

**FILE NUMBER:** Z-25-000156

**DATE FILED:** September 24, 2025

**LOCATION:** Southwest corner of West Davis Street and South Cockrell Hill Road

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** 37.52 acres

**CENSUS TRACT:** 481130067002

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**REPRESENTATIVE:** Laura Lee Gunn, Masterplan Consultants

**OWNER:** Angel Gonzalez, Roman Catholic Diocese of Dallas

**REQUEST:** An application for a new Planned Development Subdistrict on property zoned R-7.5(A) Residential Subdistrict within Planned Development District 631, the West Davis Special Purpose District, with Specific Use Permit No. 128 for Convent.

**SUMMARY:** The purpose of the request is to create a new LMU (Light Mixed Use) Subdistrict to allow mixed uses and to make the existing uses conforming.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**PD 631:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=631>

**BACKGROUND INFORMATION:**

- The area of request is currently zoned PD 631, R-7.5(A) Tract 3, with Specific Use Permit 128 for a convent.
- City Council approved Special Permit Ordinance (SPO) 128 for a convent without a corresponding ordinance or site plan, resulting in legacy nonconforming conditions on the site.
- The property is developed as a convent campus, including a chapel, school building, multiple residential structures, and accessory buildings supporting the religious community.
- According to Dallas County Appraisal District records, the chapel/church building erected in 1975.
- The applicant requests the creation of a new LMU (Light Mixed Use) Subdistrict to allow additional uses and bring the existing convent-related buildings and operations into conformance.
- Zoning Case Z-25-000157 is under concurrent review for an adjacent property under the same ownership. The zoning conditions associated with this request are intended to apply consistently across both cases and are designated as “Area 2” for this case and “Area 3” for the adjacent property.

**Zoning History:**

There have been two zoning cases in the area in the past five years.

1. **Z234-177:** On January 17, 2025, the City Council approved a zoning change from an R-7.5(A) Residential Subdistrict within PD 631 (West Davis Special Purpose District) to MF-2(A) Multifamily District, on property located on the south line of West Davis Street, between North Dwight Avenue and Chalk Hill Road.
2. **Z234-149:** On August 20, 2024, the City Council approved a zoning change from a Medium Mixed Use Subdistrict within PD 631 (West Davis Special Purpose District) to a Medium Mixed Use Area 1 Subdistrict, on property located on the south line of West Davis Street, west of Gilpin Avenue at the north terminus of Albrook Street.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
West Davis Street	Principal Arterial	100 feet
North Cockrell Hill Road	Principal Arterial	60 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

**Transit Access:**

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

**DART Bus Routes:**

25, 221

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

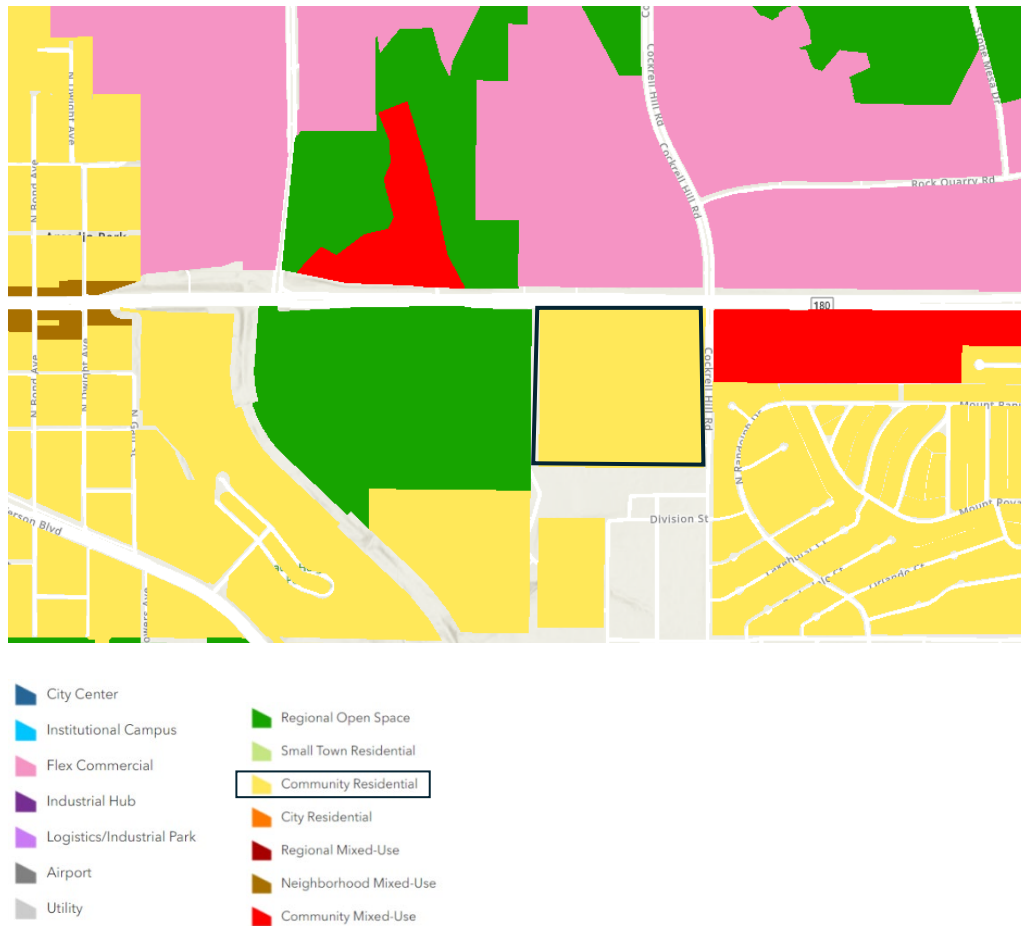
The subject site is located within the Community Residential placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed LMU (Light Mixed Use) Subdistrict within PD 631 generally aligns with the forwardDallas 2.0 plan by formalizing and supporting the continued use of an existing institutional campus within a Community Residential placetype. ForwardDallas recognizes that institutional uses—such as schools, religious facilities, and other community-serving buildings—are integral components of residential neighborhoods. Establishing an LMU subdistrict allows the convent campus to function within a conforming zoning framework while providing flexibility for low-intensity mixed-use or support uses that remain compatible with the surrounding single-family residential areas. The request also provides an appropriate transition to the adjacent Flex Commercial and Community Mixed-Use placetypes located to the north and west. During drafting Forward Dallas may not have taken into account proposed

changes by the diocese properties and as such left them as Community Residential in line with the zoning on the ground. However, at the intersection of two major arterials, the site may meet the locational criteria for Neighborhood Mixed Use or Community Mixed Use placetype, which could be addressed in updates to Forward Dallas as the area shifts.

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



**Land Use**

	Zoning	Land Use
<b>Site</b>	PD 631, R-7.5(A) Single Family Subdistrict	Church, School, Convent/monastery
<b>North</b>	PDs 604, 525; IR	Office showroom / warehouse
<b>East</b>	PD 631 Medium Mixed Use Subdistrict; MF-2	Commercial; Single family, Multifamily
<b>South</b>	Outside City Limits	Single family, Multifamily
<b>West</b>	PD 631, R-7.5(A) Single Family Subdistrict	Undeveloped, Tower/antenna

**Land Use Compatibility:**

The subject site is located within PD 631 and is currently developed with institutional uses, including a church, school, and convent/monastery, with portions of the surrounding area remaining undeveloped. The broader context includes a mix of single-family residential, multifamily, institutional, and commercial/industrial uses. Properties to the north include warehouse and office uses within PDs 604 and 525, some operating under SUPs, while areas to the east contain multifamily development and commercial uses within the Medium Mixed Use Subdistrict of PD 631. Lands to the west are characterized by single-family zoning, undeveloped parcels, and utility-related uses such as a tower/antenna, while properties to the south are located outside the City limits and include a mix of single-family and multifamily residential uses.

Given this varied context, the site functions as a transition area between lower-intensity residential and institutional uses and more intensive multifamily and commercial development. The proposed development framework is compatible with surrounding land uses, maintaining appropriate scale and intensity relative to adjacent residential areas while aligning with the established mixed-use and multifamily pattern along nearby corridors. Staff finds that the proposal supports reinvestment in an already mixed-use environment and is not anticipated to result in adverse land use impacts on surrounding properties.

**Development Standards**

The following is a comparison chart of the development standards for the current subdistricts and the proposed mixed use subdistrict.

The proposed development standards are comparable to, and in several respects more restrictive than, those applied elsewhere within the Davis Corridor and surrounding mixed-use areas of PD 631. While the Light Mixed Use Subdistrict introduces modest flexibility in setbacks, height, and lot coverage to support reinvestment, the standards remain calibrated to the site’s transitional context. Maximum building heights are limited to levels consistent with nearby multifamily and mixed-use districts, and increased height allowances are tied to residential or mixed-use development, reinforcing compatibility with corridor-scale development rather than auto-oriented or industrial intensities.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD. 631 R-7.5(A)	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30' 2 stories	45%		Single family

Proposed: PD. 631 Light Mixed Use New Subdistrict	15'	10'/15' multifamily 0'/0' all other structures 20' rear when adjacent or across alley from residential	Max density: 20 units/acre Max FAR: 0.5 1.0 (mixed use)	Max height: 30' (non- residential) 45' (with residential) Max 4 stories (Parking garages exempt)	60% (aboveground parking included)	No minimum lot size, Proximity Slope	Mixed-use
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\*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no FAR limits would not applicable in either district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply. As SB 840 also calls for minimum maximum heights of 45 feet, RPS would not apply to development of multifamily or mixed use residential in the existing or proposed zoning.

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**LEGEND**

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
L	Use permitted by right as a limited use only.
★	Consult the use regulations in Section 51A-4.200

Use	Existing	Proposed
	PD 631 R-7.5(A)	PD 631 LMU Area 2 Subdistrict
<b>AGRICULTURAL USES</b>		
Crop production	•	
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Catering service		•
Custom business services		•
Electronics service center		•
Medical or scientific laboratory		S
<b>INDUSTRIAL USES</b>		
Gas drilling and production	S	

	Existing	Proposed
Use	PD 631 R-7.5(A)	PD 631 LMU Area 2 Subdistrict
Temporary concrete or asphalt batching plant	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Cemetery or mausoleum	S	
Child-care facility	★	
Adult care facility	★	•
Church	•	•
College, university, or seminary	S	•
Community service center	S	•
Convalescent and nursing homes, hospice care, and related institutions		•
Convent or monastery	S	•
Foster home	S	S
Library, art gallery, or museum	S	•
Public or private school	S	S
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)	★	
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		
Financial institution without drive-in window		•
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership	S	
Private recreation center, club, or area	S	
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house		S
Duplex		•
Group residential facility		•
Handicapped group dwelling unit	★	S, •
Multifamily		•
Retirement housing		•

	Existing	Proposed
Use	PD 631 R-7.5(A)	PD 631 LMU Area 2 Subdistrict
Single family	•	•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Animal shelter or clinic without outside runs		•
Commercial parking lot or garage		•
Dry cleaning or laundry store		•
Furniture store		S
General merchandise or food store 3,500 square feet or less		•
Household equipment and appliance repair		•
Nursery, garden shop, or plant sales		
Outside sales		
Personal service use except massage establishment and tattoo studio		•
Restaurant without drive-in or drive-through service		•
Restaurant with drive-in or drive-through service		D
Temporary retail use		•
Theater		L
<b>TRANSPORTATION USES</b>		
Private street or alley	S	
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		S
Electrical generating plant		S
Electrical substation	S	S
Local utilities	S, R, ★	★
Police or fire station	S	S
Post office		S
Radio, television, or microwave tower	S	S
Tower/antenna for cellular communication	★	S
Utility or government installation other than listed	S	S

	<b>Existing</b>	<b>Proposed</b>
<b>Use</b>	<b>PD 631 R-7.5(A)</b>	<b>PD 631 LMU Area 2 Subdistrict</b>
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	

**Parking:**

All uses must provide off-street parking and loading in accordance with the applicable requirements of Chapter 51A of the Dallas Development Code, as amended May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#).

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended, and PD 631.

**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 target intervention strategies more precisely 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 in an “H” MVA area.

**List of Officers**

**RCDD RC, a Texas non-profit corporation**

Board of Directors:

Bishop Edward J. Burns

Bishop Gregory Kelly

Bill Keffler

Angel Gonzalez, Director of Real Estate, Roman Catholic Diocese of Dallas

**CPC Action**  
**March 26, 2026**

**Motion:** It was moved to recommend **approval** of a new Planned Development Subdistrict, subject to conditions, on property zoned R-7.5(A) Residential Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District with Specific Use Permit No. 128 for Convent, on the southwest corner of West Davis Street and South Cockrell Hill Road.

Maker: Sims  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato, Carpenter,  
Wheeler-Reagan, Franklin, Koonce,  
Housewright, Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Forsyth, Kocks  
Vacancy: 0

**Notices:** Area: 500 Mailed: 64  
**Replies:** For: 0 Against: 2

**Speakers:** For: Karl Crawley, 3333 Welborn St., Dallas, TX, 75219  
Against: None

**Proposed PD Conditions  
(Area 2 is the Area of Request)**

**ARTICLE 631.**

**PD 631.**

**West Davis Special Purpose District**

**SEC. 51P-631.101. LEGISLATIVE HISTORY.**

PD 631 was established by Ordinance No. 25209, passed by the Dallas City Council on March 26, 2003. (Ord. 25209)

**SEC. 51P-631.102. PROPERTY LOCATION AND SIZE.**

PD 631 is established on property generally located along West Davis Street, bounded by Walton Walker Boulevard (Loop 12) on the west and Hampton Road on the east. The size of PD 631 is approximately 369.8994 acres. (Ord. Nos. 25209; 27949; 30372; 32976)

**SEC. 51P-631.103. CREATION OF SUBDISTRICTS.**

- (a) This district contains one residential subdistrict: Residential R-7.5(A).
- (b) This district is divided into the following nonresidential subdistricts:
  - (1) Light Commercial/Office.
  - (2) Light Commercial/Office Area 1.
  - (3) Light Commercial/Office Area 2.
  - (4) Medium Commercial/Office.
  - (5) Medium Commercial/Office Plus.
  - (6) Light Mixed Use. The Light Mixed Use Subdistrict includes the area labelled Light Mixed Use Area-1, **Area 2 and Area 3** on the West Davis Special Purpose District and subdistrict boundary map.
  - (7) Medium Mixed Use.
  - (8) Medium Mixed Use Area 1.
- (c) A map showing the boundaries of this district and its subdistricts is provided in this article and labelled as Exhibit 631A. A detailed description of the boundaries of this district and its subdistricts is provided in Exhibit 631D. (Ord. Nos. 25209; 27890; 28915; 30372; 32826)

**SEC. 51P-631.104. DEFINITIONS.**

Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this district:

(1) DISTRICT means the entire planned development district (the West Dallas Special Purpose District) created by this article.

(1.1) MACHINE SHOP means a facility where material is processed and manufactured by machining, cutting, grinding, welding, or similar processes and is assembled or disassembled wholly within an enclosed building. This use does not include the repair of automobiles, commercial vehicles, engines, or other automobile parts.

(2) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(3) SUBDISTRICT means one of the subdistricts referred to in Section 51P-631.103 of this article.

(4) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(5) VEHICLE DISPLAY AND SALES means a facility for the display and retail sale of new or used automobiles (Ord. Nos. 25 209; 27890; 32826)

**SEC. 51P-631.105. INTERPRETATIONS.**

(a) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(b) No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A- 4.218, “Limited Uses.”)

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

(e) If there is a conflict, the text of this article controls over the charts or any other graphic display. (Ord. Nos. 25209; 27890; 28554)

**SEC. 51P-631.105.1. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 631A: West Davis Special Purpose District and subdistrict boundary map.

(2) Exhibit 631B: land use chart.

(3) Exhibit 631C: development standards summary chart.

(4) Exhibit 631D: property description.

(5) Exhibit 631E: Light Commercial/Office Area 1 topography exhibit.

(6) Exhibit 631F: Light Commercial/Office Area 2 development plan.

(7) Exhibit 631G: Light Commercial/Office Area 2 landscape plan.

(8) Exhibit 631H: Medium Mixed Use Area 1 development plan. (Ord. Nos. 27890; 28554; 28915; 30372; 32826)

**SEC. 51P-631.105.2. DEVELOPMENT PLAN.**

(a) In the Light Commercial/Office Area 2 Subdistrict, development and use of the Property must comply with the Light Commercial/Office Area 2 development plan (Exhibit 631F). If there is a conflict between the text of this article and the Light Commercial/Office Area 2 development plan, the text of this article controls.

(b) In the Medium Mixed Use Subdistrict Area 1, development and use of the Property must comply with the Medium Mixed Use Area 1 development plan (Exhibit 631H). If there is a conflict between the text of this article and the Medium Mixed Use Area 1 development plan, the text of this article controls.

(c) In all other subdistricts, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply. (Ord. Nos. 30372; 32826)

**SEC. 51P-631.106. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RESIDENTIAL R-7.5(A) SUBDISTRICT.**

(a) Main uses permitted. The uses permitted in this subdistrict are those uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R- 7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district; etc.

(b) Accessory uses. As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(c) Yard, lot, and space regulations. The yard, lot, and space regulations contained in Section 51A-4.112(f), "R-7.5(A) District," apply to this subdistrict.

(d) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, "Landscaping." (Ord. 25209)

**SEC. 51P-631.107. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE LIGHT COMMERCIAL/OFFICE AND LIGHT COMMERCIAL/OFFICE AREA 2 SUBDISTRICTS.**

No proposed changes

**SEC. 51P-631.107.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE LIGHT COMMERCIAL/OFFICE AREA 1 SUBDISTRICT.**

No proposed changes

**SEC. 51P-631.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MEDIUM COMMERCIAL/ OFFICE SUBDISTRICT.**

No proposed changes

**SEC. 51P-631.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MEDIUM COMMERCIAL/OFFICE PLUS SUBDISTRICT.**

No proposed changes

**SEC. 51P-631.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE LIGHT MIXED USE SUBDICTRICT.**

(a) Main uses permitted.

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Catering service.  
-- Custom business services.  
-- Electronics service center.  
-- Medical or scientific laboratory. [SUP]

(3) Industrial uses.

-- Machine shop. [Light Mixed Use Area-1 only] [SUP]  
-- Temporary concrete or asphalt batching. [By special authorization of the building official.] [By SUP in Area 2 and 3]

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary. [SUP][By right in Area 2 and 3]
- Community service center. [SUP] [By right in Area 2 and 3]
- Convalescent and nursing homes, hospice care, and related institutions. [SUP][By right in Area 2 and 3]
- Convent or monastery.
- Foster home. [SUP]
- Library, art gallery, or museum.
- Public or private school. [SUP]

(5) Lodging uses.

- None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. [SUP]
- Duplex.
- Handicapped group dwelling unit. [By right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise by SUP only.]
- Group residential facility. [By right only in Areas 2 and 3]
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store. [SUP]
- General merchandise or food store 3,500 square feet or less.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses. [Massage establishment and tattoo studio not allowed.]
- Restaurant without drive-in or drive-through service.
- **Restaurant with drive-in or drive through service [Allowed with a DIR in Areas 2 and 3, with a maximum of three restaurants and no more than 2 in either Area.]**
- Temporary retail use.
- Theater. [Limited to 100 seats.]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Commercial radio or television transmitting station. [SUP]
- Electrical substation. [SUP]
- Local utilities. [See Section 51A-4.212(4). Treat as if in a residential district. Communication exchange facilities prohibited.]
- Police or fire station. [SUP]
- Post office. [SUP]
- Radio, television, or microwave tower. [SUP]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [See Section 51A-4.213(11.2).]

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Private stable.

-- Pedestrian skybridges.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400, "Yard, Lot, and Space Regulations." In the event of a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side yard. Minimum side yard is 10 feet for multifamily structures. No minimum side yard for all other structures.

(3) Rear yard. Minimum rear yard is 15 feet for multifamily structures. Minimum rear yard for all other structures is:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, or a planned development district considered to be a residential zoning district; and

(B) no minimum in all other cases.

(4) Dwelling unit density. Maximum dwelling unit density is 20 units per acre. Minimum dwelling unit size is 500 square feet.

(5) Floor area ratio. Maximum floor area ratio is 0.5, except that maximum floor area ratio is 1.0 for a mixed use project with both a residential component and a nonresidential component.

(6) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 30 feet, except that the maximum structure height is 45 feet for a mixed use project with both a residential component and a nonresidential component.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (6), "Height."

(d) Off-street parking and loading.

(1) Except as provided in this subsection, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(2) Machine shop.

(A) One off-street parking space per 700 square feet of floor area is required.

(B) Loading and unloading areas must be screened from Davis Street and Dwight Street with a minimum six-foot-high solid screening fence.

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. See Article X, except as modified by Section 51P-631.112, "Landscaping."

(g) Outside storage in Light Mixed Use Area-1. Outside storage is limited to 6,000 square feet of area in the location shown on the Light Mixed Use Area-1 development plan. (Ord. Nos. 25209; 27890; 32826)

**SEC. 51P-631.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE MEDIUM MIXED USE AND MEDIUM MIXED USE AREA 1 SUBDISTRICTS.**

**No proposed changes**

**SEC. 51P-631.112. LANDSCAPING.**

(a) In general. Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(b) Application. Subsection (c) of Section 51A-10.121, "Application of Division," of Division 51A-10.120, "Landscaping," is modified to read as follows: This division becomes applicable to a lot or tract when an application is made for a building permit for construction work that within a 24- month period:

- (1) increases the number of stories in a building on the lot;
- (2) increases the combined floor areas of all buildings on the lot; or
- (3) increases the nonpermeable coverage on the lot.

(c) Light Mixed Use Area-1.

(1) Machine shop.

(A) Prior to the issuance of a certificate of occupancy, landscaping must be provided as shown on the Light Mixed Use Area-1 development plan.

(B) Automatic sprinkler systems are not required for landscaping located within a public right-of-way. Landscaping within a public right-of-way must be located within 100 feet of a verifiable water source.

(2) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in Light Mixed Use Area-1 for the exclusive purpose of authorizing compliance with the landscaping requirements of this subsection. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of to the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this paragraph.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this paragraph, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping

in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(3) Landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a landscape permit before locating trees, landscaping, or related amenities in the right-of-way. An application for a landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the right-of-way affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a landscape permit to the property owner; otherwise, the building official shall deny the permit.

(C) A property owner is not required to comply with any landscaping requirement of this subsection if compliance is made impossible due to the building official's denial of a landscape permit.

(D) A landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any landscaping requirement of this subsection if compliance is made impossible due to the building official's revocation of a landscape permit.

(E) The issuance of a landscape permit under this paragraph does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 25209; 27890)

**SEC. 51P-631.113. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII, "Sign Regulations." (Ord. 25209)

**SEC. 51P-631.114. ADDITIONAL PROVISIONS.**

(a) Property within this district must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of property within this district must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 25209; 26102)

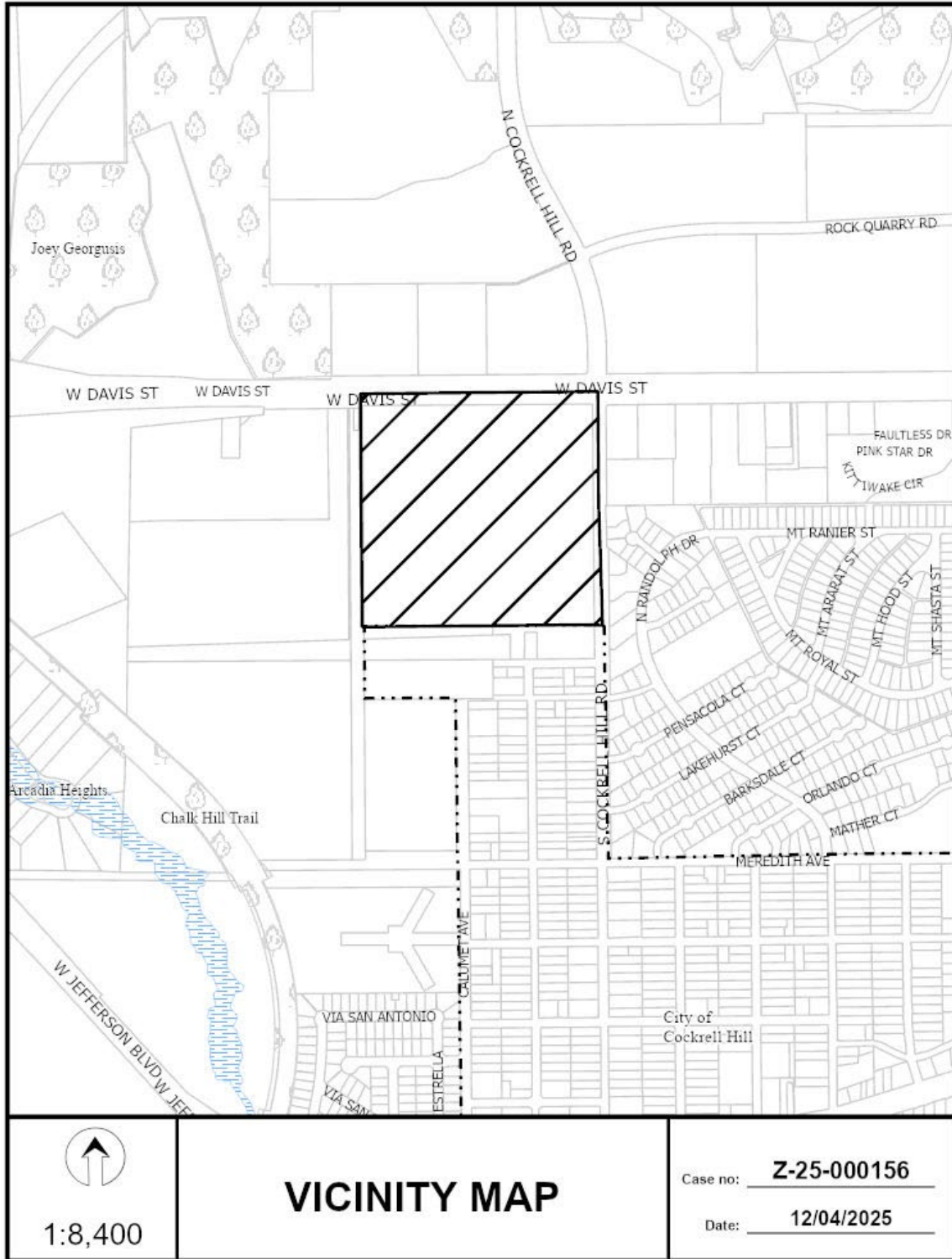
**SEC. 51P-631.115. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25209; 26102)

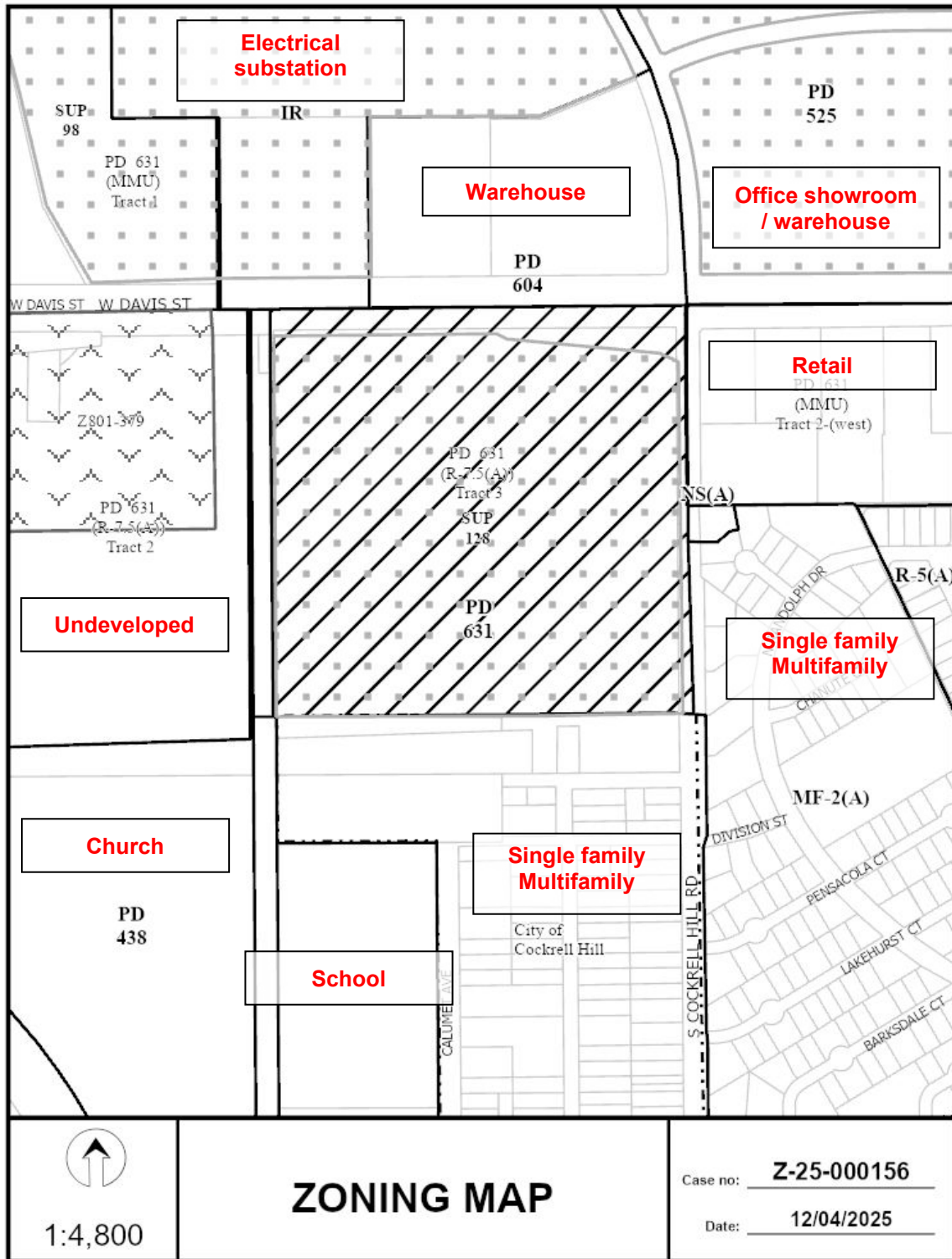
**SEC. 51P-631.116. LAND USE AND DEVELOPMENT STANDARDS CHARTS.**

A land use chart is provided in this article and labeled as Exhibit 631B, and a development standards chart is provided in this article and labeled as Exhibit 631C. In the event of a conflict between these charts and the text of this article, the text controls. (Ord. Nos. 25209; 28915)





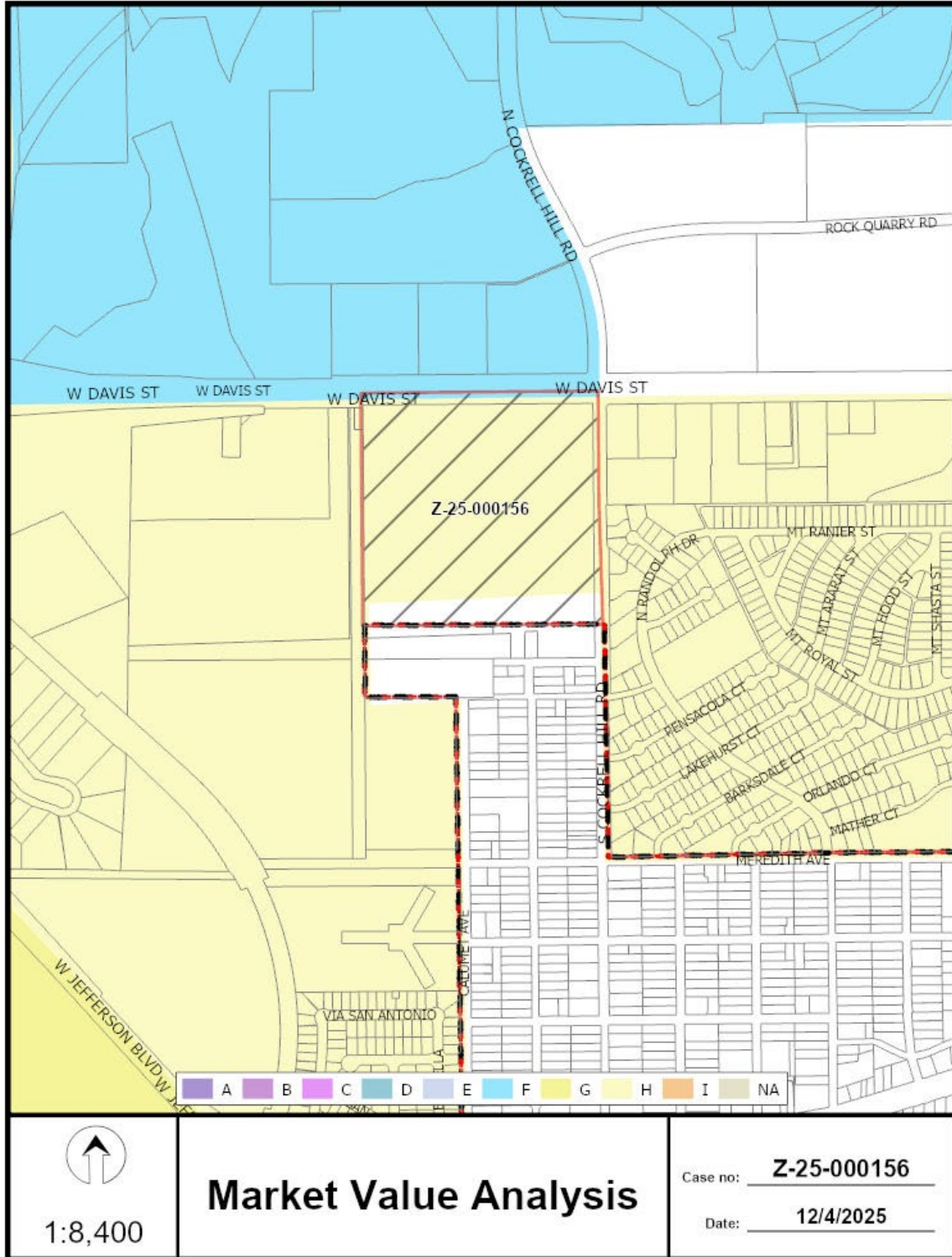
 1:4,800	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000156</u> Date: <u>12/04/2025</u>
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# ZONING HISTORY

Case no: Z-25-000156  
Date: 12/04/2025





<b>64</b>	Property Owners Notified (81 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>2</b>	Replies in Opposition (2 parcels)
<b>500'</b>	Area of Notification
<b>3/26/2026</b>	Date

**Z-25-000156**  
**CPC**



1:4,800

03/25/2026

**Reply List of Property Owners****Z-25-000156****64 Property Owners Notified      0 Property Owners in Favor      2 Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	1	4500 W DAVIS ST	RCDD RC
	2	4502 W DAVIS ST	ONCOR ELECTRIC DELIVERY COMPANY
	3	4550 W DAVIS ST	ENSERCH CORP
	4	100 N RANDOLPH DR	TMF CASA DE LOMA LLC &
	5	4248 CHANUTE CT	MURILLO JOSE LUIS
	6	4244 CHANUTE CT	MURILLO JOSE
	7	4240 CHANUTE CT	VERA JOSE M & LETICIA G SANCHEZ DE
	8	4236 CHANUTE CT	REYES JUANA E
	9	4230 CHANUTE CT	VEGA CYNTHIA K
	10	4245 CHANUTE CT	HERNANDEZ VICTORIA
	11	4241 CHANUTE CT	VERA JOSE M
	12	4237 CHANUTE CT	CONEJO CALISTRO &
	13	4231 CHANUTE CT	ADAME ANDRES
	14	4227 CHANUTE CT	CASAS PARA RENTAR LLC
	15	4221 CHANUTE CT	CISNEROS JOSE J & MARISA
	16	314 RANDOLPH ST	RES JLS TRUST AGREEMENT
	17	306 N RANDOLPH DR	GUERRERO SILVESTRE &
	18	234 N RANDOLPH DR	Taxpayer at
	19	230 N RANDOLPH DR	MUNOZ MARIE
	20	222 N RANDOLPH DR	Taxpayer at
	21	311 N RANDOLPH DR	VALERO JESSE & DIANE
	22	4303 HENSLEY CT	DIAZ PAULINO & MAGDALENA
	23	4309 HENSLEY CT	LUNA MARIBEL DIAZ
	24	4311 HENSLEY CT	ACEVEDO GISSELLE &
	25	4315 HENSLEY CT	TORRES ROSVELIA R
	26	4318 HENSLEY CT	PEREZ GIOVANY

03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	400 N COCKRELL HILL RD	3108 FW LLC
	28	4314 HENSLEY CT	SANCHEZ ANA
	29	4310 HENSLEY CT	MENDOZA EDUARDO
	30	4306 HENSLEY CT	TORRES AGUSTIN
	31	4302 HENSLEY CT	MARTINEZ SUSANA & MARIANO
	32	219 N RANDOLPH DR	KURSHUDIAN VLAD
	33	217 N RANDOLPH DR	MARTINEZ JABIER & EVELYN
	34	215 N RANDOLPH DR	MARTINEZ JAVIER
	35	201 N RANDOLPH DR	RODRIGUEZ REYNA SUSANA
	36	205 N RANDOLPH DR	RAMIREZ R N
	37	117 N RANDOLPH DR	Taxpayer at
	38	4355 DIVISION ST	SJLA INVESTMENTS LLC
	39	4310 DIVISION ST	RODRIGUEZ EDITH
	40	4226 W DAVIS ST	4340 DAVIS LLC
	41	4550 W DAVIS ST	SCOACP RC
	42	4540 W DAVIS ST	DISCALCED CARMELITE
	43	4545 W DAVIS ST	AVO MULTIAMP CORPORATION
	44	1005 N COCKRELL HILL RD	DAVID HARDIES 1 LTD
	45	1001 N COCKRELL HILL RD	HERITAGE FARMS OF CA LLC
	46	600 N COCKRELL HILL RD	GSL FUND 21 SUB L LLC
X	47	112 ARCHER AVE	TIJERINA FERNANDO & MARIA
	48	116 ARCHER AVE	Taxpayer at
X	49	119 S COCKRELL HILL RD	LANDIN LEO
	50	115 S COCKRELL HILL RD	ROSAS ALFONSO & ALICIA
	51	4416 DIVISION ST	PCLO 111123 LLC
	52	4516 DIVISION ST	TIJERINA CHARLES F
	53	119 ARCHER AVE	HINDE TY B
	54	115 ARCHER AVE	RIVERA SABAS
	55	4431 HIGHVIEW ST	BENAVIDEZ SANDRA A
	56	109 S COCKRELL HILL RD	TIJERINA ELIZABETH M
	57	102 ARCHER AVE	Taxpayer at

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03/25/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	106 ARCHER AVE	CONTRERAS FELIX EDEN
	59	110 ARCHER AVE	TIJERINA ELIZABETH M
	60	101 ARCHER AVE	3108 FW LLC
	61	105 ARCHER AVE	TIJERINA RICHARD &
	62	101 S COCKRELL HILL RD	CUADROS RIGOBERTO TELLES
	63	105 S COCKRELL HILL RD	LOPEZ DAVID LUNA &
	64	4412 HIGHVIEW ST	PATIL RAHUL