

CITY PLAN COMMISSION

THURSDAY, JUNE 11, 2026

Planner: Liliana Garza

FILE NUMBER: Z-26-000060 **DATE FILED:** April 30, 2026

LOCATION: North line of W. Main Street, west N. Beckley Avenue.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 2.4727 acres **CENSUS TRACT:** 48113004300

OWNER/APPLICANT: Trinity Park Conservancy / John Trahan

REPRESENTATIVE: Masterplan / Andrew Ruegg

REQUEST: An application for an expansion of Subdistrict 1H within Planned Development District No. 714, on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of the request is to expand the existing Subdistrict 1H for a Special Park Project use.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned Subdistrict 1A and is currently undeveloped.
- On June 11, 2025, City Council approved a Subdistrict 1H within Planned Development 714 to allow for modified development standards primarily related to uses, setbacks, design standards, landscaping, and required parking to develop the site with private recreation center, club, or area and public park, playground, or golf course uses.
- PD 714 defines “special park project” use as: a development containing a public park use or private recreation center, club, or area in conjunction with one or more of the following uses: surface parking, restaurant without drive through, commercial amusement (inside), coworking office, creative office, farmers market, food hall, makerspace, special community activity, or special temporary retail use.
- The applicant is proposing to expand the development for the special park project use; therefore, they are requesting to expand the area of Subdistrict 1H within PD 714 to include the properties adjacent to the northeast and northwest zoned Subdistrict 1A within PD 714.

Zoning History:

There has been six zoning cases in the area in the last five years.

1. **Z245-118:** On April 23, 2025, the City Council approved an application for a new subdistrict on property zoned Subdistrict 1A within Planned Development District 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast corner of West Commerce Street and Pittman Street.
2. **Z234-262:** On June 11, 2025, the City Council approved an application for a new subdistrict on property zoned Subdistrict 1A within Planned Development District 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an A(A) Agricultural District, and an IM Industrial Manufacturing District on the west line of North Beckley Avenue, between West Commerce Street and West Main Street; also on the north line of West Main Street, between North Beckley Avenue and Herbert Street; and the northeast corner of North Beckley Avenue and West Commerce Street.
3. **Z234-291:** On February 26, 2025, the City Council approved an application for a Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District 714, the West Commerce Street/Forth Worth Avenue Special

Purpose District, bounded by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street.

4. **Z234-205:** On September 11, 2024, the City Council approved an application for 1) an amendment to Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District; and 2) an amendment to Specific Use Permit No. 2437 for alcoholic beverage manufacturing on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Street.

5. **Z234-219:** On August 13, 2025, the City Council approved an application for a Planned Development District for residential and nonresidential uses on property zoned IR Industrial Research District on the east line of North Beckley Avenue, north of East Comstock Street.

6. **Z212-129:** On February 23, 2022, the City Council approved an application for a Specific Use Permit for an alcoholic beverage manufacturing use on property zoned Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Beckley Avenue	Minor Arterial	100 feet, Bike Plan
West Main Street	Local Street	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

Placetypes:

Community Mixed-Use



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility, Light Industrial.

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.

The applicant’s request is consistent with the characteristics of the Community Mixed-Use placetype.

Land Use:

	Zoning	Land Use
Site	Subdistrict 1A within PD 714	Undeveloped
North	Subdistrict 1A within PD 714 and IR District	Undeveloped, railroad track
East	Subdistrict 1A and Subdistrict 1H within PD 714	Undeveloped, Special park project under construction
South	Subdistrict 1A and Subdistrict within PD 714	Special park project under construction
West	Subdistrict 1A and Subdistrict 1H within PD 714	Undeveloped

Land Use Compatibility:

The subject site is undeveloped and is zoned Subdistrict 1A within Planned Development 714. The surrounding area adjacent to the east, west, and south is zoned Subdistrict 1H within PD 714 and is currently being developed with a special park project. The area of request is being incorporated into Subdistrict 1H to expand the development of the special park project use.

Staff finds that the proposed expansion to Subdistrict 1H is compatible with the surrounding uses. The primary use, a park, would not be detrimental to surrounding uses; indeed, it would provide a benefit to nearby multifamily and connect with the open space of the Trinity River levee. Park space also provides a relief in the public realm in contrast with nearby industrial uses, improving the public realm.

Land Use Comparison:

The land uses permitted Subdistrict 1H incorporated some of the existing allowable uses within Subdistrict 1A and 1E of PD 714, while also defining a use for a regional park. Therefore, the land uses within Subdistrict 1A and Subdistrict 1H within PD 714 are similar except, Subdistrict 1H does not allow any industrial uses.

Development Standards:

District	Setback		Density/ Lot Size / FAR	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: PD 714 Sub 1A	6 ft. min. 15 ft. max.	No min./max.	None; min. lot size is 7,500 sqft	145 ft. 11 stories	80% max.	Sec. 51P-714.118 Architectural Design Standards	Mixed uses
Proposed PD 714 Sub 1H	See above; no setback for special park project	See above	None / None / Ranges from 1.0 – 3.5 depending on uses	145 ft. 11 stories	80% max.	None	Special park project

Landscaping:

Landscaping must be provided in accordance with PD 714. The proposed special park project is exempted from certain requirements in PD 714 which will allow for flexibility at permitting, mainly pertaining to street tree requirements and tree spacing. Additional tree species are proposed for the special park project.

Parking:

Off-street parking must be provided in accordance with the off-street parking requirements of Planned Development 714. For a special park project use, a minimum of 40 spaces are required.

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 area of request is currently within an “C” MVA area.

List of Partners/Principals/Officers

RFA 201 W Commerce LLC
Pink Muhly Grass LLC
Beckley Commerce Acquisitions
Trinity Park Conservancy
Commerce Properties West LC

Tony Moore, President and CEO John Trahan, Chief Financial Officer
Lindsay Abernethy, Chief Advancement Officer
Marcus Shropshire, Capital Projects, Director
Brian Lapidus, Chief Marketing Officer
Lariza Moreno, Marketing & Communications Manager
Jimena Vivanco, Conservation Manager
Shayna Stonom, Executive Assistant
John Hill, Community Engagement Director
Sam Acosta, Community Engagement Director
Patricia Johnson, Advancement Manager
Maryam Baig, Programming and Experience Manager
Tiffany Vega, Director of Philanthropy

EXISTING CONDITIONS FOR SUBDISTRICT 1H within PD 714

**ARTICLE
714.**

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

**SEC. 51P-714.108.3. USE REGULATIONS AND DEVELOPMENT STANDARDS IN
SUBDISTRICT NO. 1H.**

- (a) Uses. The following listed uses are the only main uses permitted in this subdistrict:
- (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - (3) Institutional and community service uses.
 - Church.
 - Library, art gallery, or museum.
 - Public school. *[SUP]*
 - (4) Lodging uses.
 - Hotel or motel. *[If 30 or fewer guest rooms, an SUP is required.]*
 - (5) Miscellaneous uses.
 - Temporary construction or sales office.
 - (6) Office uses.
 - Coworking office.
 - Creative office.
 - Makerspace.
 - Office.
 - (7) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
 - Special park project.

(8) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Live/work unit.
- Multifamily.
- Retirement housing. *[RAR]*
- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(9) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*
- Commercial parking lot or garage. *[SUP][An SUP is not required if lot is developed as part of a special park project.]*
- Dry cleaning or laundry store.
- Farmers market.
- Food hall.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Private street or alley. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(11) Utility and public service uses.

- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*

(12) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific 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.

(2) In this subdistrict, the following accessory use is permitted only by SUP:

-- Accessory helistop.

(3) In this subdistrict, the following accessory uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- General waste incinerator.
- Private stable.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:

-- Accessory outside storage.

(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 six feet. At least 50 percent of the front facade must be at the minimum front yard setback.

(B) Maximum front yard is 15 feet.

(C) For the portion of a structure that is 45 feet in height or taller, minimum front yard is 26 feet.

(D) For a special park project, no minimum or maximum front yard is required.

(2) Side and rear yard.

(A) Except as provided in this paragraph, no minimum side and rear yard is required.

(B) A side and rear yard setback of one foot for each two feet in height above

45 feet is required for that portion of a structure that is above 45 feet in height. The maximum side and rear setback required by this subparagraph is of 30 feet.

(3) Density. No maximum dwelling unit density.

(4) Floor area ratio. The maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res.)
Lodging	1.6	2.5	3.0	3.5
Office	1.6	2.5	3.0	3.5
Residential	1.6	--	3.0	3.5
Retail and personal service	1.0	1.1	1.2	1.3
Total	--	2.5	3.0	3.5

(5) Height. Maximum structure height is 145 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(C) For lot coverage requirements, Subdistrict 1H is considered one lot.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is 11.

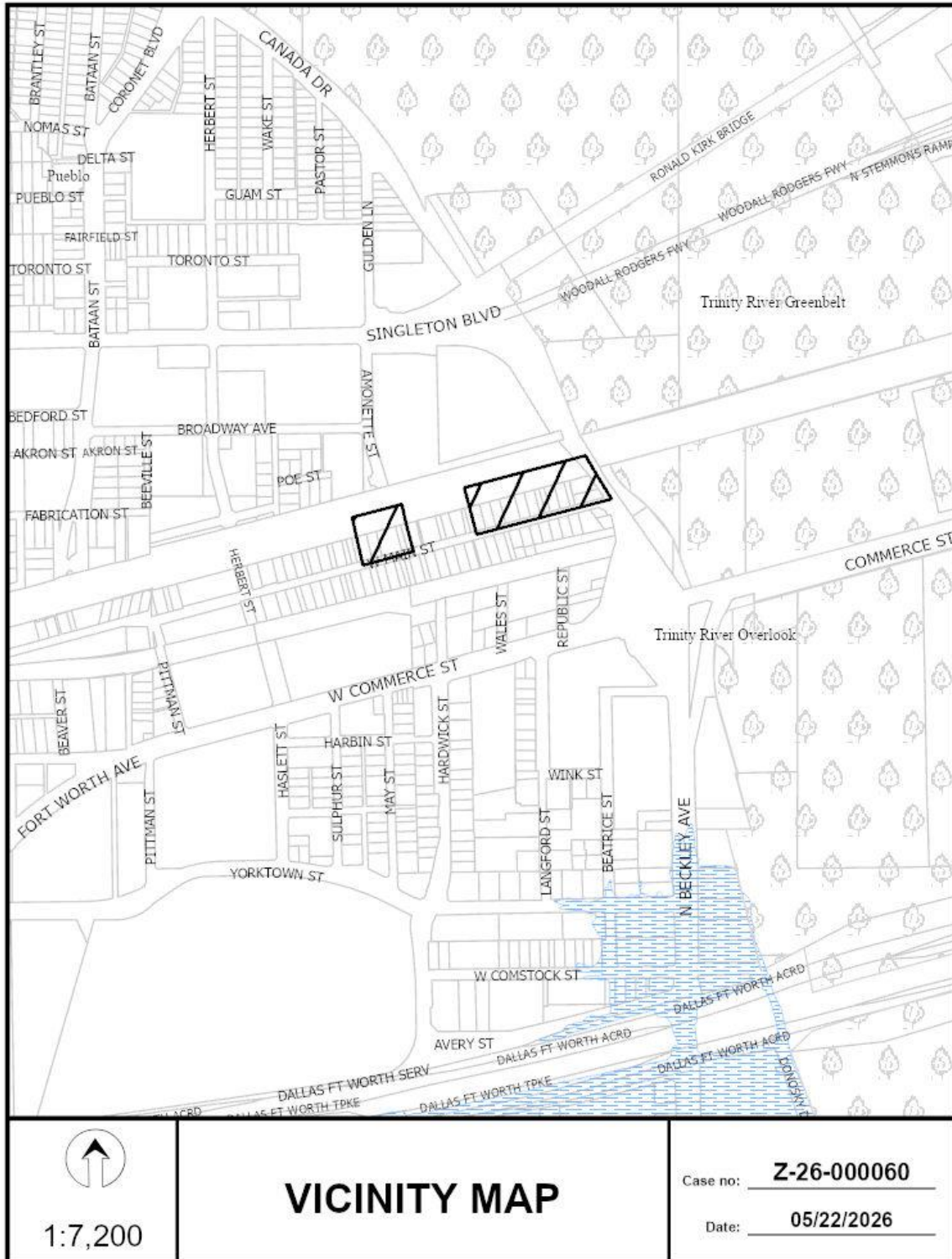
(B) Parking garages are exempt from this paragraph but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, “Off-Street Parking and Loading.”

(e) Environmental performance standards. See Article VI.

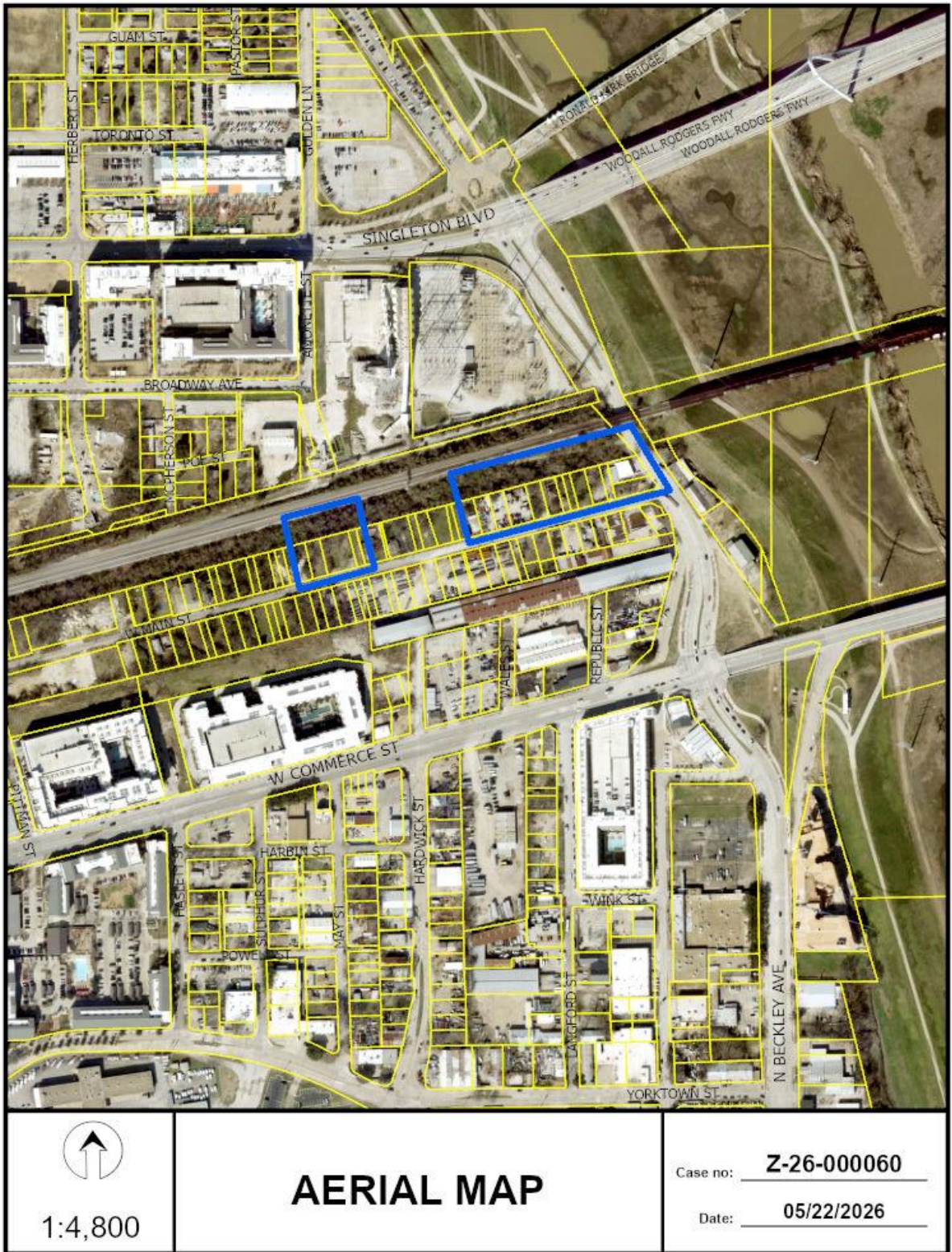
Z-26-000060

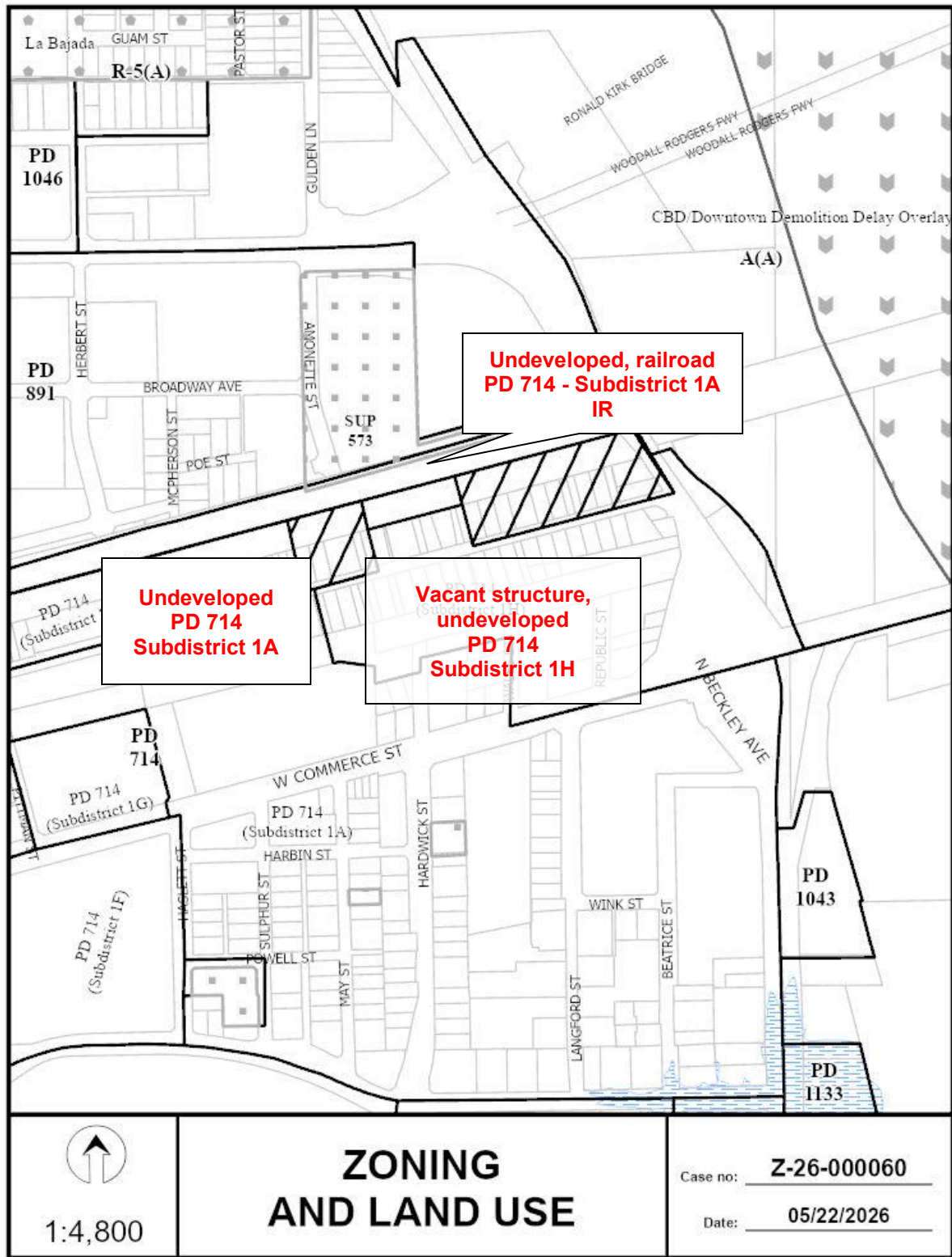
(f) Landscape regulations. Except as modified in Section 51P-714.114, “Landscaping,” see Article X. (Ord. 33133)



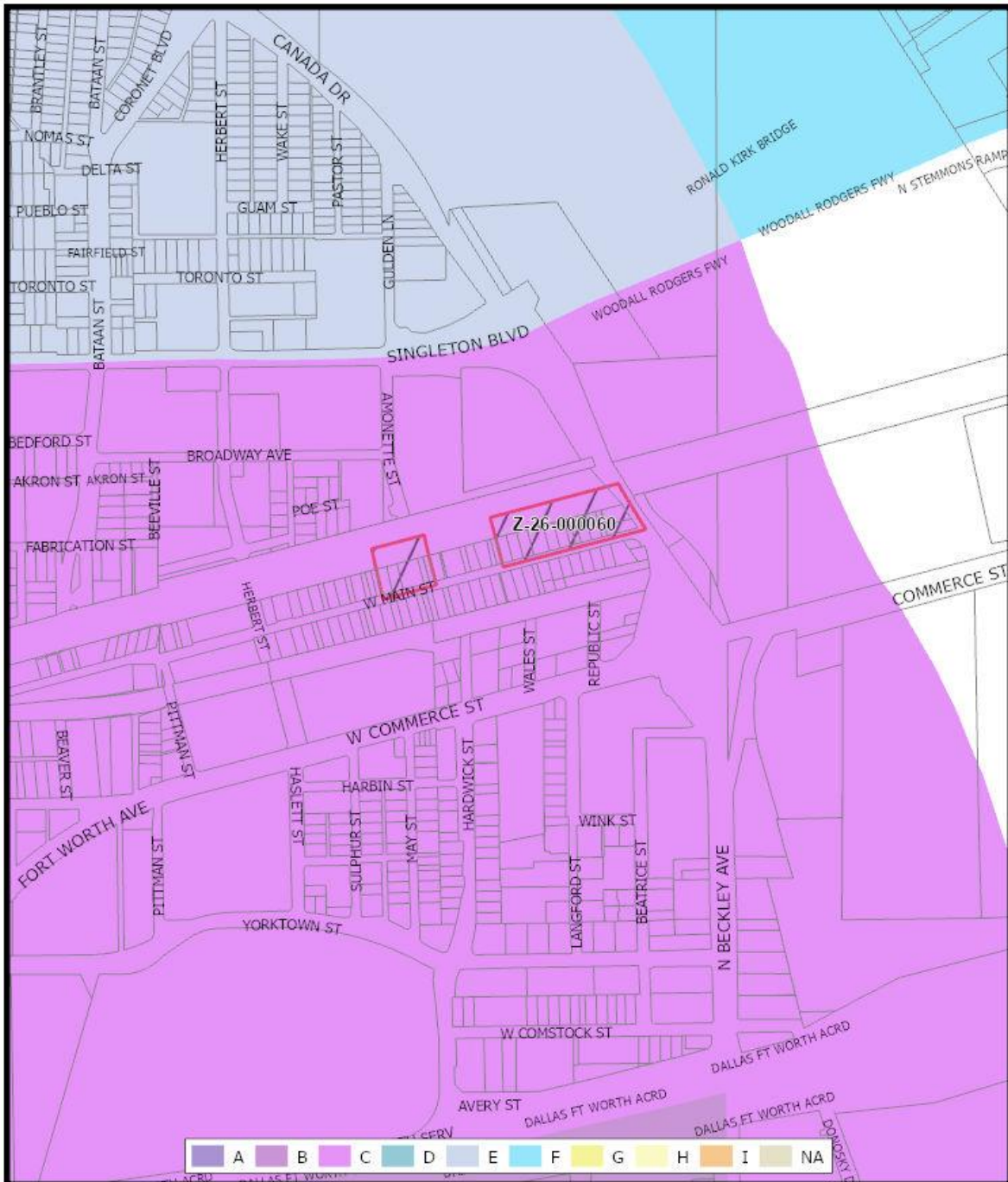
VICINITY MAP

Case no: **Z-26-000060**
Date: **05/22/2026**









1:7,200

Market Value Analysis

Case no: **Z-26-000060**

Date: **5/22/2026**



05/22/2026

Notification List of Property Owners***Z-26-000060******56 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999 NO NAME ST	UNION PACIFIC RR CO
3	115 W MAIN ST	RFA 201 W COMMERCE LLC
4	125 W MAIN ST	COMMERCE PPTIES WEST LC
5	129 W MAIN ST	RFA 201 W COMMERCE LLC
6	131 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS
7	133 W MAIN ST	RFA 201 W COMMERCE LLC
8	207 W MAIN ST	JOHNSON WILLIAM L &
9	211 W MAIN ST	JOHNSON WILLIAM L &
10	215 W MAIN ST	JOHNSON WILLIAM &
11	219 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS
12	247 W MAIN ST	RFA 201 W COMMERCE LLC
13	249 W MAIN ST	COMMERCE PROPERTIES WESTLC
14	251 W MAIN ST	Taxpayer at
15	253 W MAIN ST	RFA 201 W COMMERCE LLC
16	263 W MAIN ST	PINK MUHLY GRASS LLC
17	267 W MAIN ST	RFA 201 W COMMERCE LLC
18	227 W MAIN ST	RFA 201 W COMMERCE LLC
19	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
20	2500 HARDWICK ST	FOUNTAIN GRASS LLC
21	235 W MAIN ST	RFA 201 W COMMERCE LLC
22	273 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS
23	303 W MAIN ST	BLUE OAT GRASS LLC
24	319 W MAIN ST	LEWIS WILLIE CHARLES &
25	323 W MAIN ST	LONE STAR MISSIONARY BAPTIST
26	337 W MAIN ST	PSW WEST DALLAS URBAN VILLAGE

05/22/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	324 W MAIN ST	SCOTT GEORGE ESTATE
28	322 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS LLC
29	312 W MAIN ST	JOHNSON JOE AND GRACE
30	268 W MAIN ST	CHAMBERS HASKELL J &
31	262 W MAIN ST	BECKLEY COMMERCE ACQUISITIONS
32	258 W MAIN ST	RFA 201 W COMMERCE LLC
33	256 W MAIN ST	2601 N BECKLEY LLC
34	252 W MAIN ST	2601 N BECKLEY LLC
35	250 W MAIN ST	2601 N BECKLEY LLC
36	208 W MAIN ST	RFA 201 W COMMERCE LLC
37	2601 N BECKLEY AVE	2601 N BECKLEY LLC
38	2517 N BECKLEY AVE	RFA 201 W COMMERCE LLC
39	19 W COMMERCE ST	LEMON GRASS LLC
40	247 W COMMERCE ST	ROSA RUGOSA INVESTMENTS LLC
41	255 W COMMERCE ST	VIBURNAM INVESTMENTS LLC
42	2634 N BECKLEY AVE	TPC BECKLEY LLC
43	240 SINGLETON BLVD	GOLDEN TRINITY LLC
44	2702 MCPHERSON ST	DELEON JOE D
45	320 POE ST	LOZANO SAMUEL
46	2731 MCPHERSON ST	WEST DALLAS INVESTMENTS LP
47	2737 MCPHERSON ST	WEST DALLAS INVESTMENTS
48	2739 MCPHERSON ST	WEST DALLAS INV LP
49	2704 BEEVILLE ST	WEST DALLAS INVESTMENTS LP
50	2704 BEEVILLE ST	GOLDEN TRINITY LLC
51	350 BROADWAY BLVD	WEST DALLAS INV
52	305 W COMMERCE ST	305 WEST COMMERCE LLC
53	245 W MAIN ST	COMMERCE PROPERTIES WEST
54	331 W MAIN ST	LONE STAR BAPTIST CHURCH
55	2829 N BECKLEY AVE	ONCOR ELECRTCIC DELIVERY COMPANY
56	320 SINGLETON BLVD	TRINITY GROVES RESIDENTIAL I LP