

FILE NUMBER: MZ-25-000008 **DATE FILED:** April 17, 2025

LOCATION: West line of Euclid Street, northwest of Lewis Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.1750 acres **CENSUS TRACT:** 48113001002

REPRESENTATIVE: Bryce Whitlock, Kimley-Horn

APPLICANT/OWNER: A.J. Levine, 1834 Henderson Ave Owner LLC

REQUEST: An application for a minor amendment to a site plan for surface parking on property zoned P(A) Parking District, on the west line of Euclid Street, northwest of Lewis Street.

STAFF RECOMMENDATION: Approval.

Parking District:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-76073

BACKGROUND INFORMATION:

- The P(A) Parking District was established on October 28, 2009, on property previously zoned an MF-2(A) Multifamily District to provide required parking for a retail use south of the site. A site plan was approved by City Council as part of the original zoning request.
- The applicant requests a minor amendment to the site plan to add direct vehicular access to the property from Euclid Street (current access is via neighboring property), modify the parking layout, and add additional required trees.
- In order to be considered under the minor amendment procedure, proposed changes to a site plan associated with a P(A) Parking District must meet the same criteria as for a minor amendment to a site plan associated with a Specific Use Permit (shown below for reference).

BACKGROUND INFORMATION:

SEC. 51A-4.219. SPECIFIC USE PERMIT (SUP).

(4) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission *shall*, after a public hearing, authorize minor changes in the site plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

- (A) alter the basic relationship of the proposed development to adjacent property;
- (B) increase the number of dwelling units shown on the original site plan by more than 10 percent;
- (C) increase the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less;
- (D) increase the height shown on the original site plan;
- (E) decrease the number of off-street parking spaces shown on the original site plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- (F) reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original site plan.

For purposes of this paragraph, “original site plan” means the earliest approved site plan that is still in effect, and does not mean a later amended site plan. For example, if a site plan was approved with the specific use permit and then amended through the minor amendment process, the original site plan would be the site plan approved with

the specific use permit, not the site plan as amended through the minor amendment process. If, however, the site plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement site plan becomes the original site plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(5) through (7) [omitted for brevity]

(8) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission shall, after a public hearing, authorize minor changes in the landscape plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

- (A) reduce the perimeter landscape buffer strip shown on the original landscape plan;
- (B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or
- (C) detrimentally affect the original landscape plan's screening or buffering function.

For purposes of this paragraph, "original landscape plan" means the earliest approved landscape plan that is still in effect, and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the specific use permit and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the specific use permit, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

REQUEST DETAILS:

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the site plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the "original" plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plans):

1. Add a single point of ingress to the property from Euclid Street;
2. Reduce the number of parking spaces from 20 to 14 to accommodate the new access point; and
3. Modify the landscaping to add additional required trees to the north residential buffer zone.

Landscaping in compliance with Article X has been shown on the proposed site plan, including trees and shrubs as screening. There were not enough trees in the residential buffer zone on the previously approved plan, and this is corrected with the proposed amendment. The city arborist has reviewed the request and has no objection to the proposed P(A) site plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed amendment.

Upon review of the proposed site plan, staff has determined that the request meets the criteria to be considered under the minor amendment procedure and complies with the regulations for a P(A) Parking District.

LIST OF PARTNERS

1834 Henderson Ave Owner LLC:

Kenneth F. Bernstein – President

John Gottfried – Executive Vice President/Treasurer

Jason Blacksberg – Executive Vice President/Secretary

Reginald Livingston – Executive Vice President

Richard Hartmann – Senior Vice President/Assistant Secretary

Alexander Levine – Senior Vice President

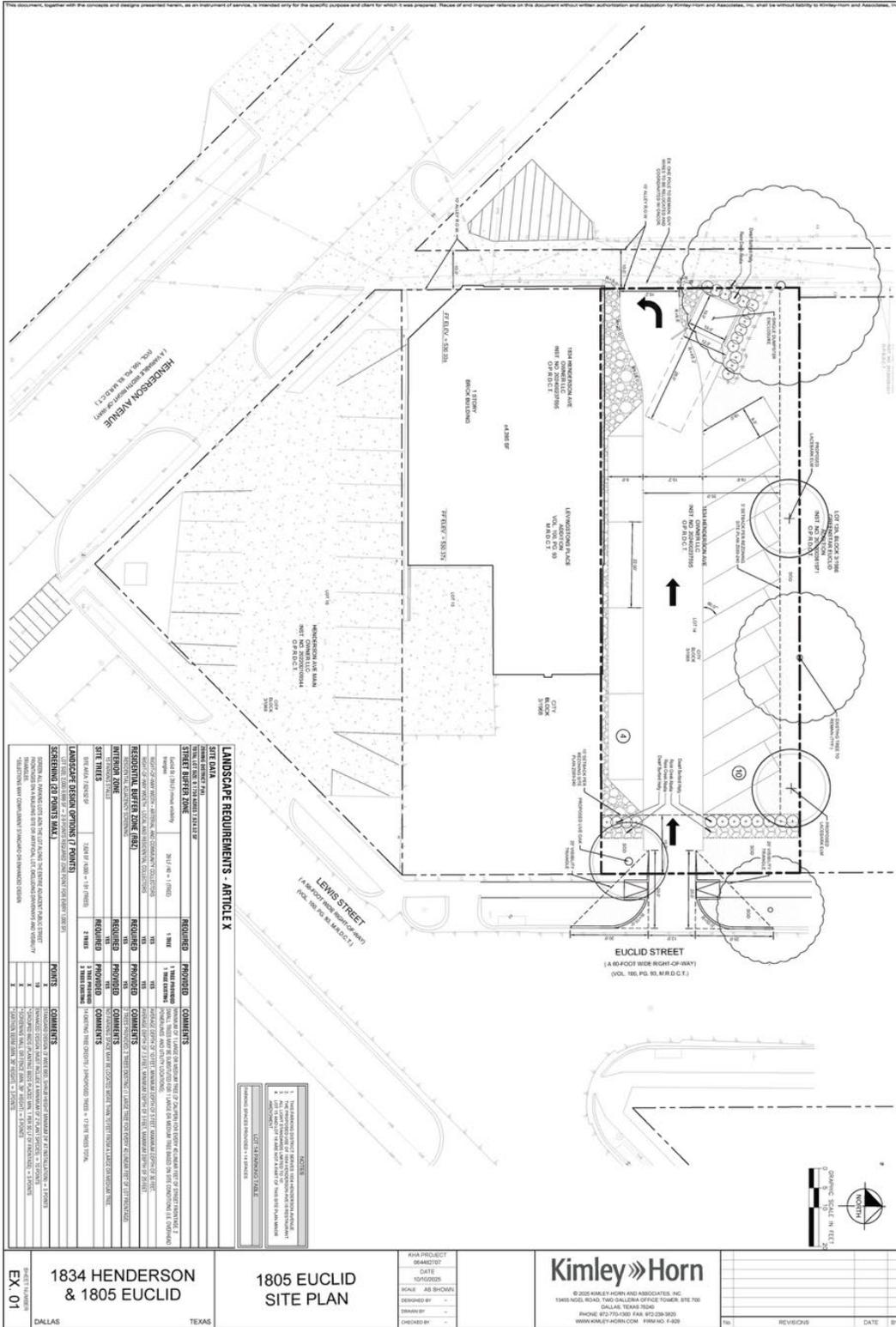
Heather Moore – Assistant Secretary

Denise Bain – Authorized Signatory for Tax Matters Only including Property Tax Assessments and Appeals

Grant Gheer – Authorized Signatory for Construction and Property Management Matters Only

Mark O'Connor – Authorized Signatory for Construction and Property Management Matters Only

PROPOSED SITE PLAN



LANDSCAPE REQUIREMENTS - ARTICLE X

STREET FRONTAGE ZONE	REQUIRED	PROVIDED	COMMENTS
14' SIDEWALK	1 TREE PER 100' OF SIDEWALK	1 TREE PER 100' OF SIDEWALK	
60' R.O.W.	1 TREE PER 100' OF R.O.W.	1 TREE PER 100' OF R.O.W.	
RESIDENTIAL OPEN SPACE ZONE	1 TREE PER 100' OF OPEN SPACE	1 TREE PER 100' OF OPEN SPACE	
OPEN SPACE	1 TREE PER 100' OF OPEN SPACE	1 TREE PER 100' OF OPEN SPACE	
LOT	1 TREE PER 100' OF LOT	1 TREE PER 100' OF LOT	
STREET TREES	1 TREE PER 100' OF STREET	1 TREE PER 100' OF STREET	

POINTS

POINT	COMMENTS
1	...
2	...
3	...
4	...
5	...

1834 HENDERSON & 1805 EUCLID

DALLAS TEXAS

1805 EUCLID SITE PLAN

Kimley Horn

© 2025 KIMLEY HORN AND ASSOCIATES, INC.
 13645 NGEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75244
 PHONE: 972-770-1000 FAX: 972-238-9000
 WWW.KIMLEY-HORN.COM FRM NO. 4-001

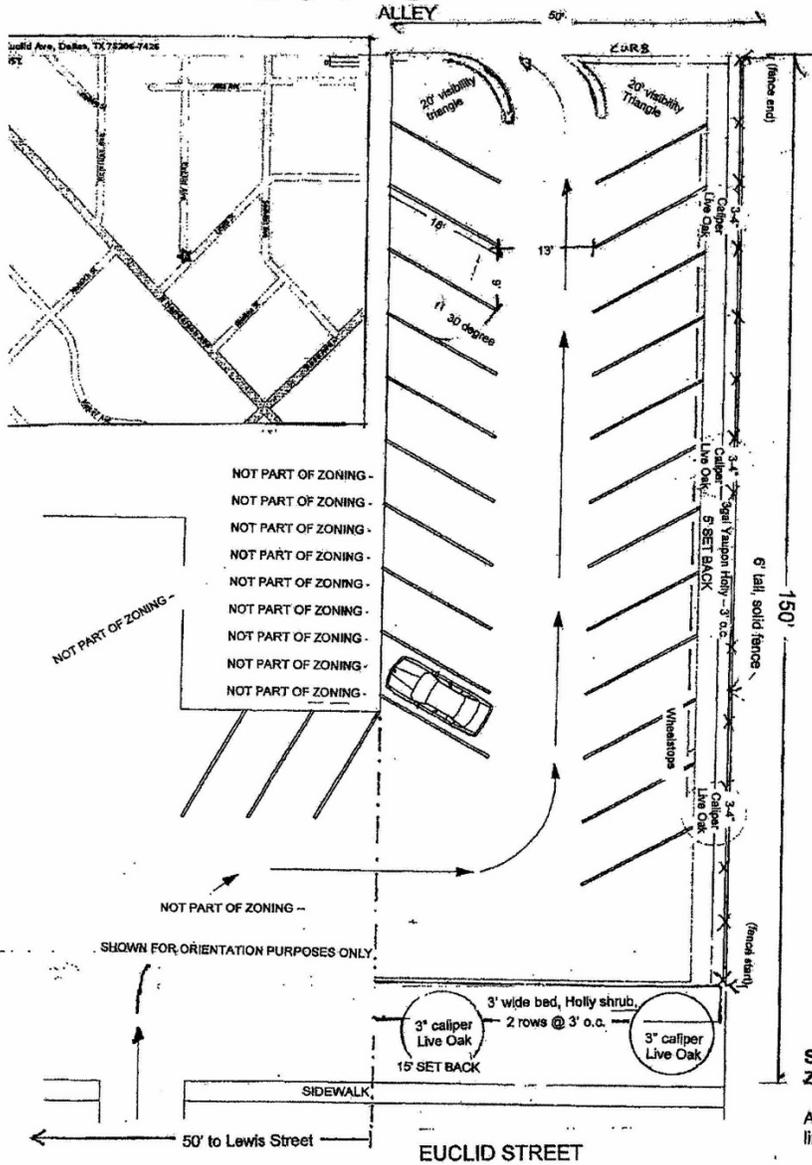
NO.	REVISIONS	DATE	BY

"ORIGINAL" SITE PLAN

27715

Exhibit A

09 2661



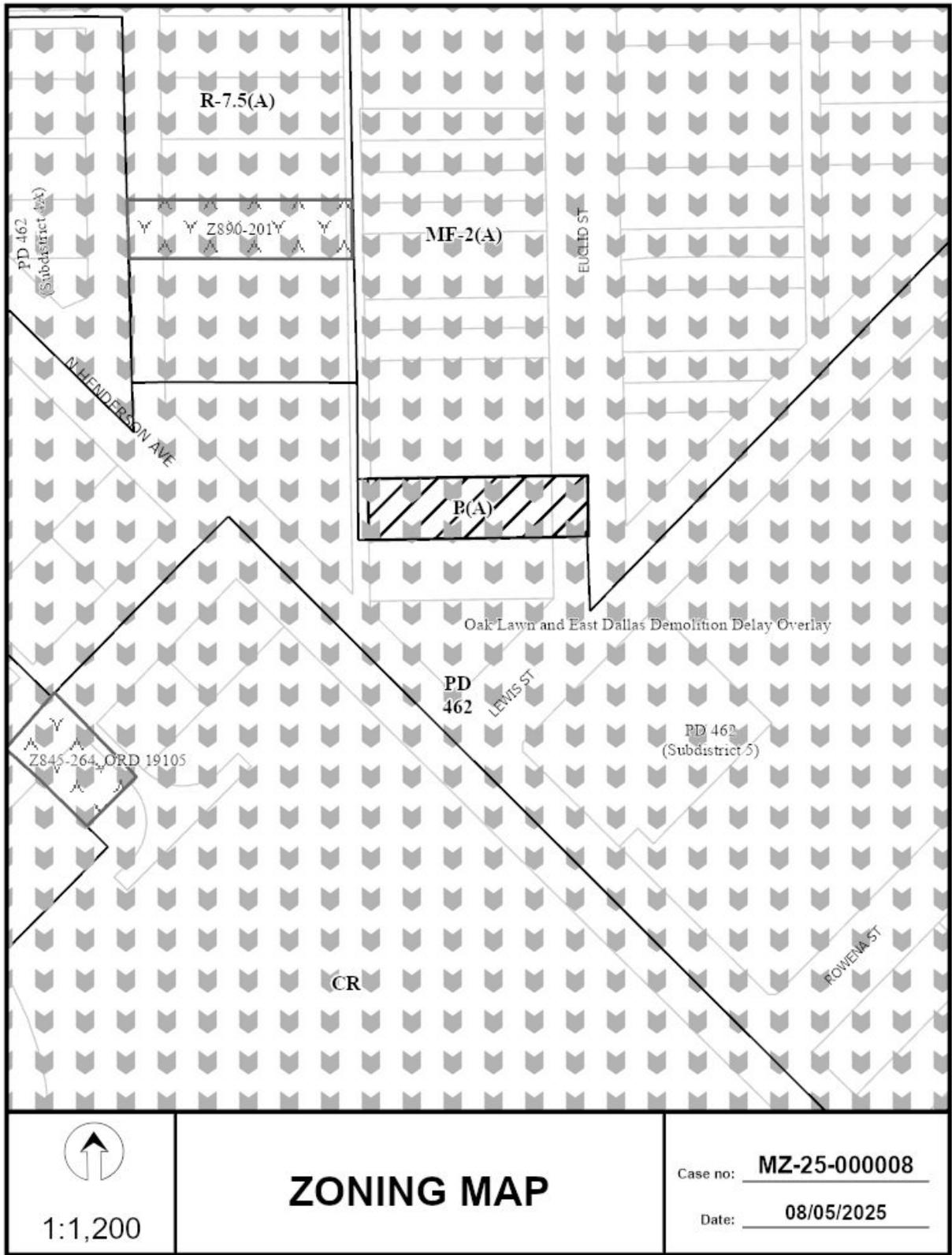
**SITE PLAN
Z089-240 (rb)**

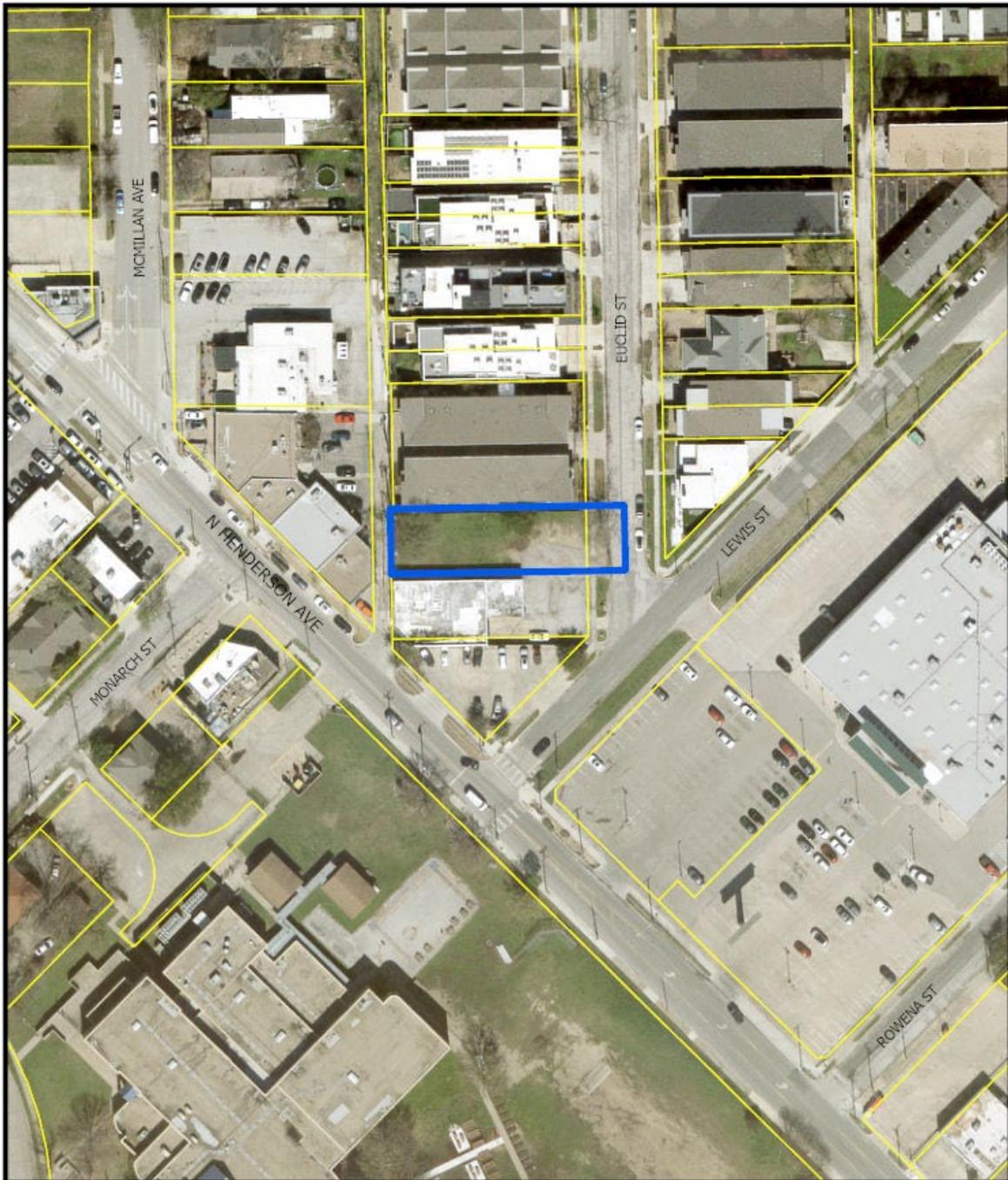
All light standards limited to 10'.

This Parking District serves 1834 Henderson

SCALE: 1/16" = 1'

Approved
City Plan Commission
September 24, 2009



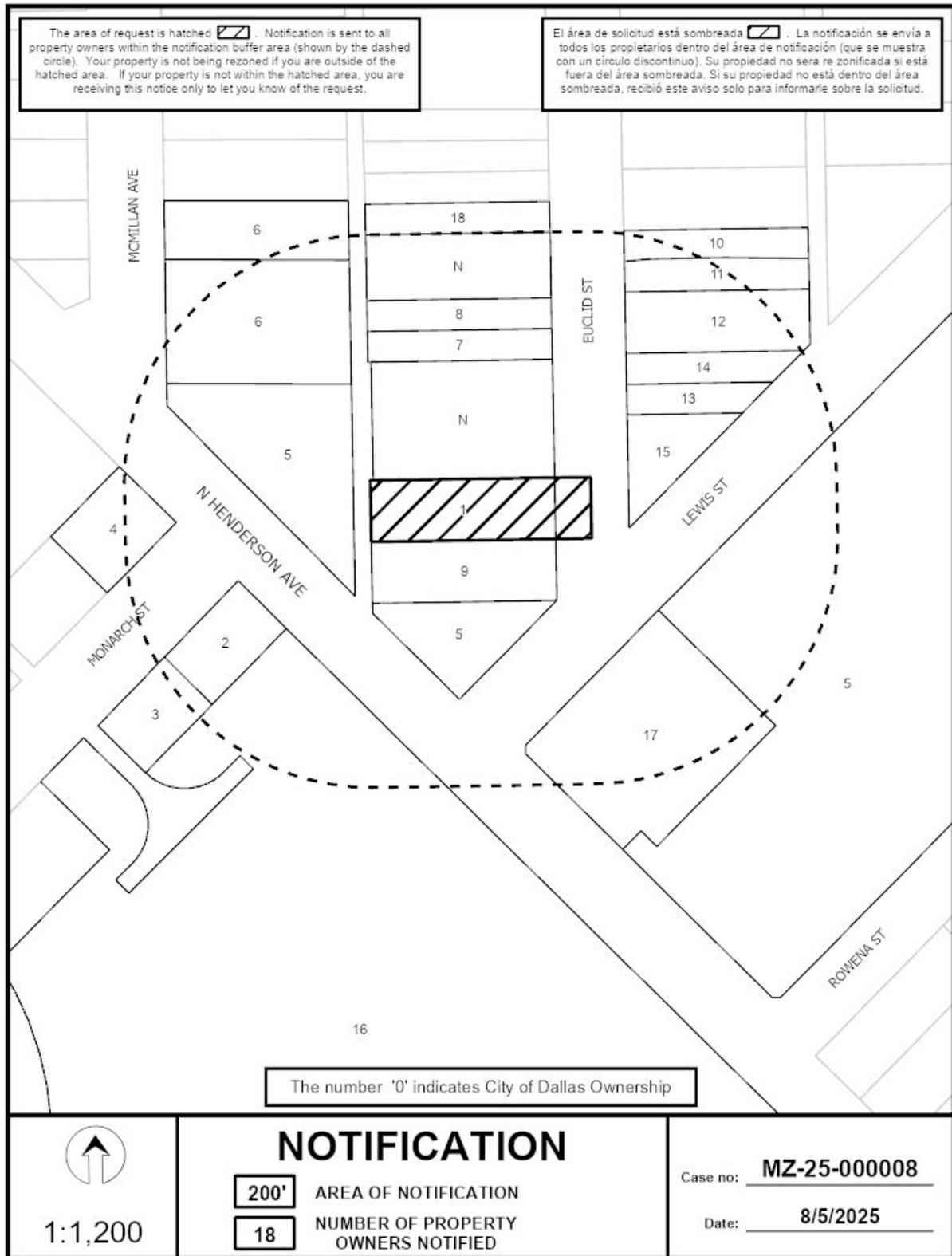


1:1,200

AERIAL MAP

Case no: MZ-25-000008

Date: 10/14/2025



08/05/2025

Notification List of Property Owners

MZ-25-000008

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1805 EUCLID AVE	HEX RED HOLDINGS LLC
2	1839 N HENDERSON AVE	CANELAKES LOUIS ESTATE OF
3	5216 MONARCH ST	CANELAKES LOUIS
4	1901 N HENDERSON AVE	HENDERSON AVE LOTS OWNER LLC
5	1900 N HENDERSON AVE	HENDERSON AVE MAIN OWNER LLC
6	1812 MCMILLAN AVE	HENDERSON AVE MAIN OWNER LLC
7	1817 EUCLID AVE	HARRIS SCOTT &
8	1819 EUCLID AVE	WOOD BRIAN K
9	1834 N HENDERSON AVE	HEX RED HOLDINGS LLC
10	1822 EUCLID AVE	BANNON JOHN & LUCY
11	1820 EUCLID AVE	PAYESTEH DAVD
12	1818 EUCLID AVE	TORRES MARIA IMELDA
13	1812 EUCLID AVE	SCHWARTZ JESSICA
14	1814 EUCLID AVE	FLYWHEEL SFR FUND
15	1808 EUCLID AVE	JENKINS AARON LIFE EST
16	1802 MOSER AVE	Dallas ISD
17	1800 N HENDERSON AVE	HENDERSON AVE LAND OWNER LLC
18	1825 EUCLID AVE	ZUBER JOHN B &