

FILE NUMBER: Z-25-000129 **DATE FILED:** September 12, 2025
LOCATION: Southwest line of Mohawk Dr southeast of Empire Central Pl.
COUNCIL DISTRICT: 2
SIZE OF REQUEST: 7,405 sqft **CENSUS TRACT:** 48113000409

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: Jose Valles

REQUEST: An application for an amendment to deed restrictions DR Z189-166 on property zoned MU-1 Mixed Use District with deed restrictions DR Z189-166.

SUMMARY: The purpose of the request is to allow duplex uses and to add design standards to the existing deed restrictions.

STAFF

RECOMMENDATION: Approval of an amendment to deed restrictions [Z189-166] volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned MU-1 Mixed Use District with deed restrictions Z189-166.
- This lot has frontage on Mohawk Drive.
- The site was rezoned from IR Industrial Research District to MU-1 with deed restrictions in 2019. The adjacent property to the northwest, under the same ownership, underwent a similar rezoning in 2024. However, that site had additional deed restrictions which included some design considerations.

Zoning History:

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

1 Z234-247: On December 11, 2024 City Council moved to approval an application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the southwest line of Mohawk Dr southeast of Empire Central Pl. [Adjacent lot]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Mohawk Dr	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. Currently, the applicant does not propose any new construction. Staff will review engineering plans at permitting to comply with city standards.

Transit Access:

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

207, 213

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 Placetype(s) Community Mixed Use

- 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.

Primary:

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

Supporting:

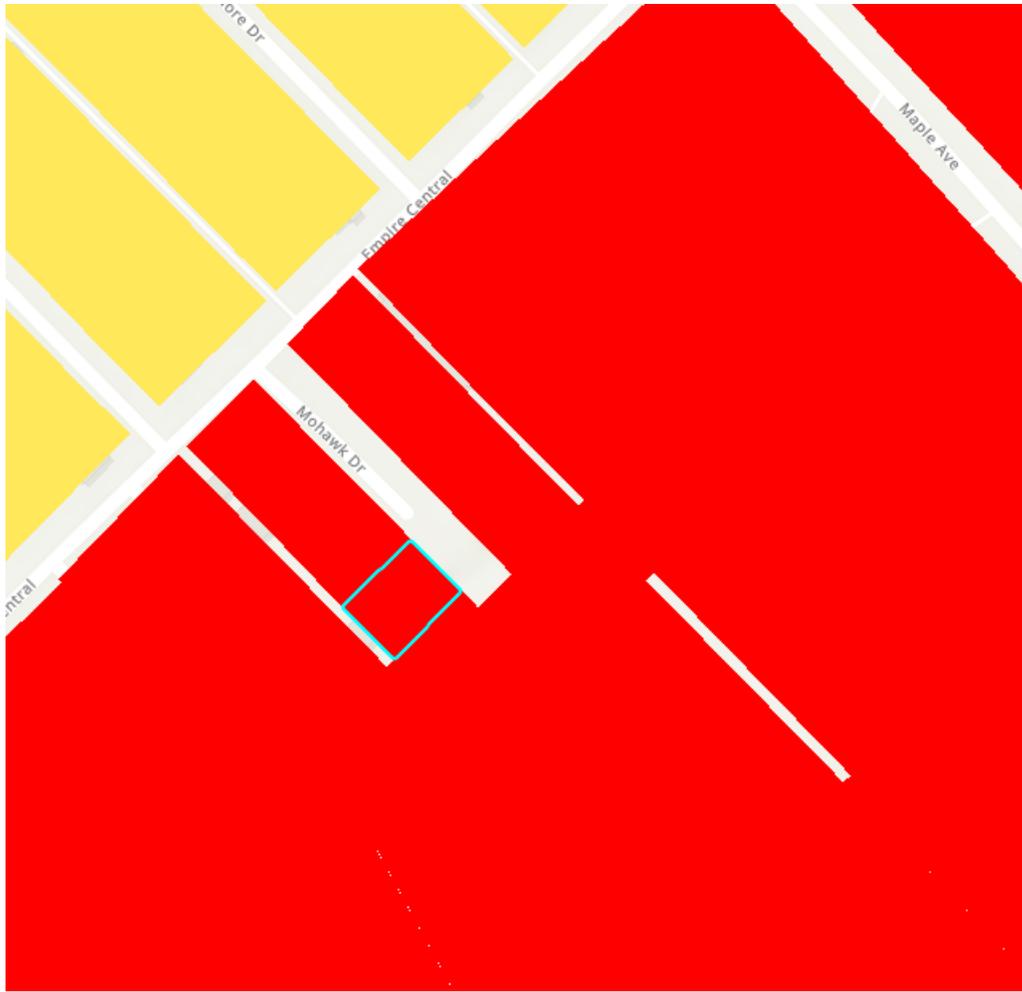
- Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial

Consistency Review Recommendation

In alignment with the Community Mixed Use place type, the change would be appropriate to both diversify the uses in the immediate area, but also to meet the Placetype Application principles.

- CM A-2
 - Properties without structures on them or without active land uses, such as parking lots, provide opportunities for redevelopment for mixed-use and residential structures providing housing and housing choice in and around our neighborhoods.
- CM Urban Design Elements and Strategies 1:
 - Design ground-floor building facades with a high degree of transparency and locate doorways along primary routes to foster a vibrant pedestrian environment.

The standards proposed by the applicant further the urban design and land use goals of the Comprehensive Plan and the Community Mixed Use placetype.



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	MU-1 Mixed Use District with DR Z189-166	Undeveloped
Northwest	MU-1 Mixed Use District with DR Z234-247	Undeveloped
Northeast	IR Industrial Research District	Undeveloped
Southeast	PD 759, Subdistrict 2B	Single family
Southwest	PD 759, Subdistrict 2B	Single family

Land Use Compatibility:

The area of request is currently undeveloped. Directly to the northwest is an undeveloped lot also zoned MU-1 with deed restrictions, under the same ownership. Further northwest, there are single family uses. Across Mohawk to the northeast, there are undeveloped lots zoned IR. To the southwest and southeast, there is multifamily and associated surface parking within PD 759.

The change to permit duplex uses, in addition to the already permitted uses, is appropriate for the surrounding pattern, and with the Comprehensive Plan goals. The design regulations of this site would be consistent with those to the northwest, and help transition the area to a cohesive walkable and mixed use character.

The change would also prohibit the catering service use.

The existing deed restrictions include a restriction against multifamily uses. Although Senate Bill 840 and Chapter 218 of Texas Local Government Code state that the City cannot enforce prohibitions against multifamily, it included exceptions for properties within 3,000 feet of airports. As such, this restriction can be enforced by the City on site due to the proximity to Love Field.

Development Standards:

The following is a comparison chart of the development standards for the current MU-1 District with the existing and proposed restrictions.

District	Setback	Density	Height		
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	Front	Side/Rear			Lot Cvrg	Special Standards
Existing MU-1 with DR	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	120' 9 stories with retail DR: 36' 3 stories	80% ADD: 60%	Proximity Slope Visual Intrusion

Land Use Comparison

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

<p><u>LEGEND</u></p> <p>Use prohibited</p> <ul style="list-style-type: none"> • Use permitted by right <p>S Use permitted by Specific Use Permit</p> <p>D Use permitted subject to Development Impact Review</p> <p>R Use permitted subject to Residential Adjacency Review</p> <p>★ Consult the use regulations in Section 51A-4.200</p>
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Use	MU-1 DR prohibit X
AGRICULTURAL USES	
Animal production	
Commercial stable	
Crop production	•
Private stable	
COMMERCIAL AND BUSINESS SERVICE USES	
Building repair and maintenance shop	
Bus or rail transit vehicle maintenance or storage facility	
Catering service	• X PROPOSED TO PROHIBIT
Commercial bus station and terminal	
Commercial cleaning or laundry plant	
Custom business services	• X
Custom woodworking, furniture construction, or repair	
Electronics service center	• X

Use	MU-1 DR prohibit X
Job or lithographic printing	
Labor hall	S X
Machine or welding shop	
Machinery, heavy equipment, or truck sales and services	
Medical or scientific laboratory	S X
Technical school	
Tool or equipment rental	
Vehicle or engine repair or maintenance	
INDUSTRIAL USES	
Alcoholic beverage manufacturing	
Gas drilling and production	S X
Gas pipeline compressor station	
Industrial (inside)	
Industrial (inside) for light manufacturing	
Industrial (outside)	
Medical/infectious waste incinerator	
Metal salvage facility	
Mining	
Municipal waste incinerator	
Organic compost recycling facility	
Outside salvage or reclamation	
Pathological waste incinerator	
Temporary concrete or asphalt batching plant	★ X
INSTITUTIONAL AND COMMUNITY SERVICE USES	
Adult day care facility	•
Cemetery or mausoleum	S X
Child-care facility	•
Church	•
College, university, or seminary	• X
Community service center	S
Convalescent and nursing homes, hospice care, and related institutions	R X
Convent or monastery	• X

Use	MU-1 DR prohibit X
Foster home	• X
Halfway house	
Hospital	S X
Library, art gallery, or museum	•
Open-enrollment charter school or private school	S X
Public school other than an open-enrollment charter school	S X
Public or private school	R X
LODGING USES	
Extended stay hotel or motel	S X
Hotel or motel	R,S,★ X
Lodging or boarding house	
Overnight general purpose shelter	
MISCELLANEOUS USES	
Attached non-premise sign.	S
Carnival or circus (temporary)	★
Hazardous waste management facility	
Temporary construction or sales office	•
OFFICE USES	
Alternative financial establishment	
Financial institution without drive-in window	• X
Financial institution with drive-in window	D X
Medical clinic or ambulatory surgical center	• X
Office	•
RECREATION USES	
Country club with private membership	• X
Private recreation center, club, or area	• X
Public park, playground, or golf course	• X
RESIDENTIAL USES	
College dormitory, fraternity, or sorority house	• X
Duplex	• X PROPOSED TO ALLOW
Group residential facility	★
Handicapped group dwelling unit	★

Use	MU-1 DR prohibit X
Manufactured home park, manufactured home subdivision, or campground	
Multifamily	• X
Residential hotel	•
Retirement housing	•
Single family	•
RETAIL AND PERSONAL SERVICE USES	
Alcoholic beverage establishments.	★ X
Ambulance service	
Animal shelter or clinic without outside runs	R X
Animal shelter or clinic with outside runs	
Auto service center	R X
Business school	• X
Car wash	R X
Commercial amusement (inside)	S, ★ X
Commercial amusement (outside)	S X
Commercial motor vehicle parking	
Commercial parking lot or garage	R X
Convenience store with drive-through	
Drive-In theater	
Dry cleaning or laundry store	• X
Furniture store	• X
General merchandise or food store 3,500 square feet or less	• X
General merchandise or food store greater than 3,500 square feet	• X
General merchandise or food store 100,000 square feet or more	S X
Home improvement center, lumber, brick or building materials sales yard	
Household equipment and appliance repair	
Liquefied natural gas fueling station	
Liquor store	

Use	MU-1 DR prohibit X
Mortuary, funeral home, or commercial wedding chapel	• X
Motor vehicle fueling station	• X
Nursery, garden shop, or plant sales	• X
Outside sales	
Paraphernalia shop	S X
Pawn shop	
Personal service use up to 1,000 sq. ft. in floor area	
Personal service use	• X
Restaurant without drive-in or drive-through service	R X
Restaurant with drive-in or drive-through service	D X
Surface parking	
Swap or buy shop	S X
Taxidermist	
Temporary retail use	• X
Theater	• X
Truck stop	
Vehicle display, sales, and service	
TRANSPORTATION USES	
Airport or landing field	
Commercial bus station and terminal	
Heliport	
Helistop	
Private street or alley	
Railroad passenger station	
Railroad yard, roundhouse, or shops	
STOL (short take-off or landing port)	
Transit passenger shelter	• X
Transit passenger station or transfer center	S, ★ X
UTILITY AND PUBLIC SERVICE USES	

Use	MU-1 DR prohibit X
Commercial radio or television transmitting station	• X
Electrical generating plant	
Electrical substation	• X
Local utilities	S,R,★ X
Police or fire station	• X
Post office	• X
Radio, television, or microwave tower	S X
Refuse transfer station	
Sanitary landfill	
Sewage treatment plant	
Mounted cellular antenna	
Tower/antenna for cellular communication	★ X
Utility or government installation other than listed	S X
Water treatment plant	
WHOLESALE, DISTRIBUTION, AND STORAGE USES	
Auto auction	
Building mover's temporary storage yard	
Contractor's maintenance yard	
Freight terminal	
Livestock auction pens or sheds	
Manufactured building sales lot	
Mini-warehouse	S X
Office showroom/warehouse	
Outside storage	
Petroleum product storage and wholesale	
Recycling buy-back center	★ X
Recycling collection center	★ X
Recycling drop-off container	★ X
Recycling drop-off for special occasion collection	★ X
Sand, gravel, or earth sales and storage	
Trade center	

Use	MU-1 DR prohibit X
Vehicle storage lot	
Warehouse	

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, as updated May 14, 2025, there is no off-street parking requirement for single family, duplex, or office uses in an MU-1 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 an “C” MVA area.

Z-25-000129

List of Partners

Jose Valles, Owner

Proposed Amended Deed Restrictions

1. The following uses are prohibited:

- (A) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Labor hall.
 - Medical or scientific laboratory.
- (B) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
- (C) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Child or adult care facility.
 - College, university, or seminary.
 - Community service center.

 - Convalescent and nursing homes, hospice care, and related institutions.
 - Convent or monastery.
 - Foster home.
 - Hospital.
 - Library, art gallery, or museum.
 - Private school.
- (D) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Short-term rental lodging.
- (E) Miscellaneous uses.
 - Attached non-premise sign.
 - Carnival or circus (temporary).
- (F) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
- (G) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.

- Public park, playground, or golf course.
- (H) Residential uses.
 - College dormitory, fraternity, or sorority house.
 - Group residential facility.
 - Multifamily
 - Residential hotel.
 - Retirement housing.
- (I) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - 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.
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Paraphernalia shop.
 - Personal service uses.
 - Restaurant with drive-in or drive-through service.
 - Swap or buy shop.
 - Temporary retail use.
 - Theater.
- (J) Transportation uses.
 - Transit passenger station or transfer center.
- (K) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Electrical substation.
 - Post office.
 - Radio, television, or microwave tower.
 - Utility or government installation other than listed.
- (L) Wholesale, distribution, and storage uses.

- Mini-warehouse.
 - Recycling buy-back center
 - Recycling collection center.
 - Recycling drop-off container.
 - Recycling drop-off for special occasion collection.
2. Maximum structure height is 36 feet.
 3. Maximum lot coverage is 60 percent.
 4. Required front yard is 25 feet.
 5. A minimum six-foot-wide planting zone with a minimum six-foot-wide sidewalk must be provided.
 6. Off-street parking is prohibited in the required front yard.
 7. Each use must have a pedestrian connection from the ground floor entryways to Mohawk Drive.
 8. A nonresidential use located on the ground floor facing Mohawk Drive must have a minimum 50 percent front facade transparency.

Existing 2019 Deed Restrictions

II.

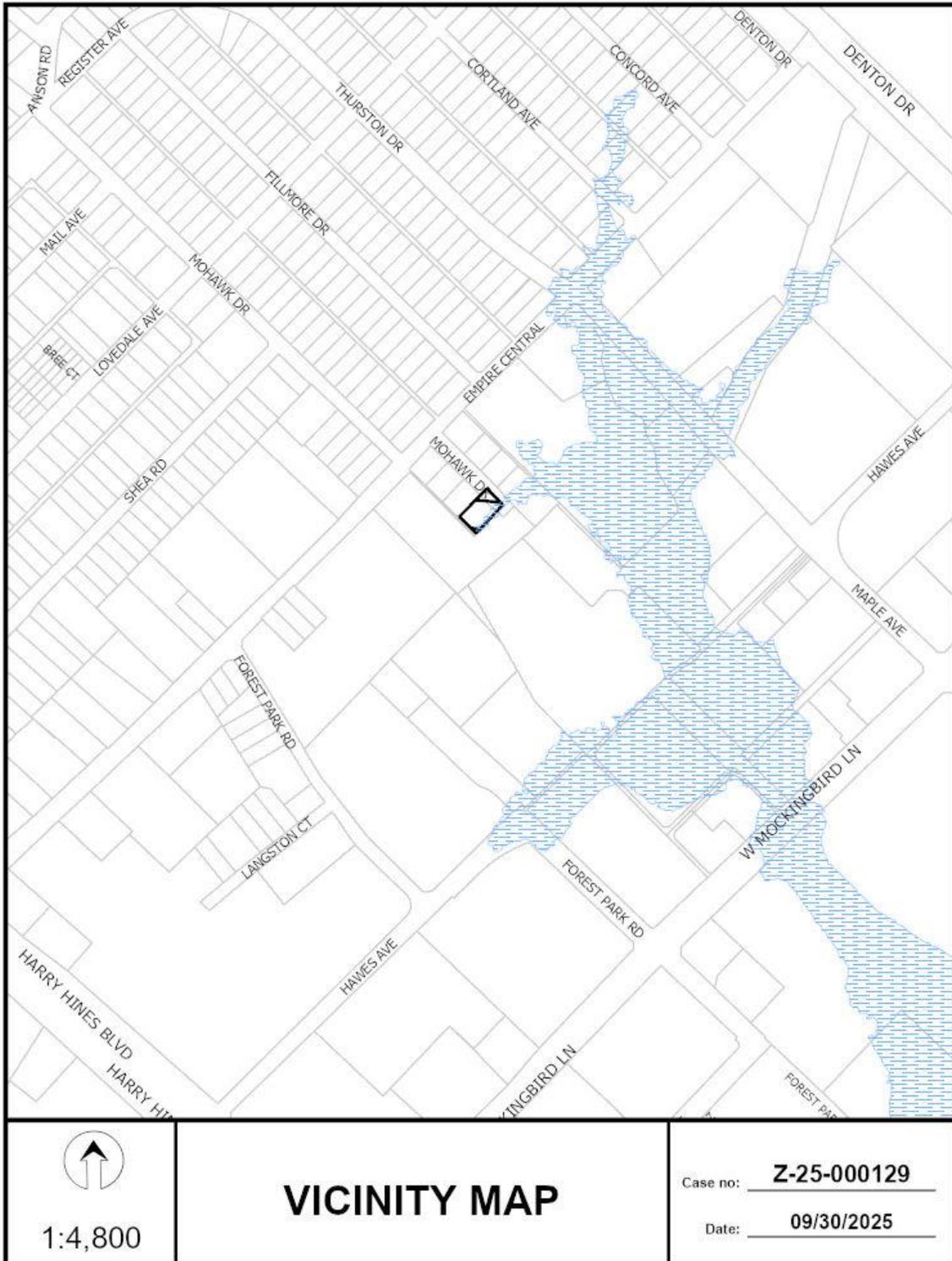
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. The following uses are prohibited:

- Custom business services.
- Electronics service center.
- Labor hall.
- Medical or scientific laboratory.
- Gas drilling and production.
- Temporary concrete or asphalt batching plant.
- Cemetery or mausoleum.
- College, university or seminary.
- Convent or monastery.
- Foster home.
- Hospital.
- Open enrollment charter school or private school.
- Public school other than an open enrollment charter school.
- College dormitory, fraternity, or sorority house.
- Convalescent and nursing homes, hospice care, and related institutions.
- Duplex.
- Extended stay hotel or motel.
- Multifamily.
- Hotel or motel.
- Financial institution without drive-in window.
- Financial institution with drive-in window.

- Medical clinic or ambulatory surgical center.
- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- Residential hotel.
- Alcoholic beverage establishments.
- Animal shelter or clinic without outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
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- Furniture store.
- General merchandise or food store 3,500 square feet or less.
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- Mortuary, funeral home, or commercial wedding chapel.
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- Nursery, garden shop, or plant sales.
- Paraphernalia shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Temporary retail use.
- Theater.
- Transit passenger shelter.
- Transit passenger station or transfer center.
- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Mini-warehouse.
- Recycling buy-back center
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

2. No structure may exceed three stories or 36 feet in height.



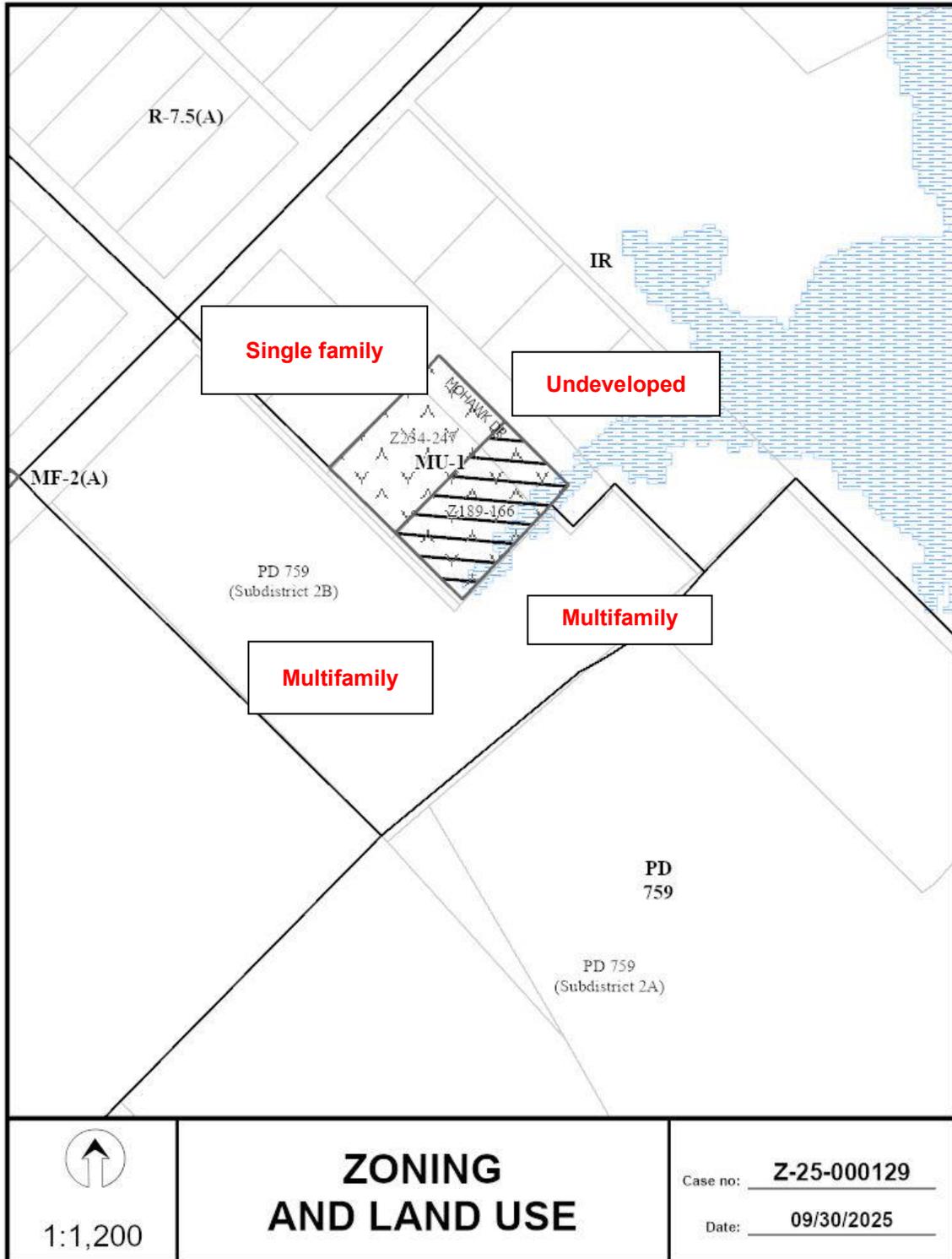


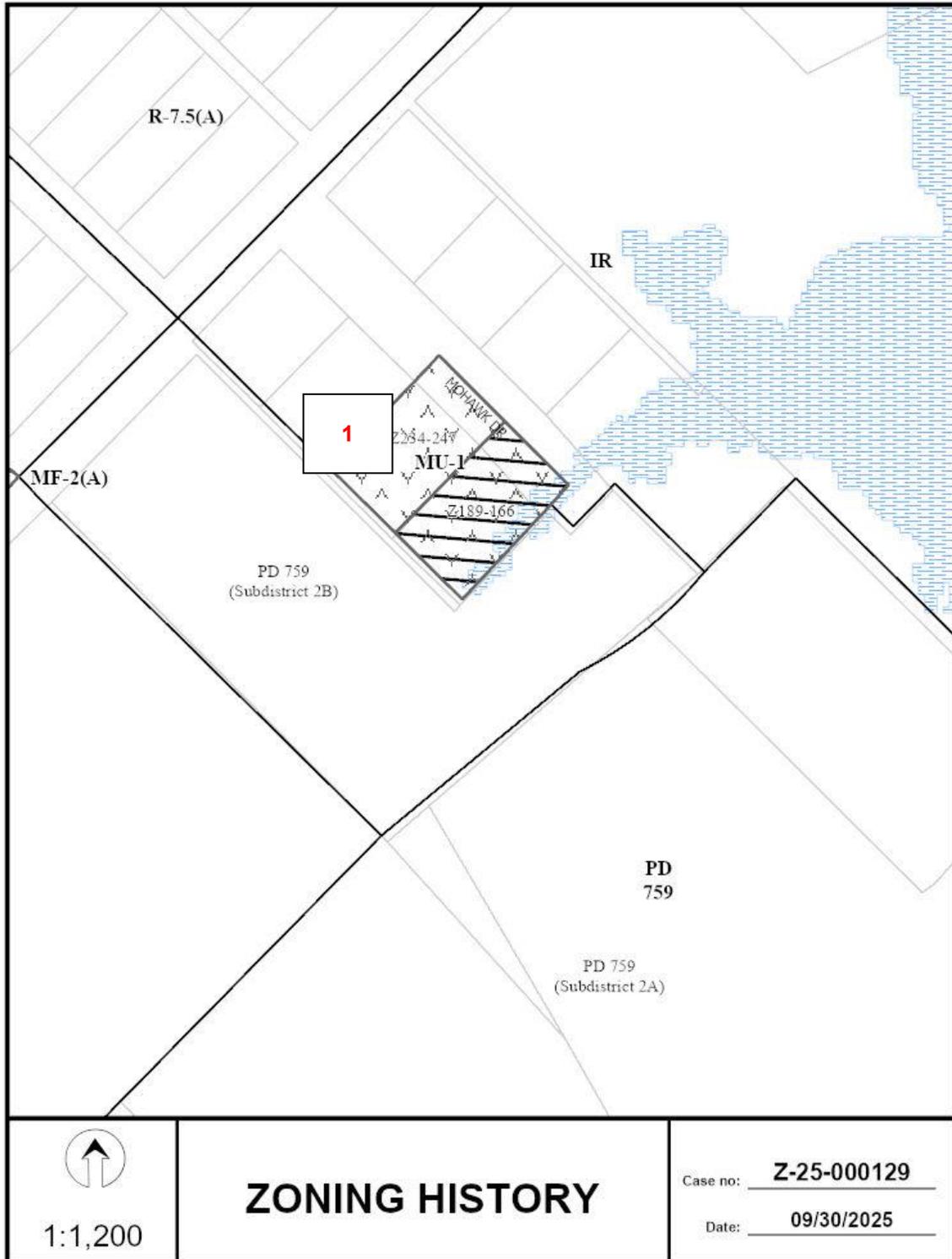
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AERIAL MAP

Case no: Z-25-000129

Date: 09/30/2025

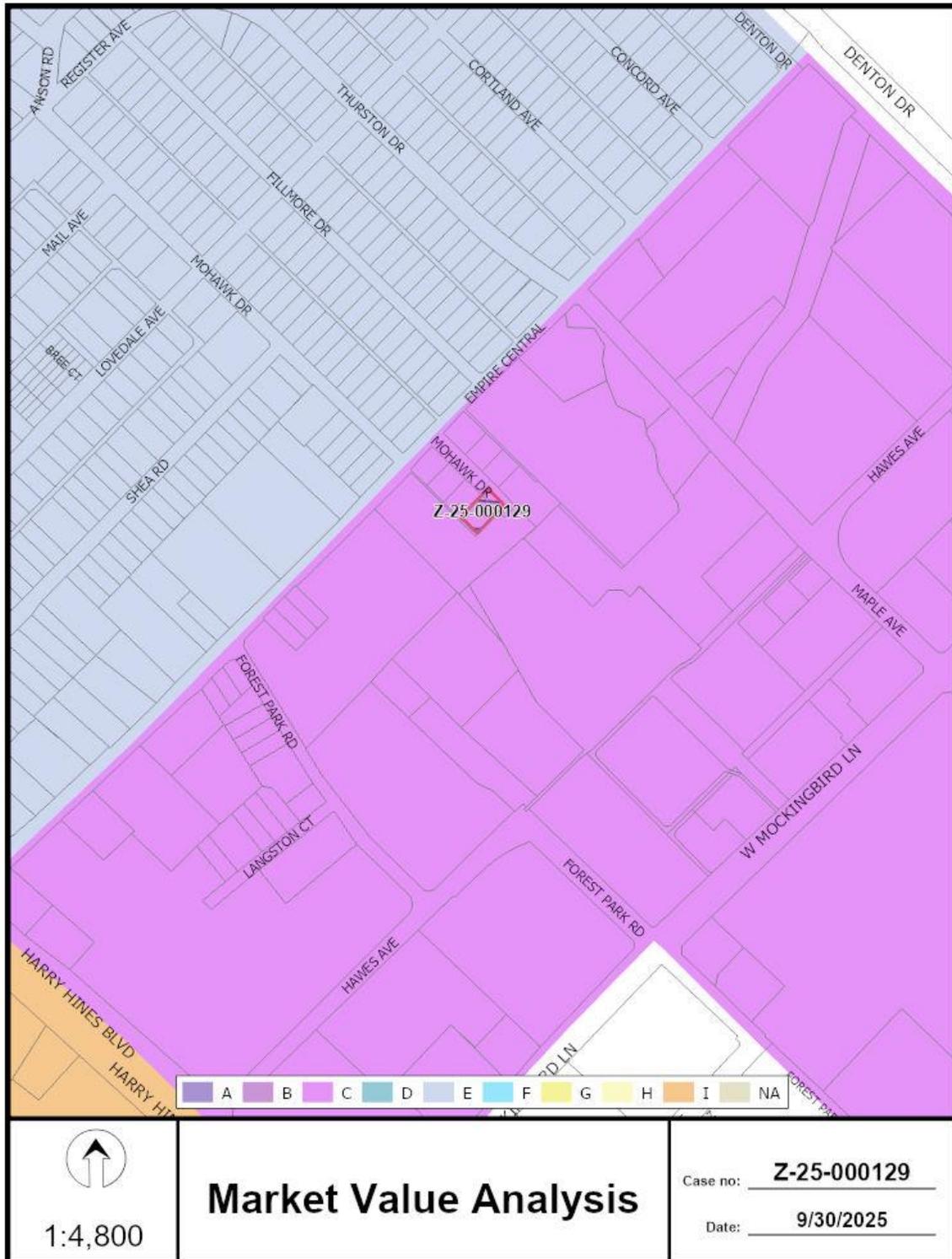


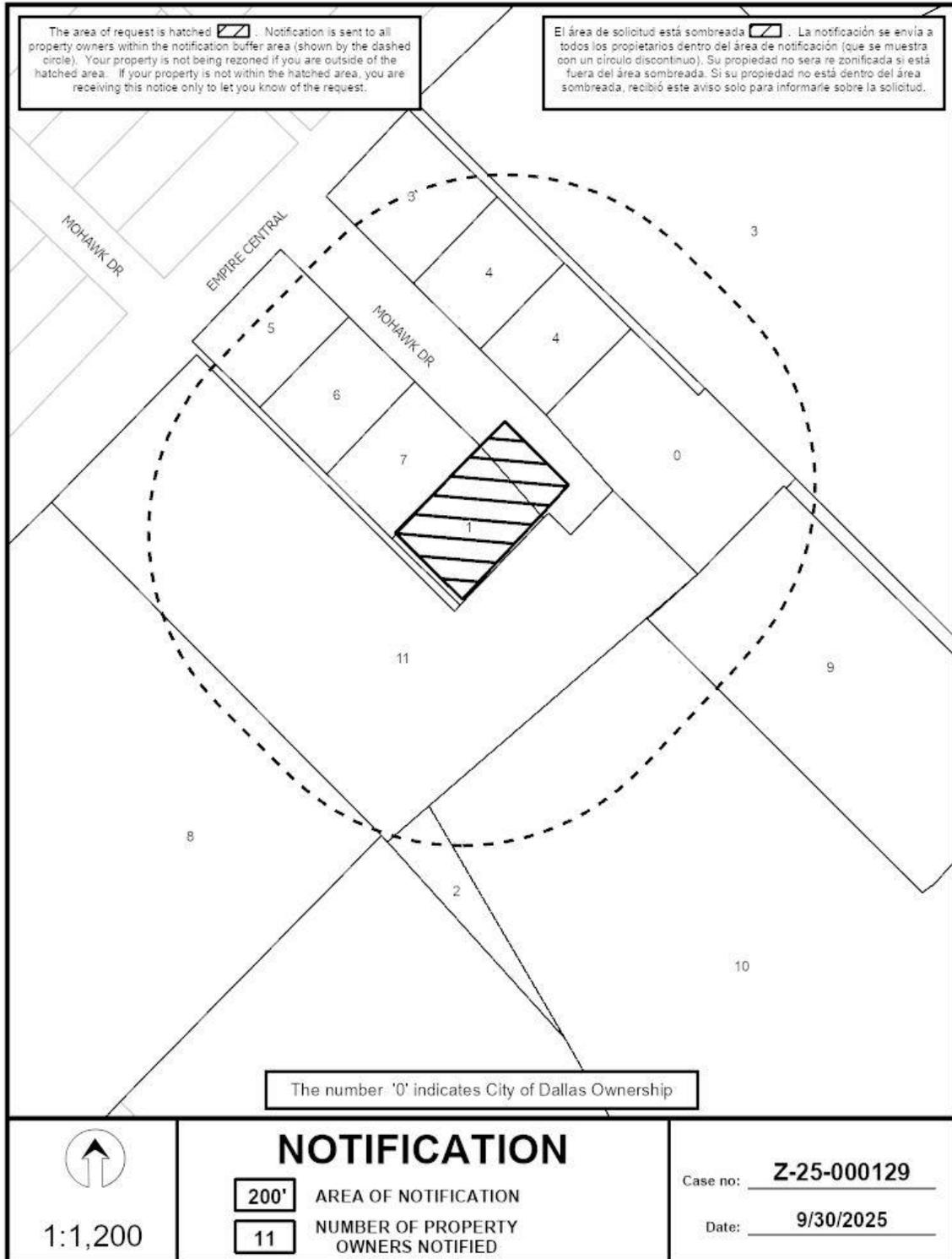


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ZONING HISTORY

Case no: Z-25-000129
Date: 09/30/2025





09/30/2025

Notification List of Property Owners

Z-25-000129

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6907 MOHAWK DR	VALLES JOSE VALENTINO
2	2232 EMPIRE CENTRAL	LANTOWER WEST LOVE DALLAS LP
3	6926 MOHAWK DR	MAPLE EMPIRE LLC
4	6922 MOHAWK DR	LEE JINA
5	6925 MOHAWK DR	WILLIAMS ANNA TINSLEY
6	6919 MOHAWK DR	ABAUNZA DENIS E & A OMEGA
7	6911 MOHAWK DR	VALLES JOSE V
8	6930 FOREST PARK RD	BFH LTD
9	6751 MAPLE AVE	MOCKINGBIRD VENTURE PARTNERS
10	2293 HAWES AVE	JDFW LLC
11	2232 EMPIRE CENTRAL	WEST LOVE MULTIFAMILY LLC