

**CITY PLAN COMMISSION****THURSDAY, JANUARY 15, 2026**

Planner: Justin Lee

**FILE NUMBER:** Z-25-000097 **DATE FILED:** October 10, 2025**LOCATION:** Northwest line of Lindsley Avenue and southwest line of S. Munger Boulevard.**COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** Approx. 17,372 sqft **CENSUS TRACT:** 48113002400**REPRESENTATIVE:** Sean Hodkinson**OWNER:** Mark Pierce**APPLICANT:** Alan Rosales**REQUEST:** An application for Subdistrict C on property zoned Subarea A within Planned Development District 134.**SUMMARY:** The purpose of the request is to allow commercial uses including coffee shop or office uses.**STAFF RECOMMENDATION:** Approval.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned PD 134 Planned Development Subarea A and is developed with a vacant single-family house.
- The surrounding area is predominantly single-family residences.
- The applicant wishes to use the site for coffee shop or office use. As such, they request to change the Subarea within PD 134 from Subarea A to Subarea C to allow commercial uses.

### **Zoning History:**

There have not been any zoning cases in the area of notification in the past five years.

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
S Munger Blvd	Community Collector	80 feet
Lindsley Ave	Community Collector	40' pavement; 60' ROW

### **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 review of engineering plans at permitting to comply with city standards.

### **Transit Access:**

The area of request is within 1/2-mile of the following services:

DART Light Rail: No nearby line.

DART Bus: Routes 214

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning

requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Commercial & office are secondary land uses in the Community Residential placetype. It is a less prevalent land use in the area. The subject property is located along two collector streets, Lindsley Avenue & S. Munger Boulevard. It is located on the corner but adjacent to an existing single-family residence. The property appears to be currently used as a vacant single family residential unit.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

### Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses, or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scale 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.

### Land Use:

	Zoning	Land Use
Site	PD 134 Planned Development	Vacant Single family
North	PD 134 Planned Development	Single family
South	PD 134 Planned Development	Vacant/Right-of-way

East	PD 134 Planned Development	Single family/Right-of-way
West	PD 134 Planned Development	Single family/vacant

### **Land Use Compatibility:**

The subject site is currently developed with a vacant single-family residence. The applicant proposes redeveloping the property for use as either a coffee shop or an office.

The immediate surroundings consist primarily of single-family residential uses, with limited commercial uses interspersed throughout the neighborhood. Additional commercial developments, including neighborhood plazas, are located northwest of the site along Columbia Avenue and east of the property along Samuell Boulevard.

Staff support the proposed zoning change, as the subject site is situated adjacent to existing single-family residential uses and fronts a designated collector thoroughfare. The property is also located in close proximity to an established commercial node at Columbia Avenue and Samuell Boulevard, as well as DART bus service along Lindsley Avenue. Given the site's corner-lot configuration and frontage along two collector streets, commercial or office uses are considered more compatible and appropriate than single-family residential development. Pursuant to the provisions of the Planned Development District and the Development Code, office uses are permitted by right, while a coffee shop—classified as a “restaurant without drive-in or drive-through service”—would be subject to a Residential Adjacency Review at the time of permitting.

Single-family residential use is not considered appropriate for the subject site given its corner-lot configuration and exposure to a collector roadway and a highway, resulting in traffic volume, noise, and access conditions that are incompatible with single-family residential land use standards.

## Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

### 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

Use	Existing	Proposed
	Subarea A (R-7.5)	Subarea C (NS)
<b>RESIDENTIAL USES</b>		
Single-family	•	•
Handicapped group dwelling unit	*	*
Duplex		•
Multiple-family		•
Group residential facility		
Lodging or boarding house		
Hotel and motel		
Manufactured home park, manufactured home subdivision, and campground		
Retirement housing		
<b>UTILITY AND SERVICE USES</b>		
Utility or governmental installation, other than listed	S	S
Local utilities	*	*
Electrical substation	S	•
Electrical energy generating plant		
Radio, television, or microwave tower	S	S
Commercial radio or television transmitting station		•
Sewage pumping station	•	•
Sewage treatment plant		S
Telephone exchange, switching, and transmitting equipment	•	•
Water reservoir, well, or pumping station	•	•
Water treatment plant		S
Reserved		

		Existing	Proposed
	Use	Subarea A (R-7.5)	Subarea C (NS)
Reserved			
<b>TRANSPORTATION USES</b>			
Airport or landing field		•	•
STOL (short takeoff or landing) port			
Passenger bus station and terminal			
Transit passenger shelter		•	•
Helicopter base			
Heliport			
Helistop			
Motor freight hauling and storage			
Railroad freight terminal			
Railroad passenger station			
Railroad team track			
Railroad yard, roundhouse, or shops			
<b>COMMUNITY SERVICE USES</b>			
Post office			•
Community, welfare, or health center		S	•
Foster Home		S	•
Child or adult care facility			•
Halfway house			
Reserved			
Reserved			
<b>MEDICAL USES</b>			
Hospital			S
Reserved			
Convalescent and nursing homes, hospice care, and related institutions			
Reserved			
Medical clinic or ambulatory surgical center			•
Medical or scientific laboratory			
Optical shop			•
Medical appliance fitting and sales			
Ambulance service			
<b>RELIGIOUS USES</b>			
Church		•	•
Rectory		•	•

		Existing	Proposed
Use		Subarea A (R-7.5)	Subarea C (NS)
Convent or monastery		S	•
Cemetery or mausoleum		S	S
Establishment of a religious, charitable, or philanthropic nature		S	S
<b>EDUCATIONAL USES</b>			
Public or private school		S	•
Reserved			
Business school			•
Technical school			
College, university, or seminary		S	•
College fraternity or sorority house		S	•
College dormitory		S	•
Library, art gallery, or museum		S	•
<b>RECREATION AND ENTERTAINMENT USES</b>			
Public Park or playground		•	•
Game court center			
Private recreation club or area		S	S
Public golf course		S	
Country club with private membership		S	
Inside commercial amusement			
Outside commercial amusement			
Theatre			•
Drive-in theatre			
Rodeo			
Fairgrounds			
Carnival or circus (temporary)			
Wax museum			•
<b>BAR AND RESTAURANT USES</b>			
Alcoholic beverage establishments			
Drive-in restaurant			
Restaurant without drive-in service			•
Reserved			
Private club			
Catering service			
Reserved			

		Existing	Proposed
Use		Subarea A (R-7.5)	Subarea C (NS)
Reserved			
<b>PROFESSIONAL, PERSONAL SERVICE, AND CUSTOM CRAFTS USES</b>			
Office			•
Temporary construction or sales office	•	•	
Bank or savings and loan office (without drive-in windows)		•	
Bank or savings and loan office (with drive-in windows)		S	
Trade center			
Barber and beauty shop			•
Mortuary or funeral home			
Health studio			
Custom cleaning shop			•
Commercial cleaning shop			
Self-service laundry or dry cleaning			•
Commercial laundry or dry cleaning			
Laundry or cleaning pick-up and receiving station			•
Key shop			•
Shoe repair			•
Tailor, custom sewing, and millinery			•
Taxidermist			
Travel bureau			•
Broadcasting or recording studio			
Instructional arts studio			•
Handcrafted art work studio			•

## Development Standards

Following is a comparison table showing differences between the development standards of the current Subarea A (R-7.5) and the proposed Subarea C (NS).

District	Setback		Density/Lot Size	Height	Lot Cvrq.
	Front	Side/Rear			
Current: R-7.5	25'	Side/Rear yard is:  5 feet - SFR  10 feet in all other cases	None; min. lot size is 7,500 sqft; 55' lot width; 100' lot depth	30'	45% residential 25% nonresidential
Proposed: NS	25'	Side yard is:  5 feet - duplex  10 feet – multifamily <36' structure  0' for all other structures  rear yard is:  10 feet - duplex  15 feet – multifamily <36' structure  0' for all other structures	None; 100' lot depth; 18' lot width – SFR, 50' lot width – Duplex, 60' lot width – MF; 1,000' lot area – SFR; 3,000' lot area – Duplex	24'	60% residential 40% nonresidential

The following development standards apply in Subarea C.

1. Standards for development must be in accordance with all other provisions of the NS Neighborhood Service District Regulations. (Ord. Nos. 17271; 17424; 25508; 28462; 29192).

### Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

### Parking:

No parking is required for a small retail, restaurant, or office use under the recently approved Parking Reform.

### Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 within an "H" MVA area.

## List of Officers

May 20, 2025

Dallas City Hall  
1500 Marilla St. Room 5BN  
Dallas, Texas, 75201

Attn: City Planning Division of Sustainable Development and Construction Dept.

**RE: List of Partners, Principals, and Officers**  
4937 & 4943 Lindsley Avenue  
Block 21/1239 – Lot 2 & 3 RD Caldwell  
City of Dallas, TX

To Whom It May Concern.

The list of partners, principals, and officers of 9 Banded Storage, LLC are as follows:

- Mark Pierce
- Erika Pierce

## **ARTICLE 134.**

### **PD 134.**

#### **SEC. 51P-134.101.**

#### **LEGISLATIVE HISTORY.**

PD 134 was established by Ordinance No. 17271, passed by the Dallas City Council on January 27, 1982. Ordinance No. 17271 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 17271 was amended by Ordinance No. 17424, passed by the Dallas City Council on May 26, 1982; Ordinance No. 17704, passed by the Dallas City Council on February 16, 1983; Ordinance No. 18054, passed by the Dallas City Council on November 23, 1983; Ordinance No. 19745, passed by the Dallas City Council on October 28, 1987; Ordinance No. 21815, passed by the Dallas City Council on September 22, 1993; and Ordinance Nos. 23256 and 23257, passed by the Dallas City Council on September 10, 1997. Ordinance No. 21815 changed the zoning on a portion of the Property from PD 134 to a CR Community Retail District. Ordinance No. 23256 changed the zoning on a portion of the Property from PD 134 to a CS Commercial Service District. (Ord. Nos. 10962; 17271; 17424; 17704; 18054; 19745; 21815; 23256; 23257; 25508; 28462)

#### **SEC. 51P-134.102.**

#### **PROPERTY LOCATION AND SIZE.**

PD 134 is established on property generally bounded by G.C. & S.F. Railroad, Cristler Avenue, East Grand Avenue, Philip Avenue, Fairview Avenue, Gurley Avenue, East R.L. Thornton Freeway, and Carroll Avenue. The size of PD 134 is approximately 313.7504 acres. (Ord. Nos. 17271; 23257; 25508; 28462; 28851)

#### **SEC. 51P-134.103.**

#### **DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. Nos. 25508; 28462)

#### **SEC. 51P-134.103.1.**

#### **CREATION OF SUBAREAS.**

This district is divided into Subareas A, A-1, B, B-1, and C, as shown on the subarea map (Exhibit 134C). (Ord. Nos. 28462; 29192)

#### **SEC. 51P-134.103.2.**

#### **EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 134A: land use map.
- (2) Exhibit 134B: development plan for Subarea A-1.
- (3) Exhibit 134C: subarea map. (Ord. 28462)

**SEC. 51P-134.103.3.****DEVELOPMENT PLAN.**

(a) For Subarea A-1, development and use of the Property must comply with the development plan (Exhibit 134B). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For Subareas A, B, B-1, and C, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 28462; 29192)

**SEC. 51P-134.104.****LAND USE MAP.**

A map defining existing land uses within the boundaries of this PD is labelled Exhibit 134A. (Ord. Nos. 17271; 23257; 25508; 28462)

**SEC. 51P-134.105.****USES.**

(a) In general.

(1) Uses in Subarea A are limited to single-family detached and duplex dwellings, and other uses as permitted in the R-7.5 Single-Family District except as provided in Subsection (b).

(2) Uses in Subarea B are limited to all uses permitted in the GR-D General Retail-Dry District. Residential uses are limited to the uses permitted in Paragraph(1).

(3) Uses in Subarea B-1 are limited to all uses permitted in the GR-D-1 General Retail District with a D-1 Liquor Control Overlay. Residential uses are limited to the uses permitted in Paragraph (1).

(4) Uses in Subarea C are limited to all uses permitted in the NS Neighborhood Service District. Residential uses are limited to the uses permitted in Paragraph(1).

(5) Except as provided in this paragraph, uses in Subarea A-1 are limited to single-family detached and duplex dwellings, and other uses as permitted in the R-7.5 Single-Family District except as provided in Subsection (b). The surface parking use shown on the development plan is only permitted in conjunction with the institutional use located in Subarea A on part of Lot 1 and all of Lot 2 in City Block 19/1613.

(b) Nonconformity and other use regulations.

(1) All existing uses, as shown on the land use map, and structures within this PD are legal conforming uses and structures under this article. With the exception of Lot 7 in City Block 6/1614 at 1110 Mt. Auburn Avenue, which may contain a duplex dwelling unit, no residentially developed lot in this PD may contain more dwelling units than the number indicated on the land use map. Any structure now being used as a single-family dwelling which was originally built as a duplex or which has been used as a duplex at any time may be converted back to a duplex.

(2) Nonresidential uses, which were existing as of July 1, 1981, and not identified on the land use map, that are conducted on the same lot with a residential use will be considered as legal conforming uses, so long as the nonresidential use is conducted by an occupant of the residence and the scale of operation of such use is not enlarged in any way. No advertisement, sign, or display is permitted on the premises. The use may not generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

(3) All signs must comply with the provisions of Article VII.

(4) All uses in Tract 1-B that sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises on January 27, 1982, will be considered as legal nonconforming uses.

(c) Lots in Subarea A. Any lot in Subarea A on which a nonresidential structure has been officially condemned by the city or has been intentionally removed or demolished may be redeveloped with the use and structure standards (including off-street parking provided) existing on the lot on January 27, 1982, or with the residential standards defined in Section 51P-134.106.

(d) Application of Section 51P-134.106(a). The development standards defined in Section 51P-134.106(a) apply to the following uses:

(1) All lots in Subarea A that are vacant on January 27, 1982.

(2) Any residential structure in the PD that is to be enlarged as long as the number of dwelling units does not increase.

(3) Any lot in Subareas B, B-1, or C that are to be developed or redeveloped with a residential use. (Ord. Nos. 17271; 17424; 17704; 25508; 26102; 28462; 29192)

## **SEC. 51P-134.106. DEVELOPMENT STANDARDS.**

(a) The following development standards apply to single-family detached and duplex dwellings.

(1) Minimum lot area per structure is 7,250 square feet.

(2) Minimum front yard setback for all lots is 10 feet beginning from the front property line. Except in Subarea A-1, any setbacks on interior lots are the same as, or between, the setbacks of the closest adjacent structures. Except in Subarea A-1, any structure to be located on a vacant corner lot must conform to a setback that is within five percent of the setback of the closest adjacent structure within the same block.

(3) Minimum lot width is 50 feet.

(4) Standards for development must be in accordance with all other provisions of the R -7.5 Single-Family District.

(b) The following development standards apply in Subarea A-1.

(1) Light fixtures including base, pole, and fixture may not exceed eight feet in height. All lighting must be directed downward and away from residential uses.

(2) Off-street parking must comply with the development plan.

(3) The off-street parking spaces shown on the development plan may only be used by the institutional use located in Subarea A on part of Lot 1 and all of Lot 2 in City Block 19/1613.

(c) The following development standards apply in Subarea B.

(1) Maximum height is 24 feet.

(2) Standards for development must be in accordance with all other yard, lot, and space regulations of the GR-D General Retail-Dry District.

(d) The following development standards apply to Subarea B-1.

(1) Maximum height is 24 feet.

(2) Standards for development must be in accordance with all other yard, lot, and space regulations of the GR-D-1 General Retail District with a D-1 Liquor Overlay.

(e) The following development standards apply in Subarea C.

(1) Standards for development must be in accordance with all other provisions of the NS Neighborhood Service District Regulations. (Ord. Nos. 17271; 17424; 25508; 28462; 29192)

**SEC. 51P-134.107.**

**GENERAL REQUIREMENTS.**

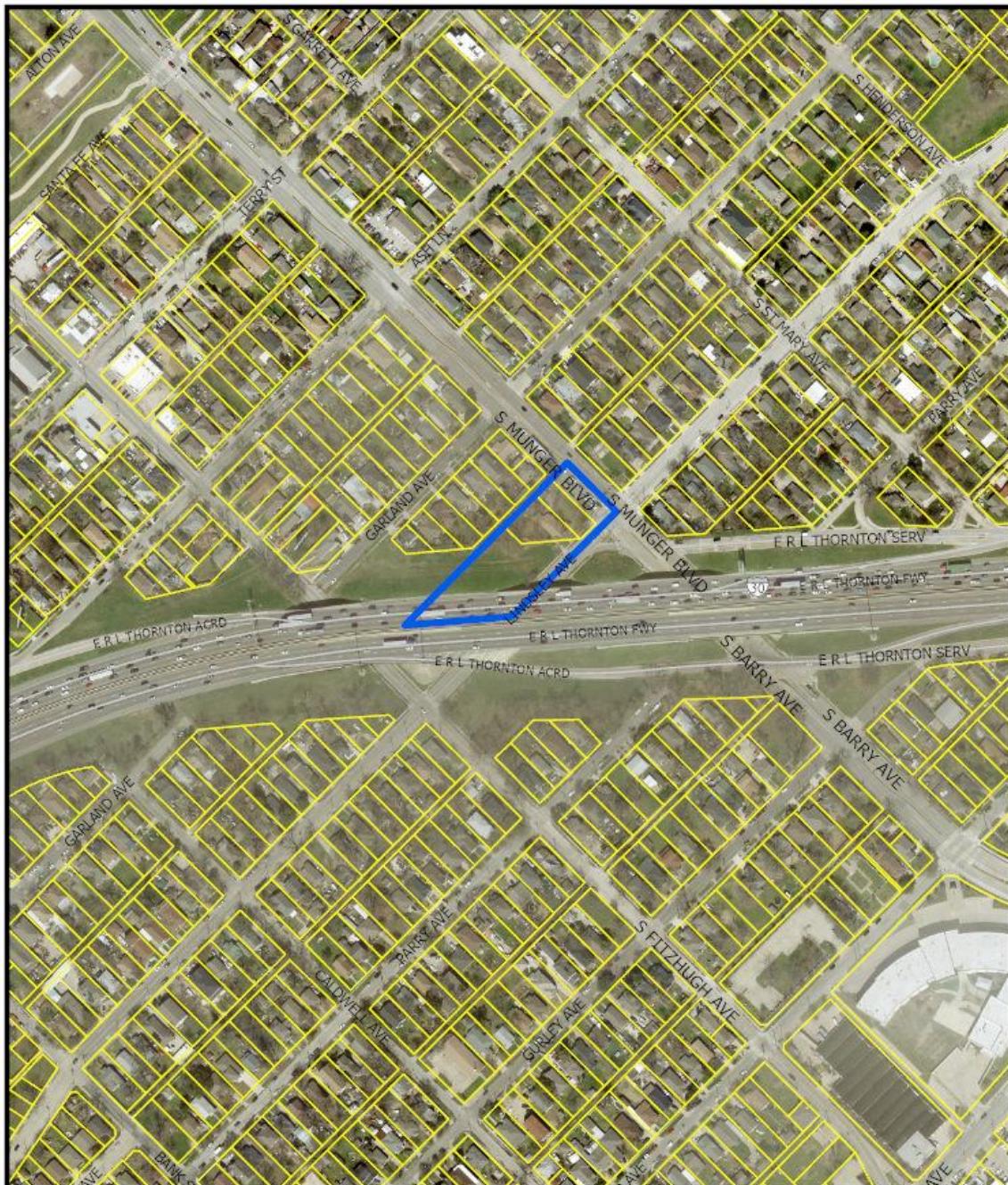
(a) The filing fee and area of notification for any amendment to this PD must be based on the amount of land area involved in the proposed amendment in accordance with the fee schedule and area of notification established for zoning change requests under the heading "All Other Applications."

(b) The board of adjustment shall have the authority to hear appeals and grant variances from the terms of Ordinance No. 17271, as amended, in accordance with regulations and procedures specified in Section 51-3.102.

(c) 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.

(d) The building official shall not issue a certificate of occupancy until there has been full compliance with this article together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 17271; 25508; 26102; 28462)



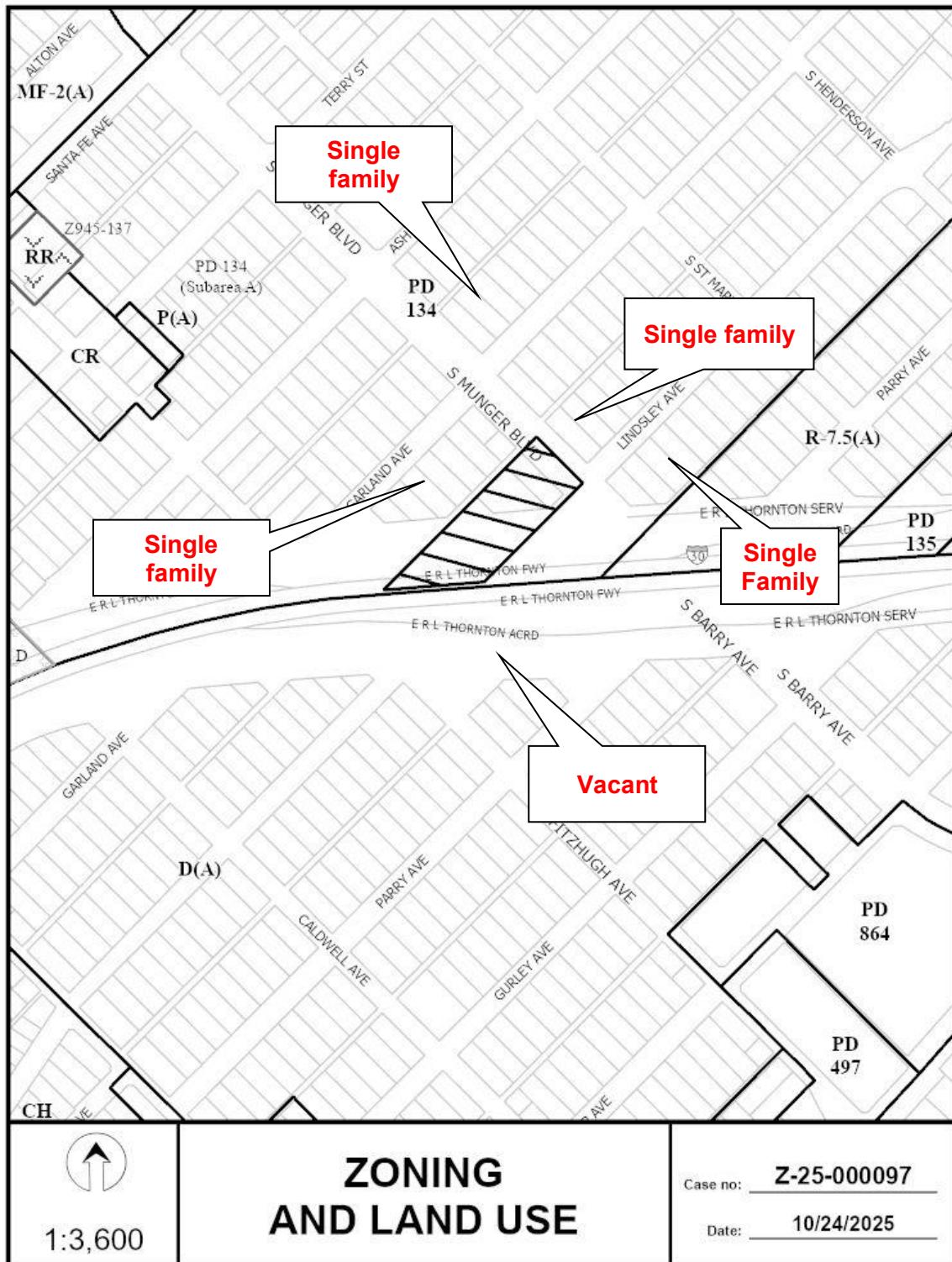


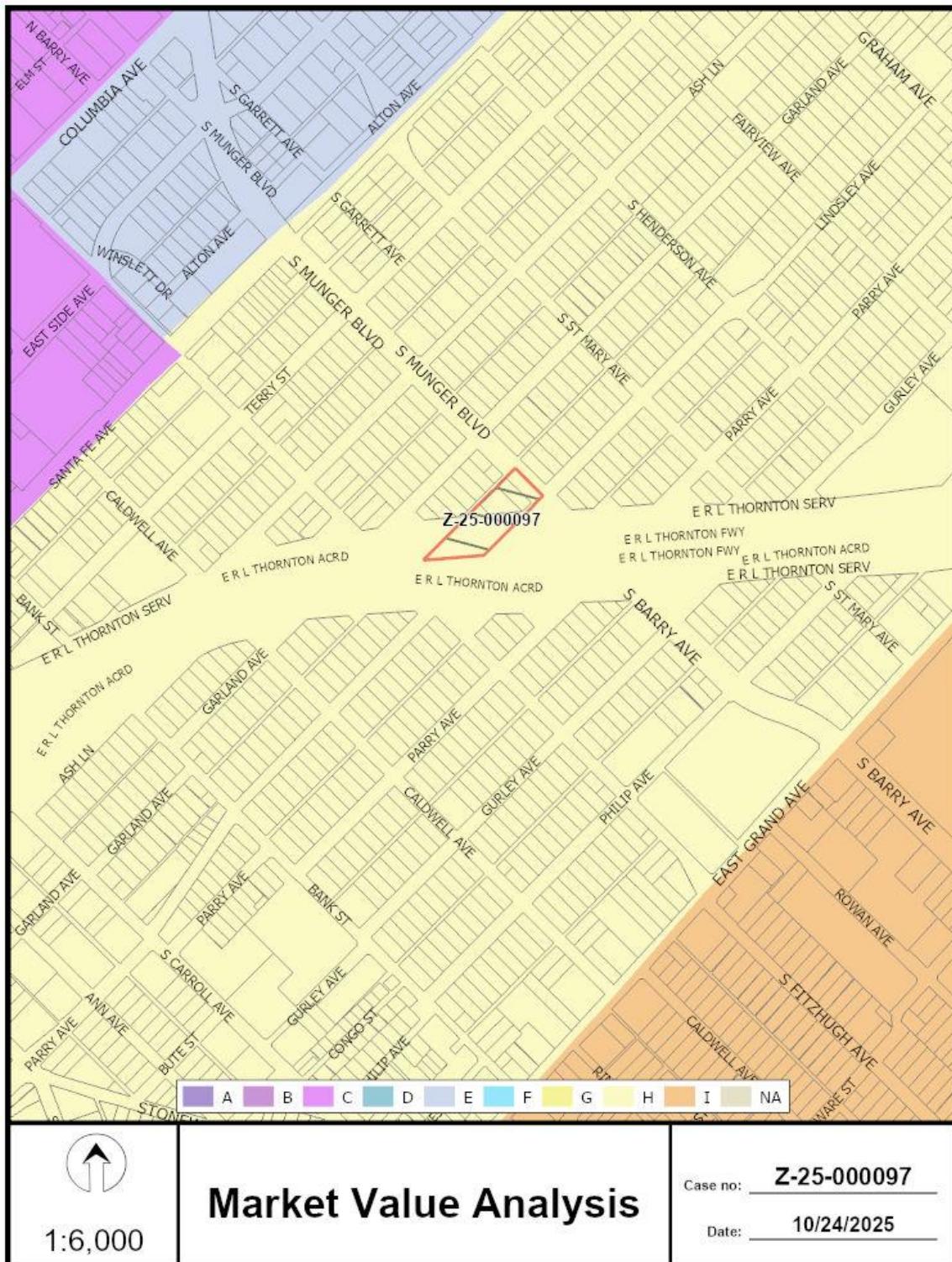
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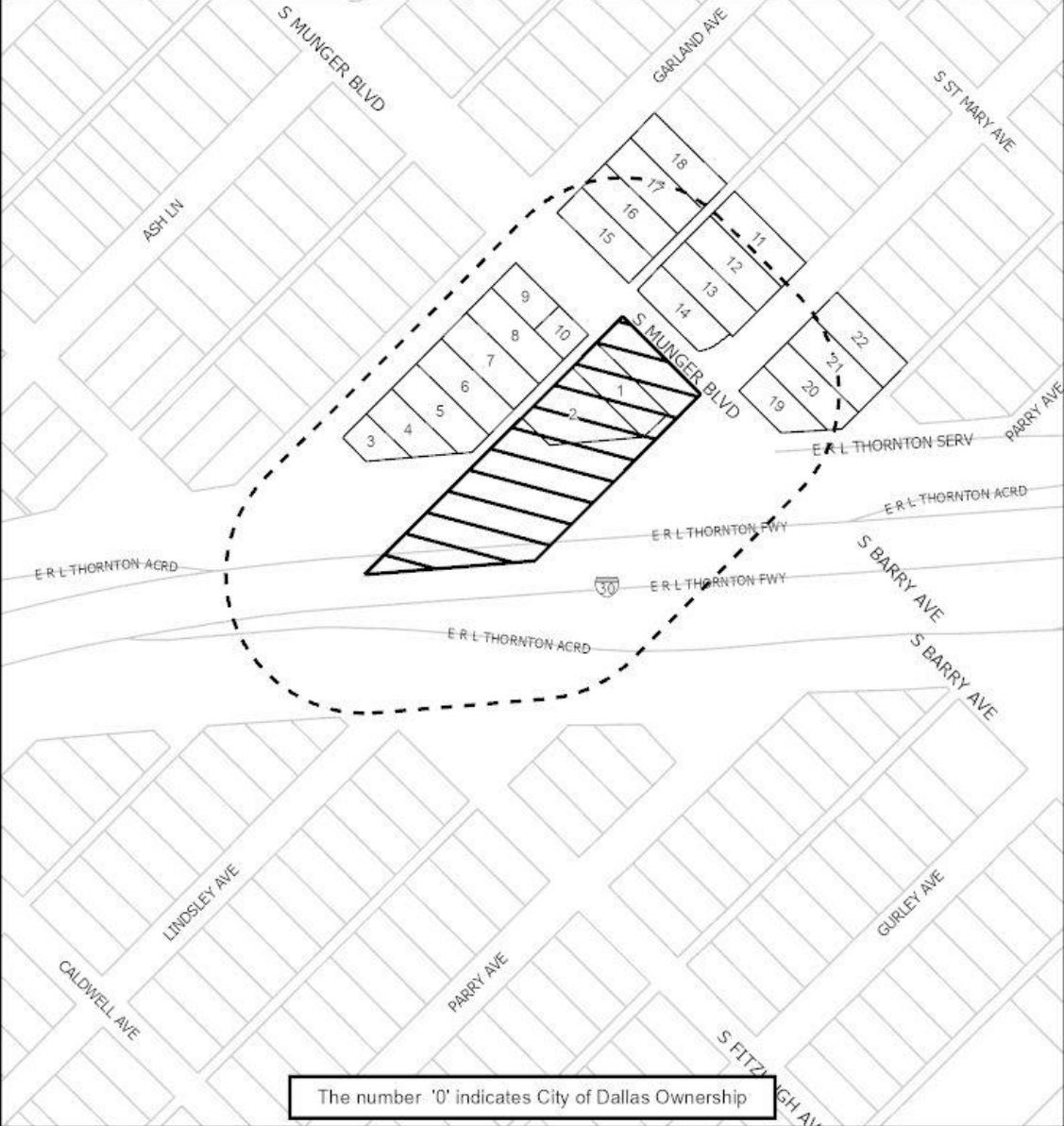
## AN AERIAL MAP

Case no: Z-25-000097

Date: 10/24/2025





<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>		<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>					
 <p>The map shows a grid of streets with property numbers. The notification buffer is a dashed circle centered on a property on S. MUNGER BLVD. The hatched area represents the notification area. The map includes labels for S. MUNGER BLVD, GARLAND AVE, S. ST MARY AVE, ASH LN, PARRY AVE, E. R. L. THORNTON SERV, E. R. L. THORNTON ACRD, E. R. L. THORNTON FWY, S. BARRY AVE, S. FITZUGH AVE, GURLEY AVE, CALDWELL AVE, LINDSLEY AVE, PARRY AVE, and S. MUNGER BLVD. The number '0' is indicated for City of Dallas Ownership.</p>							
<p>The number '0' indicates City of Dallas Ownership</p>							
 1:2,400	<p><b>NOTIFICATION</b></p> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>22</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>		200'	AREA OF NOTIFICATION	22	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>Z-25-000097</u> Date: <u>12/11/2025</u>
200'	AREA OF NOTIFICATION						
22	NUMBER OF PROPERTY OWNERS NOTIFIED						

12/11/2025

## ***Notification List of Property Owners***

**Z-25-000097**

**22 Property Owners Notified**

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4943	LINDSLEY AVE
2	4937	LINDSLEY AVE
3	4918	GARLAND AVE
4	4922	GARLAND AVE
5	4926	GARLAND AVE
6	4930	GARLAND AVE
7	4934	GARLAND AVE
8	4938	GARLAND AVE
9	4942	GARLAND AVE
10	709	S MUNGER BLVD
11	5019	LINDSLEY AVE
12	5015	LINDSLEY AVE
13	5009	LINDSLEY AVE
14	5007	LINDSLEY AVE
15	5004	GARLAND AVE
16	5010	GARLAND AVE
17	5014	GARLAND AVE
18	5018	GARLAND AVE
19	5004	LINDSLEY AVE
20	5008	LINDSLEY AVE
21	5014	LINDSLEY AVE
22	5018	LINDSLEY AVE