



City of Dallas

Z245-118(LC)

**City Plan Commission
March 20, 2025**

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Planning & Development
City of Dallas

Request



- Z245-118(LC) - An application for an amendment to PD. No. 714, on property zoned Planned Development District No. 714 Subdistrict 1A, the West Commerce Street/Fort Worth Avenue Special Purpose District, located on the northwest corner of West Commerce Street Pittman Street.
- The purpose of the request is to amend the text of existing PD. No. 714 to create a new subdistrict for the subject property and allow reductions to the percentage requirement to a specific use and add a new use.
- Approx. 3.23 acres in total size.



Background



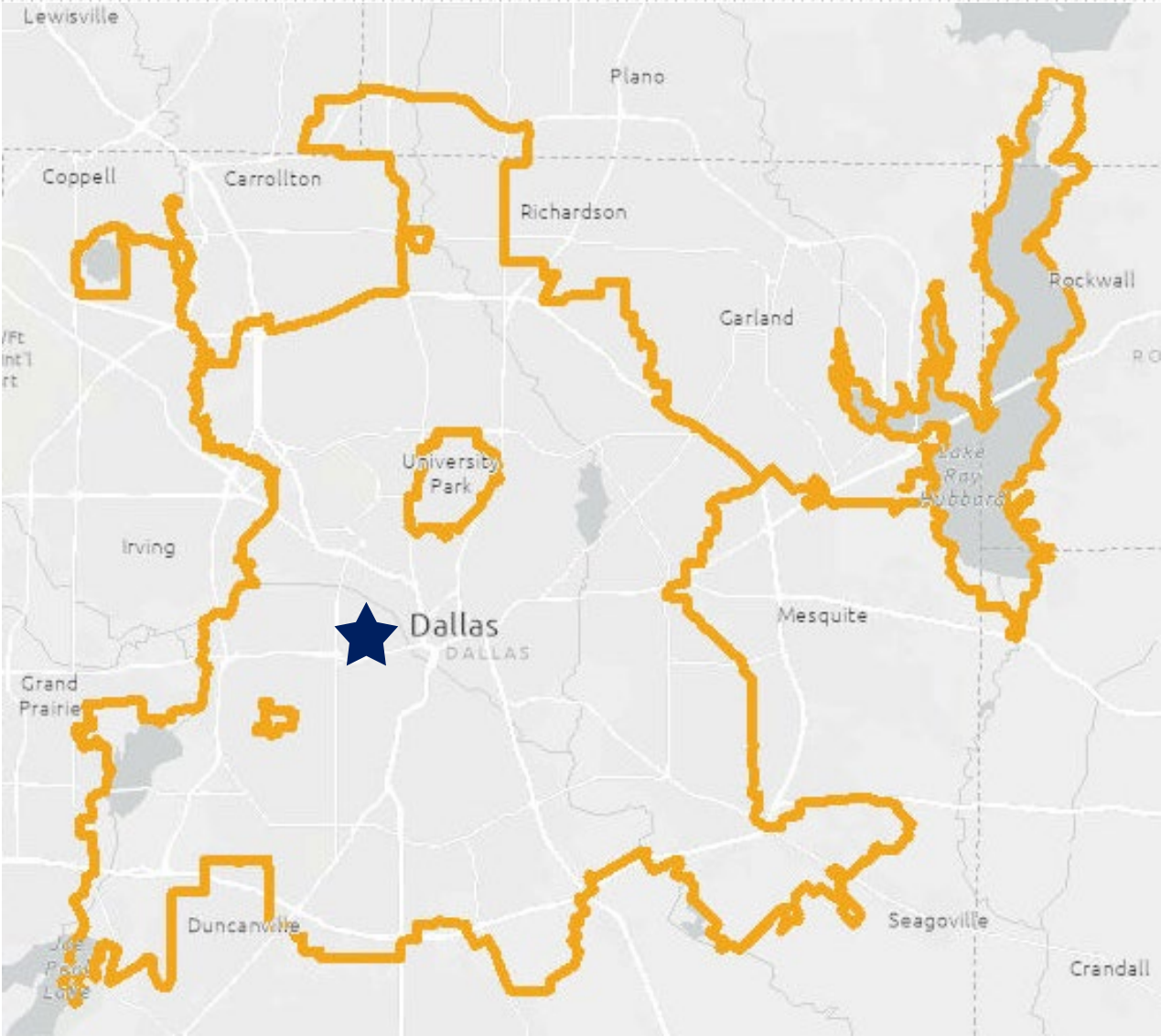
- Currently developed with an existing six-story mixed use project that includes 331 dwelling units and 17,745 square feet of retail and personal service uses. There is also an existing parking lot, parking garage and amenity spaces, on property zoned Planned Development District No. 714, Subdistrict 1A (approx. 3.227 acres in total size).
- This lot has frontage on both Pittman and West Commerce Streets.
- Geographically located in West Dallas, approx. 2 miles from downtown.
- Purpose of the request is to amend the existing PD. text.
- There have been 2 zoning cases in the last 5 years; Z234-205 and Z234-291.
- Applicant requests a PD amendment.



Location Map



Map source: ArcGIS



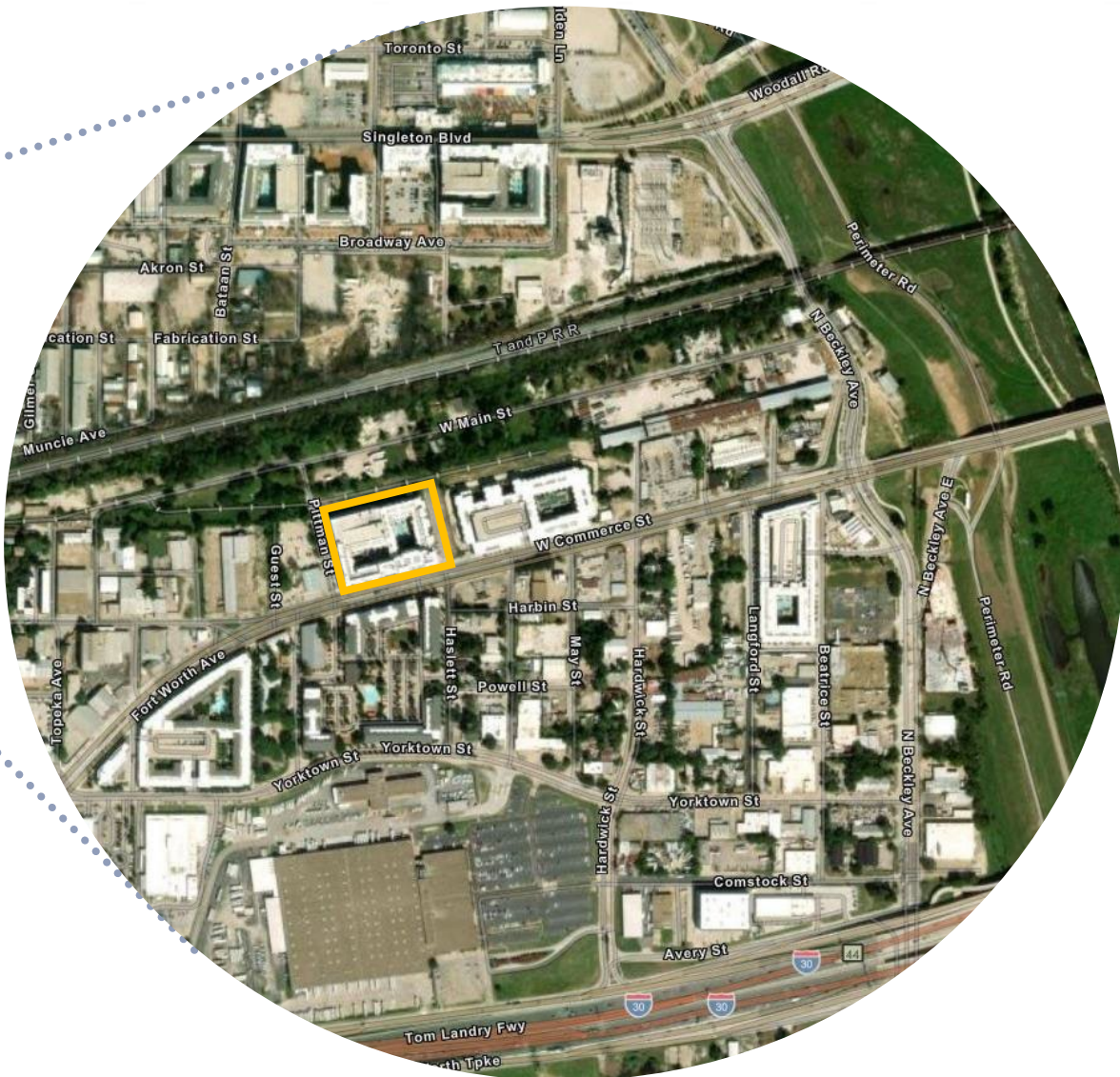
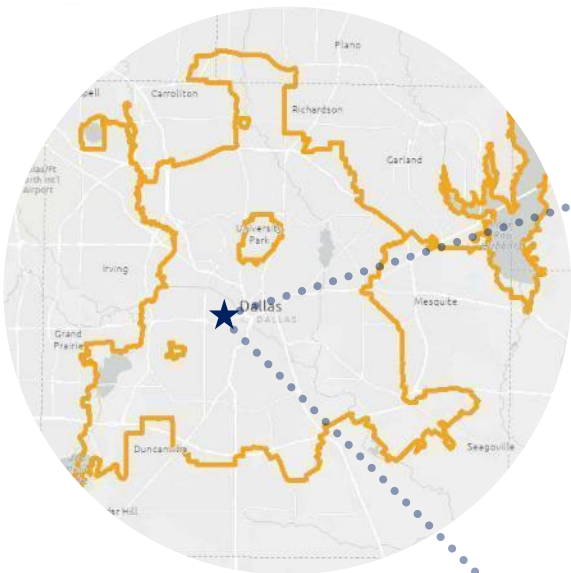
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-  Dallas City Limits
-  Site


not to scale



Aerial Map



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- Property/Parcel to be rezoned



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Map sources: ArcGIS, City of Dallas Zoning Map 2.2

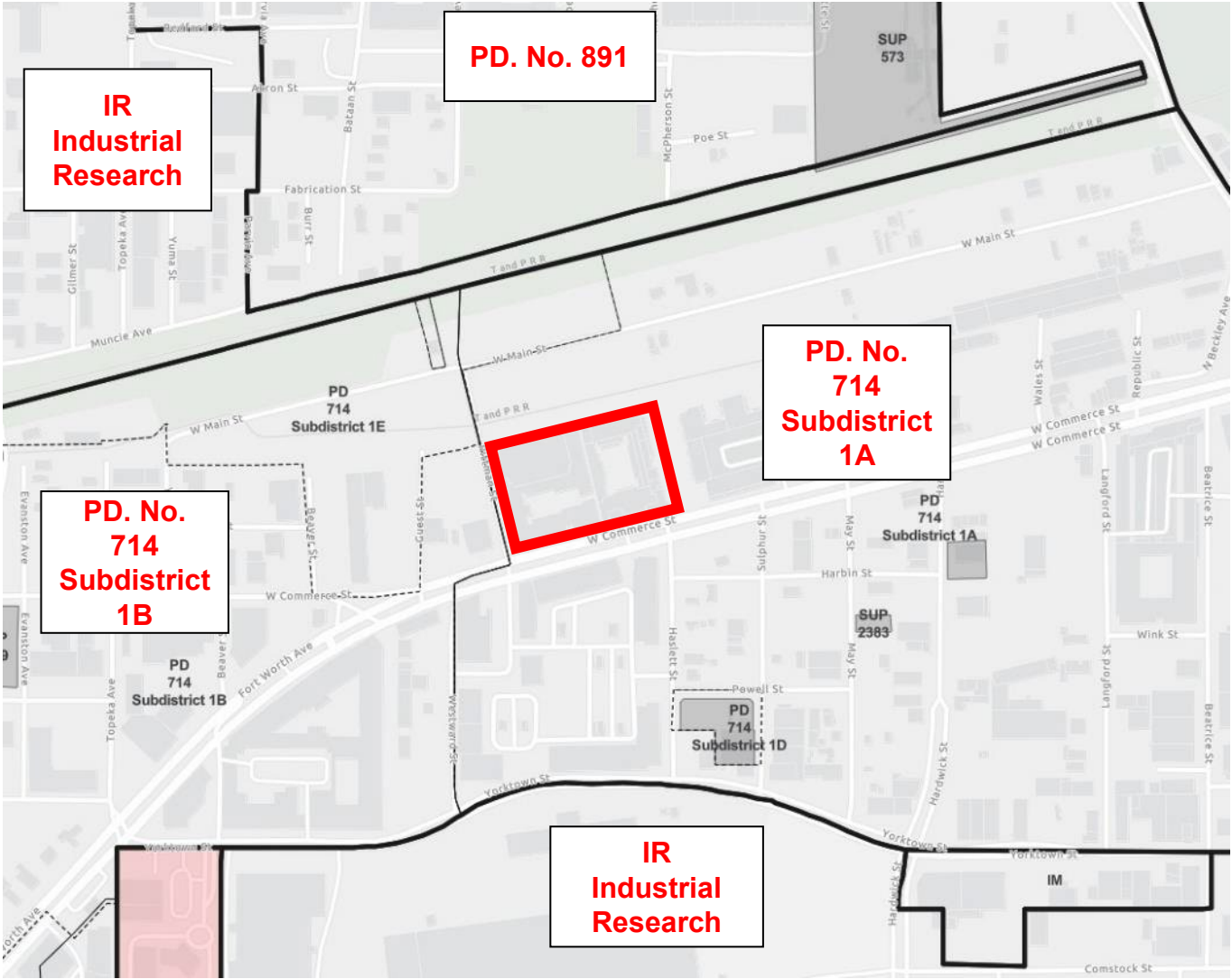


Zoning Map



SURROUNDING ZONING DISTRICTS & USES:

- Site – PD. No. 714, Subdistrict 1A
- North – PD. No. 714, Subdistrict 1A; vacant, PD. No. 891
- South – PD. No. 714, Subdistrict 1A; residential, PD. No. 714, Subdistrict 1D.
- East – PD. No. 714, Subdistrict 1A; residential & mixed-use, with SUP No. 2383
- West – PD. No. 714, Subdistrict 1B; residential and commercial



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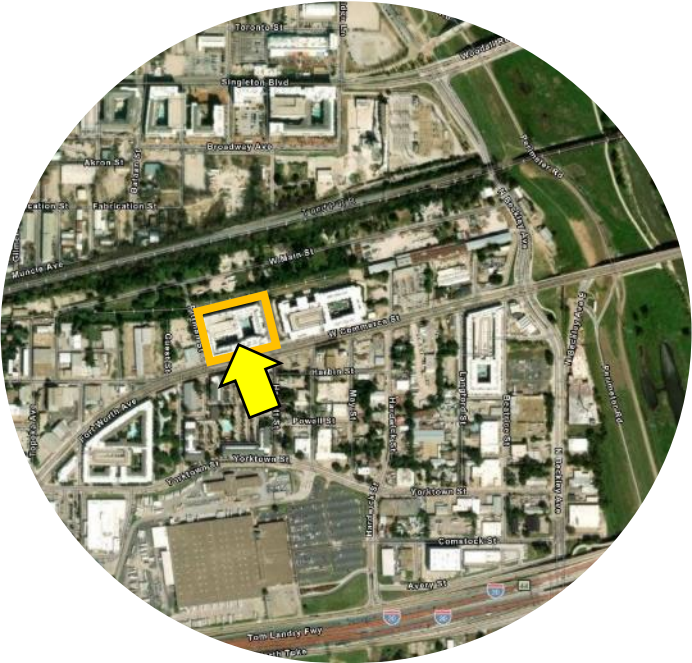
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Map sources: ArcGIS, City of Dallas Zoning Map 2.2



Site Visit Images – On Property



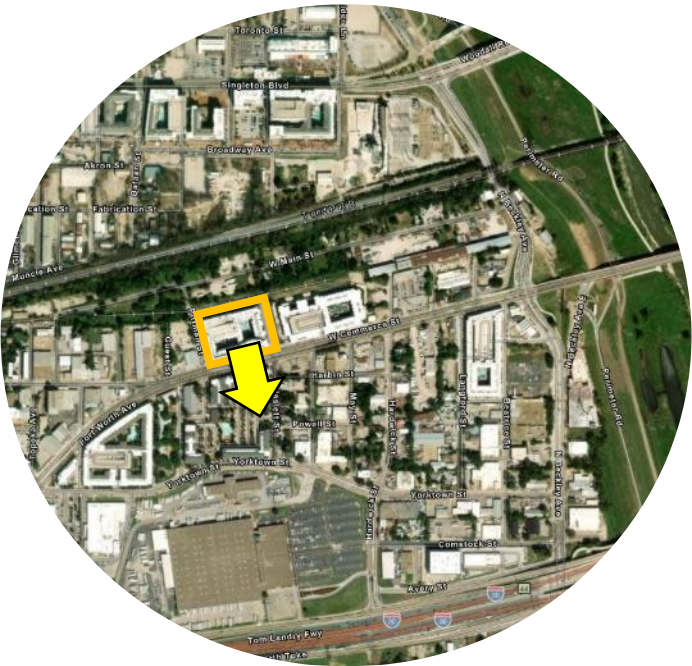
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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



not to scale

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Site Visit Images – On Property



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Site Visit Images – On Property



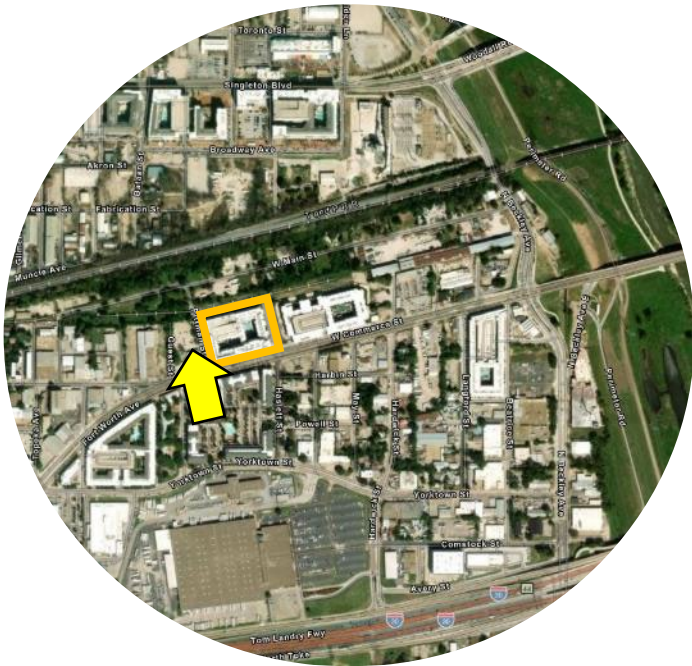
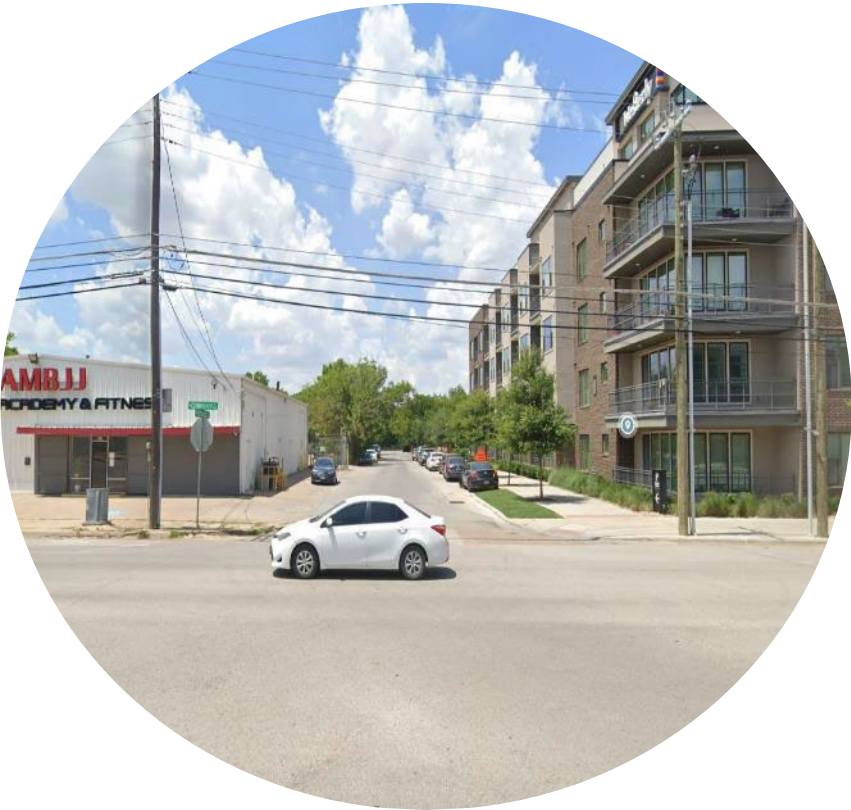
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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



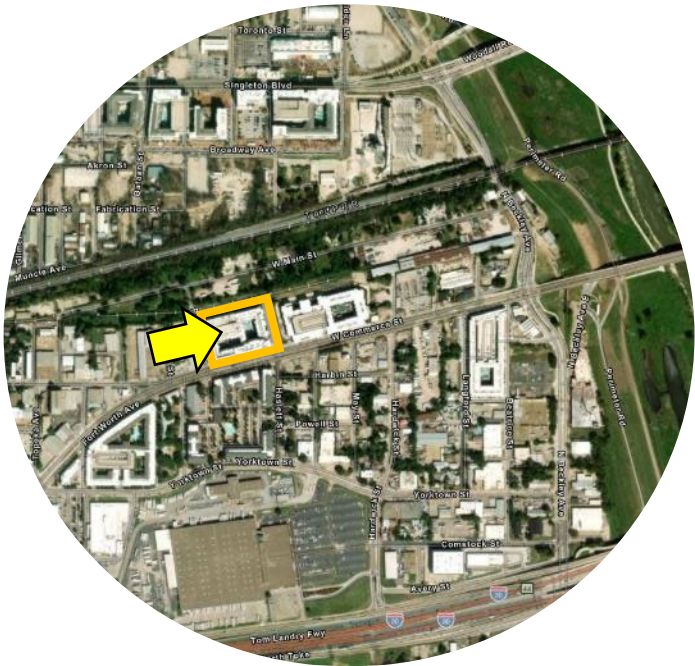
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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



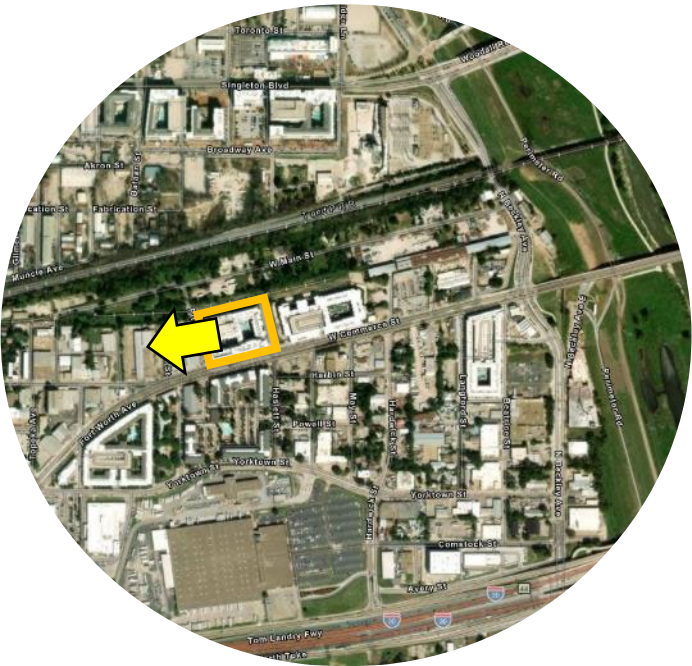
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Site Imagery: Google Maps/Google Earth



Site Visit Images – On Property



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Site Imagery: Google Maps/Google Earth



Staff Analysis



- Request is a text amendment to existing PD.
- create a new subdistrict within the existing PD to allow a reduction in mix of retail and personal service uses for a mixed-use project, live-work units as new allowable use, and to reduce the minimum floor-to-floor dimension for ground floors.
- using the code, conditions and development standards of the existing subdistrict(s) as the base for the new subdistrict



ForwardDallas 2.0 Consistency Review



SURROUNDING PLACETYPES:

Site – City Residential

North – Community Residential

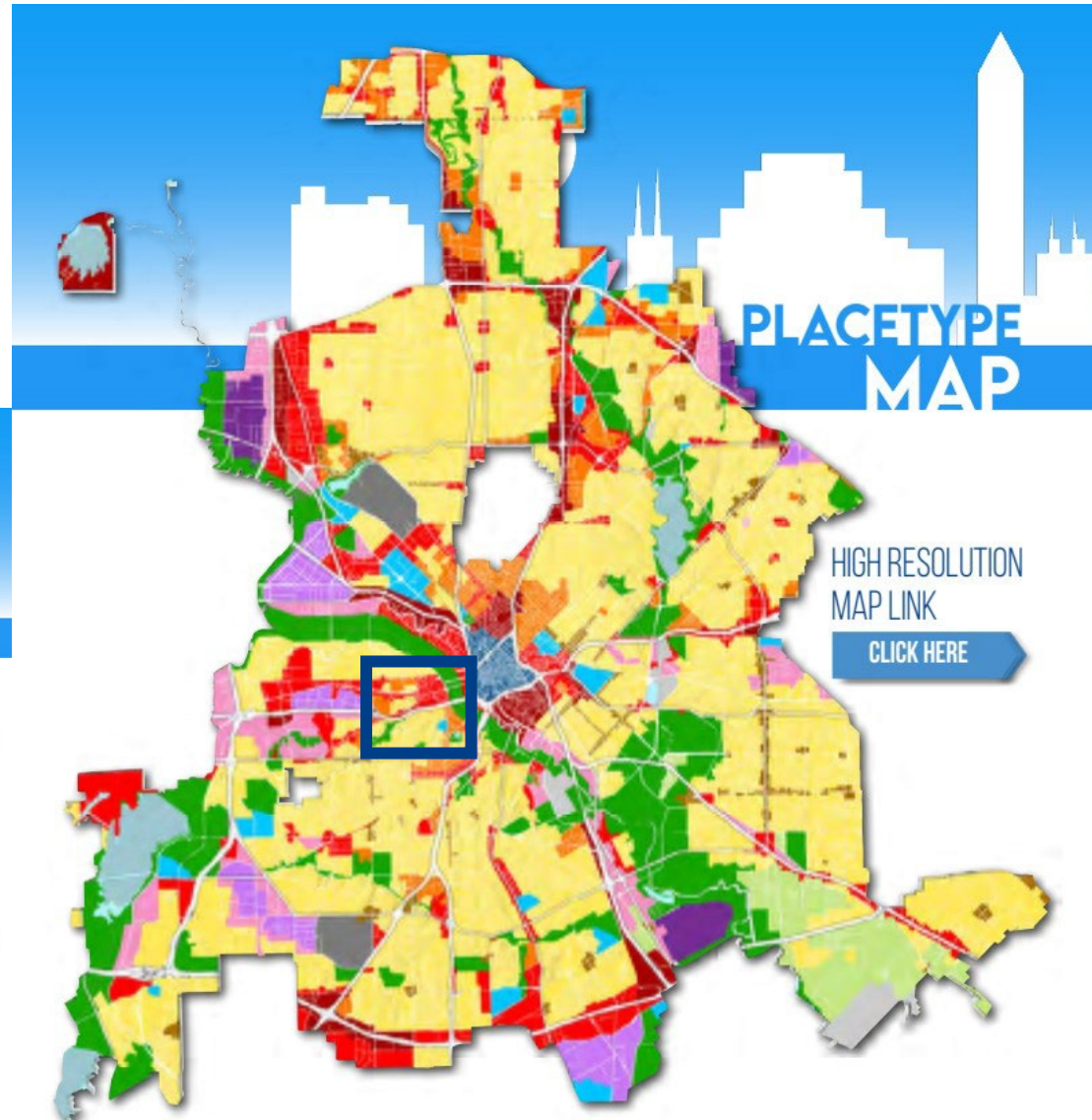
South – City Residential, Community Residential & Community Mixed-Use

East – Community Mixed-Use

West – City Residential, Community Residential & Community Mixed-Use



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



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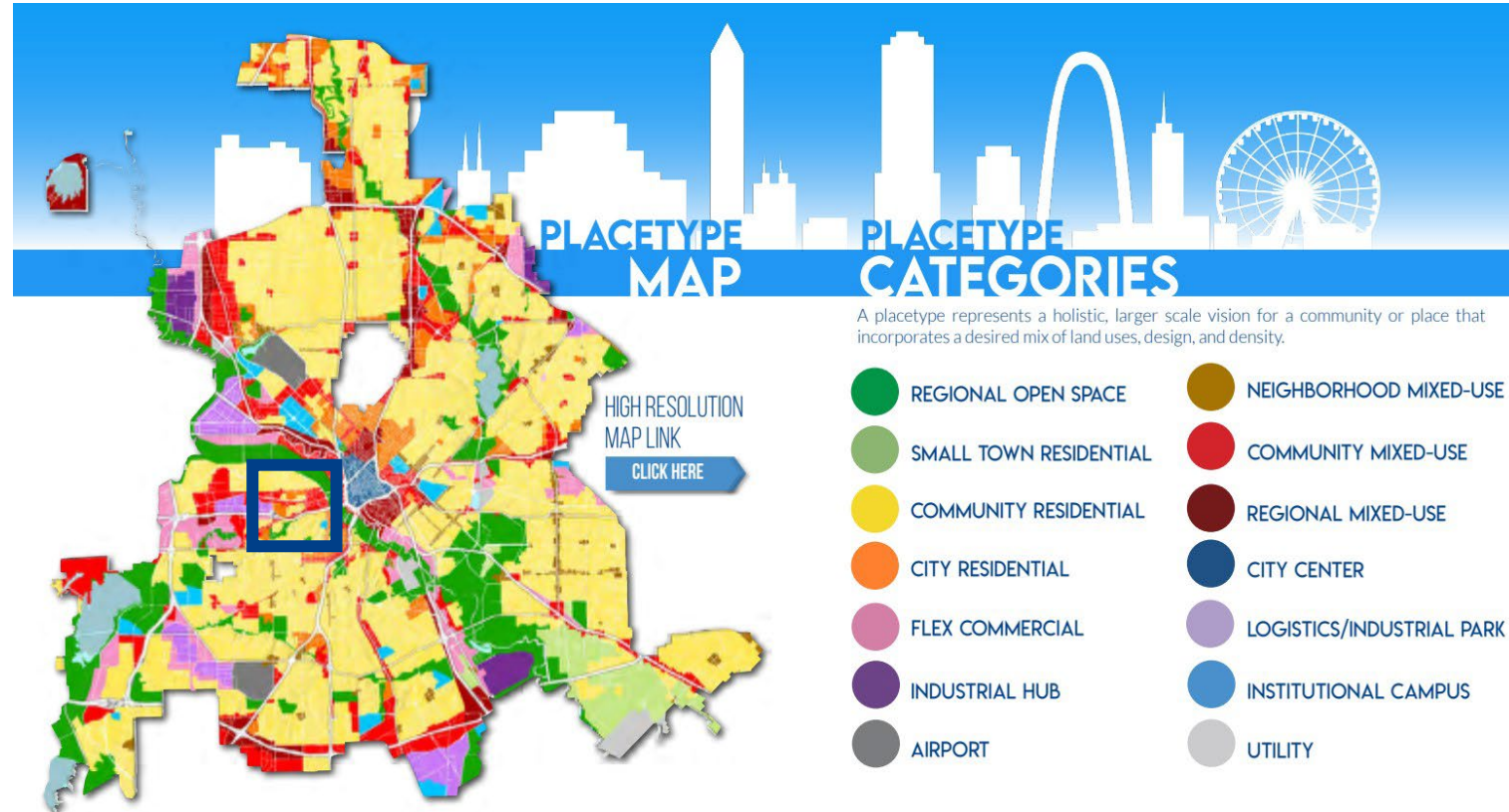
ForwardDallas 2.0 Consistency Review



NEIGHBORHOOD CENTERS

City Residential (CR)

- Primary: Multiplex, Apartments and Mixed-Use
- Supporting/Secondary: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional and Utility.
- City Residential areas primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods.
- This proposal would fall within the primary use category of mixed-use.



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Staff Recommendation



- Approval: subject to amended conditions.





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