

FILE NUMBER: Z-25-000132

DATE FILED: December 22, 2025

LOCATION: Corner of North Washington Avenue and Main Street, and on the southeast line of Main Street and northeast line of South Peak Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 37,244 sqft **CENSUS TRACT:** 48113002200, 48113001502

REPRESENTATIVE: Baldwin Associates, LLC / Robert Baldwin

OWNER/APPLICANT: Main Washington Partners, LLC / Thomas Tucker

REQUEST: An application for a new Planned Development District for a mix of residential, commercial, and light industrial uses on property zoned IM Industrial Manufacturing District and CS Commercial Service District, on the north corner of N. Washington Avenue and Main Street, and on the southeast line of Main Street northeast of S. Peak Street.

SUMMARY: The purpose of the request is to allow rooftop signage.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an IM Industrial Manufacturing District and CS Commercial Service District and is developed with a commercial building.
- The surrounding area is predominantly commercial, with commercial buildings surrounding the site.
- The applicant wishes to install rooftop signage. As such, they request a Planned Development District for a mixed of uses.
- While the applicant does not plan a specific redevelopment today, the amended standards, consistent with nearby PD 1002 would allow reuse of the existing buildings with a greater diversity of uses and remain consistent with the nearby standards.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Main Street	Minor Arterial	4 lanes undivided; 100' ROW
North Washington Avenue	Local Street	-

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 a half-mile of the following services:

DART Light Rail: No lines
DART Bus: Routes 018, 023, and 249

STAFF ANALYSIS:

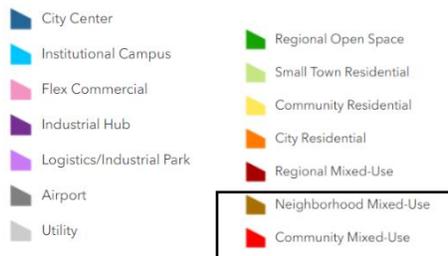
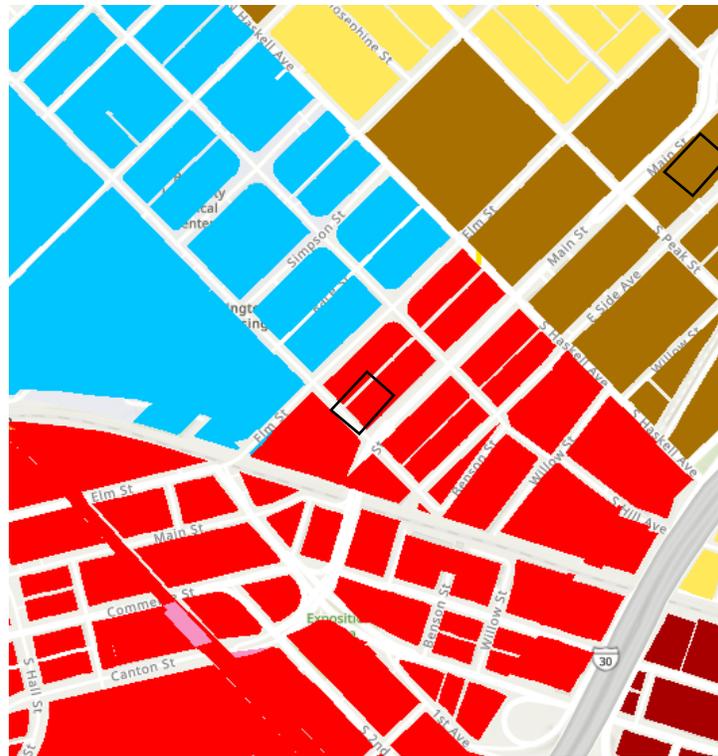
Comprehensive Plan:

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 the policies and intent of Forward Dallas 2.0. The subject properties are located along a designated minor arterial roadway (Main Street) and include a mid-block parcel and a corner-lot parcel. Both properties are immediately adjacent to established commercial uses. The property located at 3901 Main Street appears to be currently occupied by an active coffee shop use, while the property located at 4320 Main Street appears to contain a vacant commercial structure.

The design guidelines outlined in Forward Dallas 2.0 are applicable to this proposal, and the proposed PD conditions establish a framework to ensure consistency with these guidelines. For this placetype and designated future land use, Forward Dallas 2.0 emphasizes context-sensitive design and mandates early, substantive community engagement, with stakeholder input carrying significant influence in the decision-making process.

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



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.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are

accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density residential. These areas are typically located at key intersections in nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods.

Land Use:

3901 Main St	Zoning	Land Use
Site	IM Industrial Manufacturing District	Commercial
North	IM Industrial Manufacturing District	Commercial
South	Planned Development District No. 1002, East Side Special Purpose District	Commercial
East	IM Industrial Manufacturing District	Commercial
West	Subdistrict A within Planned Development 749, Baylor University Medical Center	Medical Center

4320 Main St	Zoning	Land Use
Site	CS Commercial Service District	Commercial
North	CS Commercial Service District	Commercial
South	CS Commercial Service District	Commercial
East	CS Commercial Service District	Commercial
West	CS Commercial Service District	Parking lot/Church

Land Use Compatibility:

The request site is currently developed with a commercial building. The applicant proposes to install rooftop signage.

The immediate surroundings of the site are predominantly commercial, with commercial businesses immediately surrounding the site. Additionally, a medical center is west of the site across North Washington Avenue.

Staff supports the requested zoning change, as the subject site is adjacent to existing commercial uses and is located along a minor arterial roadway. Both subject sites are situated within close proximity to a commercial node along Main Street and are served by DART bus transit. The applicant’s proposed Planned Development (PD) conditions are generally consistent with the development standards and regulations established in PD 1002, which encompasses a substantial portion of the properties to the south of the subject sites and will facilitate compatible and cohesive development within the surrounding area. Additionally, the proposed downzoning from two industrial districts is expected to improve land use compatibility within the area and better advance the objectives of the Neighborhood Mixed Use and Community Mixed Use placetypes. The PD zoning designation will exhibit lower intensity relative to the IM district while providing greater compatibility than the CS district.

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	Existing	Proposed
	IM	CS	PD
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			S
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	R	R	•
Bus or rail transit vehicle maintenance or storage facility	R	R	

	Existing	Existing	Proposed
Use	IM	CS	PD
Catering service	•	•	•
Commercial cleaning or laundry plant	R	R	
Custom business services	•	•	•
Custom woodworking, furniture construction, or repair	•	•	•
Electronics service center	•	•	•
Job or lithographic printing	R	R	•
Labor hall	S, ★	S	
Machine or welding shop	R	R	
Machinery, heavy equipment, or truck sales and services	R	R	
Medical or scientific laboratory	•	•	•
Technical school	•	•	•
Tool or equipment rental	•	•	
Vehicle or engine repair or maintenance	R	R	
INDUSTRIAL USES			
Alcoholic beverage manufacturing	R		•
Gas drilling and production	S	S	
Gas pipeline compressor station	S		
Industrial (inside)	S,R,★		•
Industrial (inside) for light manufacturing	•	•	•
Industrial (outside)	S, R,★		
Medical/infectious waste incinerator	S		
Metal salvage facility	S		
Mining	S		
Municipal waste incinerator	S		
Organic compost recycling facility	R		
Outside salvage or reclamation	S		
Pathological waste incinerator	S		
Temporary concrete or asphalt batching plant	★	★	
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Cemetery or mausoleum	•	S	
Child or adult care facility	S	•	•
Church	•	•	•
College, university, or seminary	•	•	•
Community service center	•	S	•
Convalescent and nursing homes, hospice care, and related institutions			•
Convent or monastery		•	•
Foster home			S
Halfway house		S	
Hospital		R	

	Existing	Existing	Proposed
Use	IM	CS	PD
Library, art gallery, or museum	S		•
Open-enrollment charter school or private school		S	S
Public school other than an open-enrollment charter school		R	S
LODGING USES			
Extended stay hotel or motel	S	S	
Hotel or motel	R	R,S, ★	•
Lodging or boarding house	S	•	
Overnight general-purpose shelter		★	
MISCELLANEOUS USES			
Carnival or circus (temporary)	S	★	
Hazardous waste management facility	★		
Placement of fill material	•		
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S	S	
Financial institution without drive-in window	•	•	•
Financial institution with drive-in window	R	R	
Medical clinic or ambulatory surgical center	•	•	•
Office	•	•	•
RECREATION USES			
Country club with private membership	•	•	
Private recreation center, club, or area	•	•	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	
Duplex			•
Group residential facility			
Handicapped group dwelling unit			S
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			•
Residential hotel			
Retirement housing			•
Single family			•
RETAIL AND PERSONAL SERVICE USES			
Ambulance service		R	
Animal shelter or clinic without outside runs	•	R	•
Animal shelter or clinic with outside runs	S, ★	S, ★	
Auto service center	R	R	S
Business school	•	•	•

	Existing	Existing	Proposed
Use	IM	CS	PD
Car wash	R	R	
Commercial amusement (inside)	S,★	S,★	S
Commercial amusement (outside)		D	
Commercial motor vehicle parking	S	S	
Commercial parking lot or garage	R	R	•
Convenience store with drive-through	S	S	
Drive-in theater	S	S	
Dry cleaning or laundry store	•	•	•
Furniture store	•	•	•
General merchandise or food store 3,500 square feet or less	•	•	•
General merchandise or food store greater than 3,500 square feet		•	D
Home improvement center, lumber, brick or building materials sales yard		S	
Household equipment and appliance repair	R	R	•
Liquefied natural gas fueling station	•	•	
Motor vehicle fueling station	S	S	•
Nursery, garden shop, or plant sales		•	•
Outside sales		•	
Paraphernalia shop	S	•	
Pawn shop	•	•	
Personal service use	•	S	•
Restaurant without drive-in or drive-through service	R	S	•
Restaurant with drive-in or drive-through service	D	•	
Surface parking		•	
Swap or buy shop			
Taxidermist	•	R	
Temporary retail use	•	D	•
Theater	•		•
Truck stop	S	S	
Vehicle display, sales, and service	R	•	•
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R	D	
Heliport	R	S	
Helistop	R	S	
Private street or alley			
Railroad passenger station	S	S	
Railroad yard, roundhouse, or shops	S		

	Existing	Existing	Proposed
Use	IM	CS	PD
STOL (short take-off or landing port)	S		
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S,★	S,★	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•	•	•
Electrical generating plant	S		
Electrical substation	•	•	
Local utilities	S,R,★	S,R,★	•
Police or fire station	•	•	•
Post office	•	•	•
Radio, television, or microwave tower	R	R	
Refuse transfer station	S		
Sanitary landfill	S		
Sewage treatment plant	S		
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant	R		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction	S	S	
Building mover's temporary storage yard	S	S	
Contractor's maintenance yard	R	R	
Freight terminal	R	R	
Livestock auction pens or sheds	S		
Manufactured building sales lot	R	R	
Mini-warehouse	•	•	
Office showroom/warehouse	•	•	•
Outside storage	R	R	
Petroleum product storage and wholesale	R	S	
Recycling buy-back center	★	★	
Recycling collection center	★	★	
Recycling drop-off container	★	★	★
Recycling drop-off for special occasion collection	★	★	
Sand, gravel, or earth sales and storage	R	S	
Trade center	•	•	
Vehicle storage lot	•	S	
Warehouse	R	R	

Development Standards

Following is a comparison table showing differences between the development standards of the current IM Industrial Manufacturing District and the proposed Planned Development District for a mix of uses.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: IM	15' adj. to expressway, thoroughfare OTHER: No min.	30' adj. to Res. OTHER: No min.	2.0 FAR overall 0.75 lodging, office, retail, & personal service use 0.5 retail & personal service use	110' 8 stories	80%
Existing: CS	15' adj. to expressway, thoroughfare	20' adj. to Res. OTHER: No min.	0.5 FAR for lodging, office, retail, & personal service use 0.75 Far for other uses	45'	80%
Proposed: PD	Max. 15' on Main St Min. 5' Max. 15' other streets	No minimum	None; 4.0 FAR	160'	80% max.

Landscaping:

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

Parking:

Parking must be provided in accordance with the Planned Development District standards, which defaults to Chapter 51A.

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 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 "F" and "C" MVA area.

List of Officers

Owner and Applicant of the property at 3901 Main Street:

Main Washington Partners, LLC

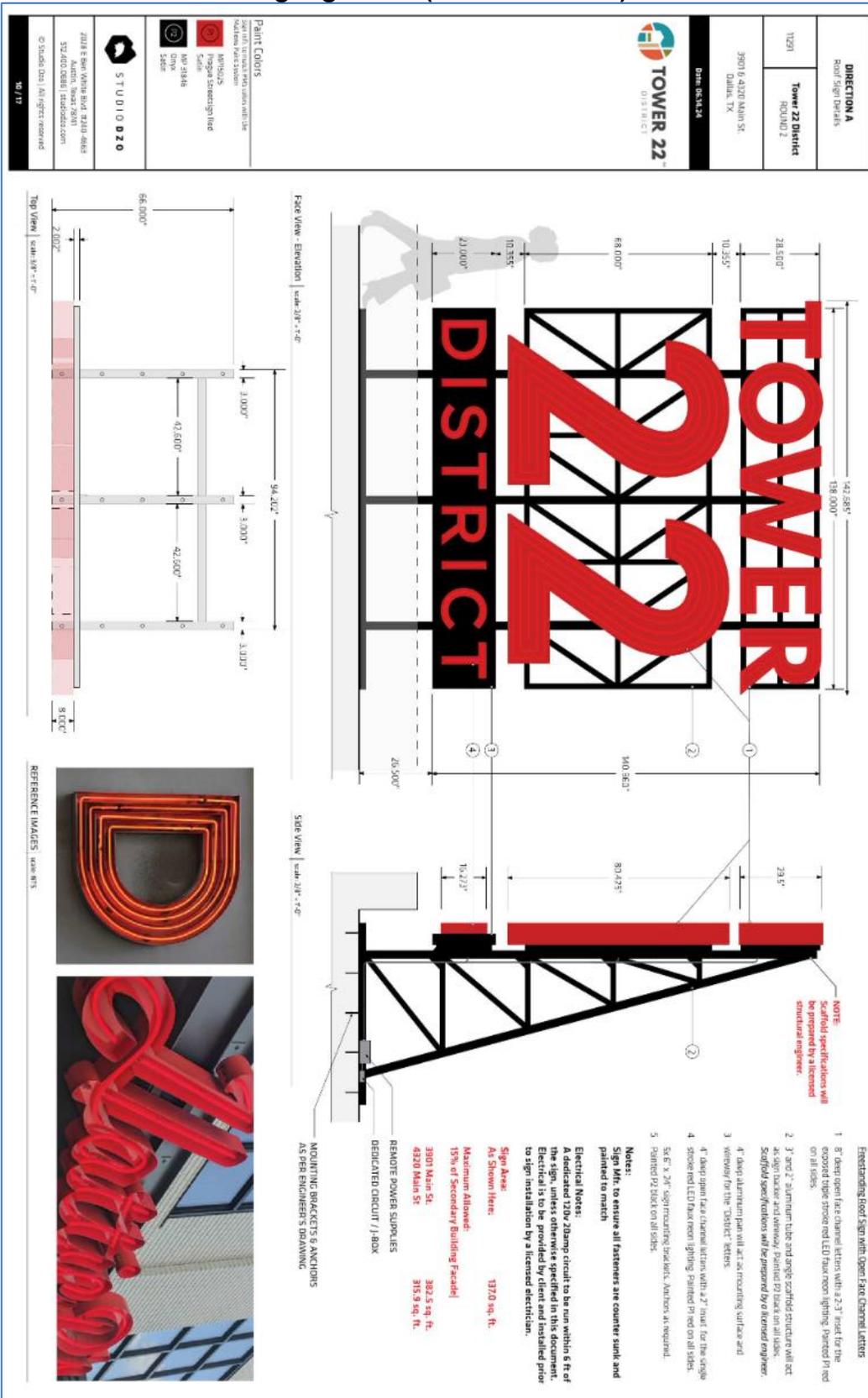
Thomas Tucker, Manager

Owner and Applicant of the property at 4320 Main Street

Main Street 4320, LLC

Thomas Tucker, Manager

Signage Plan (For illustration)



Proposed PD Conditions
ARTICLE XXXX.

PD XXXX.

Tower 22 Special District

SEC. 51P-XXXX.101. LEGISLATIVE HISTORY.

PD XXXX was established by Ordinance No. XXX, passed by the Dallas City Council on XXXXXX.

SEC. 51P-XXXX.102. PROPERTY LOCATION AND SIZE.

PD XXXX is established on two properties fronting on Main Street between Washington Avenue and Carroll Avenue. The size of PD XXXX is approximately XX acres.

SEC. 51P-XXXX.103. PURPOSE.

This district is designed to encourage walkable, mixed-use, sustainable, urban development; reduce the need for parking; foster district identification; and encourage use of the Santa Fe Trail.

SEC. 51P-XXXX.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the produced products to the general public.

(2) **BED AND BREAKFAST** means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(3) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of [date of passage of ordinance].

(5) ORIGINAL BUILDING means a building constructed on or before 1980, the floor area of which has not since that date been increased by more than:

(A) 150 percent if the increase is 5,000 square feet or less; or

(B) 100 percent if the increase is greater than 5,000 square feet.

(6) PASSENGER LOADING ZONE means a space that is reserved for the exclusive use of vehicles during the loading or unloading of passengers. A passenger loading zone is not a taxicab stand for purposes of Section 28-101, "Restricted Use of Bus Stops and Taxicab Stands."

(7) VISIBILITY TRIANGLE means:

(A) where a street designated on the city's thoroughfare plan intersects with another street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(B) where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

(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.

SEC. 51P-XXXX.105.

DEVELOPMENT PLAN.

(a) For a general merchandise or food store greater than 3,500 square feet that exceeds 50,000 square feet in floor area, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, 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.

SEC. 51P-XXXX.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production. *[Limited to urban garden.]*
- Private stable. *[SUP]*

(2) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.

(3) Industrial uses.

- Alcoholic beverage manufacturing. *[Limited to a maximum 35,000 square feet of floor area.]*
- Industrial (inside) not potentially incompatible.
- Industrial (inside) for light manufacturing.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Library, art gallery, or museum.

- Private school. *[SUP]*
- Public school other than an open-enrollment charter school. *[SUP]*
- (5) Lodging uses.
 - Bed and breakfast. *[Limited to no more than five guest rooms and limited to providing accommodations for no more than five consecutive nights.]*
 - Hotel or motel.
- (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.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - Animal shelter or clinic without outside runs.
 - Art or craft production facility.
 - Auto service center. *[SUP. Limited to a maximum 20,000 square feet of floor area.]*
 - Business school.
 - Commercial amusement (inside). *[SUP. Class E dance halls prohibited.]*
 - Commercial parking lot or garage.

- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- *[DIR]*
- Household equipment and appliance repair.
- Liquor store. *[Drive-in and drive-through service prohibited.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Limited to electric vehicle charging station.]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to a maximum of 20,000 square feet of floor area.]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). This district is considered a multiple commercial district for this use.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

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

SEC. 51P-XXXX.107.

ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following specific accessory uses are not permitted:

- Amateur communication tower.
- Dance hall.
- General waste incinerator.
- Private stable.

(c) Accessory outside storage may occupy up to 10 percent of the lot containing the main use.

SEC. 51P-XXXX.108.

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 in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) No minimum front yard. Maximum front yard is 15 feet.

(2) Urban form setback. Along all streets, an additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(b) Side and rear yard. No minimum side or rear yard.

(c) Encroachments. The following are permitted to be located within the required front, side, and rear yards:

(1) Seat walls, steps, ramps, and safety railings, all not exceeding four feet in height and extending a maximum of five feet into the required minimum front yard.

(2) Handrails.

(3) Bicycle racks.

(4) Utility equipment.

(5) Landscape and tree planters.

(6) Sculptures.

- (d) Density. No maximum dwelling unit density.
- (e) Floor area ratio.
- (1) In general. Maximum floor area ratio is 4.0.
- (f) Height. Maximum structure height is 160 feet.
- (g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (h) Lot size. No minimum lot size.
- (i) Stories. No maximum number of stories.

SEC. 51P-XXXX.109.

OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Parking locations.
 - (1) In general. Except when configured as indented parking, no on-site surface parking for new construction is permitted between the street-facing facade and the street. For buildings with more than one street-facing facade, only two street-facing facades are subject to this requirement. No off-street surface parking for new construction is permitted between the trail-facing facade and the trail.
 - (2) Remote parking encouraged. Remote parking as specified in Division 51A-4.320 is only allowed if the remote parking spaces are located within the district or if the remote parking spaces are within the standards provided in Section 51A-4.324(d). Remote parking may not affect or cause the reduction of delta credits. An agreement authorizing remote parking for a use may be based on a lease of the remote parking spaces in lieu of a remote parking agreement only if the lease:

- (A) is in writing on a form obtained from the building official;
 - (B) contains legal descriptions of the properties affected;
 - (C) specifies the special parking being provided and the hours of operation of any use involved;
 - (D) is governed by the laws of the State of Texas;
 - (E) is signed by all owners of the properties affected;
 - (F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;
 - (G) is for a minimum term of three years; and
 - (H) provides that both the owner of the lot occupied by the use benefitting from the parking and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.
- (3) Parking setback. Except for underground parking, valet parking pick-up and drop-off sites, passenger loading zones, and parking for single-family and duplex uses, off-street parking is prohibited within 20 feet of a pavement line of a street between grade and 12 feet above grade for new construction.
- (c) Screening. Except as provided in this subsection, this district is considered an office district for the purposes of screening, and the provisions of Section 51A-4.301(f)(5), “Screening Provisions for Off-Street Parking,” apply. Access openings for surface parking lot and commercial parking lot and garage uses may not exceed 30 feet in width for a two-way drive, 20 feet in width for a one-way drive, and 10 feet in width for pedestrian access openings. Pedestrian ingress and egress from off-street parking need not be screened.
- (d) Uses may charge for required parking. Section 51A-4.301(a)(8), which requires that required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis, does not apply in this district.
- (e) On-street passenger loading zones. On-street passenger loading zones are allowed only along Main Street and must be constructed in compliance with Architectural Barrier Act (ABA) accessibility standards, and must be approved by the director.

SEC. 51P-XXXX.110.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-XXXX.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-XXXX.112. SCREENING OF VEHICLE DISPLAY, SALES, AND SERVICE.

The vehicle sales lots for vehicle display, sales, and service uses, excluding points of ingress and egress, must be screened from the street by using one or more of the three methods listed in Section 51A-4.301(f)(5) to separately or collectively attain a minimum height of three feet above the parking surface.

SEC. 51P-XXXX.113. SIGNS.

- (a) In general.
 - (1) Signs in this district must comply with the provisions for business zoning districts in Article VII.
 - (b) Signs in the right-of-way. Signs may be located within the public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, as amended, Chapter 45 of the Dallas Building Code, and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.
 - (c) District identification signs and roof top signs.
 - (1) “District identification sign” means a sign located on the roof of an Original Building bearing the name, logo, or other marker of the subdistrict.
 - (2) A maximum of two district identification signs are allowed.
 - (3) A district identification sign may not exceed 12 feet in width and 12 feet in height.
 - (4) The maximum effective area for a district identification sign is 144 square feet.
 - (5) A district identification sign must be attached to or supported by the building roof with a maximum elevation of five feet off of the roof deck.

- (6) A district identification sign may not be internally illuminated.
- (7) Roof top signs must be reviewed and approved by the Fire Marshal.

SEC. 51P-XXXX.114. DESIGN STANDARDS FOR LARGE RETAIL USES.

Except as provided in this article, for general merchandise or food store greater than 3,500 square feet that exceeds 50,000 square feet in floor area, compliance with the design standards in Section 51A-4.605 is required. If there is a conflict between this article and Section 51A-4.605, this article controls.

SEC. 51P-XXXX.115. DESIGN STANDARDS FOR STREET FRONTAGES.

(a) Storefront treatments. This subsection applies to all uses at ground level except churches and residential uses. All street-fronting, and plaza-fronting portions of a newly constructed building must have at least one architecturally prominent primary entrance facing the street, the trail, or a plaza. No more than 10 continuous linear feet of street- fronting, ~~trail-fronting,~~ or plaza-fronting facades may lack a transparent surface (e.g., a window or a transparent door or opening). Street-fronting, trail-fronting, and plaza-fronting transparency must:

- (1) be clear, unpainted, or made of similarly treated glass allowing visibility within street-level uses;
- (2) cover 50 percent or more of the facade facing the street, trail, or plaza;
- (3) not have a bottom edge higher than three feet above the base of the building;
and
- (4) extend upward to at least eight feet above the base of the building.

(b) Individual entries for dwelling units. For new construction of structures to house a residential use, a minimum of 60 percent of the street-level, street-facing dwelling units in each building site must have individual entries that access the street with an improved path connecting to the sidewalk. Additionally, a minimum of 20 percent of the street-facing upper- story facade walls must be constructed of transparent materials.

(c) Active uses at street level. Along Main Street at least 80 percent of the street-facing, street-level, excluding vehicular access, must have a use other than parking.

(d) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 50 percent open.

SEC. 51P-XXXX.116. SIDEWALKS, LIGHTING, AND DRIVEWAY STANDARDS.

(a) Sidewalks. For a major modification, sidewalks are required in accordance with this section when an application is made for a building permit for new construction, and for construction work that results in any increase in ground level floor area. If proposed construction increases the ground level floor area of an original building, the sidewalk width requirement for the portion of the building site that provides street frontage for the existing building is the width available, up to the required amount, between the back of the street curb and the face of the existing main building. In no event should the sidewalk width provisions of this subsection be construed to require the relocation of the facade of an original building.

(1) Along all streets.

(A) Sidewalks must be located in an area parallel to and within two feet to 15 feet of the back of the projected street curb, with a minimum two-foot-wide landscape buffer between the sidewalk and the back of the street curb.

(B) Sidewalks must be clearly delineated across driveways; maintain the grade, slope, and material of the adjacent sidewalk on either side of the driveway; and ensure no more than a two percent cross slope.

(2) Along Main Street. A sidewalk with a minimum average width of 10 feet must be provided and must be clear and unobstructed for a minimum of six feet in width within the required area.

(3) Along streets other than Main Street. A sidewalk with a minimum average width of six feet must be provided and must be clear and unobstructed for a minimum of five feet in width within the required area. Tree grates do not count toward the minimum unobstructed sidewalk width.

(b) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. For a residential use or a mixed-use development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to public streets. In this subsection, PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the

grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of transportation. The design and placement of both the standards and fixtures must be approved by the director of transportation and public works.

(c) Driveways. Curb cuts for driveways must be between 12 feet and 24 feet wide, measured parallel to the frontage.

SEC. 51P-XXXX.117. VISIBILITY TRIANGLES.

Visibility triangles in this district are measured according to the visibility triangle definition in Section 51P-XXXX.104 of this article.

SEC. 51P-XXXX.118. ADDITIONAL PROVISIONS.

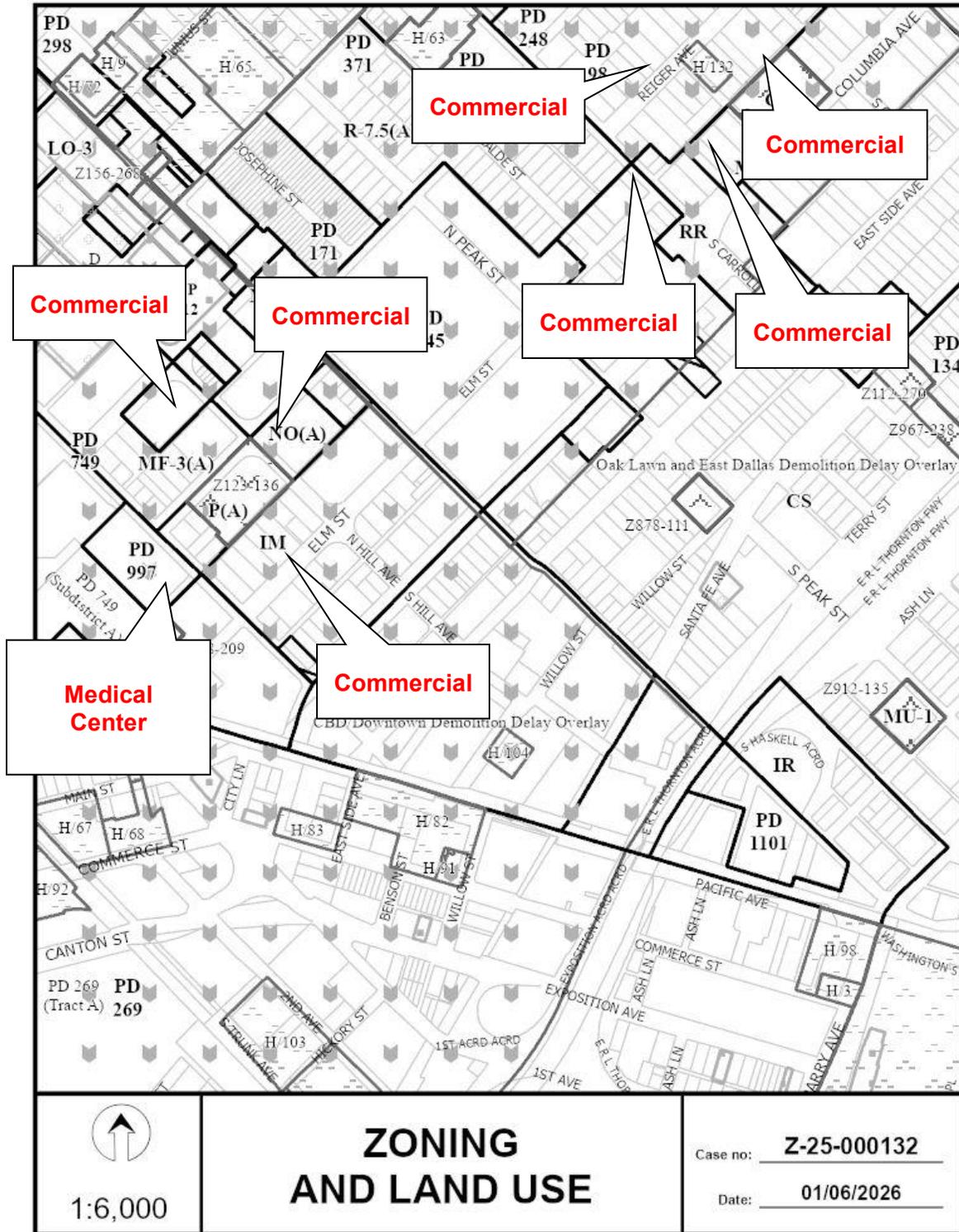
(a) The Property must be properly maintained in a state of good repair and neat appearance.

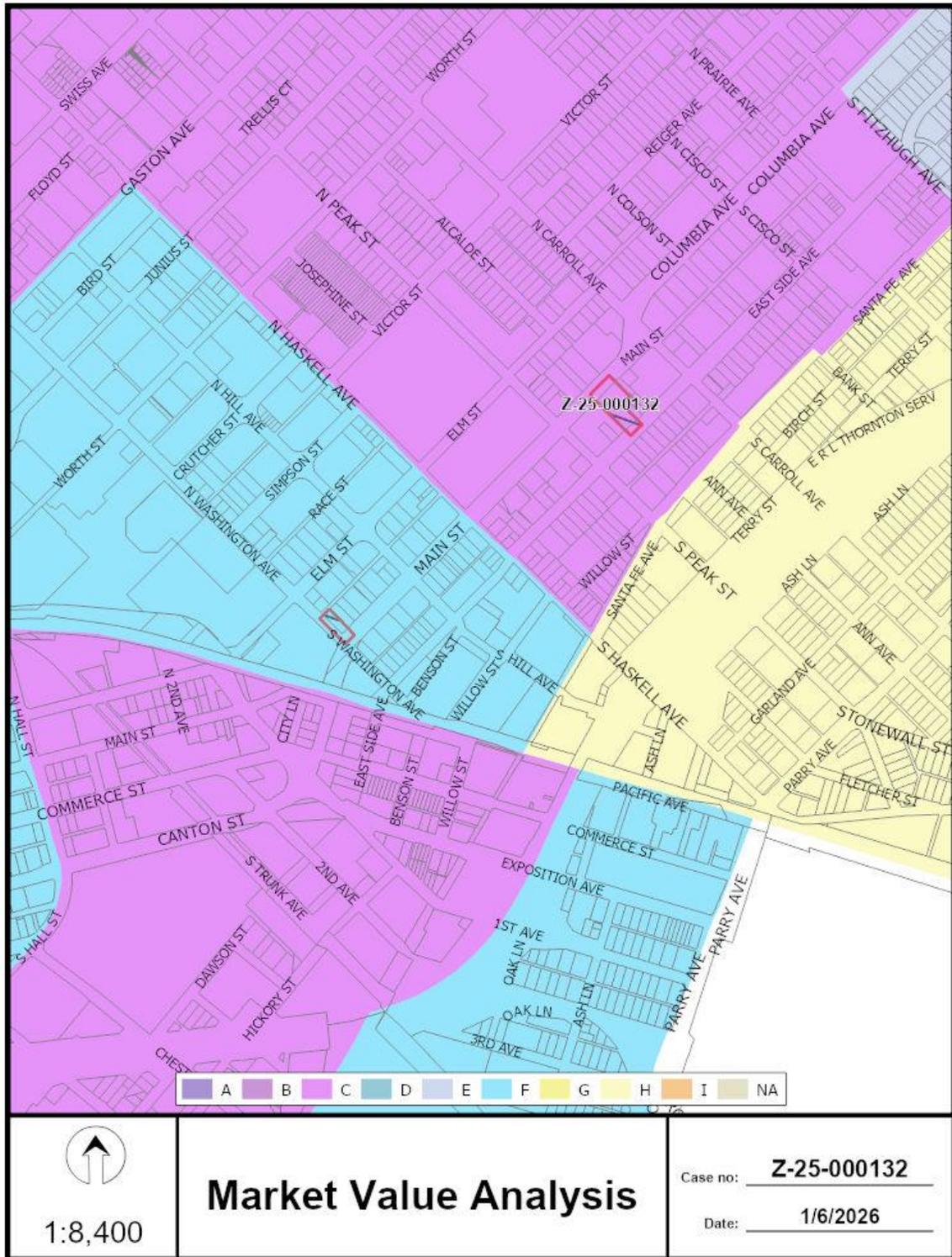
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

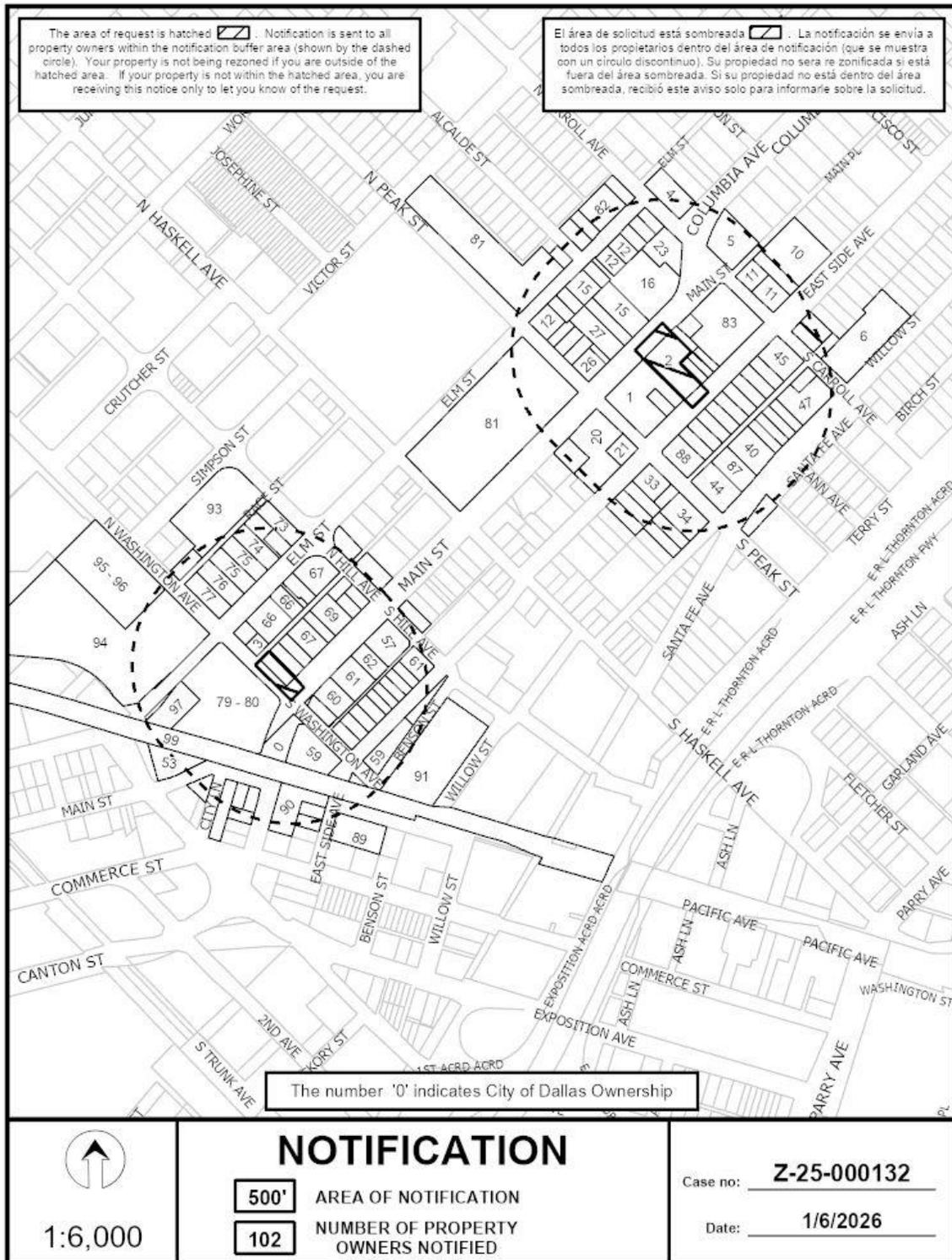
SEC. 51P-XXXX.119. COMPLIANCE WITH CONDITIONS.

(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 city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.







01/06/2026

Notification List of Property Owners***Z-25-000132******102 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4310 MAIN ST	MAIN ST CHURCH OF CHRIST
2	4320 MAIN ST	MAIN STREET 4320 LLC
3	114 N WASHINGTON AVE	MAIN WASHINGTON PARTNERS LLC
4	4503 COLUMBIA AVE	WADE PATRICK
5	4506 COLUMBIA AVE	COLUMBIA AVENUE LP
6	310 S CARROLL AVE	SAMADIAN FAMILY L P
7	4506 EAST SIDE AVE	CASTILLO RAUL P
8	208 S CARROLL AVE	SAMADIAN FAMILY LP
9	4502 EAST SIDE AVE	CHAVEZ GABRIELATORRES &
10	4517 EAST SIDE AVE	SYKES SQUARED LLC
11	4511 EAST SIDE AVE	ANGKOR PROPERTIES LTD
12	9302 PEAK ST	LEVERAGE SQUARE 67 LP
13	4312 ELM ST	OLD EAST BIG D LLC
14	4314 ELM ST	LEVERAGE SQUARE 67 LP
15	4322 ELM ST	BLOCK 4300 HOLDINGS LLC
16	4409 MAIN ST	FAZ RUBEN
17	4325 ELM ST	SIMPLY ELM LLC
18	4401 ELM ST	TAYLOR PATRICIA L ET AL
19	205 N CARROLL AVE	KIDANE YOUSEF ET AL
20	4211 EAST SIDE AVE	MAIN PEAK PARTNERS LLC
21	4221 EAST SIDE AVE	MAIN PEAK PTNRS LLC
22	118 N PEAK ST	THOMAN THERESA ANN
23	111 N CARROLL AVE	SOUTHLAND CORP
24	4403 EAST SIDE AVE	Taxpayer at
25	4307 MAIN ST	MARTINEZ ANGEL D JR
26	4303 MAIN ST	MARTINEZ ANGEL D JR

01/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4311 MAIN ST	WIDMER LEE ANN
28	108 N PEAK ST	MARTINEZ GILMA D
29	110 N PEAK ST	GARCIA ALBERTO & ADLAY
30	4409 EAST SIDE AVE	BEAM JAKE TRUST THE
31	4407 EAST SIDE AVE	Taxpayer at
32	4210 EAST SIDE AVE	LOPEZ BASILIO
33	207 N PEAK ST	GIRON RIGOBERTO &
34	4219 WILLOW ST	ESPARZA JOSE DE JESUS
35	4217 WILLOW ST	4311 WILLOW PTNRS LLC
36	4220 EAST SIDE AVE	EER RESOURCES LP
37	4216 EAST SIDE AVE	PARAGON REALTY GROUP LLC
38	4414 EAST SIDE AVE	BONNESS PROPERTY CO
39	4308 EAST SIDE AVE	GUERRERO JUAN &
40	4319 WILLOW ST	PENTECOSTES IGLESIA
41	4401 WILLOW ST	IGLESIA PENTECOSTES
42	4410 EAST SIDE AVE	RAMIREZ VIVIAN
43	4404 EAST SIDE AVE	SOTELO CARLOS M
44	4307 WILLOW ST	DELAROSA PEDRO
45	205 S CARROLL AVE	H & K BEVERAGE CORP
46	4403 WILLOW ST	4311 WILLOW PARTNERS LLC
47	4405 WILLOW ST	RAMIREZ GRICELDA
48	4329 WILLOW ST	PENTECOSTES IGLESIA ET AL
49	4312 EAST SIDE AVE	KITLAND INC
50	4320 EAST SIDE AVE	LANEY MARK KEITH &
51	301 S CARROLL AVE	DOMINGUEZ JOSE F &
52	3815 EAST SIDE AVE	REEVES GEORGE M ET AL
53	3606 MAIN ST	COLDBEER IN DEEP ELLUM LP
54	3500 COMMERCE ST	EAST ELLUM PPTIES LLC
55	3719 LA FRANCE ST	3700 CANTON PROPERTIES
56	4000 ELM ST	MCP 4000 ELM LLC
57	4001 MAIN ST	DHDRURY LLC

01/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4002 MAIN ST	SKG BLACK ROSE PRODUCTIONS LLC
59	3902 MAIN ST	MAIN STREET RETAIL LTD
60	3904 MAIN ST	ARNOLD JOHN A III
61	3912 MAIN ST	KATWAR PROPERTIES LLC
62	3922 MAIN ST	ROJAS KRUSE
63	3915 EAST SIDE AVE	3909 EAST SIDE AVENUE LLC
64	3905 EAST SIDE AVE	ESPHW TEXAS INVESTMENTS LLC
65	3900 ELM ST	ELM WASHINGTON 3900 LLC
66	3914 ELM ST	SIGN ELM INVESTORS LLC
67	3924 ELM ST	K & R SCREEN GRAPHICS
68	115 N HILL AVE	MCDONALD BILLY MARION
69	3935 MAIN ST	PARTNERS MAIN HILL LLC
70	3909 MAIN ST	PITCHED ROOF LLC
71	3905 MAIN ST	BELCLAIRE REALTY LTD
72	300 N WASHINGTON AVE	BAYLOR UNIVERSITY MEDICAL CTR
73	3933 ELM ST	3511 CEDAR SPRINGS LP
74	3921 ELM ST	KOFAHL LLOYD EDWARD JR
75	3917 ELM ST	RUSSELL ELM ST LTD
76	3907 ELM ST	RUSSELL ELM STREET LTD
77	3901 ELM ST	BAYLOR UNIVERSITY MEDICAL CTR
78	3990 EAST SIDE AVE	EAST SIDE SPACE LLC
79	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
80	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
81	4035 ELM ST	DALLAS AREA RAPID TRANSIT
82	4411 ELM ST	SAFE CAPITAL INVESTMENTS LLC
83	117 S CARROLL AVE	ROSS TOM & DEE
84	4412 MAIN ST	MAIN STREET 4320 LLC
85	4408 MAIN ST	MAIN STREET 4320 LLC
86	4418 EAST SIDE AVE	JBE PROFESSIONAL SERVICES LLC
87	4311 WILLOW ST	4311 WILLOW PARTNERS LLC
88	208 S PEAK ST	GONZALEZ WILSON A

01/06/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3800 COMMERCE ST	MITCHELL INV PTNS LTD
90	3720 CANTON ST	METRO PACIFIC EQUITIES IN
91	3917 WILLOW ST	CA WILLOW LLC
92	3922 ELM ST	PARTNERS MAIN HILL LLC
93	3922 SIMPSON ST	DALLAS HOUSING AUTHORITY
94	301 N WASHINGTON AVE	BAYLOR HEALTH CARE SYSTEM
95	333 N WASHINGTON AVE	BAYLOR UNIVERSITY
96	333 N WASHINGTON AVE	BAYLOR UNIVERSITY
97	3700 ELM ST	BAYLOR HEALTHCARE SYSTEM
98	500 S PEAK ST	KORDI MORTEZA & MOHAMMAD
99	555 2ND AVE	DART
100	4210 MAIN ST	SEELY CYNTHIA & DANIEL
101	4212 MAIN ST	SEELY CYNTHIA W & DANIEL K
102	4214 MAIN ST	SCHMITT LEE &