

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2026**

Planner: Justin Lee

FILE NUMBER: Z-25-000178 **DATE FILED:** October 28, 2025**LOCATION:** Northeast line of North Pearl Street, southwest line of Crockett Street, and Southeast line of San Jacinto Street**COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** Approx. 5.45 ac **CENSUS TRACT:** 48113001705**OWNER:** Gary Tress**APPLICANT:** Karsten Jaensch**REQUEST:** An application for a new Specific Use Permit for vehicle display, sales, and service on property zoned CA-1(A) Central Area District.**SUMMARY:** The purpose of the request is to allow for vehicle rentals within the existing building.**STAFF RECOMMENDATION:** Approval, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an CA-1(A) Central Area District and is developed with a hotel in conjunction with retail and office uses.
- The surrounding area is predominantly office and retail uses.
- The applicant wishes to use the site for vehicular rentals. As such, they request a Specific Use Permit (SUP). The SUP will be limited to the existing structure illustrated on the site plan.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Pearl Street	Local Street	100 feet
Bryan Street	Local Street	90 feet
San Jacinto Street	Local Street	55 feet
Crockett Street	Local Street	37-40 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

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

DART Light Rail: Orange Red, Blue, Green lines.

DART Bus: Routes 001, 003, 237, 207, 239, 305, 306, 308, 378

STAFF ANALYSIS:

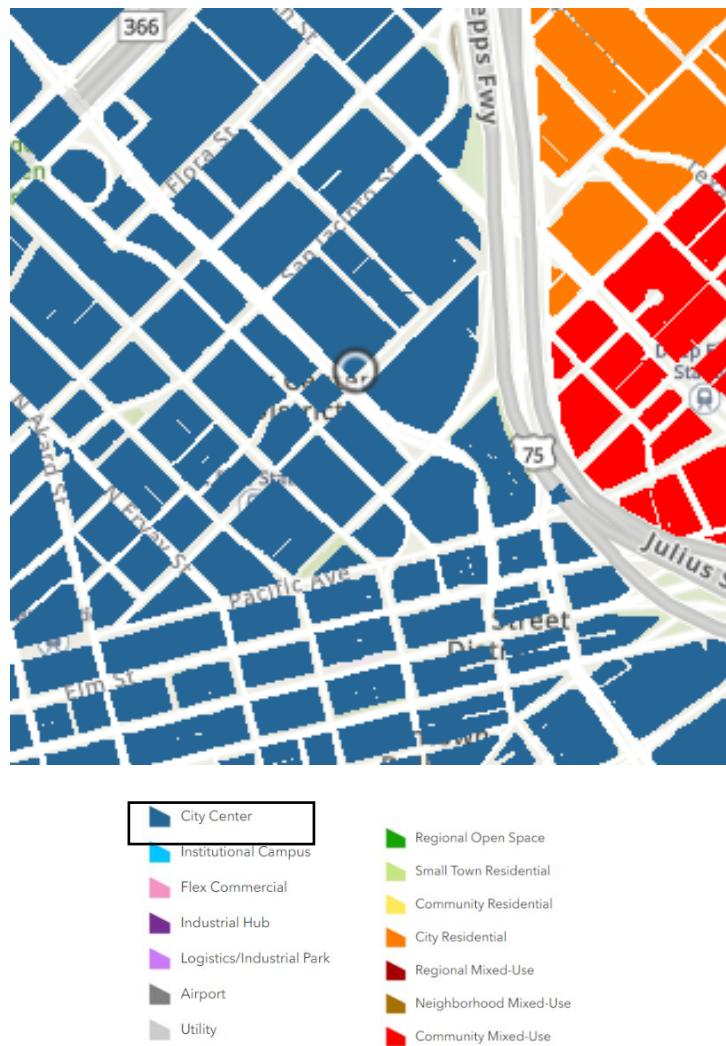
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Commercial is a primary land use in the City Center placetype. It is a prevalent land use in the area. The subject property is located on a two-way street, North Pearl Street. It is located in the mid-block but adjacent to an existing office and commercial uses. The property appears to be currently used as a hotel with office and commercial uses in conjunction.

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

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



Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses, or design considerations described within the placetypes may be suitable for every individual property.

The City Center is a complete and connected neighborhood made up of the centrally located Downtown district and its adjoining communities. It “offers an inclusive, robust, and unique combination of residential options, job opportunities, schools, open spaces, street activity, business, and retail connected by an accessible, balanced, multi-modal transportation network with a variety of options to move from one destination to the next”.

This placetype, only found in Downtown and Uptown, encompasses the historic downtown, central business district, the financial district, and civic center which is home to major employers and corporate headquarters.

Area Plan

The 360 Plan: The property is within the boundary of the 360 Plan. The 360 Plan is Dallas's strategic roadmap for transforming its downtown and adjacent neighborhoods into a vibrant, connected, livable "City Center". By focusing on mobility, complete neighborhoods, and placemaking, and by identifying key areas for catalytic investment and infrastructure improvement, the plan aims to guide growth in a coordinated way. It's both aspirational and practical, providing specific action steps while recognizing that downtown Dallas is evolving fast and must adapt.

Land Use:

	Zoning	Land Use
Site	CA-1(A) Central Area District	Hotel
North	CA-1(A) Central Area District	Office, Parking lot/garage
South	CA-1(A) Central Area District	Office, Parking lot/garage
East	CA-1(A) Central Area District	Office
West	Planned Development, PD 708, Dallas Arts District Extension Area	Office

Land Use Compatibility:

The request site is currently developed with a hotel. The applicant proposes to utilize a portion of the existing structure for vehicular rental.

The immediate surroundings of the site are predominantly offices and commercial uses. Additionally, there are parking lots and structures to the northeast and southwest of the subject property.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use

except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the requested zoning change because the subject site is located adjacent to existing commercial uses. Vehicle rental services are typically found within or near hotels to accommodate travelers, and this hotel already has the necessary parking capacity and foot traffic to support the storage and operation of rental vehicles. Additionally, several locations throughout downtown Dallas offer rental car services within parking garages. Allowing vehicular rental services at this site will strengthen the city's economy by providing a needed service for both visitors and residents.

Development Standards

Following is a table showing the development standards of the current CA-1(A) Central Area District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards
	Front	Side/Rear				
Current: CA-1(A)	NA	Side yard is: Duplex: 5' Multifamily: 10' all other cases: 0' Rear yard is: Duplex: 10' Multifamily: 15' all other cases: 0'	Floor Area Ratio: 20.0 - Maximum floor area ratio	NA	100%	In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat Minimum 10-foot setback is required in CA-1(A)-CP and CA-1(A)-SP district and is measured from street curb

Landscaping:

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

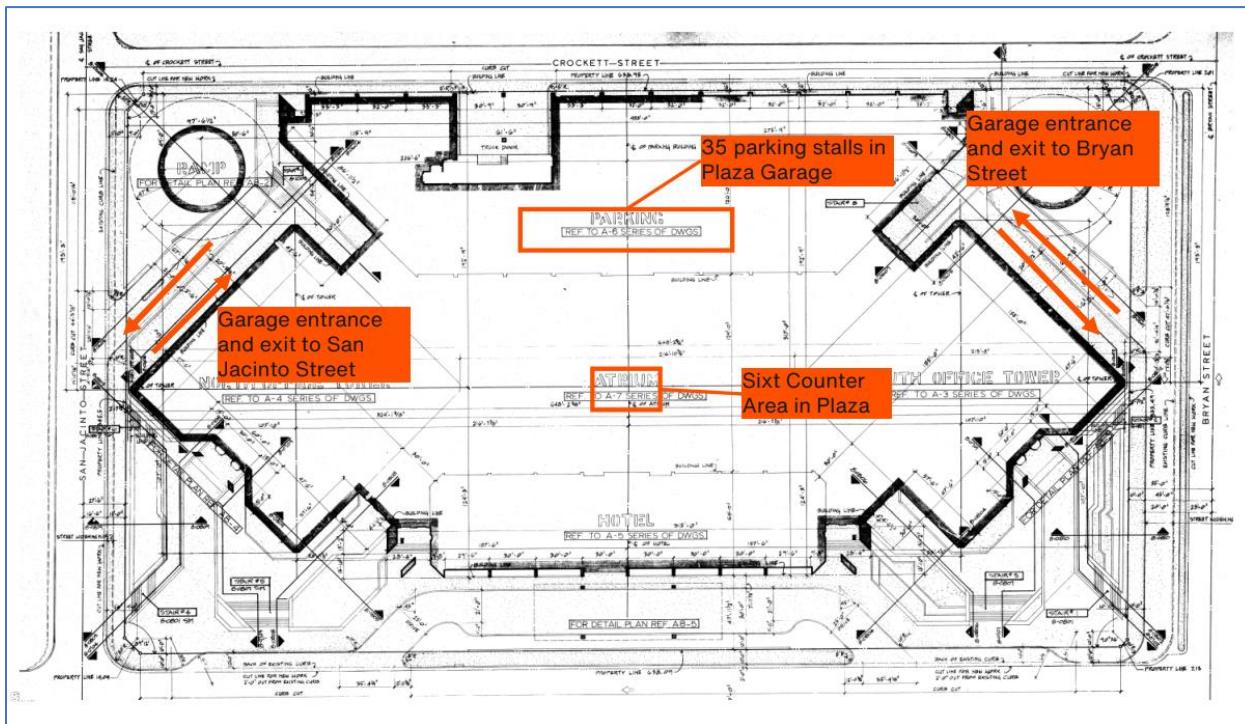
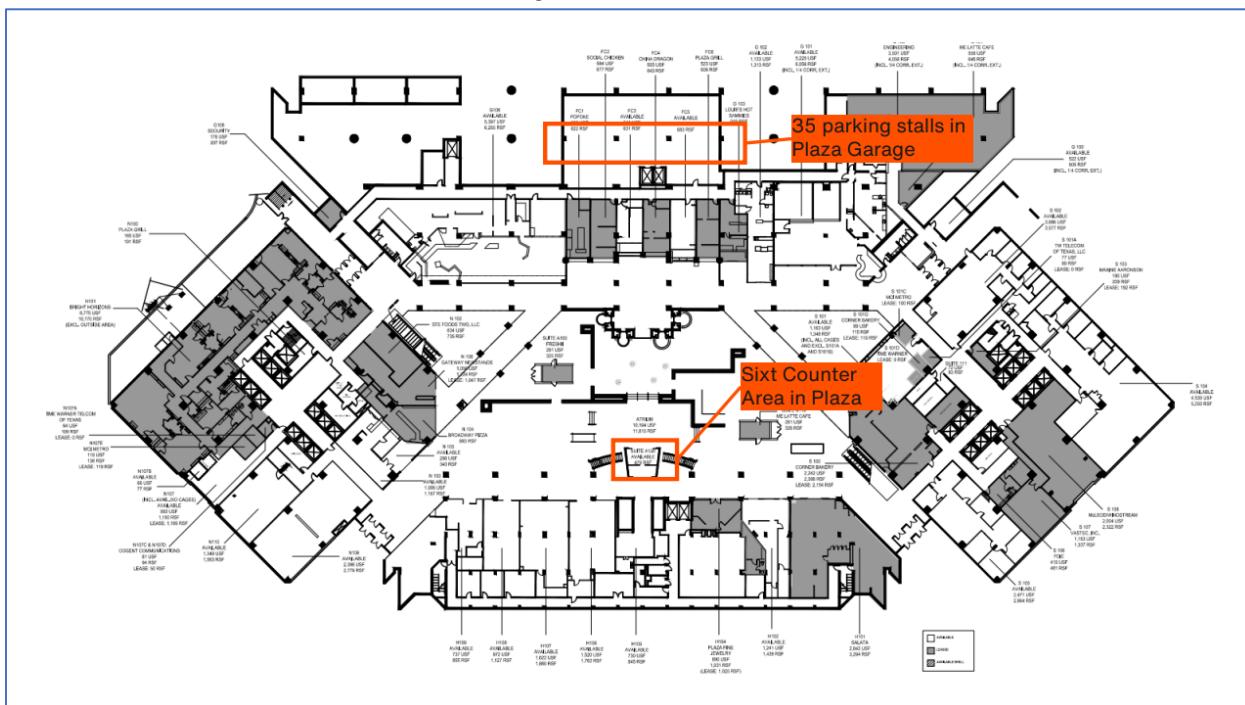
Parking:

Parking must be provided in accordance with the Dallas Development Code. According to the recently approved parking reform, there is no parking minimum.

Market Value Analysis:

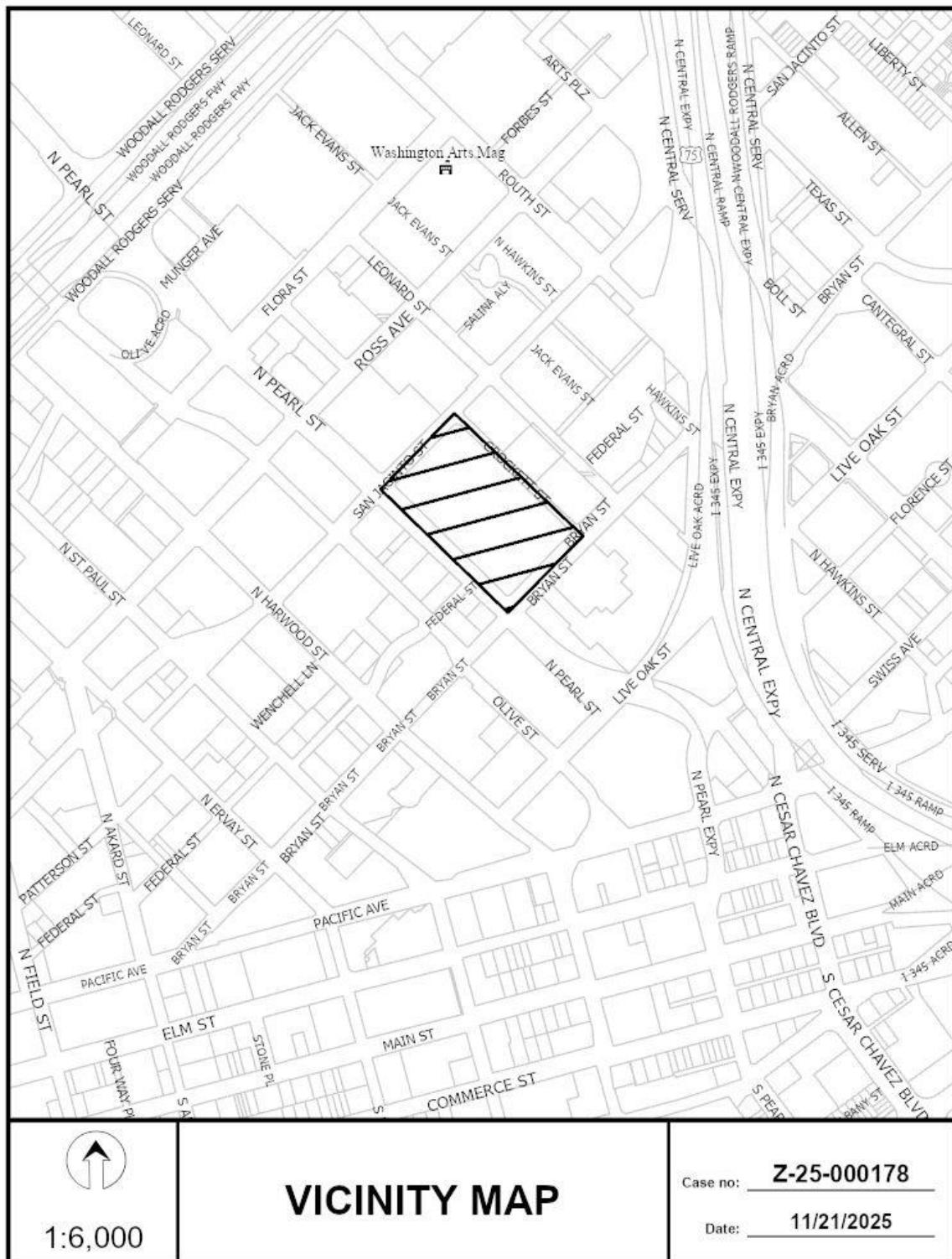
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “C” MVA area.

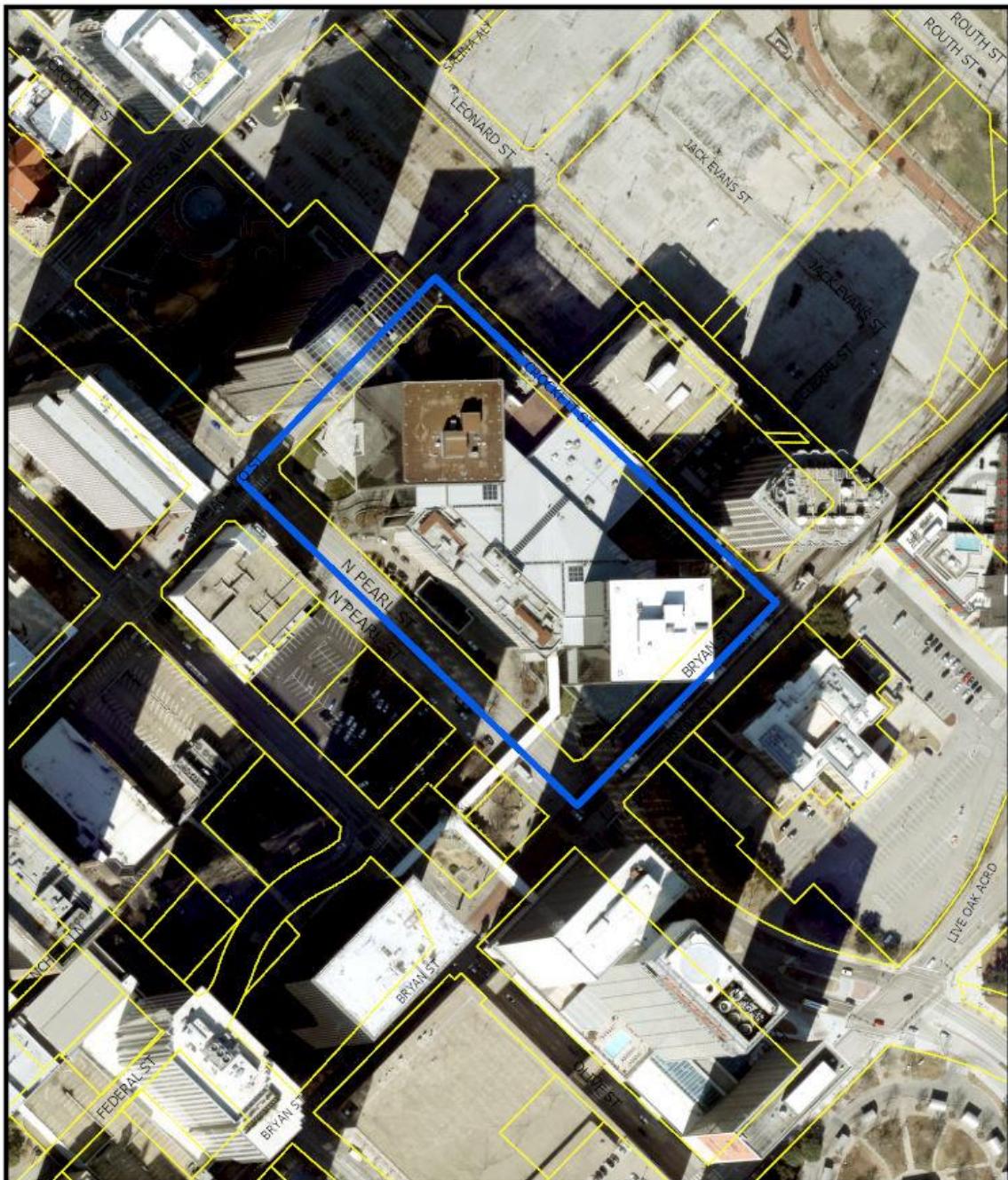
Proposed Site Plan



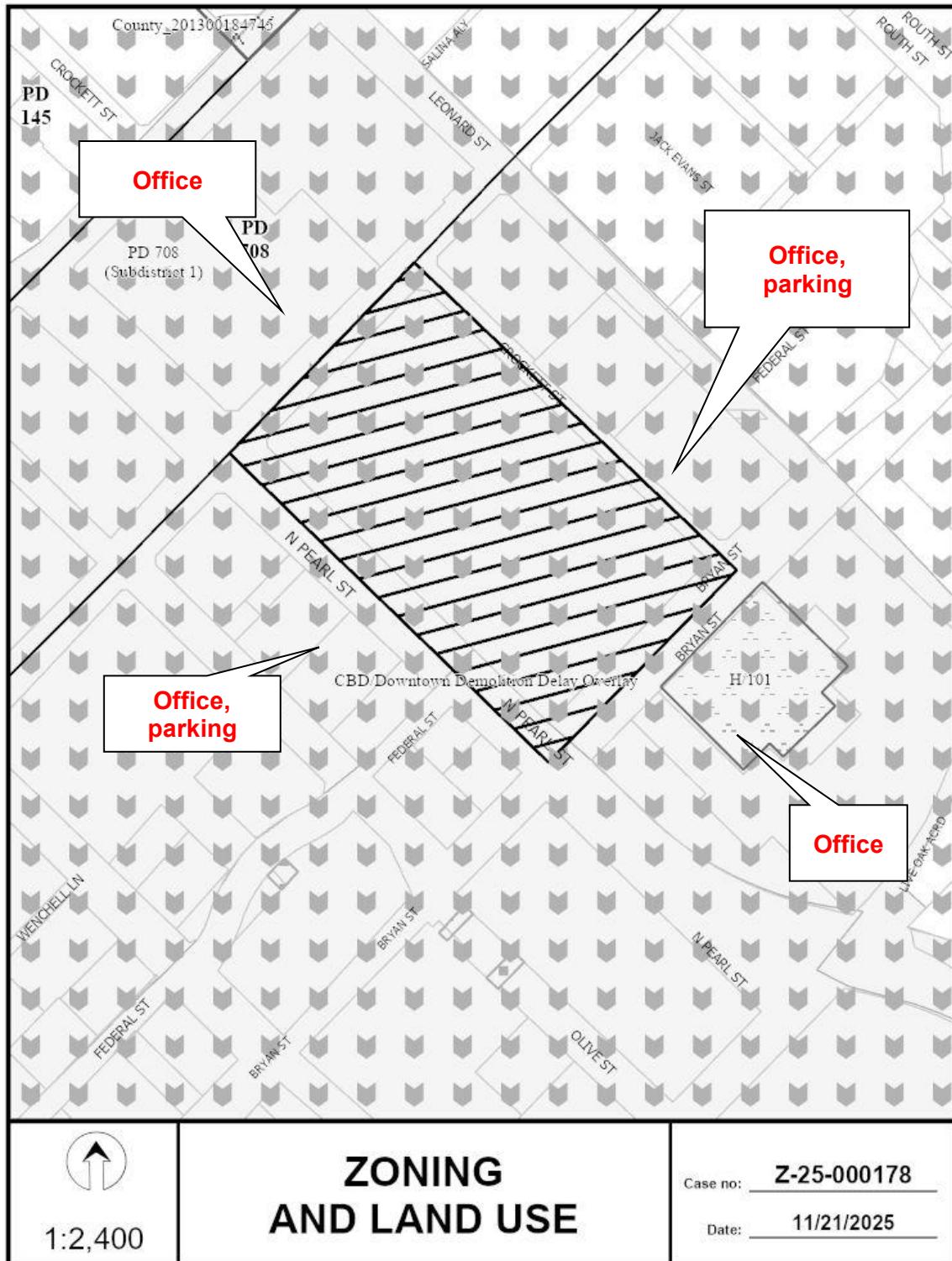
Proposed SUP Conditions

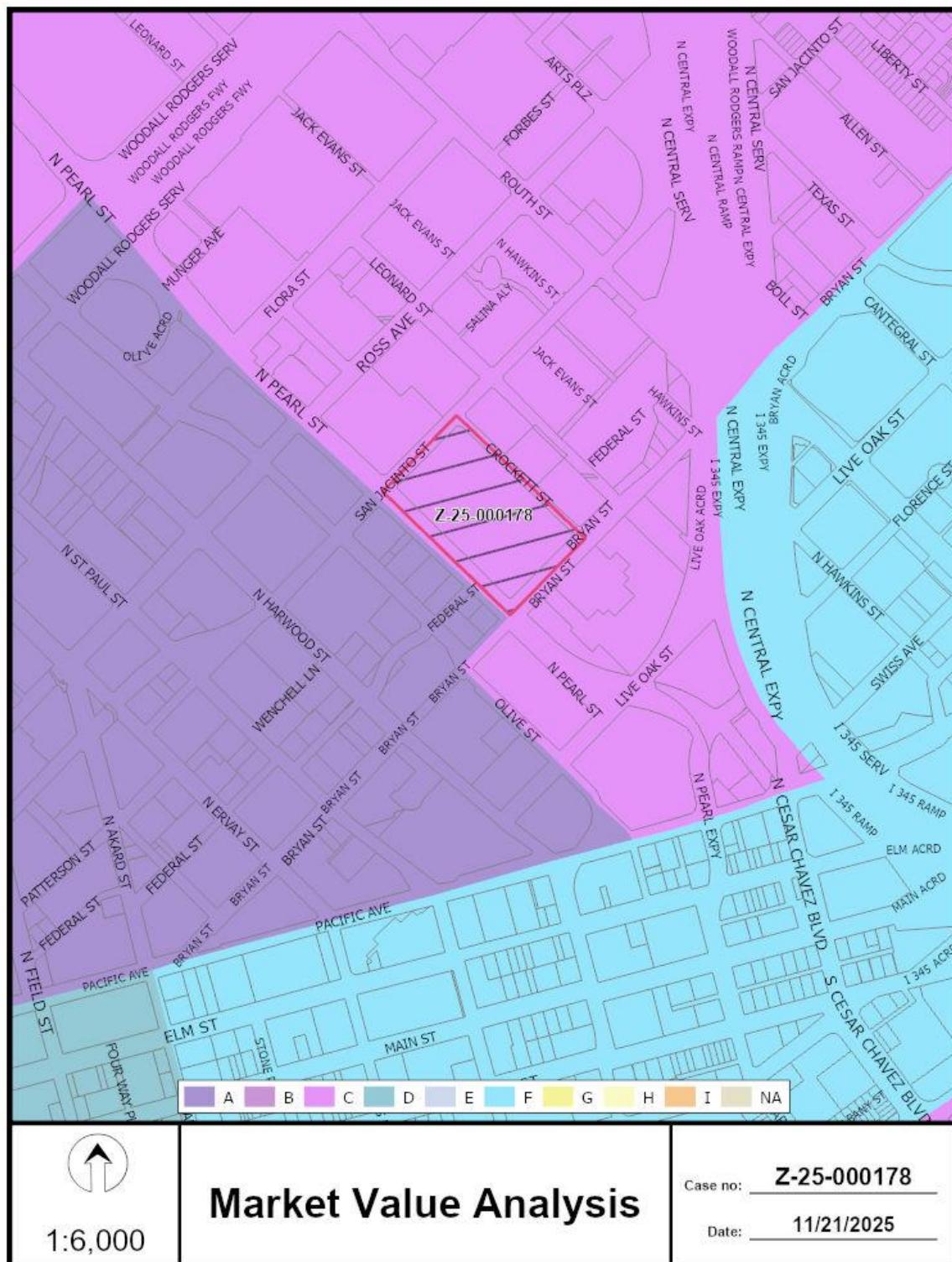
1. **USE:** The only use authorized by this specific use permit is a vehicle display, sales and service.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit has no expiration date.
4. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
5. **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.





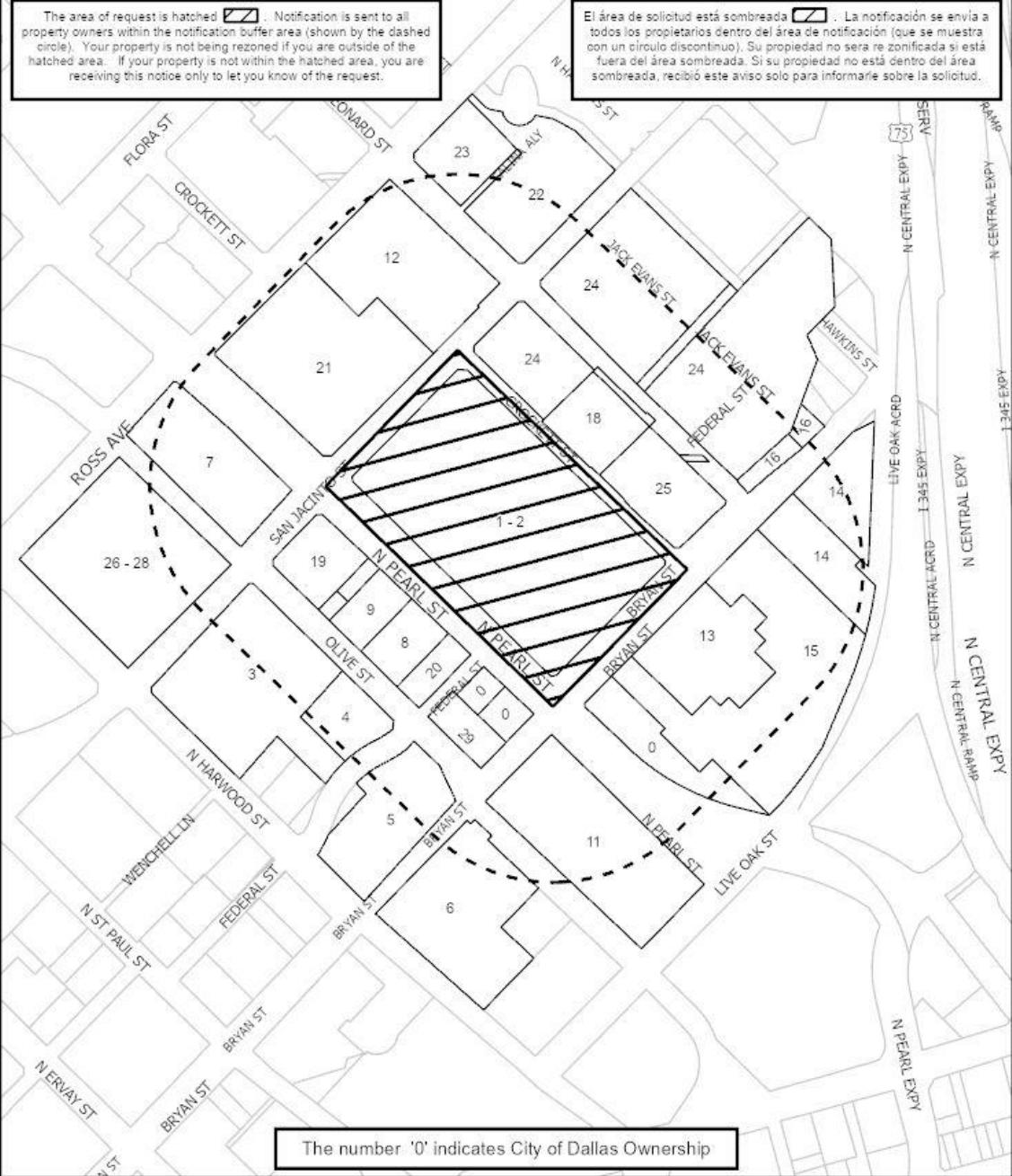
 1:2,400	AERIAL MAP	Case no: <u>Z-25-000178</u>
		Date: <u>11/21/2025</u>





The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será rezonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

	NOTIFICATION		Case no: Z-25-000178
1:3,600	400'	AREA OF NOTIFICATION	Date: 1/20/2026
	29	NUMBER OF PROPERTY OWNERS NOTIFIED	

01/20/2026

Notification List of Property Owners**Z-25-000178****29 Property Owners Notified**

Label #	Address	Owner
1	600 N PEARL ST	SGP POTA LLC
2	600 N PEARL ST	INLAND AMERICAN LODGING DALLAS PEARL LTD PS
3	704 N HARWOOD ST	POLLOCK REALTY CORP
4	2009 FEDERAL ST	BRYAN TOWER PARKING LLC
5	2001 BRYAN ST	BRYAN TOWER HOLDINGS LLC
6	443 OLIVE ST	CHARTRES 400 LLC
7	2100 ROSS AVE	DALLAS 2100 ROSS LP
8	711 PEARL ST	ERIUS PROPCO 3 LLC
9	723 N PEARL ST	ERIUS ACQUISITION PROPCO 3 LLC
10	708 OLIVE ST	MCCLAIN CAROLYN
11	2117 LIVE OAK ST	CHARTRES 400 LLC
12	2318 ROSS AVE	HALL ARTS TOWER LLC
13	2218 BRYAN ST	HR CROZIER TECH DALLAS LP
14	2214 BRYAN ST	DALLAS CITY OF HOUSING FINANCE CORP
15	2214 BRYAN ST	LANTOWER BRYAN ST DALLAS
16	2401 BRYAN ST	DALLAS AREA RAPID TRANSIT
17	2321 BRYAN ST	DIGITAL-BRYAN STREET PARTNERSHIP
18	717 LEONARD ST	DIGITAL 717 LEONARD LP
19	720 OLIVE ST	FPG CT OWNER LP
20	701 PEARL ST	ERIUS ACQUISITION PROPCO 3 LLC
21	2200 ROSS AVE	FPG CT OWNER LP
22	830 LEONARD ST	2500 ROSS DEVELOPMENT LP
23	2400 ROSS AVE	SOUTHWESTERN BELL
24	770 LEONARD ST	SPIRE DEVELOPMENT HOLDINGS LLC
25	2323 BRYAN ST	DIGITAL BRYAN STREET PS
26	2000 ROSS AVE	ROF V ROSS UNIT III LLC

01/20/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2000 ROSS AVE	ROF V INVESTMENT LLC
28	2000 ROSS AVE	MOON HOTEL ARTS DISTRICT LTD
29	2101 BRYAN ST	STEVENS CREEK ASSOC