

FILE NUMBER: Z-25-000157

DATE FILED: September 24, 2025

LOCATION: South line of West Davis Street, west of Cockrell Hill Road.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 21.99 acres

CENSUS TRACT: 481130067002

REPRESENTATIVE: Karl Crawley, Masterplan Consultants

OWNER: Angel Gonzalez, Roman Catholic Diocese of Dallas

REQUEST: An application for a new Planned Development Subdistrict, on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District

SUMMARY: The purpose of the request is creating a new LMU (Light Mixed Use) Subdistrict to allow mixed uses.

STAFF

RECOMMENDATION: Approval, subject to conditions.

PD 631: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=631>

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 631, R-7.5(A), Tract 2.
- The property is currently undeveloped.
- The applicant requests the creation of a new Light Mixed Use (LMU) Subdistrict to allow a mix of residential and nonresidential uses.
- This lot has frontage only on West Davis Street.
- 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 Case Z-25-000156 is under concurrent review for an adjacent property under the same ownership. The zoning conditions associated with this request are intended to apply consistently across both cases and are designated as “Area 3” for this case and “Area 2” for the adjacent property.

Zoning History:

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

1. **Z234-177:** On January 17, 2025, City Council approved a zoning change from an R-7.5(A) Residential Subdistrict within PD 631 (West Davis Special Purpose District) to MF-2(A) Multifamily District, on property located on the south line of West Davis Street, between North Dwight Avenue and Chalk Hill Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
West Davis Street	Principal Arterial	100 feet
North Cockrell Hill Road	Principal Arterial	60 feet

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:

DART Bus Routes:

25, 221

STAFF ANALYSIS:

Comprehensive Plan:

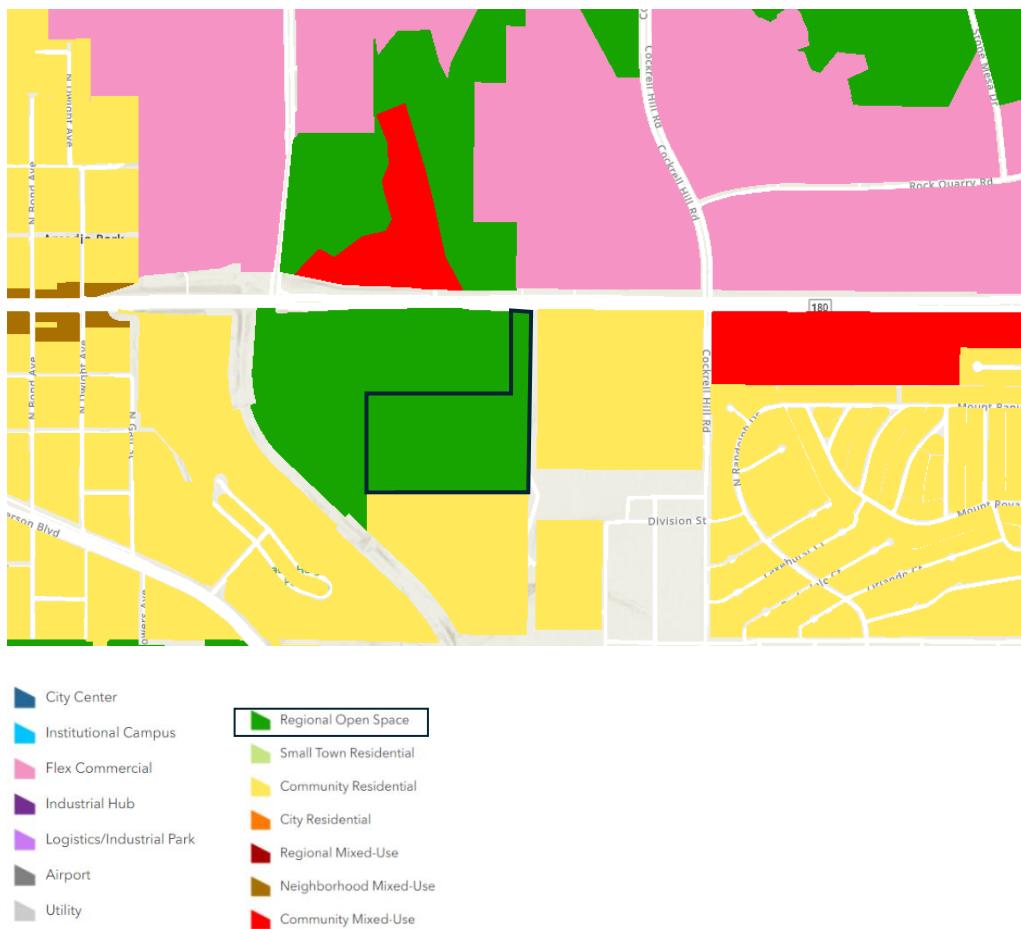
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our 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 the applicant's request.

The subject site is located within the Regional Open Space placetype:

Regional Open Space areas encompass significant natural landscapes such as rivers, lakes, greenbelts, forests, and other environmentally sensitive lands that are essential to ecological health and regional sustainability. These areas function as environmental hubs, prioritizing the protection of natural resources while providing opportunities for public recreation and outdoor enjoyment. Regional Open Spaces contribute to improved air and water quality, habitat preservation, and climate resilience across the city. Primary land uses within the Regional Open Space placetype include public open space, private open space, and civic or public institutional uses, supported by limited complementary uses such as agriculture and utility facilities where appropriate.

The subject site is designated within the Regional Open Space placetype, primarily due to the presence of the escarpment zone, which reflects environmental constraints and the need for sensitive site design rather than an absolute prohibition on development. While the applicant initially requested a Medium Mixed Use subdistrict, the request has since been revised to a Light Mixed Use subdistrict, representing a reduction in development intensity. This adjustment better aligns with the intent of the Regional Open Space placetype by limiting scale and intensity while allowing for context-sensitive residential development. During drafting Forward Dallas may not have taken into account proposed changes by the diocese properties and as such left them as Regional Open Space in line with the zoning on the ground. However, as the property is located along major arterial street and is surrounded by a mix of institutional, multifamily, and commercial uses, it may meet the locational criteria for Neighborhood Mixed use placetype over time. Such a designation could be considered through future updates to ForwardDallas as development patterns along the corridor continue to evolve.

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



Land Use

	Zoning	Land Use
Site	PD 631, R-7.5(A) Single Family Tract 2	Undeveloped
North	PD 631, MMU Tract 1	Multifamily
East	PD 631, R-7.5(A) Single Family Tract 3	church, school, convent/monastery
South	PD 438	Church
West	PD 631, R-7.5(A) Single Family Tract 2	Convent

Land Use Compatibility:

The subject site is located within PD 631 R-7.5(A) and is currently undeveloped. Surrounding land uses are primarily institutional and residential in character. Properties to the north include multifamily development within the Medium Mixed Use Subdistrict of PD 631. To the east, adjacent properties are developed with institutional uses, including a church, school, and convent/monastery. Properties to the south include a church use within PD 438, while lands to the west are zoned R-7.5(A) Subdistrict within PD 631 and are developed with a convent/retreat center use.

Overall, the site is situated within an area characterized by a mix of institutional, residential, and limited multifamily uses, with portions of PD 631 remaining undeveloped. In this context, the site functions as a transition between lower-intensity institutional and single-family uses and existing multifamily development. The proposed development framework is compatible with the surrounding land use pattern and maintains an appropriate relationship to adjacent institutional and residential properties. Staff finds that the proposal is consistent with the existing context and is not anticipated to result in adverse land use impacts on nearby properties.

Development Standards

The following is a comparison chart of the development standards for the current subdistricts and the proposed mixed use subdistrict.

The proposed development standards are comparable to, and in several respects more restrictive than, those applied elsewhere within the Davis Corridor and surrounding mixed-use areas of PD 631. While the Light Mixed Use Subdistrict introduces modest flexibility in setbacks, height, and lot coverage to support reinvestment, the standards remain calibrated to the site's transitional context. Maximum building heights are limited to levels consistent with nearby multifamily and mixed-use districts, and increased height allowances are tied to residential or mixed-use development, reinforcing compatibility with corridor-scale development rather than auto-oriented or industrial intensities.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD. 631 R-7.5(A)	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30' 2 stories	45%		Single family
Proposed: PD. 631 Light Mixed Use New Subdistrict	15'	10'/15' multifamily 0'0' all other structures 20' rear when adjacent or across alley from residential	Max density: 20 units/acre Max FAR: 0.5 1.0 (mixed use)	Max height: 30' (non- residential) 45' (with residential) Max 4 stories (Parking garages exempt)	60% (aboveground parking included)	No minimum lot size, Proximity Slope	Mixed-use

*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

<input type="checkbox"/>	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	Proposed
AGRICULTURAL USES	PD 631 R-7.5(A)	PD 631 LMU Area 3 Subdistrict
Crop production	•	
COMMERCIAL AND BUSINESS SERVICE USES		
Catering service		•
Custom business services		•
Electronics service center		•
Medical or scientific laboratory		S
INDUSTRIAL USES		
Gas drilling and production	S	
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	
Child-care facility	★	
Adult care facility	★	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	•
Convalescent and nursing homes, hospice care, and related institutions		•
Convent or monastery	S	•
Foster home	S	S
Library, art gallery, or museum	S	•
Public or private school	S	S
MISCELLANEOUS USES		

	Existing	Proposed
Use	PD 631 R-7.5(A)	PD 631 LMU Area 3 Subdistrict
Carnival or circus (temporary)	★	
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	
Private recreation center, club, or area	S	
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		S
Duplex		•
Group residential facility		•
Handicapped group dwelling unit	★	S, •
Multifamily		•
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Animal shelter or clinic without outside runs		•
Commercial parking lot or garage		•
Dry cleaning or laundry store		•
Furniture store		S
General merchandise or food store 3,500 square feet or less		•
Household equipment and appliance repair		•
Nursery, garden shop, or plant sales		
Outside sales		
Personal service use except massage establishment and tattoo studio		•

	Existing	Proposed
Use	PD 631 R-7.5(A)	PD 631 LMU Area 3 Subdistrict
Restaurant without drive-in or drive-through service		•
Restaurant with drive-in or drive-through service		D
Temporary retail use		•
Theater		L
TRANSPORTATION USES		
Private street or alley	S	
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		S
Electrical generating plant		S
Electrical substation	S	S
Local utilities	S, R, ★	★
Police or fire station	S	S
Post office		S
Radio, television, or microwave tower	S	S
Tower/antenna for cellular communication	★	S
Utility or government installation other than listed	S	S
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	

Parking:

All uses must provide off-street parking and loading in accordance with the applicable requirements of Chapter 51A of the Dallas Development Code, as amended May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#).

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended, and PD 631.

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 "H" MVA area.

List of Officers

RCDD RC, a Texas non-profit corporation

Board of Directors:

Bishop Edward J. Burns

Bishop Gregory Kelly

Bill Keffler

Angel Gonzalez, Director of Real Estate, Roman Catholic Diocese of Dallas

**Proposed PD Conditions
(Area 3 is this area of request)**

ARTICLE 631.

PD 631.

West Davis Special Purpose District

SEC. 51P-631.101.

LEGISLATIVE HISTORY.

PD 631 was established by Ordinance No. 25209, passed by the Dallas City Council on March 26, 2003. (Ord. 25209)

SEC. 51P-631.102.

PROPERTY LOCATION AND SIZE.

PD 631 is established on property generally located along West Davis Street, bounded by Walton Walker Boulevard (Loop 12) on the west and Hampton Road on the east. The size of PD 631 is approximately 369.8994 acres. (Ord. Nos. 25209; 27949; 30372; 32976)

SEC. 51P-631.103.

CREATION OF SUBDISTRICTS.

- (a) This district contains one residential subdistrict: Residential R-7.5(A).
- (b) This district is divided into the following nonresidential subdistricts:
 - (1) Light Commercial/Office.
 - (2) Light Commercial/Office Area 1.
 - (3) Light Commercial/Office Area 2.
 - (4) Medium Commercial/Office.
 - (5) Medium Commercial/Office Plus.
 - (6) Light Mixed Use. The Light Mixed Use Subdistrict includes the area labelled Light Mixed Use Area-1, Area 2 and Area 3 on the West Davis Special Purpose District and subdistrict boundary map.
 - (7) Medium Mixed Use.
 - (8) Medium Mixed Use Area 1.
- (c) A map showing the boundaries of this district and its subdistricts is provided in this article and labelled as Exhibit 631A. A detailed description of the boundaries of this district and its subdistricts is provided in Exhibit 631D. (Ord. Nos. 25209; 27890; 28915; 30372; 32826)

SEC. 51P-631.104.

DEFINITIONS.

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) **DISTRICT** means the entire planned development district (the West Dallas Special Purpose District) created by this article.

(1.1) **MACHINE SHOP** means a facility where material is processed and manufactured by machining, cutting, grinding, welding, or similar processes and is assembled or disassembled wholly within an enclosed building. This use does not include the repair of automobiles, commercial vehicles, engines, or other automobile parts.

(2) **MASSAGE ESTABLISHMENT** means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(3) **SUBDISTRICT** means one of the subdistricts referred to in Section 51P-631.103 of this article.

(4) **TATTOO STUDIO** means an establishment in which tattooing is performed. **TATTOOING** means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(5) **VEHICLE DISPLAY AND SALES** means a facility for the display and retail sale of new or used automobiles (Ord. Nos. 25 209; 27890; 32826)

SEC. 51P-631.105.

INTERPRETATIONS.

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(b) 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.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A- 4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. (“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”)

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display. (Ord. Nos. 25209; 27890; 28554)

SEC. 51P-631.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 631A: West Davis Special Purpose District and subdistrict boundary map.

(2) Exhibit 631B: land use chart.

(3) Exhibit 631C: development standards summary chart.

(4) Exhibit 631D: property description.

(5) Exhibit 631E: Light Commercial/Office Area 1 topography exhibit.

(6) Exhibit 631F: Light Commercial/Office Area 2 development plan.

(7) Exhibit 631G: Light Commercial/Office Area 2 landscape plan.

(8) Exhibit 631H: Medium Mixed Use Area 1 development plan. (Ord. Nos. 27890; 28554; 28915; 30372; 32826)

SEC. 51P-631.105.2.

DEVELOPMENT PLAN.

(a) In the Light Commercial/Office Area 2 Subdistrict, development and use of the Property must comply with the Light Commercial/Office Area 2 development plan (Exhibit 631F). If there is a conflict between the text of this article and the Light Commercial/Office Area 2 development plan, the text of this article controls.

(b) In the Medium Mixed Use Subdistrict Area 1, development and use of the Property must comply with the Medium Mixed Use Area 1 development plan (Exhibit 631H). If there is a conflict between the text of this article and the Medium Mixed Use Area 1 development plan, the text of this article controls.

(c) In all other subdistricts, 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, and development schedule do not apply. (Ord. Nos. 30372; 32826)

SEC. 51P-631.106.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE RESIDENTIAL R-7.5(A) SUBDISTRICT.**

(a) Main uses permitted. The uses permitted in this subdistrict are those uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R- 7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district; etc.

(b) Accessory uses. As a general rule, an accessory use is permitted in any area 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, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(c) Yard, lot, and space regulations. The yard, lot, and space regulations contained in Section 51A-4.112(f), "R-7.5(A) District," apply to this subdistrict.

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, "Landscaping." (Ord. 25209)

SEC. 51P-631.107.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE LIGHT COMMERCIAL/OFFICE AND
LIGHT COMMERCIAL/OFFICE AREA 2
SUBDISTRICTS.**

No proposed changes

SEC. 51P-631.107.1.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE LIGHT COMMERCIAL/OFFICE AREA
1 SUBDISTRICT.**

No proposed changes

SEC. 51P-631.108.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE MEDIUM COMMERCIAL/ OFFICE SUBDISTRICT.**

No proposed changes

SEC. 51P-631.109.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE MEDIUM COMMERCIAL/OFFICE
PLUS SUBDISTRICT.**

No proposed changes

SEC. 51P-631.110.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE LIGHT MIXED USE SUBDISTRICT.**

(a) Main uses permitted.

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Electronics service center.
-- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

-- Machine shop. *[Light Mixed Use Area-1 only]* *[SUP]*
-- Temporary concrete or asphalt batching. *[By special authorization
of the building official.]* [By SUP in Area 2 and 3]

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary. *[SUP]* **[By right in Area 2 and 3]**
- Community service center. *[SUP]* **[By right in Area 2 and 3]**
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]* **[By right in Area 2 and 3]**
- Convent or monastery.
- Foster home. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[SUP]*

(5) Lodging uses.

- None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[SUP]*
- Duplex.
- Handicapped group dwelling unit. *[By right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise by SUP only.]*
- **Group residential facility. *[By right only in Areas 2 and 3]***
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Commercial parking lot or garage.
- Dry cleaning or laundry store.

- Furniture store. *[SUP]*
- General merchandise or food store 3,500 square feet or less.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo studio not allowed.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive through service [Allowed with a DIR in Areas 2 and 3, with a maximum of three restaurants and no more than 2 in either Area.]
- Temporary retail use.
- Theater. *[Limited to 100 seats.]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP]*
- Electrical substation. *[SUP]*
- Local utilities. *[See Section 51A-4.212(4). Treat as if in a residential district. Communication exchange facilities prohibited.]*
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area 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, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this

subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side yard. Minimum side yard is 10 feet for multifamily structures. No minimum side yard for all other structures.

(3) Rear yard. Minimum rear yard is 15 feet for multifamily structures. Minimum rear yard for all other structures is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(4) Dwelling unit density. Maximum dwelling unit density is 20 units per acre. Minimum dwelling unit size is 500 square feet.

(5) Floor area ratio. Maximum floor area ratio is 0.5, except that maximum floor area ratio is 1.0 for a mixed use project with both a residential component and a nonresidential component.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 30 feet, except that the maximum structure height is 45 feet for a mixed use project with both a residential component and a nonresidential component.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), "Height."

(d) Off-street parking and loading.

(1) Except as provided in this subsection, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Machine shop.

(A) One off-street parking space per 700 square feet of floor area is required.

(B) Loading and unloading areas must be screened from Davis Street and Dwight Street with a minimum six-foot-high solid screening fence.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, "Landscaping."

(g) Outside storage in Light Mixed Use Area-1. Outside storage is limited to 6,000 square feet of area in the location shown on the Light Mixed Use Area-1 development plan. (Ord. Nos. 25209; 27890; 32826)

SEC. 51P-631.111.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE MEDIUM MIXED USE AND MEDIUM MIXED USE
AREA 1 SUBDISTRICTS.**

No proposed changes

SEC. 51P-631.112.

LANDSCAPING.

(a) In general. Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(b) Application. Subsection (c) of Section 51A-10.121, "Application of Division," of Division 51A-10.120, "Landscaping," is modified to read as follows: This division becomes applicable to a lot or tract when an application is made for a building permit for construction work that within a 24- month period:

- (1) increases the number of stories in a building on the lot;
- (2) increases the combined floor areas of all buildings on the lot; or
- (3) increases the nonpermeable coverage on the lot.

(c) Light Mixed Use Area-1.

- (1) Machine shop.

(A) Prior to the issuance of a certificate of occupancy, landscaping must be provided as shown on the Light Mixed Use Area-1 development plan.

(B) Automatic sprinkler systems are not required for landscaping located within a public right-of-way. Landscaping within a public right-of-way must be located within 100 feet of a verifiable water source.

(2) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in Light Mixed Use Area-1 for the exclusive purpose of authorizing compliance with the landscaping requirements of this subsection. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this paragraph.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this paragraph, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related

amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(3) Landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a landscape permit before locating trees, landscaping, or related amenities in the right-of-way. An application for a landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the right-of-way affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any landscaping requirement of this subsection if compliance is made impossible due to the building official's denial of a landscape permit.

(D) A landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any landscaping requirement of this subsection if compliance is made impossible due to the building official's revocation of a landscape permit.

(E) The issuance of a landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 25209; 27890)

SEC. 51P-631.113. SIGNS.

Signs must comply with the provisions for business zoning districts contained in Article VII, "Sign Regulations." (Ord. 25209)

SEC. 51P-631.114. ADDITIONAL PROVISIONS.

(a) Property within this district must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of property within this district must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 25209; 26102)

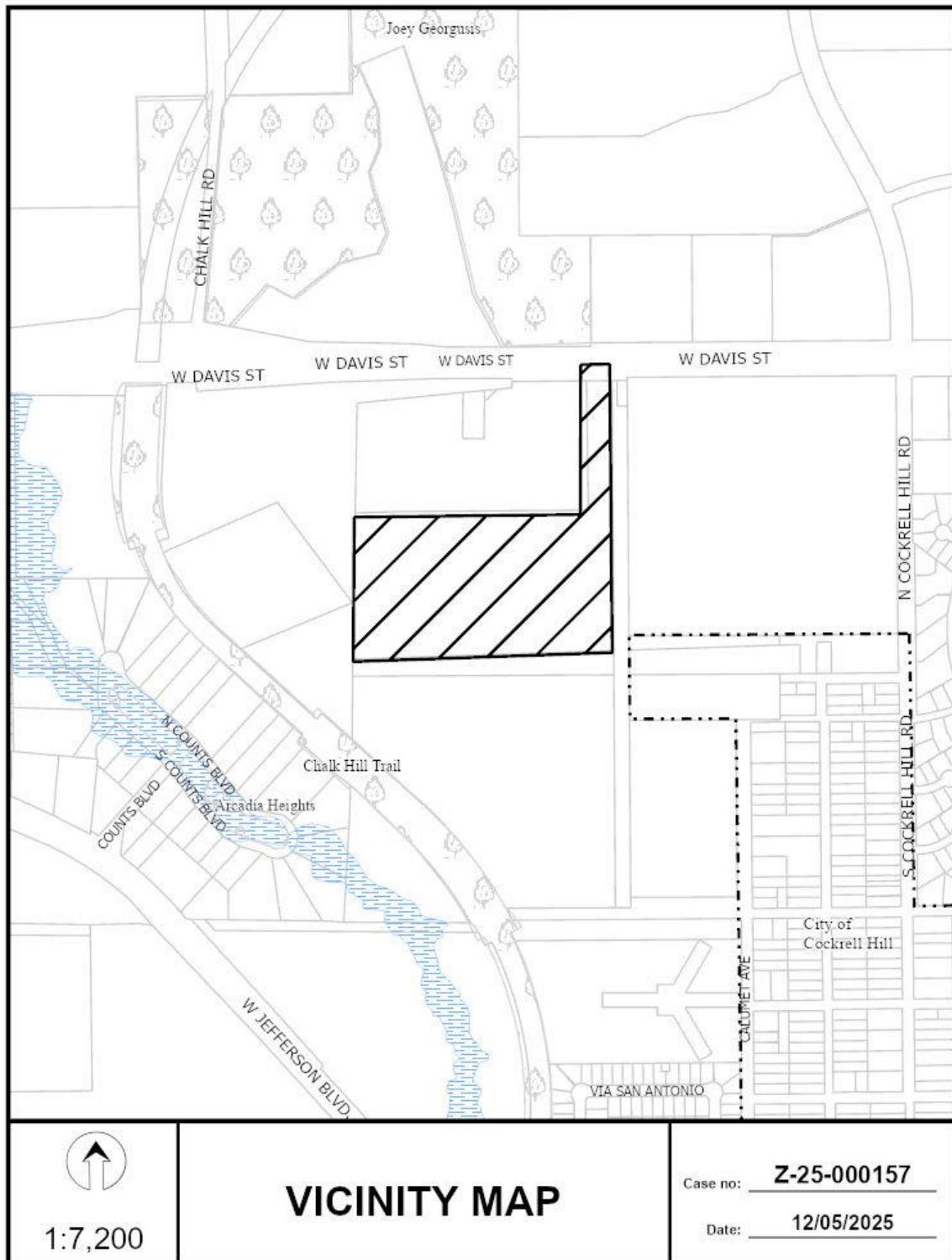
SEC. 51P-631.115. COMPLIANCE WITH CONDITIONS.

(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.

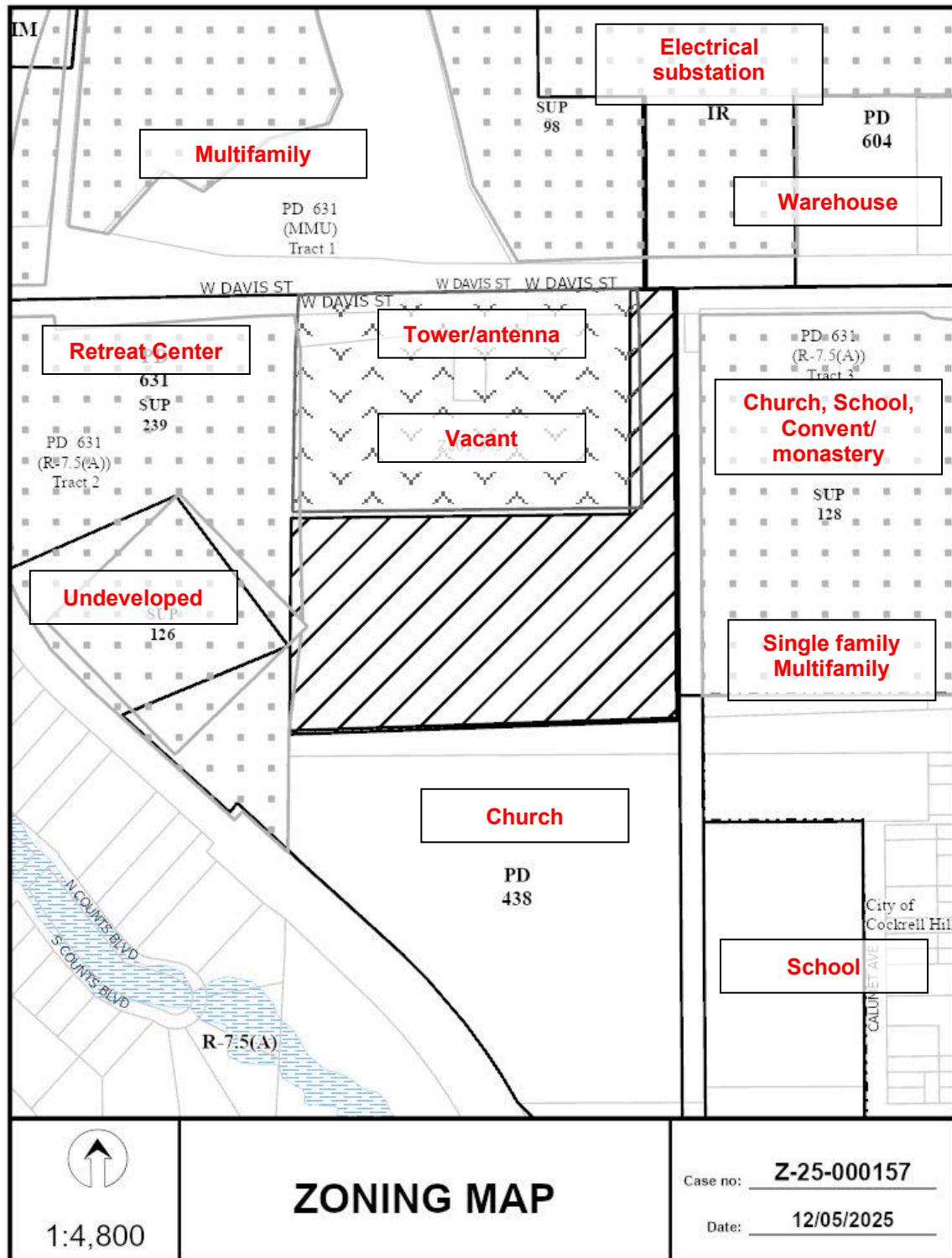
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25209; 26102)

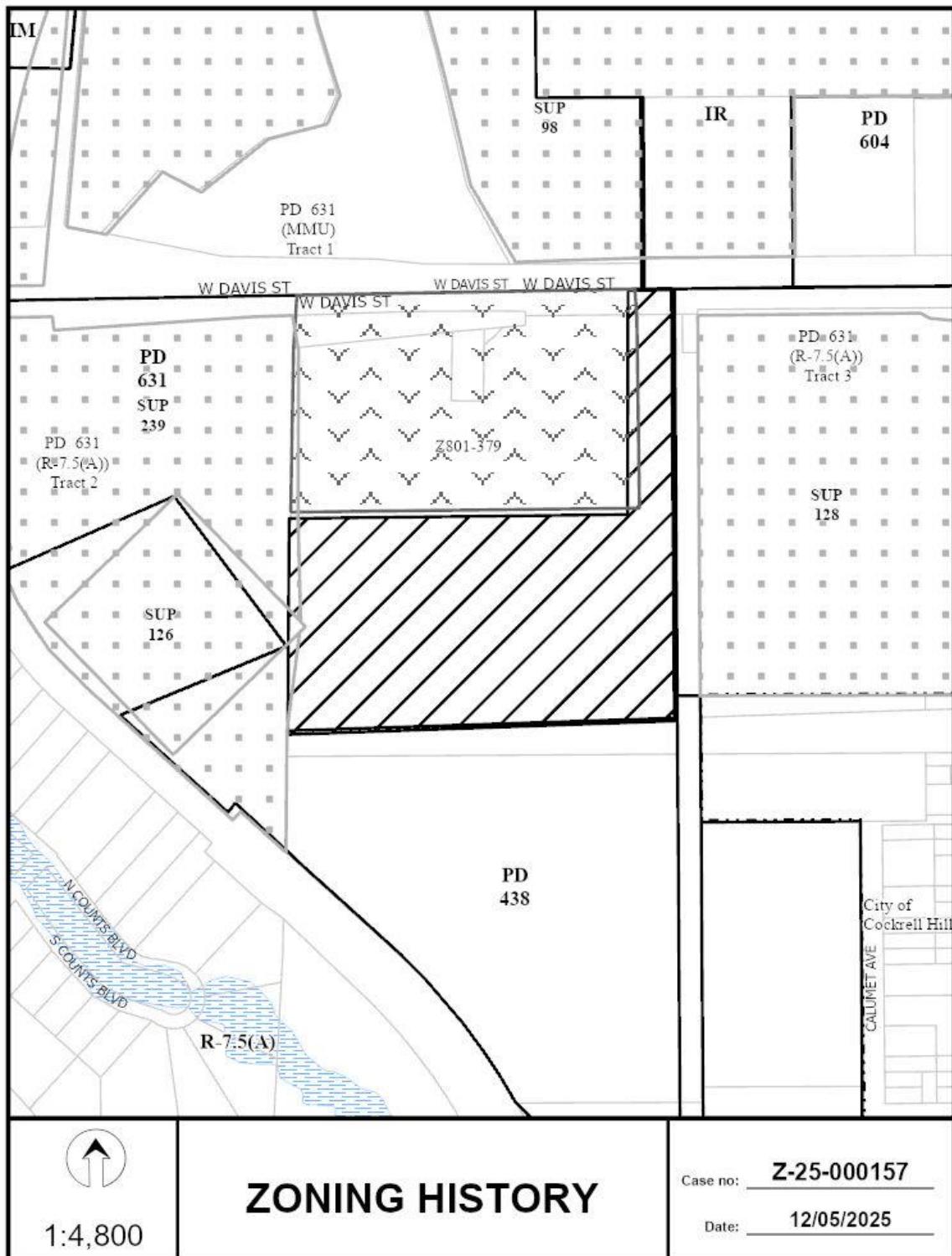
SEC. 51P-631.116. LAND USE AND DEVELOPMENT STANDARDS CHARTS.

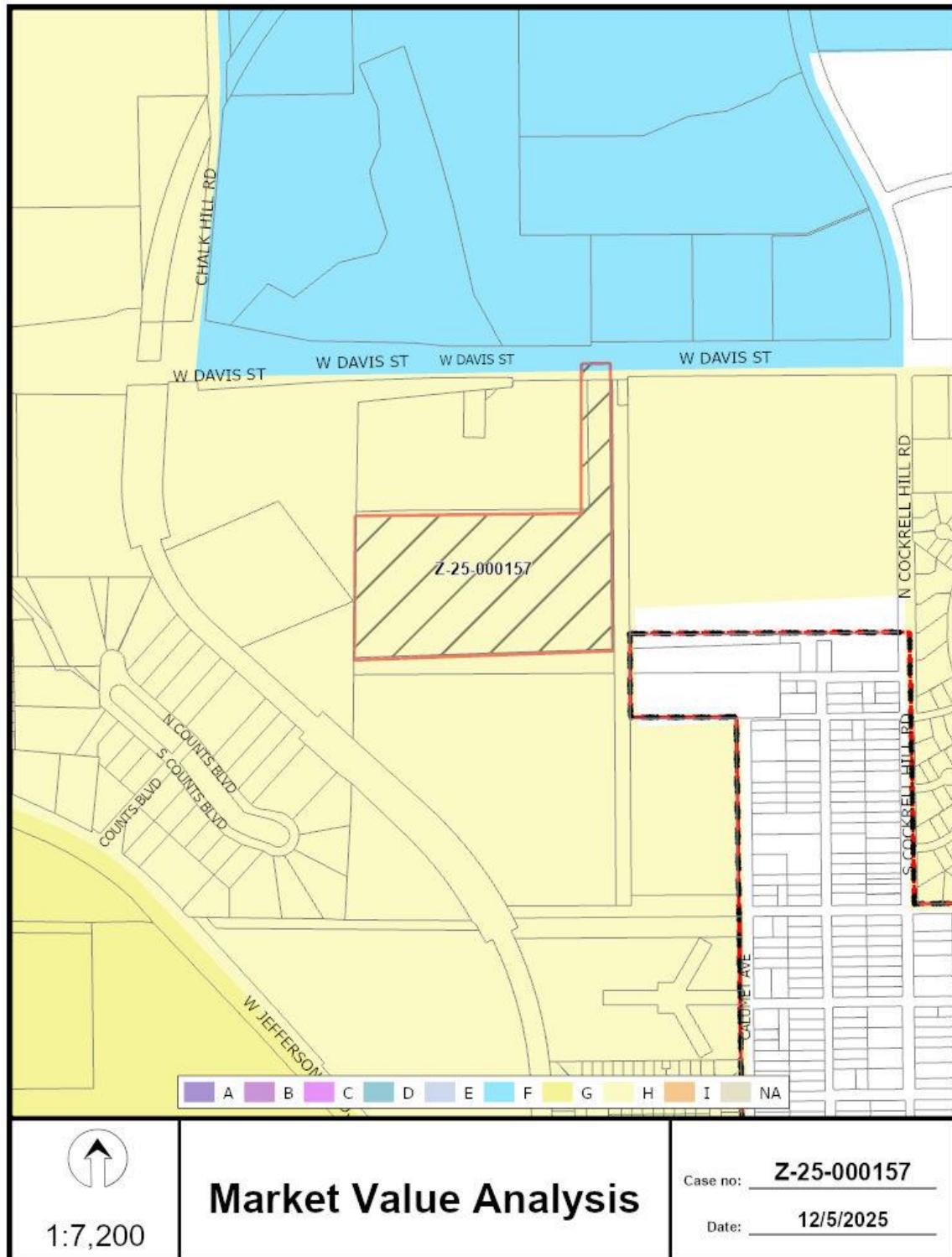
A land use chart is provided in this article and labeled as Exhibit 631B, and a development standards chart is provided in this article and labeled as Exhibit 631C. In the event of a conflict between these charts and the text of this article, the text controls. (Ord. Nos. 25209; 28915)

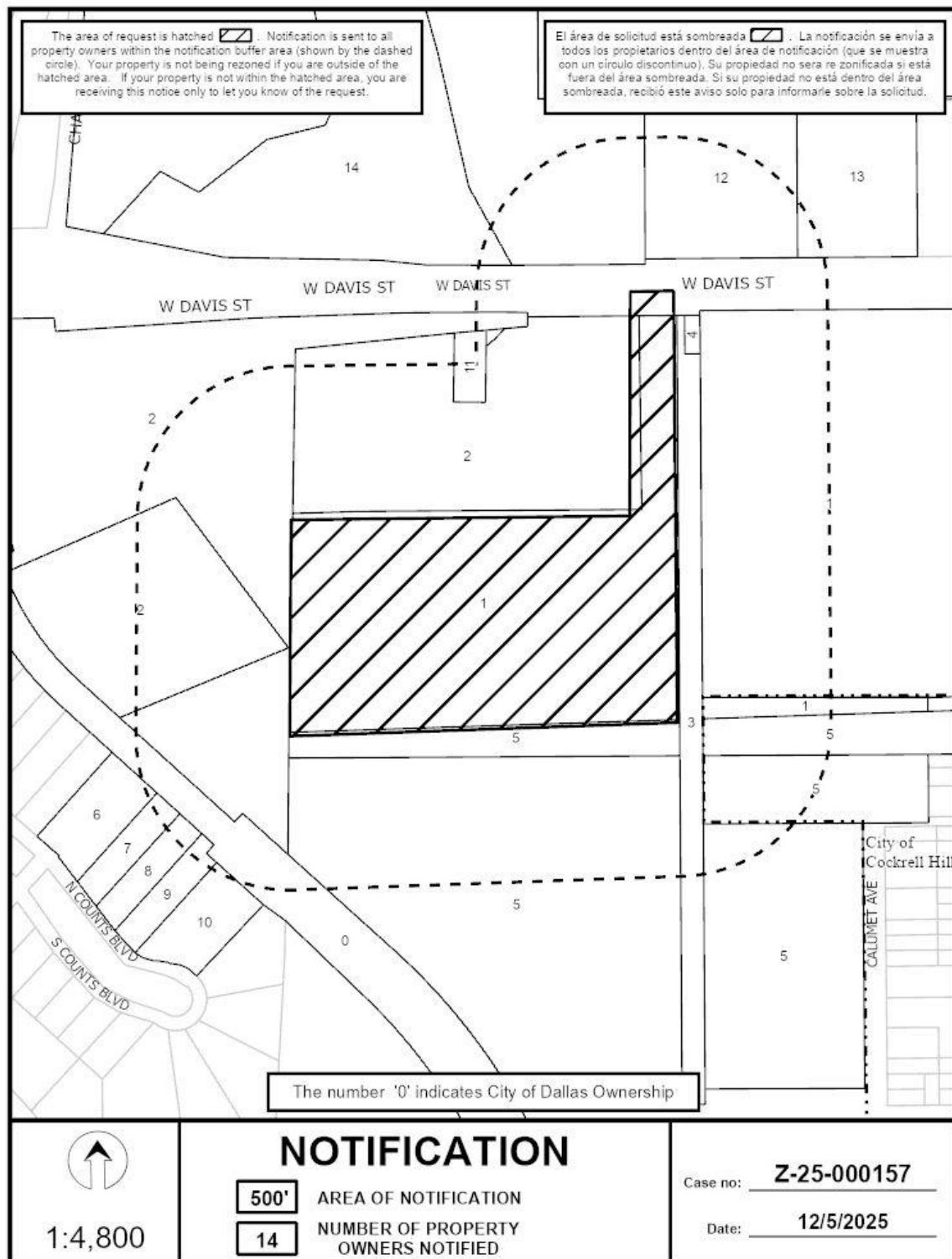












12/05/2025

Notification List of Property Owners

Z-25-000157

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4500	W DAVIS ST
2	4610	W DAVIS ST
3	4502	W DAVIS ST
4	4550	W DAVIS ST
5	4550	W DAVIS ST
6	4707	N COUNTS BLVD
7	4695	N COUNTS BLVD
8	4687	N COUNTS BLVD
9	4687	N COUNTS BLVD
10	4683	N COUNTS BLVD
11	4570	W DAVIS ST
12	4545	W DAVIS ST
13	1005	N COCKRELL HILL RD
14	4599	W DAVIS ST
		DAVID HARDIES 1 LTD
		Taxpayer at
		RCDD RC
		DISCALCED CARMELITE
		ONCOR ELECRIC DELIVERY COMPANY
		ENSERCH CORP
		SCOACP RC
		GARZA RODOLFO
		RODRIGUEZ NOE LIVING TRUST THE
		BARAJAS DALIA C
		Taxpayer at
		RAGAIN ALISA DIANNE &
		TIME WARNER CABLE TEXAS LLC
		AVO MULTIAMP CORPORATION
		Taxpayer at