

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 11, 2026**

**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** MZ-26-000004 **DATE FILED:** March 20, 2026

**LOCATION:** Bounded by N. Zang Boulevard, West 6th Street, N. Beckley Avenue, and West 6th Street.

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** ±1.678 acres **CENSUS TRACT:** 48113004201

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**REPRESENTATIVE:** Rob Baldwin / Baldwin Associates

**APPLICANT/OWNER:** Raid Beucler / Slate Bishop Arts Ventures LP

**REQUEST:** An application for a minor amendment to the development plan on property zoned Subdistrict O (WMU-8) Walkable Urban Mixed Use 8 within Planned Development District No. 468.

**PURPOSE:** The purpose of the request is to reconfigure SH-7-1 Shop Front Overlay, modify the lot coverage to match the proposed development type, and update the parking ratio.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 468:**

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

**BACKGROUND INFORMATION:**

Planned Development District (PD) No. 468 was approved by City Council on March 12, 1997, on property previously zoned a Limited office district 1(LO-1) District.

The area of request is currently developed with single-family homes.

The applicant is requesting to reconfigure SH-7-1 Shop Front Overlay to show it correctly at the front yard minimum and maximum setback lines on the development plan, modify the lot coverage to match the proposed development type, and update the parking ratio.

The SH-7-1 Shop Front Overlay is applied along East 5<sup>th</sup> Street and North Zang Boulevard.

SH-7-1 Shop Front Overlay is intended to create pedestrian shopping street.

This Shop Front Overlay requires pedestrian-friendly, active-uses to be placed within the first 30 feet of the building measured inward from the street-facing façade.

**MINOR AMENDMENT CRITERIA:**

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property.

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade.

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

**REQUEST DETAILS:**

The following table shows development standards<sup>1</sup> applicable to the current area of request site. The yard, lot, and space regulations outlined in PD 468 must be read in conjunction with Mixed-Use Shopfront Development Type regulations in Sec. 51A-13.304 of the Dallas Development Code, as amended. Except as noted otherwise in Sec. 51P-468.109.4, Subdistrict O (WMU-8) Walkable Urban Mixed-Use 8 District regulations apply. If there is a conflict between the PD 468 and Chapter 51A-13.000, the PD 468 regulations control. In general, PD 468 defaults to the off-street parking and loading requirements in Sec. 51A-13-200.

	Setbacks		Height	Lot Coverage ^, Density, FAR	Off-street Parking	Special Standards
	Front	Side/Rear				
<p><b>PD 468</b></p> <p>Mixed-Use Shopfront Development Type</p>	<p>5' min 15' max</p> <p>Front Setback Area Destination<sup>1</sup></p>	<p>5' min 15' max</p> <p>15' near residential districts</p> <p>5' abutting alley</p>	<p>Height Max 125'</p> <p>Ground story Height 15'/30'</p> <p>Upper Story Height 10'/15'</p> <p>Stories Min 2/Max 8</p>	<p>100%</p>	<p>Refers to base code uses</p>	<p>Shopfront Overlay (SH-7-1) 30' along N. Zang Blvd. and E. 5<sup>th</sup> St.</p> <p>Required frontage Primary Street 90% Side Street 40%</p> <p>Parking setback Primary Street 30' Side Street 5'</p> <p>Ground-Story Shopfront Windows <sup>2</sup></p>

<sup>1</sup> Per PD 468 primary streets are North Beckley Avenue and North Zang Boulevard. Secondary streets are East 5<sup>th</sup> Street and West 6<sup>th</sup> Street. <sup>2</sup> A minimum of 60 percent of the street-fronting, street-level window pane surface ground-story use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or back painted glass does not comply with this provision.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Updated the Shopfront Overlay (SH-7-1) on the development plan to correctly reflect the 30-foot setback between the minimum and maximum setback lines.
2. Updated the parking ratio to reference the base zoning district parking regulations.
3. Updated the lot coverage requirement to reflect the Mixed-Use Shopfront development type, which permits up to 100% lot coverage.

The city arborist has reviewed the request and has no objection to the proposed development plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objection to the proposed development plan.

Staff recommends approval of the request, having determined that the proposed plan meets the criteria for a minor amendment and complies with the requirements set forth in Subdistrict O (WMU-8) Walkable Urban Mixed Use 8 within Planned Development District 468.

**LIST OF PARTNERS/OFFICERS**

Slate Bishop Arts Ventures LP

Slate Properties LLC

Reif M Beucler



**"ORIGINAL" DEVELOPMENT PLAN**



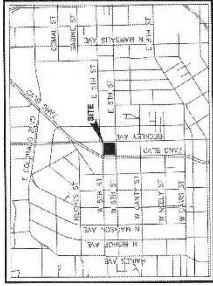
Slate Bishop Arts  
Owner  
Slate Properties



06/16/2024

WDC Planning Commission  
Development Plan

**D1.06**



**LEGEND**

- PROPERTY LINE
- PROPOSED BUILDING
- SEIBACK

**SITE DATA**

SITE AREA (SF) 73,005 SQ. FT.  
SITE COVERAGE (AC) 1.676 AC  
MAX. BUILDING HEIGHT 122 FT  
MAX. BUILDING FOOTPRINT 8,000 SF MAX.  
MAX. NO. OF UNITS/COUNT 320 UNITS MAX.  
RENTAL 8,000 SF MAX. + 10,000 SF MAX.

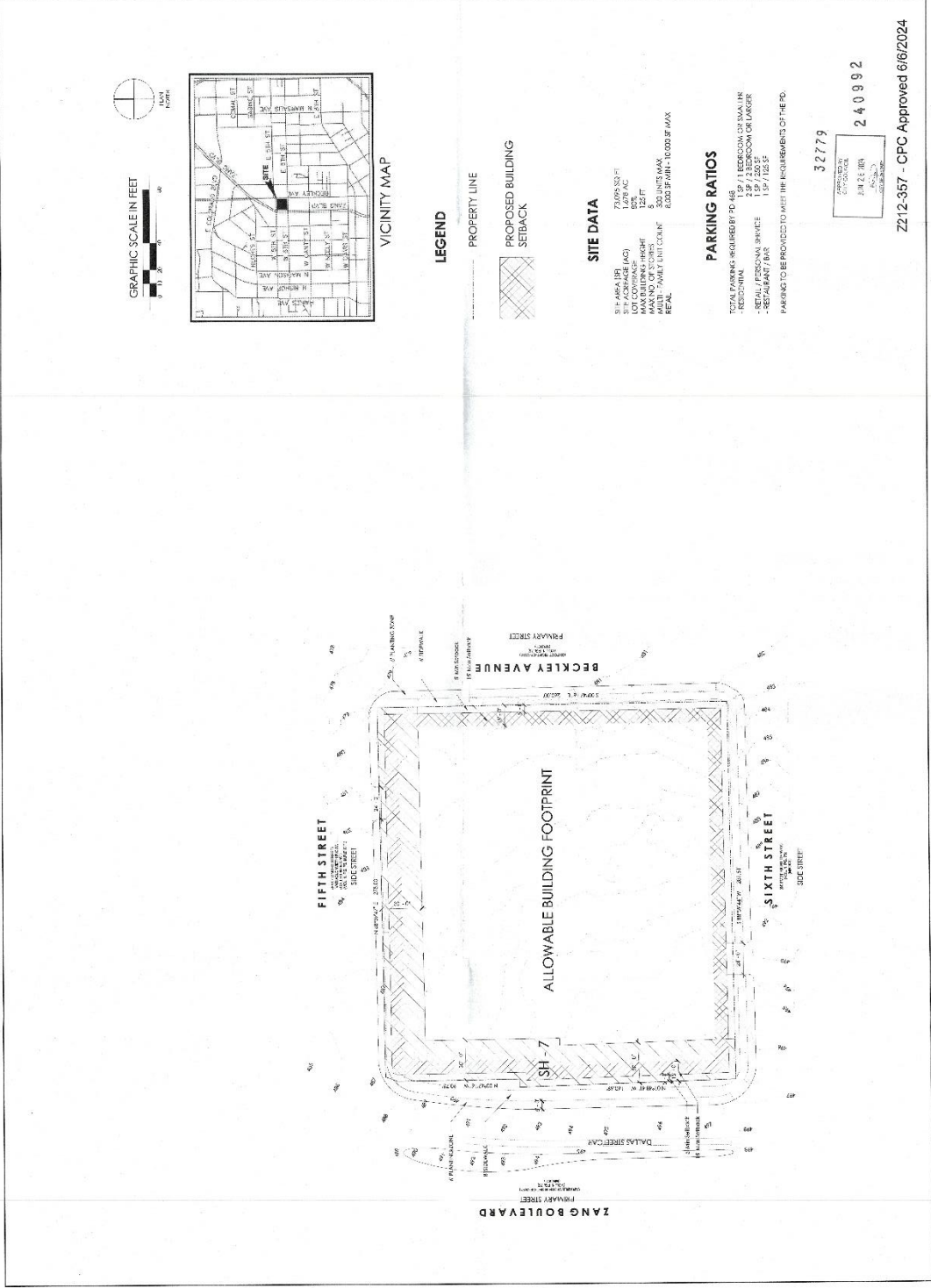
**PARKING RATIOS**

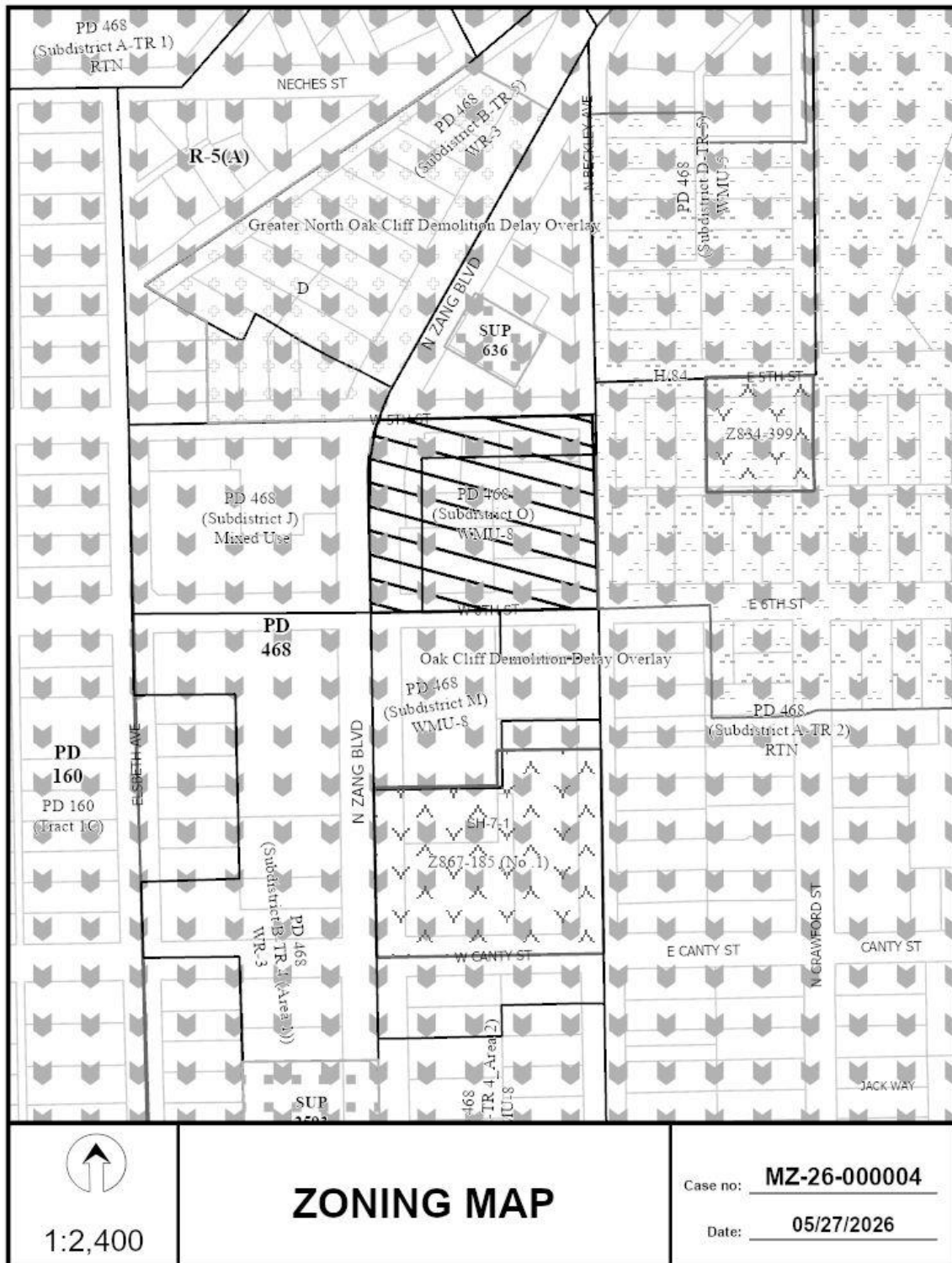
TOTAL PARKING REQUIRED BY PD: 165  
- RESIDENTIAL 157 / 1 BEDROOM OR SMALLER  
- RETAIL / PERSONAL SERVICE 157 / 2,000 SF  
- RESTAURANT / BAR 157 / 1,000 SF  
PARKING TO BE PROVIDED TO MEET THE REQUIREMENTS OF THE PD.

32779

COMPUTED BY: 24092  
DATE: 06/16/2024

Z212-357 - CPC Approved 6/6/2024







 1:2,400	<h2>AERIAL MAP</h2>	Case no: <u>MZ-26-000004</u> Date: <u>05/27/2026</u>
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05/27/2026

***Notification List of Property Owners******MZ-26-000004******35 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	900 N ZANG BLVD	SLATE BISHOP ARTS VENTURE LP
2	912 N ZANG BLVD	SLATE BISHOP ARTS VENTURE LP
3	835 N ZANG BLVD	GEMSK LLC
4	839 N BECKLEY AVE	TOLOCKO MARK
5	1006 N ZANG BLVD	GARCIA MAGDALENA
6	1007 N ZANG BLVD	Taxpayer at
7	1011 N ZANG BLVD	MOUNTAIN DEVYN & MELISSA
8	1015 N ZANG BLVD	AVERITE CHRISTOPHER J
9	143 W 5TH ST	ALATORRE DANIEL &
10	1003 N ZANG BLVD	FISCAL MARIA DE LA LUZ
11	139 W 5TH ST	CHAVIRA ERIKA
12	838 N BECKLEY AVE	D&D CAPITAL LLC
13	832 N BECKLEY AVE	BAEZA LORENA
14	828 N BECKLEY AVE	JOINER FAITH RENEE &
15	826 N BECKLEY AVE	RODRIGUEZ NATE S &
16	112 E 6TH ST	HORBAN ALESSANDRA
17	1006 N BECKLEY AVE	COFER WILLIE R
18	1002 N BECKLEY AVE	WISTERIA HILLS 5 LLC
19	1010 N BECKLEY AVE	JENNIFER OWENS LLC
20	1001 N CRAWFORD ST	1001 CRAWFORD LLC
21	113 E 6TH ST	SEGOVIA RAFAEL
22	107 E 6TH ST	GUAJARDO LEO II
23	111 E 6TH ST	GASPER PASTOR & MARIA
24	103 E 6TH ST	BAEZA IGNACIO & MARIA
25	102 E 5TH ST	Taxpayer at
26	106 E 5TH ST	WISTERIA HILLS 17 LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	108 E 5TH ST	WISTERIA HILLS 6 LLC
28	122 E 5TH ST	EL SIBIL LLC
29	830 N ZANG BLVD	ZANG TWO PROPERTY LLC
30	833 N BECKLEY AVE	ZANG TWO PROPERTY LLC
31	815 N BECKLEY AVE	SHIRVANI REAL ESTATE ZANG LLC
32	1018 N ZANG BLVD	NABUA PROPERTY HOLDINGS
33	1026 N ZANG BLVD	MILLER DONALD W. & DONNA
34	975 N ZANG BLVD	975 ZANG LLC
35	901 N ZANG BLVD	SRD ZANG LLC