

**FILE NUMBER:** Z-25-000177 **DATE FILED:** November 5, 2025

**LOCATION:** East line of South Polk Street at the terminus of Nokomis Avenue

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** Approx. 16,613 **CENSUS TRACT:** 48113006001

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**OWNER:** Amparo Galvan

**APPLICANT:** Blas Garza

**REQUEST:** An application for MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District.

**SUMMARY:** The purpose of the request is to allow retail uses in the existing building.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Denial without prejudice.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an MF-2(A) Multifamily District and is developed with a vacant building, with townhome units in the rear.
- The surrounding area consists primarily of multifamily developments and church uses, with limited single-family residences.
- The applicant wishes to use the site for general merchandise or food store 3,500 square feet or less. As such, they request an MU-1 Mixed Use District.
- There are no changes to this case.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
South Polk Street	Principal Arterial	90 feet

**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 review of engineering plans at permitting to comply with city standards.

**Transit Access:**

The area of request is within a half-mile of the following services:

DART Light Rail: No lines.  
DART Bus: Routes 47 and 215

**STAFF ANALYSIS:**

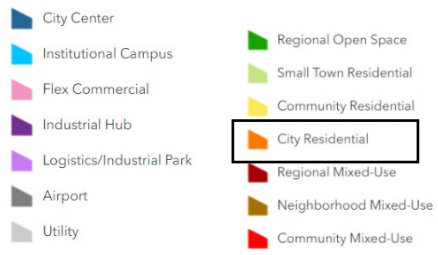
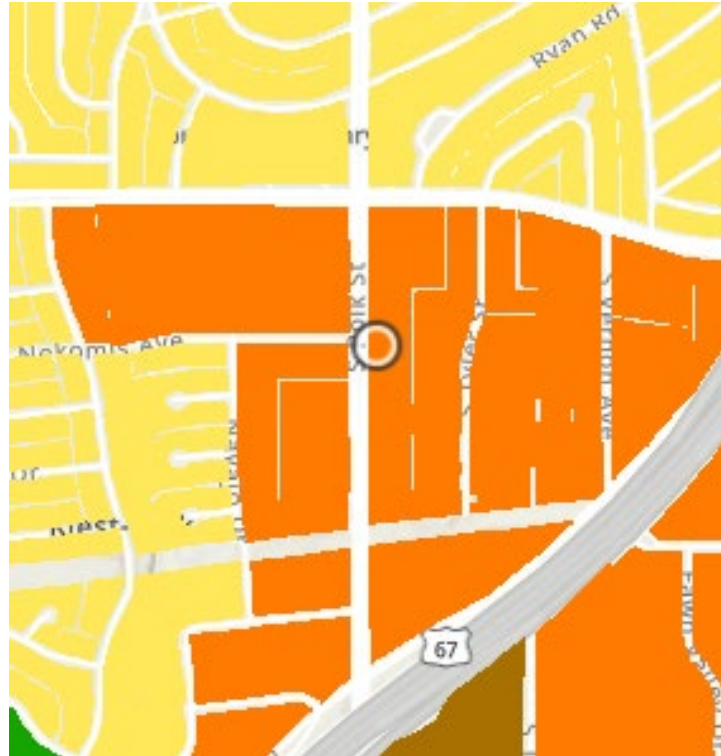
**Comprehensive Plan:**

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 zoning change is generally **consistent** with Forward Dallas 2.0. Commercial is a secondary land use in the City Residential placetype. It is a prevalent land use in the area. The subject property is located on a principal arterial, South Polk Street. It is located in the mid-block but adjacent to an existing apartment complex and school, and in close proximity to churches, single family residences, and commercial uses. The property appears to be currently used as a vacant building.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



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.

The City Residential placetype provides the greatest variety of housing types among all of the residential placetypes. City Residential neighborhoods primarily consist of high and mid-rise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in

compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/ transportation nodes, hubs, and corridors.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-2(A) Multifamily District	Vacant building/Multifamily/church
<b>North</b>	MF-2(A) Multifamily District	Apartments
<b>South</b>	MF-2(A) Multifamily District	School
<b>East</b>	MF-2(A) Multifamily District	Apartments
<b>West</b>	MF-2(A) Multifamily District	Church

**Land Use Compatibility:**

The request site is currently developed with a vacant building, in accompany with a church and townhome units. The applicant proposes to utilize the site as a general merchandise or food store 3,500 square feet or less.

The immediate surroundings of the site are predominantly multifamily development, with an apartment immediately north and east of the site. Additionally, a church and school are south of the site and a church to the west.

Staff supports the requested zoning change because the subject tract is contiguous to an existing multifamily land use and fronts a principal arterial roadway, both of which are appropriate locational criteria for the proposed district. The introduction of a small-format general merchandise or food retail use within the existing structure is compatible with adjacent land uses and is not anticipated to generate adverse impacts on surrounding properties or community character. The request demonstrates conformance with applicable policies in ForwardDallas and with the City’s zoning regulations, and it is consistent with established development patterns in the immediate vicinity.

### Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

**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

Use	Existing	Proposed
	MF-2(A)	MU-1
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center		•
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		S
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		

	Existing	Proposed
Use	MF-2(A)	MU-1
Gas drilling and production	S	S
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	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Cemetery or mausoleum	S	S
Child or adult care facility	•	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	R	R
Convent or monastery	•	•
Foster home	•	•
Halfway house		
Hospital	S	S
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school		R
<b>LODGING USES</b>		
Extended stay hotel or motel		S
Hotel or motel		S/R
Lodging or boarding house	•	•
Overnight general purpose shelter		
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)	•	•
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•

	Existing	Proposed
Use	MF-2(A)	MU-1
<b>OFFICE USES</b>		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	R	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house	•	•
Duplex	•	•
Group residential facility	*	*
Handicapped group dwelling unit	*	*
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	•	•
Residential hotel	•	•
Retirement housing	•	•
Single family	•	•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S/*
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		•
Furniture store		•
General merchandise or food store 3,500 square feet or less		•

	Existing	Proposed
Use	MF-2(A)	MU-1
General merchandise or food store greater than 3,500 square feet		•
Home improvement center, lumber, brick or building materials sales yard		S
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
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	•	•
Transit passenger station or transfer center	S	S/*
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	•
Local utilities	S/R	S/R
Police or fire station	S	•

	Existing	Proposed
Use	MF-2(A)	MU-1
Post office		•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	*	*
Utility or government installation other than listed	S	S
Water treatment plant		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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
Office showroom/warehouse		
Outside storage		
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		

**Development Standards**

Following is a comparison table showing differences between the development standards of the current MF-2(A) Multifamily District and the proposed MU-1 Mixed Use District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: MF-2(A)	15'	side yard: None for single family 5 feet for duplex 10 feet for other permitted structures  Rear Yard: None for single family 10 feet for duplex 15 feet for other permitted structures	No density nor FAR.  Minimum lot area:  SFR: 1,000 sqft  Duplex: 3,000 sqft  Multifamily: 1,000 sqft; 1,200 sqft; 150 sqft *	36' 45' with an SB 840 project	60% residential 50% nonresidential
Proposed: MU-1	15' Urban Form: 20'	20' adjacent to residential district, no min. otherwise	None; Base No Mixed Use Project (MUP) – 15 du/ac Mixed Use Project (MUP) with Mix of 2 Categories – 20 du/ac Mixed Use Project (MUP) with Mix of 3 or More Categories – 25 du/ac *	Base No Mixed-Use Project (MUP) - Maximum structure height is: 90'**  Mixed Use Project (MUP) No Retail - Maximum structure height is: 90'  Mixed Use Project (MUP) With Retail - Maximum structure height is: 120'	80% max.

\*SB 840 overrides density maximums for projects which are considered multifamily or primarily residential mixed use.

\*\* RPS limits height on this site to about 26 feet due to adjacency to MF-2(A) zoning. However, for a project developing multifamily or mixed use residential, the height

would be limited to 45', the same height permitted today on the site and on adjacent sites.

**Landscaping:**

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

**Parking:**

Parking must be provided in accordance with the Dallas Development Code. Under the recently approved parking reform, there are no minimum parking requirements except when a use is contiguous with single-family uses in an R zoning district. In those cases, the following minimums apply:

- 1/500 sf. for all uses.
- 1/600 sf. for job or lithographic printing.
- 1/1,000 sf. for machinery, heavy equipment, or truck sales and service.

**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 within an "I" MVA area.

**CPC Action**

**March 5, 2025**

**Motion:** It was moved to recommend **denial without prejudice** of an application for MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District, on the east line of South Polk Street at the terminus of Nokomis Avenue.

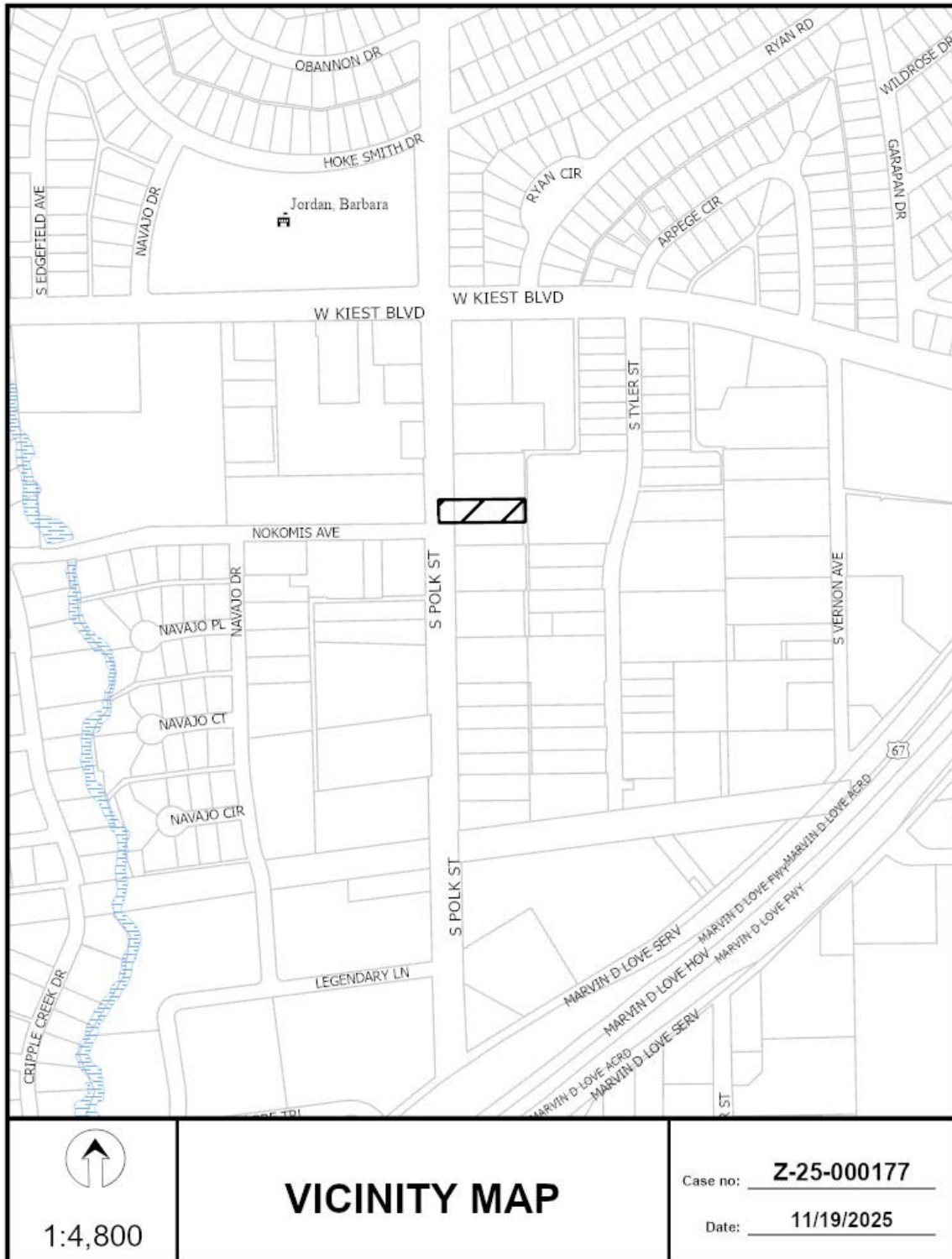
Maker: Forsyth  
Second: Carpenter  
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,  
Carpenter, Franklin Koonce, Housewright,  
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 0

<b>Notices:</b>	Area: 200	Mailed: 12
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None



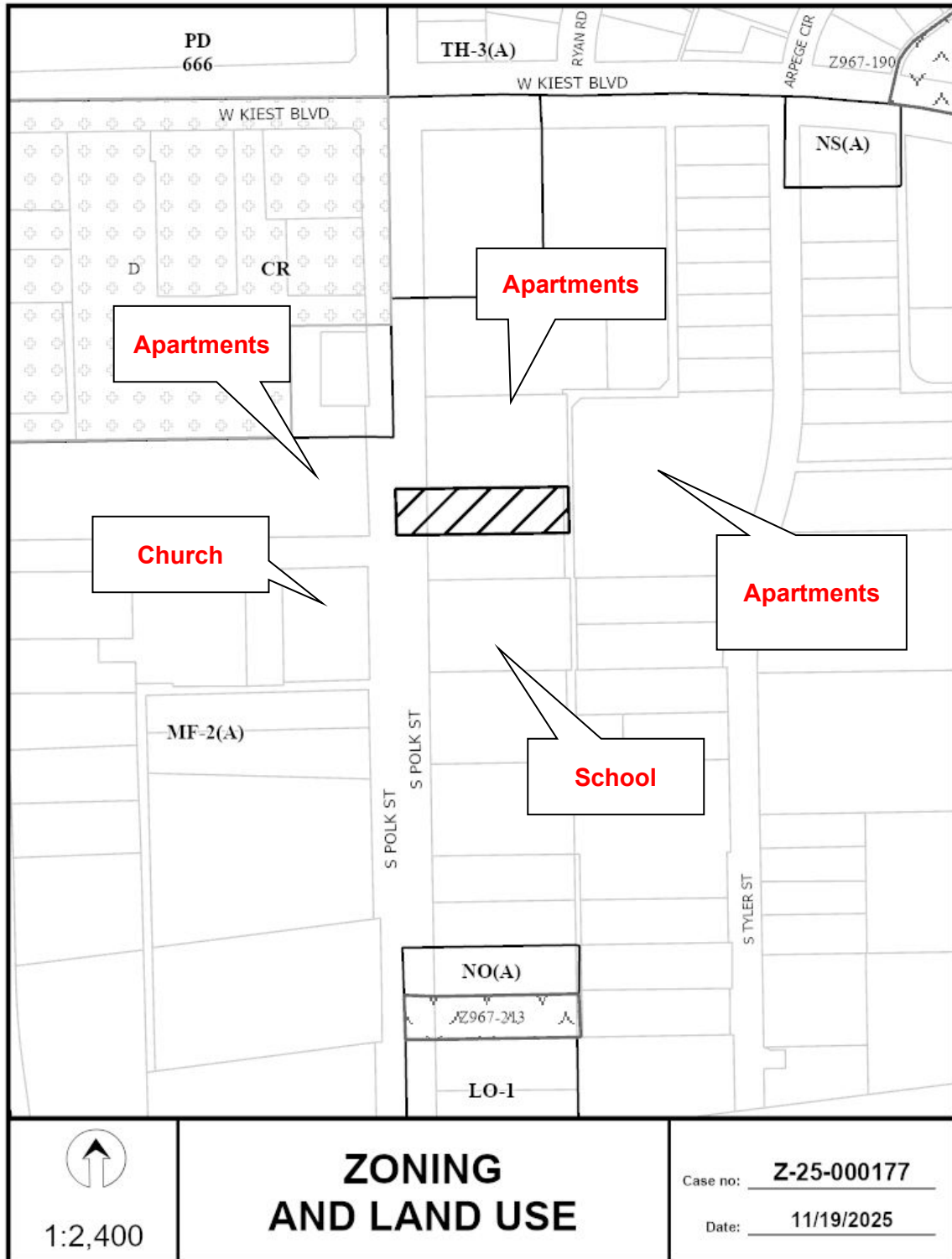


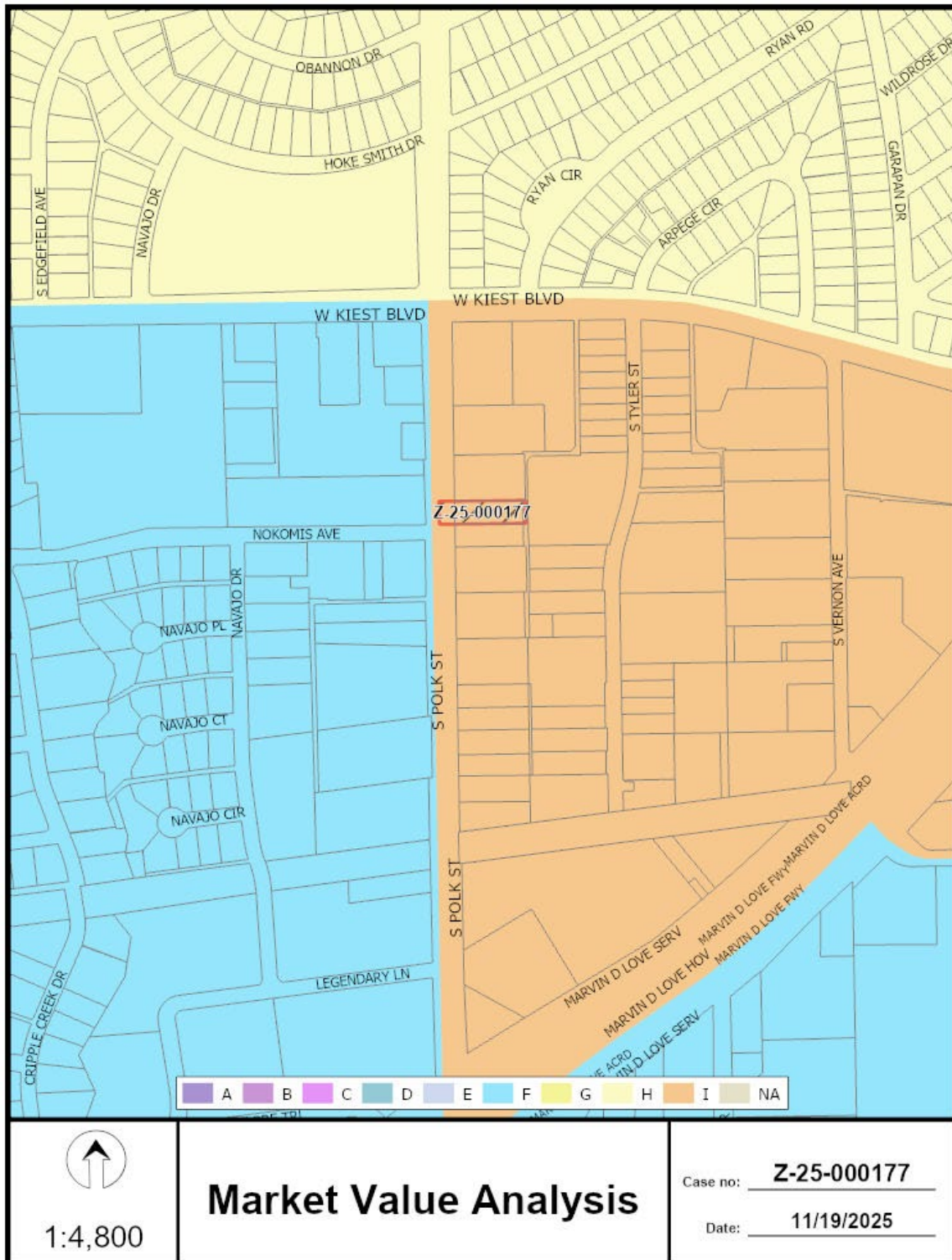
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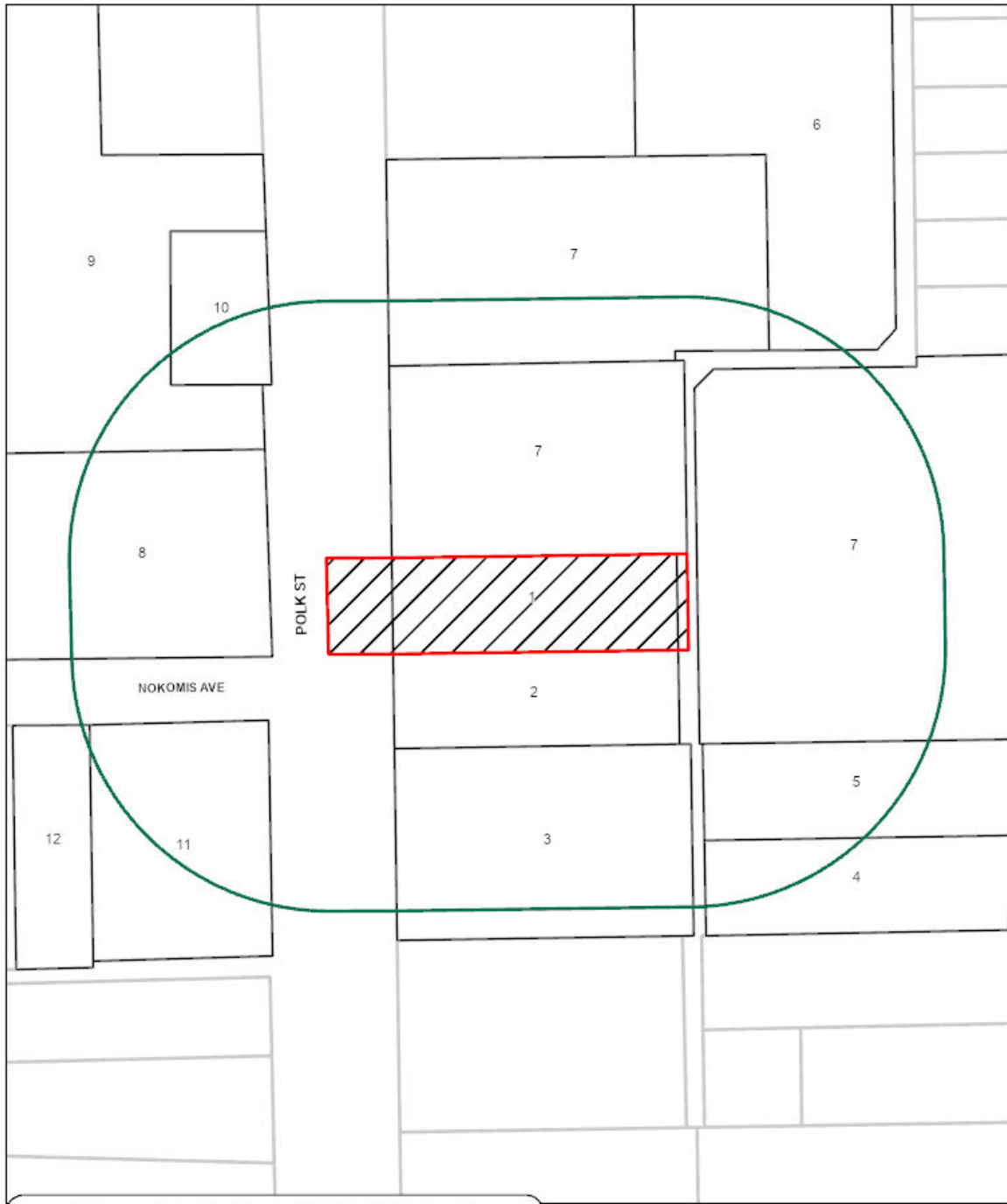
# AERIAL MAP

Case no: Z-25-000177

Date: 11/19/2025







<u>12</u>	Property Owners Notified (14 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>3/5/2026</u>	Date

Z-25-000177  
CPC



1:1,200

03/04/2026

## ***Reply List of Property Owners***

***Z-25-000177***

***12 Property Owners Notified      0 Property Owners in Favor      0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3294 S POLK ST	GALVAN AMPARO
	2	3304 S POLK ST	RNL BELLA
	3	3312 S POLK ST	UNION MISSIONARY BAPTIST CHURCH
	4	3325 S TYLER ST	UNION MISSIONARY BAPTIST CHURCH
	5	3319 S TYLER ST	LOPEZ JAVIER VILLALOBOS &
	6	950 W KIEST BLVD	SAILFISH LP
	7	3276 S POLK ST	3288 POLK SPE LLC
	8	3299 S POLK ST	GREEN HOUSE ARLINGTON LLC
	9	1150 W KIEST BLVD	DAECHI INVESTMENT LLC
	10	3287 S POLK ST	NFRSAND LLC
	11	3303 S POLK ST	GREATER FAITH APOSTOLIC
	12	1114 NOKOMIS AVE	Taxpayer at