

FILE NUMBER: Z-26-000052 **DATE FILED:** March 20, 2026
LOCATION: Northwest corner of West Davis Street and North Vernon Avenue
COUNCIL DISTRICT: 1
SIZE OF REQUEST: Approx. 31,100 sq. ft. **CENSUS TRACT:** 48113004201

REPRESENTATIVE: Peacock Partnership – Kevin Franklin

OWNER: David Eitches (Narches 2, LLC) & Sammy Aflalo (Aflalo Texas, LLC)

APPLICANT: CityVet – Jay Alexander

REQUEST: An application for a new subdistrict on property zoned Subdistrict 6 Davis Corridor within Planned Development District No. 830, the Davis Street Special Purpose District.

SUMMARY: The purpose of the request is to allow an animal clinic.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 6 Davis Corridor within Planned Development District 830, the Davis Street Special Purpose District and is developed with a commercial building.
- The surrounding area is predominantly commercial, with single family residential on the north side of Fouraker Street.
- The applicant wishes to use the site for an animal clinic. As such, they request a new subdistrict to allow animal clinic use by right.

Zoning History:

There have been two zoning cases in the area within the last five years:

1. **Z-25-000202:** On March 5, 2025, the City Plan Commission approved an application for the termination of Deed Restriction Z778- 181 on property zoned Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District.
2. **Z-25-000131:** On December 10, 2025, the City Council approved an application for the renewal of Specific Use Permit No. 2387 for an alcoholic beverage establishment limited to a private-club bar and a commercial amusement (inside) limited to an amusement center on property zoned Subdistrict 6C within Planned Development District No. 830, the East Davis Street Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N Vernon Ave	Local Street	-
W Davis St	Minor Arterial	Existing ROW

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 Bus: Routes 219, 226

STAFF ANALYSIS:

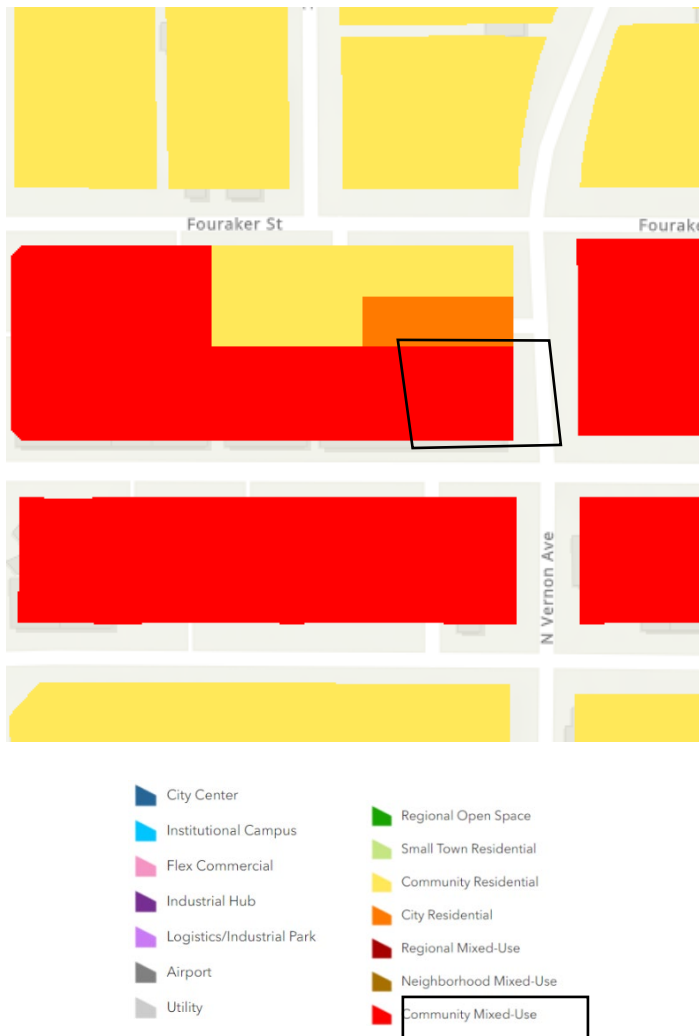
Comprehensive Plan:

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. Office uses are identified as a primary land use within the **Community Mixed-Use placetype** and are well-established in the surrounding area. The subject property is situated along West Davis Street, a minor arterial roadway, and occupies a corner lot adjacent to an existing office use. Based on observed conditions, the site appears to be currently developed and utilized as a medical office.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change 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.

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are

accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

Land Use:

	Zoning	Land Use
Site	Subdistrict 6 within PD 830 Davis Street Special Purpose District	Commercial
North	Subdistrict 6 within PD 830 Davis Street Special Purpose District	Single family home
South	Subdistrict 6 within PD 830 Davis Street Special Purpose District	Commercial
East	Subdistrict 6 within PD 830 Davis Street Special Purpose District	Undeveloped
West	Subdistrict 6 within PD 830 Davis Street Special Purpose District	Commercial

Land Use Compatibility:

The request site is currently developed with a commercial building. The applicant proposes utilizing a space within the existing structure as an animal clinic without outdoor runs.

The surrounding area is predominantly commercial, with single family residential on the north side of Fouraker Street.

Staff recommends approval of the requested zoning change, as the subject site is located adjacent to existing office uses and fronts a minor arterial roadway. The proposed use is consistent with the surrounding development pattern and is in conformance with the applicable policy guidance set forth in ForwardDallas 2.0. The requested change is not anticipated to alter the existing character of the area, nor is it expected to generate adverse impacts on adjacent or nearby properties.

Development Standards

Following is a table showing the development standards of the current Subdistrict 6 Davis Corridor within Planned Development District 830, Davis Street Special Purpose District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.
	Front	Side/Rear			
Current: PD 830 Subdistrict 6	10'	No minimum side/rear	None	75'	100%

		Rear: 10' if abutting single family district			
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If any new construction occurs, it will be subject to the significant design standards of the existing PD 830, Subdistrict 6.

Landscaping:

Landscaping must be provided in accordance with Article X.

Parking:

Parking must be provided in accordance with the Dallas Development Code and PD 830. Under Parking Reform, there is no minimum parking requirement.

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 "B" MVA area.

CPC Action

May 7, 2026

Motion: It was moved to recommend **approval** of a new subdistrict, subject to conditions, on property zoned Subdistrict 6 Davis Corridor within Planned Development District No. 830, the Davis Street Special Purpose District, on the northwest corner of West Davis Street and North Vernon Avenue.

Maker: Koonce
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 130
Replies: For: 3 Against: 0

Speakers: None

List of Partners

Property Owner 1

Narches 2, LLC

- David Eitches
Managing Member

Property Owner 2

Aflalo Texas LLC

- Samuel Aflalo
Managing Member

Applicant

CityVet

- Jay Alexander
Senior Director of Design and Construction
- Jim Graham
Vice President of Real Estate
- David Boguslawski
Chief Executive Officer

Proposed Conditions

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District No. 7. The size of PD 830 is approximately 290.623 acres. (Ord. Nos. 27944; 31161)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1, 1A, 1B, 1C: Bishop Avenue.
- (2) Subdistrict 2: Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.
- (3) Subdistrict 3: East Garden District, Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6, 6A, 6B, ~~and~~ **6C, and 6D**: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374; 31161; 31602; 33123)

**SEC. 51P-830.114.
STANDARDS**

USE REGULATIONS AND DEVELOPMENT

**IN SUBDISTRICTS 6, ~~AND~~ 6C, AND 6D: DAVIS
CORRIDOR.**

- (a) Uses. The following uses are the only main uses permitted:
- (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - (3) Industrial uses.

None permitted.
 - (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - Community service center. *[SUP]*
 - (5) Lodging uses.
 - Bed and breakfast.
 - (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.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
 - (9) Residential uses.

- Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
- Alcoholic beverage establishments. *[SUP]*
 - **Animal clinic without outside runs. *[Subdistrict 6D only.]***
 - Antique shop.
 - Art gallery.
 - Commercial amusement (inside). *[Subdistrict 6C only. SUP. Limited to an amusement center.]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*
 - Nursery, garden shop, or plant sales.
 - Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
 - Restaurant without drive-in or drive-through service. *[RAR]*
 - Remote surface parking lot.
 - Theater. *[SUP]*
- (11) Transportation uses.
- Transit passenger shelter.
- (12) Utility and public service uses.
- Local utilities.
- (13) Wholesale, distribution, and storage uses.
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
 - Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

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Accessory community center (private).

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) 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 in Division 51A-4.400, "Yard, Lot, and Space Regulations." If there is a conflict between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is

10

feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard.

(A) Except as provided in this paragraph, no minimum rear yard.

(B) If abutting or across the alley from a single family district, minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio.

(A) Except as provided in this paragraph, no maximum floor area ratio.

(B) In Subdistrict 6C, the maximum combined floor area for alcoholic beverage establishment, commercial amusement (inside), and restaurant without drive-in or drive through service uses is 12,000 square feet.

(6) Height.

(A) Except as provided in this paragraph and Section 51P-830.122(g)(2), maximum structure height is 75 feet.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum structure height is 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum lot coverage is 80 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) Lot width. No minimum or maximum lot width.

(10) Stories.

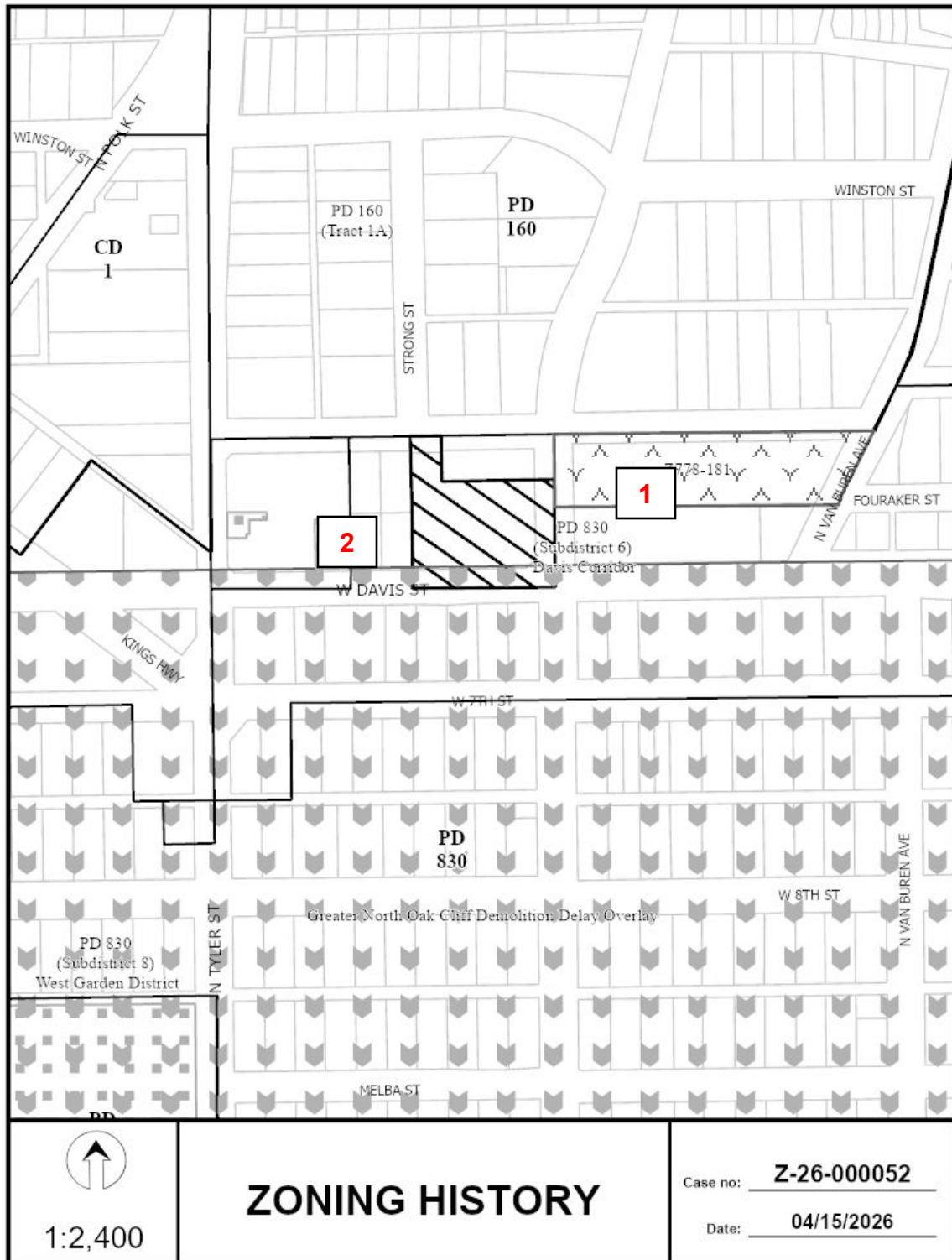
(A) Except as provided in this paragraph, maximum number of stories

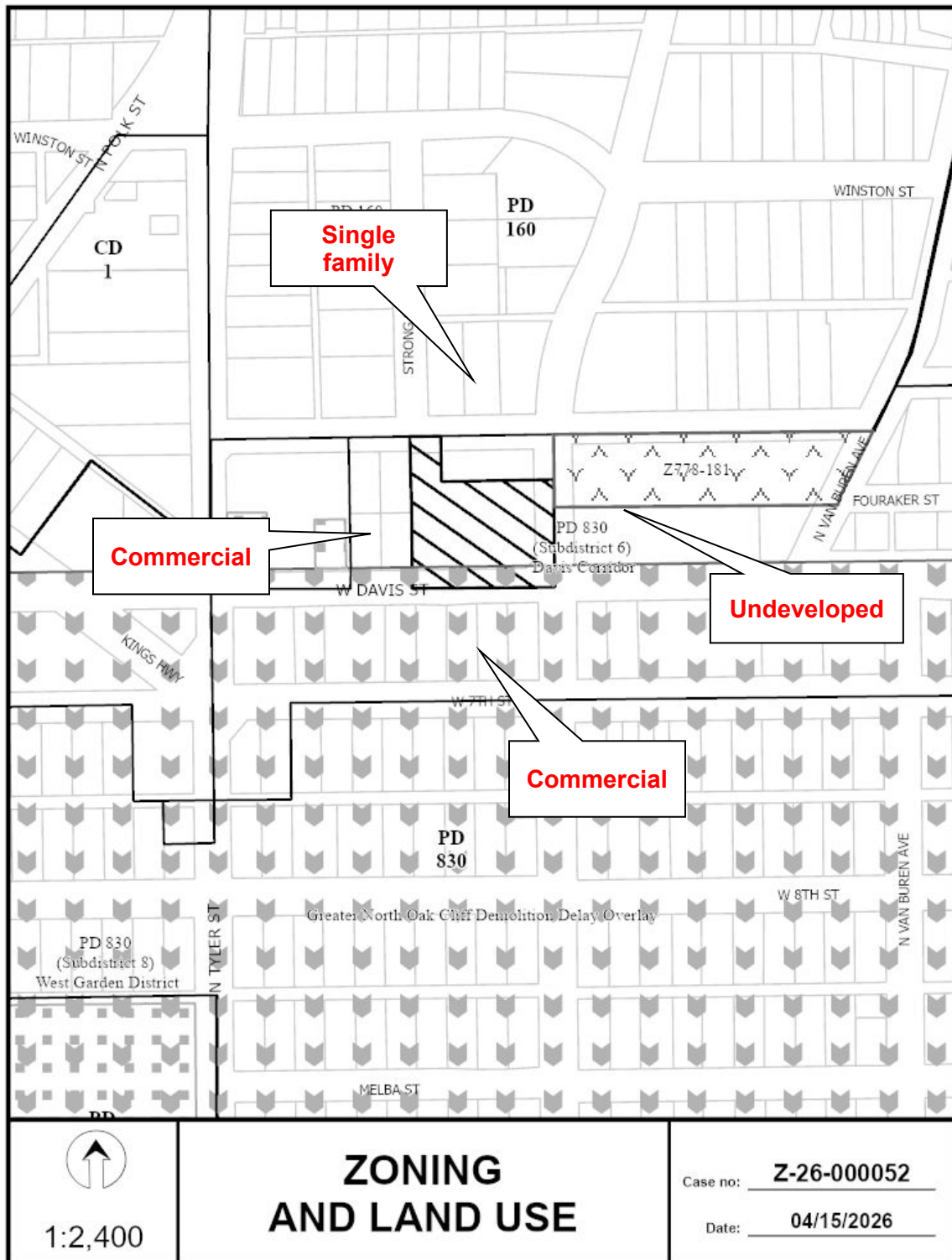
Z-26-000052

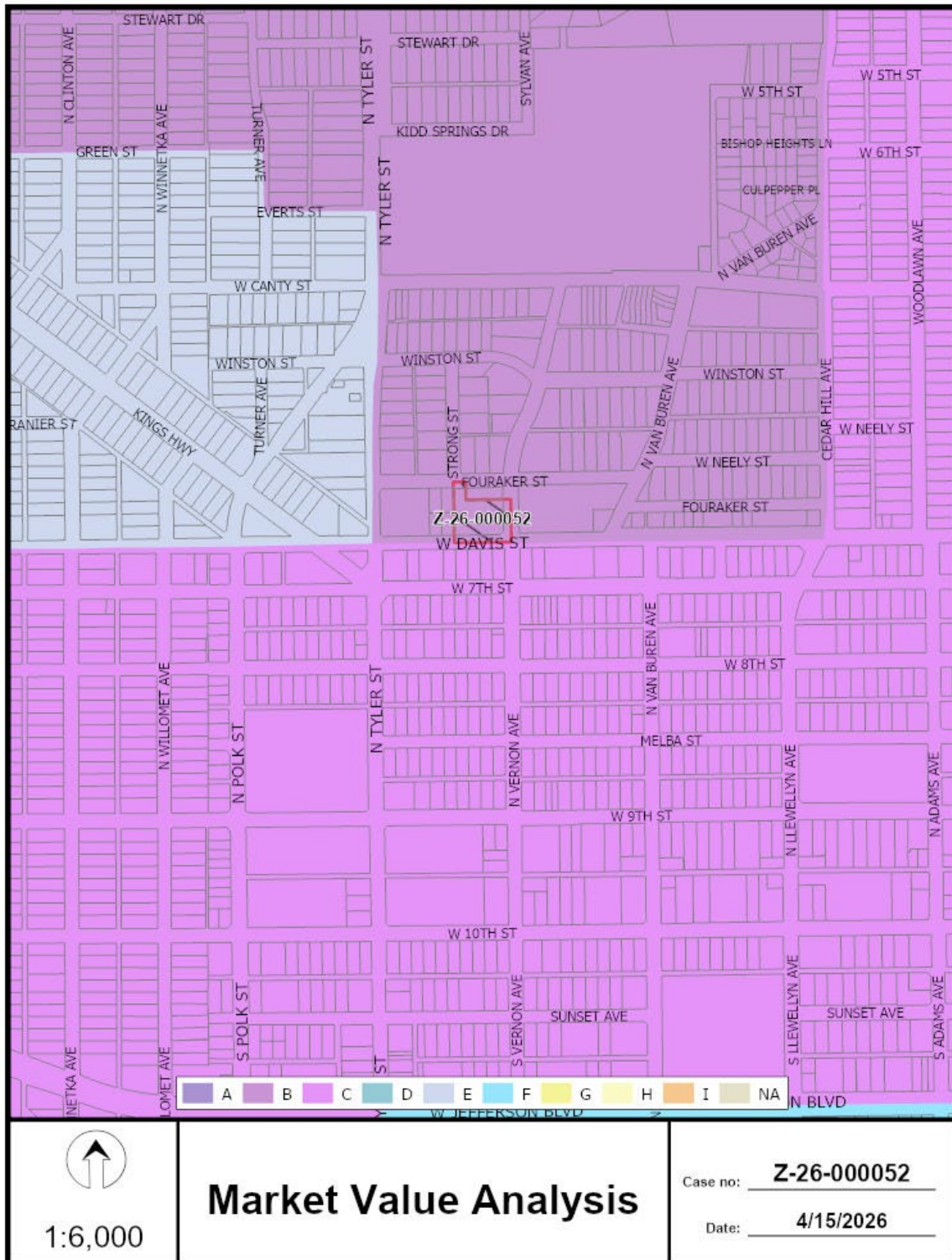
above grade is five.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum number of stories above grade is four. (Ord. Nos. 27944; 31602)











130	Property Owners Notified (113 parcels)
3	Replies in Favor (3 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
5/7/2026	Date

Z-26-000052
CPC



1:2,400

05/06/2026

Reply List of Property Owners***Z-26-000052******130 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	803	W DAVIS ST	ANGEL 11 11 LLC
2	817	W DAVIS ST	VALPARAISO HOLDINGS LLC
3	613	N VERNON AVE	ROSAS CONNIE
4	700	W DAVIS ST	AUSBROOKE LLC
5	738	W DAVIS ST	SWEET 200 LLC
6	732	W DAVIS ST	COOPER L DEWAYNE
7	722	W DAVIS ST	Taxpayer at
8	833	W 7TH ST	NBNJ RESIDENTIAL LLC
9	828	W DAVIS ST	828 DAVIS LLC
10	830	W DAVIS ST	CASADAVIS LLC
11	810	W DAVIS ST	810WDAVIS LLC
12	800	W DAVIS ST	SOLIS JOSE & MARIA
13	715	W DAVIS ST	BISHOP/DAVIS URBAN LLC
14	701	W DAVIS ST	BISHOPDAVIS URBAN LLC
15	623	STRONG ST	TEJADA JESUS S &
16	633	STRONG ST	Taxpayer at
17	639	STRONG ST	GARZA ROSA MARIA & JESUS
18	643	STRONG ST	Taxpayer at
19	647	STRONG ST	DELLANO OSCAR &
20	651	STRONG ST	Taxpayer at
21	655	STRONG ST	MACIAS JOSE
22	850	WINSTON ST	RICHARD ERIC NICOLAS &
23	648	N TYLER ST	AFLALO 2014 GS TRUST
24	644	N TYLER ST	MONTIEL ALEJANDRO HERNANDEZ
25	642	N TYLER ST	ZIMMERMAN ANDREW &
26	634	N TYLER ST	PHU TIM &

05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	632 N TYLER ST	M CAROL INVESTMENTS LLC
	28	628 N TYLER ST	RAMIREZ RICARDO
	29	624 N TYLER ST	ANDREW GONZALES
	30	904 WINSTON ST	SMITH DONALD PAUL
	31	621 N VERNON AVE	ROSAS JOSE
	32	807 FOURAKER ST	GUZMAN JUAN M
	33	813 FOURAKER ST	GUZMAN GUADALUPE LIFE ESTATE
	34	4 STRONG ST	MARTINEZ JUAN JR &
	35	646 STRONG ST	QUINTERO JULISSA
	36	650 STRONG ST	DELLANO LEONEL & SANJUANA
	37	647 N VERNON AVE	DESALVO DAVID J &
	38	633 N VERNON AVE	WEIS BENJAMIN & VHERYL
	39	641 N VERNON AVE	JARED KIEL S
	40	631 N VAN BUREN AVE	HALL DAVID & KATHRYN
	41	705 FOURAKER ST	Taxpayer at
	42	711 FOURAKER ST	VASQUEZ JUAN JOSE
	43	713 FOURAKER ST	MALDONADO HECTOR
	44	717 FOURAKER ST	REEVES EDDIE WAYNE &
	45	721 FOURAKER ST	JC LEASING LLP
	46	624 N VERNON AVE	ALIGNED INVESTMENT LLC
	47	734 WINSTON ST	DOHERTY DANIEL & ANGELA
	48	730 WINSTON ST	VESSELS STEPHEN
	49	726 WINSTON ST	VILLEGAS CELINA RUTIAGA
O	50	722 WINSTON ST	JELEN EMILY & JASON LEE
	51	716 WINSTON ST	RICO ALFRED
	52	714 WINSTON ST	BEARDEN BETTY FRANCES LIFE EST
	53	924 W DAVIS ST	CVH 918 LLC
	54	900 W DAVIS ST	PASHA & SINA INC
	55	725 W 8TH ST	VEGA BERTHA JIMENEZDE
	56	721 W 8TH ST	PEREZ GUADALUPE
	57	717 W 8TH ST	PEREZ GUADALUPE

05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	713 W 8TH ST	ALEMENDARIZ MA GUADALUPE
	59	706 W 7TH ST	LARA JUAN JOSE &
	60	708 W 7TH ST	LARA FELICIANO EST OF
	61	712 W 7TH ST	GUDMUNDSSON RODOLFO
	62	716 W 7TH ST	DAVILA PAULINO
	63	737 W 8TH ST	MCDONALD NINETTE &
	64	733 W 8TH ST	ESPARZA DOMINGA E
	65	720 W 7TH ST	HERNANDEZ MANUEL
	66	724 W 7TH ST	MEANY DANIEL ROCH
	67	736 W 7TH ST	CAVALRY FAMILY PROPERTIES LLC
	68	729 W 8TH ST	RICO FELIX
	69	835 W 8TH ST	BOSS E & CARLA S
	70	833 W 8TH ST	BURGESS GEORGE
	71	827 W 8TH ST	MEDRANO JUAN & DORA E
	72	823 W 8TH ST	PORTUGAL JUAN Y & MARICELA
	73	817 W 8TH ST	PORTUGAL JUAN YANEZ &
	74	813 W 8TH ST	F&S PROPERTIES LLC
	75	809 W 8TH ST	CLARK CRYSTAL & JACK III
	76	805 W 8TH ST	RANGEL MAURICIO
	77	801 W 8TH ST	Taxpayer at
	78	411 N VERNON AVE	TAYLOR THOMAS A
	79	800 W 7TH ST	CORTEZ RICARDO & ROSIE
	80	804 W 7TH ST	Taxpayer at
O	81	808 W 7TH ST	Taxpayer at
	82	812 W 7TH ST	SOLORZANO CLEVER GIOVANNI
	83	816 W 7TH ST	GULATI KUNAL
	84	820 W 7TH ST	CARRION JUAN SR & MARIA
	85	824 W 7TH ST	PARRAMORE DAVID W
	86	828 W 7TH ST	ROMERO ENMANUEL R
	87	832 W 7TH ST	DELGADO MARIO
	88	410 N TYLER ST	CASARIN MINERVA &

05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	906 W 7TH ST	WISTERIA HILLS 12 LLC
	90	667 W DAVIS ST	BHAKTA FAMILY TRUST
	91	617 N TYLER ST	HOLLAND REALTY LLC
	92	611 N TYLER ST	SALINAS SALVADOR &
	93	901 W DAVIS ST	WILSON VERNON E
	94	1001 KINGS HWY	ZAHRA AKRAM
	95	629 N TYLER ST	S3M CAPITAL LLC
O	96	600 N TYLER ST	GOOD SPACE X LLC
	97	714 W DAVIS ST	Taxpayer at
	98	642 STRONG ST	TORRE DE LA ANTONIO &
	99	728 W 7TH ST	KHAKPOUR ATEEN
	100	730 W 7TH ST	PHAM KIM
	101	732 W 7TH ST	ABELLA JOSEPH A &
	102	734 W 7TH ST	CHEERIO DARLING DALLAS LLC
	103	631 N TYLER ST	TUTU MANAGEMENT LLC
	104	631 N TYLER ST	MACKIE TIFFINY
	105	631 N TYLER ST	MINS REALTY LLC
	106	621 N TYLER ST	MOUTON WENDI M
	107	621 N TYLER ST	JOSEPH INES MARIA BEATRIZ
	108	621 N TYLER ST	SAUCEDO GABRIELLE
	109	621 N TYLER ST	SCHWARTZ JONBERNARD &
	110	621 N TYLER ST	ZHOU YU
	111	625 N TYLER ST	CORREA AMOR
	112	625 N TYLER ST	OPALEYE NAOMI
	113	625 N TYLER ST	ANDREWS RANDY &
	114	625 N TYLER ST	PRICKETT LAUREN
	115	625 N TYLER ST	SAGINAW SARA
	116	625 N TYLER ST	HESS RACHAEL
	117	645 N TYLER ST	TAAG DALLAS LLC
	118	645 N TYLER ST	MUNDY MARK G &
	119	645 N TYLER ST	HOLLAND DEVIN

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	645 N TYLER ST	PIEDRA DENISE
	121	645 N TYLER ST	REYNOLDS GREG B
	122	645 N TYLER ST	LOPEZ DAVID EDUARDO HURTADO
	123	645 N TYLER ST	OWUSU WHITNEY
	124	645 N TYLER ST	SLADEK BRIAN C
	125	645 N TYLER ST	CHAN SOPHIA
	126	645 N TYLER ST	RODRIGUEZ JUAN A LLAMAS
	127	645 N TYLER ST	LUTHER SCOTT WILLIAM
	128	645 N TYLER ST	BUMP THERESA A
	129	649 N TYLER ST	SMITH TAYLOR &
	130	649 N TYLER ST	GARCIA CHRISTIAN ELIZABETH MAYER