

FILE NUMBER: Z-26-000107 **DATE FILED:** May 14, 2026

LOCATION: West line of South I-35 Freeway, between East 8th Street and Dale Street

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 0.574 acres **CENSUS TRACT:** 48113002002

OWNER/APPLICANT: Waylon Longino / Noble Oak Cliff, LLC

REPRESENTATIVE: Laura Hoffmann / Winstead PC

REQUEST: An application for an amendment to Specific Use Permit No. 2561 for a restaurant with drive-in or drive-through service on property zoned Subdistrict P, Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The purpose of the request is to allow a restaurant with drive-through service for a fifteen-year term from the date of approval, with automatic five-year renewals.

STAFF RECOMMENDATION: **Approval** for a fifteen-year period with eligibility for automatic renewals for additional five-year period, subject to conditions.

CPC RECOMMENDATION: **Approval** for a fifteen-year period with eligibility for automatic renewals for additional five-year period, subject to conditions.

[Planned Development District 468](#)

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant intends to develop a restaurant with drive-through service.
- SUP 2561 was originally approved on September 11, 2024 for a period of ten years.
- The applicant requests to change the time period for contractual purposes. They do not propose any changes to the site plan or conditions aside from the time period.

Zoning History:

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

1. Z223-238 On July 25, 2024, the City Council approved an application for 1) a new subdistrict for WMU-12 Walkable Urban Mixed Use District uses; 2) a Specific Use Permit for a restaurant with drive-in or drive-through service for a period of 10 years; and 3) the termination of deed restrictions [Z890-182] on property zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with deed restrictions [Z890-182] on a portion. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East 8 th Street	Minor Arterial	60 feet
Dale Street	Local	
South I-35 Freeway	Freeway	365 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

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

DART Routes

9, 226, 145

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

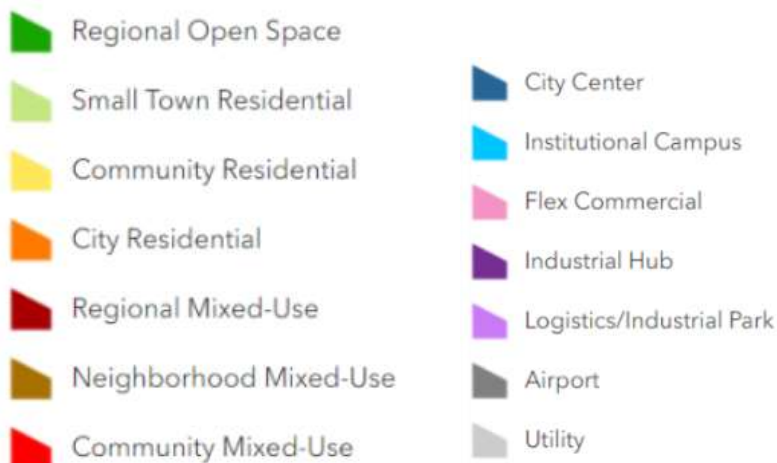
The SUP amendment is consistent with ForwardDallas 2.0. The new development is well withing reason of the adjacent TXDOT frontage. Improved sidewalks and landscaping help provide a more walkable environment. This site is an improvement to the corridor while also being compatible with the conditions surrounding the site.

Placetypes:

Community Mixed-Use



The vision of **Community Mixed-Use** is to connect neighborhoods in the same vicinity at major intersections by providing multiple land uses in a concentrated area. Mid-rise buildings are to house retail, commercial, residential and other uses while offer access by foot, public transportation, and motored vehicles. Community Mixed-Use development should respect the overall context of the area and contribute to the desired uses of the community.



The applicant's request is consistent with the characteristics of the Community Mixed-Use placetype.

Land Use:

	Zoning	Land Use
Site	Subdistrict P, Planned Development District 468, the Oak Cliff Gateway Special Purpose District	Undeveloped
North	Planned Development District 468, the Oak Cliff Gateway Special Purpose District	Duplex
East	RR Regional Retail District	Highway
South	Subdistrict F, Planned Development District 468, the Oak Cliff Gateway Special Purpose District	Restaurant
West	Planned Development District 468, the Oak Cliff Gateway Special Purpose District	Hotel or Motel

Land Use Compatibility:

The immediate land use surrounding the area of request to the south, west, and north is a restaurant, motel, and a single-family home.

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.

The applicant is proposing to construct a restaurant with drive-through service. As the site exists within a PD Subdistrict tailored to the SUP use, and continues to be located along a major freeway, staff recommends approval of the proposed amendment.

Development Standards:

Following is a comparison of the development standards of the current District and the proposed District.

District	Setback		Height	Lot Cov.	Primary Uses
	Front	Side/ Rear			
Existing: WMU-12 Subdistrict P	Min 5' Max 15'*	SIDE: Abutting res other than MF MIN 15' Abutting MF MIN 5' REAR: Abutting res other than MF MIN 15' Abutting MF 5'	Min stories 1 Ground story Min/Max 11'/22' Upper story Min/Max 10'/15' 12 stories	80%	General Commercial non residential uses

*There is no front setback minimum for restaurant with drive-through required by Subdistrict P.

Landscaping:

Landscaping must be provided in accordance with the landscape plan for SUP 2561.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for restaurant with drive drive-through service is no parking is required for the first 2,500 square feet and 1 space per 200 square feet for floor area when greater than 2,500 square feet.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 currently within an “I” MVA area.

List of Officers

Waylon Longino – Noble Oak Cliff, LLC

CPC Action
June 25, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2561 for a restaurant with drive-in or drive-through service for a 15-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions, on property zoned Subdistrict P, Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the west line of South I-35 Frwy, between E. 8th Street and Dale Street.

Maker: Franklin
Second: Carpenter
Result: Carried: 15 to 0

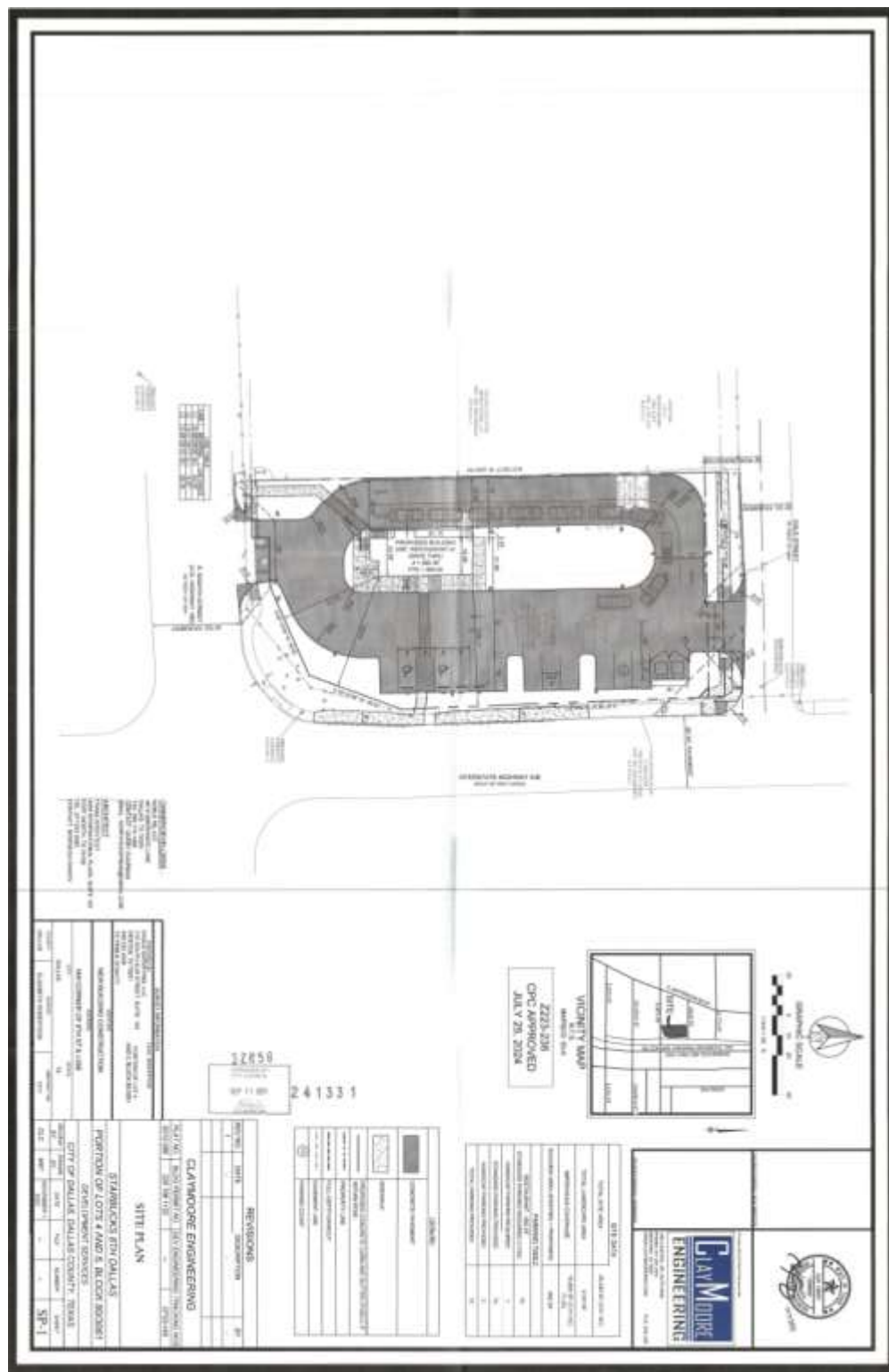
For: 15 - Sims, Hampton, Herbert, Gilber-Smith,
Serrato, Carpenter, Wheeler-Reagan,
Franklin, Koonce, Housewright, Kocks,
Coffman, Hall, Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 25
Replies: For: 2 Against: 0

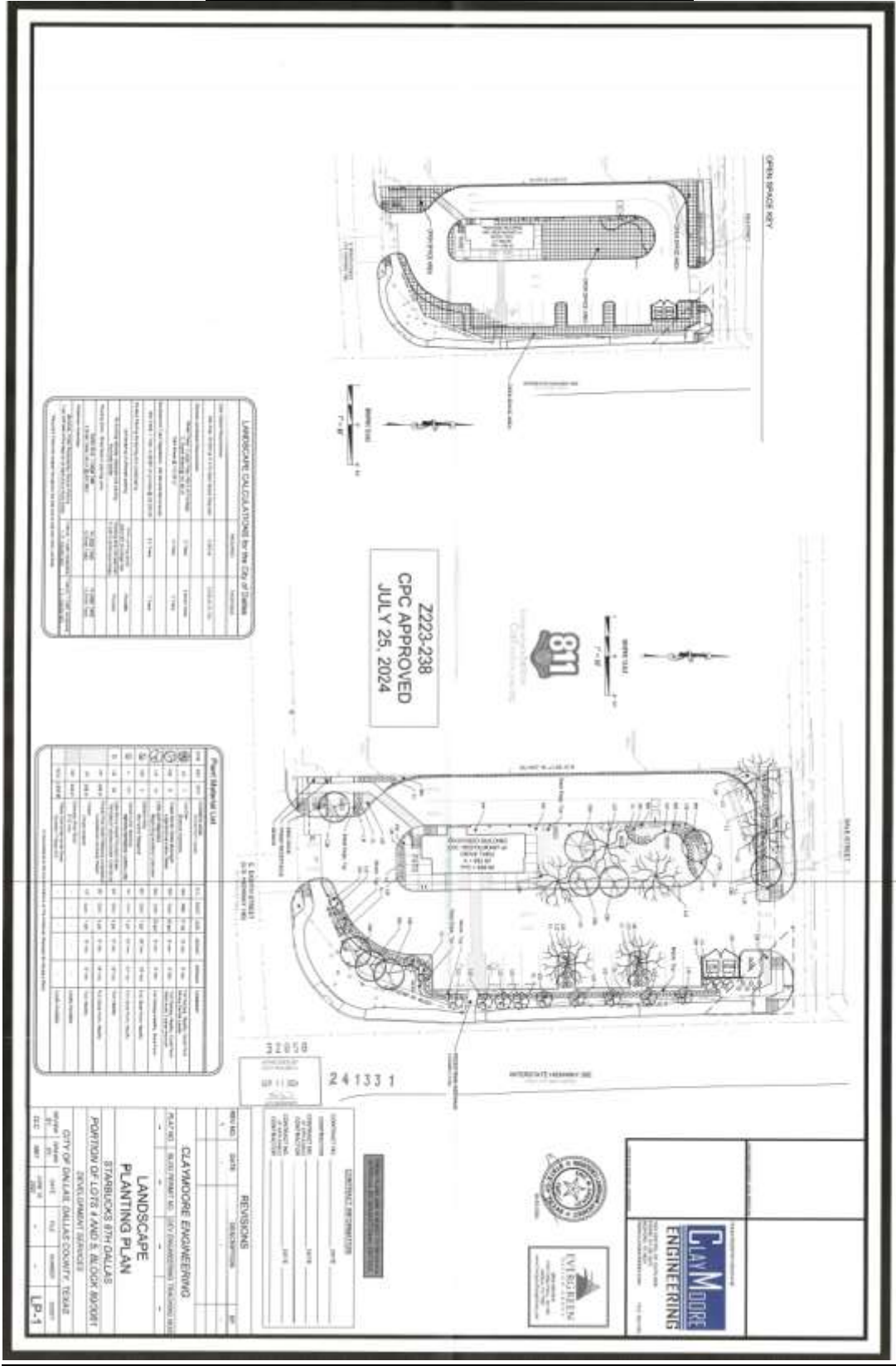
Speakers: For: None

For (Did not speak): Veree Hawkins Brown, 5801 Orchid Ln., Dallas, TX, 75230
Against: None

Existing Site Plan (No changes)



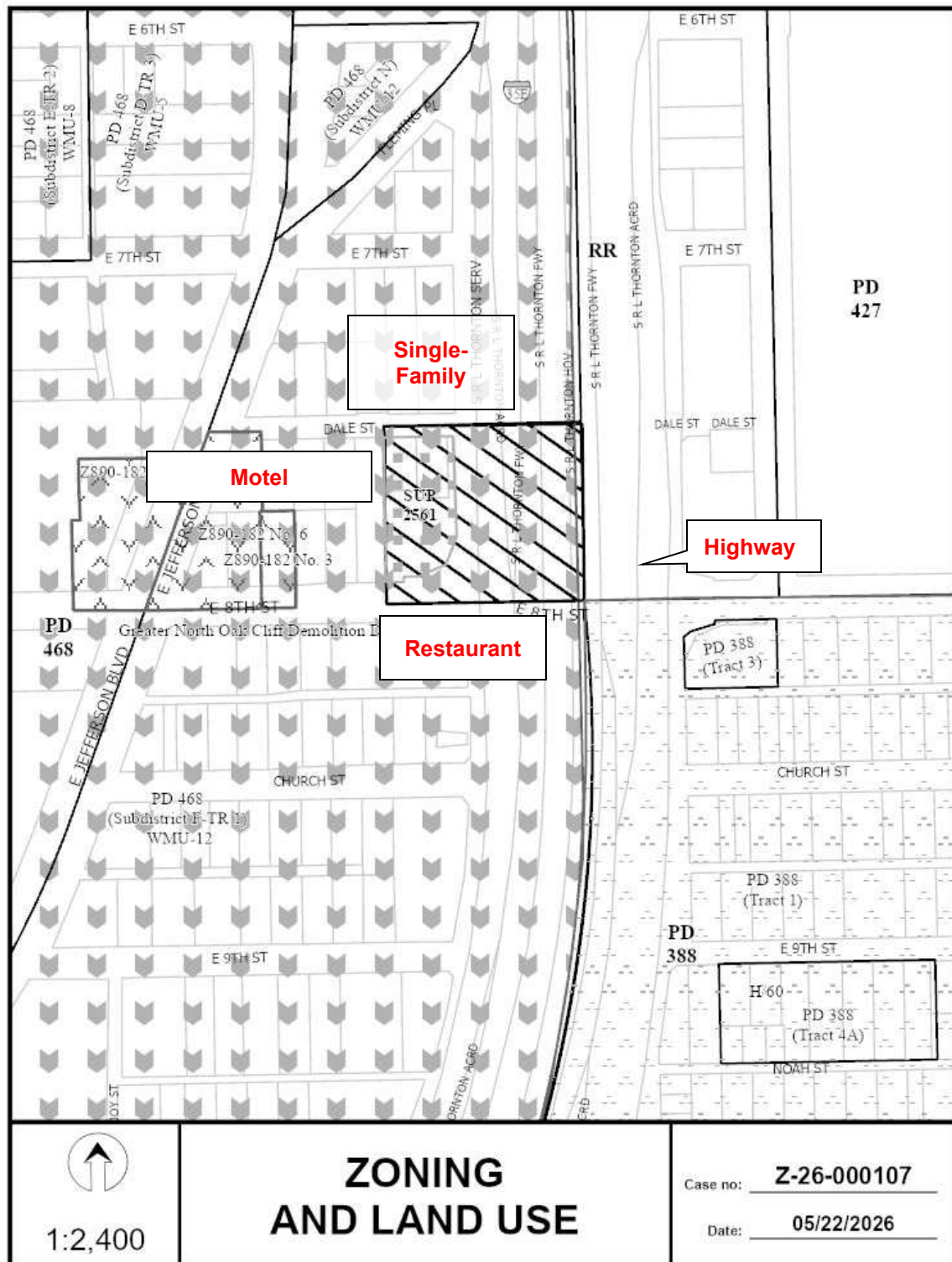
Existing Landscape Plan (No changes)

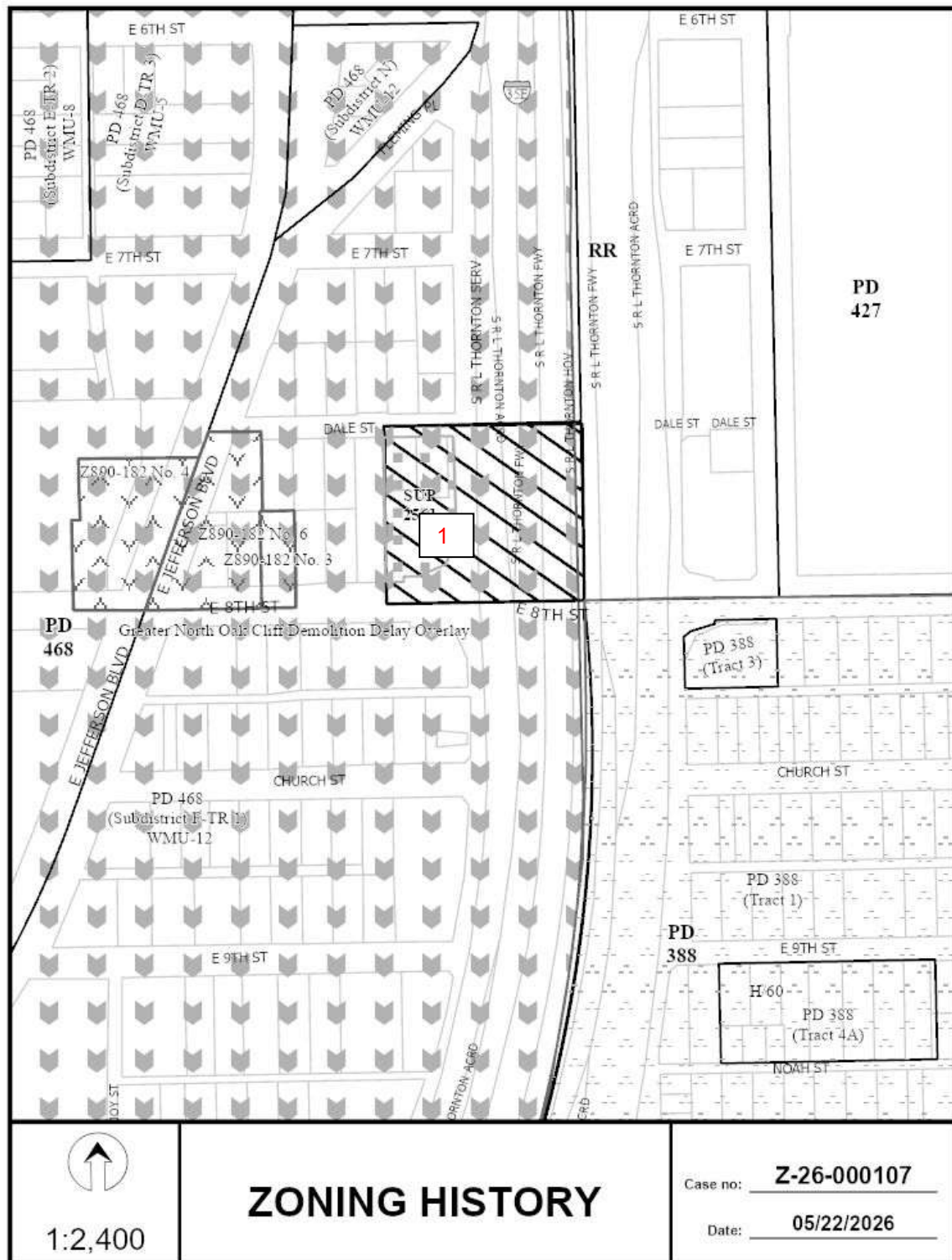


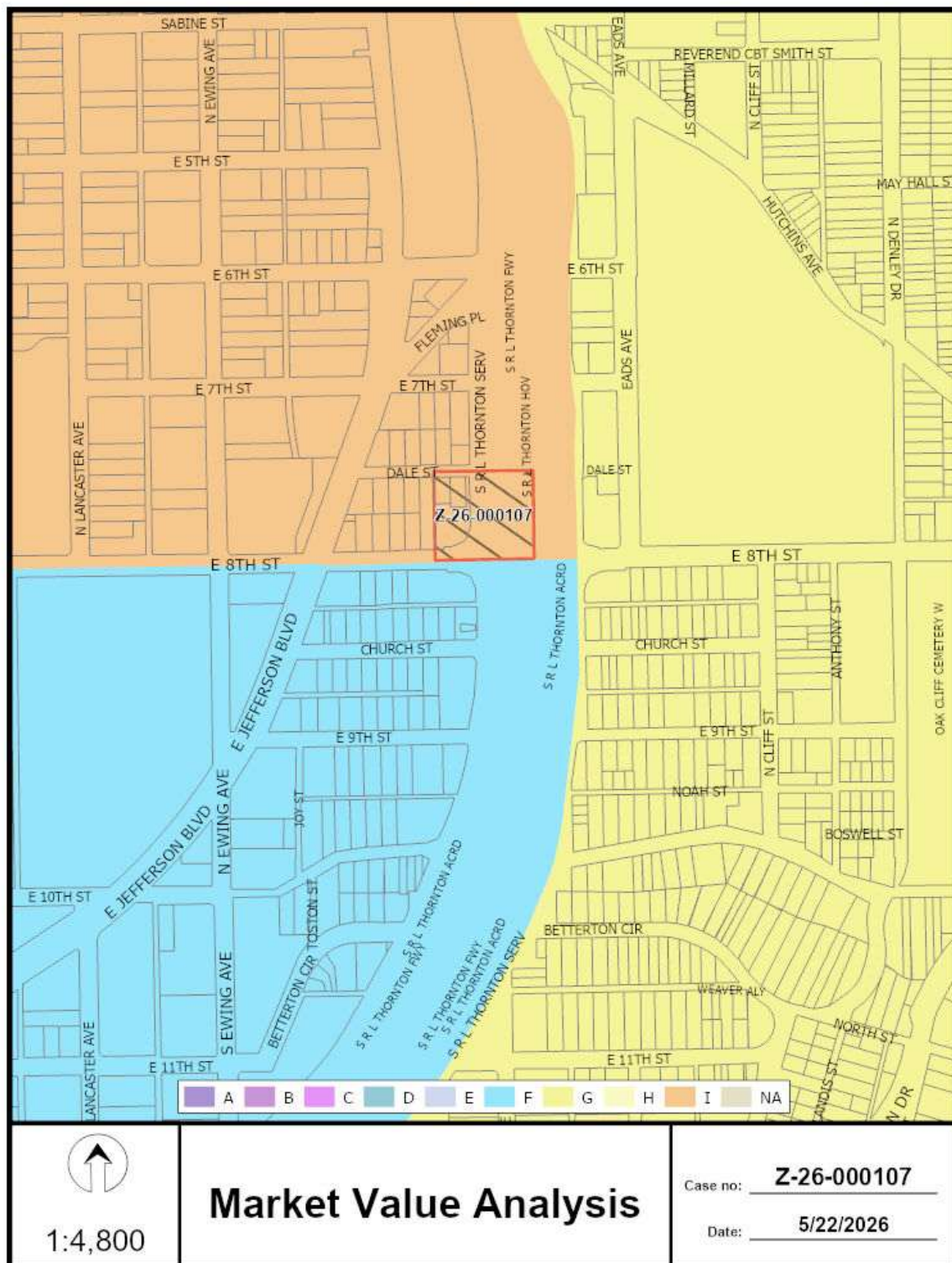
Proposed SUP Conditions

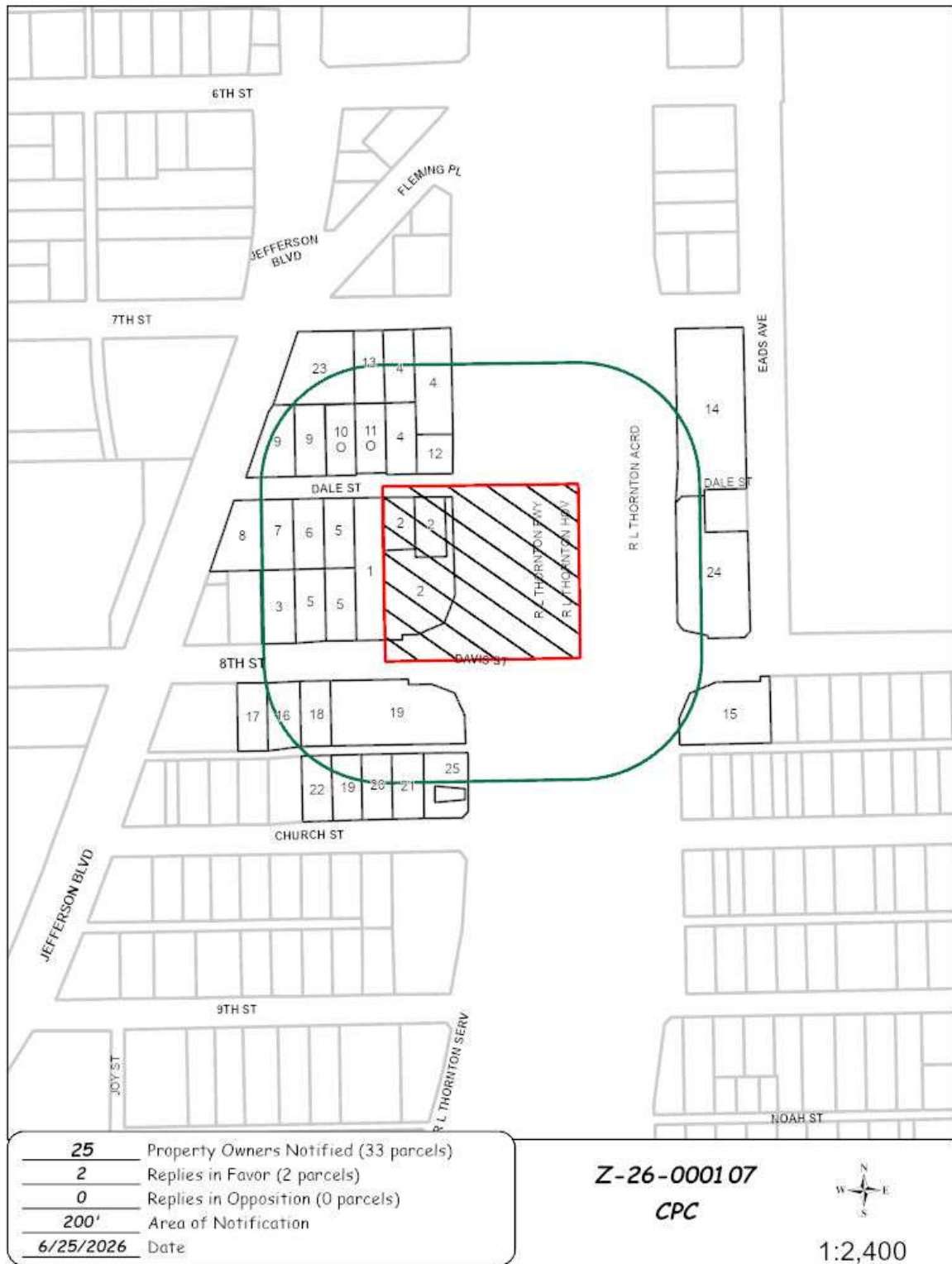
1. USE: The only use authorized by this specific use permit is a restaurant with drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the site plan.
3. TIME LIMIT: This specific use permit expires on [15 years from date of ordinance] ~~September 11, 2034~~, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.
5. SIDEWALKS: Sidewalks with a minimum unobstructed width of six feet are required on all street frontages except as shown as a five-foot sidewalk on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.











06/24/2026

Reply List of Property Owners***Z-26-000107******25 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	921 E 8TH ST	TULSI ARYA ARYAN LLC
	2	924 DALE ST	NOBLE OAK CLIFF LLC
	3	909 E 8TH ST	MORRISON JAY II
	4	920 E 7TH ST	AF CREDIT CORP EMPLOYEES
	5	911 E 8TH ST	ARHAM INVESTMENTS LLC
	6	908 DALE ST	Taxpayer at
	7	904 DALE ST	SK LOGISTICS INC
	8	910 E JEFFERSON BLVD	MORRISON JAY II
	9	932 E JEFFERSON BLVD	GAROOSI CHRISTOPHER M
O	10	913 DALE ST	LOUETTAS PLACE LLC
O	11	917 DALE ST	LOUETTA'S PLACE LLC
	12	925 DALE ST	MCCRARY REAL EST HOLDINGS LLC
	13	908 E 7TH ST	EREVENUE MANAGEMENT SVCS LLC
	14	1008 E 7TH ST	DALLAS COUNTY PUBLIC
	15	1010 E 8TH ST	PROPSTAR VI LLC
	16	916 E 8TH ST	MAM TEXAS REALTY LLC
	17	912 E 8TH ST	912 & 916 E 8TH STREET A PROTECTED
	18	920 E 8TH ST	RATH MARY L EST OF
	19	930 E 8TH ST	RIOS PROPERTIES LLC
	20	935 CHURCH ST	Taxpayer at
	21	939 CHURCH ST	MORA GUADALUPE
	22	927 CHURCH ST	OLMOS JACOB
	23	904 E 7TH ST	942 E JEFFERSON LLC
	24	424 S R L THORNTON FWY	VICTRON STORES LP
	25	457 S R L THORNTON FWY	MORA GUADALUPE