

**FILE NUMBER:** Z234-199(GB) **DATE FILED:** March 27, 2024

**LOCATION:** North corner of Clarence Street and South Cesar Chavez Boulevard

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** ± 1.314 acres **CENSUS TRACT:** 48113020300

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**REPRESENTATIVE:** Bill Dahlstrom/Victoria Morris, Jackson Walker LLP

**OWNER/APPLICANT:** Cedars East Phase I LLC

**REQUEST:** An application for a new subdistrict on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to enhanced development standards, height, stories, floor area ratio, and planned development standards to develop a mini-warehouse.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**BACKGROUND INFORMATION:**

- The applicant proposes a new subdistrict for Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
- The site is currently undeveloped and is located on the north corner of Clarence Street and South Cesar Chavez Boulevard.
- The applicant is proposing to develop the site with a mini-warehouse use.
- The proposed use is already permitted by right, but the applicant is requesting modifications to the development standards for height, stories, and floor area ratio.
- Chapter 51A section 4.213 of the Dallas development code defines mini-warehouse as a building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 500 square feet in floor area.

**Zoning History:**

There have been 0 zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing / Proposed ROW
Coombs Street	-	-
South Cesar Chavez	Major Arterial	-----

**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 ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 2.1 PROMOTE BALANCED GROWTH**

**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.

**Policy 2.1.4** Support efforts to expand targeted business and industry development within the Southern Sector.

**GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

**Policy 2.2.1** Focus economic development efforts on revitalization of the Trinity River Corridor

**Policy 2.2.5** Focus on companies that represent the greatest potential for job growth and investment.

**Policy 2.2.8** Target business recruitment to match industry with specific geographic areas.

**South Dallas/Fair Park Economic Development Plan**

This South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

1. Holistic Strategy
2. Improve Basic Attributes
3. Increase Resources
4. Financial Support and Technical Assistance
5. Encourage Corridor Reinvestment

The applicant's request is compatible with the South Dallas/Fair Park Economic Development Plan. The plan seeks to redevelop a vacant lot. The applicant's proposed use furthers objectives two and five. The proposed mini-warehouse use furthers the goal

to improve basic attributes by building and maintaining new development structures. The applicant's proposed use will further objective five by encouraging corridor reinvestment.

**Area Plan:**

**Trinity River Corridor Comprehensive Land Use Study**

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

According to the Trinity River Corridor Plan the preferred land use designation for this site is light industrial. The Trinity River Corridor plan defines light industrial as non-residential uses such as warehousing, distribution, assembly, fabrication, and light manufacturing. Light industrial uses typically have fewer impacts on their surroundings (in terms of noise, traffic, pollution, etc.) than do heavy industrial uses. Generally, buildings have less than three (3) floors and can have large footprints. Good railroad and highway access is important to this land use type. The applicant's request is in character with the goals and objectives of the Trinity River Corridor Plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RS-C Subdistrict within PD No. 595	Undeveloped
<b>North</b>	RSC-I within PD No.595	Warehouse
<b>West</b>	RS-I Subdistrict within PD No. 595	Vacant industrial
<b>East</b>	RSC Subdistrict within PD No. 595	Warehouse
<b>South</b>	RSC Subdistrict within PD No. 595 and FWMU-3 Subdistrict within PD No. 595	Hotel/Motel

**Land Use Compatibility:**

The property is currently undeveloped. Properties to the north are developed with warehouse uses. Property to the south is developed with a hotel/motel use. Property to the west is developed with vacant industrial. Property to the south is undeveloped.

The applicant's proposed use will be compatible with the neighboring properties. The applicant is proposing mini warehouses which will further add to objective five of the South Dallas/Fair Park Economic Development Plan. The development will encourage corridor reinvestment. The proposed use is allowed by right however the applicant is requesting deviations from the current development standards. The applicants are seeking deviations to the floor area ratio, height, and stories.

**Development Standards**

Following is a comparison of the development standards of the current RS-C Subdistrict and the proposed Subdistrict.

District	Setback		Density	Height	Lot Cvrg.	Stories	FAR	Primary Uses
	Front	Side/Rear						
Existing: RS-C in PD 595	15'	Side: 15' * Rear: 15*	----	45'	80%	3	0.5(retail) 1.0(office) 1.0(all uses combined)	Regional Services
Proposed: New subdist. in PD 595	15'	Side:15' * Rear: 15*	----	60'	80%	5	3.0	Regional Service

**\*Setbacks**

Side: (A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and (B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

Rear: (A) 15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and (B) no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

**FAR (Floor Area Ratio)**

The existing floor area ration is 1.0 and the maximum the applicant can build is 57,866 square feet. The applicant is proposing 3.0 floor area ratio. If approved the applicant can build up to 173.598 square feet.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for mini-warehouse is a minimum of six spaces. The applicant will be required to comply with standard parking ratios at permitting.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 located within "G" MVA cluster.

Z234-199(GB)

**List of Officers**

Sardar M. Hoque



**CPC Action**  
**October 24, 2024**

12. [24-3299](#) **Z234-199(GB)**

Planner: Giahanna Bridges

**Motion:** It was moved to recommend **approval** of a new subdistrict, subject to conditions and amended conditions to read as follows: In Sec. 51p-595.115.1 Use Regulations and Development Standards in Subdistrict, (d) Off-street parking and loading.(1) In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.(2) Parking setback. Required off-street parking is prohibited within 10 feet of the public street curb.(3) Surface parking. If provided, surface parking between the building and South Cesar Chavez Boulevard shall have a maximum depth of 45 feet.(4) Off-street loading. Off-street loading areas for a mini-warehouse use shall be recessed within the building and screened on a minimum of three (3) sides.(e) Design standards. The following design standards are required for a mini-warehouse use: (1) Urban form setback. Any portion of a structure above 54 feet in height and along South Cesar Chavez Boulevard shall have an additional 20-foot urban form front yard setback. (2) Transparency. (A) A minimum of 30 percent transparency must be provided for the ground level façade at or below 10 feet in height and facing South Cesar Chavez Boulevard. (B) A minimum of 20 percent transparency must be provided for the upper-level façades above 10 feet in height. (3) Façade articulation. Blank facades longer than 30 feet are prohibited. Where blank facades occur, horizontal or vertical articulation is required, such as: (A) An offset, reveal, recess, or projection; (B) Architectural details such as columns, pilasters, raised bands or cornices; (C) Increased transparency; (D) Variations in fenestration or building massing; (E) Canopies; (F) Awnings; (G) Windows or doors; (H) Change in building materials; or (I) Mural or paint-applied decorative material. (4) A mural or paint-applied decorative material may be provided for façade articulation, subject to the following: (A) A mural or paint-applied decorative material shall not extend more than 75 linear feet without an additional façade articulation; (B) No more than 60 percent of the total façade length contains the mural or paint-applied decorative material; and (C) At least one (1) additional articulation element in Subsection (3) above is provided.(5) Building entrances. (A) A minimum of one (1) building entrance is required along South Cesar Chavez Boulevard and must provide: i. controlled pedestrian ingress and egress to a building; and ii. a minimum of 50 percent transparency. (B) Additional building entrances are permitted along other public rights of way, pedestrian areas, or parking areas. (C) An angled pedestrian entrance may be provided at the corner of a building along the public right of way frontage, provided a minimum of one (1) entry is provided along South Cesar Chavez Boulevard. (D) A required fire exit door with no transparency may be provided on any frontage. (6) Public sidewalk and street trees. (A) A minimum six (6) foot wide unobstructed sidewalk shall be provided along South Cesar Chavez

Boulevard. (B) A minimum six (6) foot wide planting area shall be provided between South Cesar Chavez Boulevard and the sidewalk. (C) A minimum three (3) foot wide planting area shall be provided between the sidewalk along South Cesar Chavez Boulevard and an internal drive aisle. (D) Street trees must be provided a minimum of 30 foot on center along each public right of way. (7) Lighting. (A) Exterior lighting sources must be oriented down and onto the property they light and away from any adjacent property. Exterior lighting sources that are positioned up and oriented onto the building façade are permitted. (B) Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to the public right-of-way. (f) Environmental performance standards. See Article VI. (g) Landscape regulations. See Article X, except as modified by Section 51P-595.118, "Landscaping.", on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Clarence Street and South Cesar Chavez Boulevard.

Maker: Wheeler-Reagan  
Second: Hampton  
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0  
Absent: 3 - Blair, Eppler, Haqq  
Vacancy: 0

**Notices:** Area: 500 Mailed: 44  
**Replies:** For: 0 Against: 0

**Speakers:** For: Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201  
Arthur Santa-Maria, 1717 Main St., Dallas, TX, 75201  
For(Did not speak): Matt Havener, 1352 Fitts Pl., Dallas, TX, 75215  
Against: None

**CPC Action**  
**September 5, 2024**

3. [24-2759](#) Z234-199(GB)

Planner: Giahanna Bridges

**Motion:** In considering an application for a new subdistrict on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north

Z234-199(GB)

corner of Clarence Street and South Cesar Chavez Boulevard, it was moved to **hold** this case under advisement until October 24, 2024.

Maker: Wheeler-Reagan  
Second: Hampton  
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert, Forsyth,  
Shidid, Carpenter, Wheeler-Reagan, Blair,  
Housewright, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Sleeper, Eppler  
Vacancy: 1 - District 12

**Notices:** Area: 500 Mailed: 44  
**Replies:** For: 0 Against: 0

**Speakers:** For: Victoria Morris, 2323 Ross Ave., Dallas, TX, 75201  
Arthur Santamaria, 3924 Oak Arbor Dr., Dallas, TX, 75233  
Against: None

**CPC RECOMMENDED CONDITIONS**

**(All changes highlighted; unrelated sections omitted)**

**ARTICLE 595.**

**PD 595.**

**SOUTH DALLAS/FAIR PARK  
SPECIAL PURPOSE DISTRICT**

**SEC. 51P-595.101. LEGISLATIVE HISTORY.**

PD 595 was established by Ordinance No. 24726, passed by the Dallas City Council on September 26, 2001. (Ord. 24726)

**SEC. 51P-595.102. PROPERTY LOCATION AND SIZE.**

PD 595 is established on property generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, Gaisford Street, and the common line between City Blocks 1820 and D/1821. PD 595 excludes the following planned development districts: 276, 320, 331, 354, 363, 477, 489, 513, 552, 557, 597, 660, 716, 729, 730, 746, 747, 764, 793, 806, 813, 849, 853, 856, 871, 892, 908, 911, 936, 1023, 1038, 1062, 1089, and 1090 and the form-base districts WMU-5 and WR-5 established in the area generally bounded by Elihu Street, Park Row Avenue, J.B. Jackson Boulevard, and Trunk Avenue. The size of PD 595 is approximately 3,337.428 acres. (Ord. Nos. 24726; 25351; 26034; 26037; 26351; 26365; 26875; 27252; 27518; 27580; 27612; 27635; 27679; 28208; 28223; 28269; 28288; 28328; 28697; 29052; 29316; 29319; 29335; 29664; 29677; 31101; 31386; 31664; 32256; 32272, 32458)

**SEC. 51P-595.103. CREATION OF SUBDISTRICTS.**

This district is divided into the following residential and nonresidential subdistricts:

Residential subdistricts.

R-7.5(A) Single Family Subdistrict.

R-5(A) Single Family Subdistrict.

R-3.8(A) Single Family Subdistrict.

D(A) Duplex Subdistrict.

TH(1)(A) Townhouse Subdistrict.

TH(2)(A) Townhouse Subdistrict.

TH(3)(A) Townhouse Subdistrict.

MF-1(A) Multifamily Subdistrict.

MF-2(A) Multifamily Subdistrict.

Nonresidential subdistricts.

NC Neighborhood Commercial Subdistrict. The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. Some uses are allowed only in the NC(E) Neighborhood Commercial Enhanced Subdistrict.

CC Community Commercial Subdistrict. The CC Community Commercial Subdistrict is characterized by a mix of commercial and business service, institutional and community service, office, and retail and personal service uses serving both nearby residential areas and the broader South Dallas/Fair Park community. This subdistrict includes single-story and multi-story office development, large footprint buildings, and both surface parking and parking structures. Some uses are allowed only in the CC(E) Community Commercial Enhanced Subdistrict.

RS-MU Regional Service Mixed Use Subdistrict. The RS-MU Regional Service Mixed Use Subdistrict is characterized by regional serving mixed use developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. Some uses are allowed only in the RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict.

F Form Subdistricts. The F Form Subdistricts are characterized by mixed use developments that comply with Article XIII, "Form Districts." These subdistricts are intended to create walkable urban neighborhoods where higher-density mixed use housing types promote less dependence on the automobile. These subdistricts should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

RS-C Regional Service Commercial Subdistrict. The RS-C Regional Service Commercial Subdistrict is characterized by commercial developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

RS-I Regional Service Industrial Subdistrict. The RS-I Regional Service Industrial Subdistrict is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

P(A) Parking Subdistrict. (Ord. Nos. 24726; 28860)

Subdistrict \_\_. Subdistrict \_\_ is characterized by industrial developments serving South Dallas/Fair Park and the surrounding region. This subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares.

**SEC. 51P-595.104. DEFINITIONS.**

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

BODY PIERCING means piercing of body parts, other than ears, to allow the insertion of jewelry.

CATERING SERVICE means a facility for the preparation and storage of food and food utensils for off-premise consumption and service. No meals may be served on the premises of a catering service.

DISTRICT means the entire planned development district (the South Dallas/Fair Park Special Purpose District) created by this article.

FOOD OR BEVERAGE STORE means a retail store for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

GENERAL MERCHANDISE STORE means a retail store for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

LIVE-WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses. For purposes of spacing or proximity regulations, a live-work unit is considered a non-residential use.

MARKET GARDEN means an area used for the raising or harvesting of agricultural crops such as vegetables, fruit, trees, grain, field forage, and other plant crops intended to provide food or fiber; or aquaponics facilities that include crop and fish production.

MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

MIXED USE PROJECT means a development on one building site with a combination of office, residential, and retail and personal service uses.

PUBLIC OR PRIVATE SCHOOL means a public or private school as defined in Section 51A-4.204(17), as amended. A recreational or athletic facility owned or operated by a school for use by students is considered a public or private school.

SUBDISTRICT means one of the subdistricts referred to in Section 51P-595.103 of this article.

TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

TOBACCO SHOP means a retail store principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items. (Ord. Nos. 24726; 28860)

**SEC. 51P-595.105. INTERPRETATIONS.**

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

The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, development plans, development schedules, and landscape plans do not apply to this district.

Section 51A-2.101, “Interpretations,” applies to this article.

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

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

The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, “Limited Uses.”)

The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

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, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” 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, “Development Impact Review.”)

If there is a conflict, the text of this article controls over the charts or any other graphic display attached to this ordinance. (Ord. 24726)

*[Editor’s Note: Exhibit C (Land Use Chart) and Exhibit D (Development Standards Summary Charts) of Ordinance No. 24726 are labelled Exhibits 595A and 595B, respectively, and are included at the completion of the text of this article. Exhibit A of Ordinance No. 24726 and Exhibit B of Ordinance No. 24881 are not included as part of this article. For a graphic depiction and property descriptions of the district and its subdistricts at the time of its creation, see Ordinance Nos. 24726 and 24881. For a current graphic depiction of the subdistricts of PD 595, see Zoning Map Nos. J-8, J-9, K-7, K-8, K-9, L-8, and L-9.]*

**SEC. 51P-595.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RS-C REGIONAL SERVICE COMMERCIAL SUBDISTRICT.**

Main uses permitted.

Agricultural uses.

Community garden.  
Market garden. *[SUP]*

Commercial and business service uses.

Building repair and maintenance shop. *[RAR]*  
Catering service.  
Custom business services.  
Custom woodworking, furniture construction, or repair.  
Electronics service center.  
Job or lithographic printing. *[RAR]*  
Labor hall. *[SUP]*  
Machine or welding shop. *[RAR]*  
Machinery, heavy equipment, or truck sales and service. *[RAR]*  
Medical or scientific laboratory.  
Technical school.  
Tool or equipment rental.  
Vehicle or engine repair or maintenance. *[RAR]*

Industrial uses.

None permitted.

Institutional and community service uses.

Church.

Lodging uses.

None permitted.

Miscellaneous uses.

Temporary construction or sales office.

Office uses.

Alternative financial establishment. *[SUP]*  
Financial institution without drive-in window.  
Financial institution with drive-in window. *[RAR]*  
Medical clinic or ambulatory surgical center. *[SUP required for plasma or blood donation center.]*  
Office.

Recreation uses.

Country club with private membership.  
Public park, playground, or golf course.

Residential uses.

Live-work unit. [Only one dwelling unit per lot.]

Retail and personal service uses.

Alcoholic beverage establishments. *[SUP]*



Animal shelter or clinic with outside run. [SUP]  
Auto service center. [RAR]  
Business school.  
Car wash. [SUP]  
Commercial amusement (inside). [See Section 51A-4.210(b)(7). Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]  
Commercial amusement (outside). [DIR]  
Commercial parking lot or garage. [SUP]  
Home improvement center; lumber, brick, or building materials sales yard. [RAR]  
Household equipment and appliance repair.  
Motor vehicle fueling station.  
Nursery, garden shop or plant sales.  
Outside sales. [SUP]  
Restaurant without drive-in or drive-through service. [RAR]  
Restaurant with drive-in or drive-through service. [DIR]  
Swap or buy shop. [SUP]  
Taxidermist.  
Vehicle display, sales, and service. [RAR]

Transportation uses.

Heliport. [SUP]  
Helistop. [SUP]  
Transit passenger shelter.  
Transit passenger station or transfer center. [By SUP or city council resolution.]

Utility and public service uses.

Electrical substation.  
Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]  
Police or fire station.  
Post office.  
Tower/antenna for cellular communication. [See Section 51A- 4.212(10.1), "Tower/antenna for cellular communication." Permitted in this subdistrict subject to the same requirements as if located in the CR Community Retail district.]  
Utility or government installation other than listed. [SUP]

Wholesale, distribution, and storage uses.

Building mover's temporary storage yard. [SUP]  
Contractor's maintenance yard. [RAR]  
Freight terminal. [RAR]  
Manufactured building sales lot. [RAR]  
Mini-warehouse.  
Office showroom/warehouse.  
Outside storage (with visual screening). [RAR]  
Recycling buy-back center. [SUP]  
Recycling collection center. [SUP]  
Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]

Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

Vehicle storage lot. *[SUP]*

Warehouse. *[RAR]*

Accessory uses. As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

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 contained 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.)

Front yard. The minimum front yard is 15 feet.

Side yard. The minimum side yard is:

15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

Rear yard. The minimum rear yard is:

15 feet where adjacent to or directly across an alley from a residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

no minimum in all other cases, but if a setback is provided it must be at least 10 feet.

Floor area ratio. The maximum floor area ratio is:

1.0 for office uses;

0.5 for retail uses; and

1.0 for all uses combined.

Height.

Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

Maximum height. Unless further restricted under Subparagraph (A), the maximum structure height is 45 feet.

Lot coverage. The maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

Lot size. No minimum lot size.

Stories. The maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

Off-street parking and loading.

In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off- street parking and loading generally.

Parking setback. Required off-street parking is prohibited within 30 feet of the public street curb.

Parking screening.

Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

A perimeter landscape buffer strip complying with Section 51A- 10.125(b)(1), “Perimeter Landscape Buffer Strip,” must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), “Buffer Plant Materials.”

Environmental performance standards. See Article VI.

Landscape regulations. See Article X, except as modified by Section 51P-595.118, “Landscaping.” (Ord. Nos. 24726; 27322; 28860)

**SEC. 51P-595.115.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT \_\_.**

Main uses permitted. The main uses permitted in Subdistrict \_\_ are the same as those uses permitted in the RS-C Regional Service Commercial Subdistrict of this article, subject to the same conditions applicable in the RS-C Regional Service Commercial Subdistrict of this article, as set out in Section 51P-595.115.

Accessory uses. As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, “Accessory Uses.” For more information regarding accessory uses, consult Section 51A-4.217.

Yard, lot, and space regulations. Except as otherwise provided in this subsection, the yard, lot, and space regulations are the same as those in the RS-C Regional Service Commercial Subdistrict of this article. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Section 51P-595.115, “Use Regulations and Development Standards in the RS-C Regional Service Commercial Subdistrict” and 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.)

Floor area ratio. The maximum floor area ratio is 3.0.

Maximum Height. Unless further restricted under Section 51P-595-115(c)(5)(A), the maximum structure height is 60 feet.

Stories. The maximum number of stories above grade is five. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (2).

Off-street parking and loading.

In general. Consult the use regulations (Division 51A-4.200) for the specific off- street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

Parking setback. Required off-street parking is prohibited within 10 feet of the public street curb.

Surface parking. If provided, surface parking between the building and South Cesar Chavez Boulevard shall have a maximum depth of 45 feet.

Off-street loading. Off-street loading areas for a mini-warehouse use shall be recessed within the building and screened on a minimum of three (3) sides.

Design standards. The following design standards are required for a mini-warehouse use:

Urban form setback. Any portion of a structure above 54 feet in height and along South Cesar Chavez Boulevard shall have an additional 20 foot urban form front yard setback.

Transparency.

A minimum of 30 percent transparency must be provided for the ground level façade at or below 10 feet in height and facing South Cesar Chavez Boulevard.

A minimum of 20 percent transparency must be provided for the upper level façades above 10 feet in height.

Façade articulation. Blank facades longer than 30 feet are prohibited. Where blank facades occur, horizontal or vertical articulation is required, such as:

An offset, reveal, recess, or projection;

Architectural details such as columns, pilasters, raised bands or cornices;

Increased transparency;

Variations in fenestration or building massing;

Canopies;

Awnings;

Windows or doors;

Change in building materials; or

Mural or paint-applied decorative material.

A mural or paint-applied decorative material may be provided for façade articulation, subject to the following:

A mural or paint-applied decorative material shall not extend more than 75 linear feet without an additional façade articulation;

No more than 60 percent of the total façade length contains the mural or paint-applied decorative material; and

At least one (1) additional articulation element in Subsection (3) above is provided.

Building entrances.

A minimum of one (1) building entrance is required along South Cesar Chavez Boulevard and must provide:

controlled pedestrian ingress and egress to a building; and

a minimum of 50 percent transparency.

Additional building entrances are permitted along other public rights of way, pedestrian areas, or parking areas.

An angled pedestrian entrance may be provided at the corner of a building along the public right of way frontage, provided a minimum of one (1) entry is provided along South Cesar Chavez Boulevard.

A required fire exit door with no transparency may be provided on any frontage.

Public sidewalk and street trees.

A minimum six (6) foot wide unobstructed sidewalk shall be provided along South Cesar Chavez Boulevard.

A minimum six (6) foot wide planting area shall be provided between South Cesar Chavez Boulevard and the sidewalk.

A minimum three (3) foot wide planting area shall be provided between the sidewalk along South Cesar Chavez Boulevard and an internal drive aisle.

Street trees must be provided a minimum of 30 foot on center along each public right of way.

Lighting.

Exterior lighting sources must be oriented down and onto the property they light and away from any adjacent property. Exterior lighting sources that are positioned up and oriented onto the building façade are permitted.

Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks and adjacent to the public right-of-way.

Environmental performance standards. See Article VI.

Landscape regulations. See Article X, except as modified by Section 51P-595.118, “Landscaping.”

**SEC. 51P-595.118. LANDSCAPING.**

In general. The regulations in this section must be read together with the regulations contained in Article X, “Landscape and Tree Preservation Regulations.” In the event of a conflict between this section and Article X, this section controls.

Front yard landscaping. If a 15-foot front yard is provided in the NC Neighborhood Commercial Subdistrict or the CC Community Commercial Subdistrict, it must be landscaped as follows:

At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

An underground irrigation system must be provided in the front yard. (Ord. 24726)

**SEC. 51P-595.119. SIGNS.**

Signs within the residential subdistricts must comply with the provisions for non-business zoning districts contained in Article VII, “Sign Regulations.”

Signs within the nonresidential subdistricts must comply with the provisions for business zoning districts contained in Article VII, “Sign Regulations.” (Ord. 24726)

**SEC. 51P-595.120. ADDITIONAL PROVISIONS.**

Property within the district must be properly maintained in a state of good repair and neat appearance.

Z234-199(GB)

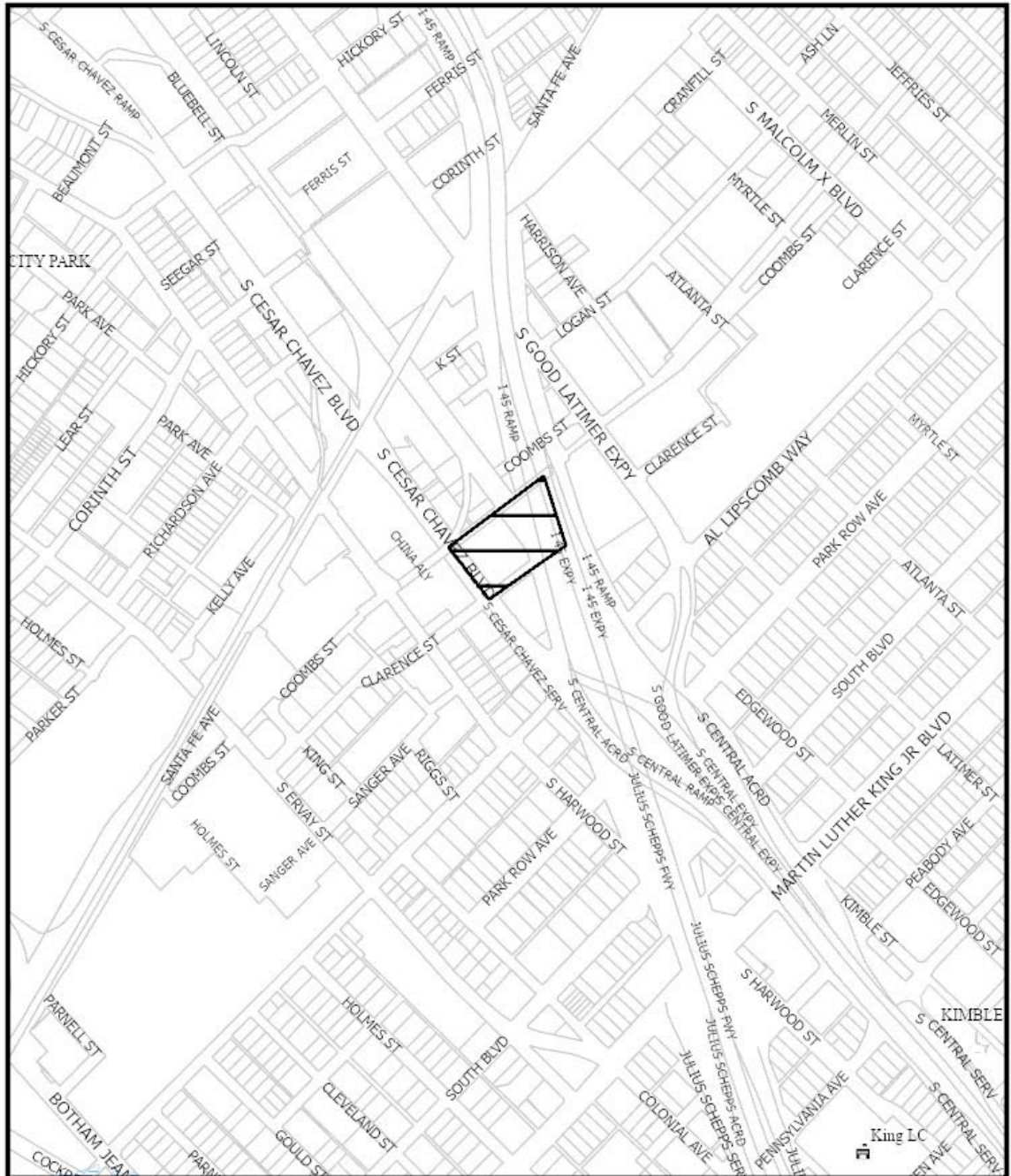
Development and use of property within the district must comply with all applicable federal and state laws and regulations, and with all applicable ordinance, rules, and regulations of the city.


Outside storage areas must be screened from the public right-of-way. See Section 51A- 4.602(b), "Required Screening." (Ord. Nos. 24726; 26102)

**SEC. 51P-595.121. COMPLIANCE WITH CONDITIONS.**

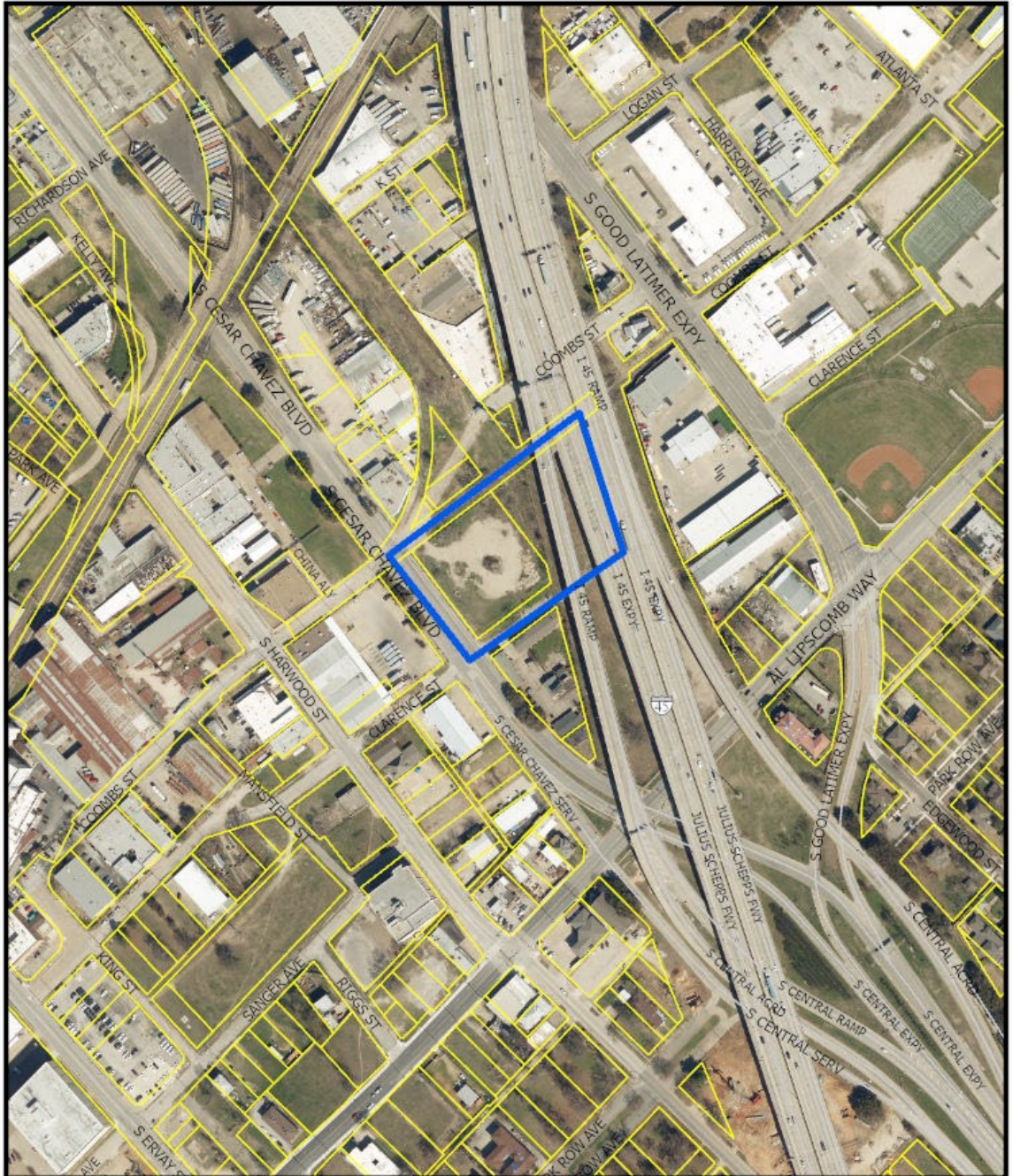
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24726; 26102)



 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u>          Z234-199          </u> Date: <u>          08/15/2024          </u>
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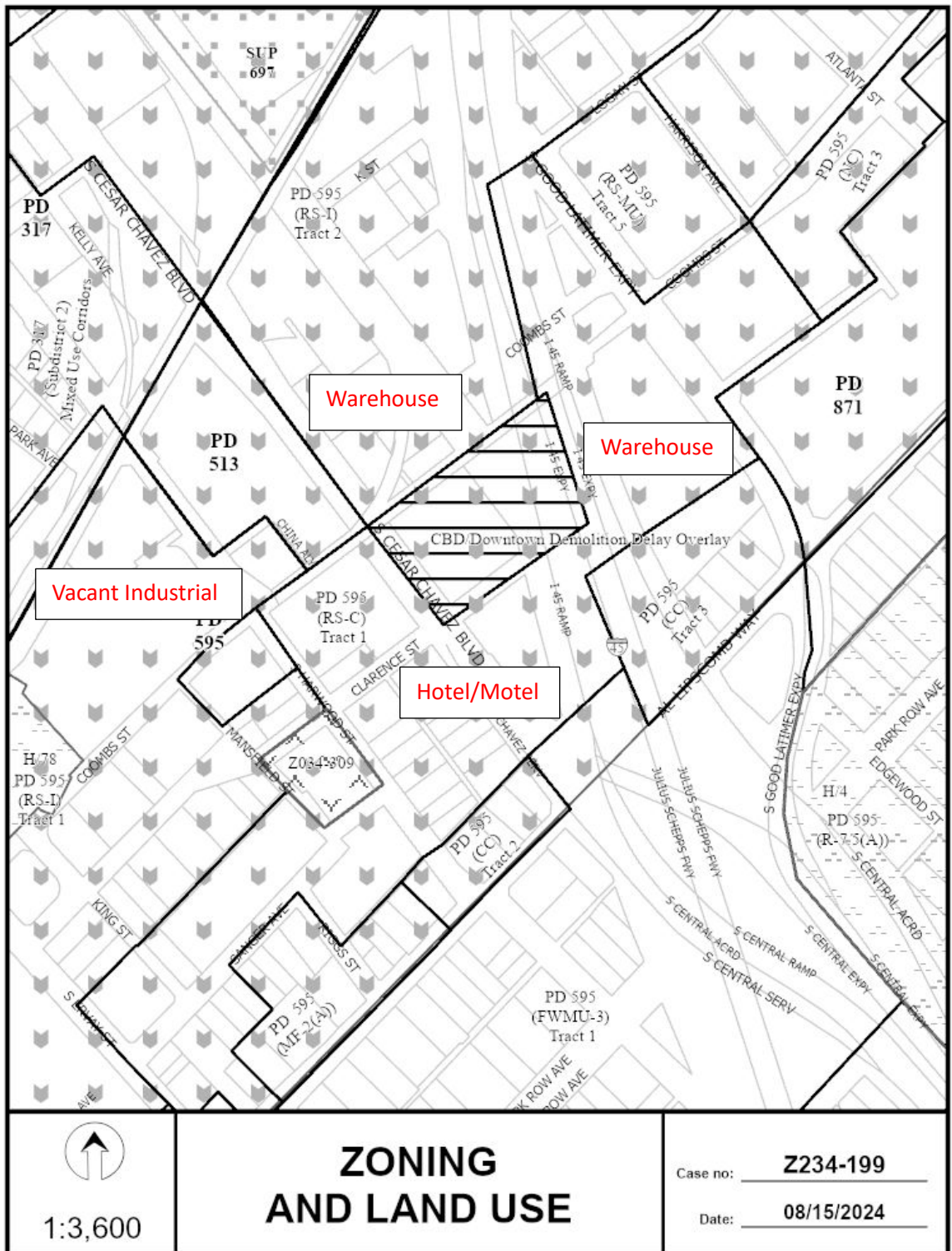


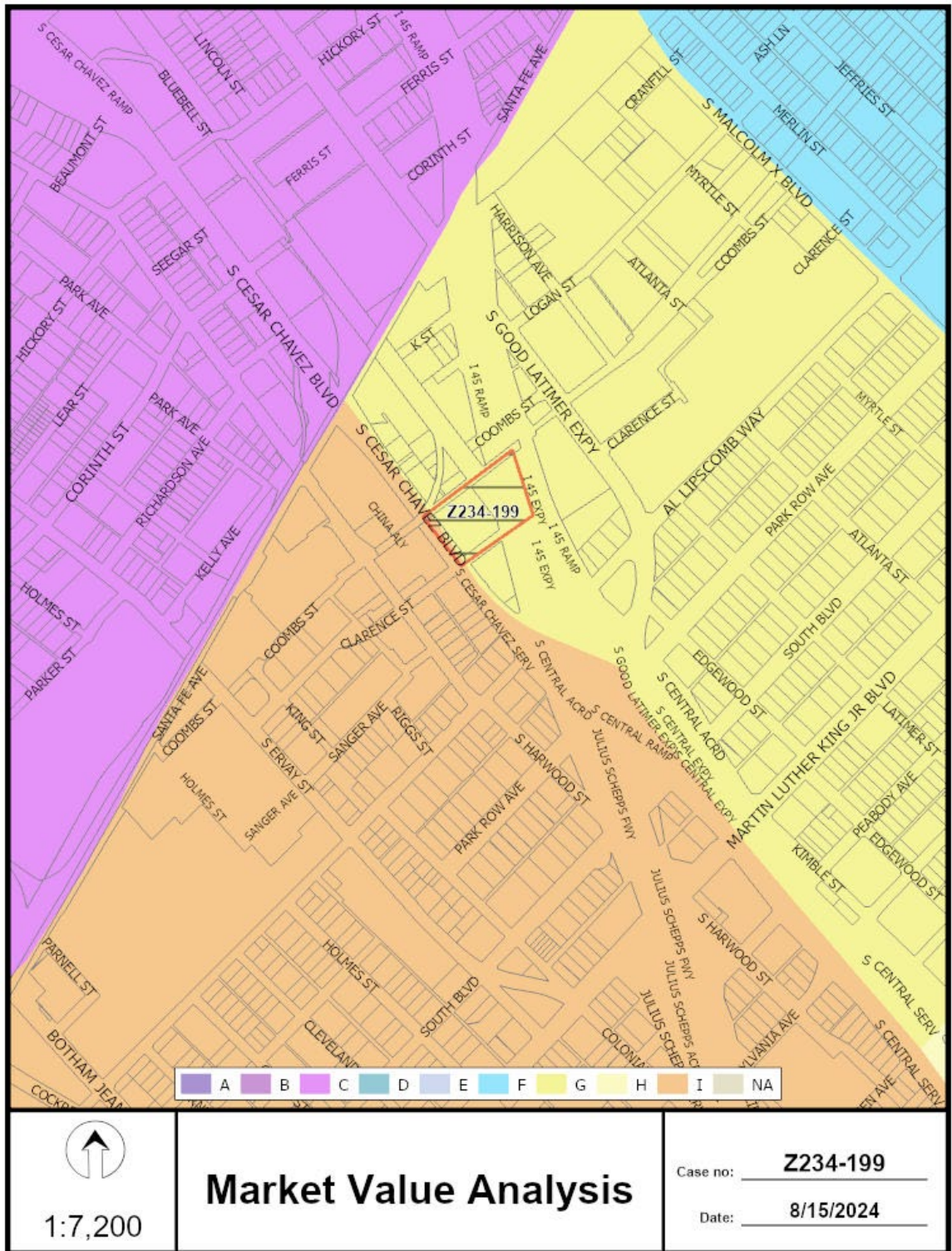
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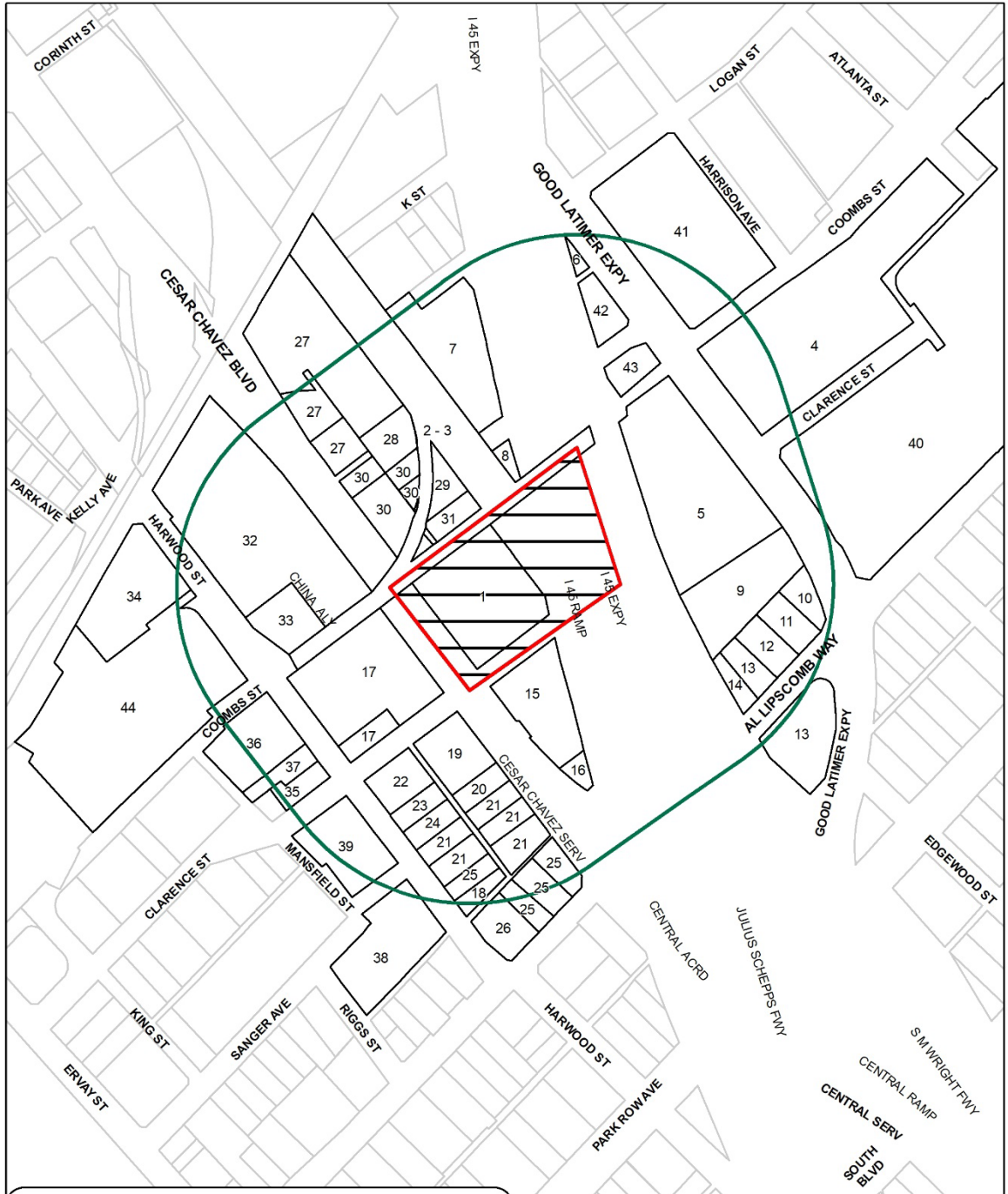
# AERIAL MAP

Case no: Z234-199

Date: 08/15/2024







<b>44</b>	Property Owners Notified (59 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>0</b>	Replies in Opposition (0 parcels)
<b>500'</b>	Area of Notification
<b>10/24/2024</b>	Date

**Z234-199**  
**CPC**



1:3,600

10/23/2024

***Reply List of Property Owners*****Z234-199*****44 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	2110	COOMBS ST	CEDAR EAST PHASE I LLC
2	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
3	9999	NO NAME ST	UNION PACIFIC RR CO
4	2500	S GOOD LATIMER EXPY	BALLOFFUN ENTERPRISES LLC
5	2551	S GOOD LATIMER EXPY	SUNBELT VACUUM SERVICE INC
6	2423	S GOOD LATIMER EXPY	SOUPMOBILE INC
7	2410	LOGAN ST	TITA BECKY LLC
8	2400	COOMBS ST	Taxpayer at
9	2615	S GOOD LATIMER EXPY	CASCI LAND LLC
10	2631	S GOOD LATIMER EXPY	HAWKINS CHARLIE D
11	2407	AL LIPSCOMB WAY	FREEMAN WILLIAM D &
12	2403	AL LIPSCOMB WAY	OMNI MARBLE INC
13	2315	AL LIPSCOMB WAY	ART ABOUT ART FOUNDATION
14	2311	AL LIPSCOMB WAY	THOMPSON GREGORY L &
15	2600	S CESAR CHAVEZ BLVD	SHIVA HOLDINGS LLC
16	2624	S CESAR CHAVEZ BLVD	GEMINI DALLAS GROUP LLC
17	2500	S HARWOOD ST	PEREZ ISIDORO
18	2630	S HARWOOD ST	AMIGO POTTERY INC
19	2611	S CESAR CHAVEZ BLVD	CARGOMOD LLC
20	2615	S CESAR CHAVEZ BLVD	MASJID AL ISLAM DALLAS
21	2617	S CESAR CHAVEZ BLVD	MASJID AL ISLAM DALLAS
22	2600	S HARWOOD ST	DALLAS MASJID AL ISLAM
23	2608	S HARWOOD ST	DALLAS MASJID OF
24	2612	S HARWOOD ST	DALLAS MASJID OF
25	2624	S HARWOOD ST	AMIGOS POTTERY INC
26	2642	S HARWOOD ST	RKCJ LLC

10/23/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2424	S CESAR CHAVEZ BLVD	FARMERS MARKET PLACE LLC
28	2424	S CESAR CHAVEZ BLVD	FLORES LUIS &
29	2431	S CESAR CHAVEZ BLVD	BENITEZ IVAN ISIDRO &
30	2423	S CESAR CHAVEZ BLVD	RIVERAGONZALEZ JOSE CESAR
31	2119	COOMBS ST	GREENWOOD HARDY
32	2425	S CESAR CHAVEZ BLVD	CITY POCKET LTD
33	2434	S HARWOOD ST	TIERRA NUEVA REAL ESTATE
34	2405	S HARWOOD ST	Taxpayer at
35	1911	CLARENCE ST	PERITZ FAMILY HOLDINGS LLC
36	2501	S HARWOOD ST	HARWOOD LOFTS LLC
37	2515	S HARWOOD ST	SMITH DARRELL & ALMA
38	2631	S HARWOOD ST	SOUTHWESTERN BELL
39	2605	S HARWOOD ST	SMITH KRISTIN
40	2727	AL LIPSCOMB WAY	Dallas ISD
41	2424	S GOOD LATIMER EXPY	ACADIAN AMBULANCE SERVICE INC
42	2423	S GOOD LATIMER EXPY	SOUPMOBILE
43	2490	COOMBS ST	SOUPMOBILE INC
44	1815	COOMBS ST	CHARLSEY WAUGH GENERAL