

FILE NUMBER: Z-25-000154

DATE FILED: September 16, 2025

LOCATION: West line of Ledbetter Drive north of Tyrone Drive

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 4.3 Acres

CENSUS TRACT: 48113016533

REPRESENTATIVE: Jacqueline Gamble / RMA Consultant

OWNER: Adboye Adetoro / Eko Club DFW Inc

REQUEST: An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the development of multifamily housing.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District.
- The area of request consists of two parcels is primarily undeveloped.
- This lot has frontage only on South Ledbetter Drive.
- The applicant proposes to develop the site with a small-scale multifamily building, such as a fourplex or a 4 to 6 unit residential structure.
- A portion of the site is located within the escarpment zone. Prior to any development, the site must have a geologic and hydrological review to determine where construction may occur and place limits on it. This occurs at the platting and permitting stage.

Zoning History:

There has been one zoning case in the area within the past five years:

1. Z245-196/ Z-25-000018: On July 10, 2025, the City Plan Commission recommended denial of an application for a zoning change to CS Commercial Service District on property zoned MF-2(A) Multifamily District and R-7.5(A) Single Family District, located on the west side of South Ledbetter Drive between Millar Drive and Crystal Lake Boulevard. The application was subsequently withdrawn and was not forwarded to City Council.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
S. Ledbetter Drive	Minor Arterial	100 ft.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

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

None.

STAFF ANALYSIS:

Comprehensive Plan:

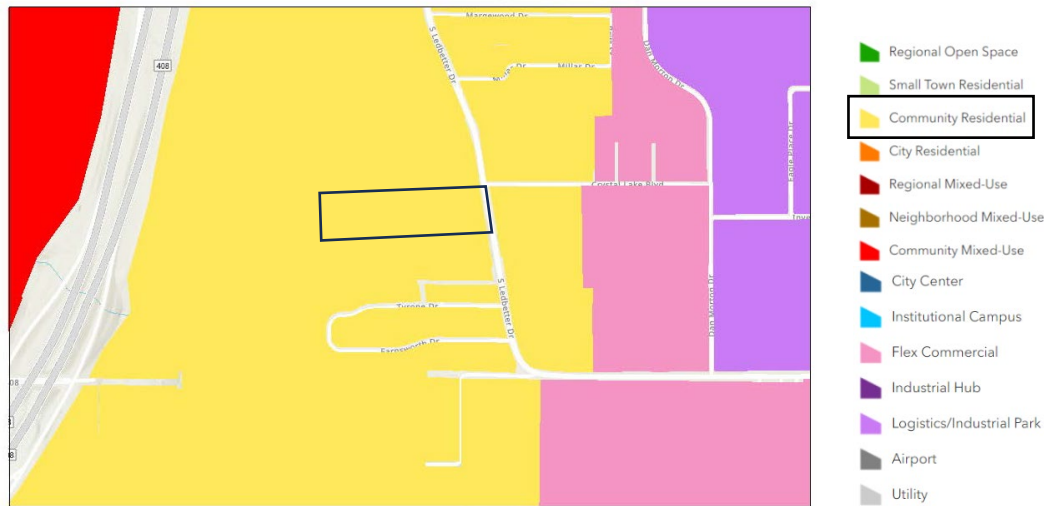
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential Placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

Given the site's narrow configuration, its location within the escarpment zone, and the known drainage and flooding constraints along this segment of South Ledbetter Drive, a zoning district that permits a broad range of higher-intensity or region-serving uses could introduce a level of development and activity beyond what is necessary to achieve a context-sensitive outcome. A district that allows primarily residential development, along with limited, neighborhood-compatible supporting uses, would be more consistent with the scale and development pattern envisioned for the Community Residential placetype. Accordingly, the proposed rezoning to allow development of a small-scale multifamily building, such as a fourplex or a 4 to 6 unit residential structure, is consistent with the permitted land uses and development intent of the Community Residential placetype.

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



Land Use

	Zoning	Land Use
Site	R-7.5(A) Single family district	Undeveloped
North	R-7.5(A) Single family district	Undeveloped
East	MF-2(A) Multifamily district	Single family, Undeveloped, Church
South	R-7.5(A) Single family district	Single family
West	A(A) Agricultural district	Undeveloped

Land Use Compatibility:

The subject site is located along South Ledbetter Drive and is currently undeveloped. The property consists of two parcels and is characterized by a narrow configuration, significant tree cover, and environmental constraints, including portions of the escarpment zone. Access to the site is provided solely from South Ledbetter Drive.

Surrounding land uses are predominantly residential and low-intensity in character. Properties to the north and south are zoned R-7.5(A) Single Family District and are developed with single-family residences or remain undeveloped. Properties to the east, across South Ledbetter Drive, are zoned MF-2(A) Multifamily District and include a mix of residential, institutional, and undeveloped uses. To the west, the site abuts land zoned A(A) Agricultural District that remains largely undeveloped and wooded, reinforcing the site’s edge condition adjacent to open land and environmentally sensitive areas.

The South Ledbetter Drive corridor has historically functioned as a transitional area between residential neighborhoods and inappropriate nonresidential activity. Given the physical constraints, limited access, lack of transit and pedestrian infrastructure and known drainage and flooding sensitivities in this portion of the corridor, development that

introduces higher-intensity or auto-oriented uses could further strain existing infrastructure and environmental conditions. Although it is not built as such today, Ledbetter is designated as a minor arterial, and thus could be considered for updates in the future.

Staff finds that zoning allowing primarily residential development, such as small-scale multifamily residential buildings, is appropriate for this location and consistent with the surrounding land use pattern, site constraints, and the long-term neighborhood context along South Ledbetter Drive.

Development Standards

The following is a comparison chart of the development standards for the current R-7.5(A) Single family district and the proposed MF-2(A) Multifamily district..

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5 ft. SF Other: 10 ft. Side 15 ft. Rear	30' 2 stories	No maximum floor area ratio.	45% 25% Nonres		Single family
Proposed: MF-2(A)	15'	0 ft. SF Duplex: 5 ft. Side 10 ft Rear Other: 10 ft. Side 15 ft. Rear	36'*	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	60% Res. 50% Nonres.	Visual Intrusion	Multifamily, duplex, single family

*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no FAR limits would not applicable in either district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply. As SB 840 also calls for minimum maximum heights of 45 feet, RPS would not apply to development of multifamily or mixed use residential in the existing or proposed zoning.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

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
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

Use	Existing	Existing
	R-7.5(A)	MF-2(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 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		
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)		

	Existing	Existing
Use	R-7.5(A)	MF-2(A)
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	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school		
Public school other than an open-enrollment charter school		
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★

	Existing	Existing
Use	R-7.5(A)	MF-2(A)
Hazardous waste management facility		
Temporary construction or sales office	•	•
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	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		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		

	Existing	Existing
Use	R-7.5(A)	MF-2(A)
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-In theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
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		
Personal service use up to 1,000 sq. ft. in floor area		
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		

	Existing	Existing
Use	R-7.5(A)	MF-2(A)
Airport or landing field		
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	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		
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		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		

	Existing	Existing
Use	R-7.5(A)	MF-2(A)
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		

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](#)

Landscaping:

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

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 “F” MVA area.

Z-25-000154

List of Officers

Eko Club DFW

Adeboye Adetoro – President

Olajide Adenrele – Secretary

Draft CPC Action
March 26, 2026

Motion: It was moved to recommend **approval** of MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, on the west line of Ledbetter Drive, north of Tyrone Drive.

Maker: Herbert
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:
Absent: 1 - Forsyth
Vacancy: 0

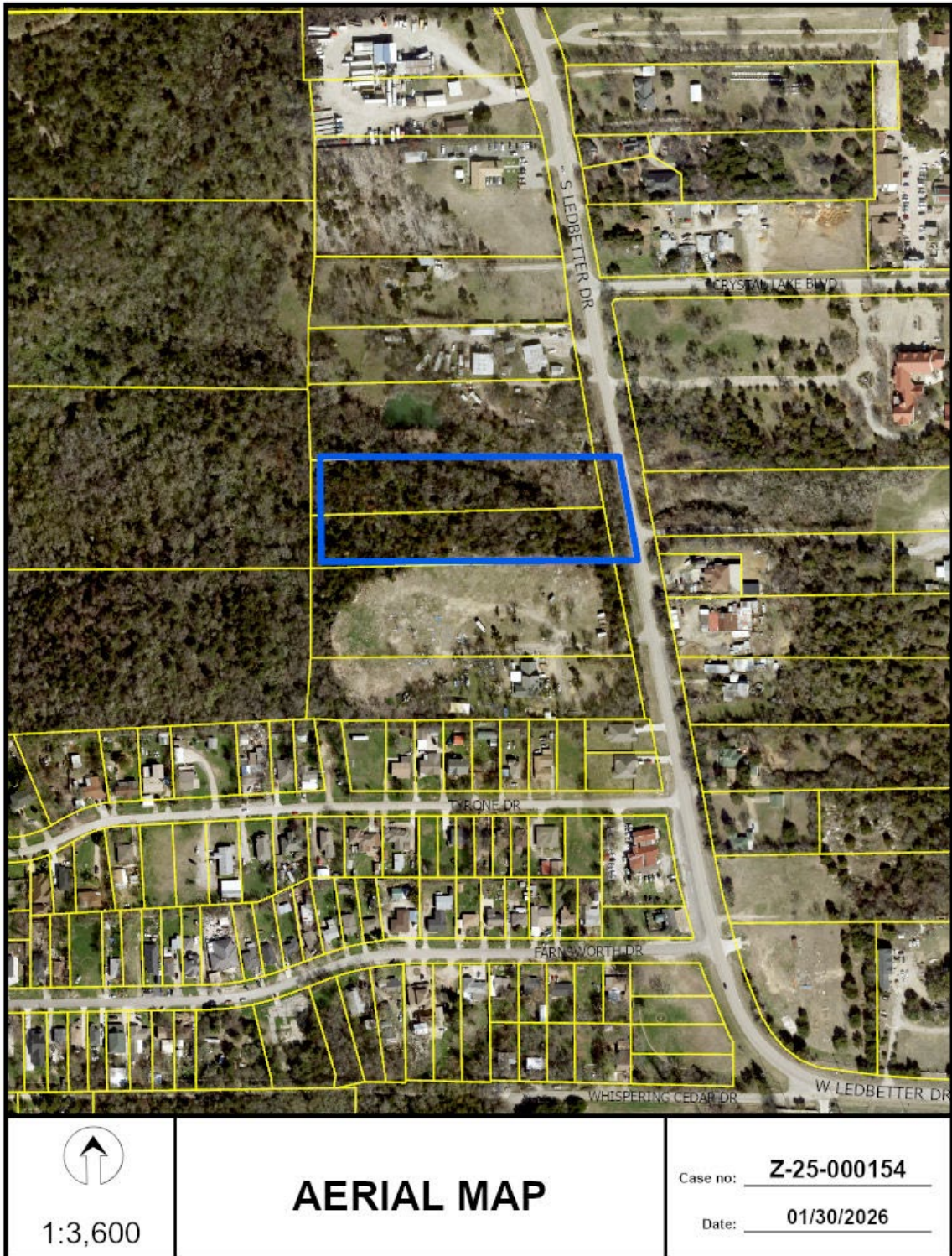
Notices: Area: 300 Mailed: 12
Replies: For: 0 Against: 0

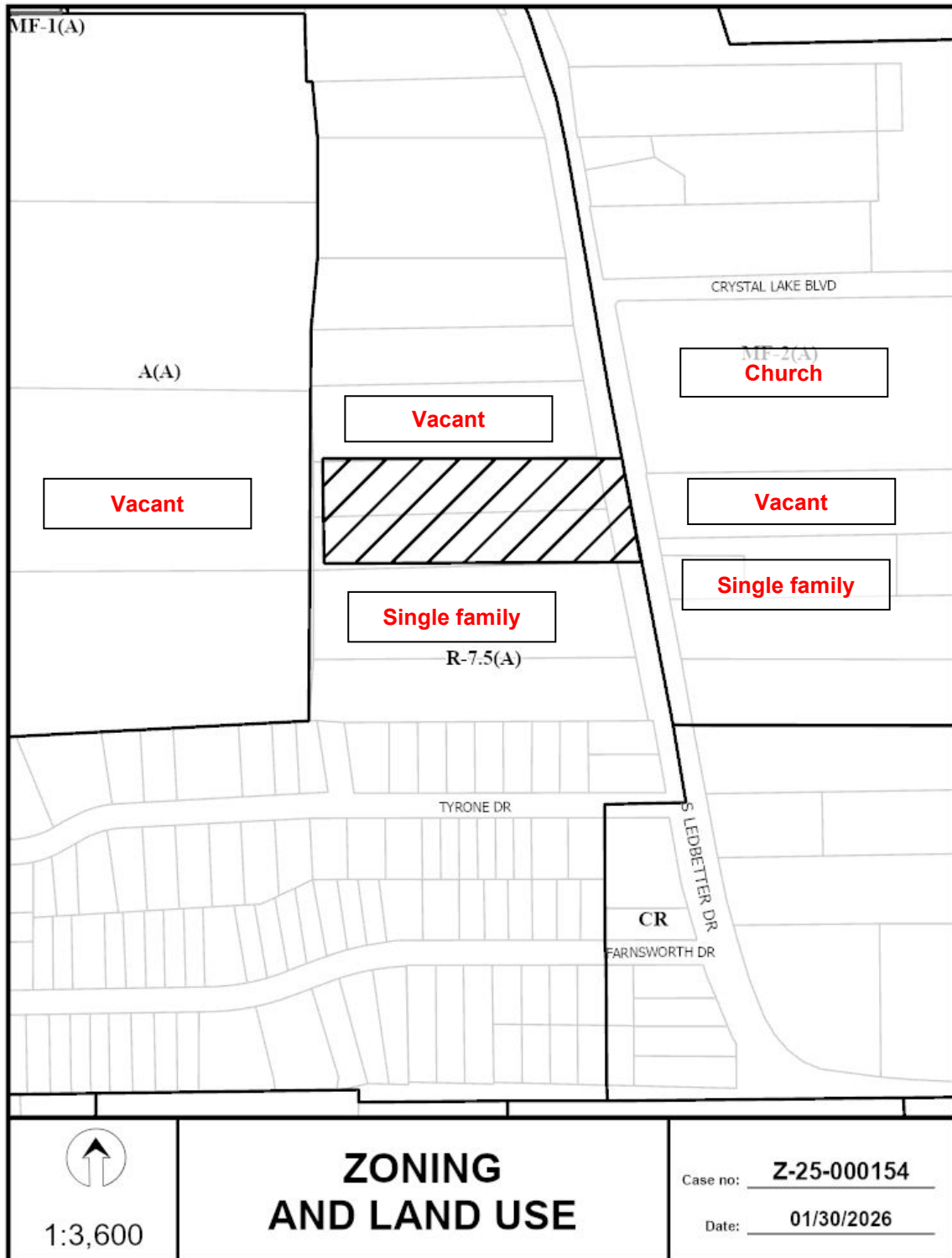
Speakers: For: None

For (Did not speak): Jaqueline Gamble, 704 Dartbrook, DeSoto, TX,
75115

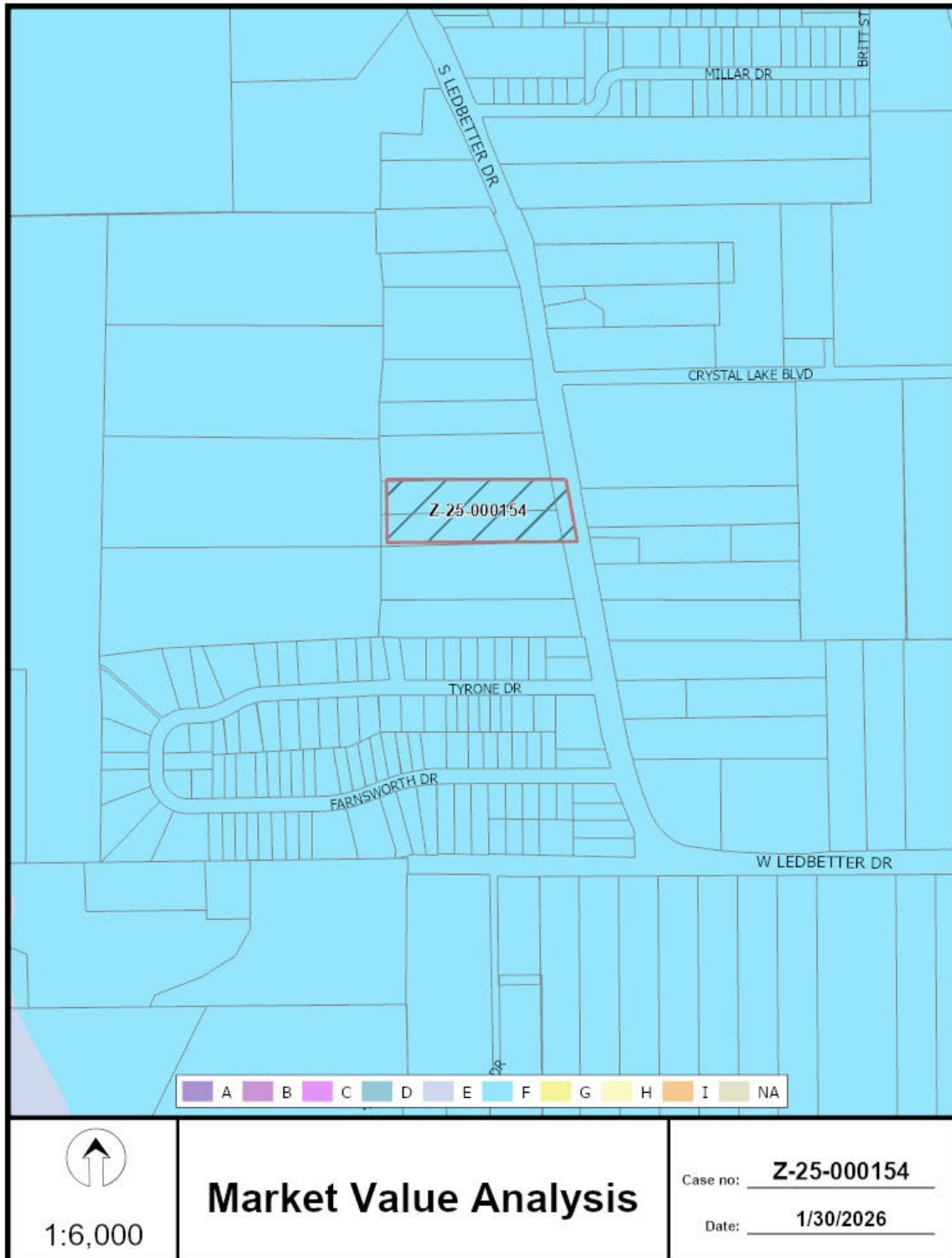
Against: None

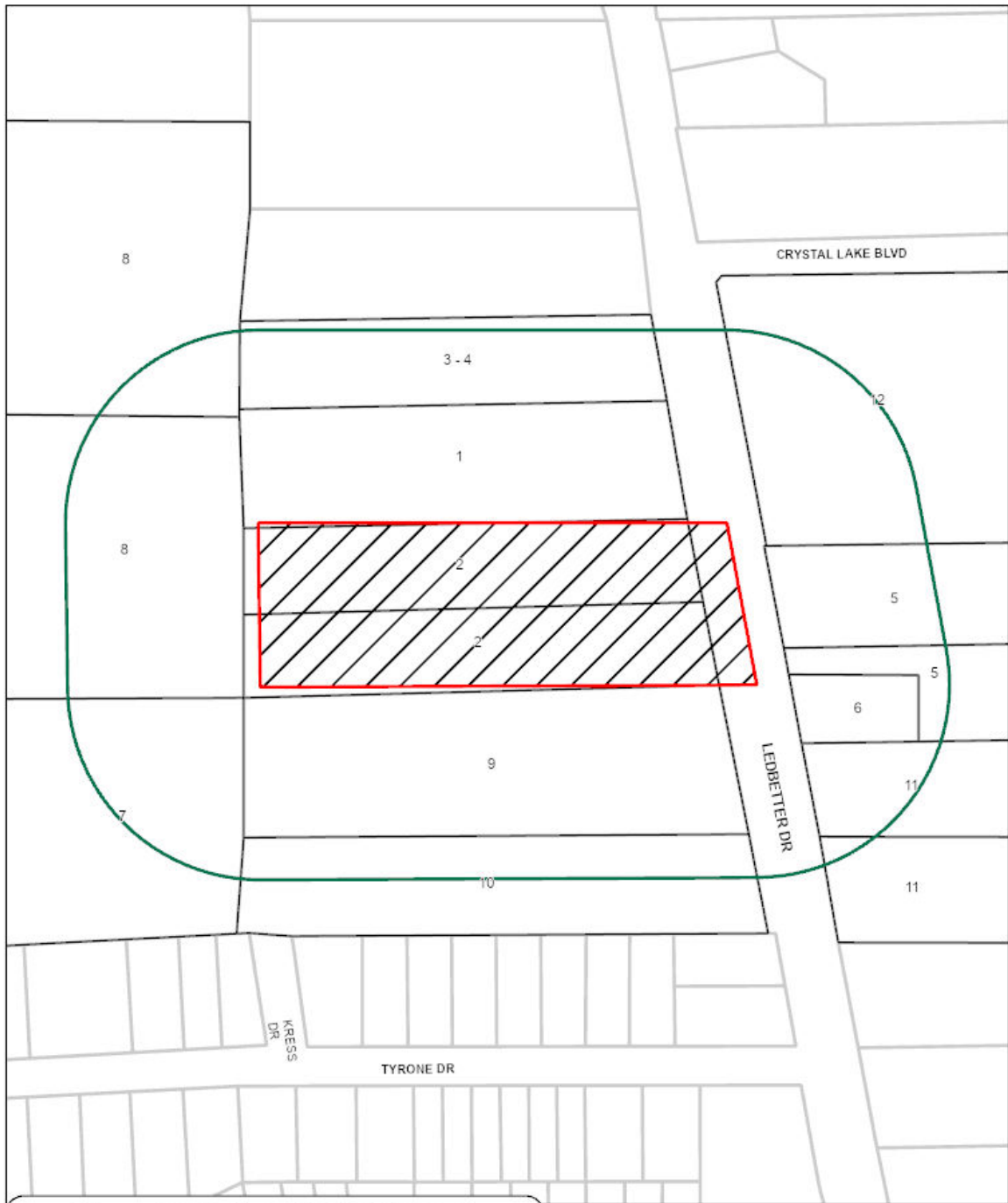












<u>12</u>	Property Owners Notified (15 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>3/26/2026</u>	Date

Z-25-000154
CPC



1:2,400

03/25/2026

Reply List of Property Owners

Z-25-000154

12 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	3915 S LEDBETTER DR	LUCE ERNEST K
	2	3941 S LEDBETTER DR	EKO CLUB DALLAS FORT WORTH INC
	3	3903 S LEDBETTER DR	LUCE ERNEST K
	4	3903 S LEDBETTER DR	LUCE ERNEST
	5	3940 S LEDBETTER DR	AMERICAN LEGION POST 424
	6	3948 S LEDBETTER DR	AMADOR MANUELA & LUIS ABRAHAM
	7	3605 S LEDBETTER DR	ATG DEVELOPMENT LLC
	8	3601 S LEDBETTER DR	LUCE ERNEST KIMBERLY
	9	4025 S LEDBETTER DR	BUI JOHNNY & FLONA BUI
	10	4039 S LEDBETTER DR	BUI BRYAN
	11	4014 S LEDBETTER DR	GROUND UP DFW LLC
	12	3912 S LEDBETTER DR	VIETNAMESE REDEMPTORIST MISSION