

Planner: Teaseia Blue, MBA

FILE NUMBER: MZ-26-000001(TB)

DATE FILED: January 20, 2026

LOCATION: Northwest corner of Park Avenue and Corinth Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 3.1434 acres

CENSUS TRACT: 48113020402

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Daniel Can – Keystone Contracting

OWNER/ APPLICANT: Harwood LW LLC

REQUEST: An application requesting relief from the street frontage requirement along Corinth Street per the site plan on property zoned Subdistrict 2 within Planned Development District 317, the Cedars Area Special Purpose District

The purpose of this request is to allow for relief from the street frontage requirement along Corinth Street (primary street) in accordance with PD 317 section 51P-317.120(b)(4)(A)(v)

STAFF RECOMMENDATION: Approval, subject to the site plan.

PLANNED DEVELOPMENT DISTRICT No. 317

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=317>

BACKGROUND INFORMATION:

On July 26, 1989, Planned Development District No. 317- Cedars Area Special Purpose District was established by Ordinance No. 20395. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

Z167-311 – On February 10, 2021, the City Council approved a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District. The purpose of this authorized hearing was to provide for appropriate land use and development standards; to promote pedestrian connectivity; and to provide guidelines to ensure compatibility with existing and future development (Ord. No. 31773).

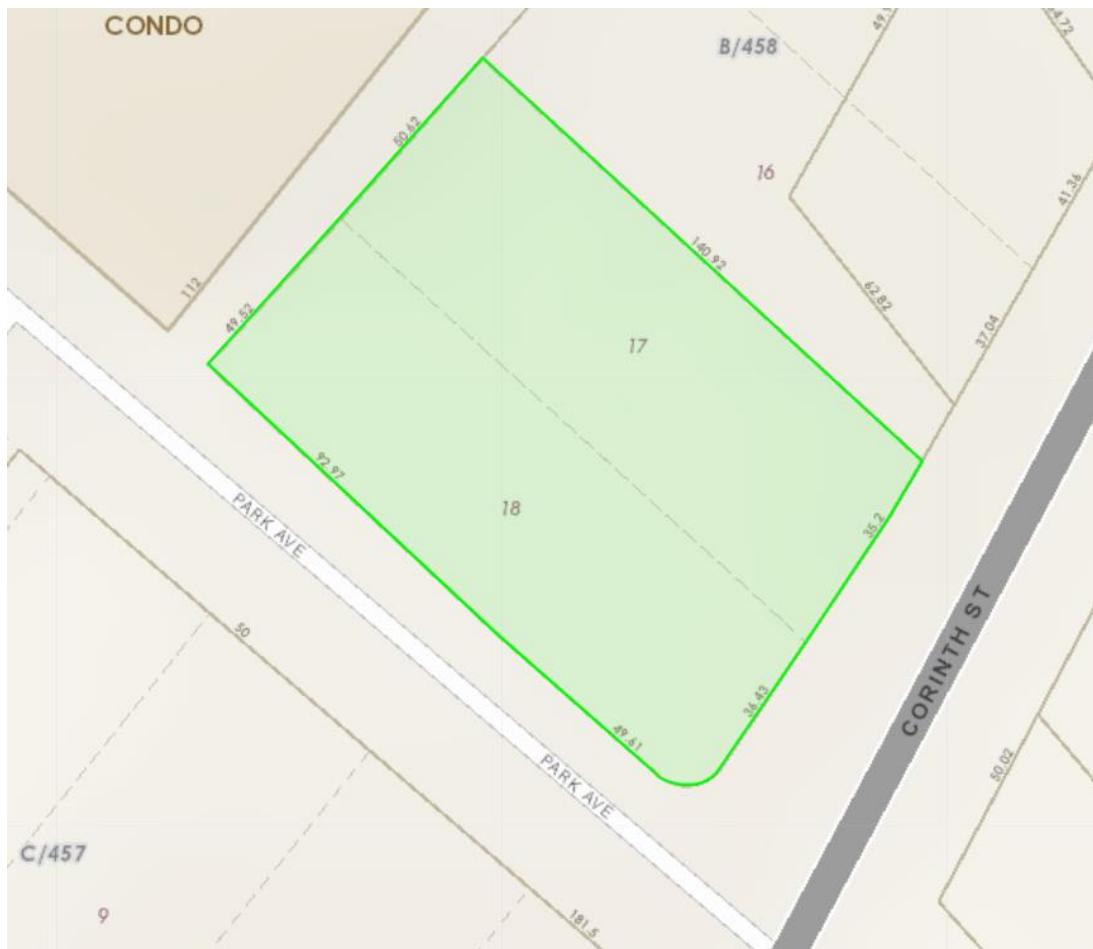
The regulations for minimum and maximum front yard requirements with a portion of the street facing façade required to be located within the required front yard were established with this ordinance. Additionally, in order to address specific site constraints, street facing frontage requirement relief via a city plan commission public hearing was also established by this ordinance.

REQUEST DETAILS:

The applicant is requesting relief for the street facing frontage requirement along the west frontage at Corinth Street (primary street). The street facing façade frontage of the structure is required to be within the minimum (five feet) and maximum (ten feet) front yard setback for 70 percent of the lot width.

The proposed development is divided into two lots (BLK B/458 Lots 17 and 18) which will require the building façade to be placed within 70 percent of the lot width for each lot. Lot 18 (frontage approximately 34.43' linear feet) located to the south of the development, runs along Park Avenue and Corinth Street (primary street). The requirements for a 45-foot by 45-foot visibility triangle at the intersection of Park Avenue and Corinth Street significantly reduces the buildable area along the primary street frontage. Once the 45-foot visibility triangle is subtracted from the lot area, there is insufficient remaining frontage to physically achieve the 70 percent setback requirement.

Lot 17 (frontage approximately. 35.2' linear feet), the northern portion of the development, has frontage on Corinth Street, which is classified as a primary street. Compliance with the 70 percent minimum/maximum requirements along Corinth Street is not feasible due to the sharp angle of the lot line. The placement of the building façade along the frontage of Corinth Street would result in an irregular and impractical building footprint, including angled walls and distorted massing that would negatively impact building functionality and constructability.



The purpose of this request is to obtain City Plan Commission approval of relief from the street-facing frontage requirement along Corinth Street. Therefore, allowing **0 percent** of the required **70 percent** of the street-facing frontage requirement within the minimum/maximum front yard along Corinth Street (primary street).

This is not a request to change the zoning and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan along Corinth Street (primary street) meets the standards established for approving street-facing frontage requirement relief per Section 51P-317.120(b)(4)(A)(v).

PLANNED DEVELOPMENT DISTRICT 317, SUBAREA 2

SEC. 51P-317.120(b)(4)(A)(v) Street facing frontage requirement relief.

(aa) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

- (I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;
- (II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and
- (III) the site plan furthers the stated purpose in 51P-317.120(b)(1).

(bb) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

APPLICANT'S RESPONSE TO SEC.51P-317.120 (b)(4)(A)(v)

♣ Response to (I) - Strict compliance with street frontage requirements is not feasible due to site-specific constraints created by the required visibility triangle at the corner of Park Street and Corinth Street. In addition, the configuration of the frontage angle along Corinth Street (primary Street) makes meeting the 70 percent min/max impractical and would result in an irregular building footprint, including angled walls and distorted massing that would negatively impact building functionality, and constructability.

♣ Response to (II) - This exception to the street frontage requirements along Corinth Street will not adversely affect surrounding properties, for there are only the properties below to consider:

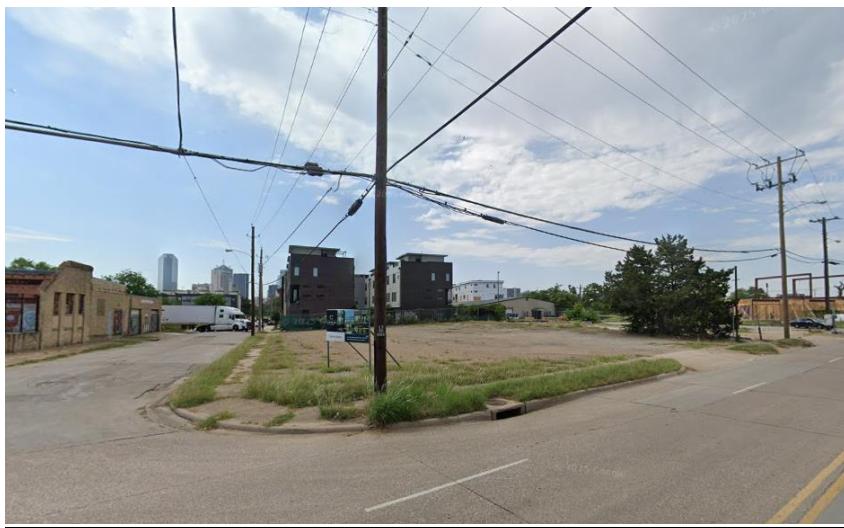
- North – Vacant lot and Storage warehouse
- West – Multifamily, which is in alignment with the proposed development compliance of the 70 percent frontage along Park Avenue.
- South – Vacant lot
- East – Vacant lot

♣ Response to (III) - The application for street facing frontage requirement relief furthers the stated purpose in sec. 51P-317.120(b)(1). In lieu of meeting the primary frontage setback requirements, the requested relief would allow for enhanced landscaping along the primary street frontage along Corinth Street, including the installation of additional landscaping and larger canopy trees. This approach would improve the visual quality of the streetscape, soften the building edge, and contribute positively to the pedestrian

experience while maintaining public safety and visibility at the intersection of Park Avenue and along the primary frontage of Corinth Street.

In conclusion, the proposed street frontage relief allows for a more coherent and well-designed building that respects the visibility requirements of the intersection, provides flexibility for meaningful landscape improvements, and achieves a logical relationship to the surrounding streets without compromising the purpose of the Cedars Area Special Purpose District.

Looking north at the corner of Park Avenue and Corinth Street



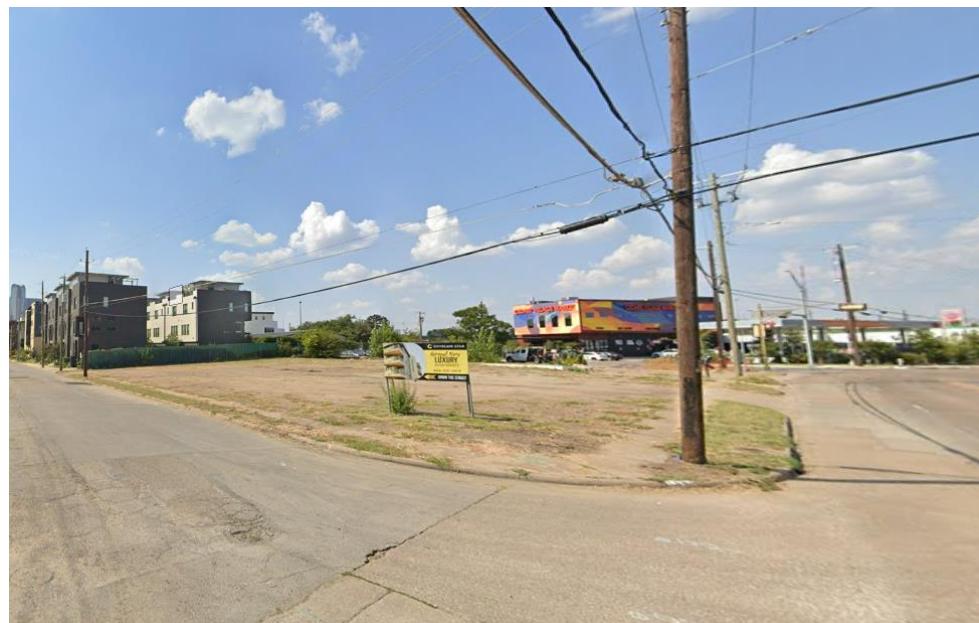
Looking northwest at Corinth Street



Looking southwest at Corinth Street



Looking northwest at Park Avenue



List of Officers

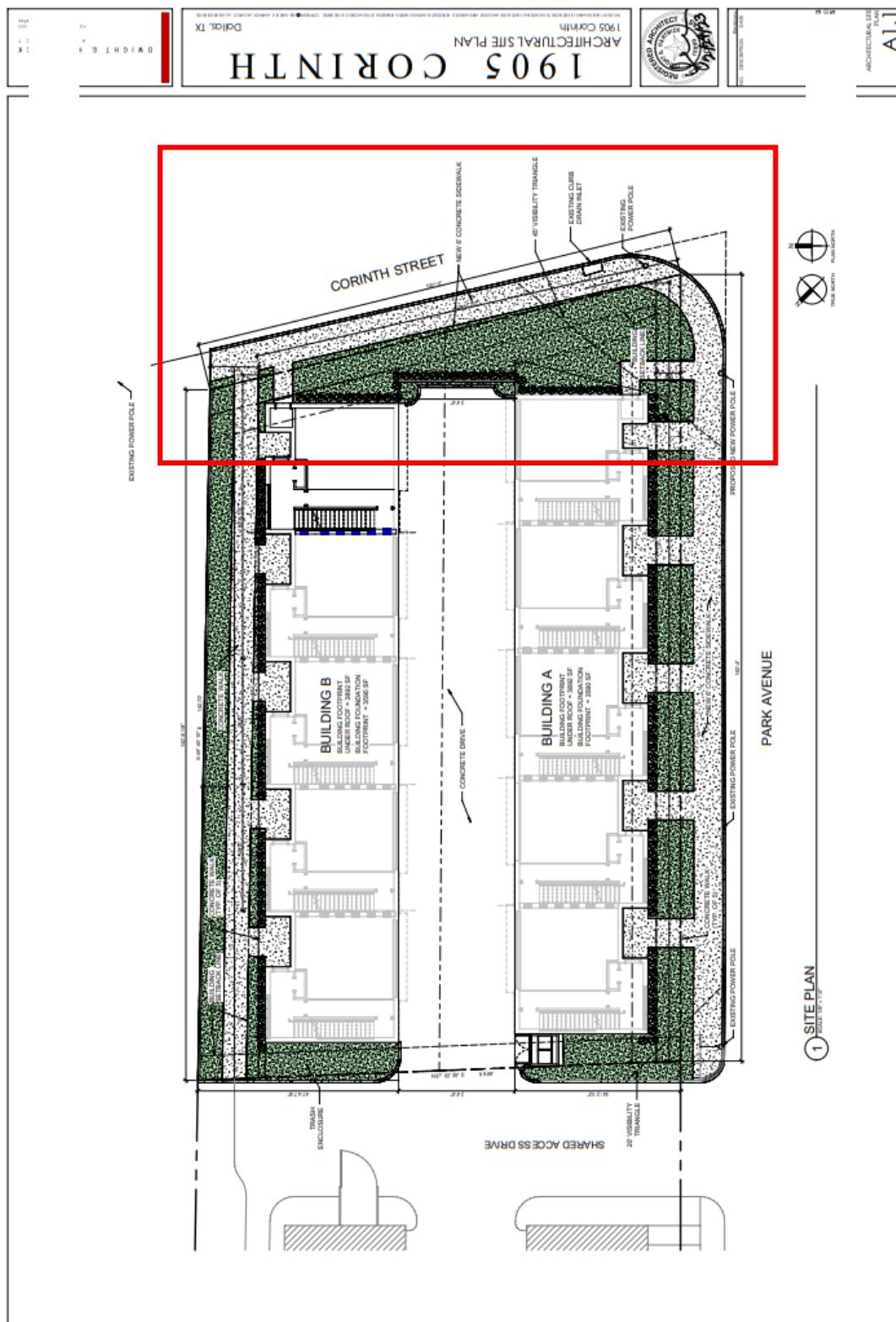
Harwood LW LLC

Steven Jennings

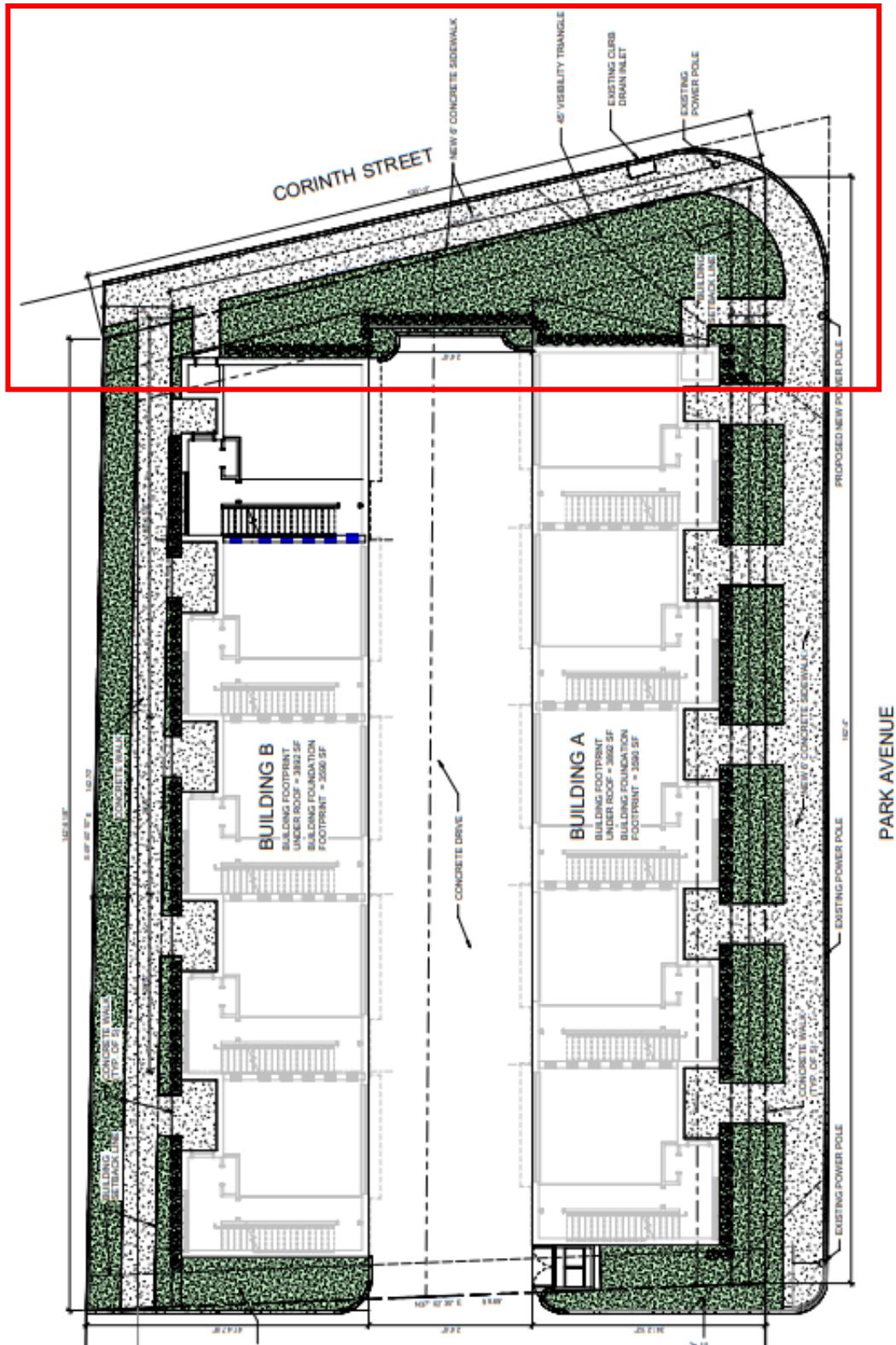
Keystone Contracting

Daniel Can

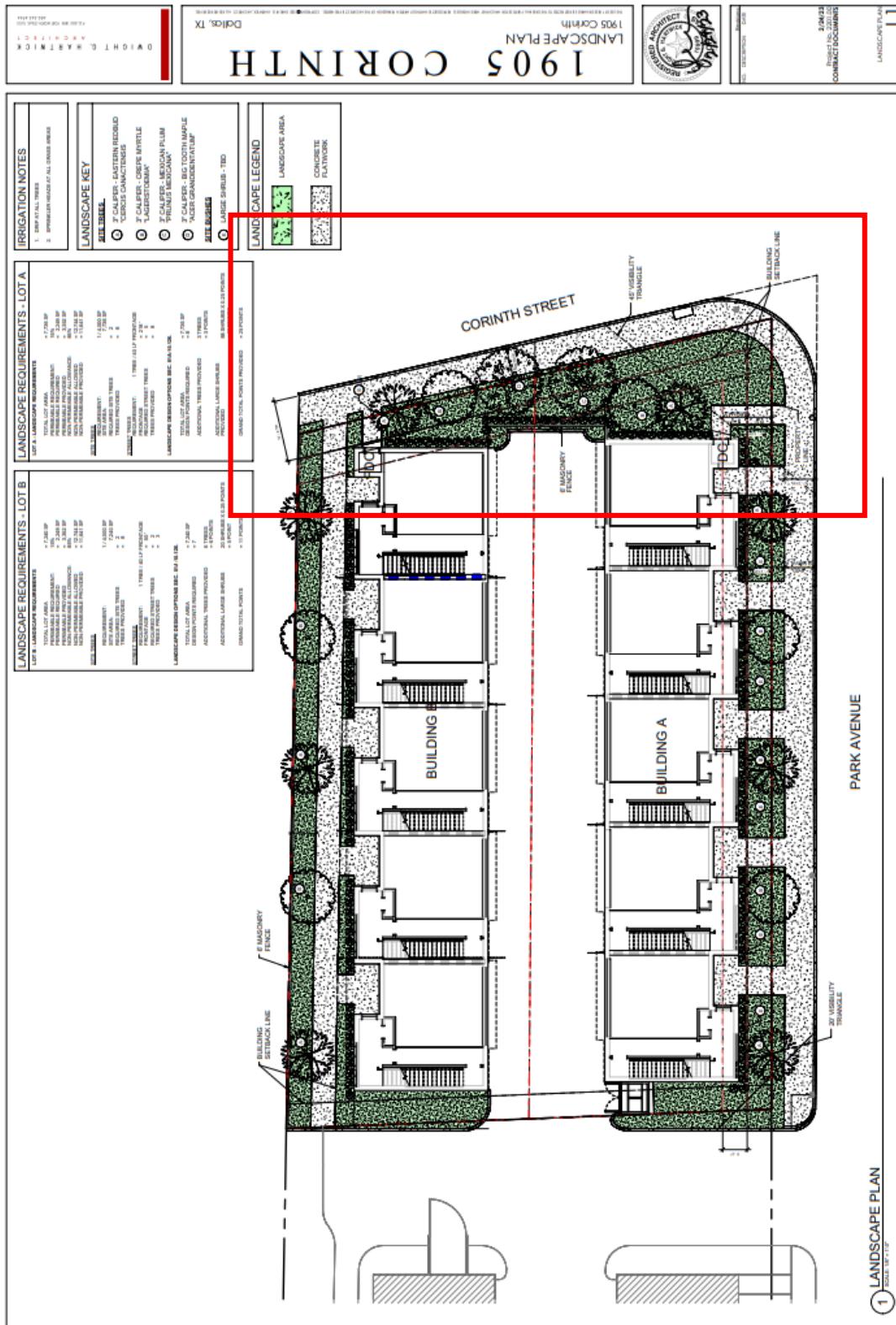
Site Plan



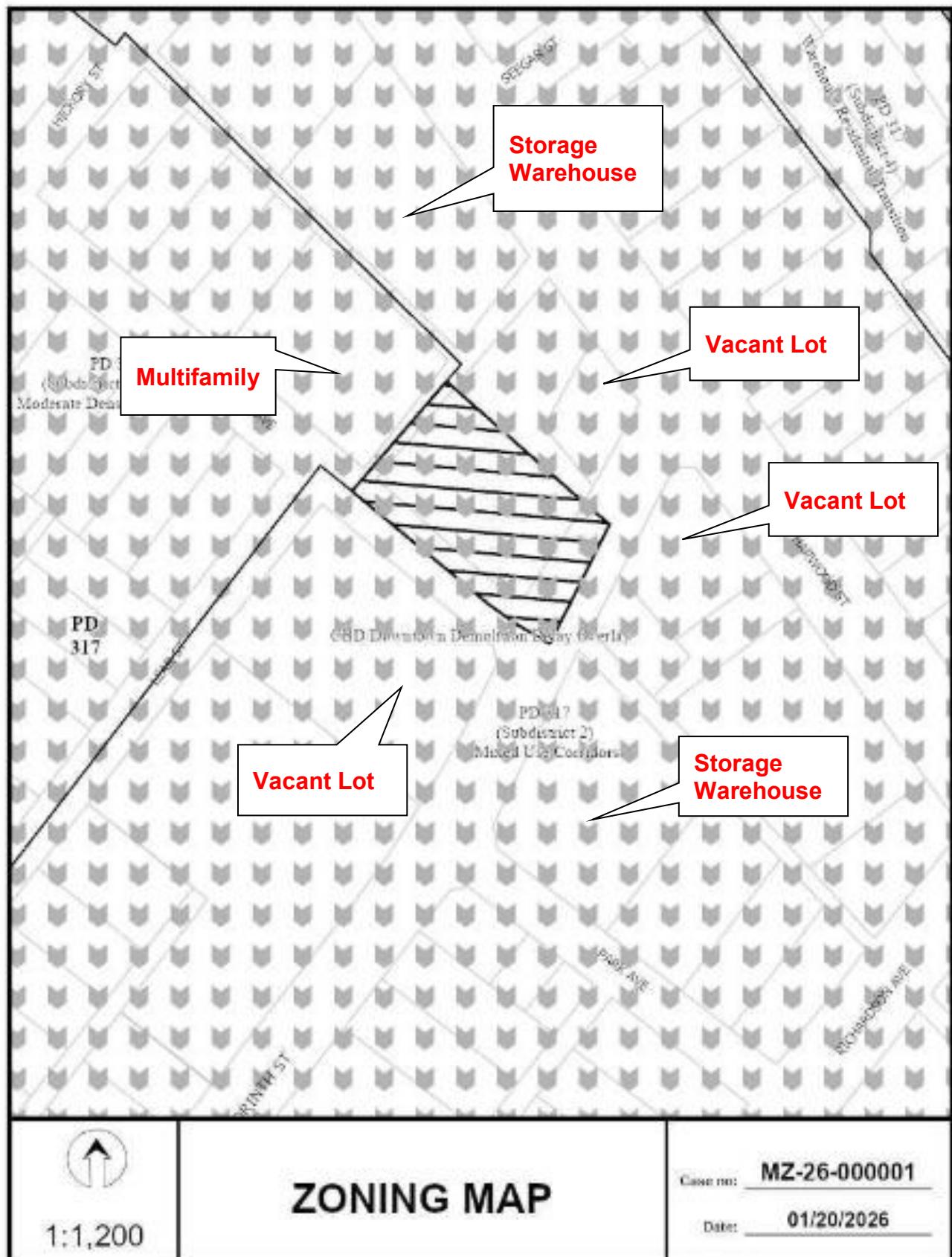
Site Plan - Enlarged



Site Landscape Plan – Reference only







The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.

The number '0' indicates City of Dallas Ownership

	NOTIFICATION		Case no: <u>MZ-26-000001</u>
1:1,200	200'	AREA OF NOTIFICATION	
	24	NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>1/20/2026</u>

01/20/2026

Notification List of Property Owners

MZ-26-000001

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1905 CORINTH ST	HARWOOD LW LLC
2	1911 PARK AVE	D REALTY INVESTMENTS INC
3	1917 PARK AVE	PAGANELLA HOLDINGS LLC
4	2003 PARK AVE	CORINTH PARK JV
5	2009 S HARWOOD ST	HARDWOOD CEDARS DEVELOPERS LLC
6	2004 S HARWOOD ST	2000 HARWOOD LLC
7	1831 LEAR ST	YBARRA THERESA R
8	1900 CORINTH ST	LUONG JOE &
9	2110 PARK AVE	2131 SOUTH HARWOOD LLC
10	2111 S HARWOOD ST	Taxpayer at
11	2107 S HARWOOD ST	RV DESIGN AND DEVELOPMENT INC
12	1916 CORINTH ST	Taxpayer at
13	2102 S HARWOOD ST	HARWOOD CEDARS DEVELOPERS LLC
14	2108 S HARWOOD ST	LENOVITZ J MARSHALL
15	2112 S HARWOOD ST	LENOVITZ MARSHALL
16	2000 PARK AVE	PARNELL FRANCEY
17	2000 PARK AVE	SHEN ZEXUN &
18	2000 PARK AVE	PETERS WESLEY
19	2000 PARK AVE	HISER JEREMY
20	2000 PARK AVE	PRICE PRENTICE RAY
21	2000 PARK AVE	RICH WENDY
22	2000 PARK AVE	WILKERSON INDIA &
23	2000 PARK AVE	DORNER DERICK WAYNE &
24	2000 PARK AVE	SPANGLER CAL OBIEN