow the procedures in Section 51A-4.701, except that the director may administratively approve a reduction in the number of transient stands, or reduction in the outdoor storage or retail building sizes as a minor amendment.

SEC. 51P- _____.108. MAIN USES PERMITTED.

(a) Subdistrict I.

(1) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this district; etc. In addition, the following standards apply:

(2) A maximum of two restaurants with drive-in or drive-through service are permitted and must be included in a larger building.

(3) The following uses are prohibited:

- Alternative financial establishment.
- Beauty or barber supply shop.
- Dry cleaning or laundry shop.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- General merchandise or food store 3,500 square feet or less.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Overnight general-purpose shelter.
- Paraphernalia shop.
- Pawn shop.

(b) Subdistrict II.

(1) Except as provided in this section, the only main uses permitted are those main uses permitted in the MH(A) Manufactured Home District, subject to the same conditions applicable in the MH(A) Manufactured Home District, as set out in Chapter 51A. For example, a use permitted in the MH(A) Manufactured Home District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MH(A) Manufactured Home District is subject to DIR in this district; etc.

(2) The following uses are permitted by right:

- Campground.
- Covered outdoor storage.

(3) The following uses are prohibited:

- Manufactured home park or subdivision.

SEC. 51P-____.109. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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. 51P-____.110. 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) Subdistrict I. Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) Subdistrict II. Except as provided in this section, the yard, lot, and space regulations for the MH(A) Manufactured Home District apply.

(c) Subdistricts I and II.

(1) Front yard. Minimum front yard is 20 feet.

(2) Side and rear yard.

(A) Except as provided in this paragraph, minimum side and rear yard is 20 feet.

(B) Minimum required yard along the boundary between Subdistrict I and Subdistrict II is 10 feet.

(3) Height. Maximum structure height is 35 feet.

(4) Lot coverage. Maximum lot coverage is 40 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(5) Stories. No maximum number of stories.

SEC. 51P- _____.111. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Off-street parking and loading is not required to be shown on the development plan.

(c) Transient stands are not considered parking for purposes of this district.

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

- (c) A minimum 10-foot-wide landscape buffer must be provided where adjacent to residential zoning districts. At least one large or medium tree a minimum of three caliper inches must be provided every 30 linear feet.

SEC. 51P- ____ .114 TREE PRESERVATION AND MITIGATION.

(a) In general. Except as provided in this section, the tree preservation regulations in Article X apply.

(b) Tree preservation area. No trees may be removed or seriously injured in the tree preservation area in Subdistrict I shown on the development plan, except as follows:

(1) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.

(2) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.

(c) All other areas. In all other areas, tree preservation regulations do not apply to the following:

(1) A tree that endangers the public health, welfare, or safety and that must be immediately removed because of poor structural integrity.

(2) A tree that is diseased or infected, damaged beyond the point of recovery, or in danger of falling.

(3) A tree located within designated private drives, fire lanes, or off-street parking areas.

(4) Trees with a caliper of less than 10 inches.

SEC. 51P- ____ .115. SIGNS.

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

SEC. 51P- ____ .116. DESIGN STANDARDS.

(a) Cottages.

(1) A maximum of 60 cottages are permitted.

(A) A minimum of 17 cottages must be constructed in the locations shown on the development plan.

(B) Additional cottages may be constructed on transient stands shown on the development plan.

(2) Minimum floor area for a cottage is 300 square feet; Maximum floor area of a cottage is 600 square feet.

(3) Each cottage must be built on a foundation and have a bathroom.

(4) Cottages may be built on-site or manufactured off-site and installed on-site. Cottages manufactured off-site must be installed with a permanent skirt.

(b) Fencing.

(1) A screening fence with a minimum height of eight feet and a maximum height of 10 feet must be installed along the east side of Subdistrict I in the location shown on the development plan. The screening fence must be constructed of wood fencing, landscaping, or a combination.

(2) A maximum eight-foot-tall fence must be constructed in Subdistrict II in the location shown on the development plan.

(A) Along the Property line bordering an R-10(A) Single Family Districts, the fence must be a screening fence and may consist of wooden fencing.

(B) Along the Property line bordering an A(A) Agricultural District, the fence may consist of chain link fencing.

(3) Security fencing must be provided to separate the public commercial access areas in Subdistrict I from the campground and amenity areas in Subdistrict II.

(4) Entrances to and exits from Subdistrict II must be gated to provide secured access for residents and guests.

(c) Amenities. A minimum of the following must be provided in Subdistrict II:

(1) One dog park.

(2) Four picnic tables.

(3) Four benches.

(4) Four pet waste receptacles.

(5) Two pavilions with one grill in each.

(d) Garbage screening. Garbage dumpsters must be screened from view from Haymarket Road and Hazelcrest Drive.

(e) Sidewalks.

(1) A minimum six-foot-wide sidewalk must be provided along Hazelcrest Drive. Sidewalks are not required to be installed along Haymarket Road.

(2) If sidewalks are provided internal to Subdistrict I, they must be at least six feet wide.

(3) A walking trail must be provided in the approximate location shown on the development plan. The walking trail must be a minimum of six feet wide and at least one mile in length.

(f) Open space.

(1) At least 30 percent of Subdistrict II must be maintained as open space for activity such as active or passive recreation, groundwater recharge, ponds, or landscaping.

(2) A minimum of 30 acres must be contiguous open space, of which approximately 25 acres must contain a pond as shown on the development plan. Surface area of the pond is included in the open space calculation. The 30 percent of open space required in Paragraph (1) counts toward the total 30 acres required district-wide.

(3) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, pavilions, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features and amenities listed in Subsection (c) are allowed; otherwise, open space must be open to the sky.

(4) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, walking trails, or shade structures, as well as items listed in Paragraph (3).

(5) Open spaces must be properly maintained in a state of good repair and neat appearance. Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .117. ADDITIONAL PROVISIONS.

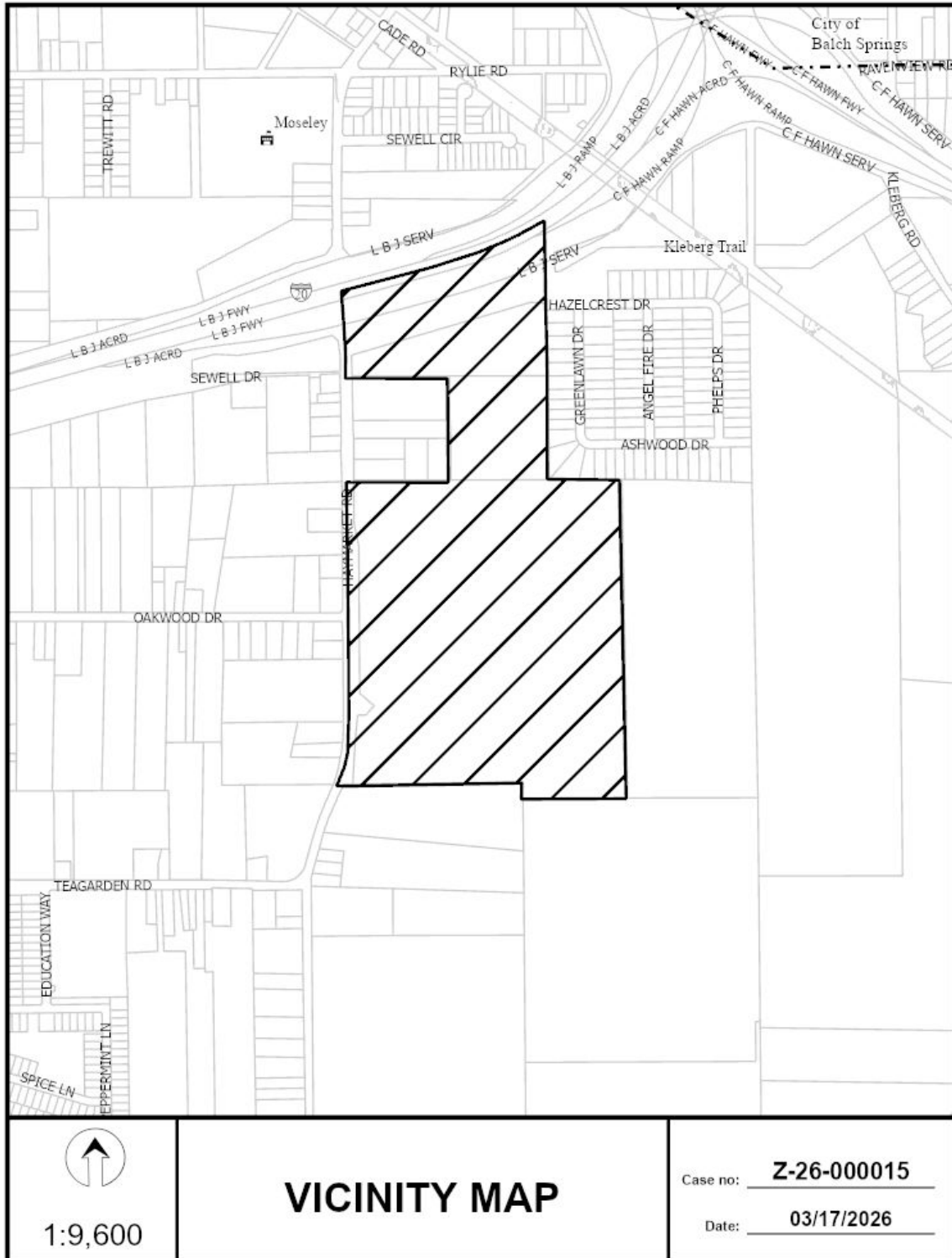
(a) The Property must be properly maintained in a state of good repair and neat appearance.

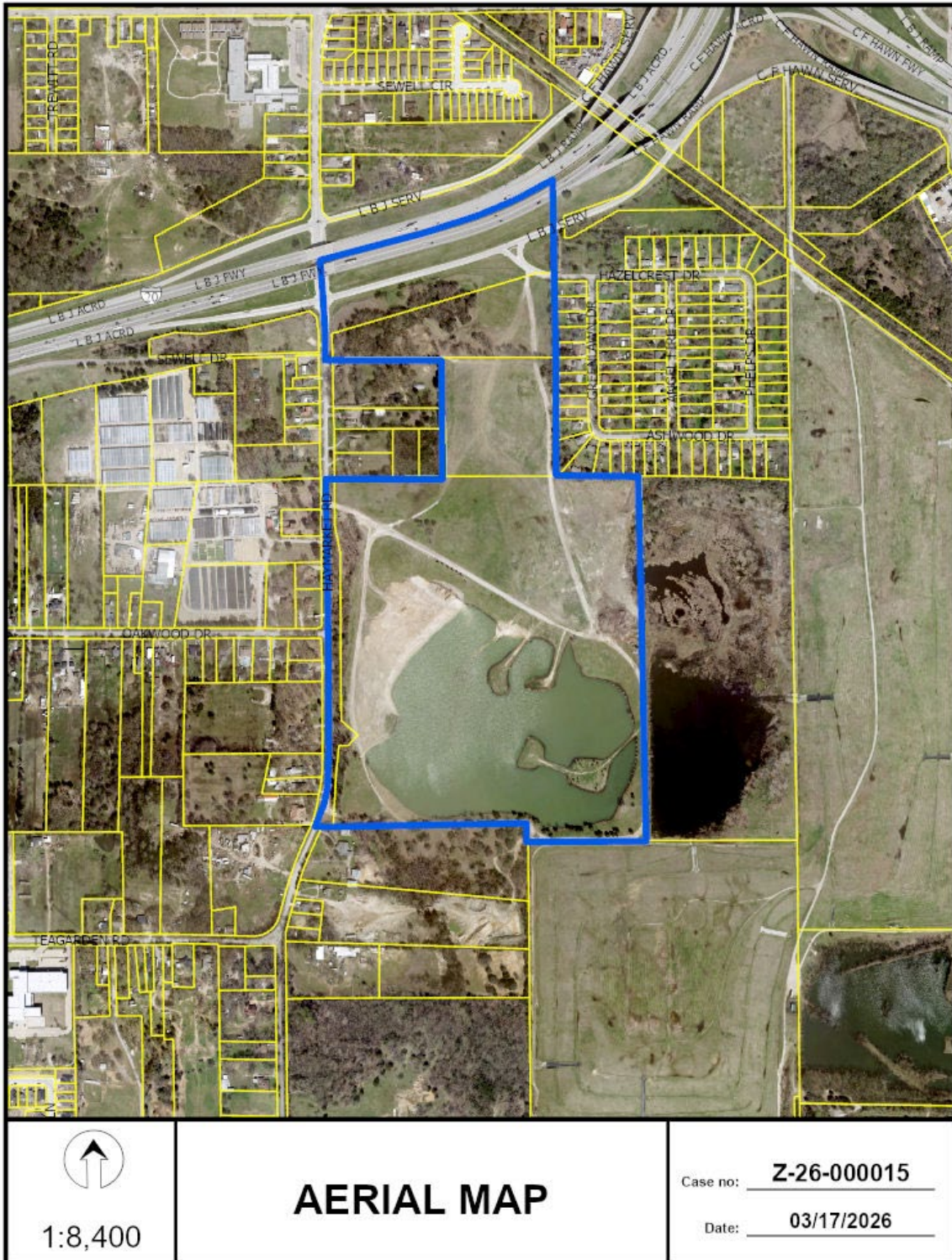
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

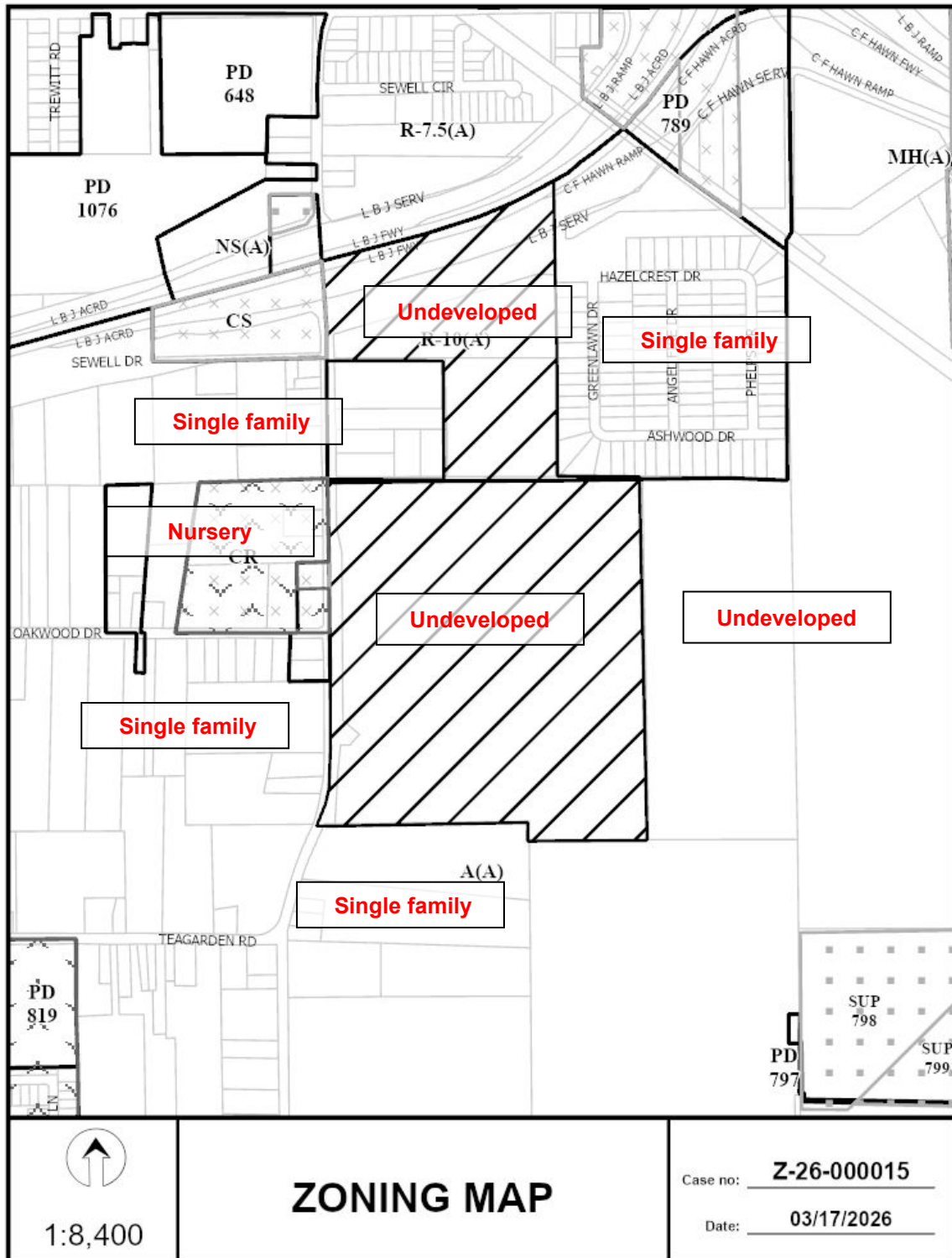
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

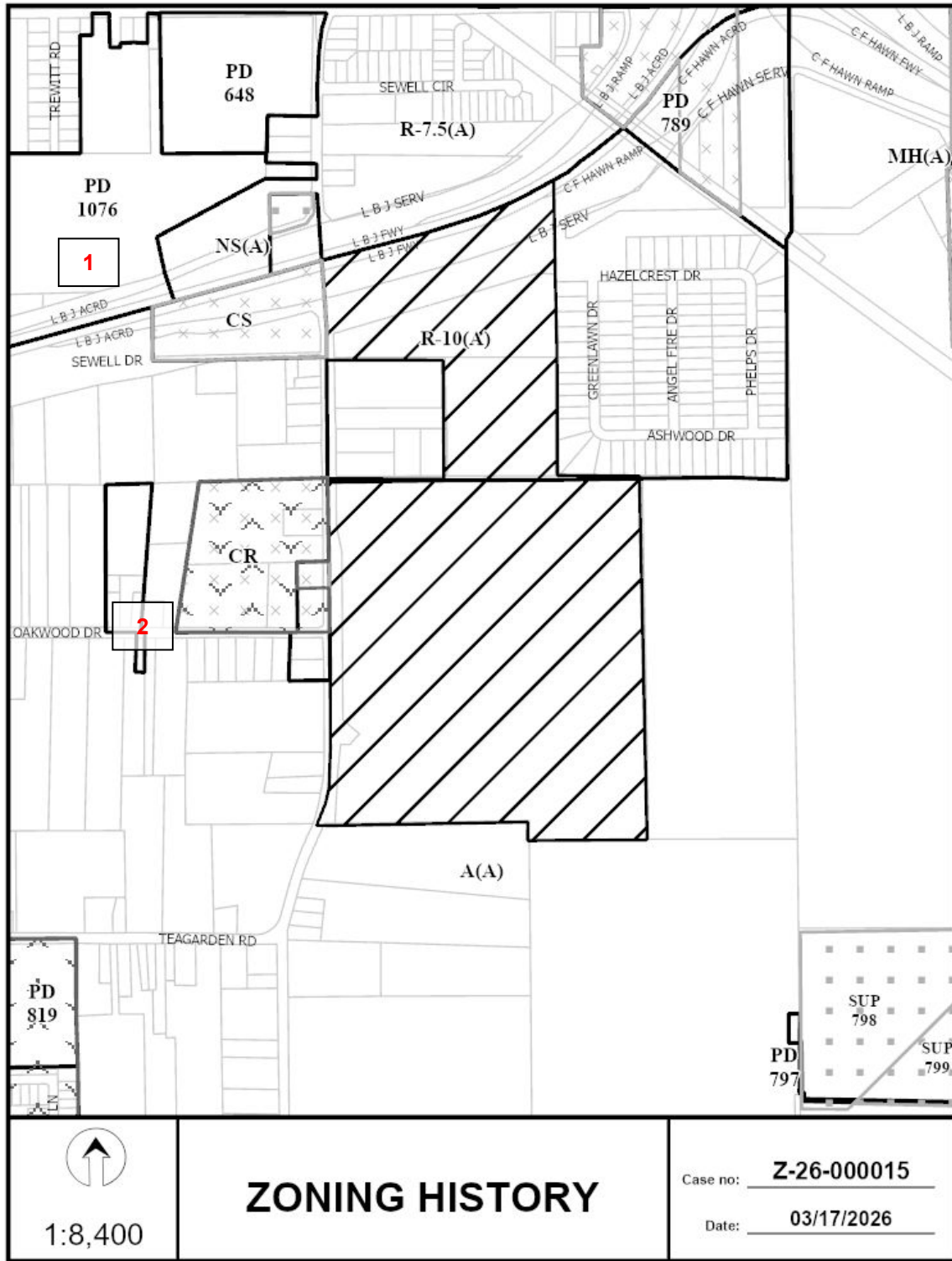
(a) Except as provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city. Private drives in Subdistrict II may be constructed of gravel or crushed concrete.

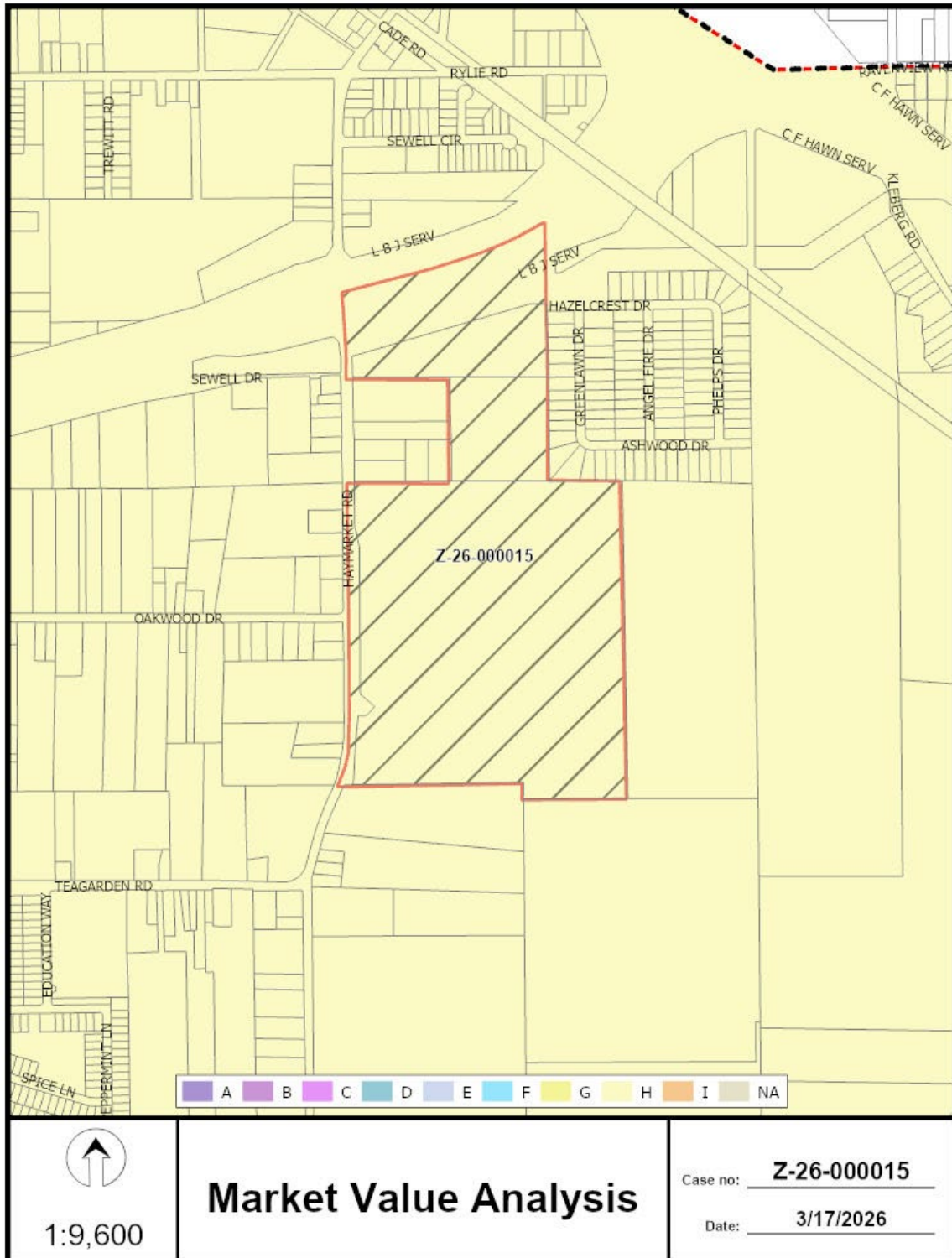
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

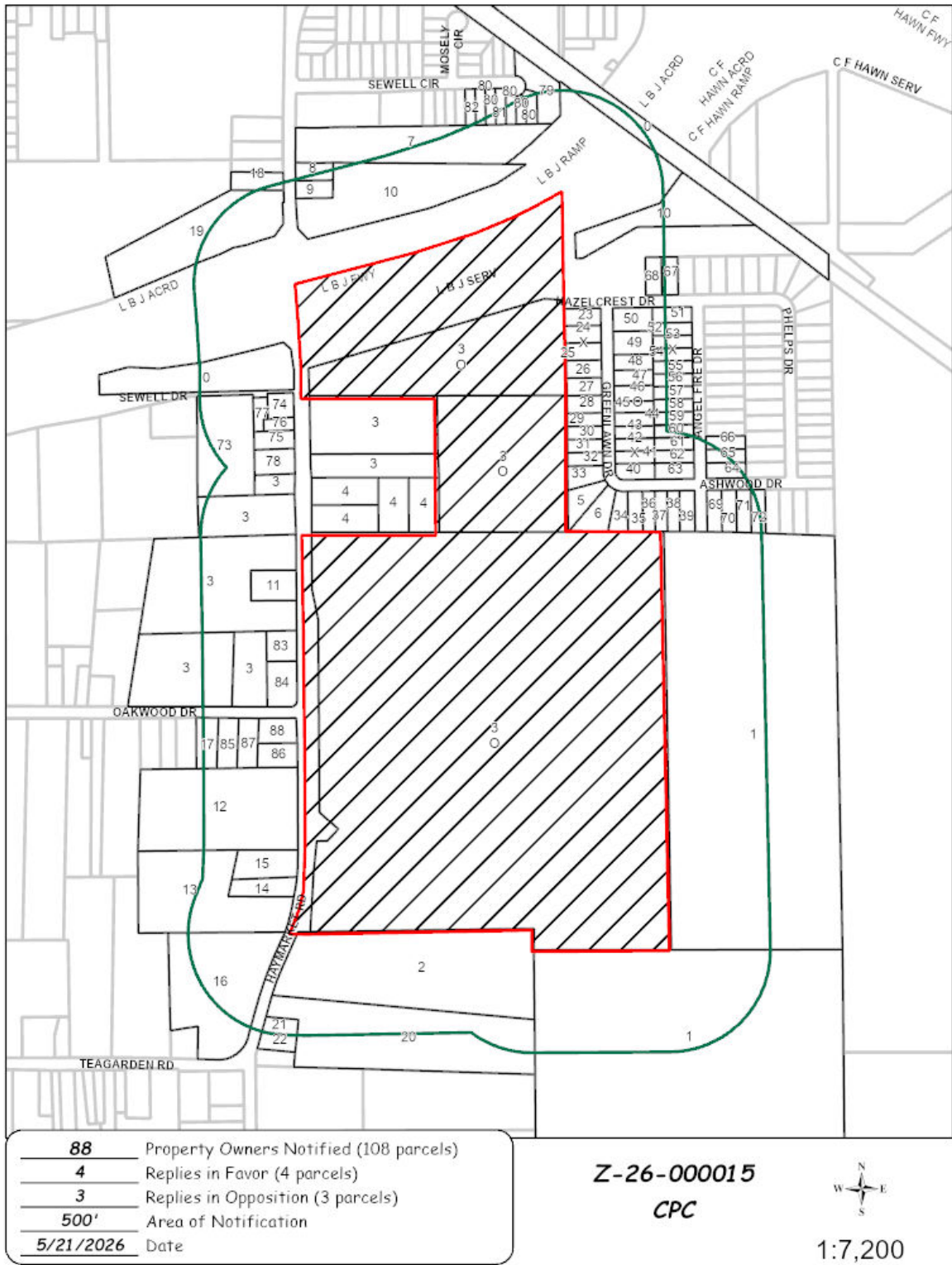












05/20/2026

Reply List of Property Owners***Z-26-000015******88 Property Owners Notified 4 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2000 JORDAN VALLEY RD	MESQUITE LANDFILL TX LP
	2	1814 HAYMARKET RD	HUTCHESON CHILDRENS TRUST THE
	3	1543 HAYMARKET RD	RUIBAL FARMS LP
	4	1524 HAYMARKET RD	BOHANNON DONNA P
	5	1627 GREENLAWN DR	ESTRADA ELVIA ESTRADA
	6	11208 ASHWOOD DR	Taxpayer at
	7	1430 HAYMARKET RD	GALVAN FRANCISCO
	8	1450 HAYMARKET RD	MARTINEZ MARIA D C &
	9	1454 HAYMARKET RD	BERLANGA MARIA L
	10	1508 HAYMARKET RD	MILLARD MATTHEW
	11	1651 HAYMARKET RD	RUIBAL MATTHEW J
	12	1733 HAYMARKET RD	HAWTHORNE BRENT A &
	13	1801 HAYMARKET RD	BECERRA LEONARDO & YANIRA E
	14	1747 HAYMARKET RD	VELAZQUEZ JOSE J
	15	1739 HAYMARKET RD	GOMEZ GONZALO &
	16	1817 HAYMARKET RD	HOWARD JAMES
	17	10524 OAKWOOD DR	HERRERA RAUL & MARTHA
	18	1451 HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
	19	1523 HAYMARKET RD	SF INVESTMENT LLC
	20	1818 HAYMARKET RD	ESPINOZA CARLOS &
	21	1822 HAYMARKET RD	RODRIGUEZ AUDIE &
	22	1824 HAYMARKET RD	RODRIGUEZ MARLEN LINETH &
	23	1507 GREENLAWN DR	PEREZ RICARDO &
X	24	1515 GREENLAWN DR	FUENTES JUAN ANTONIO
	25	1521 GREENLAWN DR	SANCHEZ EDUARDO VILLA &
	26	1525 GREENLAWN DR	ALBARRAN VICTOR

05/20/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1531 GREENLAWN DR	NETROGARCIA YESSENIA
	28	1603 GREENLAWN DR	PRESIDIO ALTO LLC 1603G
	29	1607 GREENLAWN DR	PERALTA DANIEL ZUNIGA
	30	1611 GREENLAWN DR	D REALTY INVESTMENTS INC
	31	1615 GREENLAWN DR	CORTES AXEL E &
	32	1619 GREENLAWN DR	MCCLEAN PHILIP E
	33	1623 GREENLAWN DR	NUNO JAIME &
	34	11212 ASHWOOD DR	HERNANDEZ KARINA
	35	11216 ASHWOOD DR	BOYD ROBERT HOWARD
	36	11220 ASHWOOD DR	JUAREZ RODOLFO
	37	11224 ASHWOOD DR	DIAZ MARIA DELREFUGIO FLORES
	38	11228 ASHWOOD DR	WESTFORK PROPERTIES SERIES C
	39	11232 ASHWOOD DR	HERNANDEZ HERACLIO &
	40	1626 GREENLAWN DR	ORTEGA ERASMO ORTEGA &
	41	1622 GREENLAWN DR	GALVAN SAMUEL & CARMELA
X	42	1618 GREENLAWN DR	RAMIREZ CECILIO &
	43	1614 GREENLAWN DR	VILLALOBOS ISMARL &
	44	1610 GREENLAWN DR	PADILLA PURITA BARRERA &
	45	1606 GREENLAWN DR	NOE BARBARA J
O	46	1602 GREENLAWN DR	LONG JAMES B JR
	47	1532 GREENLAWN DR	MERCADO JUANA
	48	1526 GREENLAWN DR	RODRIQUEZ ABEL VILLA
	49	1522 GREENLAWN DR	VERA FRANCISCO J
	50	1506 GREENLAWN DR	CASTRO IGNACIO & MARIA
	51	1507 ANGEL FIRE DR	GOMEZ MARIA M
	52	1515 ANGEL FIRE DR	MORALES ANDY BLADIMIR
X	53	1519 ANGEL FIRE DR	RENTERIA JOSE N
	54	1523 ANGEL FIRE DR	WILSON LAWRENCE R SR
	55	1527 ANGEL FIRE DR	AGUILAR FELEX
	56	1533 ANGEL FIRE DR	SANCHEZ JOSE DEL CARMEN AGUILAR &
	57	1605 ANGEL FIRE DR	NETRO BENITO

05/20/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1609 ANGEL FIRE DR	SENDEJO ROY S
	59	1615 ANGEL FIRE DR	LEDEZMA ANTONIO
	60	1619 ANGEL FIRE DR	PEREZ JAIME LEAL &
	61	1623 ANGEL FIRE DR	CHAVEZ GLORIA SANCHEZ &
	62	1627 ANGEL FIRE DR	LOPEZORTEGA ENDI EFRAY &
	63	1631 ANGEL FIRE DR	RADA ANTONIO S
	64	1630 ANGEL FIRE DR	1630 ANGEL FIRE DRIVE LLC A SERIES
	65	1626 ANGEL FIRE DR	VILLALOBOS JESSE & ELVA
	66	1622 ANGEL FIRE DR	HERRERA ERNESTO ESQUIVEL &
	67	11231 HAZELCREST DR	RANGEL REENE & FELIPA HERNANDEZ
	68	11229 HAZELCREST DR	RANGEL REENE P & FELIPA
	69	11242 ASHWOOD DR	DIAZ JOSE LUIS RAMIREZ &
	70	11248 ASHWOOD DR	DIAZ JOSE LUIS RAMIREZ &
	71	11252 ASHWOOD DR	LOPEZ ROGELIO &
	72	11258 ASHWOOD DR	PADILLA JOSE PIEDAD ORAS
	73	10440 SEWELL RD	LEMONS JAMES D
	74	1509 HAYMARKET RD	WILLIAMS JOE ETAL
	75	1517 HAYMARKET RD	STARNES WELDON EUGENE
	76	1513 HAYMARKET RD	VILLA JUAN C & OJACIEL
	77	10450 SEWELL RD	WILLIAMS STOCKS DEBBIE LAVALLE
	78	1523 HAYMARKET RD	STARNES WELDON EUGENE &
	79	10672 SEWELL CIR	SEWELL CIRCLE LP
	80	10664 SEWELL CIR	UPWARD AMERICA CENTRAL
	81	10640 SEWELL CIR	UPWARD AMERICA CENTRAL
	82	10616 SEWELL CIR	UPWARD AMERICA CENTRAL
	83	1699 HAYMARKET RD	SOSA JOSE HUGO & KAREN
	84	10540 OAKWOOD DR	ALVAREZ PEDRO FERNANDO
	85	10526 OAKWOOD DR	LEWIS ERIKA
	86	1723 HAYMARKET RD	CAVAZOS DORA ALICIA &
	87	10530 OAKWOOD DR	MEDINA ARACELI &
	88	9999 OAKWOOD DR	GUTIERREZ ADEL

Z-26-000015

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A1	1500 HAYMARKET RD	RUIBAL FARMS LP
O	A2	1700 HAYMARKET RD	RUIBAL FARMS LP
O	A3	1500 HAYMARKET RD	RUIBAL F