

FILE NUMBER: Z-26-000123**DATE FILED:** July 8, 2026**LOCATION:** On the east line of S. Polk Street, between W. Brooklyn Avenue, W. Pembroke Avenue, [AKA 1002 W. Brooklyn Avenue].**COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 37,461 sqft**CENSUS TRACT:** 481130051001**APPLICANT / OWNER:** Tereso Ortiz / Casa Guanajuato**REPRESENTATIVE:** Adair Aranda**REQUEST:** An application for an amendment to Planned Development District No. 439.**SUMMARY:** The purpose of the request is to amend the existing development plan to increase the maximum floor area, the floor area, and the hours of operation.**STAFF RECOMMENDATION:** Approval, subject to amended conditions and an amended development plan.**Planned Development District 439:**<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=439>

BACKGROUND INFORMATION:

- Planned Development District No. 439 was established on April 24, 1996, to allow a non-profit community service center that offers a technical school, cultural, social, and recreational activities, education, and workshops, theater, and a general merchandise store or food store as the main uses, as amended in 2012.
- The applicant intends to increase the maximum floor area, the floor area ratio, and the hours of operation, which requires amending the planned development district.
- The new floor area is depicted on a new development / landscape plan, with an expansion of around 1,000 square feet.

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Brooklyn Ave	Local	--
Polk St	Local	--
Pembroke Ave	Local	--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans during permitting to ensure compliance with city standards.

Transit Access:

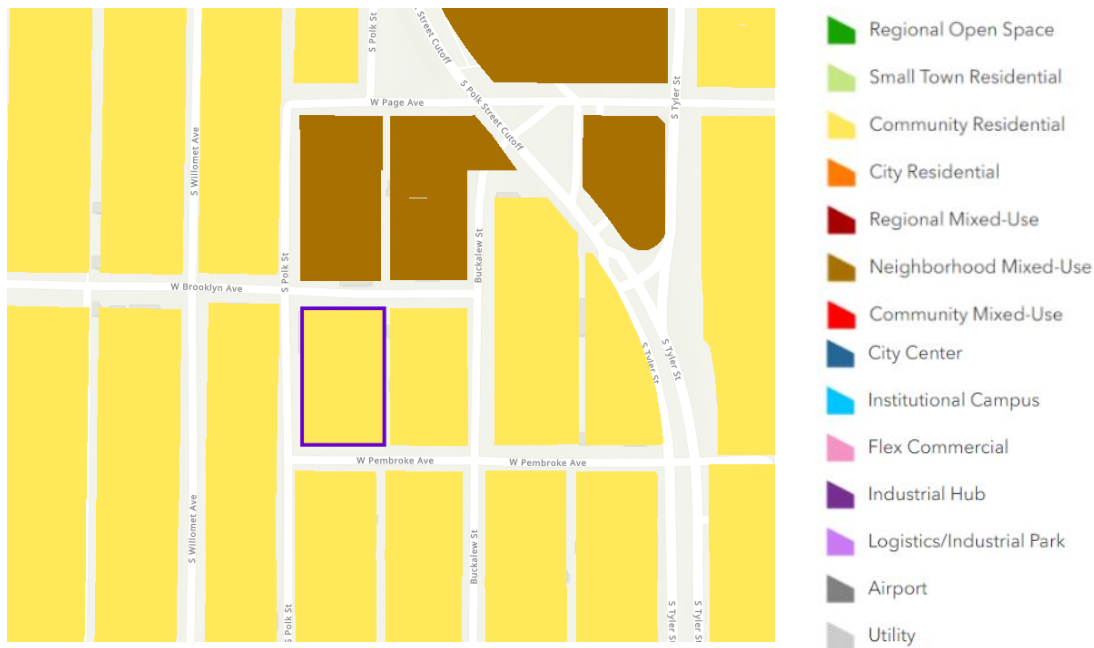
The following transit services are located within ½ mile of the site:

DART Bus Routes:

Routes 147, 219, 226

STAFF ANALYSIS:**Comprehensive Plan:**

The subject site is located within the Community Residential Place type. 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. The map below illustrates the site's location within the forwardDallas 2.0 place type framework.



The proposed amendment maintains the community service use consistent with the existing development character and aligns with the permitted land uses and development intent of the Community Residential place type. Therefore, the request is consistent with the forwardDallas 2.0 Comprehensive Plan.

Land Use

	Zoning	Land Use
Site	PD 439	Community Center
North	CS Commercial Service District	Retail, personal services, theater, event center
South	R-7.5(A) Single Family District	Single-family uses
East	R-7.5(A)	Single-family uses

West	R-7.5(A)	Single-family uses
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Land Use Compatibility:

The property is zoned as Planned Development District 439 in its entirety. Currently, it serves as Casa Guanajuato, a non-profit community center that provides cultural, educational, and sports programs for the community. The applicant requests an amendment to this development plan to add approximately 1,120 sq of floor area and change the hours of operation.

Surrounding properties around PD 439 include personal service, a theater, an event center, and retail to the north of the site, and single-family uses to the south, east, and west. Since the proposed site is a community center, the amendments to the Development Plan in PD 439 are consistent with the surrounding uses. The request does not alter the established development standards, such as building height, setbacks, or permitted uses, beyond what is allowed within the site.

Staff finds that the request is compatible with surrounding development and aligns with the intent of PD 439 to promote community development within this neighborhood and the City of Dallas. Therefore, staff supports the proposed amendment because it remains consistent with both the district regulations and the surrounding land-use context.

Development Standards

The proposed amendment to the development plan for Subarea B will continue to adhere to the district's established development standards.

DISTRICT	SETBACKS		Height	Floor area	Floor Area	Special Standards	Primary Use
	Front	Side/Rear					
Existing: 439	1'	2'	30'	0.3:1	10,850	Hrs. 9:00 am to 11 pm Friday and Saturday	Community Center
Proposed Effective	1'	2'	30'	0.4:1	15,000	Hrs. 9:00 am to 1 am, Thursday to Sunday.	Community Center

Parking:

Parking lot lighting must comply with Section 51A-4.301(e). Lighting must be directed away from adjacent single-family residential property. Lighting must be maintained in proper working order.

Landscaping:

The applicant has submitted the required landscape plan that complies with the regulations of the Planned Development District. This plan includes all necessary elements, complies with the established development standards, and maintains the same number of tree plantings as the existing plan, which appears to be in place today.

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 "C" MVA area.

List of Officers

Dallas-Mexico Casa Guanajuato:

Tereso Ortiz: Agent

**PROPOSED CONDITIONS
ARTICLE 439.**

PD 439.

SEC. 51P-439.101. LEGISLATIVE HISTORY.

PD 439 was established by Ordinance No. 22736, passed by the Dallas City Council on April 24, 1996. Ordinance No. 22736 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22736; 26042)

SEC. 51P-439.102. PROPERTY LOCATION AND SIZE.

PD 439 is established on property generally bounded by North Polk Street, Brooklyn Avenue, the alley midway between North Polk Street and Buckalew Street, and Pembroke Avenue. The size of PD 439 is approximately 0.86 acres. (Ord. Nos. 22736; 26042)

SEC. 51P-439.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district. (Ord. Nos. 22736; 26042)

SEC. 51P-439.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 439A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 22736; 26042)

SEC. 51P-439.105. MAIN USES PERMITTED.

- (a) Commercial and business service uses.

-- Technical school, limited to 1,000 square feet of floor area.

(b) Industrial uses.

- None permitted.

(c) Institutional and community service uses.

- Community service center, limited to the following activities and services:

- (1) Cultural, social, and recreational activities.
- (2) Education and workshops for personal advancement.
- (3) Sale of arts and crafts.
- (4) Sale of food during special events.

(d) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(e) Office uses.

- Office, limited to 2,200 square feet of floor area.

(f) Recreation uses.

- Private recreation center, club, or area, limited to 3,325 square feet of floor area.

(g) Residential uses.

- None permitted.

(h) Retail and personal service uses.

- General merchandise or food store, limited to 1,000 square feet of floor area.
- Theater, limited to 3,325 square feet of floor area.

(i) Transportation uses.

- Transit passenger shelter.

(j) Utility and public service uses.

- Local utilities.

(k) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]* (Ord. Nos. 22736; 26042)

SEC. 51P-439.106. ACCESSORY USES.

- (a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
- (b) The following accessory uses are not permitted in this district:
- Home occupation.
 - Private stable.
 - Accessory helistop.
 - Accessory medical/infectious waste incinerator.
- (c) The following accessory uses are permitted on weekends and holidays only:
- Accessory outside display of merchandise.
 - Accessory outside sales.
- (Ord. Nos. 22736; 26042)

SEC. 51P-439.107. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front, side, and rear yard. Minimum front, side, and rear yard setbacks are as shown on the development/landscape plan.
- (c) Density. No maximum density.
- (d) Floor area. Maximum floor area for all uses combined is ~~10,850 square feet.~~ **15,000 square feet.** This floor area limitation does not include the 400 square feet allowed for the maintenance building, as shown on the development/landscape plan.

- (e) Floor area ratio. Maximum floor area ratio for all uses combined is ~~0.3:1~~, **0.4:1**
- (f) Height. Maximum structure height is 30 feet.
- (g) Lot size. No minimum lot size.
- (h) Stories. No maximum number of stories. (Ord. Nos. 22736; 26042)

SEC. 51P-439.108. OFF-STREET PARKING AND LOADING.

Off-street parking and loading must be provided ~~as~~ where shown on the development/landscape plan. (Ord. Nos. 22736; 26042)

SEC. 51P-439.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22736; 26042)

SEC. 51P-439.110. INGRESS-EGRESS.

Points of ingress and egress must be located as shown on the development/landscape plan. (Ord. Nos. 22736; 26042)

SEC. 51P-439.111. LANDSCAPING.

Prior to the issuance of a certificate of occupancy on the Property, landscaping must be provided as shown on the development/landscape plan. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22736; 26042)

SEC. 51P-439.112. SIGNS.

Signs on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22736; 26042)

SEC. 51P-439.113. SCREENING.

Screening must be provided as shown on the development/landscape plan. (Ord. Nos. 22736; 26042)

SEC. 51P-439.114. PARKING LOT LIGHTING.

Parking lot lighting must comply with Section 51A-4.301(e). Lighting must be directed away from adjacent single family residential property. Lighting must be maintained in proper working order. (Ord. Nos. 22736; 26042)

SEC. 51P-439.115. HOURS OF OPERATION.

The hours of operation for a theater, private recreation center, club, or area and a general merchandise or food store on the Property are limited to the hours between 9:00 a.m. and ~~11:00 p.m., Friday and Saturday.~~ 1:00 am., Thursday, Friday, Saturday and Sunday. (Ord. Nos. 22736; 26042)

SEC. 51P-439.116. ADDITIONAL PROVISIONS.

- (a) The entire 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. (Ord. Nos. 22736; 26042)

SEC. 51P-439.117. GENERAL REQUIREMENTS.

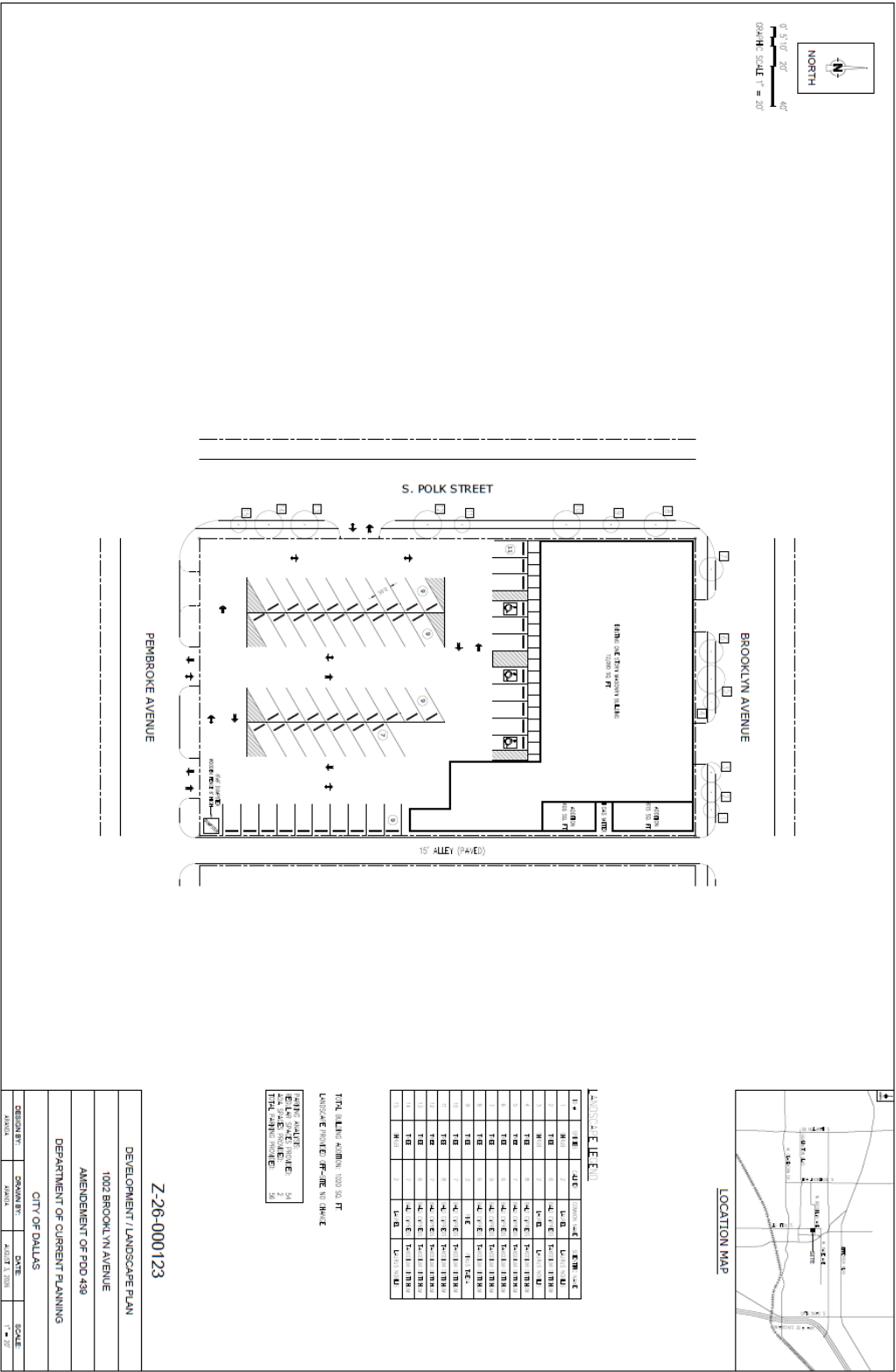
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. (Ord. Nos. 22736; 26042)

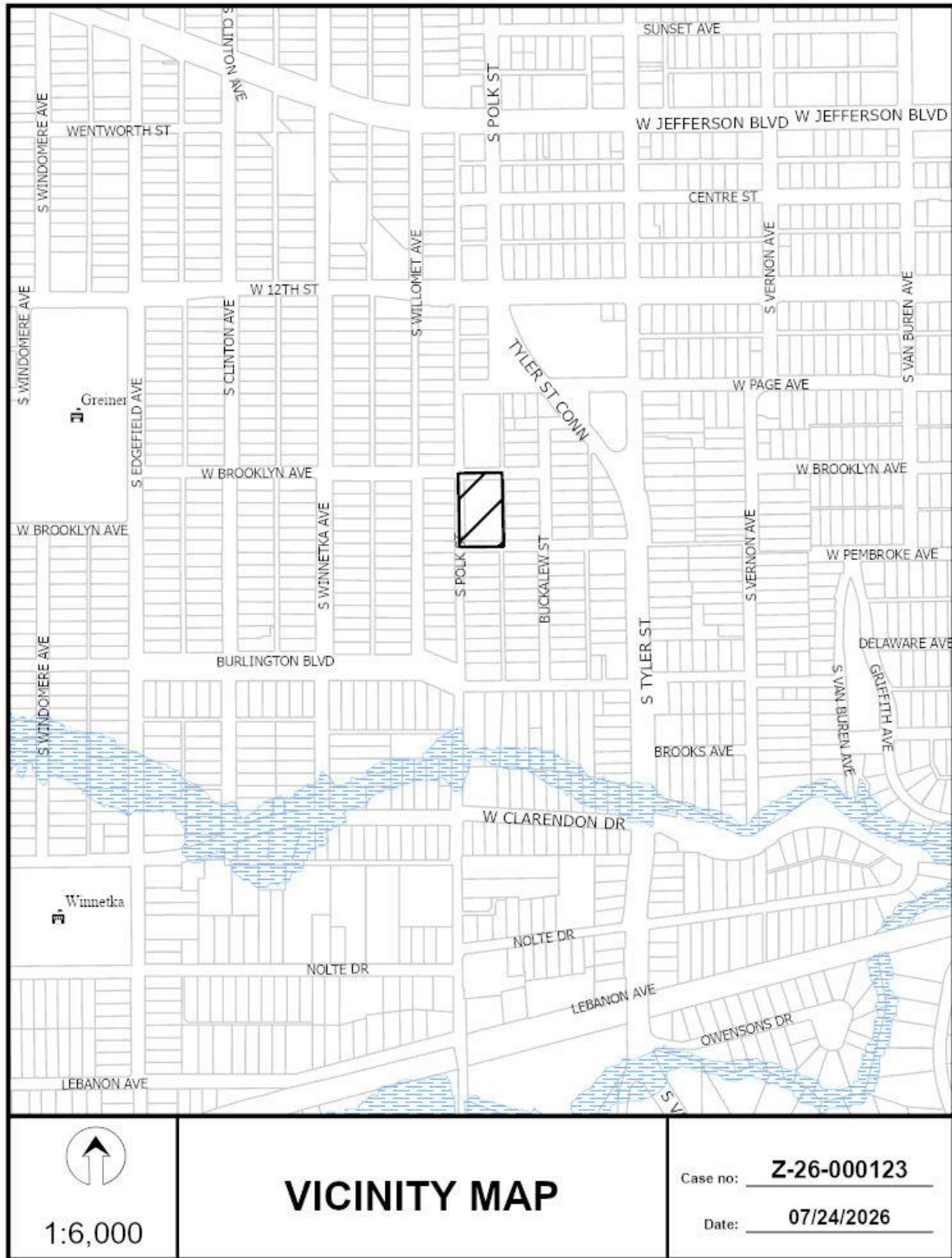
SEC. 51P-439.118. ZONING MAP.

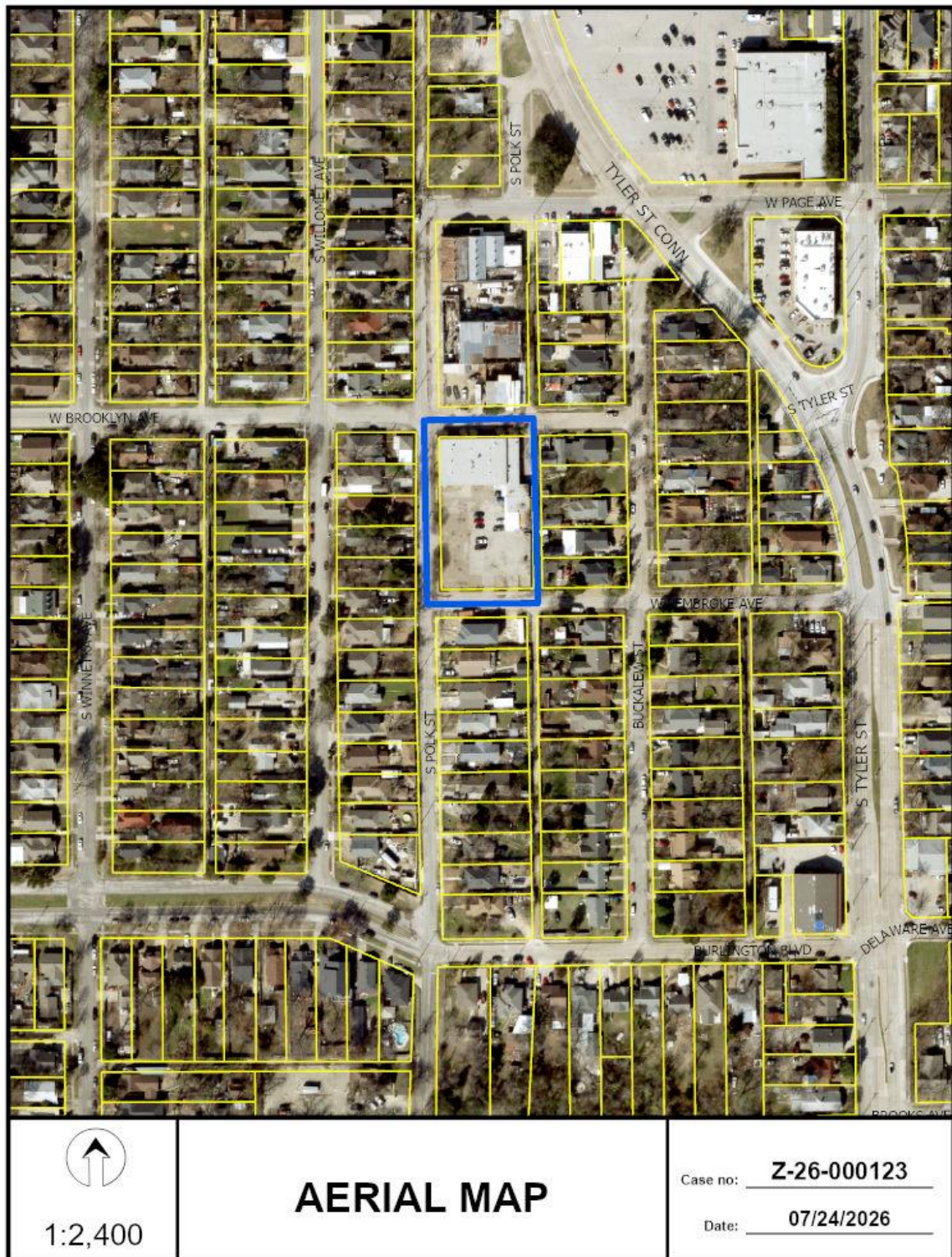
PD 439 is located on Zoning Map No. L-6. (Ord. Nos. 22736; 26042)

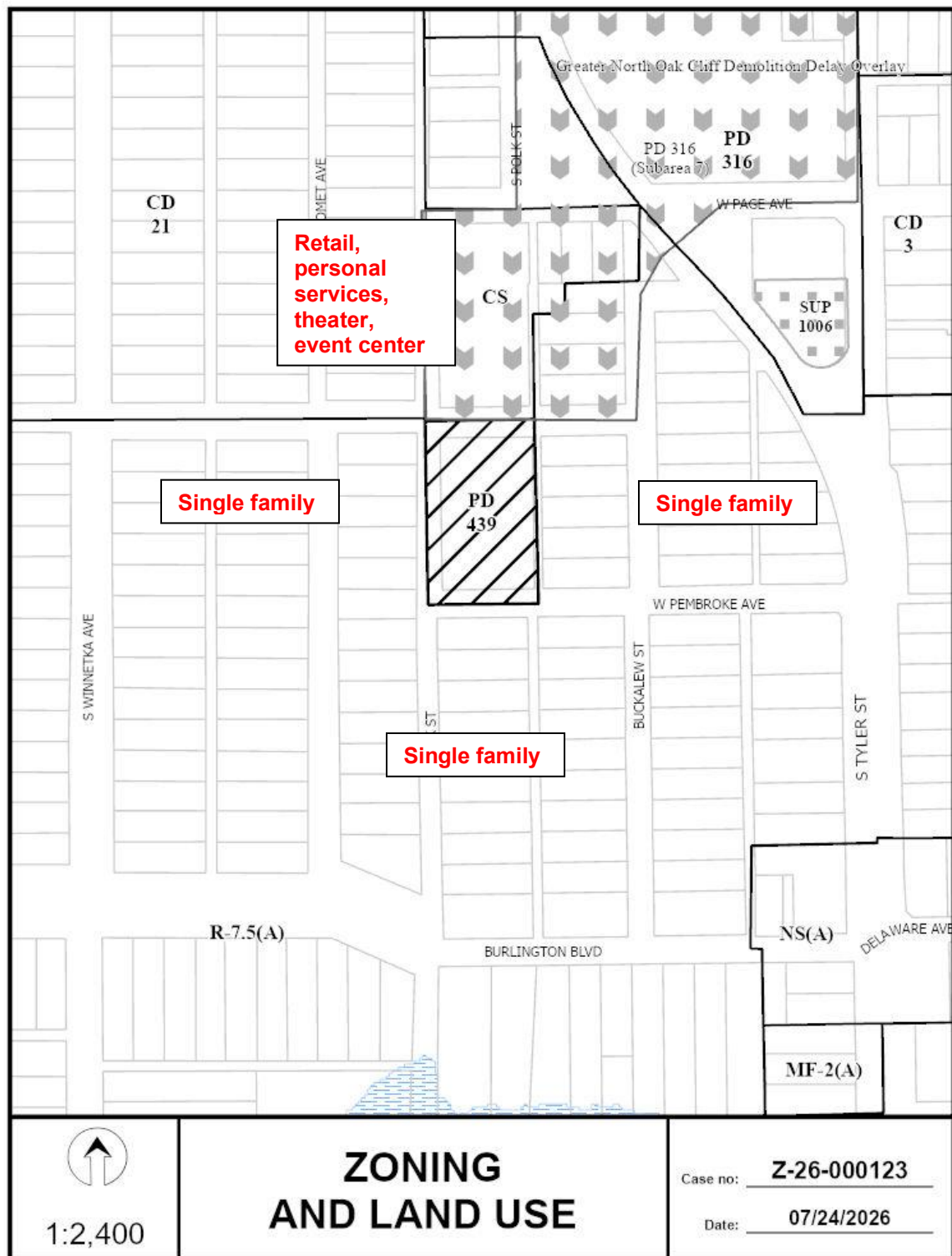


Proposed PD 439
(Development Plan / Landscape Plan)

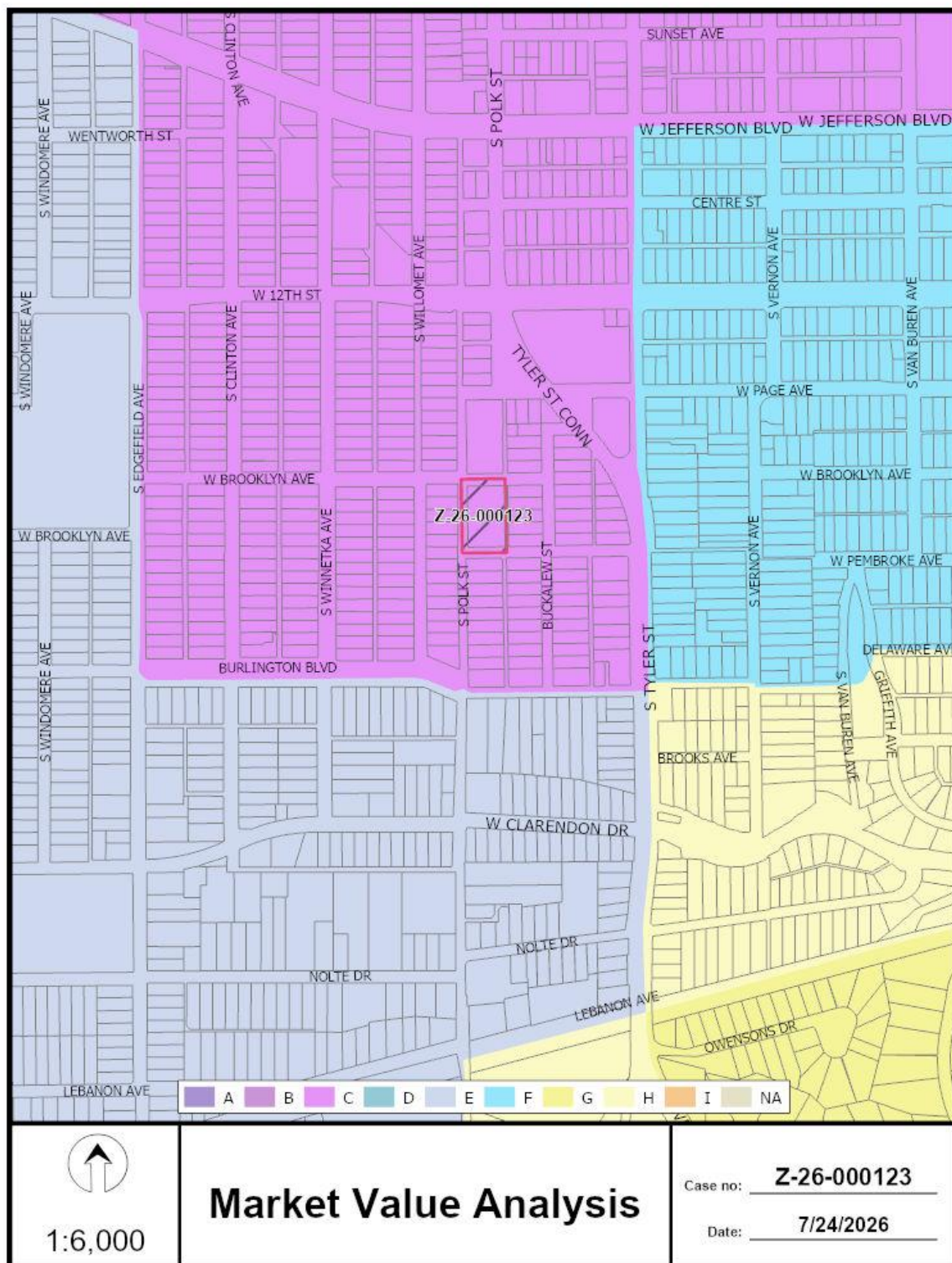


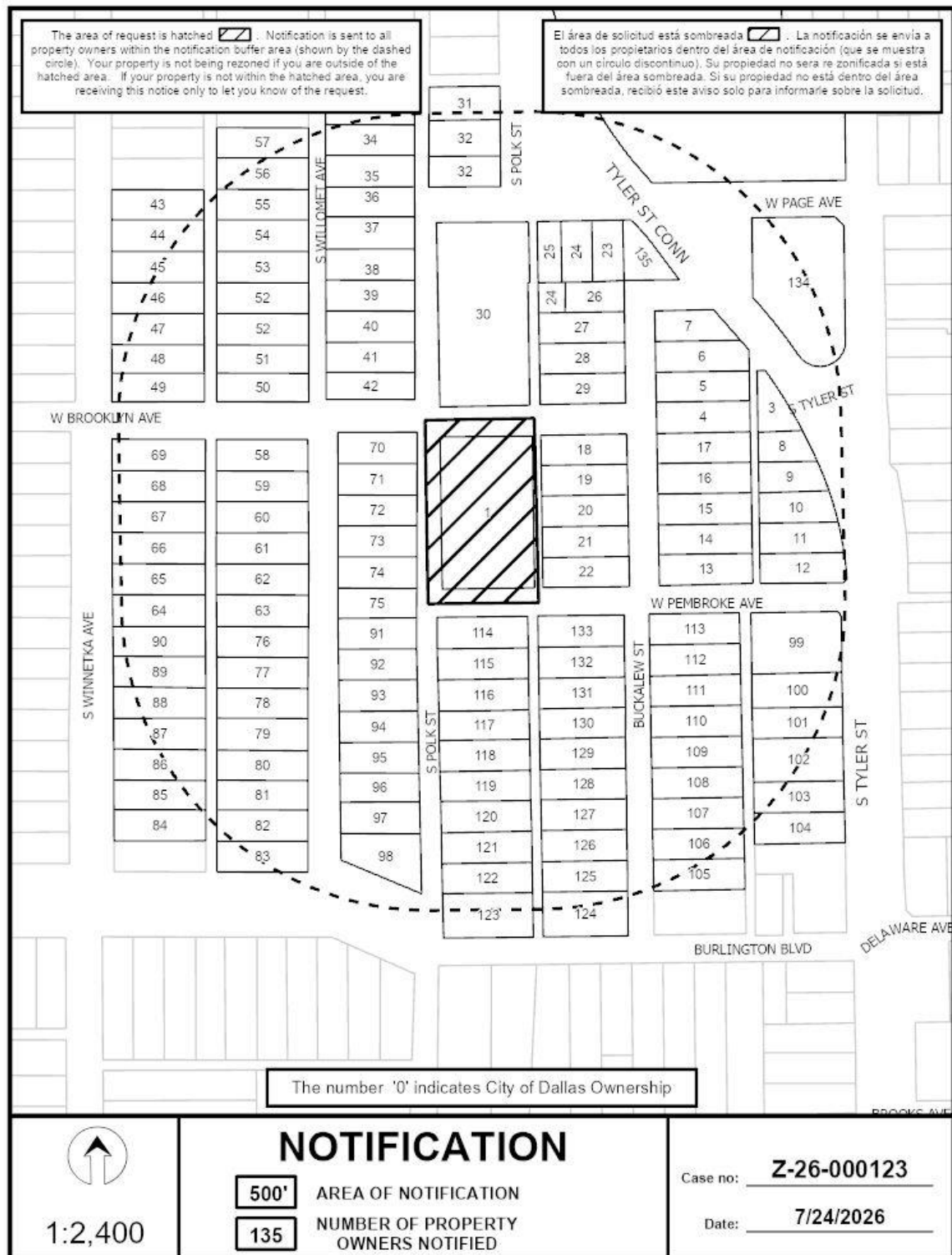






Z-26-000123





07/24/2026

Notification List of Property Owners***Z-26-000123******135 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1002 W BROOKLYN AVE	DALLAS MEXICO CASA GUANAJ
2	912 W 12TH ST	SAFEWAY
3	621 S TYLER ST	BENITEZ MARIA D EST OF &
4	626 BUCKALEW ST	MARTINEZ GILBERTO &
5	622 BUCKALEW ST	CRUZ ENGUEL
6	618 BUCKALEW ST	Taxpayer at
7	614 BUCKALEW ST	CARRANZA BENIGNO &
8	703 S TYLER ST	BENITEZ MARIA D EST OF &
9	707 S TYLER ST	SANCHEZ ASCENCION B &
10	711 S TYLER ST	ROMERO JUAN L
11	715 S TYLER ST	ANGUIANO OTELIA
12	719 S TYLER ST	RENDON VIOLET & ALBERTO
13	718 BUCKALEW ST	CASTILLO JESUS & VERONICA CANO
14	714 BUCKALEW ST	ODENEAL WILLIAM CLYDE JR
15	710 BUCKALEW ST	DELAFUENTE CARLOS G
16	706 BUCKALEW ST	JAIME JUAN E &
17	702 BUCKALEW ST	ARMIGO CELESTINO &
18	703 BUCKALEW ST	Taxpayer at
19	707 BUCKALEW ST	Taxpayer at
20	711 BUCKALEW ST	CHAVEZ JOSE T & JUANITA EST OF
21	715 BUCKALEW ST	RAMOS GILBERTO &
22	717 BUCKALEW ST	REYNA ANTONIA
23	930 W PAGE AVE	Taxpayer at
24	938 W PAGE AVE	UNICA HOLDINGS LLC
25	938 W PAGE AVE	UNICA HOLDINGS LLC
26	611 BUCKALEW ST	TAMEZ JOSE L &

07/24/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	613 BUCKALEW ST	Taxpayer at
28	619 BUCKALEW ST	BUCKALEW TX LLC
29	623 BUCKALEW ST	COUCH KEDRIC & PATRICIA LIVING
30	942 W PAGE AVE	SALA GARRY W
31	519 S POLK ST	COUCH PATRICIA ET AL
32	521 S POLK ST	RODRIGUEZ SANTIAGO
33	518 S WILLOMET AVE	COUCH TAWANA
34	522 S WILLOMET AVE	BOYKIN TERRANCE
35	526 S WILLOMET AVE	KURTZ TYLER & KARA
36	528 S WILLOMET AVE	BARNETT FRANK DAVID &
37	604 S WILLOMET AVE	TOVAR MARIA LUISA
38	608 S WILLOMET AVE	MORA SEBASTIAN &
39	612 S WILLOMET AVE	VARGAS JUAN &
40	616 S WILLOMET AVE	MATA JOSE & MARCELINA
41	620 S WILLOMET AVE	SANTOS RAYMUNDO GOMEZ
42	626 S WILLOMET AVE	CARDOZA FLORENTINA
43	602 S WINNETKA AVE	BASMAJIAN STEVEN & ALICIA
44	606 S WINNETKA AVE	Taxpayer at
45	610 S WINNETKA AVE	ZAMORA JOSE MANUEL &
46	614 S WINNETKA AVE	MORENO JOSE M
47	618 S WINNETKA AVE	RAMIREZ JESSICA
48	620 S WINNETKA AVE	Taxpayer at
49	626 S WINNETKA AVE	ZAMORA JOSE M &
50	627 S WILLOMET AVE	BUILTWEEL HOMES LLC
51	623 S WILLOMET AVE	RODRIGUEZ EMMA
52	619 S WILLOMET AVE	MORENO OVIDIO
53	611 S WILLOMET AVE	MOORE CLAIRE E
54	607 S WILLOMET AVE	HINTERMEISTER ARACELI &
55	603 S WILLOMET AVE	GILLIAM WILLIAM DONALD
56	525 S WILLOMET AVE	ILLYES ERIK &
57	521 S WILLOMET AVE	DAVIS SAMANTHA ERIN

07/24/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	701 S WILLOMET AVE	DAVILA YOLANDA &
59	707 S WILLOMET AVE	FOREMOST SERVICING COMPANY
60	711 S WILLOMET AVE	VALPARAISO HOLDINGS LLC
61	713 S WILLOMET AVE	SAUCEDO VALERIE MONIQUE
62	719 S WILLOMET AVE	ORTIZ HILDA ALICIA
63	721 S WILLOMET AVE	BENAVIDES GUSTAVO &
64	722 S WINNETKA AVE	JOHNSON BRIAN T
65	718 S WINNETKA AVE	GARZA ROGELLO
66	714 S WINNETKA AVE	ALCANTARA JOHONNY
67	710 S WINNETKA AVE	RODRIGUEZ MARIA DE J ETAL
68	706 S WINNETKA AVE	TOVAR MARIA &
69	700 S WINNETKA AVE	PANIAGUA ARNULFO I EST OF
70	700 S WILLOMET AVE	ORTEGA JUAN CASTILLO &
71	704 S WILLOMET AVE	Taxpayer at
72	708 S WILLOMET AVE	LANDS RYAN M
73	712 S WILLOMET AVE	ALVAREZ CONSUELO GAMBOA
74	716 S WILLOMET AVE	BENAVIDES GUSTAVO &
75	720 S WILLOMET AVE	RODRIGUEZ FRANKIE DENISE
76	727 S WILLOMET AVE	RODRIGUEZ ARMIDA
77	729 S WILLOMET AVE	GUZMAN JOSE MARTIN
78	807 S WILLOMET AVE	BONILLA ARMANDO
79	811 S WILLOMET AVE	RANGEL ESMERALDA
80	817 S WILLOMET AVE	CONTRERAS AGGIE ROSE
81	819 S WILLOMET AVE	MARTINEZ GABRIEL JR
82	821 S WILLOMET AVE	GAYTAN ELEAZAR JR
83	827 S WILLOMET AVE	LUNA MARIA NIEVES
84	822 S WINNETKA AVE	VAUGHN DAVID C & PAMELA A
85	818 S WINNETKA AVE	STRICKLAND ESTHER M & JUAN CARLOS
86	814 S WINNETKA AVE	CRUZ JOSEFINA
87	810 S WINNETKA AVE	MARTINEZ MARIA &
88	806 S WINNETKA AVE	MARTINEZ MARIA L

07/24/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	728 S WINNETKA AVE	ZUNIGA ADAN & GLORIA L
90	724 S WINNETKA AVE	FLORES JOSE
91	724 S WILLOMET AVE	MEZA SOFIA LIFE EST
92	728 S WILLOMET AVE	ALVARADO MARTINA &
93	806 S WILLOMET AVE	RAMIREZ MARIA
94	810 S WILLOMET AVE	GUERRERO GENARO JR
95	814 S WILLOMET AVE	AGUINAGA MARIA G
96	818 S WILLOMET AVE	CARRILLO JOCELYN DENGES
97	824 S WILLOMET AVE	MARTINEZ MARIA ANTONIA
98	826 S WILLOMET AVE	RUIZ FELIPE & MA L
99	805 S TYLER ST	Taxpayer at
100	811 S TYLER ST	SANDOVAL FELIX
101	815 S TYLER ST	815 SOUTH TYLER LLC
102	821 S TYLER ST	Taxpayer at
103	823 S TYLER ST	FOUNTAIN VILLA INC
104	827 S TYLER ST	FOUNTAIN VILLA INC
105	902 BUCKALEW ST	HARTZEL CHARLES ELLIS &
106	830 BUCKALEW ST	Taxpayer at
107	826 BUCKALEW ST	SANCHEZ RITA YANEZ
108	822 BUCKALEW ST	CASASSOLA MARIA D &
109	818 BUCKALEW ST	MICHAEL BAILEY
110	814 BUCKALEW ST	ASEFA ESAYAS T
111	810 BUCKALEW ST	OLIVER JESSE D
112	806 BUCKALEW ST	RODRIGUEZ RICARDO R
113	802 BUCKALEW ST	MENDEZ JOHN &
114	802 S POLK ST	WHALIN JOHN MICHAEL
115	806 S POLK ST	HERNANDEZ JOSE ANGEL Q &
116	810 S POLK ST	LOPEZ ESTELA ADELA ESPANA A
117	814 S POLK ST	AGUINAGA SALVADOR JR
118	818 S POLK ST	CAMACHO CHRISTIAN ROMAN
119	822 S POLK ST	MEDINA ALBA MYRTHALA &

07/24/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	826 S POLK ST	MARTINEZ MARCELINO
121	830 S POLK ST	PEREZ JOSE & MARIA J MENDOZA
122	834 S POLK ST	SULLIVAN JENNIE I & BRIAN S
123	840 S POLK ST	SANCHEZ MARTIN
124	907 BUCKALEW ST	Taxpayer at
125	903 BUCKALEW ST	LOPEZFUENTES JACQUELYN &
126	831 BUCKALEW ST	BOONE DEBORAH GENE
127	827 BUCKALEW ST	ROMERO GILBERT
128	823 BUCKALEW ST	NAJERA ROSIO &
129	819 BUCKALEW ST	RODRIGUEZ CARLOS &
130	815 BUCKALEW ST	SCOTT DONALD E &
131	811 BUCKALEW ST	ESPINOZA MARY K EST OF
132	807 BUCKALEW ST	OBREGON LETICIA & JESUS
133	803 BUCKALEW ST	GONZALES ANTONIO & PETRA
134	607 S TYLER ST	607 SOUTH TYLER LLC
135	930 W PAGE AVE	FOUNTAIN VILLA INC