

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JANUARY 28, 2026

ACM: Robin Bentley

FILE NUMBER: Z245-215(MP)/Z-25-000039 **DATE FILED:** April 22, 2025

LOCATION: Southeast line of Virginia Avenue and the southwest line of North Fitzhugh Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 8,712 sq. ft. **CENSUS TRACT:** 48113001503

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: 1410 NFITZ LLC

REQUEST: An application for **(1)** a new planned development district for MF-2(A) Multifamily District and commercial parking lot or garage uses and **(2)** a new specific use permit for commercial parking lot or garage uses on property zoned MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to continue to allow a commercial parking lot for existing retail uses.

STAFF RECOMMENDATION: Approval of **(1)** a new planned development district and **(2)** a new specific use permit for commercial parking lot or garage uses for a five-year period, subject to a site plan and conditions.

CPC RECOMMENDATION: Approval of **(1)** a new planned development district and **(2)** a new specific use permit for commercial parking lot or garage uses for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned MF-2(A) Multifamily District.
- This lot has frontage on Virginia Ave and on N. Fitzhugh Ave.
- Standalone surface parking uses generally need a CR Community Retail District or an MU-1 Mixed Use District to permit the commercial parking lot or garage use. The proposed district would instead act as the existing MF-2(A) District but permit the parking lot in accordance with an SUP.

Zoning History:

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

1 Z245-173: On June 11, 2025 City Council approved an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned a CR Community Retail District, on the northeast line of North Fitzhugh Avenue, northwest of Bryan Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N Fitzhugh Ave	Local	50'
Virginia Ave	Local	50'

Traffic:

The Engineering Division of the Planning & Development Department has reviewed the request, had no objection and determined that it will not significantly impact the surrounding roadway system. The SUP requires non-standard materials to mitigate stormwater impacts and urban heat island effect. This must be demonstrated at permitting based on the approved materials list.

Transit Access:

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

DART Routes 3, 9

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 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.

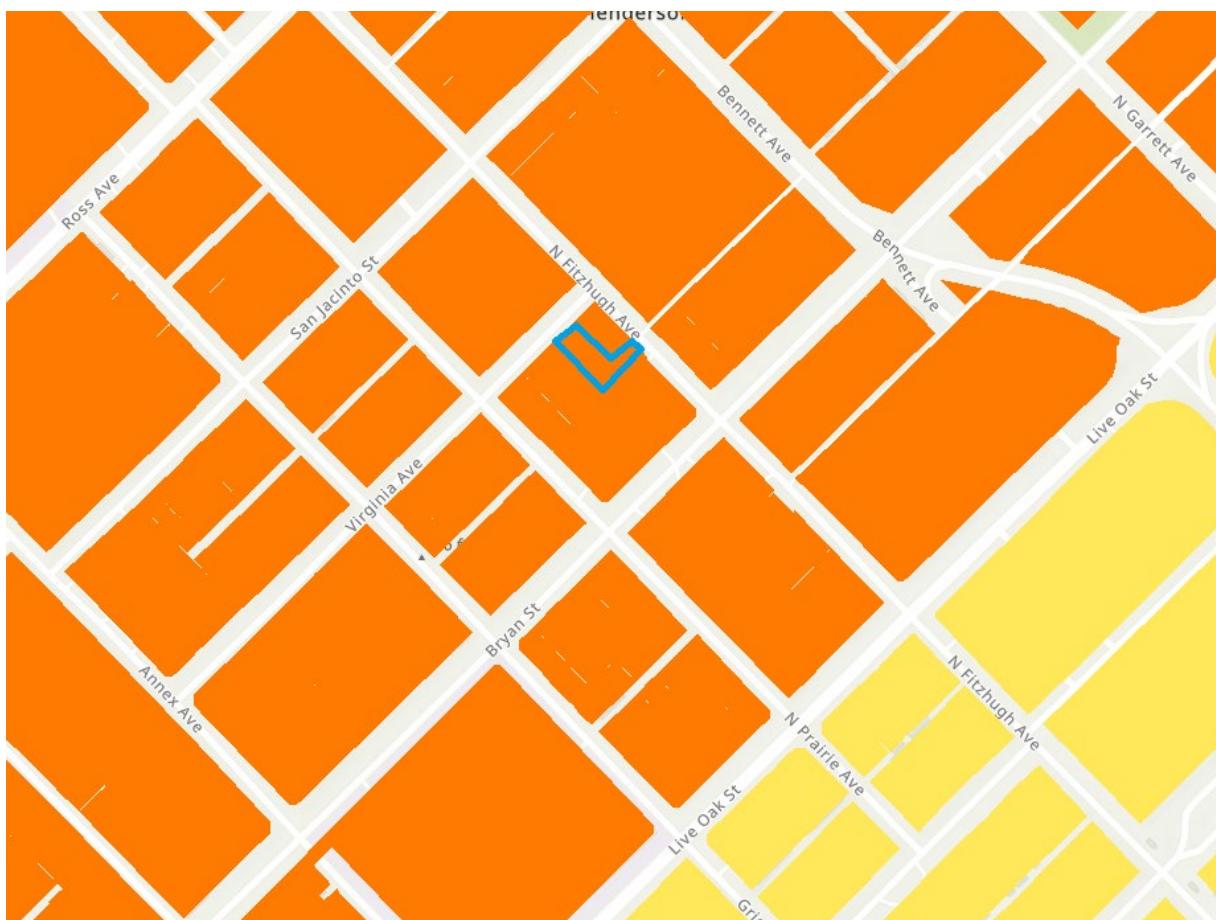
**Subject Property Place-type(s) City Residential
Primary:**

Multiplex, apartments, mixed-use

Supporting:

Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

The request enables the long term use of the property in accordance with City Residential by maintaining the MF-2(A) base. The use of surface parking in support of nearby uses is still appropriate for a temporary period with the limits placed on it by the PD and SUP.



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.



Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District	Undeveloped
Northwest	MF-2(A) Multifamily District	Undeveloped, multifamily
Northeast	MF-2(A) Multifamily District, CR Community Retail District with SUP 2597	Crop production, multifamily, alcoholic beverage establishment limited to a bar, lounge, or tavern
Southeast	CR Community Retail District	Retail
Southwest	MF-2(A) Multifamily District	Multifamily

Land Use Compatibility:

The area of request is currently undeveloped. There are multifamily uses to the west and north. There are retail uses along the southeastern property lines and to the east across Fitzhugh.

Standalone parking lots are typically permitted under the land use of commercial parking lot or garage (not to be confused with commercial motor vehicle parking, which refers to a lot for parking commercial vehicles like trucks). This land use is not permitted in the MF-2(A) zoning.

The change is appropriate to help maintain the long term vision for City Residential. MF-2(A) standards are well suited to the site and placetype.

The application of an SUP for the parking is appropriate as a temporary use while the area transitions to a denser area to promote walkability but may need retail supporting parking in the interim. Limits placed on this use by the PD and SUP make the use appropriate as a secondary use within the placetype.

Development Standards:

The following is a comparison chart of the development standards for the current MF-2(A) District.

District	Setback		Density	Height	Lot Cvrg	Special Standards
	Front	Side/Rear				
Existing MF-2(A)	15'	15' adjacent to residential OTHER: 10' 0' commercial parking lot use, with buffering	No max.	36' 45' for multifamily	60% res 50% nonres	

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. For the commercial parking lot use, landscaping must be provided in accordance with the site plan. The site plan calls for existing trees to be preserved along the perimeter of the property.

Parking:

There is no parking requirement for the commercial parking lot or garage use. The site plan depicts 15 spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local

experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "C" MVA area.

List of Partners

Owner and Applicant: 1410 N Fitz, LLC

Mohsen Heidari, Managing Member/Property Owner

Draft CPC Action December 4, 2025

Motion: It was moved to recommend **approval** of 1) a new planned development district and 2) a new specific use permit for commercial parking lot or garage uses, on property zoned MF-2(A) Multifamily District, on the southeast line of Virginia Avenue and the southwest line of N. Fitzhugh Avenue.

Maker: Hall
Second: Coffman
Result: Carried: 13 to 0

For: 13 - Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Konce, Housewright, Kocks, Coffman,
Hall, Kingston

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

Notices: Area: 500 Mailed: 99
Replies: For: 1 Against: 0

Speakers: None

Proposed PD Conditions

Planned Development District

Article ____

SEC. S____. 101 LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____ passed by the Dallas City Council on _____. (Ord. _____)

SEC. S____. 102 PROPERTY LOCATION AND SIZE.

PD District ____ is established on property located along the south line of Virginia Avenue, west of Fitzhugh Avenue. The size of PD District ____ is approximately 0.2 acres. (Ord. _____)

SEC. S____. 103 DEFINITIONS AND INTERPRETATIONS.

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

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

SEC. S____. 104 EXHIBITS.

The following exhibit is incorporated into this article:

Exhibit S-_____: SUP site/landscape plan

SEC. S____. 105 DEVELOPMENT

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, landscape plan, site analysis plan, conceptual plan, development schedule do not apply.

(b) For a commercial parking lot, development and use of the Property must comply with an approved Exhibit ____:SUP site/landscape plan. In the event of a conflict between the text of this article and the approved plans, the text of this division controls.

SEC. S____. 106 MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those uses permitted in the MF-2(A) District, subject to the same conditions applicable in the MF-2(A) District. For example, a use permitted in the MF-2(A) District only by specific use permit (SUP) is permitted in those districts only by SUP, and a use subject to development impact review (DIR) in the MF-2(A) District is subject to DIR in that district.

(b) The following additional main uses are permitted:

-- Commercial parking lot. (SUP)

SEC. S____. 107 ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict 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. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. S____. 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) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) District apply.

(b) Commercial parking lot.

1) Front yard. 15 feet

2) Side and rear yard.: No minimum side or rear yard.

3) Floor area ratio. None.

4) Lot coverage. None.

SEC. S____. 109 Landscaping.

Except for a commercial parking lot or garage use, landscaping is required per Article X, as amended.

SEC. S____. 101 Commercial Parking Lot.

- (a) All outdoor lighting fixtures must be shielded and directed down and away from the south, east and west property lines.
- (b) Landscaping shall be provided as shown on Exhibit ____.
- (c) All plant materials must be maintained in healthy, growing conditions.

SEC. S____. 111 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S____. 112 ADDITIONAL PROVISIONS.

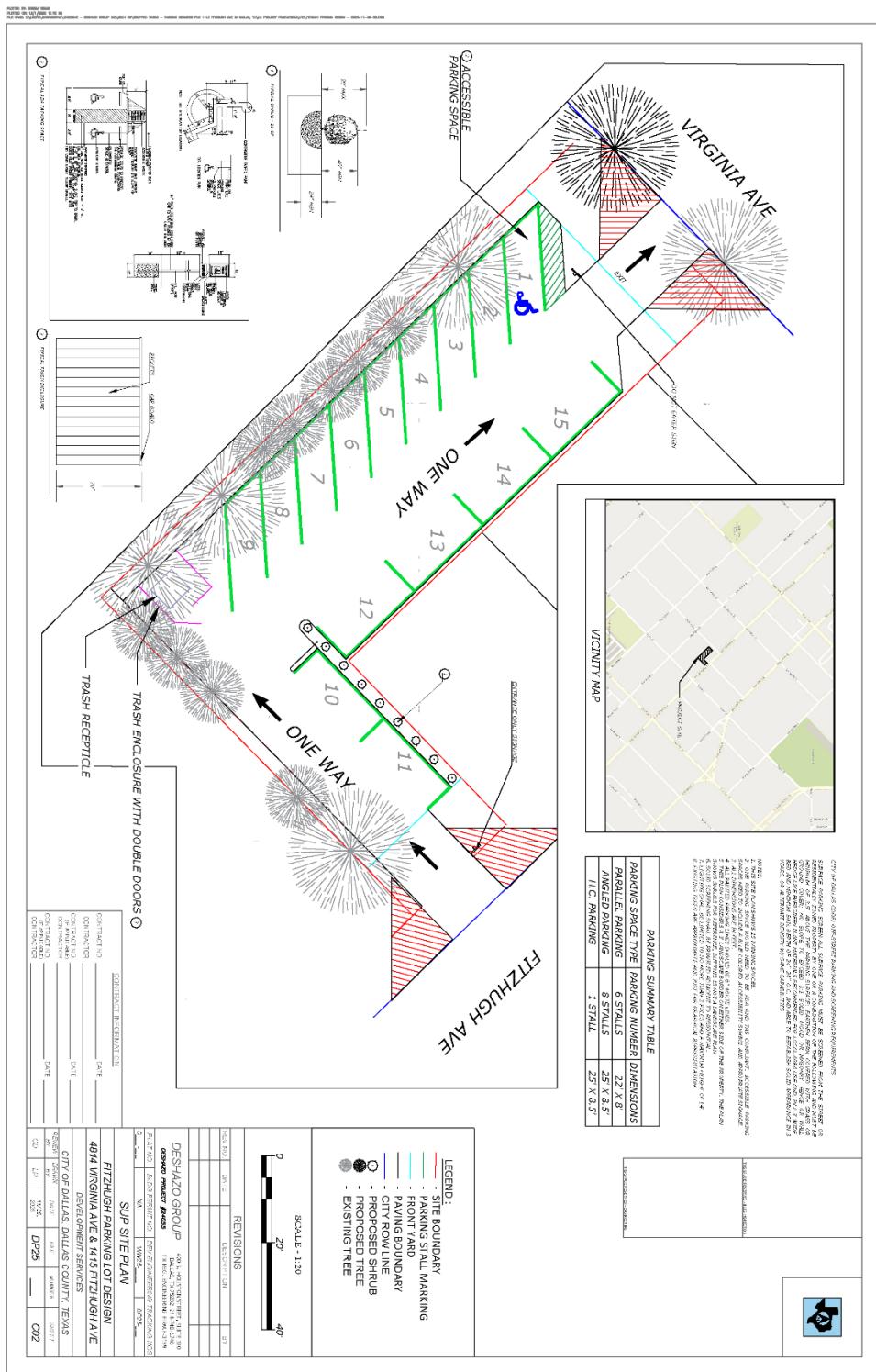
- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. S____. 113 COMPLIANCE WITH CONDITIONS.

Except as provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be in accordance with standard city specifications, and completed to the satisfaction of the city. Parking areas may be compacted stone and gravel.

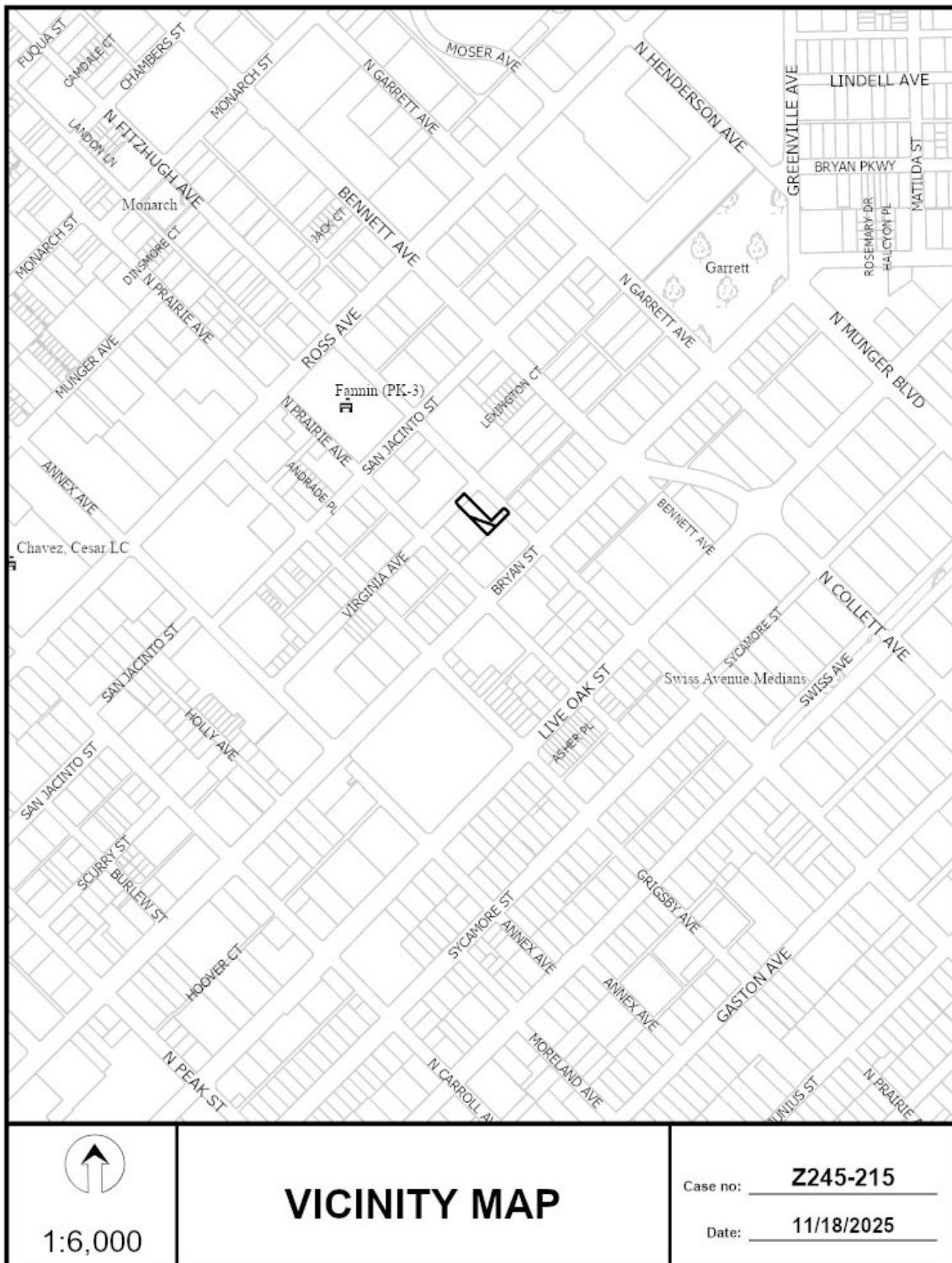
The building official shall not issue a building permit or a certificate of occupancy for a use in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

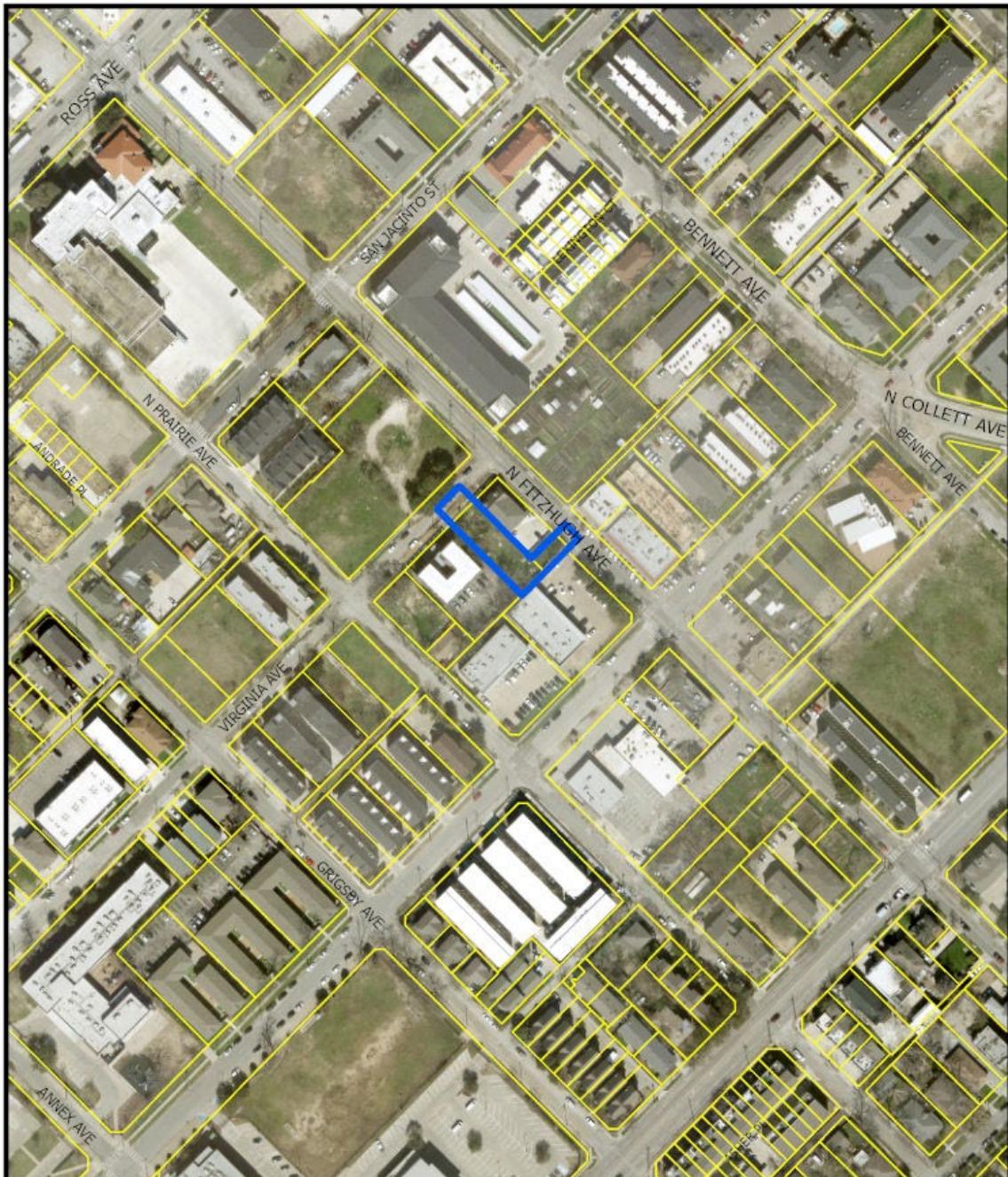
PROPOSED SUP SITE PLAN



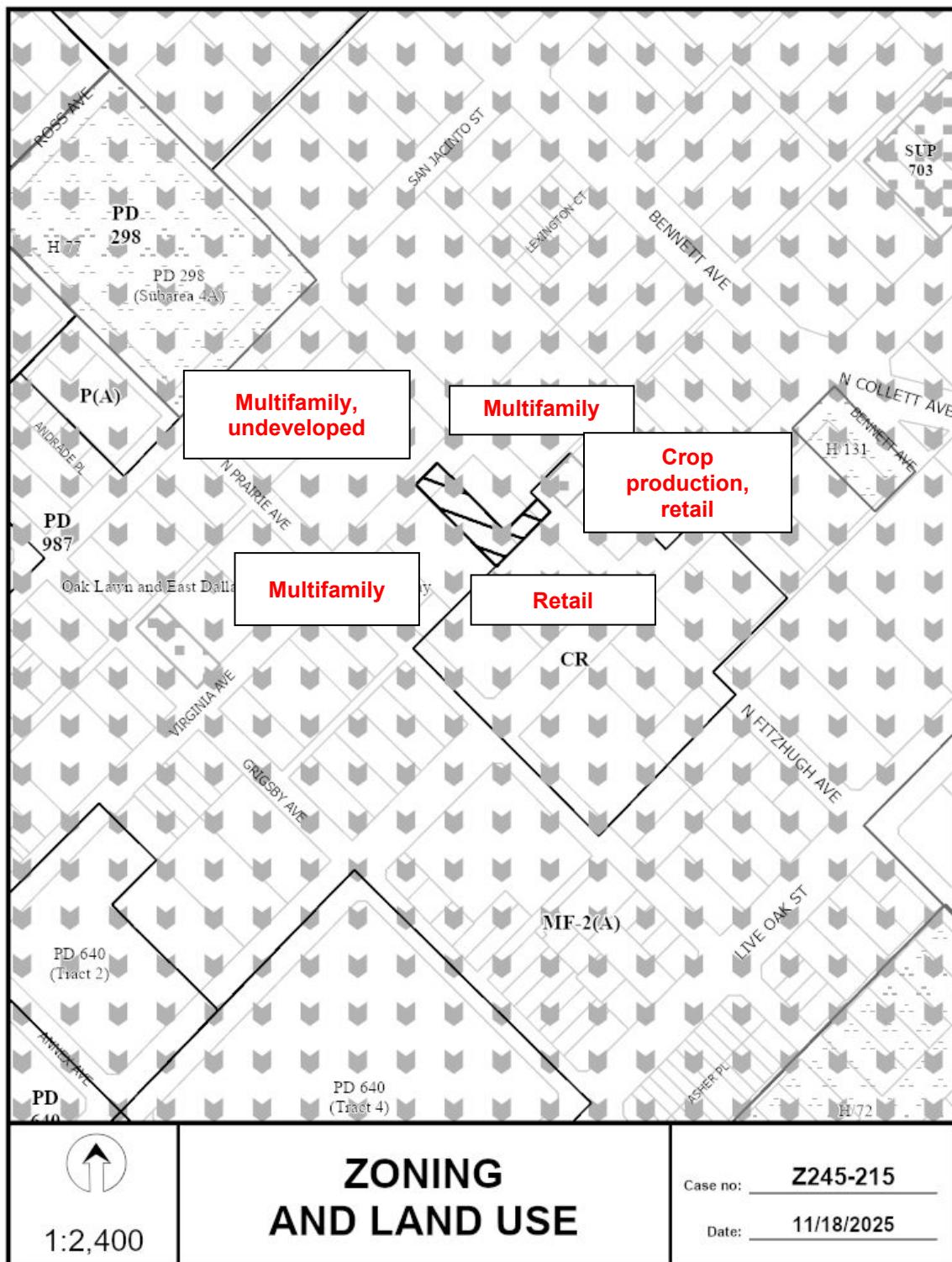
PROPOSED SUP CONDITIONS

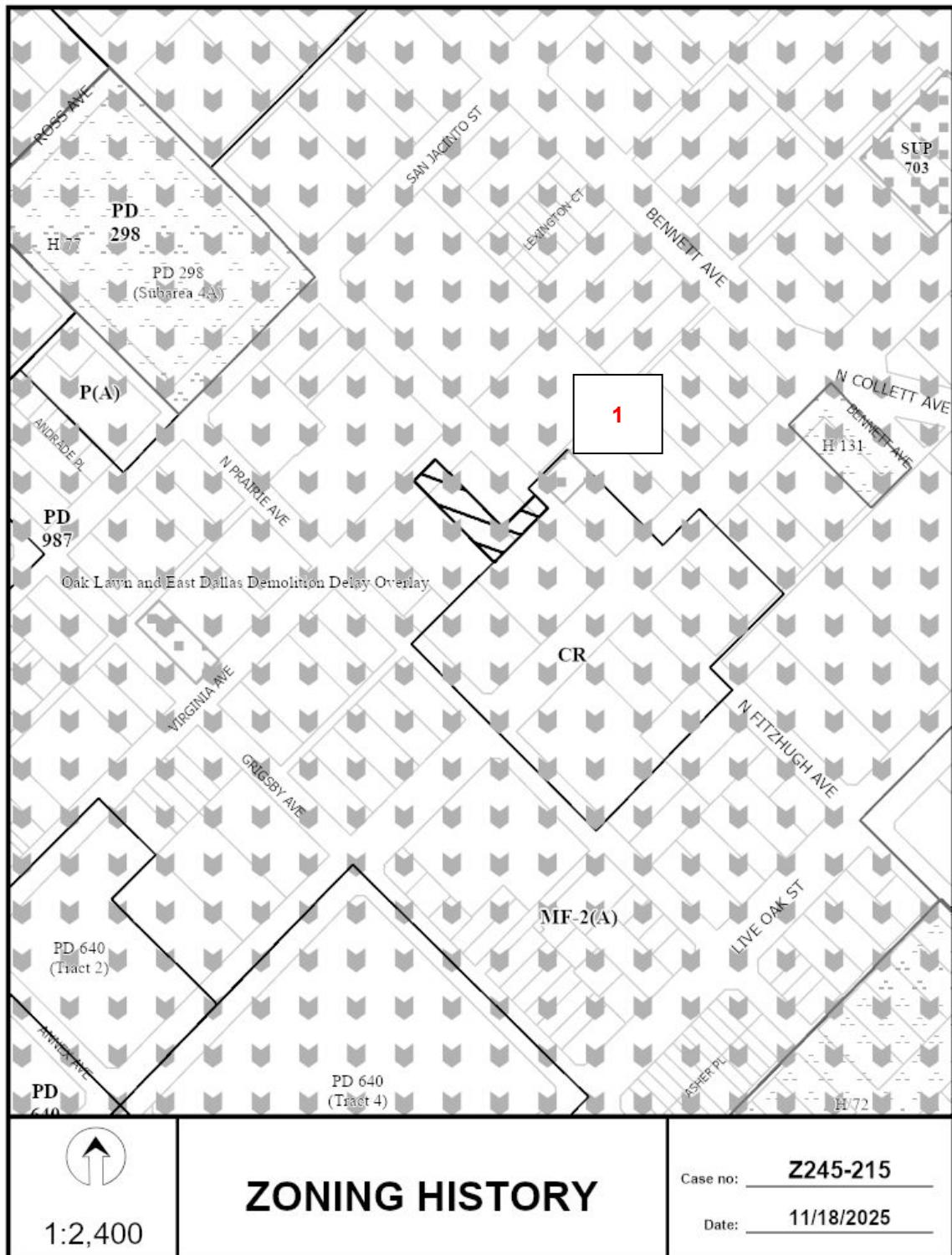
1. USE: The only use authorized by this specific use permit is a commercial parking lot.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires _____ (5 years from the date of passage).
4. LANDSCAPING: Landscaping must be provided and maintained as shown on Exhibit _____ attached.
5. OUTDOOR SPEAKERS: Prohibited.
6. INGRESS/EGRESS: Ingress is only permitted from Fitzhugh Avenue, and egress is only permitted onto Virginia Avenue.
7. NONSTANDARD PAVING MATERIALS: Required and must be approved by the director of transportation and public works.
8. LIGHTING: Lighting shall be provided but shall not exceed three (3) poles and shall not exceed a height of fourteen feet (14').
9. SOLID SCREENING: Required adjacent to residential uses.
10. PARKING: Parking must be located as shown on the attached site plan.
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. 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.

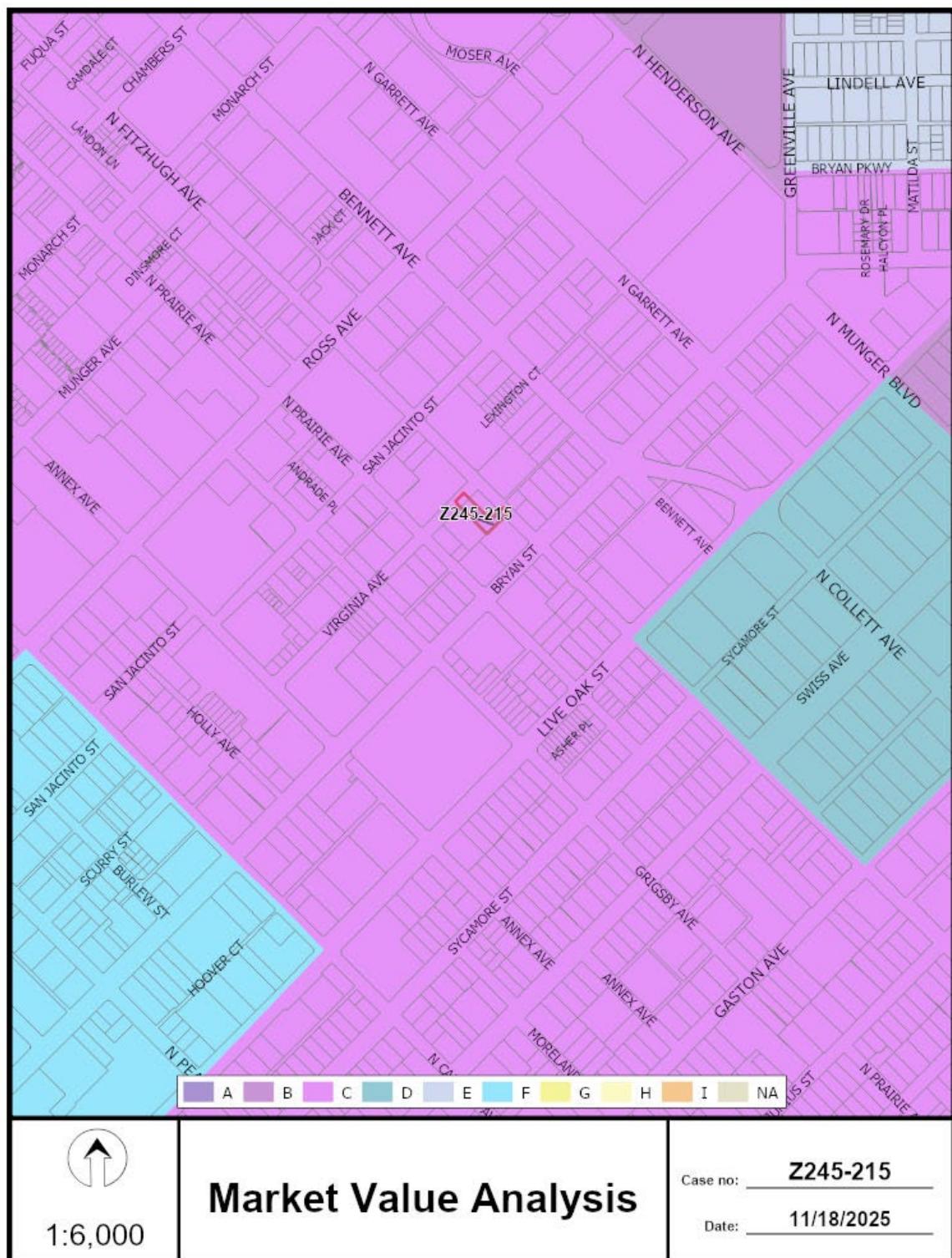




 1:2,400	AERIAL MAP	Case no: <u>Z245-215</u>
		Date: <u>11/18/2025</u>









99 Property Owners Notified (86 parcels)

1 Replies in Favor (1 parcel)

0 Replies in Opposition (0 parcels)

500' Area of Notification

12/4/2025 Date

Z245-215

CPC



1:2,400

12/03/2025

Reply List of Property Owners**Z245-215****99 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
1	1410	N FITZHUGH AVE	1410 N FITZ LLC
2	4717	SAN JACINTO ST	Dallas ISD
3	4919	SAN JACINTO ST	SUNNYTEX HOLDINGS LLC
4	5003	BRYAN ST	5003 BRYAN SPE LLC
5	1415	BENNETT AVE	1415 BENNETT LLC
6	1417	BENNETT AVE	ALL COOL HVAC LLC
7	4931	BRYAN ST	BRYNIUS LLC
8	4921	BRYAN ST	YOUNG ALEXANDER C
9	4911	BRYAN ST	MISSIONARY CH OF THE
10	4907	BRYAN ST	4907 BRYAN LLC
11	4901	BRYAN ST	JIMMYS FOOD STORE LAND
12	4916	SAN JACINTO ST	SAN JACINTO PORTFOLIO LLC
13	1429	BENNETT AVE	Taxpayer at
14	1421	BENNETT AVE	GONZALEZ JUAN P & CATALINA
15	1519	N FITZHUGH AVE	JUREK PROPERTIES LTD
16	1511	N FITZHUGH AVE	FITZHUGH AVE INVESTMENTS II LLC
17	4818	VIRGINIA AVE	ALLEO HOLDINGS CORPORATION
18	4806	VIRGINIA AVE	VARAAHI 4806V LLC
19	1412	N PRAIRIE AVE	BENAVIDES TERESA MORONES
20	4800	VIRGINIA AVE	Taxpayer at
21	4702	SAN JACINTO ST	GUERRERO GUADALUPE
22	4708	SAN JACINTO ST	633 ARLINGTON LLC
23	4714	SAN JACINTO ST	LOPEZ ASUNCION & MARIA
24	4720	SAN JACINTO ST	JANSKY JONATHAN
25	4701	VIRGINIA AVE	LAND LINK REALTY LLC
26	4713	VIRGINIA AVE	ISAMBARD INVESTMENTS TRUST

12/03/2025

Reply	Label #	Address	Owner
	27	4714 VIRGINIA AVE	YELPERT PROPRIETARY LTD TRUSTEE
	28	4720 VIRGINIA AVE	ISAMBARD INVESTMENT TRUST
	29	4717 BRYAN ST	NGUYEN HENRY LE & JENNIFER
	30	4822 BRYAN ST	4822 BRYAN ST LLC
	31	4812 BRYAN ST	CIRCLE PARK TEXAS II LLC
	32	1315 N FITZHUGH AVE	GARDENERS IN COMMUNITY DEVELOPMENT
	33	1316 N PRAIRIE AVE	GARCIA LUIS ESTEBAN &
	34	1312 N PRAIRIE AVE	AHC SL I LP
	35	1307 N FITZHUGH AVE	GARDENERS IN COMMUNITY DEVELOPMENT
	36	4909 LIVE OAK ST	CGO LIVE OAK OWNER LLC
	37	1318 N FITZHUGH AVE	LOPEZ JOSE LUIS
	38	4928 BRYAN ST	ORANGE GATES LLC
	39	4908 BRYAN ST	PRICE CHARLES R
	40	4900 BRYAN ST	HEMANI ABBAS A
	41	1602 ANDRADE PL	BELLA VISTA GUADALUPE LLC
	42	1614 N FITZHUGH AVE	24 LYDIA LLC
	43	4959 LEXINGTON CT	PATEL TRUSA REVOCABLE TRUST
	44	4951 LEXINGTON CT	TREMBERT ZEPHYR &
	45	4943 LEXINGTON CT	LAMARCA JAMES &
	46	4935 LEXINGTON CT	JORDAN JOSHUA L
	47	4927 LEXINGTON CT	HANCHIN JACQUELINE TATE
	48	4919 LEXINGTON CT	KILBY RINA P
	49	4911 LEXINGTON CT	SARIPELLA VENKATA & RADHIKA
	50	4903 LEXINGTON CT	BARNES JASON KEVIL
	51	4952 LEXINGTON CT	MACFARLANDHAYDEN CATHERINE F
	52	4944 LEXINGTON CT	ENIGBOKAN BABAFEMI
	53	4936 LEXINGTON CT	LEYVA BRENDA OLVERA
	54	4928 LEXINGTON CT	RAZZAK NAZMA
O	55	4920 LEXINGTON CT	GIRIBALDO BRYAN A &
	56	4912 LEXINGTON CT	BHATNAGAR VAIBHAV V

12/03/2025

Reply	Label #	Address	Owner
57	4904	LEXINGTON CT	CHIN YEWMIN KENT
58	1500	N FITZHUGH AVE	AHC FITZHUGH II LP
59	1416	N FITZHUGH AVE	GARDENERS IN COMMUNITY
60	4801	BRYAN ST	P & R REAL ESTATE LLC
61	4823	BRYAN ST	P&R REAL ESTATE LLC
62	4718	BRYAN ST	AHC BRYAN LP
63	1332	GRIGSBY AVE	HARTLINE RONALD LYNN
64	4924	BRYAN ST	OUR FRIENDS PLACE
65	4901	LIVE OAK ST	AHC COLLECTION I LP
66	1430	GRIGSBY AVE	WILLIS AUDREY
67	1430	GRIGSBY AVE	CORTEZ JORGE
68	1430	GRIGSBY AVE	DAYS WADE EVERETT &
69	1430	GRIGSBY AVE	BRYAN HEIGHTS DEVELOPMENT LLC
70	1430	GRIGSBY AVE	CLAYSON CHELSEA L &
71	1460	GRIGSBY AVE	HILLER GENEVIEVE GRACE
72	1460	GRIGSBY AVE	WASHINGTON MICHELLE
73	1460	GRIGSBY AVE	NEUMANN CHARLES
74	1460	GRIGSBY AVE	RAMILLER JOHN &
75	4705	BRYAN ST	MAJOR ANDREW CHARLES
76	4705	BRYAN ST	LLOYD SCOTT D &
77	4705	BRYAN ST	CATOVIC TARIK
78	4705	BRYAN ST	MACEDO SELENE AGUILERA
79	4705	BRYAN ST	CHO PETER
80	4709	BRYAN ST	GUJJARI RAJESH & HEMALATHA
81	4709	BRYAN ST	GONZALEZ AURA
82	4709	BRYAN ST	JEYARAMAN VENKATRAMANAN
83	4709	BRYAN ST	KARRA SRINIVAS
84	4709	BRYAN ST	PETTIPHER KYLE RAY
85	4713	BRYAN ST	GOODMAN JANE &
86	4713	BRYAN ST	SHAW BRYAN GERARD
87	4713	BRYAN ST	MUSSER HAYES
88	4713	BRYAN ST	BOYLE TALMA

12/03/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4713	BRYAN ST	STOMBAUGH MICHAEL
90	4808	SAN JACINTO ST	4808SANJACINTO LLC
91	4710	VIRGINIA AVE	AHERN DILLON JAMES &
92	4710	VIRGINIA AVE	SAMES LINDSAY
93	4710	VIRGINIA AVE	TESTUT SABRINA
94	4710	VIRGINIA AVE	BONO HOLLY
95	4706	VIRGINIA AVE	NGUYEN PETER MINH
96	4706	VIRGINIA AVE	AMASHA BIANCA ALAKE &
97	4706	VIRGINIA AVE	HORNER CHRISTOPHER
98	4706	VIRGINIA AVE	UMBRAJE JACOB TYLER
99	4706	VIRGINIA AVE	FABICK JACK F JR