

**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** MZ-25-000045

**DATE FILED:** December 9, 2025

**LOCATION:** Southwest corner of W 6<sup>th</sup> Street and N. Beckley Avenue

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** ± 0.149 acres

**CENSUS TRACT:** 48113004201

**MISCELLANEOUS DOCKET ITEM**

**OWNER/ APPLICANT:** Aubrey Quarles Mc Caskell Affiliates LLC

**REQUEST:** An application requesting relief from the street frontage requirements along N. Beckley Avenue per the site plan on property zoned Subdistrict E- WMU-8 Walkable Mixed Urban Use 8 within Planned Development District 468

The purpose of this request is to allow for a deviation to the street frontage requirements along N Beckley Avenue in accordance with Relief from Required Street Frontage in Article XIII section 51A-13.304(a)(6).

**STAFF RECOMMENDATION:** Approval, subject to the site plan.

**PLANNED DEVELOPMENT DISTRICT No. 468**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=468>

**DEVELOPMENT TYPES Relief from Required Street Frontage. SEC. 51A-13.304(a)(6)**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-93830](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-93830)

**BACKGROUND INFORMATION:**

On March 12, 1997. Planned Development District No. 468- Oak Cliff Gateway Special Purpose District was established by Ordinance No. 23057. 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)

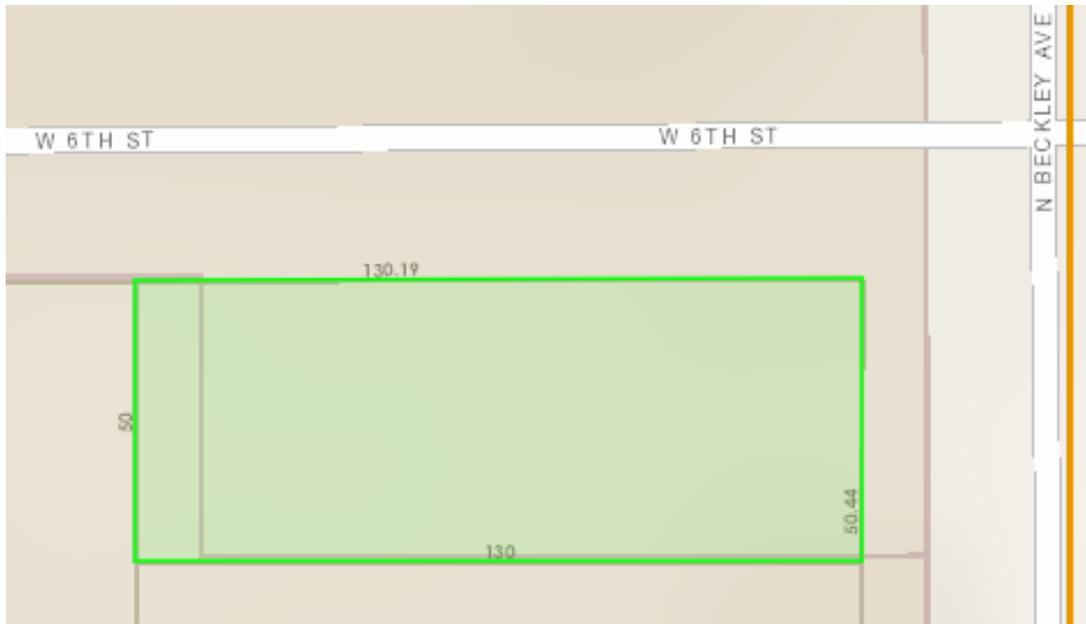
**REQUEST DETAILS:**

The applicant is requesting relief for the street facing frontage requirement along the west frontage at N Beckley Avenue (primary street). The street facing façade frontage of the structure is required to be within the minimum (five feet) and maximum (fifteen feet) front yard setback for 70 percent of the lot width.

Pursuant to PD 468, Subdistrict E, development must comply with the applicable provisions of Article XIII (Form Districts), including the WMU-8 development standards. The townhouse development type requires a minimum of 70 percent street frontage along the primary street. For a lot with 50 feet of frontage along N Beckley Avenue, 35 feet of street facing façade frontage is required. The applicant is proposing 25 feet of street frontage (50 percent).

Strict compliance with the 70 percent street frontage requirement is impractical due to physical site constraints. The subject property is a corner lot measuring approximately 50 feet in width along N Beckley Avenue and 130 feet in depth along W 6th Street. An existing retaining wall is located along the N Beckley Avenue frontage, which prevents placement of a drive approach along the primary street. As a result, vehicular access must be provided from W 6th Street. Due to the minimum 20 feet width drive aisle required for vehicles to maneuver in and out of the private garages for this development, significant reduction of buildable area is available for placement of the building in the min/max along the N Beckley Avenue frontage. After accounting for necessary access and maneuvering requirements, only 25 feet (50 percent) of street frontage can be reasonably accommodated. Achieving the required 35 feet (70 percent) of frontage would eliminate adequate vehicular maneuvering.

In conclusion, strict compliance with the street frontage requirement is impractical due to physical constraint created by the retaining wall and limited buildable site constraints to achieve full compliance with vehicle access and maneuvering.



The purpose of this request is to obtain City Plan Commission approval of relief from the street-facing frontage requirement along N Beckley Avenue. Therefore, allowing **50 percent** of the required **70 percent** of the street-facing frontage requirement within the minimum/maximum front yard along N Beckley Avenue (primary street).

This is not a request to change the zoning and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan along N Beckley Avenue (primary street) meets the standards established for approving street-facing frontage requirement relief per Section 51A-13.304(a)(6)

**SEC. 51A-13.304(a)(6) Relief from required Street Frontage**

(A) The city plan commission may approve a site plan at a public hearing that does not comply with the required street frontage regulations in this section if:

(i) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

(ii) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(iii) the site plan furthers the stated purpose of Article XIII as described in Section 51A-13.101

(B) A site plan that deviates from required street frontage must follow the public notice procedure with a public hearing in accordance with Section 51A-4.702(h)(2)(C).

**APPLICANT'S RESPONSE TO SEC. SEC. 51A-13.304(a)(6)**

♣ Response to (I) - The primary street frontage requirement at this location significantly limits the overall development opportunity, design quality, curb appeal, and ultimately the safety of future homeowners. After working with multiple architects over several years to explore compliant configurations, the proposed design represents the most thoughtful and functional solution for this site. It balances aesthetics, safety, and neighborhood compatibility in a way that alternative layouts have not been able to achieve. A key element of this design is the inclusion of dedicated garages. Providing enclosed garage access enhances homeowner safety, reduces on-street congestion, and improves the visual character of the development by minimizing the prominence of parked vehicles. I fully understand the spirit and intent behind the primary street frontage requirement. However, given that the primary street frontage at this site is only 50 feet, achieving that intent while maintaining a functional and attractive design has proven extremely challenging

♣ Response to (II) - the variation or exception from the street frontage requirements will not adversely affect surrounding properties. The property located immediately south of the site is also developed with multifamily use, and the proposed townhouse development is consistent with the existing development pattern in the area.

♣ Response to (III) - the site plan furthers the stated purpose of Article XIII as described in Section [51A-13.101](#) by enhancing the pedestrian environment. Specifically, the design minimizes the visual impact of parking areas by screening them from public view, thereby contributing to a more visually cohesive and walkable streetscape consistent with the intent of the article.

In conclusion the requested street frontage relief supports the intent of Article XIII by facilitating townhouse development within a walkable urban context while maintaining the overall development pattern envisioned for the area. The proposal continues to align with the goals of compact urban form and neighborhood transition, consistent with the purpose of this article.

**Looking west of north Beckley Avenue**



**Looking southwest at corner of North Beckley Avenue and west 6<sup>th</sup> Street**



MZ-25-000045(SAS)

**Looking southeast on West 6<sup>th</sup> street**



MZ-25-000045(SAS)

List of Officers

**McCaskell Affiliates LLC**  
Aubrey Quarles



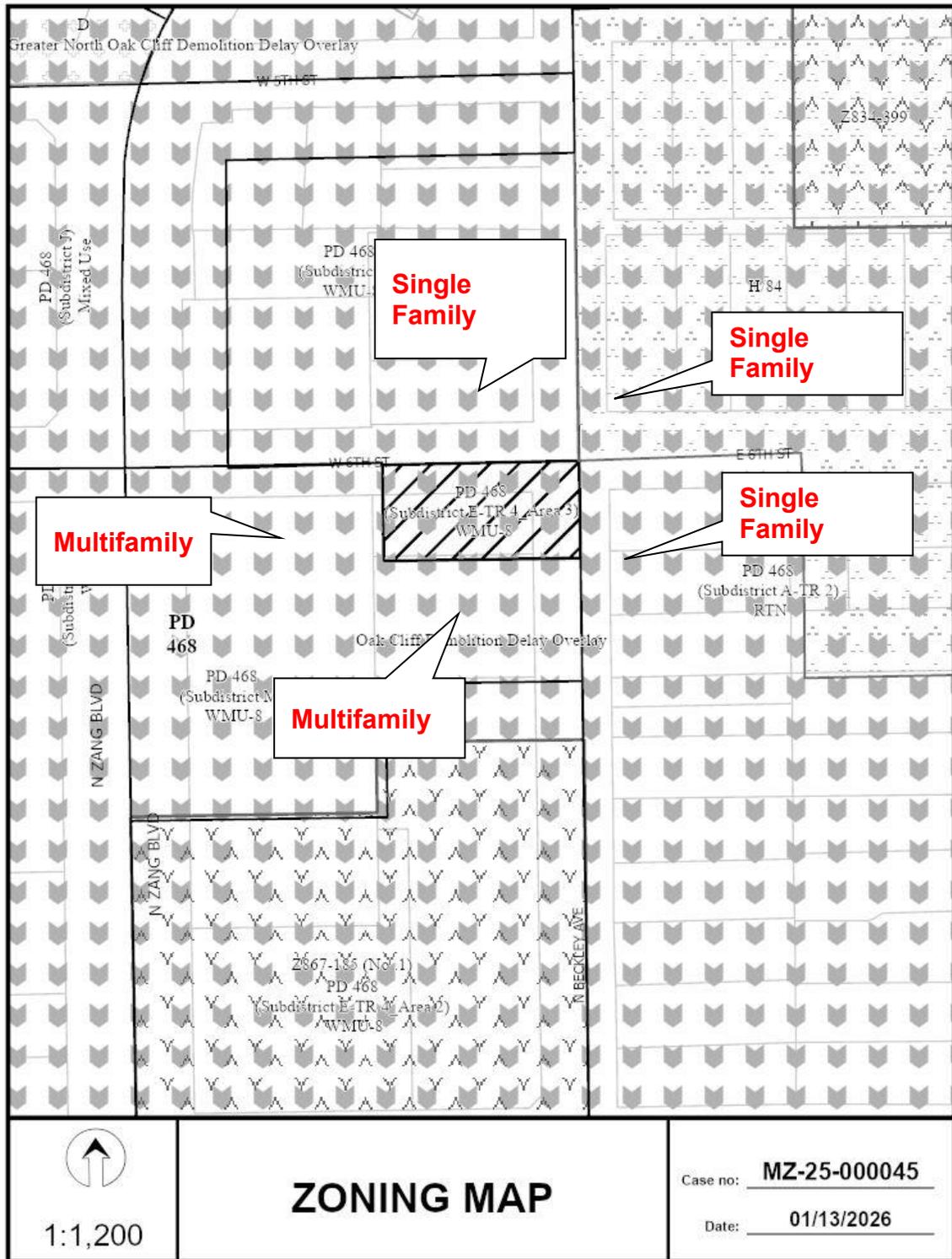


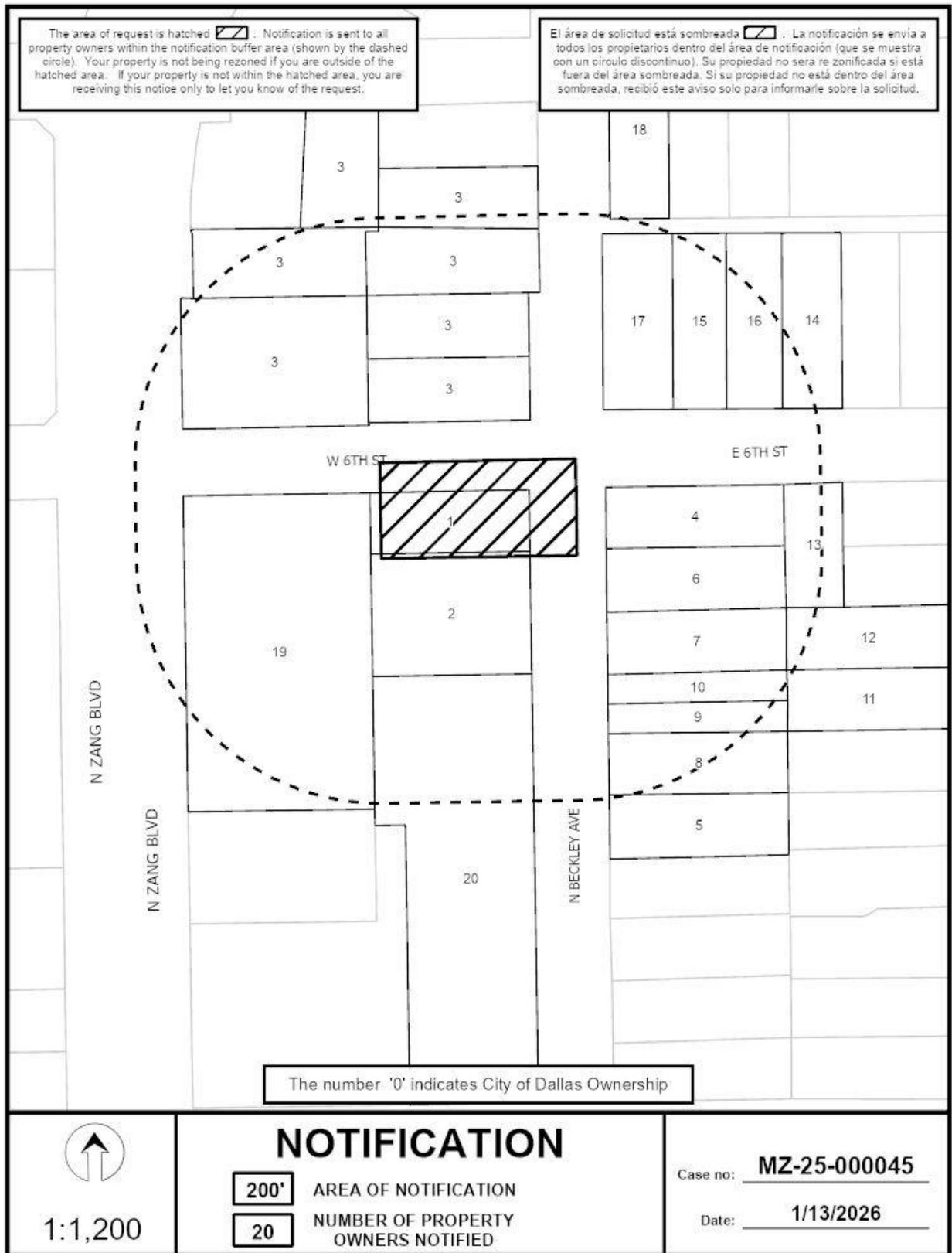
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# AERIAL MAP

Case no: MZ-25-000045

Date: 02/19/2026





MZ-25-000045(SAS)

01/13/2026

## ***Notification List of Property Owners***

***MZ-25-000045***

***20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	839 N BECKLEY AVE	TOLOCKO MARK
2	833 N BECKLEY AVE	ZANG TWO PROPERTY LLC
3	900 N ZANG BLVD	SLATE BISHOP ARTS VENTURE LP
4	838 N BECKLEY AVE	D&D CAPITAL LLC
5	818 N BECKLEY AVE	KU YIMIN
6	832 N BECKLEY AVE	BAEZA LORENA
7	828 N BECKLEY AVE	JOINER FAITH RENEE &
8	820 N BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
9	824 N BECKLEY AVE	OBANA JUSTIN JEFFREY
10	826 N BECKLEY AVE	RODRIGUEZ NATE S &
11	825 N CRAWFORD ST	FAZDUARTE CRISOFORO &
12	829 N CRAWFORD ST	SAHAGIAN MATTHEW
13	112 E 6TH ST	HORBAN ALESSANDRA
14	113 E 6TH ST	SEGOVIA RAFAEL
15	107 E 6TH ST	GUAJARDO LEO II
16	111 E 6TH ST	GASPER PASTOR & MARIA
17	103 E 6TH ST	BAEZA IGNACIO & MARIA
18	102 E 5TH ST	Taxpayer at
19	830 N ZANG BLVD	ZANG TWO PROPERTY LLC
20	815 N BECKLEY AVE	SHIRVANI REAL ESTATE ZANG LLC