

FILE NUMBER: Z-26-000034 **DATE FILED:** February 26, 2026

LOCATION: West line of Chalk Hill Road, south of Chippewa Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 28,364 sq. ft. **CENSUS TRACT:** 48113010602

APPLICANT/ OWNER: Springful Properties, LLC / Guillermo Fonseca

REPRESENTATIVE: Alexander Fonseca

REQUEST: An application for CR Community Retail District on property zoned R-5(A) Single Family District

SUMMARY: The purpose of the request is to allow a general merchandise or food store greater than 3,500 square feet

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The site is currently developed and is zoned R-5(A) Single Family District.
- The applicant is proposing to develop the site with a small retail use.
- The applicant initially requested a CS Commercial Service District; however, staff and the applicant agreed a CR Community Retail District was less intense than the proposed CS Commercial Service District while still allowing the development of the proposed use.
- The CR Community Retail District would serve as a more appropriate buffer between the residential uses to the west and the more intense uses to the east and south along Chalk Hill Road.
- On May 7, 2026, CPC moved to hold this case under advisement until May 21, 2026.

Zoning History:

There have been no zoning cases near the area of request within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Chalk Hill Road	Principal Arterial	100 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 25

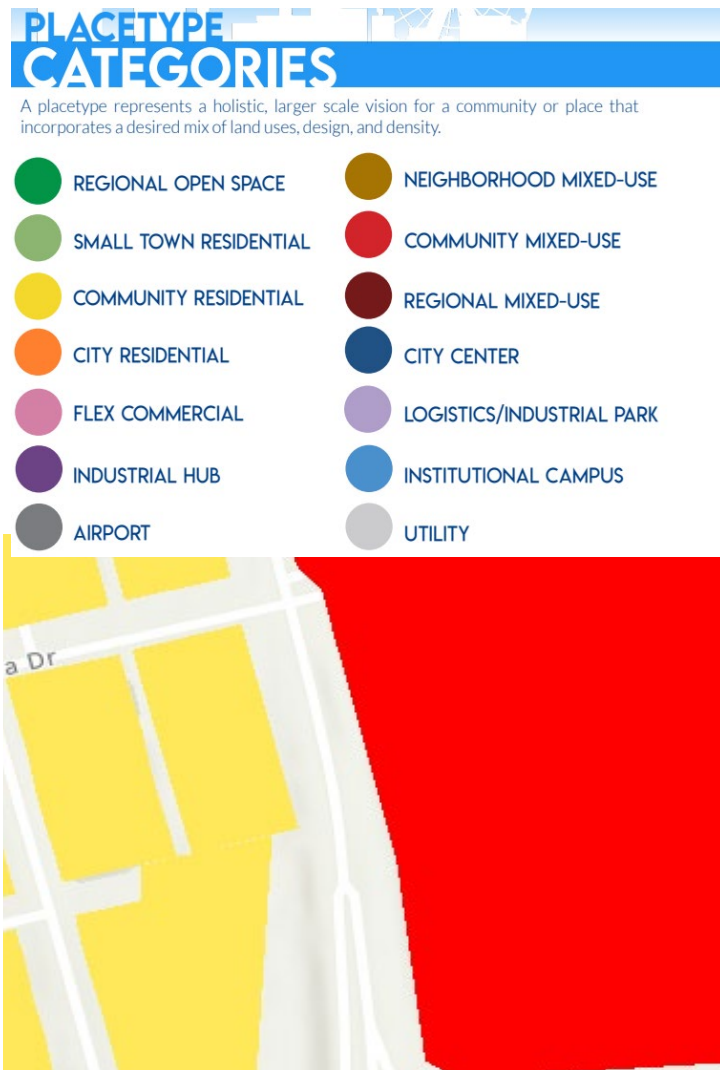
STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas! 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:

Community Residential



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

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these

areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Local commercial and office uses, as well as neighborhood-scaled apartments, may 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. The applicant's request is **consistent** with the characteristics of the **Community Residential placetype**. Along a major thoroughfare and between two commercial zoning sites, the proposed secondary uses would be appropriate.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family District	Vacant structure
North	NS(A) District	Personal service uses
East	CS	Warehouse
South	CR	Undeveloped
West	R-5(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently 28,364 sq. ft. and is zoned R-5(A) Single Family District. The properties adjacent to the north is personal service uses and west are developed with single family. The property to the east is warehouse and south is undeveloped.

The applicant is proposing to develop the site with a general merchandise or food store greater than 3,500 square feet, a hardware convenience store. The uses are not permitted under the R-5(A) Single Family District; therefore, the applicant is requesting a CR Community Retail District.

The CR Community Retail District would serve as an appropriate buffer between the residential uses to the west and the more intense uses of CS to the east along Chalk Hill Road. CR Community Retail district would aid in diversifying land use in the area without adding commercial intensity. CR Community Retail use is a supporting use in Community Residential.

Development Standards:

The following is a comparison chart of the development standards for the current R-5(A) Single Family District and the proposed CR Community Retail District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: R-5(A) Single Family	20 ft.	SF 5 ft. Other: 10 ft.		30 ft.	45% Res. 25% Nonres	Residential
Proposed.: CR Community Retail	15 ft.	20 ft. adj. to res. Other: No Min.	0.5 FAR Office 0.75 FAR Other uses	54 ft.	60%	Office, retail & personal service

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the current R-5(A) Single Family District and the proposed CR Community Retail District.

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	R-5(A)	CR
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		

	Existing	Proposed
Use	R-5(A)	CR
Catering service		•
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center		•
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		

	Existing	Proposed
Use	R-5(A)	CR
Cemetery or mausoleum	S	S
Child-care facility	★	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
Public or private school	S	
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		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		

	Existing	Proposed
Use	R-5(A)	CR
Country club with private membership	S	•
Private recreation center, club, or area	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		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-In theater		
Dry cleaning or laundry store		•
Furniture store		•

	Existing	Proposed
Use	R-5(A)	CR
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		R
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		•
Personal service use up to 1,000 sq. ft. in floor area		
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		

	Existing	Proposed
Use	R-5(A)	CR
Commercial bus station and terminal		
Heliport		
Helistop		
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, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S,R,★	S,R,★
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		

	Existing	Proposed
Use	R-5(A)	CR
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		
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 in accordance to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a general merchandise or food store greater than 3,500 square feet use is none, for a dry cleaning or laundry store use is none, and for a motor vehicle fueling station use is none. The off-street parking requirement for a restaurant without drive-in or drive through service is one space per 200 square feet of floor area, none required for the floor area used for the manufacture of alcoholic beverages as an accessory use to the restaurant without drive-in or drive- through service use, and no parking is required for the first 2,500 square feet of floor area. If these uses are located within the portion of the area within ½ mile of rail transit, they would have reduced requirements.

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 “I” MVA area.

List of Partners/Principles/Officers:

2007 CHALK HILL ROAD- DALLAS, TX 75212

Property Owner:

- Principals/officers: **Elva Janet and Guillermo Fonseca**, Position: **Owners**
- Corporate address: PO Box 541476

Applicant's Volunteered Deed Restrictions

1. The following uses are prohibited:

- Alcohol beverage establishments.
- Alternative financial establishment.
- Auto service center.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Commercial radio and television transmitting station.
- Financial institution with drive-in window.
- Home improvement center, lumber, brick or building materials sales yard.
- Hotel and motel.
- Liquor store.
- Lodging or boarding house.
- Massage establishment. *[MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Outside storage.
- Overnight general-purpose shelter.
- Paraphernalia shop.
- Pawn shop.
- Radio, television, or microwave tower.
- Restaurant with drive-in or drive-through service.
- Tattoo or body piercing studio. *[TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.]*

Fencing

Where the Property is adjacent to residentially zoned property, a minimum eight-foot-tall solid wood screening fence must be provided. Fencing with no residential adjacency must be constructed of iron, masonry, or a combination of iron and masonry.

Lighting

Exterior lighting sources must be oriented down and onto the Property they light and away from any adjacent property. Exterior lighting sources that are positioned up and oriented onto the building facade are permitted.

Parking

For a general merchandise store greater than 3,500 square feet, a minimum of one parking space per 100 square feet must be provided.

CPC Action
May 21, 2026

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions as read into the record, on property zoned R-5(A) Single Family District, on the west line of Chalk Hill Road, south of Chippewa Drive.

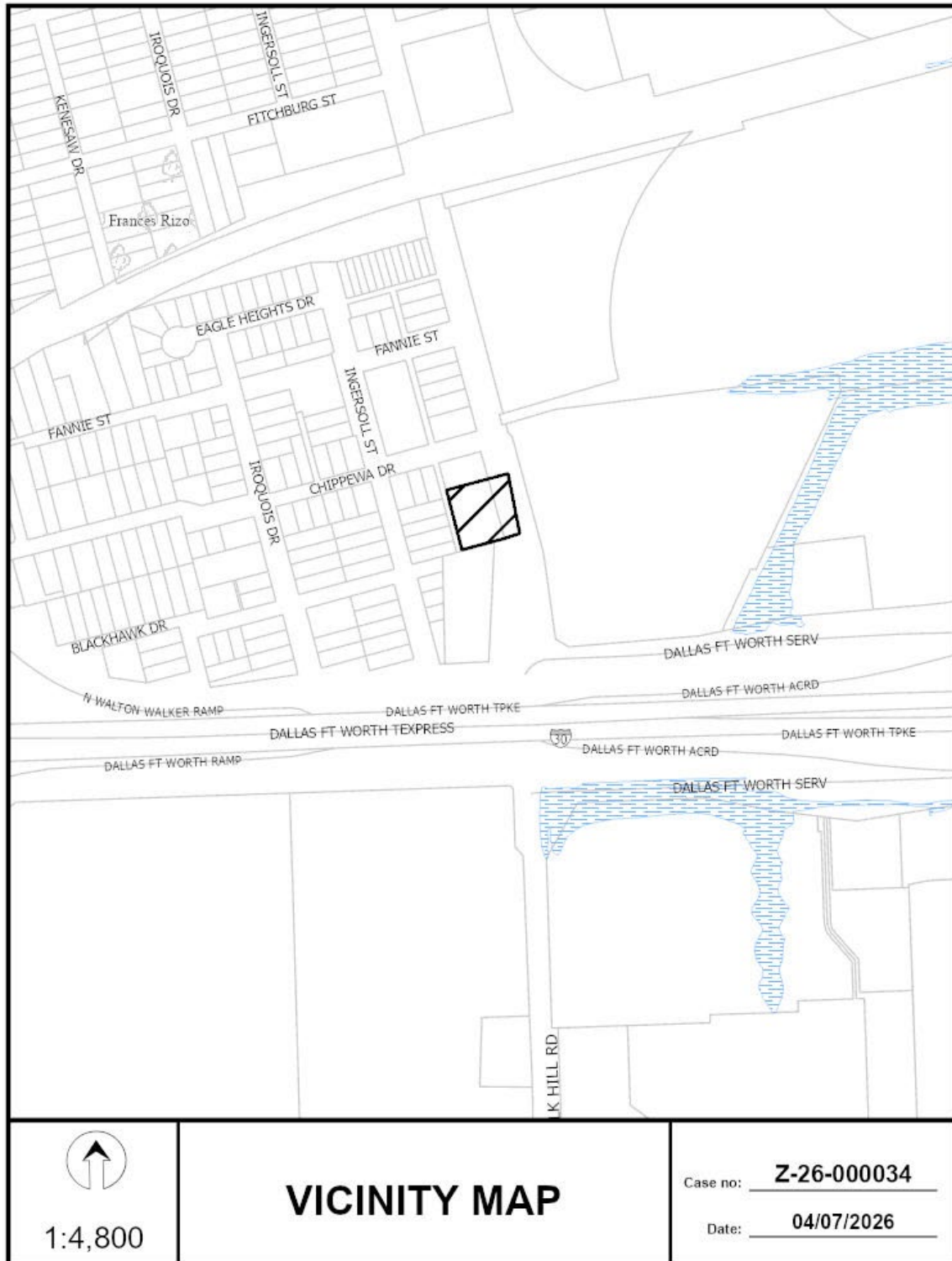
Maker: Carpenter
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

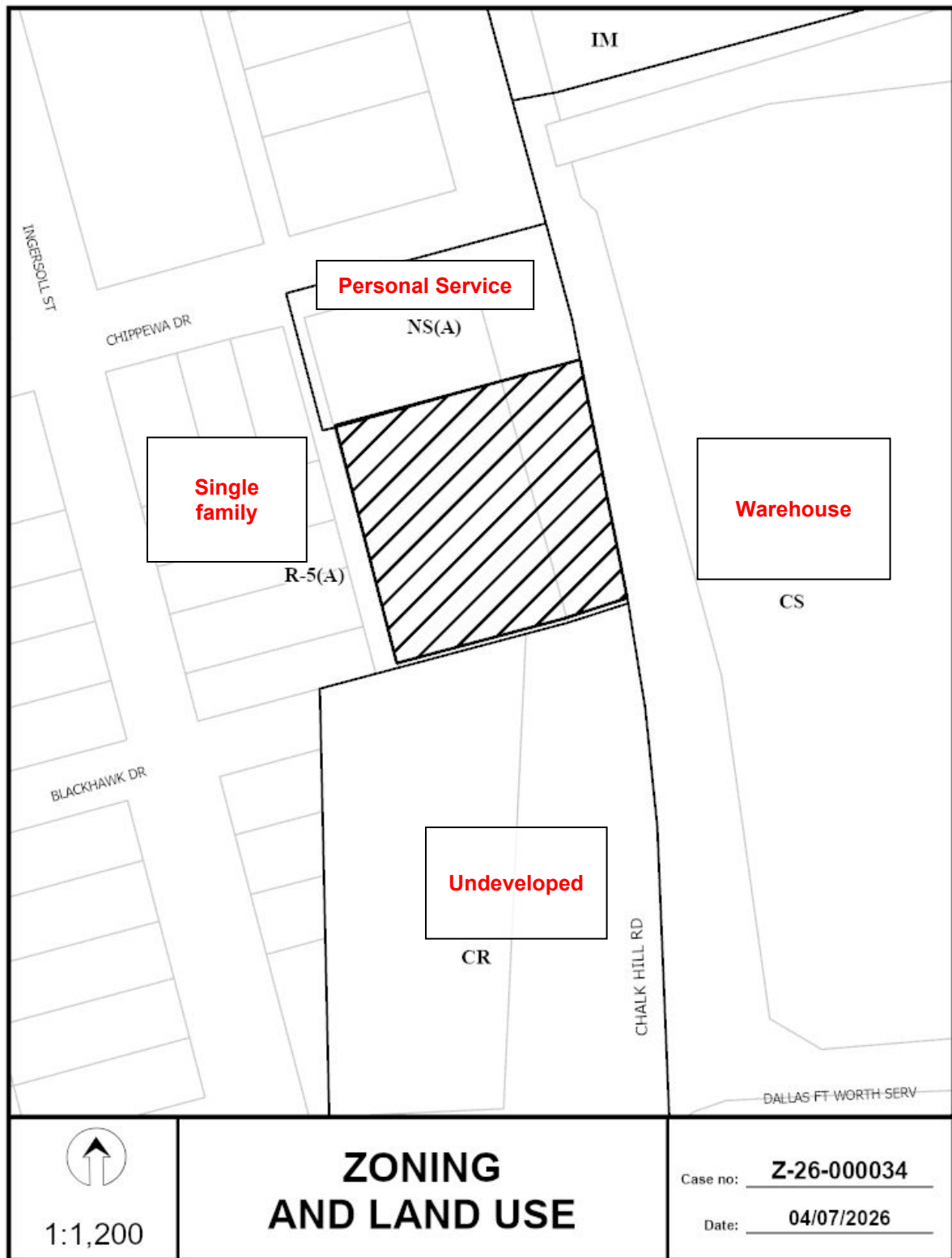
Against: 0
Absent: 0
Vacancy: 1 - District 4

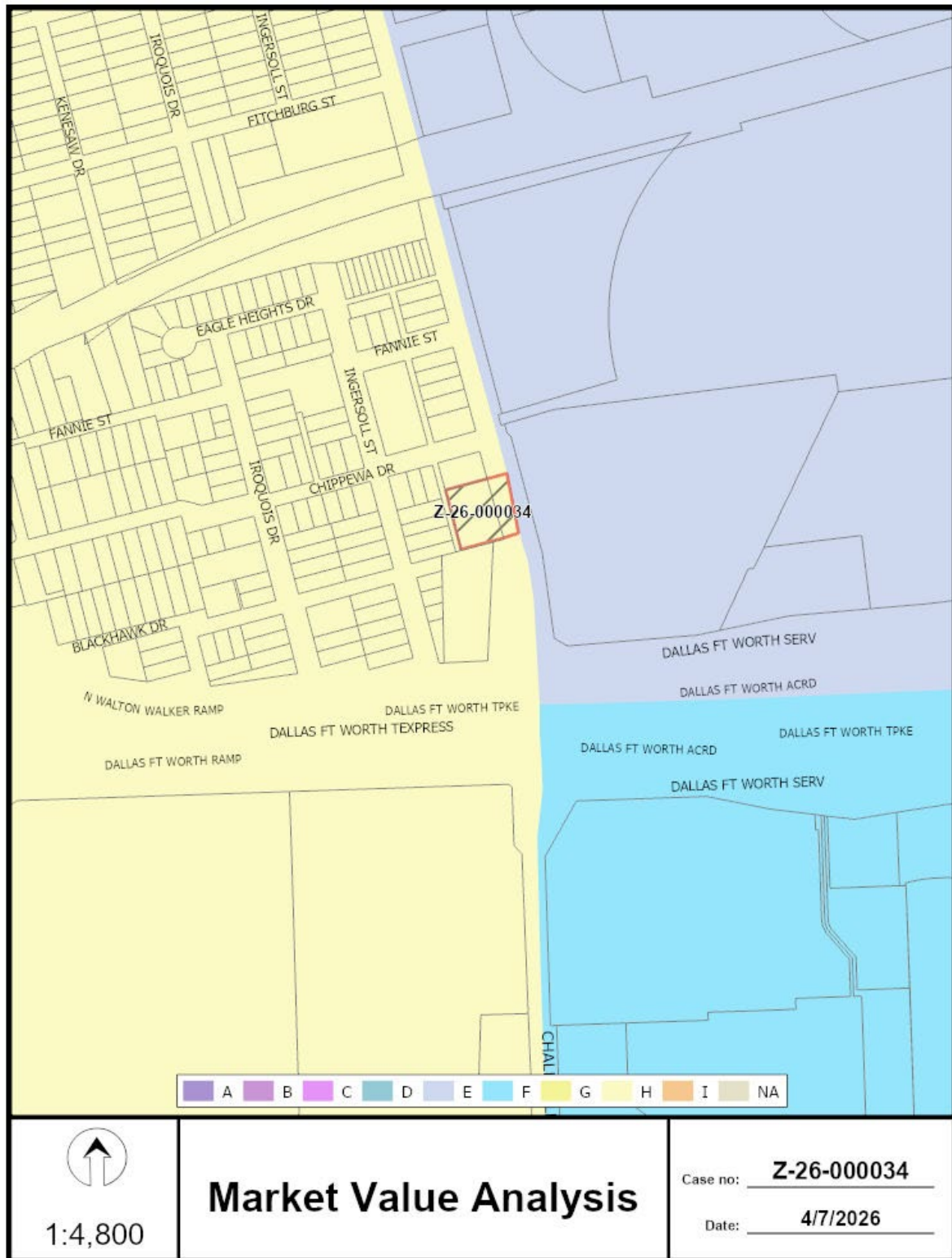
Notices: Area: 200 Mailed: 16
Replies: For: 0 Against: 0

Speakers: For: Guillermo Fonseca, 2007 Chalk Hill Rd., Dallas, TX, 75212
Against: None











05/20/2026

Reply List of Property Owners***Z-26-000034******16 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2007	CHALK HILL RD	SPRINGFUL PROPERTIES LLC
2	2103	CHALK HILL DR	TEXAS CONFERENCE ASSOC SEVENTH DAY
3	2023	CHALK HILL DR	CORONADO SERGIO & ALICIA
4	1938	INGERSOLL ST	CAVAZOS JUAN A
5	1934	INGERSOLL ST	CAVAZOS JUAN
6	1930	INGERSOLL ST	CAVAZOS JUAN ALBERTO
7	1601	CHALK HILL RD	PRIM TURNPIKE WEST LLC
8	2230	CHALK HILL DR	PALESTINE CONC TILE CO LP
9	5122	CHIPPEWA DR	NUNEZ NOE & IMELDA ZAVALA
10	5118	CHIPPEWA DR	RAMIREZ LILI
11	5114	CHIPPEWA DR	QUINTANILLA ABUNDIO
12	2002	INGERSOLL ST	CORONADOCARRIZALES SARAH ANNE
13	2006	INGERSOLL ST	ARIAS MARIA I
14	2010	INGERSOLL ST	JASSOALEMAN GERARDO &
15	2014	INGERSOLL ST	HILSON MICHAEL W
16	2225	N COCKRELL HILL RD	UNITED STATES COLD