

FILE NUMBER: Z-26-000023 **DATE FILED:** February 19, 2026

LOCATION: East corner of Maple Avenue and Vagas Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 15,594 sqft **CENSUS TRACT:** 48113000405

REPRESENTATIVE: Masterplan Consultants / Danielle Chou & Crystal Lemus

OWNER: Mike's Chicken, Inc. / Tram Dao

APPLICANT: Lennox McFadden Enterprise / Jeremy Lennox

REQUEST: An application for an amendment to Specific Use Permit 2496 for open storage on property zoned Tract 2, Planned Development Subdistrict 138, within Planned Development 193, Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow the continued operation of open storage for vehicular parking.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Tract 2, Planned Development Subdistrict 138 within Planned Development 193 and is currently occupied as parking lot. The subdistrict was established in 2023 to accommodate the use on site.
- The surrounding area is predominantly commercial, with single family to the southwest and multifamily to the northeast.
- The applicant wishes to continue using the site for open storage. As such, they request a Specific Use Permit.
- SUP 2496 was previously approved by City Council on August 9, 2023, with an expiration date of August 9, 2026.
- The applicant is not intending to alter the site plan, conditions, or the property.

Zoning History:

There has been one zoning case in the area within the last five years:

1. **Z212-301:** On August 9, 2023, City Council approved an application for the expansion of Planned Development Subdistrict No. 138 and for a Specific Use Permit for an outside open storage use on property zoned Planned Development Subdistrict No. 138 and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	Existing ROW, 42' of pavement
Vagas Street	Local Street	-

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: Orange and Green lines.

DART Bus: Routes 1

STAFF ANALYSIS:

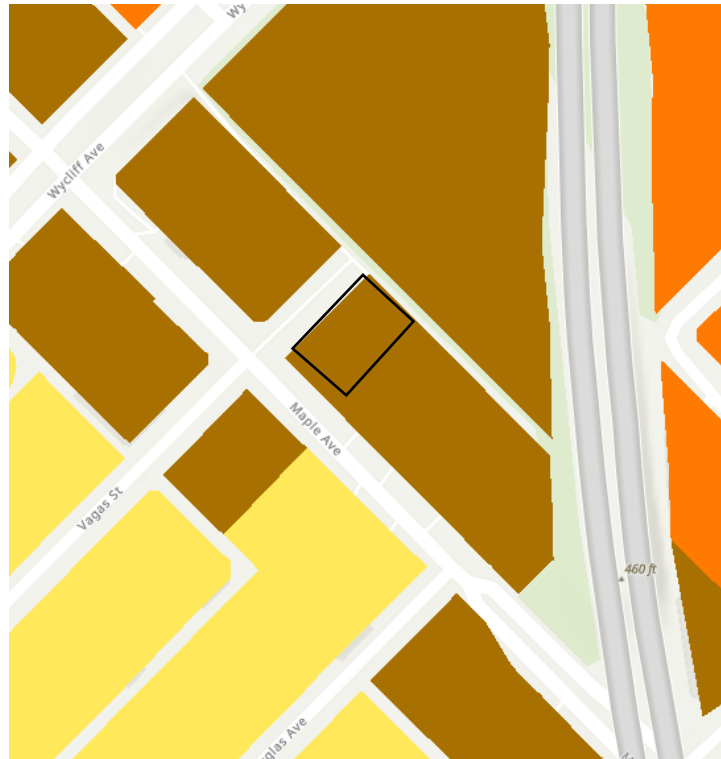
Comprehensive Plan:

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 Specific Use Permit is generally consistent with Forward Dallas 2.0, which identifies commercial development as a primary land use within the Neighborhood Mixed-Use placetype. Commercial activity is prevalent in the surrounding area, further supporting the appropriateness of the request. The subject property is located on a community collector, Maple Avenue, and occupies a corner lot adjacent to existing commercial development. The site currently appears to function as an open storage lot, indicating that the proposed use would align with the established development pattern and land use character of the area. The SUP as it exists also includes design considerations which help make the use more appropriate.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit 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.

Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services and dining options and a mix of low and medium-density residential. These areas are typically located at key intersections in nodes or along

corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development as well as horizontally mixed-use centers that are compatibly scaled with surrounding neighborhoods.

Land Use:

	Zoning	Land Use
Site	Tract 2 within Planned Development 193, Oak Lawn Special Purpose District	Open Storage
Northeast	GR within Planned Development 193, Oak Lawn Special Purpose District	Vacant
Southwest	GR within Planned Development 193, Oak Lawn Special Purpose District	Vacant
Southeast	GR within Planned Development 193, Oak Lawn Special Purpose District	Commercial
Northwest	Tract 1 within Planned Development 193, Oak Lawn Special Purpose District	Commercial

Land Use Compatibility:

The request site is currently developed with a vacant lot. The applicant proposes to continue utilizing the existing lot as an open storage.

The immediate surroundings of the site are predominantly commercial, with single-family to the southwest and multifamily to the northeast.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends approval of the requested Specific Use Permit based on the site’s locational attributes and compatibility with the surrounding development pattern. The subject property is contiguous to existing commercial uses and is situated along a designated community collector, providing appropriate access and circulation capacity. The site is located within an established commercial node along Maple Avenue and is served by DART bus and light rail transit, supporting multimodal accessibility. As the area is designated Neighborhood Mixed Use, the time period could allow reconsideration of the site if the area significantly changes in the future.

No modifications to the existing site layout, building footprint, or infrastructure are proposed. As such, the request will not materially alter the established character of the area, nor adversely impact adjacent properties. The proposed use remains consistent with the surrounding land use pattern and is compatible with the existing development context.

Development Standards

Following is a comparison table showing the development standards of the current Tract 2 within Planned Development 193 Oak Lawn Special Purpose District.

District	Setback		Height	Lot Cvrg.
	Front	Side/Rear		
Current: Tract 2, PDS 138 PD 193	10 feet for permitted structures 30-foot setback for Maple Ave. Special Retail Street	10 feet for permitted structures	36’; provide additional frontage twice the height of the portion of the building that exceeds 36	60%

Landscaping:

Landscaping must be provided in accordance with the existing landscape plan for the SUP. Staff observes that the site has generally been built out and planted in accordance with the landscape plan on file.

Parking:

Parking must be provided in accordance with the Dallas Development Code. PD 193 does not require parking and loading for the open storage use.

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 “F” MVA area.

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List of Officer

Mike's Chicken Inc

Tram Dao - Director

Tram Dao - Agent

Lennox McFadden Enterprises, LLC DBA Harvey's Collision Centers

Jeremy Lennox – President/Co-Owner

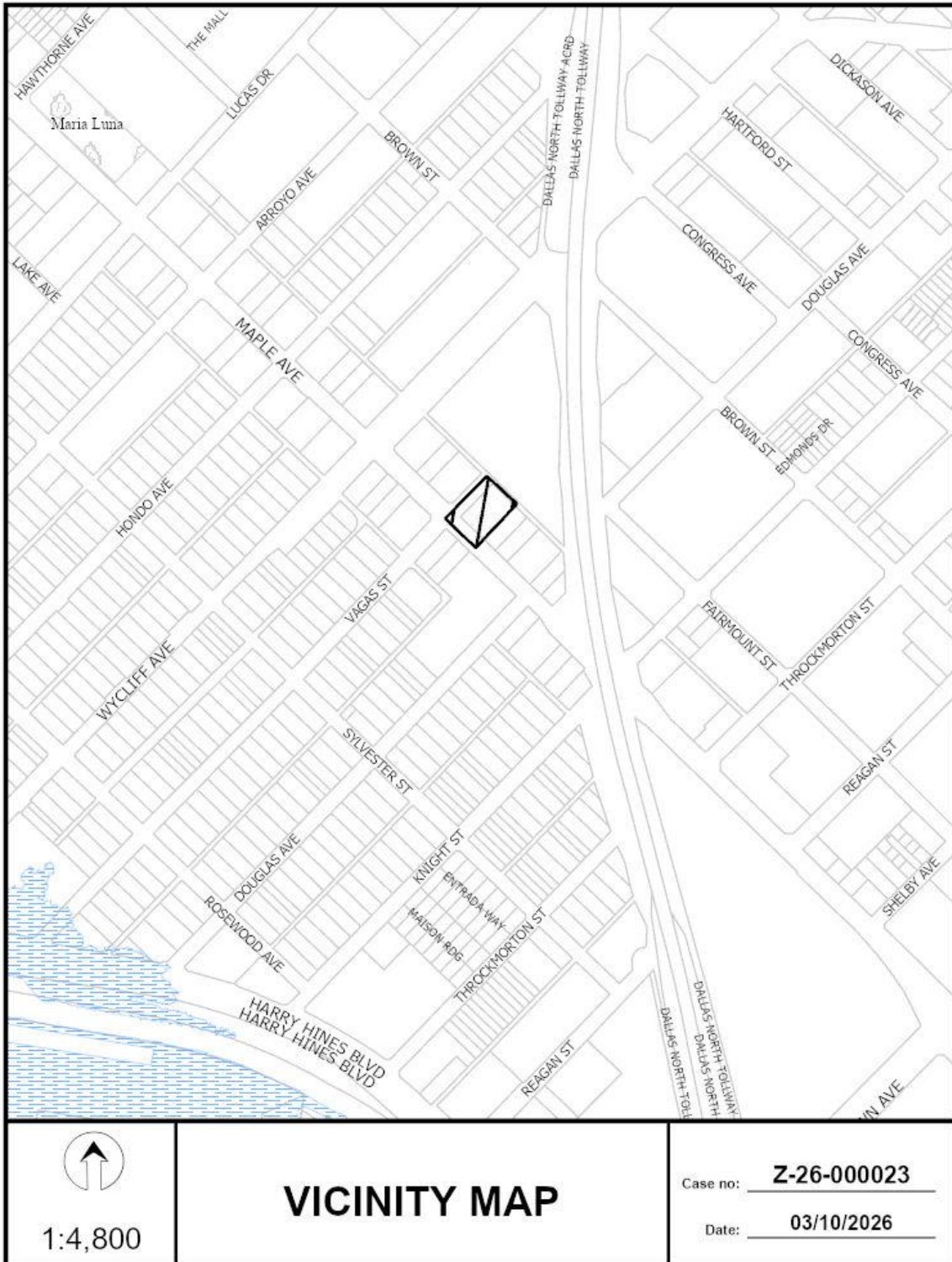
Jeff McFadden – CEO/Co-Owner

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is open storage.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (10 years from the date of approval), but is eligible for automatic renewal with one, five-year period pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) [~~August 9, 2026.~~]
4. LANDSCAPING:
 - A. Landscaping must be provided as shown on the attached site plan.
 - B. Tree grates must be provided for all street trees.
 - C. A minimum two-foot-wide planting zone is required along the front yard fence and oriented toward the public right-of-way.
5. FENCING AND SCREENING:
 - A. Maximum height of fences is six feet.
 - B. Fences must have masonry columns and decorative metal fence panels.
 - C. Except for required screening, all fence panels in the front or side yard must have a surface area that is a minimum of 50 percent open.
6. LIGHTING: Light poles may not exceed nine feet in height and must be provided only in the locations shown on the attached site plan.
7. LOADING: All loading and unloading must occur on the Property. Loading and unloading for the open storage use may not occur on public rights-of-way.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state law regulations, and with all ordinances, rules, and regulations of the City of Dallas.



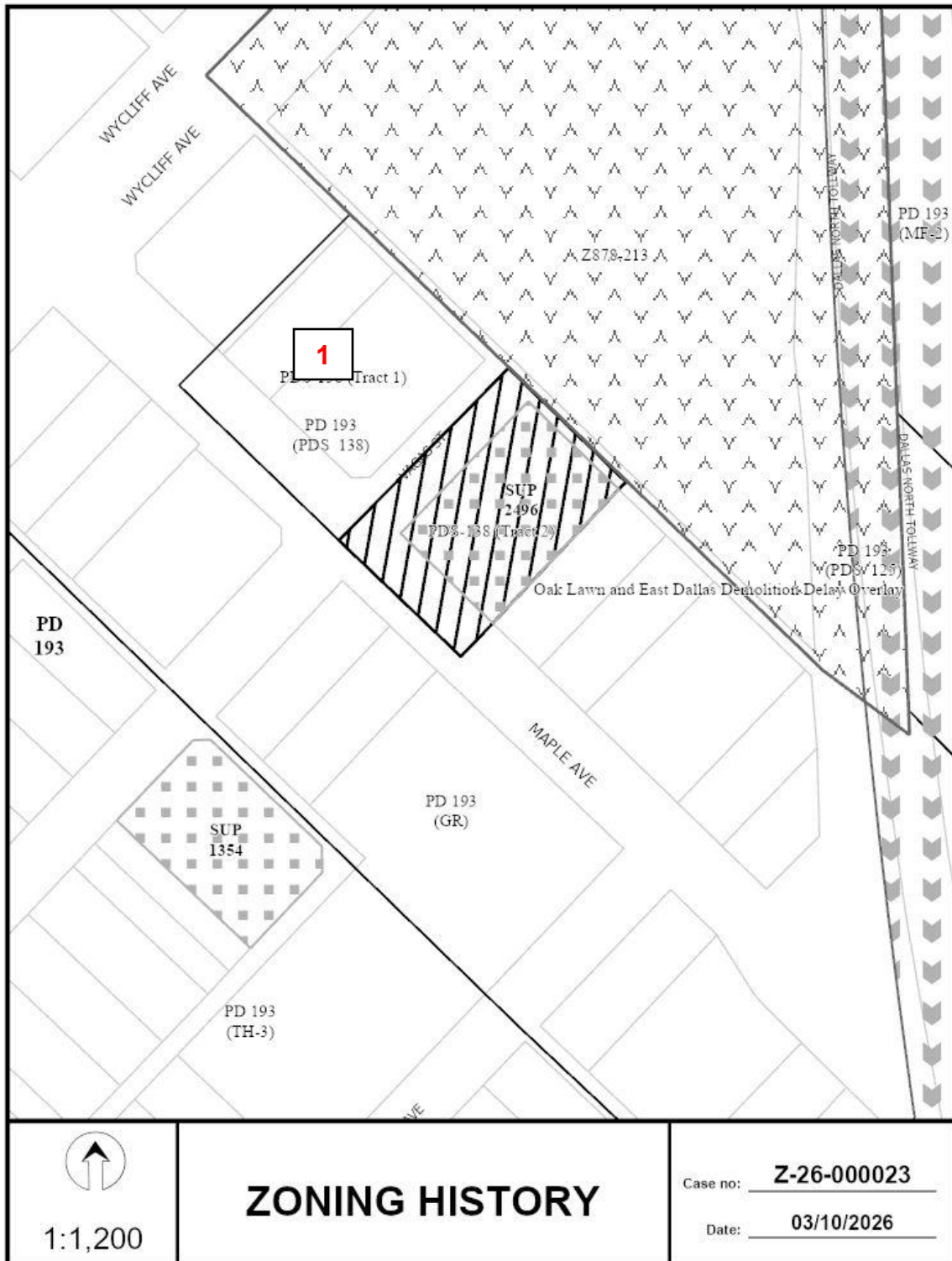


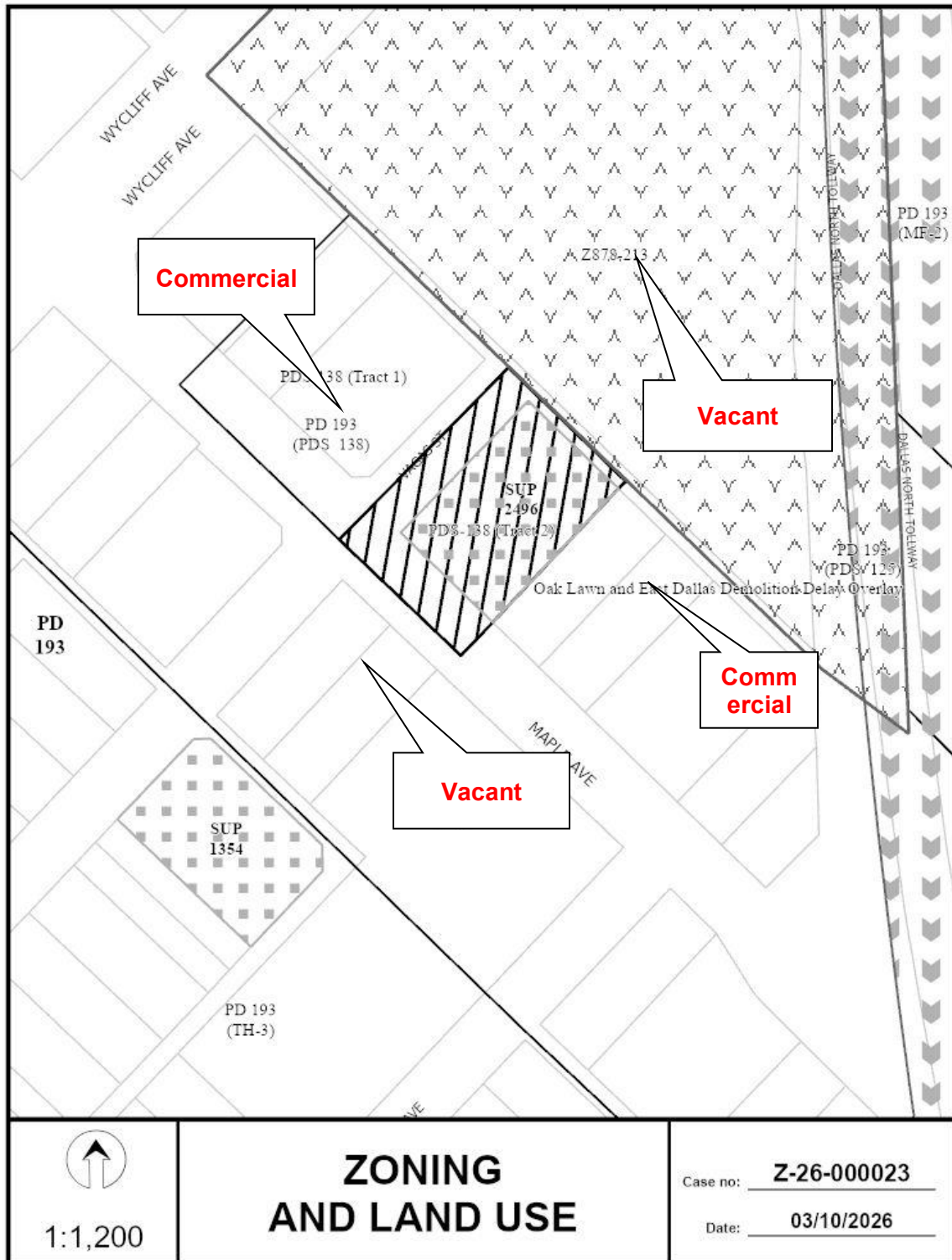
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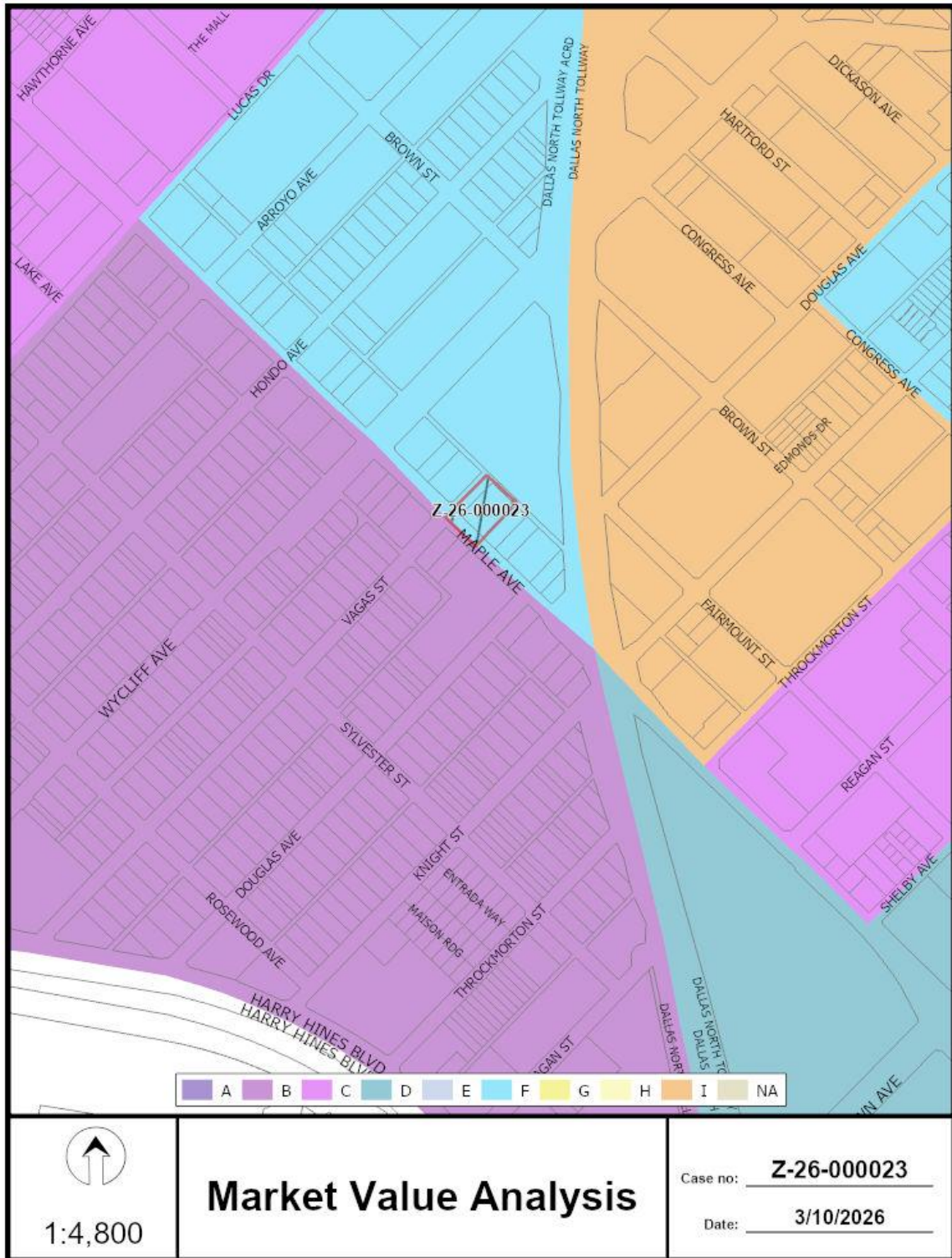
AERIAL MAP

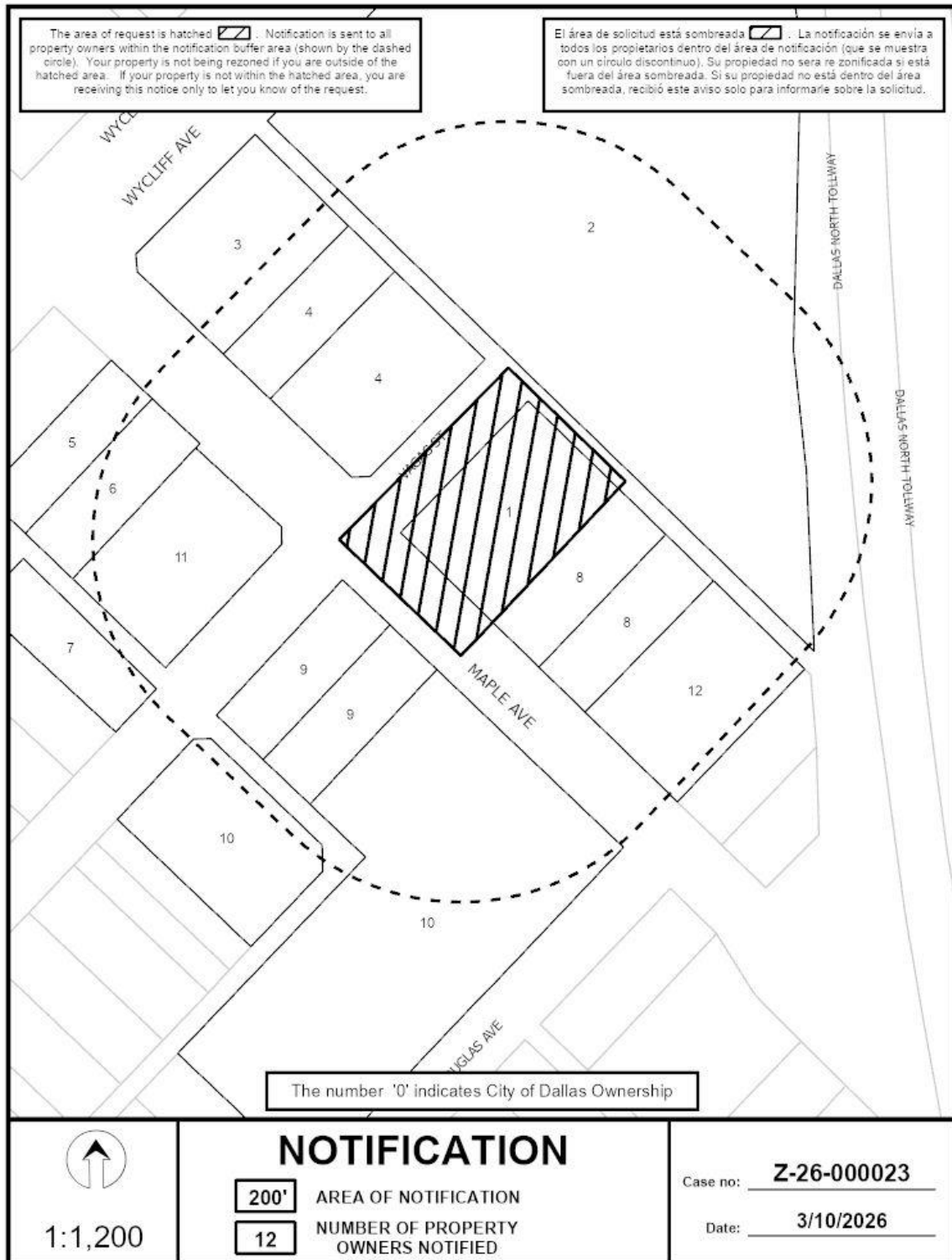
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Date: 03/10/2026









03/10/2026

Notification List of Property Owners

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12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4244 MAPLE AVE	MIKES CHICKEN INC
2	2516 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY
3	4316 MAPLE AVE	FELTMAN FAMILY PROPERTIES LTD
4	4310 MAPLE AVE	JP HARVEY LLC
5	4323 MAPLE AVE	PERLMETER CAPITAL MGMT LLC
6	4311 MAPLE AVE	MAPLE LOT 4311 LLC
7	2439 VAGAS ST	ORTEGA EDUARDO
8	4242 MAPLE AVE	ANDOR PROPERTIES LLC
9	4251 MAPLE AVE	JUREK PROPERTIES LTD
10	4231 MAPLE AVE	EBENEZER IGLESIA
11	4305 MAPLE AVE	4305 MAPLE AVE LLC
12	4234 MAPLE AVE	STD LLC