

FILE NUMBER: Z-25-000201 **DATE FILED:** December 24, 2025

LOCATION: Northwest line of Louise Avenue, between Malcolm X Boulevard, I-45 Expy., and E R. L. Thornton Fwy

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 3.08 acres **CENSUS TRACT:** 481130204002

REPRESENTATIVE: Robert Baldwin / Baldwin Associates

OWNER: Central Dallas Community Development Corporation

APPLICANT: Joseph Dingman

REQUEST: An application for MU-2 Mixed-Use District on property zoned MU-1 Mixed-Use District and IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow the Louise parcel to be developed commensurate with the existing multifamily development under uniform zoning.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned MU-1 and IM and developed with a multifamily development and vacant land, approx. three acres in area.
- The purpose of the request is to rezone MU-2 to allow the Louise parcel, currently zoned IM Industrial Manufacturing, to be developed commensurate with, and included in, the existing development.
- In 2017, the property was redeveloped into multifamily dwelling units, and on October 24, 2005 the City issued a certificate. According to the Posse permit application, rezoning from IM to MU-1 was approved on May 7th, 2007.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Louise Avenue	Local Street	
Malcolm X Boulevard	Community Collector	60' / M-4-U
Hwy 75	HWY	Over 100'
I-30 Highway	HWY	Over 100'

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 to review engineering plans at the permitting stage to ensure compliance with city standards.

Transit Access:

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

Bus routes:
Route 1, 214, & 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 rezone to MU-2 Mixed-Use district is generally **consistent** with Forward Dallas 2.0. MU-2 Mixed-Use Development is identified as a primary use within the **Community Mixed-Use** placetype. The site is adjacent to more intense uses within the IM Industrial Manufacturing District and PD 317 to the southwest; PD 317 and PD 269 to the northwest; IM Industrial Manufacturing District, PD 269, and PD 841 to the northeast; and PD 841 and PD 346 to the southeast. The site is within a half mile of several bus routes, as indicated above. The proposed mixed-use development would provide the community with additional dwelling units, as needed in this area of town. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

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 combine housing, retail, and office spaces to serve multiple neighborhoods. Located along transit corridors, these areas prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.



- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing District/ MU-1 Mixed-Use District	Multifamily
Northwest	IM Industrial Manufacturing District, PD269 and PD 841	Brewery, restaurants, bar apartments
Northeast	PD 317 and PD 269	Vacant, apartments, Government /Institution, Tow-storage

Southwest	IM Industrial Manufacturing District and PD 317	Produce warehouses, industrial & vacant lots
Southeast	PD 841 and PD 346	Government /Institution

Land Use Compatibility:

The area of request is currently zoned MU-1 Mixed-Use District and IM Industrial Manufacturing District. The site is developed with a gated multi-structured dwelling unit, with open space, and surface parking outside the gated area (approximately 3.089 acres in size).

The proposed rezoning to the MU-2 Mixed-Use district is consistent with the Forward Dallas 2.0 future land use plan and is less intense than the surrounding land uses in the northwest. The site is adjacent to more intense uses within the IM Industrial Manufacturing District and PD 317 to the southwest; PD 317 and PD 269 to the northwest; IM Industrial Manufacturing District, PD 269, and PD 841 to the northeast; and PD 841 and PD 346 to the southeast. The site is within half a mile of several bus routes and adjacent to I-30 and Highway 75, which means the development would prioritize walkability, community interaction, and access to essential services, creating vibrant and inclusive spaces.

The site is surrounded by uses to the northeast, including vacant lots, apartments, government/institutional, a towing company, and industrial uses, all within PD 841, IM, and PD 346 districts; to the northwest, the site is surrounded by Brewery, restaurants, and bar apartments uses, which are within IM Industrial Manufacturing District, PD269, and PD 841 Zoning districts; to the southwest the site is surrounded by produces warehouses, industrial & vacant lots uses within IM Industrial Manufacturing District and PD 317 zoning districts; and to the southeast the site is adjacent to Government / Institution uses within the PD 841 and PD 346 zoning districts. Therefore, due to the compatible and less proposed intensive use, staff finds the applicant’s requested MU-2 District and proposed multifamily use to be appropriate and compatible with the surrounding area.

Staff supports the applicant’s request and finds the proposed rezoning from an MU-1 Mixed-Use District and IM Industrial Manufacturing District to an MU-2 District to be appropriate for this area that has pre-existing residential uses, within the site, similar or more intense uses, and a high number of vacant lots adjacent to the site. This compatibility is further reflected in the comparison of development standards in the table below.

Development Standards:

The following is a comparison chart of the development standards for the current MU-1 Mixed-Use District and IM Industrial Manufacturing District, the proposed MU-2 Mixed Use District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IM	15'	30' adjacent to res OTHER: No min.	2.0 FAR overall 0.75 office/retail 0.5 retail/personal	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, office & retail.
Existing: MU-1	15'	20' adjacent to res OTHER: No min.	1.6 FAR base 0.6 retail. + bonus for res	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Proposed: MU-2	15'	20' adjacent to res OTHER: No min	2.0 FAR base 1.8 Residential. 0.7 retail + bonus for res	135' 90' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

Land Use Comparison:

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 as applicable

	Existing	Existing	Proposed
Use	IM	MU-1	MU-2
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•

	Existing	Existing	Proposed
Use	IM	MU-1	MU-2
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	R		
Bus or rail transit vehicle maintenance or storage facility	R		
Catering service	•	•	•
Commercial cleaning or laundry plant	R		
Custom business services	•	•	•
Custom woodworking, furniture construction, or repair	•		
Electronics service center	•	•	•
Job or lithographic printing	R		
Labor hall	•/S	S	S
Machine or welding shop	R		
Machinery, heavy equipment, or truck sales and services	R		
Medical or scientific laboratory	•	S	•
Technical school	•		
Tool or equipment rental	•		•
Vehicle or engine repair or maintenance	•		
INDUSTRIAL USES			
Alcoholic beverage manufacturing	R		
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)	•		
Industrial (inside) for light manufacturing	•		
Industrial (outside)	•		
Medical/infectious waste incinerator	S		
Metal salvage facility			
Mining			
Municipal waste incinerator	S		
Organic compost recycling facility	S		
Outside salvage or reclamation			
Pathological waste incinerator	S		
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	•	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	•	•
Church	•	•	•

	Existing	Existing	Proposed
Use	IM	MU-1	MU-2
College, university, or seminary	•	•	•
Community service center	•	S	S
Convalescent and nursing homes, hospice care, and related institutions		R	•
Convent or monastery		•	•
Foster home		•	•
Halfway house			S
Hospital	R	S	S
Library, art gallery, or museum		•	•
Open enrollment charter school or private school	S	S	S
Public school, other than an open-enrollment charter school	S	R	R
LODGING USES			
Extended stay hotel or motel	S	S	S
Hotel or motel	R	R/S	R
Lodging or boarding house	•		
Overnight general-purpose shelter	•*		•*
Short-term rental lodging			•
MISCELLANEOUS USES			
Attached non-premise sign	S	S	S
Carnival or circus (temporary)	[Special]	[Special]	[Special]
Hazardous waste management facility	•		
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S		S
Financial institution without a drive-in window	•	•	•
Financial institution with a drive-in window	R	D	D
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		•	

	Existing	Existing	Proposed
Use	IM	MU-1	MU-2
Manufactured home park, manufactured home subdivision, or campground			
Multifamily		•	•
Residential hotel		•	•
Retirement housing		•	•
Single family		•	
RETAIL AND PERSONAL SERVICE USES			•
Alcoholic beverage establishments.	•	•	•
Ambulance service			
Animal shelter or clinic without outside runs	•	R	R
Animal shelter or clinic with outside runs	•/S		
Auto service center	R	R	R
Business school	•	•	•
Car wash	R	R	R
Commercial amusement (inside)	• / S	• / S	• / S
Commercial amusement (outside)		S	S
Commercial motor vehicle parking	•/S		
Commercial parking lot or garage	R	R	R
Convenience store with drive-through	S		S
Drive-in theater			
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		•	•
General merchandise or food store 100,000 square feet or more.		S	S
Home improvement center, lumber, brick, or building materials sales yard	R		
Household equipment and appliance repair	•		•
Liquor store		•	•
Mortuary, funeral home, or commercial wedding chapel.		•	•
Liquefied natural gas fueling station	•/S		
Motor vehicle fueling station	•	•	•
Nursery, garden shop, or plant sales		•	•
Outside sales			
Paraphernalia shop	S	S	S
Pawn shop	•		S
Personal service use	•	•	•

	Existing	Existing	Proposed
Use	IM	MU-1	MU-2
Restaurant without drive-in or drive-through service	R	R	R
Restaurant with drive-in or drive-through service	D	D	D
Surface parking			
Swap or buy shop		S	S
Taxidermist	•		
Temporary retail use	•	•	•
Theater	•	•	•
Truck stop	S		
Vehicle display, sales, and service	R		
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R		
Heliport	R		
Helistop	R		S
Railroad passenger station	S		S
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)	S		
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S/CR	S/CR	S/CR
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•	•	•
Electrical generating plant			
Electrical substation	•	•	•
Local utilities	•/S/R	•/S/R	•/S/R
Police or fire station	•	•	•
Post office	•	•	•
Radio, television, or microwave tower	R	•	•
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	•	•	•
Utility or government installation other than listed	S	•/S	•/S
Water treatment plant	S		
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building a mover's temporary storage yard			
Contractor's maintenance yard			

	Existing	Existing	Proposed
Use	IM	MU-1	MU-2
Freight terminal	R		
Livestock auction pens or sheds			
Manufactured building sales lot	R		
Mini warehouse	•	S	S
Office showroom/warehouse	•		
Outside storage	R		
Petroleum product storage and wholesale			
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			
Trade center	•		
Vehicle storage lot			
Warehouse	R		

Landscaping:

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

Parking:

The Dallas Development Code requires developments of 200 or more dwelling units to provide a minimum of one parking space per dwelling unit. Developments between 21 and 199 dwelling units required ½ parking space per dwelling unit. Developments of 20 dwelling units or fewer, no minimum parking required. Areas for anticipated loading and short-term drop-off and pickup, and relevant building components such as the freight elevator, must be identified during permitting. For developments of 150 dwelling units or more: Minimum 1 loading space of medium size. No minimum parking required when providing mixed-income units.

Other proposed uses allowed under the Mixed Use district would require compliance with the parking reform development Code depending on the use proposed

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed MU-2 Mixed Use District.

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 a “C” MVA area, as well as the surrounding properties. The properties north and across I-30 Highway are within the “F” MVA area.

LIST OF OFFICERS

Central Dallas Community Development Corporation

Directors

Robert "Bob" Voelker

Kris Oliver

Larry M. James

Edd Eason

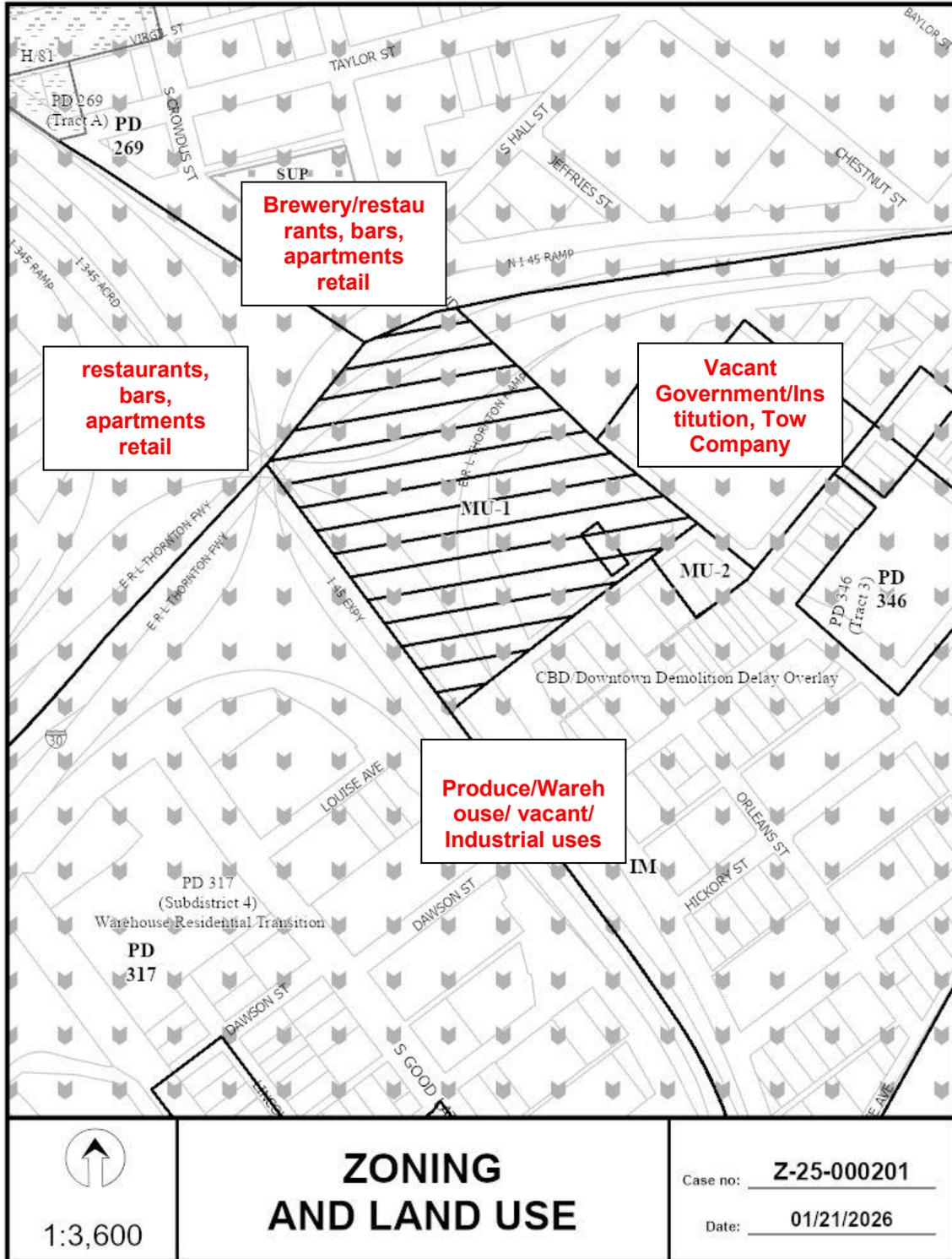
Jamie Zachary

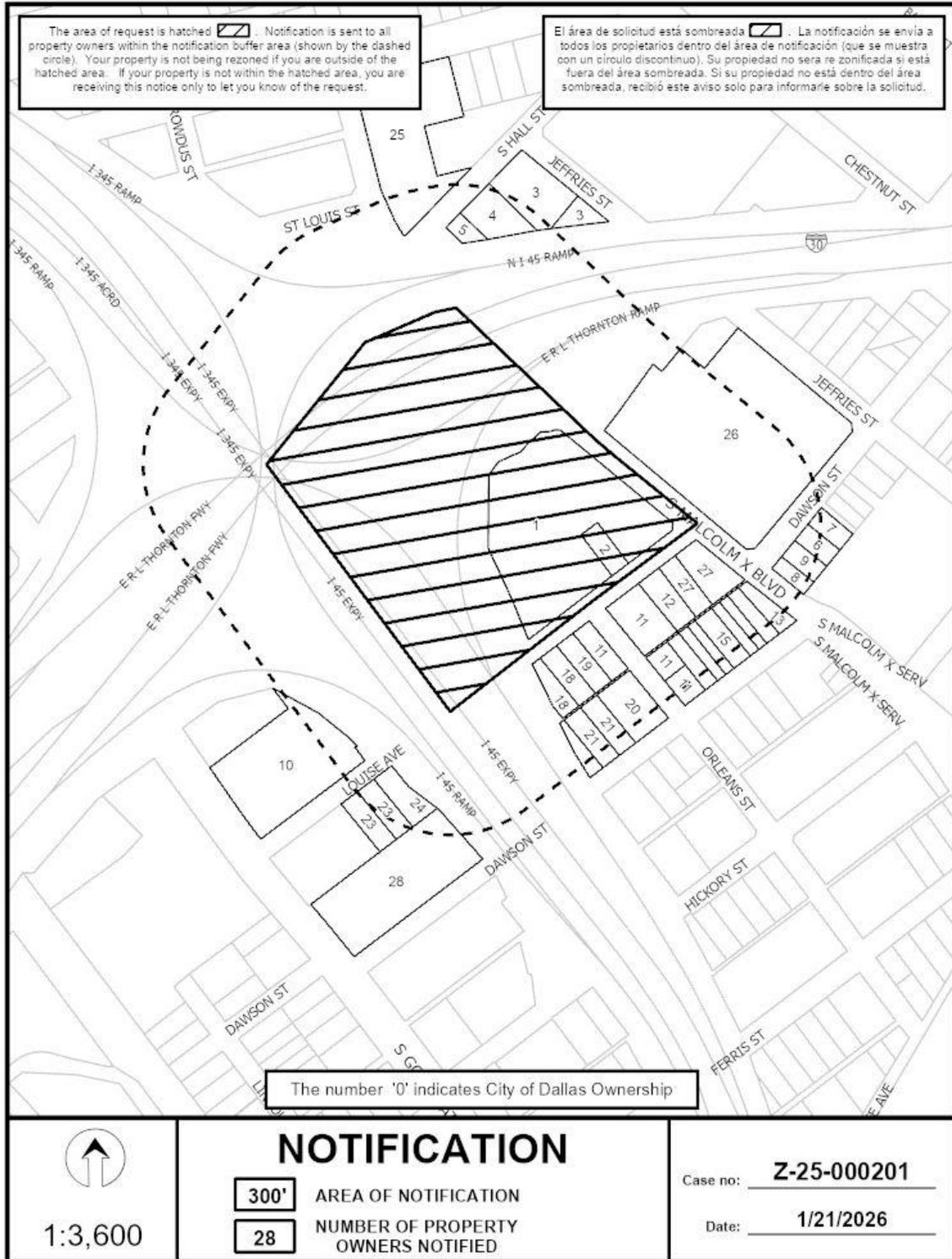
Registered Agent

Joseph Dingman



 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000201</u> Date: <u>01/21/2026</u>
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01/21/2026

Notification List of Property Owners***Z-25-000201******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1625 S MALCOLM X BLVD	CITY SQUARE HOUSING
2	2705 LOUISE AVE	COTTAGES AT HICKORY CROSSING LLC
3	514 S HALL ST	3800 COLONIAL BLVD LLC
4	528 S HALL ST	PETER NEELY COMPANY LLC
5	530 S HALL ST	PATRICK REALTY CORP
6	2808 DAWSON ST	RAMIREZ HERMAN
7	2812 DAWSON ST	GARCIA FRED
8	2800 DAWSON ST	AUSTIN STREET CENTER
9	2804 DAWSON ST	SERRANO ROSEMARY RODRIGUEZ
10	1600 S GOOD LATIMER EXPY	BRIDGFORD DISTRIBUTING CO
11	1702 ORLEANS ST	AMCHANCE LLC
12	2708 LOUISE AVE	AMCHANCE LLC
13	2723 DAWSON ST	JONES BERNICE
14	2717 DAWSON ST	PEREZ BLAS & ASUNCION
15	2713 DAWSON ST	LARA FRANCISCO FLORES
16	2711 DAWSON ST	Taxpayer at
17	2709 DAWSON ST	Taxpayer at
18	2620 LOUISE AVE	ORCHARD JAMES WILLIAM
19	2628 LOUISE AVE	STEADHAM WANDA GAIL
20	2633 DAWSON ST	ORCHARD JAMES W III
21	2625 DAWSON ST	MIDDLE MILE INFRASTRUCTURE LLC
22	2617 DAWSON ST	TAXCO INVESTMENTS INC
23	2522 LOUISE AVE	SCP OI GOOD LATIMER OZ OWNER
24	2528 LOUISE AVE	SCP &
25	2916 TAYLOR ST	SL4 DEEP ELLUM LP
26	1610 S MALCOLM X BLVD	FIRST PRESBYTERIAN CHURCH OF DALLAS

Z-25-000201(OA)

01/21/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2712 LOUISE AVE	TEOF
28	1718 S GOOD LATIMER EXPY	SCP OI GOOD LATIMER OZ OWNER