

FILE NUMBER: Z-25-000134

DATE FILED: September 5, 2025

LOCATION: Northwest corner of Tatum Avenue and W. Davis Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.78 acres

CENSUS TRACT: 48113010701

REPRESENTATIVE/APPLICANT: Sameer Mohammed, Nanu Construction Inc

OWNER: Virian Nana

REQUEST: An application for 1) Medium Commercial / Office Subdistrict and 2) a new Specific Use Permit for a car wash **with consideration for an amendment to Light Commercial/Office Area 1 Subdistrict** on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District 631, the West Davis Special Purpose District.

SUMMARY: The purpose of the request is to allow motor vehicle fueling station, restaurant with drive-in or drive-through service, and car wash uses.

STAFF RECOMMENDATION: **Denial** of 1) Medium Commercial / Office Subdistrict and **denial** of 2) a new Specific Use Permit for a car wash on property zoned Light Commercial/Office Area 1 Subdistrict, **Denial of proposed amendment to Light Commercial/Office Area 1 Subdistrict.**

PRIOR CPC ACTION: At the November 20, 2025 hearing, the City Plan Commission moved to hold the case under advisement until December 4. At the December 4, 2025 hearing, the City Plan Commission moved to hold the case under advisement until January 15, 2026 with instructions to re-advertise as an amendment to the existing Planned Development Subdistrict.

BACKGROUND INFORMATION:

- The area of request is currently zoned LCO Light Commercial Office Subdistrict within PD 631 and is undeveloped. LCO Subdistrict functions similarly to NS(A) Neighborhood Service District.
- Requesting MCO “Medium Commercial / Office” Subdistrict which functions similarly to CR Community Retail District except car wash and auto service center require specific use permits.
- The applicant proposes motor vehicle fueling station, restaurant with drive through service, and car wash uses. These uses would be permitted by right in the new district, except the car wash would require an SUP.
- In 2024, the property underwent a request (Z234-327) for an SUP for a motor vehicle fueling station, it was denied without prejudice (at the request of the applicant).
- Since the previous hearing, the applicant added a proposal to amend the existing Subdistrict within the PD to permit certain uses, these changes are shown at the end of the report.

Zoning History:

There has been one zoning case in the area of notification in the last five years.

1. Z234-327: On February 6, 2025, the City Plan Commission recommended denial without prejudice for an application for a Specific Use Permit for a motor vehicle fueling station on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the northwest corner of Tatum Ave and W. Davis St [Subject site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
W Davis St	PA - Principal Arterial	100 feet Bike Plan

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

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

STAFF ANALYSIS:

Comprehensive Plan:

Comprehensive Plan Consistency Review

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 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.

Consistency Review Recommendation

The proposed general zoning change and SUP use are generally **not consistent** with the placetype of Neighborhood Mixed Use. The proposed scale of commercial uses would be more appropriate in a Community Mixed Use or Flex Commercial scale area. Instead, the *existing zoning* of Light Commercial / Office Subdistrict is more appropriate to develop neighborhood serving uses or small scall vertical mixed use.

Subject Property Placetype(s) Neighborhood Mixed Use

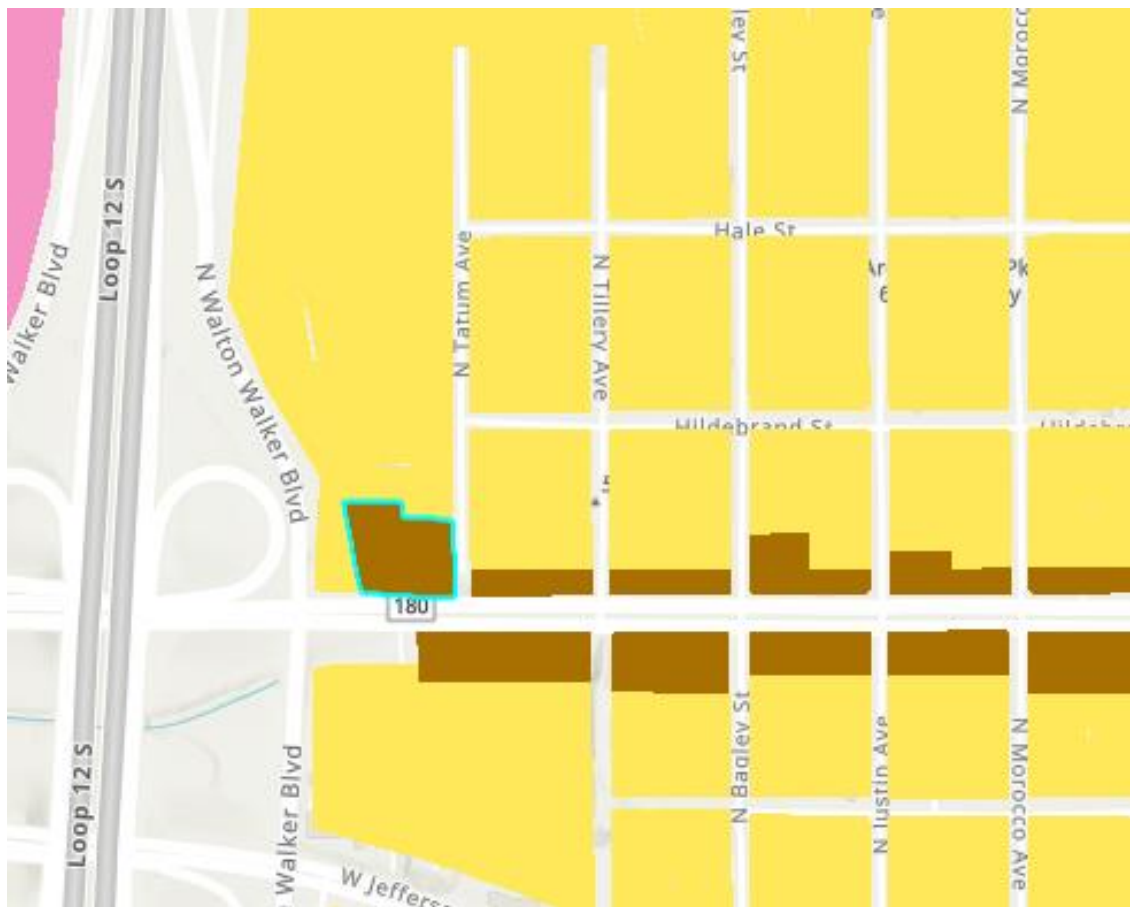
Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.

Primary:

Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office

Supporting:

Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

 REGIONAL OPEN SPACE	 NEIGHBORHOOD MIXED-USE
 SMALL TOWN RESIDENTIAL	 COMMUNITY MIXED-USE
 COMMUNITY RESIDENTIAL	 REGIONAL MIXED-USE
 CITY RESIDENTIAL	 CITY CENTER
 FLEX COMMERCIAL	 LOGISTICS/INDUSTRIAL PARK
 INDUSTRIAL HUB	 INSTITUTIONAL CAMPUS
 AIRPORT	 UTILITY

Land Use:

	Zoning	Land Use
Site	Light Commercial/Office Area 1 Subdistrict within PD 631	Undeveloped
North	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District, Light Commercial/Office Area 1 Subdistrict	Single family
South	Medium Commercial/Office Subdistrict, Medium Commercial/Office Plus Subdistrict within PD 631	Vehicle display sales and service, Building repair and maintenance shop
West	CS Commercial Service District with DR Z978-162	Undeveloped

Land Use Compatibility:

Directly north and east of the site, there are single family uses. South across West Davis, there are vehicle sales and a building repair and maintenance shop. West of the site there is small track of undeveloped land zoned CS, and then the freeway. As such, this site does not have direct access to Walton Walker.

The proposed change would increase the scale and intensity of commercial uses permitted on the site, adjacent to a single family area. As the intent of the West Davis Special Purpose District was generally to limit the proliferation of auto-oriented businesses to maintain neighborhood-serving uses along the corridor, the proposed upzoning and SUP are not appropriate for the site. The current zoning is appropriate to accomplish the long term vision for the area, Neighborhood Mixed Use, and to permit development appropriate adjacent to single family.

Although the SUP site plan can prohibit the car wash use from accessing Tatum Street, the other more intense uses of MCO could be granted access to this generally residential block. SUPs can limit the use being approved by the means of the site plan and condition, but do not limit by-right uses permitted in a district.

The requested amendment to the LCO Area 1 Subdistrict within the PD would still permit uses out of scale with single family adjacency. Staff does not support the proposed Subdistrict amendments based on potential impacts on neighboring residential uses, conflict with the intent of the PD, and the goals of Neighborhood Mixed Use. The existing zoning is appropriate for the site, surrounding area, and placetype.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Unit density	FAR	Height / Stories	Lot Coverage	Special Standards
	Front	Side /Rear					
Existing LCO Area 1 PD 631	15' min No max	20' adj res Else 0'	No max for multifamily	0.5 commercial No max for MF/MUR	30' 45' MF/MUR 54' lodging 5 Stories	60%	RPS*
Proposed MCO PD 631	15' min No max	20' adj res Else 0'	No max for multifamily	0.75 commercial No max for MF/MUR	54' 4 Stories	60%	RPS*

The above standards reflect the existing PD as modified by SB 840, if deemed applicable to the site through the qualification process of permitting.

*SB 840 modifies the way in which RPS acts on a property when MF or mixed use residential is being built out.

Landscaping:

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

Parking:

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The proposed uses of car wash, motor vehicle fueling station, and general merchandise or food store would not require parking.

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

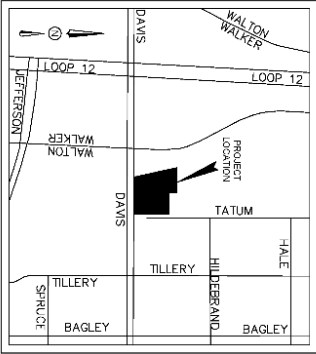
through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The subject property is located within an MVA “H” category.

Applicant's Proposed SUP Site Plan

(Applies only to car wash use)

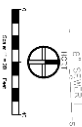
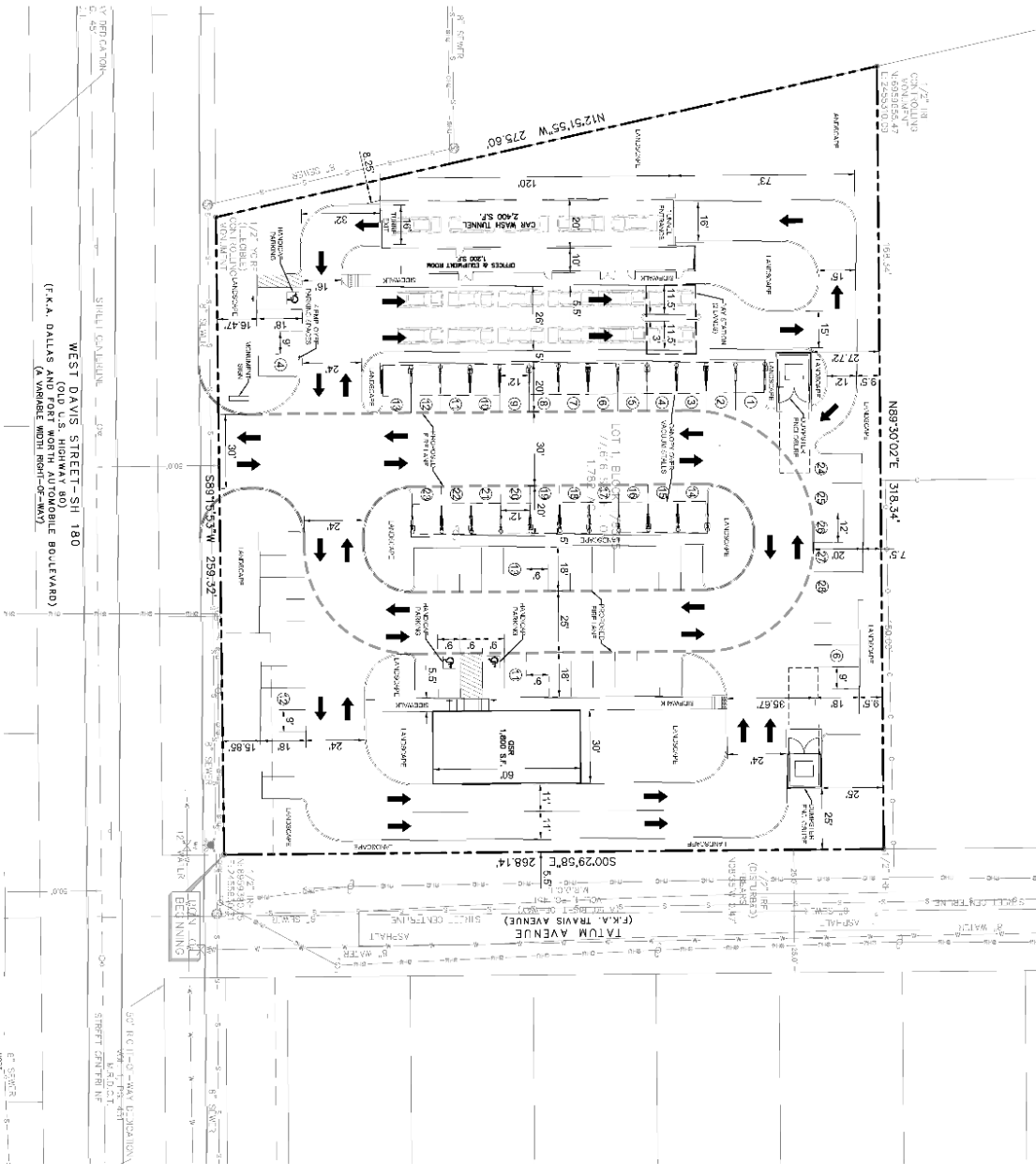
- GENERAL NOTES**
1. CONSTRUCTION SHALL VERIFY THE EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS.
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SITE DATA SUMMARY TABLE	
1. PROJECT NAME	FEEL GREAT CAR WASH
2. PROJECT ADDRESS	5500 W. DAVIS ST., DALLAS, TX 75211
3. PROJECT OWNER	FEEL GREAT CAR WASH
4. PROJECT ARCHITECT	TALLER TREES DESIGN STUDIO
5. PROJECT ENGINEER	CASTRO/ARCHITECTS
6. PROJECT DATE	08/20/2023
7. PROJECT SCALE	1" = 10' - 0"
8. PROJECT SHEET NO.	01 SITE PLAN
9. PROJECT SHEET TOTAL	02 MONITOR MAP
10. PROJECT SHEET TOTAL	03 FLOOR PLAN
11. PROJECT SHEET TOTAL	04 SECTION
12. PROJECT SHEET TOTAL	05 ELEVATION
13. PROJECT SHEET TOTAL	06 DETAIL
14. PROJECT SHEET TOTAL	07 LANDSCAPE
15. PROJECT SHEET TOTAL	08 SIGNAGE
16. PROJECT SHEET TOTAL	09 FURNITURE
17. PROJECT SHEET TOTAL	10 LIGHTING
18. PROJECT SHEET TOTAL	11 MECHANICAL
19. PROJECT SHEET TOTAL	12 ELECTRICAL
20. PROJECT SHEET TOTAL	13 PLUMBING
21. PROJECT SHEET TOTAL	14 HEATING
22. PROJECT SHEET TOTAL	15 COOLING
23. PROJECT SHEET TOTAL	16 INSULATION
24. PROJECT SHEET TOTAL	17 ROOFING
25. PROJECT SHEET TOTAL	18 EXTERIOR FINISHES
26. PROJECT SHEET TOTAL	19 INTERIOR FINISHES
27. PROJECT SHEET TOTAL	20 PAINTING
28. PROJECT SHEET TOTAL	21 CARPETING
29. PROJECT SHEET TOTAL	30 FLOORING
31. PROJECT SHEET TOTAL	31 CEILING
32. PROJECT SHEET TOTAL	32 WALLS
33. PROJECT SHEET TOTAL	33 FLOORS
34. PROJECT SHEET TOTAL	34 ROOF
35. PROJECT SHEET TOTAL	35 FOUNDATION
36. PROJECT SHEET TOTAL	36 STRUCTURE
37. PROJECT SHEET TOTAL	37 EXTERIOR
38. PROJECT SHEET TOTAL	38 INTERIOR
39. PROJECT SHEET TOTAL	39 MECHANICAL
40. PROJECT SHEET TOTAL	40 ELECTRICAL
41. PROJECT SHEET TOTAL	41 PLUMBING
42. PROJECT SHEET TOTAL	42 HEATING
43. PROJECT SHEET TOTAL	43 COOLING
44. PROJECT SHEET TOTAL	44 INSULATION
45. PROJECT SHEET TOTAL	45 ROOFING
46. PROJECT SHEET TOTAL	46 EXTERIOR FINISHES
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62. PROJECT SHEET TOTAL	62 HEATING
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96. PROJECT SHEET TOTAL	96 STRUCTURE
97. PROJECT SHEET TOTAL	97 EXTERIOR
98. PROJECT SHEET TOTAL	98 INTERIOR
99. PROJECT SHEET TOTAL	99 MECHANICAL
100. PROJECT SHEET TOTAL	100 ELECTRICAL



01 SITE PLAN

02 MONITOR MAP



A1.00

SHEET NUMBER

SITE PLAN

310 S INDUSTRIAL BLVD.
EULESS, TX 76040



TALLER TREES
DESIGN STUDIO
1772 S. COOPER ST.
DALLAS, TX 75211
CASTRO/ARCHITECTS@GMAIL.COM

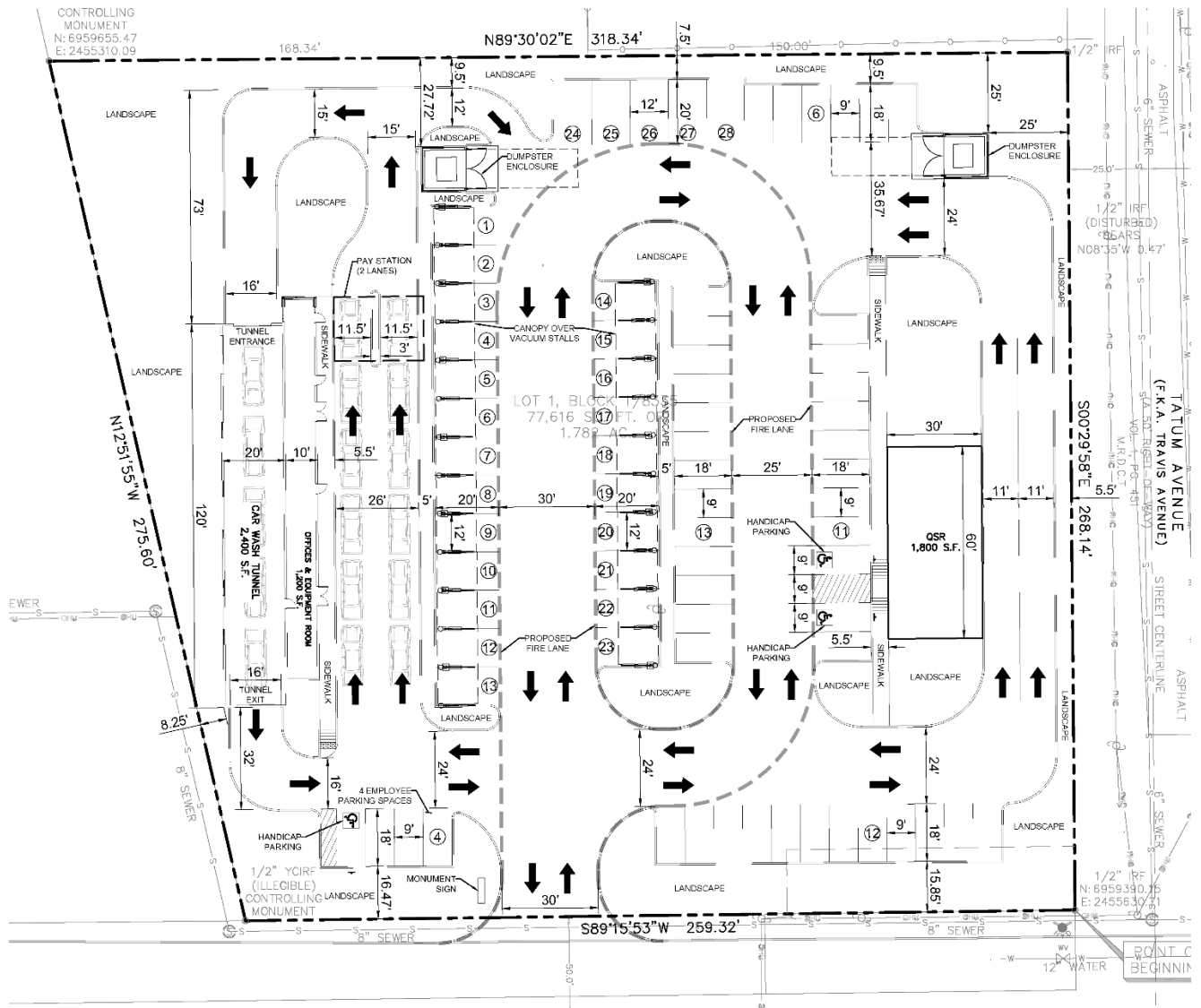


FEEL GREAT CAR WASH
5500 W. DAVIS ST.
DALLAS, TX. 75211

DATE: 8/20/2023

REVISIONS

Applicant's Proposed SUP Site Plan (Enlarged)



**Applicant's Proposed SUP Conditions
(Applies only to car wash use)**

1. USE: The only use authorized by this specific use permit is a car wash.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (5 years from the passage of this ordinance).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Applicant's Proposed PD Subdistrict Conditions

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 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) MESSAGE 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. "MESSAGE" 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.**

Omitted for brevity.

**SEC. 51P-631.107. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE LIGHT COMMERCIAL/OFFICE AND LIGHT COMMERCIAL/OFFICE AREA 2
SUBDISTRICTS.**

Omitted for brevity.

**SEC. 51P-631.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE LIGHT COMMERCIAL/OFFICE AREA 1
SUBDISTRICT.**

(a) Main uses permitted.

(1) Agricultural uses.

Crop production.

None permitted.

(2) Commercial and business service uses.

-- Catering service. [SUP]

(3) Industrial uses.

-- Temporary concrete or asphalt batching. [By special authorization of
the building official.]

(4) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum. [SUP]

-- Child-care facility.

- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Library, art gallery, or museum.
- Public or private school. [SUP]

(5) Lodging uses.

- Hotel or motel [SUP. Guest rooms must be accessible from internal corridor.]

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP]
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Car Wash. [SUP]. [Equipment and facilities for car wash uses must be located at least 100 feet from the Tatum Avenue property line]
- Dry cleaning or laundry store.
- Furniture store. [SUP]
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Motor vehicle fueling station. [SUP]
- 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 [RAR] [SUP].

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

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Electrical substation. *[SUP]*

- Local utilities. *[See Section 51A-4.212(4). Treat as if in the NS(A) Neighborhood Service District.]*
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section 51A- 4.212(10.1). Treat as if in the NS(A) Neighborhood Service District.]*
- 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 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 community center (private).
- 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 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.

- (A) Except as provided in this paragraph, minimum front yard is 15 feet.
- (B) For a lodging use, minimum front yard on Tatum Street is 75.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 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 a residential zoning district, and no minimum in all other cases.

(B) For a lodging use, minimum side yard along the northern boundary of the subdistrict is 50 feet.

(C) For a lodging use, no minimum side yard along the western boundary of the subdistrict.

(3) Rear yard. Minimum rear yard 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) Density. Not applicable. (Residential uses are not permitted.)

(5) Floor area ratio. Maximum floor area ratio is 0.5.

(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. Except as provided in this paragraph, maximum structure height is 30 feet.

(C) Lodging use. Maximum structure height for a lodging use is 54 feet. A lodging use is exempt from the residential proximity slope if the finished first floor elevation does not exceed 490 feet as identified in the Light Commercial/Office Area 1 topography exhibit (Exhibit 631E).

(D) Screening of mechanical equipment. For any occupied building in the subdistrict, screening must be provided along any northern and eastern facade to visually screen mechanical equipment from a vantage point six feet above the existing grade of Tatum Street at the northeast corner of the subdistrict. Mechanical equipment screening may exceed the maximum allowable height requirements for required screening.

(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 five. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), “Height.”

(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.”

~~(g) Drive-through orientation. Any drive-through window and speaker box for a permitted use must be placed a minimum of 100 feet away from Tatum Street and a minimum of 75 feet away from the northern boundary of the subdistrict. (Ord. 28915)~~

**SEC. 51P-631.108. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE MEDIUM COMMERCIAL/ OFFICE SUBDISTRICT.**

Omitted for brevity.

**SEC. 51P-631.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE MEDIUM COMMERCIAL/OFFICE PLUS
SUBDISTRICT.**

Omitted for brevity.

**SEC. 51P-631.110. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE LIGHT MIXED USE SUBDISTRICT.**

Omitted for brevity.

**SEC. 51P-631.111. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN THE MEDIUM MIXED USE AND MEDIUM MIXED USE AREA 1 SUBDISTRICTS.**

Omitted for brevity.

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 to 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)

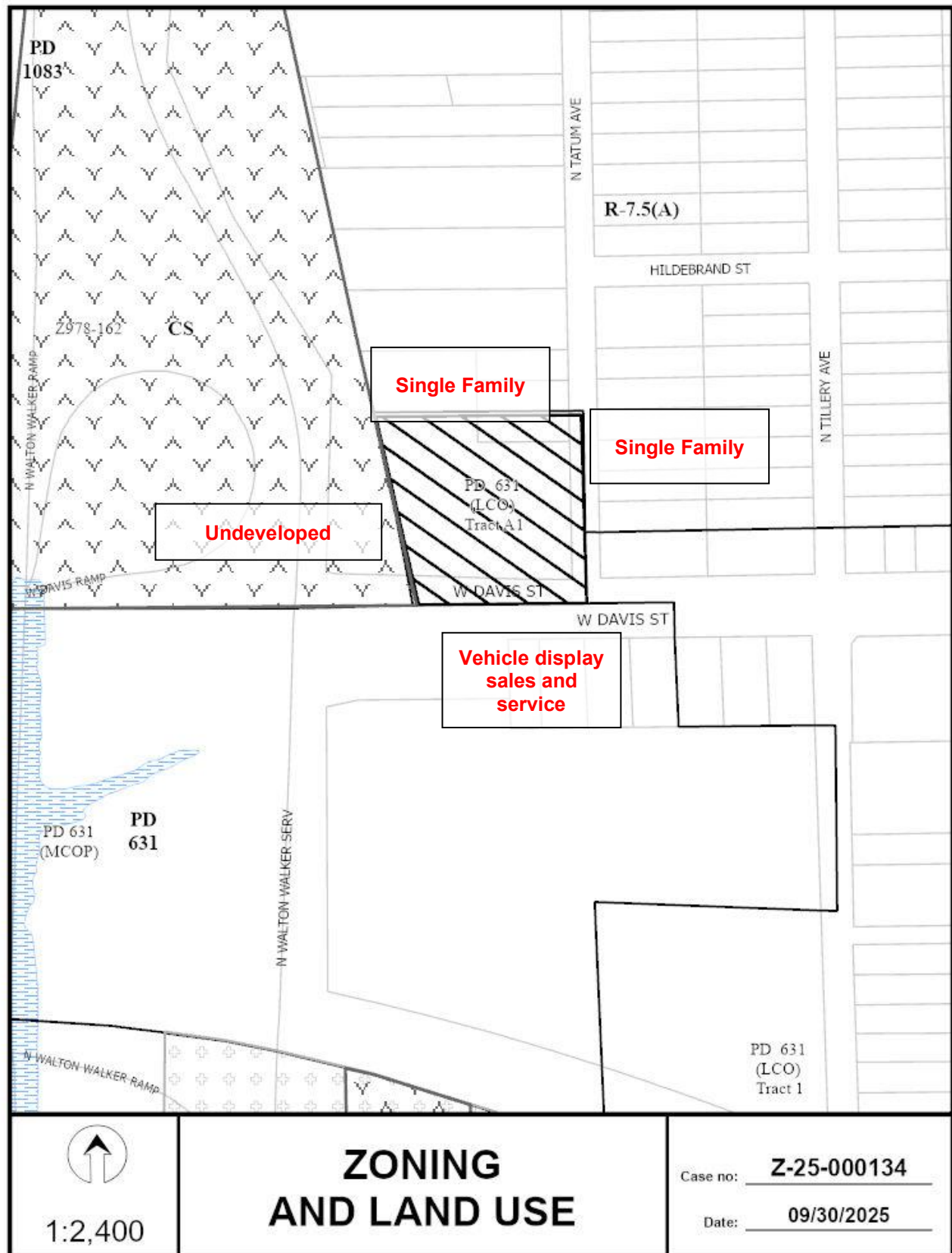
SEC. 51P-631.116.

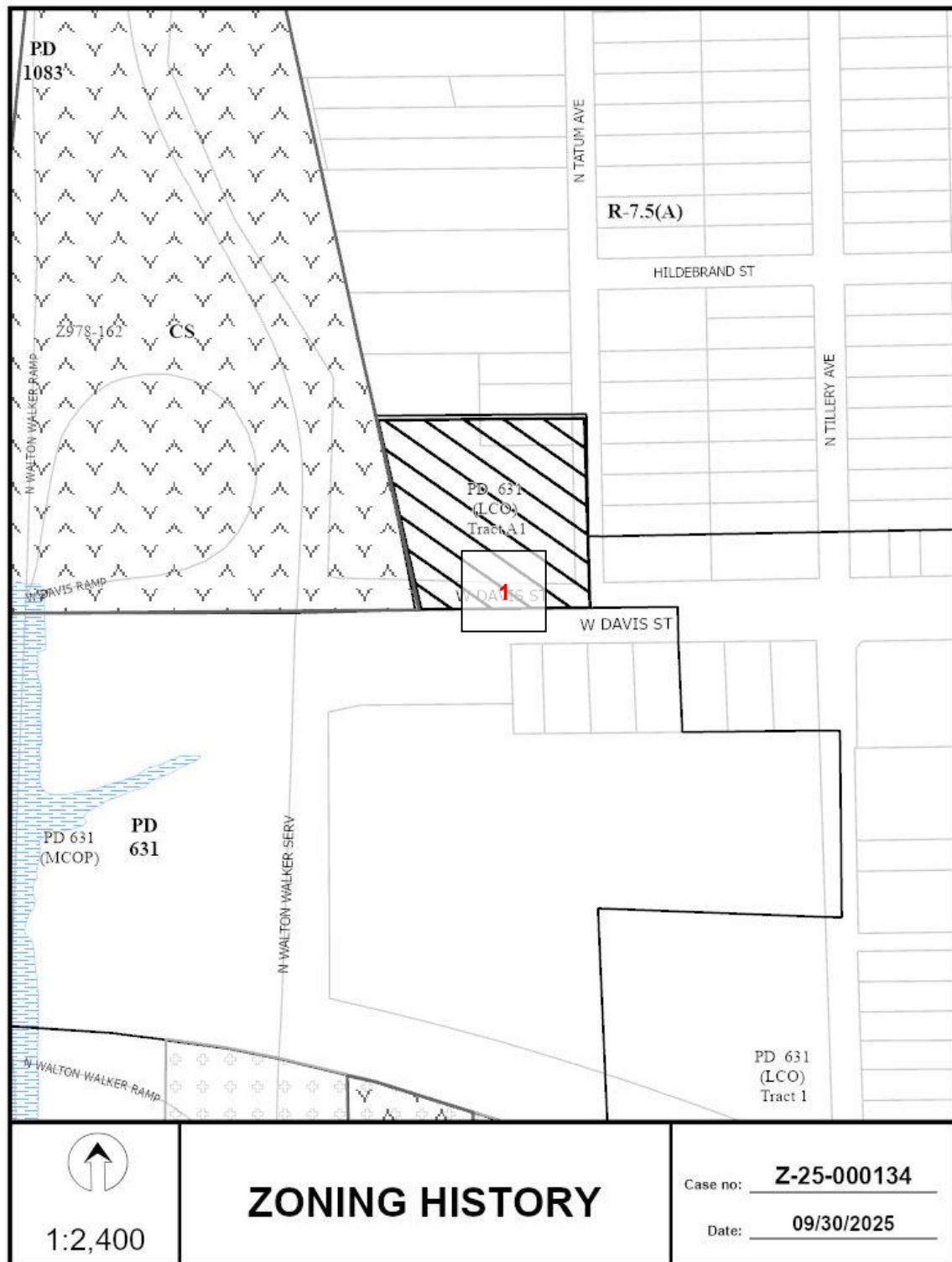
LAND USE AND DEVELOPMENT STANDARDS CHARTS.

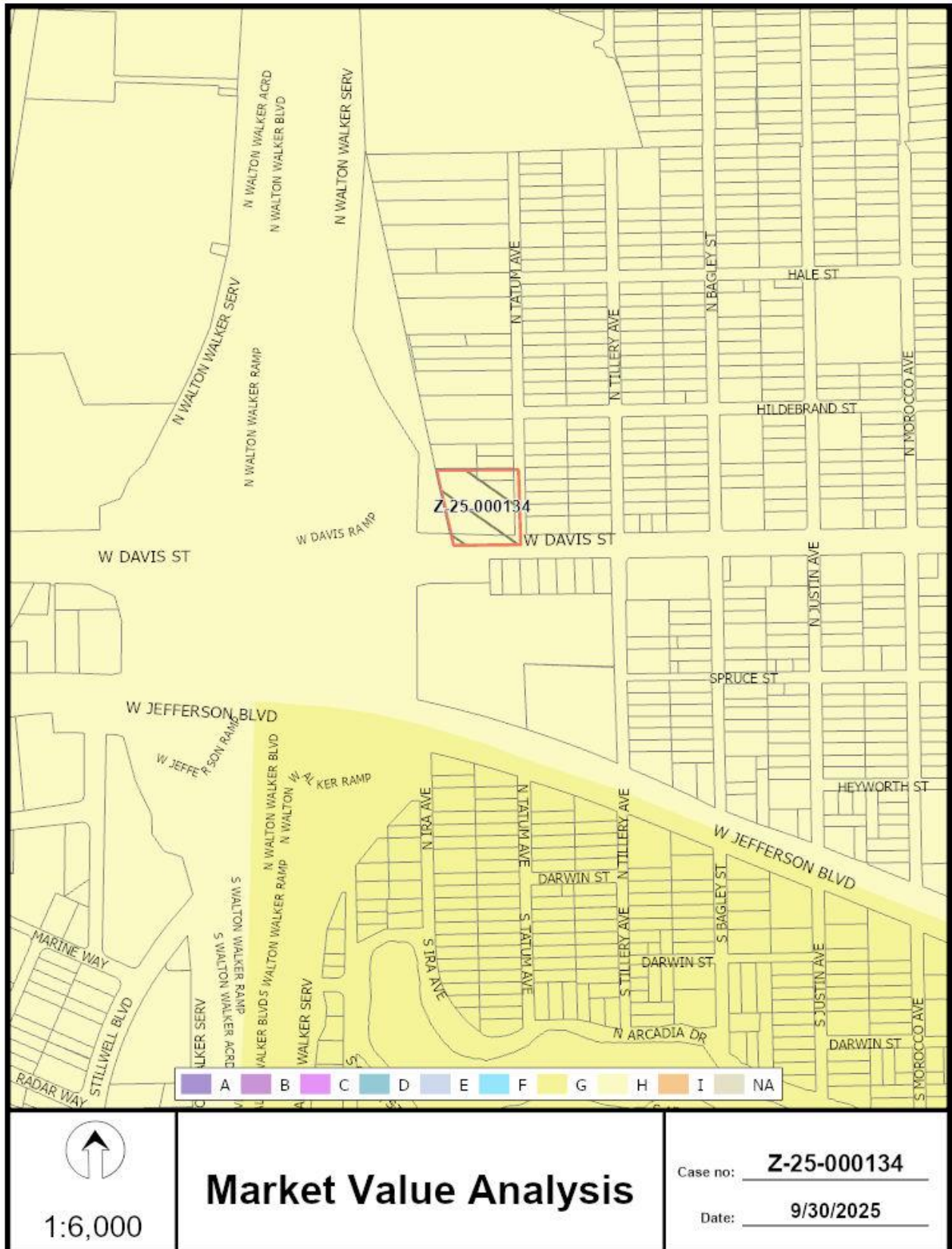
A land use chart is provided in this article and labeled as Exhibit 631B, and a development standards chart is provided in this article and labeled as Exhibit 631C. In the event of a conflict between these charts and the text of this article, the text controls. (Ord. Nos. 25209; 28915)













09/30/2025

Notification List of Property Owners***Z-25-000134******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5500 W DAVIS ST	MALCHI JOHN
2	1200 WALTON WALKER BLVD	1200 NORTH WALTON WALKER LP
3	707 N TATUM AVE	AGUINAGA MANUEL &
4	715 N TATUM AVE	FAZ ISAAC D
5	802 N TATUM AVE	SMITH TERRY D
6	606 N TATUM AVE	BALDERAS JAVIER &
7	610 N TATUM AVE	AGUAYO JUAN CARLOS & ETAL
8	614 N TATUM AVE	BALDERAS JAVIER &
9	618 N TATUM AVE	MERCADO RICARDO ETAL
10	702 N TATUM AVE	AGUAYO JUAN CARLOS &
11	708 N TATUM AVE	AGUAYO CARLOS & CAROLINA
12	710 N TATUM AVE	ZAVALA LEONOR
13	718 N TATUM AVE	HERNANDEZ SANDRA L &
14	717 N TILLERY ST	CARDOZA ARMANDO & JUANA
15	715 N TILLERY ST	TELLESCUARDOS RIGOBERTO
16	711 N TILLERY ST	RUIZ LUIS
17	707 N TILLERY ST	CASTANEDA SILVINA & ISMAEL
18	621 N TILLERY ST	CACERES JOSE
19	619 N TILLERY ST	CACERES JOSE & MARTHA
20	615 N TILLERY ST	VILLEGAS MARCOS
21	611 N TILLERY ST	SEGOVIANO MANUEL
22	603 N TILLERY ST	EVANS JOE
23	5406 W DAVIS ST	SALVATIERRA JOSE M
24	5410 W DAVIS ST	CUARENTA FRANCISCO & IRMA
25	5414 W DAVIS ST	ARTIGA ARMANDO &
26	5412 W DAVIS ST	ARTIGA ARMANDO &

Z-25-000134

09/30/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5502 W DAVIS ST	DEANDA RODOLFO & YOLANDA
28	5502 W DAVIS ST	DEANDA RODOLFO & YOLANDA
29	5601 W JEFFERSON BLVD	MARSHALL FREDERICK S