

FILE NUMBER: Z-25-000134

DATE FILED: September 5, 2025

LOCATION: Northwest corner of Tatum Ave and W. Davis St

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.78 acres

CENSUS TRACT: 48113010701

REPRESENTATIVE/APPLICANT: Sameer Mohammed, Nanu Construction Inc

OWNER: Virian Nana

REQUEST: An application for 1) Medium Commercial / Office Subdistrict and 2) a new Specific Use Permit for a car wash, on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District 631, the West Davis Special Purpose District.

SUMMARY: The purpose of the request is to allow motor vehicle fueling station, restaurant with drive-in or drive-through service, and car wash uses.

STAFF RECOMMENDATION: Denial of 1) Medium Commercial / Office Subdistrict and denial of 2) a new Specific Use Permit for a car wash, on property zoned Light Commercial/Office Area 1 Subdistrict.

BACKGROUND INFORMATION:

- The area of request is currently zoned LCO Light Commercial Office Subdistrict within PD 631 and is undeveloped. LCO Subdistrict functions similarly to NS(A) Neighborhood Service District.
- Requesting MCO “Medium Commercial / Office” Subdistrict which functions similarly to CR Community Retail District except car wash and auto service center require specific use permits.
- The applicant proposes motor vehicle fueling station, restaurant with drive through service, and car wash uses. These uses would be permitted by right in the new district, except the car wash would require an SUP.
- In 2024, the property underwent a request (Z234-327) for an SUP for a motor vehicle fueling station, it was denied without prejudice (at the request of the applicant).

Zoning History:

There has been one zoning case in the area of notification in the last five years.

1. Z234-327: On February 6, 2025, the City Plan Commission recommended denial without prejudice for an application for a Specific Use Permit for a motor vehicle fueling station on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the northwest corner of Tatum Ave and W. Davis St [Subject site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
W Davis St	PA - Principal Arterial	100 feet Bike Plan

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes 221

STAFF ANALYSIS:

Comprehensive Plan:

Comprehensive Plan Consistency Review

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.

Consistency Review Recommendation

The proposed general zoning change and SUP use are generally **not consistent** with the placetype of Neighborhood Mixed Use. The proposed scale of commercial uses would be more appropriate in a Community Mixed Use or Flex Commercial scale area. Instead, the *existing zoning* of Light Commercial / Office Subdistrict is more appropriate to develop neighborhood serving uses or small scale vertical mixed use.

Subject Property Placetype(s) Neighborhood Mixed Use

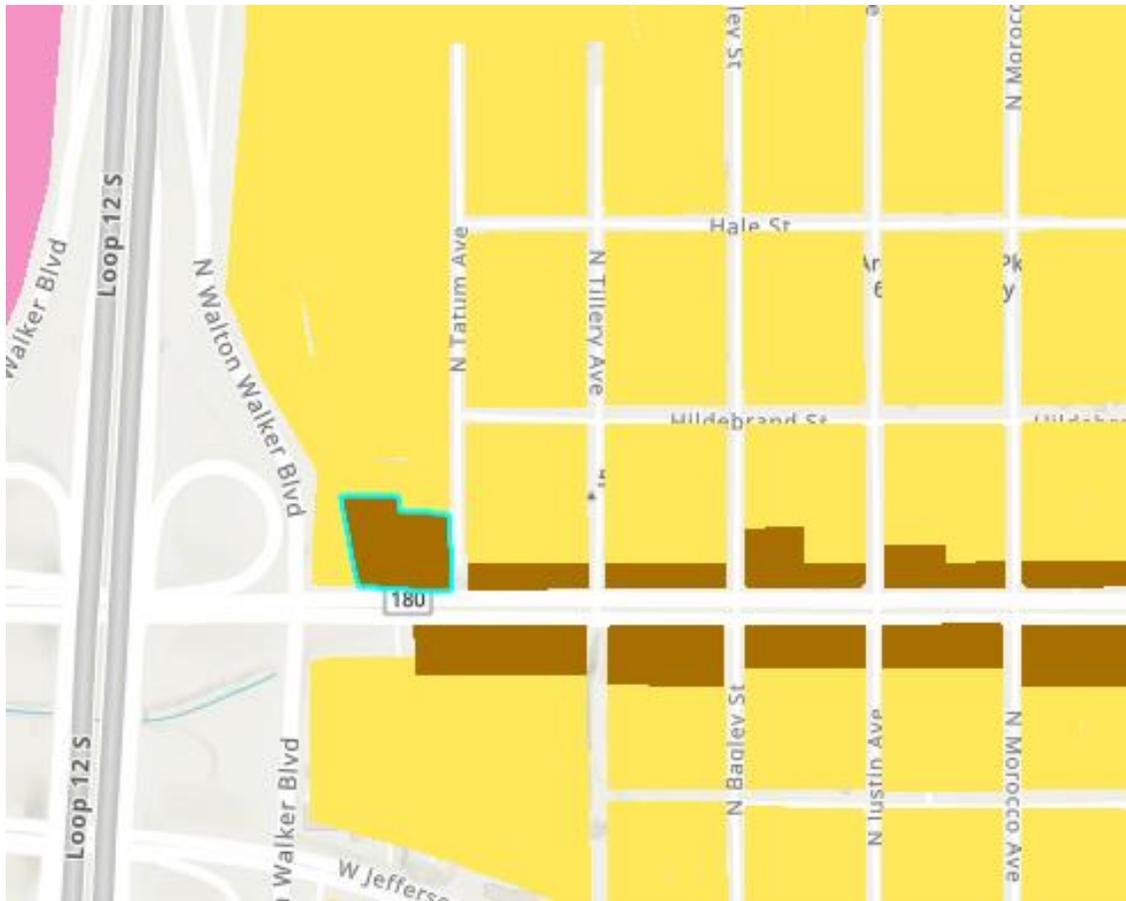
Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.

Primary:

Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office

Supporting:

Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

- | | |
|--|---|
|  REGIONAL OPEN SPACE |  NEIGHBORHOOD MIXED-USE |
|  SMALL TOWN RESIDENTIAL |  COMMUNITY MIXED-USE |
|  COMMUNITY RESIDENTIAL |  REGIONAL MIXED-USE |
|  CITY RESIDENTIAL |  CITY CENTER |
|  FLEX COMMERCIAL |  LOGISTICS/INDUSTRIAL PARK |
|  INDUSTRIAL HUB |  INSTITUTIONAL CAMPUS |
|  AIRPORT |  UTILITY |

Land Use:

	Zoning	Land Use
Site	Light Commercial/Office Area 1 Subdistrict within PD 631	Undeveloped
North	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District, Light Commercial/Office Area 1 Subdistrict	Single family
South	Medium Commercial/Office Subdistrict, Medium Commercial/Office Plus Subdistrict within PD 631	Vehicle display sales and service, Building repair and maintenance shop
West	CS Commercial Service District with DR Z978-162	Undeveloped

Land Use Compatibility:

Directly north and east of the site, there are single family uses. South across West Davis, there are vehicle sales and a building repair and maintenance shop. West of the site there is small track of undeveloped land zoned CS, and then the freeway. As such, this site does not have direct access to Walton Walker.

The proposed change would increase the scale and intensity of commercial uses permitted on the site, adjacent to a single family area. As the intent of the West Davis Special Purpose District was generally to limit the proliferation of auto-oriented businesses to maintain neighborhood-serving uses along the corridor, the proposed upzoning and SUP are not appropriate for the site. The current zoning is appropriate to accomplish the long term vision for the area, Neighborhood Mixed Use, and to permit development appropriate adjacent to single family.

Although the SUP site plan can prohibit the car wash use from accessing Tatum Street, the other more intense uses of MCO could be granted access to this generally residential block. SUPs can limit the use being approved by the means of the site plan and condition, but do not limit by-right uses permitted in a district.

Development Standards:

<u>DISTRICT</u>	SETBACKS	Unit density	FAR	Height / Stories	Lot Coverage	Special Standards
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	Front	Side /Rear					
Existing LCO Area 1 PD 631	15' min No max	20' adj res Else 0'	No max for multifamily	0.5 commercial No max for MF/MUR	30' 45' MF/MUR 54' lodging 5 Stories	60%	RPS*
Proposed MCO PD 631	15' min No max	20' adj res Else 0'	No max for multifamily	0.75 commercial No max for MF/MUR	54' 4 Stories	60%	RPS*

The above standards reflect the existing PD as modified by SB 840, if deemed applicable to the site through the qualification process of permitting.

*SB 840 modifies the way in which RPS acts on a property when MF or mixed use residential is being built out.

Landscaping:

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

Parking:

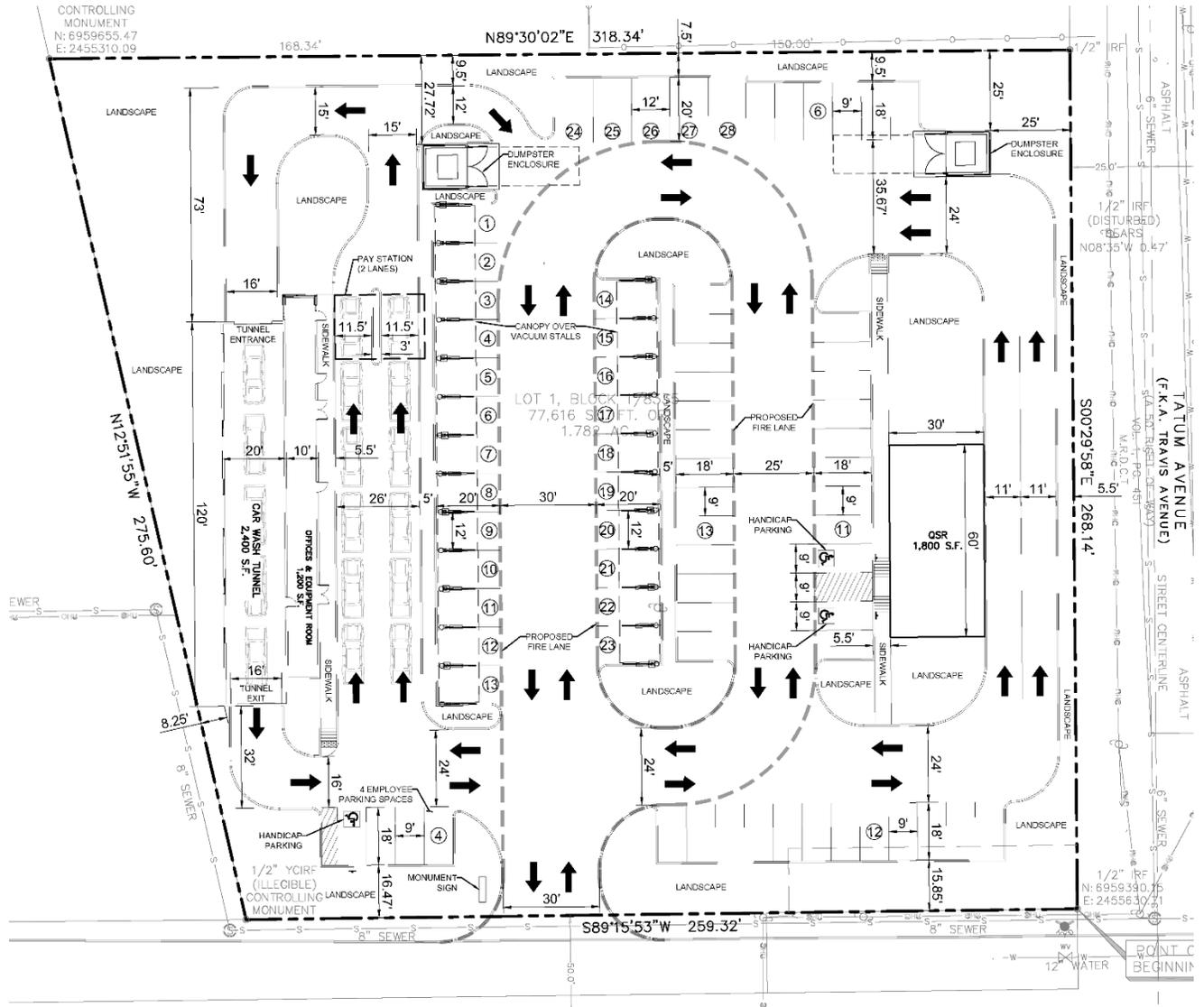
Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The proposed uses of car wash, motor vehicle fueling station, and general merchandise or food store would not require parking.

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 subject property is located within an MVA “H” category.

Applicant's Proposed SUP Site Plan (Enlarged)



**Applicant's Proposed Conditions
(Applies only to car wash use)**

1. USE: The only use authorized by this specific use permit is a car wash.
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 (5 years from the passage of this ordinance).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
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.

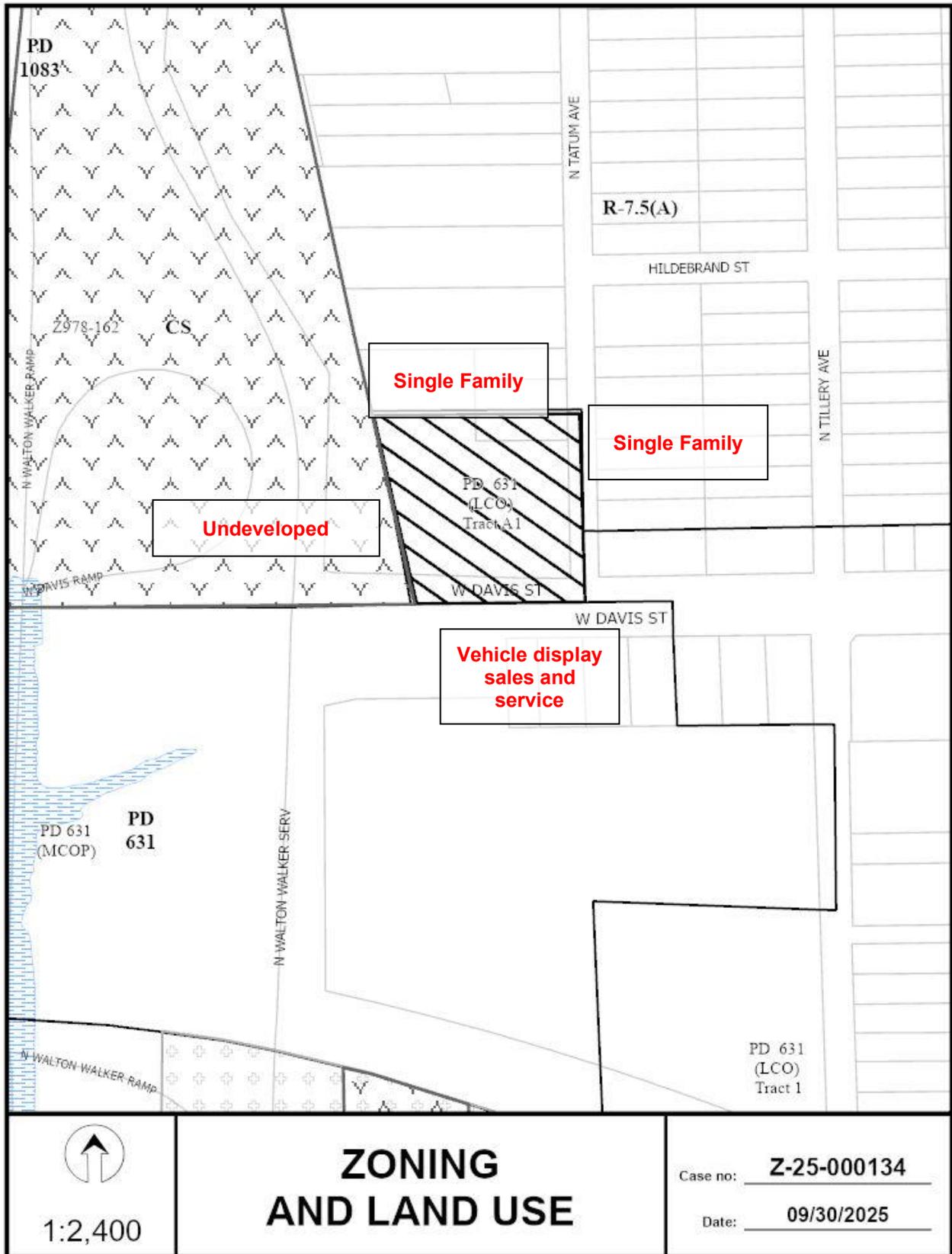


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AERIAL MAP

Case no: Z-25-000134

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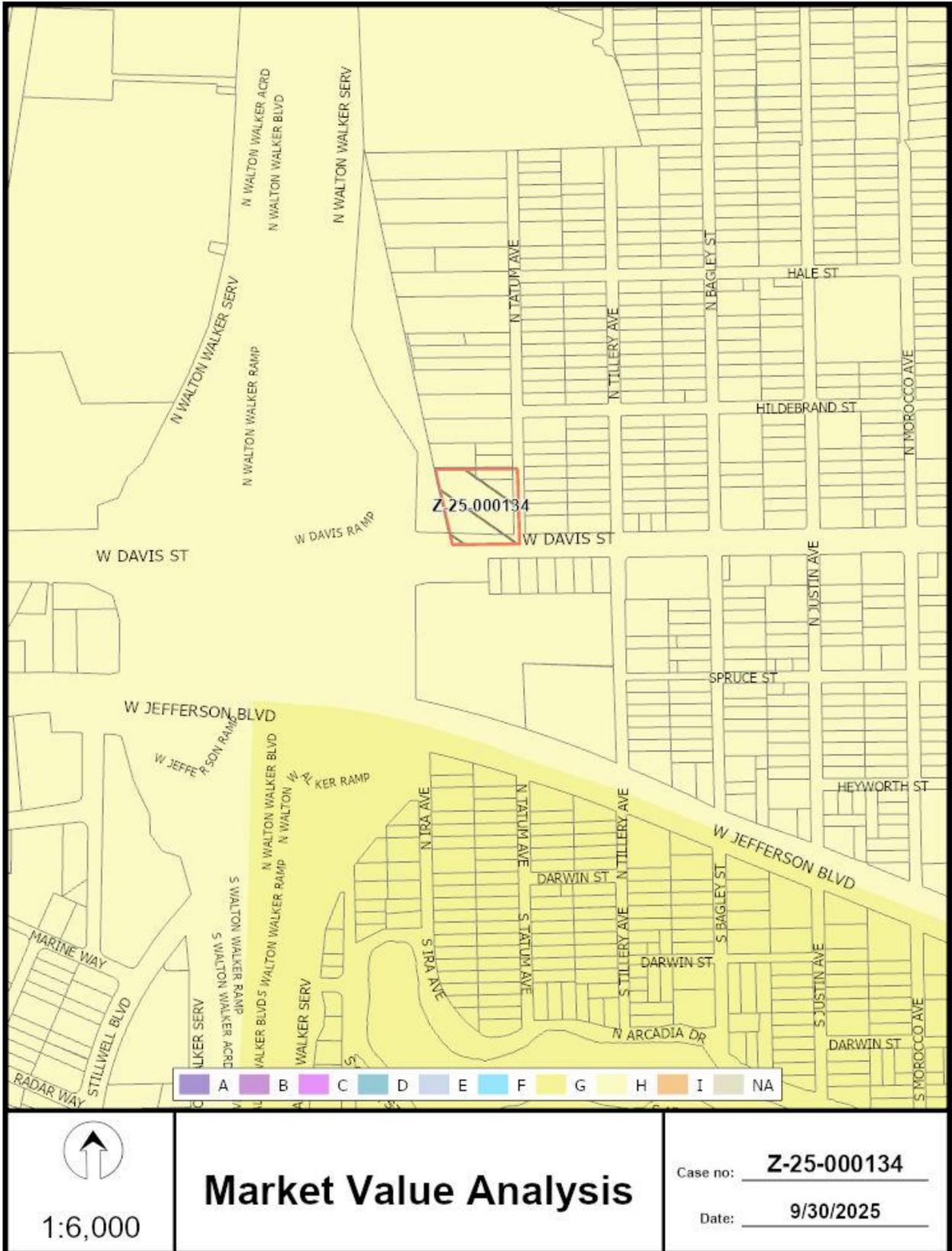
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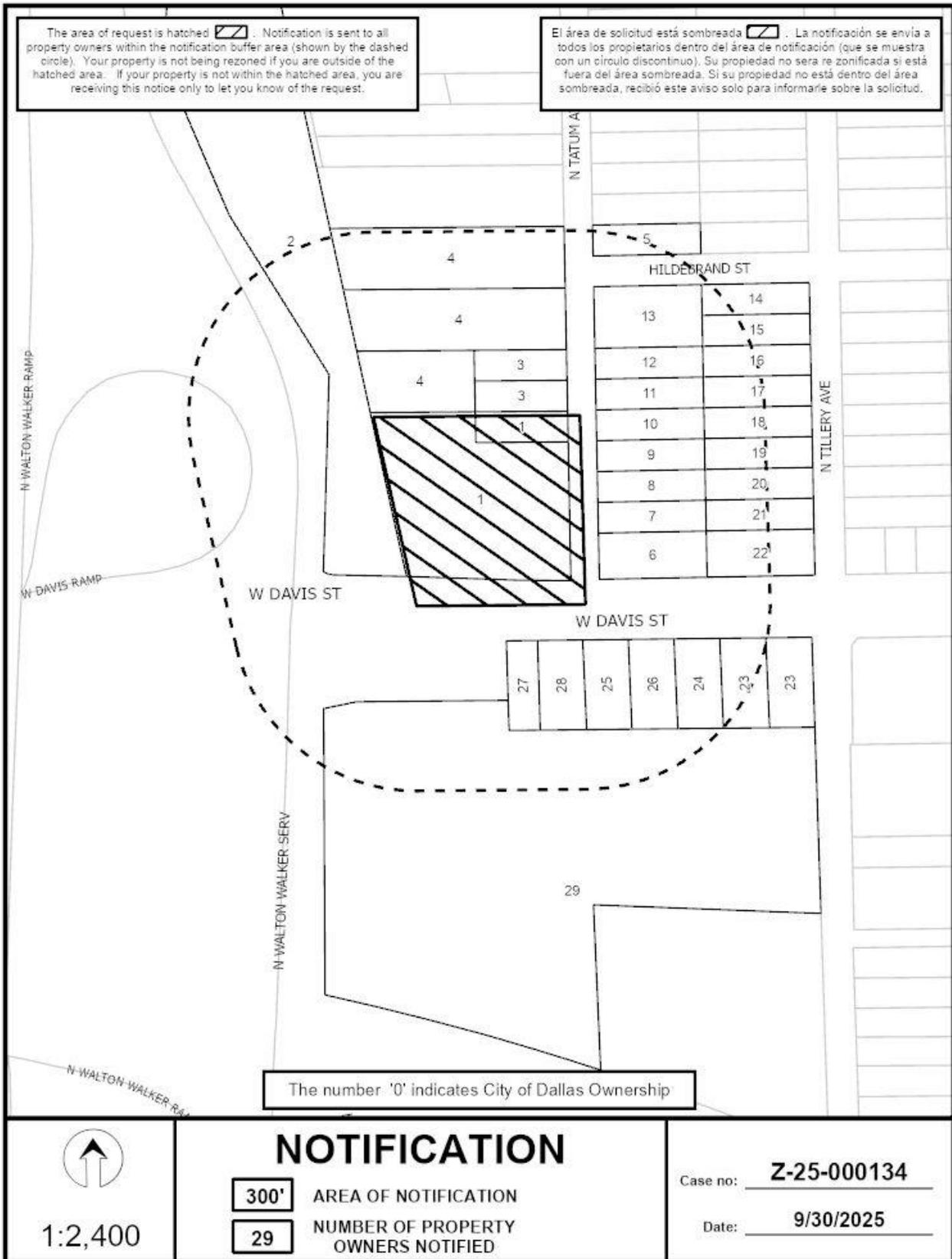
ZONING AND LAND USE

Case no: Z-25-000134

Date: 09/30/2025







09/30/2025

Notification List of Property Owners**Z-25-000134****29 Property Owners Notified**

Label #	Address	Owner
1	5500 W DAVIS ST	MALCHI JOHN
2	1200 WALTON WALKER BLVD	1200 NORTH WALTON WALKER LP
3	707 N TATUM AVE	AGUINAGA MANUEL &
4	715 N TATUM AVE	FAZ ISAAC D
5	802 N TATUM AVE	SMITH TERRY D
6	606 N TATUM AVE	BALDERAS JAVIER &
7	610 N TATUM AVE	AGUAYO JUAN CARLOS & ETAL
8	614 N TATUM AVE	BALDERAS JAVIER &
9	618 N TATUM AVE	MERCADO RICARDO ETAL
10	702 N TATUM AVE	AGUAYO JUAN CARLOS &
11	708 N TATUM AVE	AGUAYO CARLOS & CAROLINA
12	710 N TATUM AVE	ZAVALA LEONOR
13	718 N TATUM AVE	HERNANDEZ SANDRA L &
14	717 N TILLERY ST	CARDOZA ARMANDO & JUANA
15	715 N TILLERY ST	TELLESCUARDOS RIGOBERTO
16	711 N TILLERY ST	RUIZ LUIS
17	707 N TILLERY ST	CASTANEDA SILVINA & ISMAEL
18	621 N TILLERY ST	CACERES JOSE
19	619 N TILLERY ST	CACERES JOSE & MARTHA
20	615 N TILLERY ST	VILLEGAS MARCOS
21	611 N TILLERY ST	SEGOVIANO MANUEL
22	603 N TILLERY ST	EVANS JOE
23	5406 W DAVIS ST	SALVATIERRA JOSE M
24	5410 W DAVIS ST	CUARENTA FRANCISCO & IRMA
25	5414 W DAVIS ST	ARTIGA ARMANDO &
26	5412 W DAVIS ST	ARTIGA ARMANDO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5502 W DAVIS ST	DEANDA RODOLFO & YOLANDA
28	5502 W DAVIS ST	DEANDA RODOLFO & YOLANDA
29	5601 W JEFFERSON BLVD	MARSHALL FREDERICK S