City of Dallas

Z245-164(LC)

City Plan Commission

Michael Pepe
Planning & Development
City of Dallas

Request

- Z245-164(LC) - An application for a CS Commercial Service District, on property zoned a R-7.5(A) Single Family District on the east side of Newkirk Street between Crown Road and Cindy Lane.
- Approx. 13,068 square feet in total size.

Background

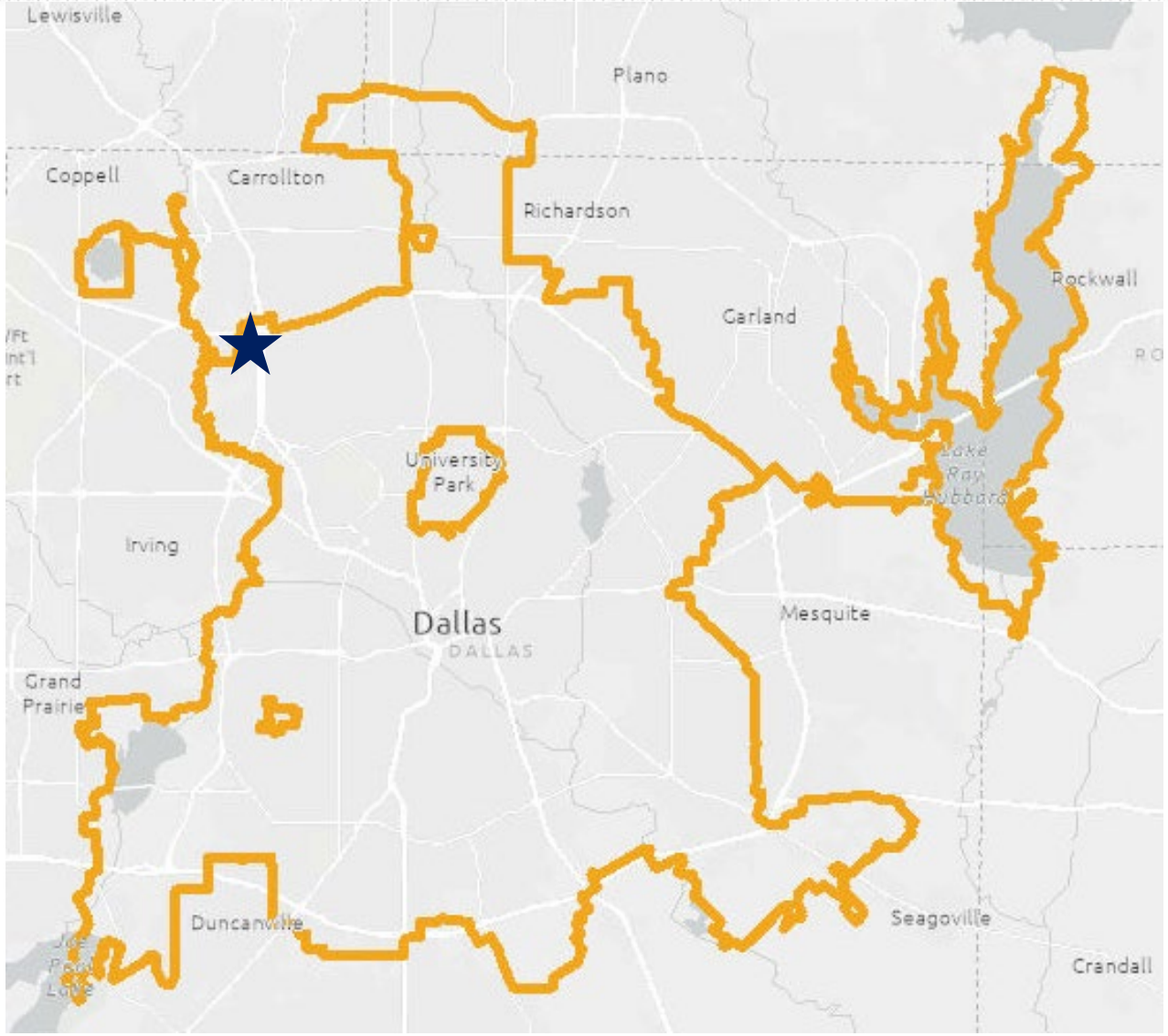
- Currently zoned an R-7.5(A)
- Requesting CS Commercial Service District to permit a contractors maintenance yard
- Adjacent uses appear industrial in nature, although R-7.5(A)

Location Map

Map source: ArcGIS

N

not to scale

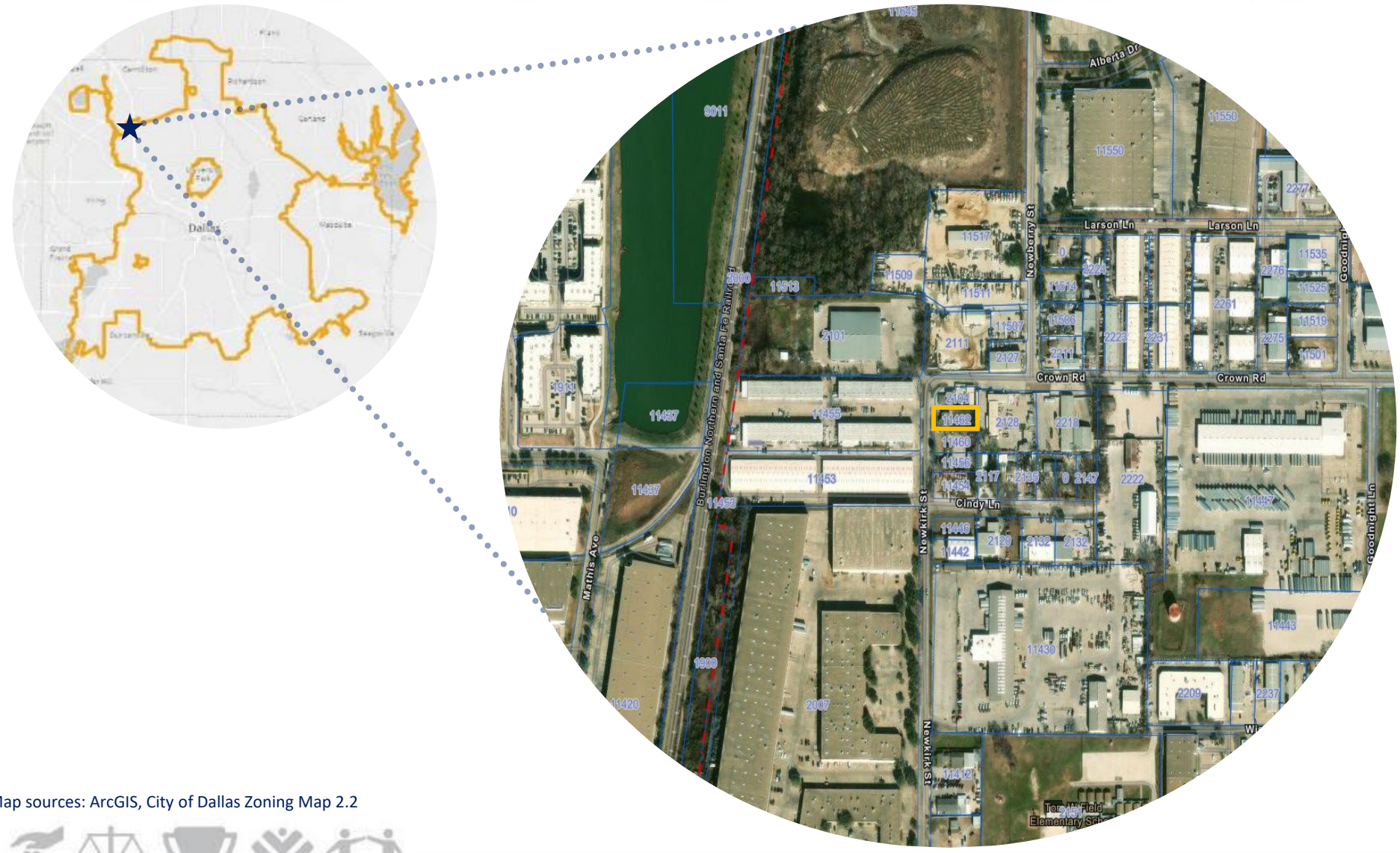


LEGEND

Dallas City Limits

Site

Aerial Map



LEGEND

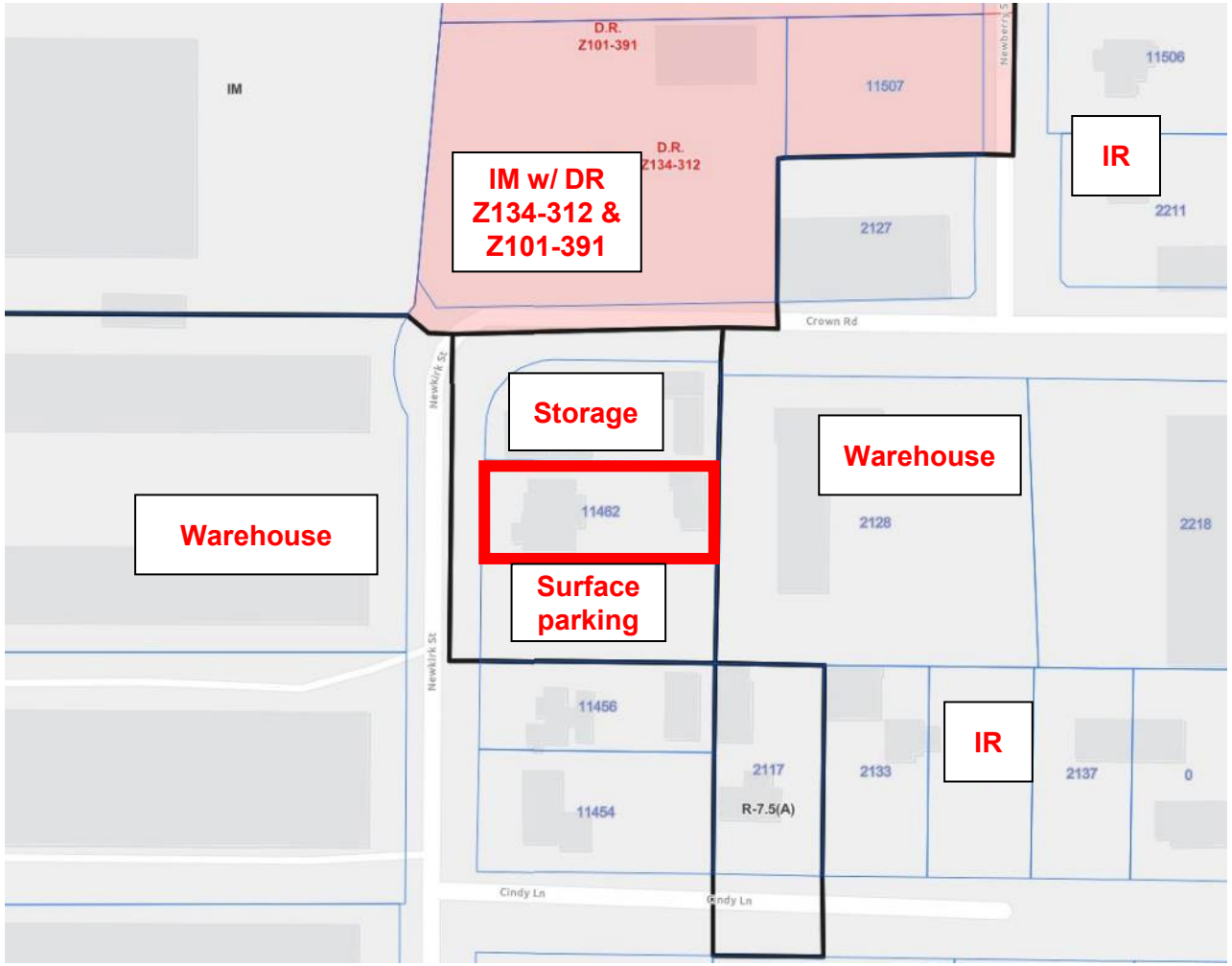
Property/parcel

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Map sources: ArcGIS, City of Dallas Zoning Map 2.2

Zoning Map



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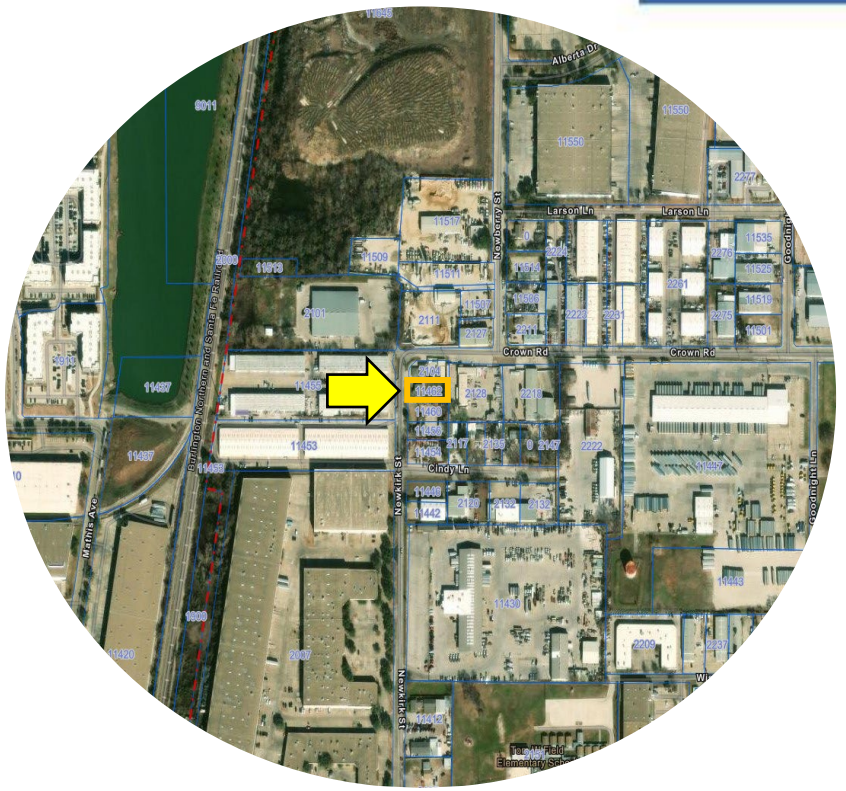
AOR

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Site Visit Images





Site visit photos captured by planner 3.12.25
zoning sign posted at property

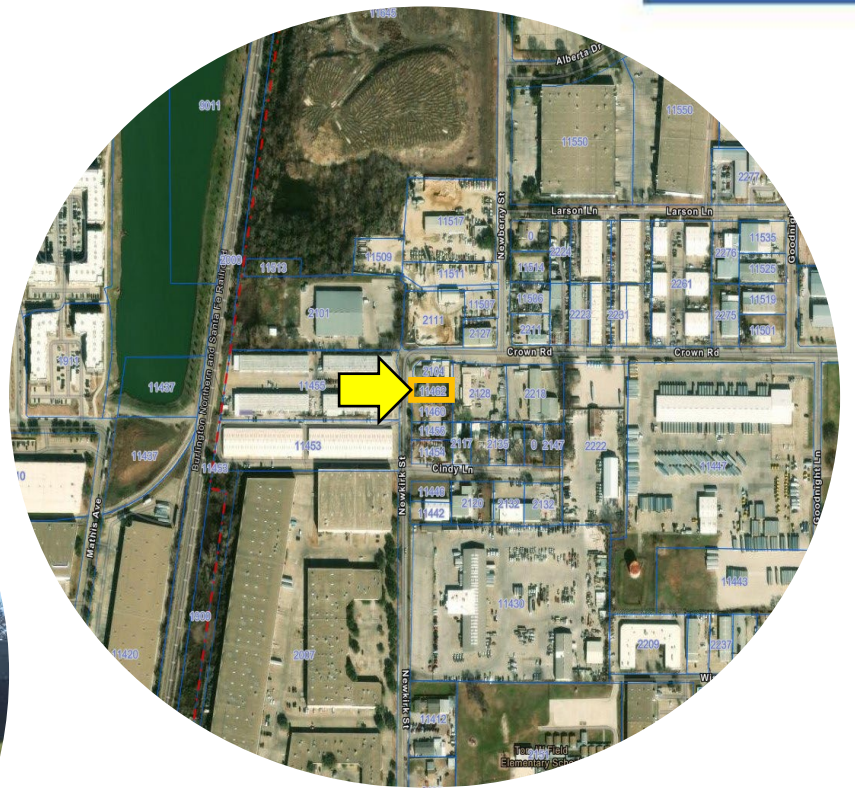
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Site Visit Images







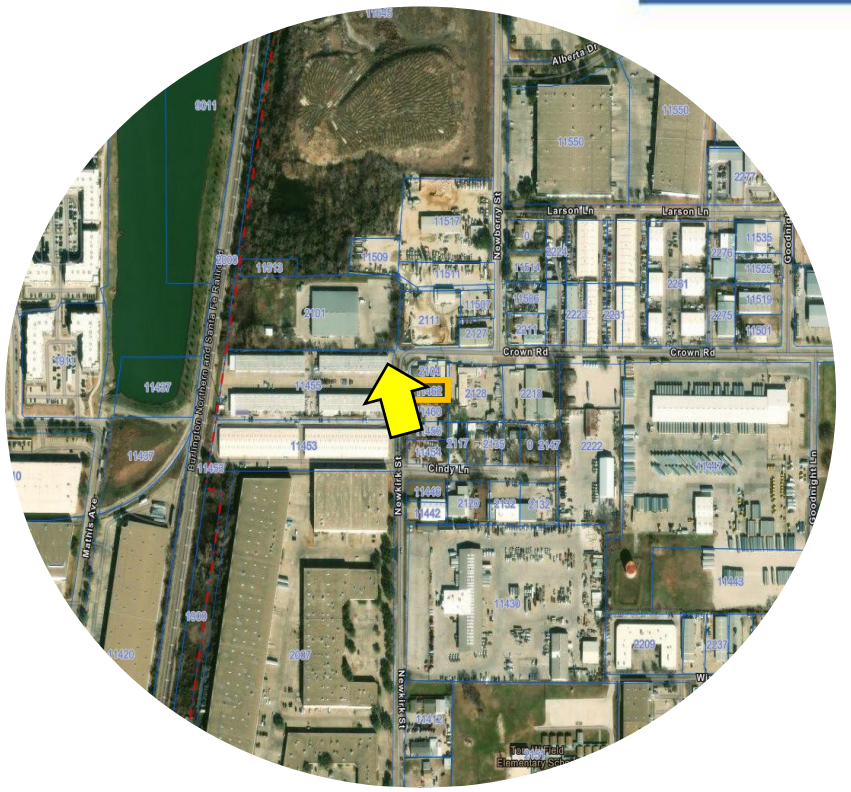
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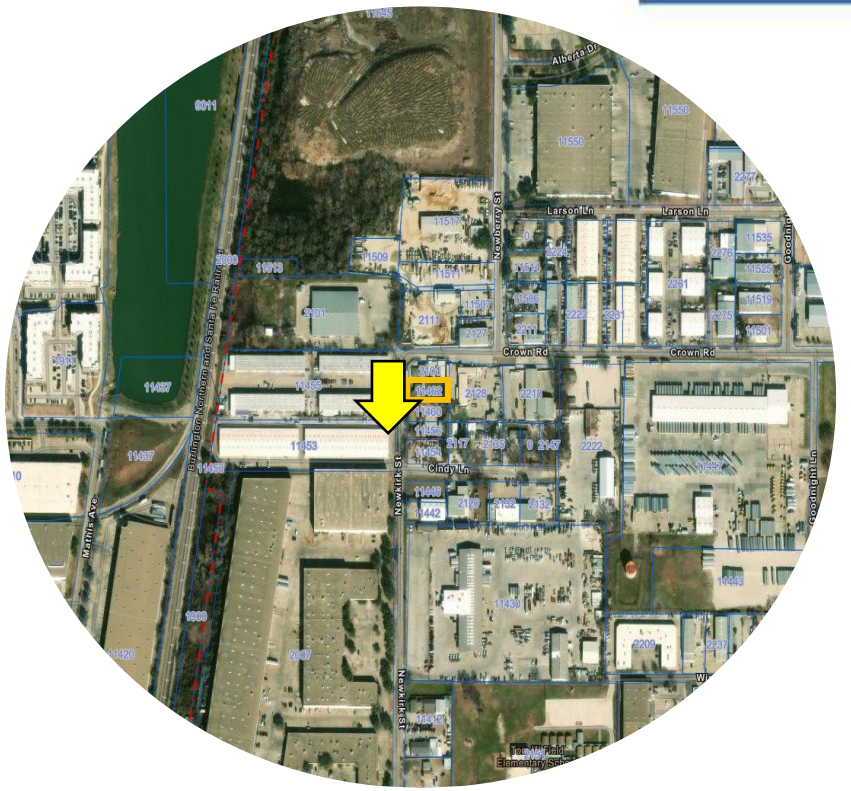
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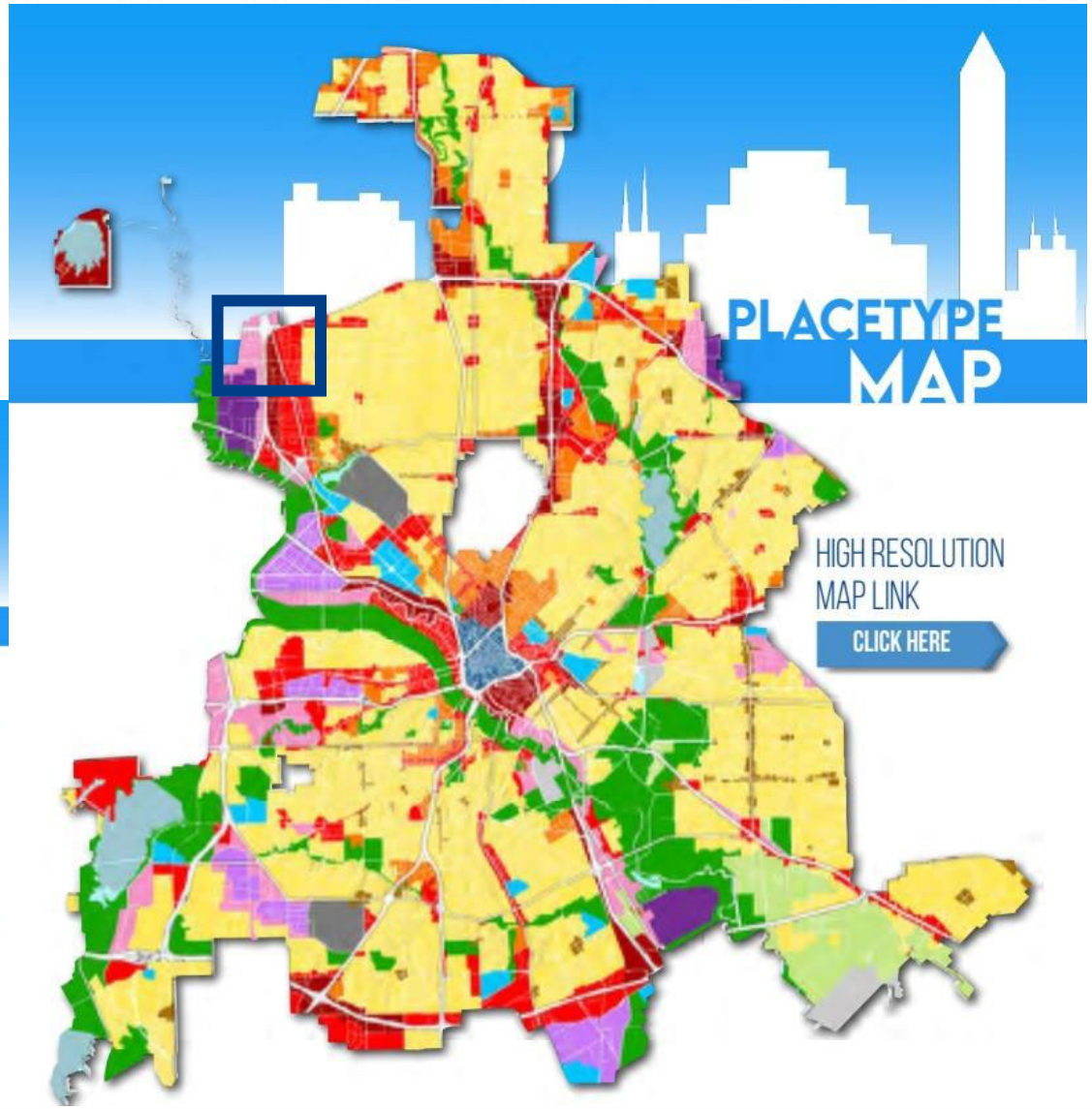
Development Standards

District	Setbacks		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25’	5’	1 Dwelling Unit/ 7,500 sq. ft.	30’	45%		Single Family
Proposed: CS	15’ 0’ on a minor	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/lodging/ retail combined	45’ 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail, personal service & office

ForwardDallas 2.0 Consistency Review

SURROUNDING PLACETYPES:
Site – Flex Commercial
North – Flex Commercial
South – Flex Commercial & Industrial Hub
East – Regional Mixed-Use & Community Mixed-Use
West – Flex Commercial, Industrial Hub & Regional Open Space





LEGEND
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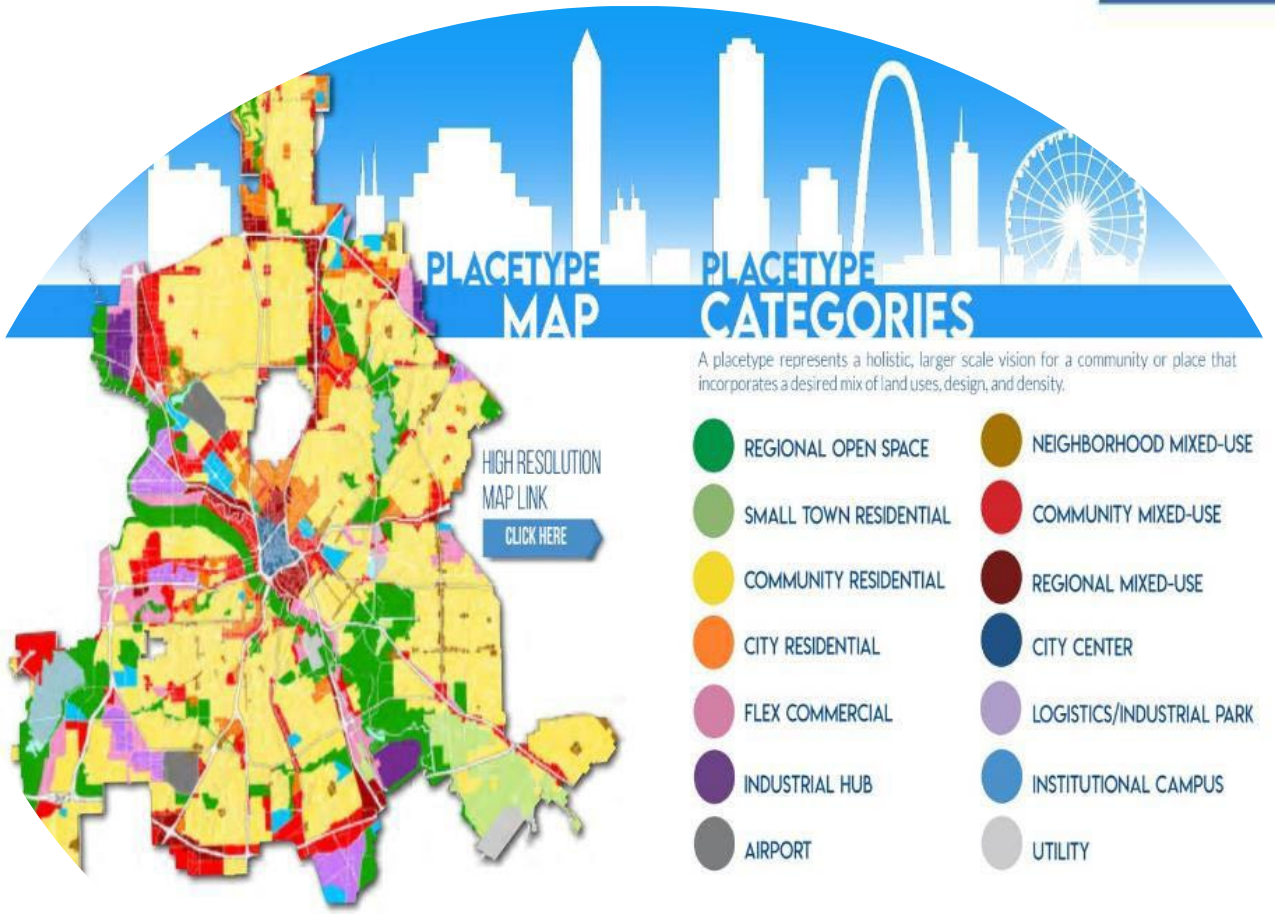
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ForwardDallas 2.0 Consistency Review

SPECIAL - PURPOSE CENTERS

Flex Commercial (FC)

- Primary: Mixed-Use, Commercial & Office.
- Supporting: Agricultural, Public Open Space, Private Open, Muliplex, Apartments, Lodging, Utility & Light Industrial.
- Flex Commercial placetype: typically located in areas that transition from heavy industrial uses to more compatible and less impactful uses near residential areas and environmental resources. These areas have limited residential and retail uses nearby to compliment employment in the neighborhood. Some key features of this placetype include adaptive reuse, redevelopment and building retrofits.
- This proposal would fall within the secondary use category of commercial or light industrial.



Staff Recommendation

- Approval.

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