

FILE NUMBER: Z234-120(CR) **DATE FILED:** November 7, 2023

LOCATION: West line of North Zang Boulevard, between West Canty Street and West Neely Street

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ± 26,136 sq. ft. **CENSUS TRACT:** 48113004201

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: 727 N Zang, LLC

REQUEST: An application for **(1)** a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and **(2)** a Specific Use Permit for a boutique hotel.

SUMMARY: The purpose of the request is to allow for modified development standards to allow for a boutique hotel to operate out of an existing building on the site.

CPC RECOMMENDATION: **Approval** of **(1)** a new subdistrict, subject to conditions, and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: **Approval** of **(1)** a new subdistrict, subject to conditions, and **(2)** a Specific Use Permit for a four-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

Existing/Proposed Built Conditions:

- The approximately 0.6-acre area of request encompasses two properties addressed as 727 North Zang Boulevard (Lot A) and 719 North Zang Boulevard (Lot B). Lot A totals approximately 18,250 square feet of land and is developed with a three-story, 28-unit multifamily structure developed in 2018. Lot B totals approximately 8,150 square feet of land and is developed with a one-story single family residential structure.
- The application designates Lot A as Phase 1, which would not require any site alterations or renovations to the existing structure. The proposed site plan reflects the current on-site condition, which would remain unchanged until the future development of Phase 2 (Lot B), which would require a continuation of a mutual access drive behind the building.
- Lot A (Phase 1) is developed with a three-story, 28-unit multifamily building with a pass-through driveway to service 24 parking spaces in the rear. Ten (10) of the off-street parking spaces are covered by a parking structure (free-standing awning) which would not be removed as part of this request.
- Lot B (Phase 2) is developed with a one-story single family residential structure. Access is provided via a single-service driveway connecting to North Zang Boulevard. If approved, the future development of Phase 2 would replace this structure with a continuation of the development and use illustrated on Lot A (Phase 1) to the north. The proposed site plan illustrates 13 additional parking spaces, and a removal of the driveway access to North Zang Boulevard at time of development. All applicable development criteria, including residential proximity slope, will be enforced at time of development.

Existing/Proposed Use Conditions:

- According to the applicant, following its development in 2018, Lot A has been utilized as multi-lease-type property. Historically, rental duration has been daily, weekly, monthly, and annually. Most recently, the property has been 65% occupied as a daily to 14-day rental. The applicant references these rental patterns as the impetus for the request to transition the use to a boutique hotel.

- The area of request is currently zoned Tract 4, Subdistrict B, within Planned Development (PD) No. 468, the Oak Cliff Gateway Special District. Subdistrict B is the WR-3 Walkable Urban Residential District. The WR-3 District allows for *Group Living* residential uses (Reference Section 51A-13.306(b)) within the *Apartment* development type (Reference Section 51A-13.304(a)(1)).
- The applicant requests a new Subdistrict within PD No. 468. Requested language specifies that:
 - A boutique hotel is permitted with a specific use permit.
 - A development plan is not required (a Specific Use Permit will require a site plan).
 - The new subdistrict must comply with the WR-3 district regulations and the development standards of Article XIII.
 - Kitchens are permitted in guest rooms.
 - External entry is permitted for 100% of the guest rooms.
 - A minimum of one parking space is required per two guest rooms.
 - No loading zone is required.
 - No dumpster is required.
- In addition to the request for a new PD subdistrict, the applicant requests a Specific Use Permit for a boutique hotel with a maximum number of 40 guest rooms.
- The applicant requests a Specific Use Permit to reassess the application through the required Specific Use Permit renewal process.

Zoning History:

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

1. **Z201-111:** On February 22, 2023, the City Plan Commission denied an application for an expansion of Subdistrict 6 within Planned Development District No. 830 [to permit office uses], on property zoned Tract 1C within Planned Development District No. 160 located on the east line of Madison Street, between Davis Avenue and Neely Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Zang Boulevard	Minor Arterial	100 feet, Bike Plan

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 was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the City as a whole.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	PD No. 468 (Tract 4, Subdistrict B)	Multifamily
North	PD No. 468 (Tract 4, Subdistrict B)	Single family
East	PD No. 468 (Tract 4, Subdistrict E)	Vacant
South	PD No. 468 (Tract 4, Subdistrict B)	Vacant
West	PD No. 160 (Tract 1C)	Single family

Land Use Compatibility:

The approximately 0.6-acre area of request encompasses two properties addressed as 727 North Zang Boulevard (Lot A) and 719 North Zang Boulevard (Lot B). Lot A totals approximately 18,250 square feet and is developed with a three-story, 28-unit multifamily

structure developed in 2018. Lot B totals approximately 8,150 square feet and is developed with a one-story single family residential structure.

The application designates Lot A as Phase 1, which would not require any site alterations or renovations to the existing structure. The proposed site plan reflects the current on-site condition, which would remain identical until the future development of Phase 2 (Lot B), which would require a continuation of a mutual access drive behind the building.

Lot A (Phase 1) is developed with a three-story, 28-unit multifamily building with a pass-through driveway to service 24 parking spaces in the rear. Ten (10) of the off-street parking spaces are covered by a parking structure (free-standing awning) which would not be removed as part of this request.

Lot B (Phase 2) is developed with a one-story single family residential structure. Access is provided via a single-service driveway connecting to North Zang Boulevard. If approved, the future development of Phase 2 would replace this structure with a continuation of the development and use illustrated on Lot A (Phase 1) to the north. The proposed site plan illustrates 13 additional parking spaces, and a removal of the driveway access to North Zang Boulevard at time of development. All applicable development criteria, including residential proximity slope, will be enforced at time of development.

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.

From a land use perspective, the applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The existing land use intensity within Tract A will not increase based on the transition from multifamily to boutique hotel uses. Likewise, development within Tract B will be in accordance with the

permitted development types outlined in the WR-3 District. No other changes to the dimensional requirements or design standards of the WR-3 District are proposed.

Landscaping:

Landscaping must be provided in accordance with PD No. 468 and Article X of the Dallas Development Code, as amended.

Parking:

Parking requirements within PD No. 468 are established by Exhibit 468C. A minimum of 0.25 parking space is required per room for group living (including hotel) uses. Through the SUP conditions, the applicant requests an increased parking requirement of 0.5 parking space per room. Phase 1 includes 28 one-bedroom units, requiring 14 parking spaces. Twenty-four (24) are accounted for on the proposed site plan. Phase 2 will include a maximum of 12 one-bedroom units, requiring 6 parking spaces. Thirteen (13) are accounted for on the proposed site plan. This is appropriate at a site with direct access to rail transit.

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 in an “C” MVA area.

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LIST OF OFFICERS

727 N Zang, LLC

Christian Chernock, Managing Member

CPC ACTION
April 10, 2025

Motion: It was moved to recommend **approval** of 1) a new subdistrict subject to conditions with the following change: within the area of request, a boutique hotel may be rented on a daily, weekly, monthly, or annual basis and is not limited to the 14 consecutive day maximum rental requirement, on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and **approval** of 2) a Specific Use Permit for a boutique hotel for a four-year period, subject to a site plan and conditions with the following change: a QR code that links to reach customer support must be provided in a prominent place on the building, on the west line of North Zang Boulevard, between West Canty Street and West Neely Street.

Note: Vice Chair Rubin Called a Point of Order.

Note: Commissioner Franklin offered a Friendly amendment to add “annual” to Vice Chair Rubin’s motion. Vice Chair Rubin, maker of the motion, accepted the Friendly amendment.

Note: Commissioner Wheeler-Reagan offered a Friendly amendment that the requirement of tracking the response of the QR code use for complaints. Vice Chair Rubin, maker of the motion, did not accept the Friendly amendment.

Maker: Rubin
Second: Nightengale
Result: Carried: 11 to 1

For: 11 - Herbert, Shidid, Carpenter, Wheeler-Reagan*, Franklin Sleeper, Housewright, Nightengale, Haqq, Hall, Rubin

Against: 1 - Forsyth
Absent: 2 - Hampton, Kingston
Vacancy: 0
Conflict: 1 - Chernock**

*out of room, shown voting in favor
**out of room when vote was taken

Notices: Area: 500 Mailed: 108
Replies: For: 9 Against: 1

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Against: Rob Shearer, 830 Woodlawn Ave., Dallas, TX, 75208
James Klopchic, 720 Elsbeth St. Dallas, TX, 75208

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Laura Palmer, 911 N. Madison, Dallas, TX, 75208
Pam Conley, 901 N. Madison, Dallas, TX, 75208

CPC RECOMMENDED PD CONDITIONS

ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005. (Ord. Nos. 19455; 23057; 23868; 25866; 26042; 29743)

SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 842.168 acres. (Ord. Nos. 23057; 26042; 26606; 29743)

SEC. 51P-468.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area while specifically encouraging the future historic designation of the following structures:
 - (A) Polar Bear Ice Cream Stand.
 - (B) Mayor William Sergeant Home.

- (C) Grace Presbyterian Church.
- (D) Lee Harvey Oswald Boarding House.
- (4) Strengthen the neighborhood identity.
- (5) Create a more desirable pedestrian environment.
- (6) Periodically review proper zoning of the Property. (Ord. Nos. 23057; 26042; 29743)

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) Unless the context clearly indicates otherwise, in this article:
 - (1) **ACCESSORY DWELLING UNIT** means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.
 - (2) **ALTERNATIVE ENERGY PLANT** means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly-created power to the energy grid.
 - (3) **ANTIQUE SHOP** means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.
 - (4) **AQUARIUM** means an establishment where aquatic animals and plants are kept and exhibited.
 - (5) **ART GALLERY** means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.
 - (6) **ART OR CRAFT PRODUCTION FACILITY** means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.
 - (7) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal-entry.
 - (8) **BULB-OUT** means the area of the sidewalk or curb line that is extended into the street at sidewalk grade to narrow the street and increase pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and that may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(12) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing facade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eight Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard;

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street; or

(C) the Mayor William Sergeant Home located at the southwest corner of Zang Boulevard and Nealy Street for purposes of obtaining the legacy building parking reduction only.

(14) LEGACY BUILDING MIXED USE DEVELOPMENT means a project containing at least three different uses developed as a single project and must include at least one use in a legacy building.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a public street or public space.

(16) LIVE/WORK UNIT means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

(17) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(18) MEWS means the public or private right-of-way for pedestrians or low-speed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(19) MIXED USE DEVELOPMENT means a combination of any two categories of permitted main uses on a building site.

(20) MOBILE FOOD ESTABLISHMENT means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(21) NEW CONSTRUCTION means construction of a main structure that did not exist on May 13, 2015, or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

(22) PROJECT ANNOUNCEMENT SIGN means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

(23) STREETSCAPE means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards, and other elements.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context ~~[clearly]~~ indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential.
- (12) Subdistrict L: nonresidential.
- (13) Subdistrict M: nonresidential.

(14) Subdistrict N: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190; 28880; 29200; 29280; 29743; 30190; 30702; 30717; 31167)

SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.
- (3) Exhibit 468C: Subdistricts B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G. Subdistrict K development plan.
- (8) Exhibit 468H: Subdistrict L development plan and elevation plan.
- (9) Exhibit 468I: Subdistrict M development plan.
- (10) Exhibit 468J: Subdistrict N development/landscape plan. (Ord. Nos. 28880; 29200; 29743; 30190; 30702; 30717; 31167)

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 14 subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8).
- (6) Subdistrict F – Walkable Urban Mixed Use 12.

- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).
- (12) Subdistrict L – Walkable Urban Mixed Use 3 (WMU-3).
- (13) Subdistrict M – Walkable Urban Mixed Use 8 (WMU-8).
- (14) Subdistrict N - Walkable Urban Mixed Use 12 (WMU-12).

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 23057; 23868; 25866; 26042; 26149; 26190; 27391; 28880; 29200; 29280; 29743; 30190; 30702; 30717; 31167)

SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, G, K, L, M, AND N.

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(l) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage. Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDABLE ENVELOPE means the three dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage. The site must come into complete compliance with Article XIII regulations.

(2) Amortization of nonconforming uses. Uses that become nonconforming on May 13, 2015, may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(4) Development plan for Subdistrict L. Development and use of the Property in Subdistrict L must comply with the Subdistrict L development plan and elevation plan (Exhibit 468H). If there is a conflict between the text of this article and the Subdistrict L development plan and elevation plan, the text of this article controls. The provisions of Section 51A-4.702 regarding submission of or amendments to a development plan apply to Subdistrict L, except that an amendment to the elevation portion of the Subdistrict L development plan and elevation plan is not allowed through the minor amendment process.

(5) Development plan for Subdistrict M. Development and use of the Property in Subdistrict M must comply with the Subdistrict M development plan (Exhibit 468I). If there is a conflict between the text of this article and the Subdistrict M development plan, the text of this article controls.

(6) Development/landscape plan for Subdistrict N. Development and use of the Property in Subdistrict N must comply with the Subdistrict N development/landscape plan (Exhibit 468J). If there is a conflict between the text of this article and the Subdistrict N development/landscape plan, the text of this article controls.

(7) Within Subdistrict _____ no development plan is required.

(b) District regulations. Except as provided in this section, Division 51A-13.300, "District Regulations," applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistricts C and L. Except as provided in this section, Subdistricts C and L must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E, K, and M.

(A) In general. Except as provided in this section, Section 51P-468.109.1, and Section 51P-468.109.2, Subdistricts E, K, and M must comply with the WMU-8 regulations and development standards in Article XIII.

(B) Subdistrict E, Tract 6. Maximum number of stories above grade in the HM-2 Height Map Overlay is six.

(6) Subdistricts F and N. Except as provided in this section, Subdistricts F and N must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.
- (J) Stairway access to roof.

- (K) Roof top deck.
- (L) Skylights.
- (M) Spires and belfries.
- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surrounding roof-mounted mechanical equipment.
- (Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

- (A) Subdistrict A, Tract 3.
- (B) Subdistrict A, Tract 4.
- (C) Subdistrict B, Tract 4.
- (D) Subdistrict B, Tract 6.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G and Subdistrict N.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, “Parking Regulations,” applies.

(1) In general. The “Required Parking in WMU and WR Districts Chart” in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, “Bicycle Parking Regulations,” for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

SEC. 51P-468.10X. SUBDISTRICT PROVISIONS

(a) In general. Except as provided in this section, Subdistrict _ must comply with the WR-3 regulations and development standards in Article XIII.

(b) Boutique hotel is permitted within the Apartment development type with a specific use permit.

(c) Additional provisions for a boutique hotel:

1. Kitchens are permitted in guest rooms.

2. External entry for 100 percent of rooms is permitted.

3. A minimum of one-half off-street parking space per room is required. Required parking for this use may be set by the specific use permit.

4. No off-street loading is required.

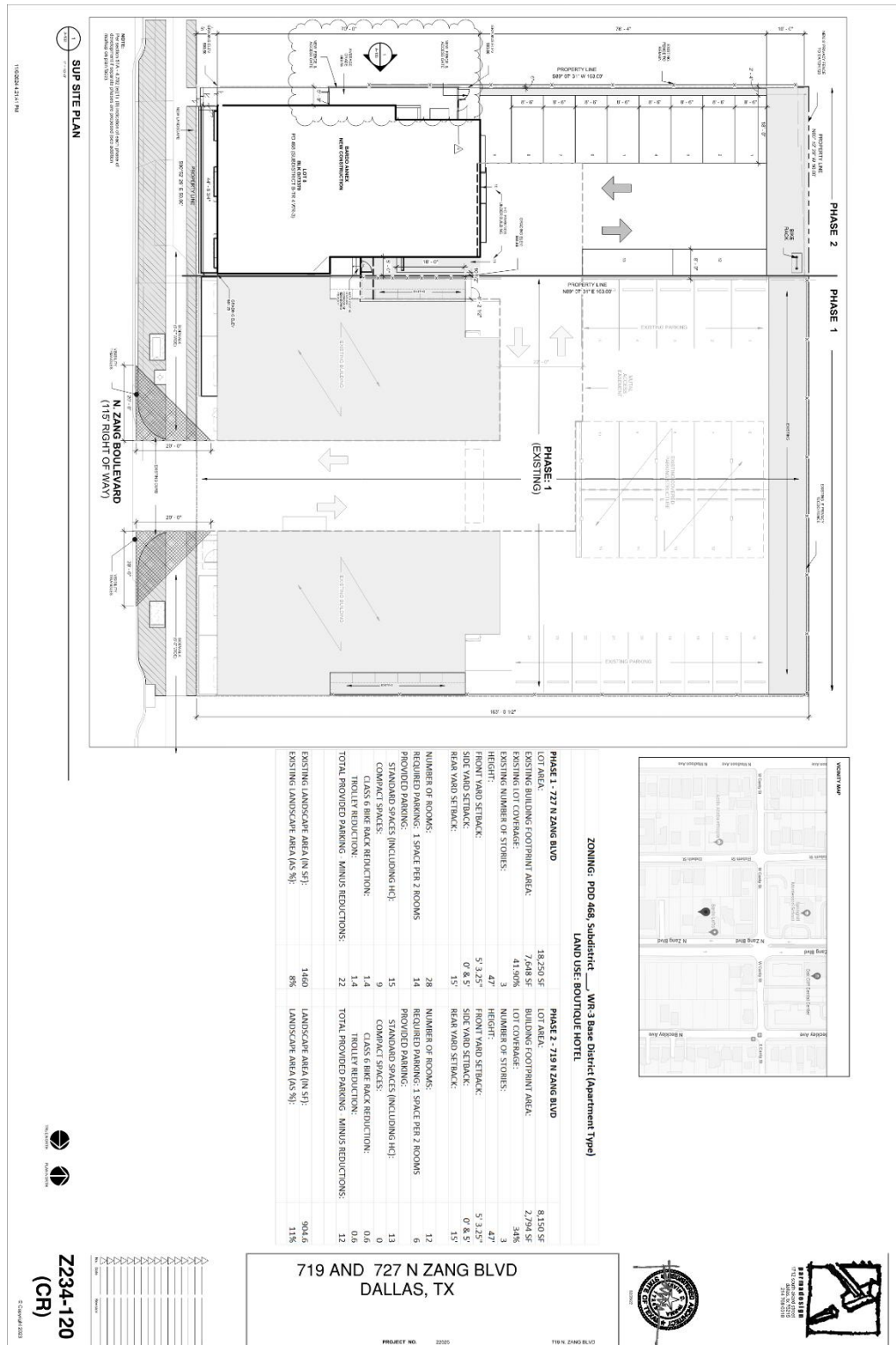
5. Dumpsters are not required.

6. A boutique hotel may be rented on a daily, weekly, monthly, or annual basis and is not limited to the 14 consecutive day maximum rental requirement

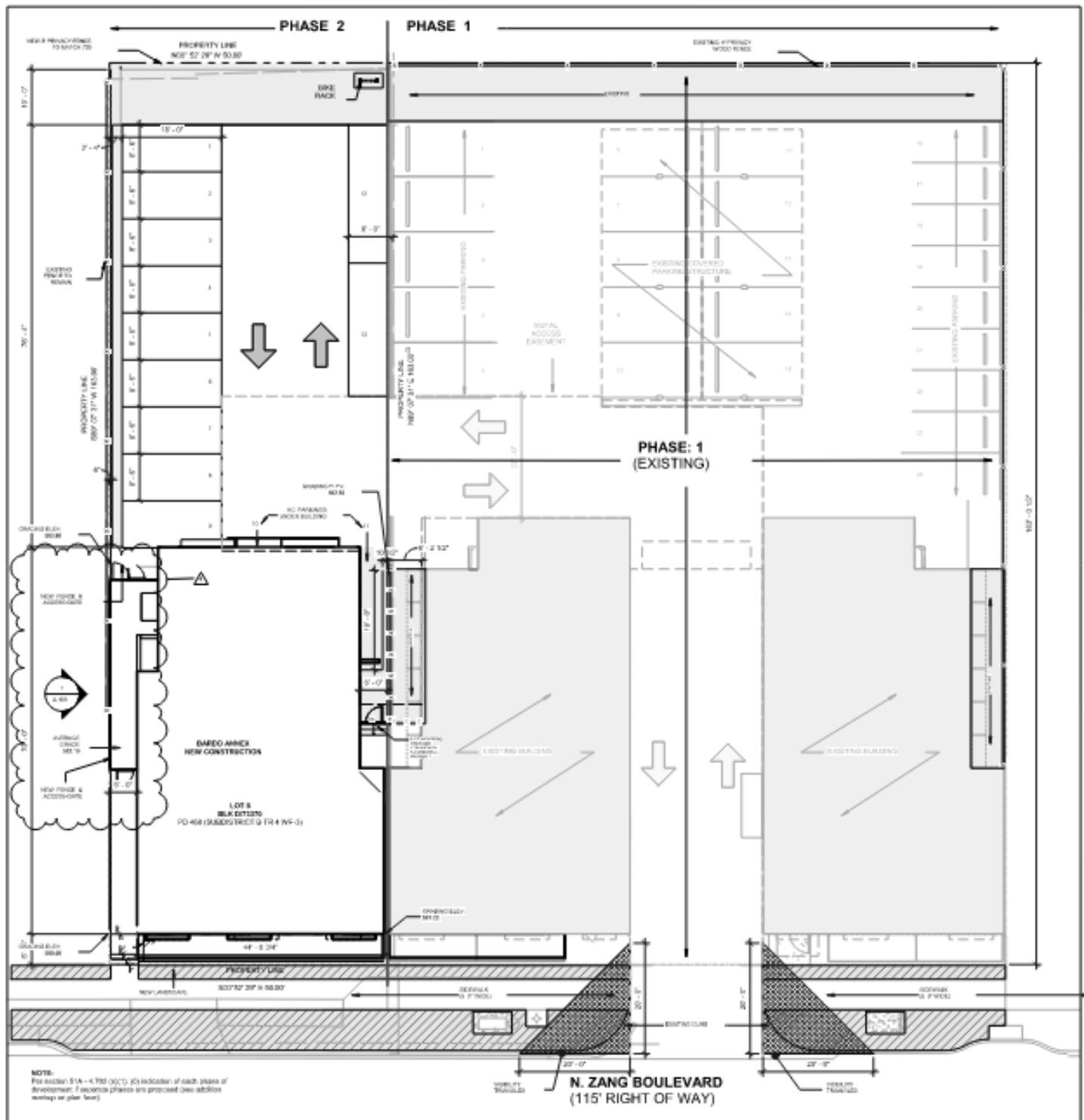
CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a boutique hotel.
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 (four years from the passage of the ordinance).
4. MAXIMUM NUMBER OF UNITS: The maximum number of guest rooms is forty (40).
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC RECOMMENDED SITE PLAN

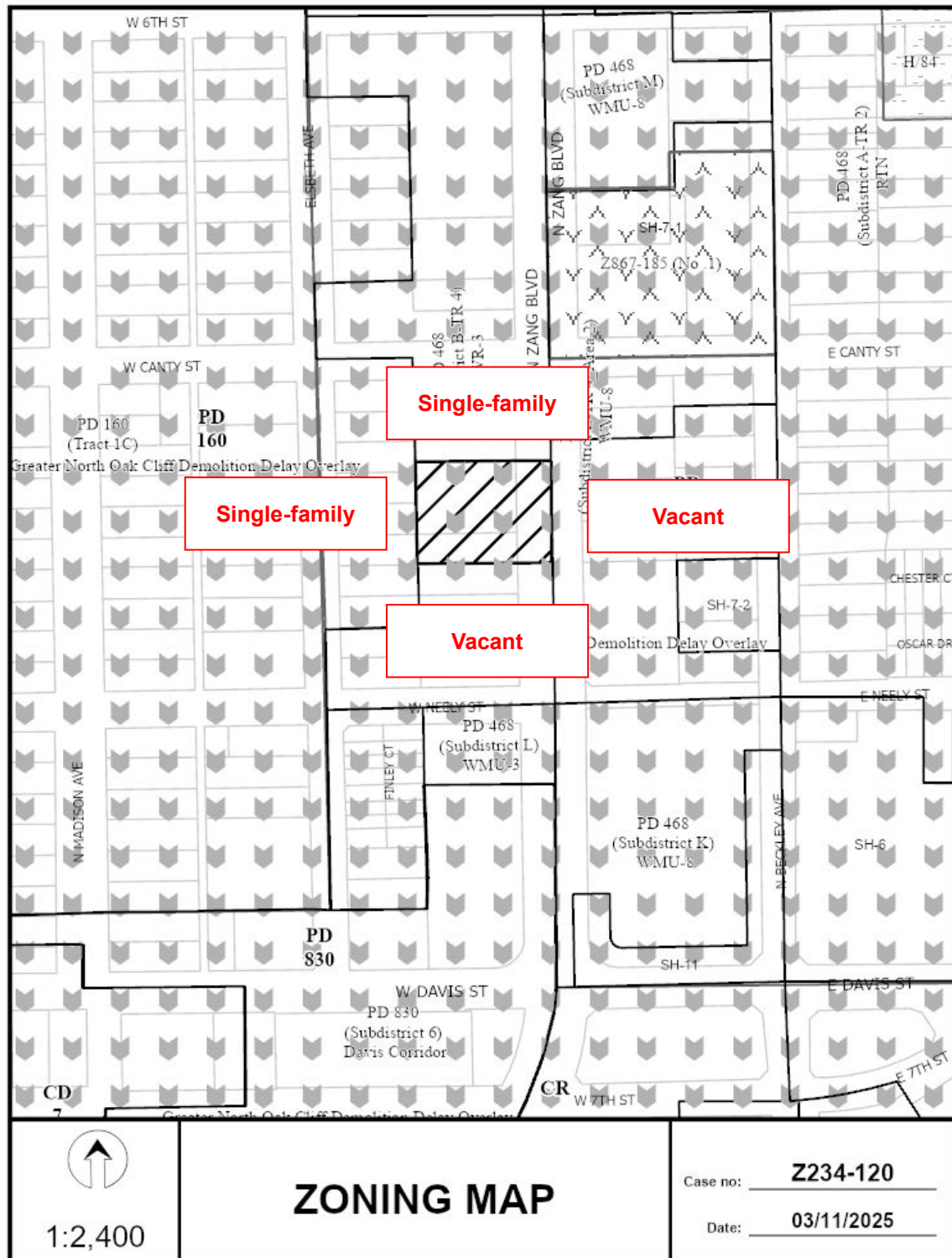


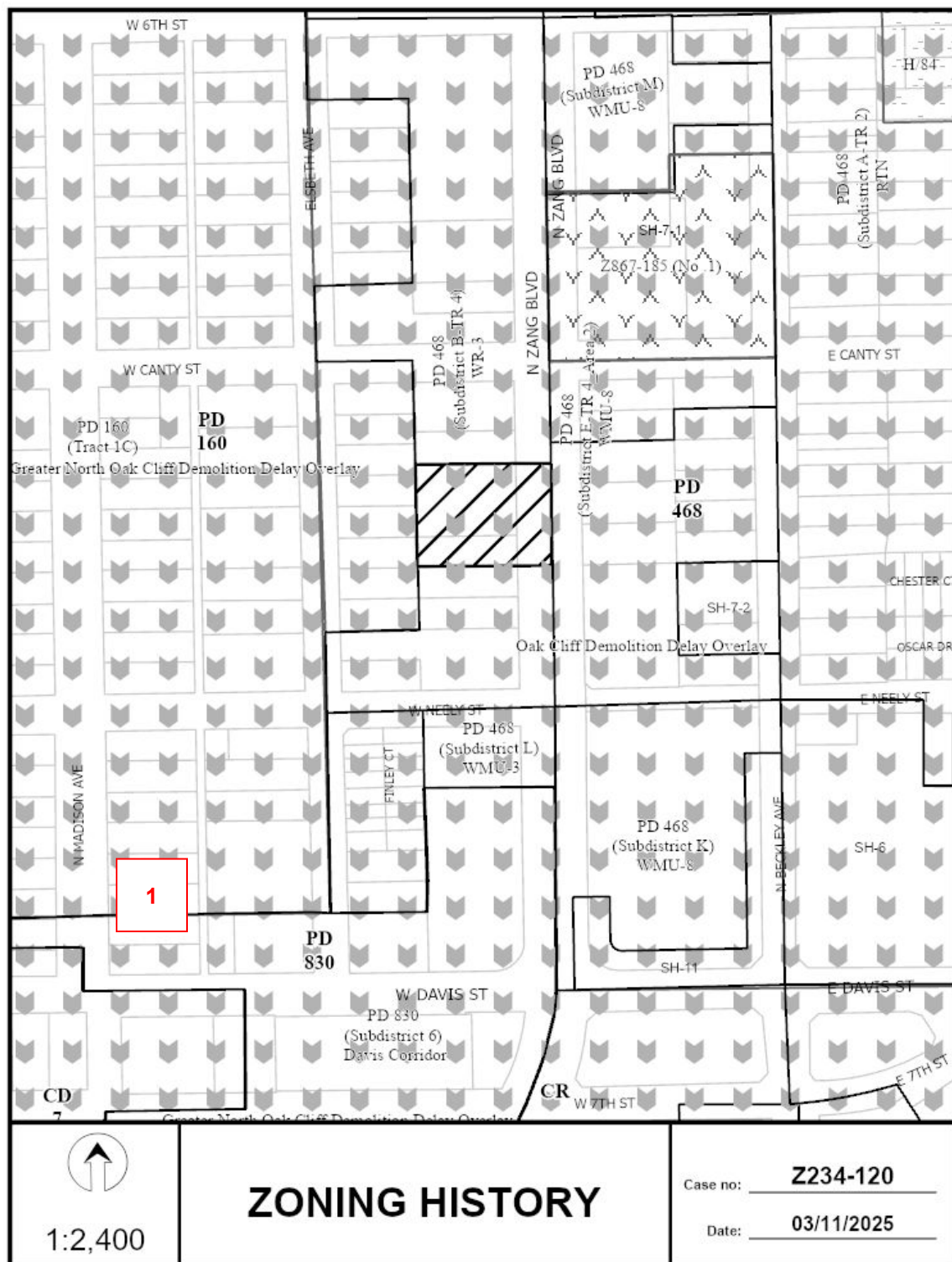
CPC RECOMMENDED SITE PLAN (ENLARGED)



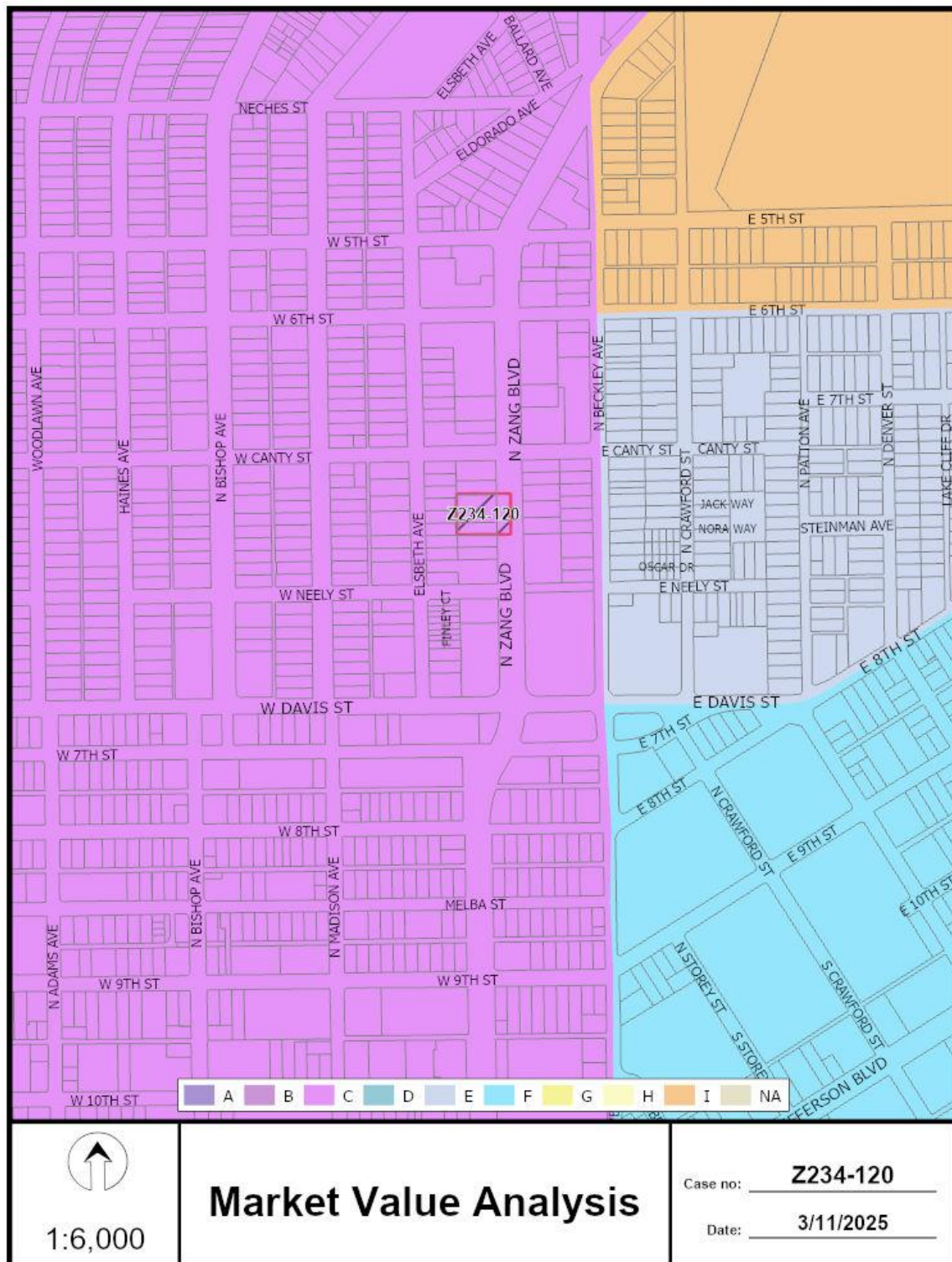








Z234-120(CR)





04/09/2025

Reply List of Property Owners***Z234-120******108 Property Owners Notified******9 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	719 N ZANG BLVD	727 N ZANG LLC
	2	727 N ZANG BLVD	727 N ZANG LLC
O	3	628 N MADISON AVE	SIROIS MICHAEL
O	4	624 N MADISON AVE	RODRIQUEZ TORIBIA C
	6	212 W NEELY ST	1122 HOLDINGS LLC
	8	621 ELSBETH ST	MENA JUAN BARRERA
	9	615 ELSBETH ST	CSK REAL ESTATE LLC
	10	702 N MADISON AVE	DAVIDSON VINSON N &
	11	704 N MADISON AVE	WONG DIXON
	12	710 N MADISON AVE	ROWLAND CHASE
X	13	714 N MADISON AVE	VILLARREAL MELINDA ANN &
	14	716 N MADISON AVE	Taxpayer at
	15	720 N MADISON AVE	PARNELL TAMELA DAVIS
	16	730 N MADISON AVE	GUTIERREZ HERIBERTO & BERTHA MARTINEZ
	17	726 N MADISON AVE	2000 WISTERIA LLC
	18	738 N MADISON AVE	SACKS EDDIE ELAINE
	19	214 W CANTY ST	MACIAS MARIA C
	20	734 N MADISON AVE	SRITRAGOOL CARMELITA
	21	210 W CANTY ST	MACIAS JESUS & IRMA V
	22	727 ELSBETH ST	ALBA GARY JOHN
	23	733 ELSBETH ST	MACIAS EDGAR A
	24	719 ELSBETH ST	ACQUISTO AMY F
	25	713 ELSBETH ST	FLORES DORA
	26	709 ELSBETH ST	CANALES ROBERTO M &
	27	701 ELSBETH ST	701 ELSBETH LLC &
	28	802 N MADISON AVE	MARCELINO CASTILLO &

04/09/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	29	215 W CANTY ST	MACIAS JESUS & IRMA
	30	804 N MADISON AVE	FAZ FRANCISCO JR &
	31	810 N MADISON AVE	BEJARANO NARCISO C
	32	819 ELSBETH ST	LISULA SCOTT A &
	33	815 ELSBETH ST	ROPPLO MATTHEW J
	34	813 ELSBETH ST	FLYWHEEL SFR FUND I
	35	809 ELSBETH ST	A & E HOUSING LLC
	36	805 ELSBETH ST	SAX CHRISTIAN R &
	37	801 ELSBETH ST	CLIMER NICHOLAS I &
	38	635 N ZANG BLVD	BISHOP 1910 PARTNERS LTD
	39	718 N ZANG BLVD	TEXAS INTOWNHOMES LLC
	40	730 N ZANG BLVD	TEXAS INTOWNHOMES LLC
	42	736 N ZANG BLVD	FAZ ISMAEL
	43	737 N BECKLEY AVE	BUSTAMANTE ANTONIO &
	44	707 N BECKLEY AVE	GOMEZ RAY
	45	703 N BECKLEY AVE	TEXAS INTOWNHOMES LLC
	46	700 ELSBETH ST	SHIRVANI REAL ESTATE ZANG LLC
	47	712 ELSBETH ST	SHIRVANI REAL ESTATE ZANG LLC
	48	716 ELSBETH ST	Taxpayer at
	49	720 ELSBETH ST	KLOPCHIC JAMES
O	50	726 ELSBETH ST	CHERNOCK CHRISTIAN
O	51	734 ELSBETH ST	CASTILLO GERARDO
	52	736 ELSBETH ST	KELLY MICHAEL ROY &
	53	733 N ZANG BLVD	PENA IRMA LIFE EST
	54	733 N ZANG BLVD	PENA MARY LOU
	55	810 ELSBETH ST	RISNER PAUL
	56	814 ELSBETH ST	TIMM MARISOL &
	57	818 ELSBETH ST	ELAINE S GORENSTEIN
	58	820 ELSBETH ST	TOVAR MARTIN
	59	835 N ZANG BLVD	GEMSK LLC
	60	813 N ZANG BLVD	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	61	801 N ZANG BLVD	RSRG INVESTMENTS LLC
	62	807 ZANG PL	Taxpayer at
	63	632 N BECKLEY AVE	HEB GROCERY COMPANY LP
	64	710 N BECKLEY AVE	MARTINEZ SILVERI
	65	716 N BECKLEY AVE	CALDERON JORGE A
	66	732 N BECKLEY AVE	MONTOYA BLANCA E L
	67	714 N BECKLEY AVE	YBARRA MAGDALENA
	68	736 N BECKLEY AVE	FIRA MARIA DEL CARMEN
	69	724 N BECKLEY AVE	CALLOWAY CURTIS D
	70	702 N BECKLEY AVE	MARTINEZ BENJAMIN
	71	720 N BECKLEY AVE	ORTIZ JESUS & MARIA
	72	728 N BECKLEY AVE	MOLLETT KENYA
	73	730 N BECKLEY AVE	MCNATT JASON BRANDON &
	74	800 N BECKLEY AVE	PEREZ MARIA CELINA URIBE
	75	808 N BECKLEY AVE	SAUCEDO NICOLAS & MARIA
	76	804 N BECKLEY AVE	MOZIK VINCE
	77	612 ELSBETH ST	G & C HOLDCO LLC
	78	639 FINLEY CT	GOODMAN ZACHARY LEE
	79	627 FINLEY CT	YEUNG TERRY
O	80	615 FINLEY CT	REIDY REBECCA L
	81	603 FINLEY CT	SRISATHIT PIRIYA &
	82	602 FINLEY CT	PATEL NISHI &
	83	614 FINLEY CT	CHAKRAVARTHY JIVAS S
	84	626 FINLEY CT	FOLEY PATRICK
	85	638 FINLEY CT	CRABTREE RYAN THOMAS
	86	687 FINLEY CT	PERNISCO JOSEPH & MONA
	87	675 FINLEY CT	AJLOUNI ADAM MUNTHER &
	88	663 FINLEY CT	SCHROEDER KELLI LEE
	89	651 FINLEY CT	COVER JAMES S & MALIA D
	90	650 FINLEY CT	COOKE OLIVER S
	91	662 FINLEY CT	OSEIBONSU ABENA

04/09/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	92	674 FINLEY CT	FINLEY COURT LLC
	93	686 FINLEY CT	LODDER DARIN
	94	195 W DAVIS ST	AM VICTOR PROSPER LLC
	95	710 N ZANG BLVD	BG 16BISHOP ARTS PROPERTY
	96	111 W DAVIS ST	BG 16 BISHOP ARTS PROPERTY
	98	810 N ZANG BLVD	Taxpayer at
	99	820 N ZANG BLVD	SBK INVESTMENT LLC
	100	830 N ZANG BLVD	ZANG TWO PROPERTY LLC
	101	815 N BECKLEY AVE	SHIRVANI REAL ESTATE ZANG LLC
	102	160 W CANTY ST	RHIMA STEPHANIE
	103	160 W CANTY ST	MAGUIRE GILLIAN CLAIRE
	104	160 W CANTY ST	CHALICO YAZMIN SARAHI &
	105	160 W CANTY ST	GREEN RACHIA
	106	737 N ZANG BLVD	KORBA JEFFREY M
	107	737 N ZANG BLVD	ANDERSON MITCHELL L
	108	737 N ZANG BLVD	MARTIN KEITH & OLIVIA A
O	A1	732 N ZANG BLVD	CLIFF APARTMENTS LLC
O	A2	629 ELSBETH ST	LUCAS KRISTY
O	A3	627 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
O	A4	711 N BECKLEY AVE	BECKLEY LLC