

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, MARCH 27, 2024

ACM: Majed Al-Ghafry

FILE NUMBER: Z223-246(LC) **DATE FILED:** April 6, 2023

LOCATION: North line of Park Lane, between Preston Road and Douglas Avenue

COUNCIL DISTRICT: 13

SIZE OF REQUEST: ± 34,195 square feet **CENSUS TRACT:** 48113020600

REPRESENTATIVE: CBG Surveying Texas, LLC

OWNER/APPLICANT: Blueline Living Trust

REQUEST: An application for an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District.

SUMMARY: The purpose of the request is to allow single family under the development standards of an R-16(A) District.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-1ac(A) Single Family District, with a single-family residence on a minimum lot area of 1 acre.
- The lot has frontage only on Park Lane.
- The applicant proposes the combining of two lots and for the property to remain single-family residential.
- To accomplish this applicant requests a general zoning change from R-1ac(A) to R-16(A).

Zoning History:

There have not been any zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Park Lane	Local Street	-
Douglas Avenue	Local Street	-
Preston Road	Principal Arterial	100 feet

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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

NORTHWEST HIGHWAY AND PRESTON ROAD AREA PLAN

Zone 2,3,5,6,7 Recommendations Land Development Policy

Policy 1 Maintain existing single family residential zoning. No multifamily or commercial development is envisioned within these zones.

Land Use:

	Zoning	Land Use
Site	R-1ac(A)	Single family
North	R-1ac(A)	Single family
South	R-1ac(A)	Single family
West	R-1ac(A)	Single family
East	PD No. 910	Single family

Land Use Compatibility:

The area of request is currently zoned an R-1ac(A) Single Family Residential District along with a property on the north lines of Park Lane, between Preston Road and Douglas Avenue. The request area is currently developed as a single-family residence.

To the north, south, east, and west of the request area are single family uses. These single family uses, as well as a majority of the surrounding neighborhood, are currently zoned an R-1ac(A) District. Staff therefore finds the applicant's requested R-16(A) District and proposed single family use to be compatible with the surrounding area. The 40-foot front yard of the R-1ac(A) district will apply to the property if rezoned to an R-16(A) district.

Staff supports the applicant's request and finds the proposed rezoning from a R-1ac(A) District to an R-5(A) District to be appropriate for this predominantly residential area. This compatibility is further reflected in the development standards comparison table below.

Development Standards

Following is a comparison of the development standards of the current R-1ac(A) District and the proposed R-16(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-1ac(A)	40'	10'	1 du/1ac	36'	40%		Single family
Proposed: R-16(A)	35' ¹	10'	1 du/16,000 sf	30'	40%		Single family

¹ Per [Sec. 51A-4.401](#)(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-16(A) District is two spaces. The applicant will be required to comply with standard parking ratios at permitting.

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 currently within an “A” MVA cluster. To the north, south, east, and west are “A” MVA clusters.

Z223-246(LC)

List of Officers

Blueline Living Trust

Jared Seth Jones

CPC Action
February 1, 2024

Motion: It was moved to recommend **approval** of an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District, on the north line of Park Lane, between Preston Road and Douglas Avenue.

Maker: Hall
Second: Shidid
Result: Carried: 14 to 0

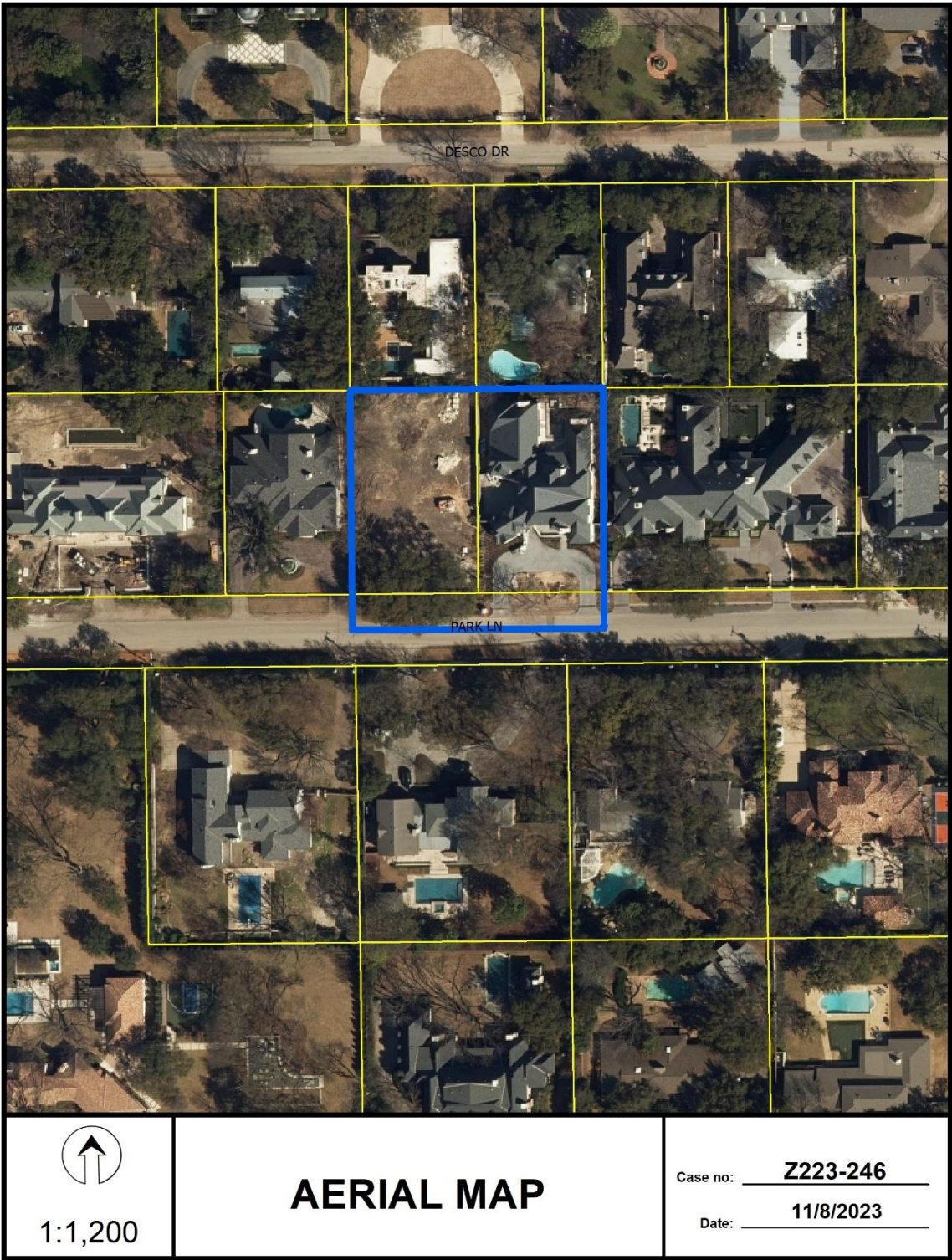
For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

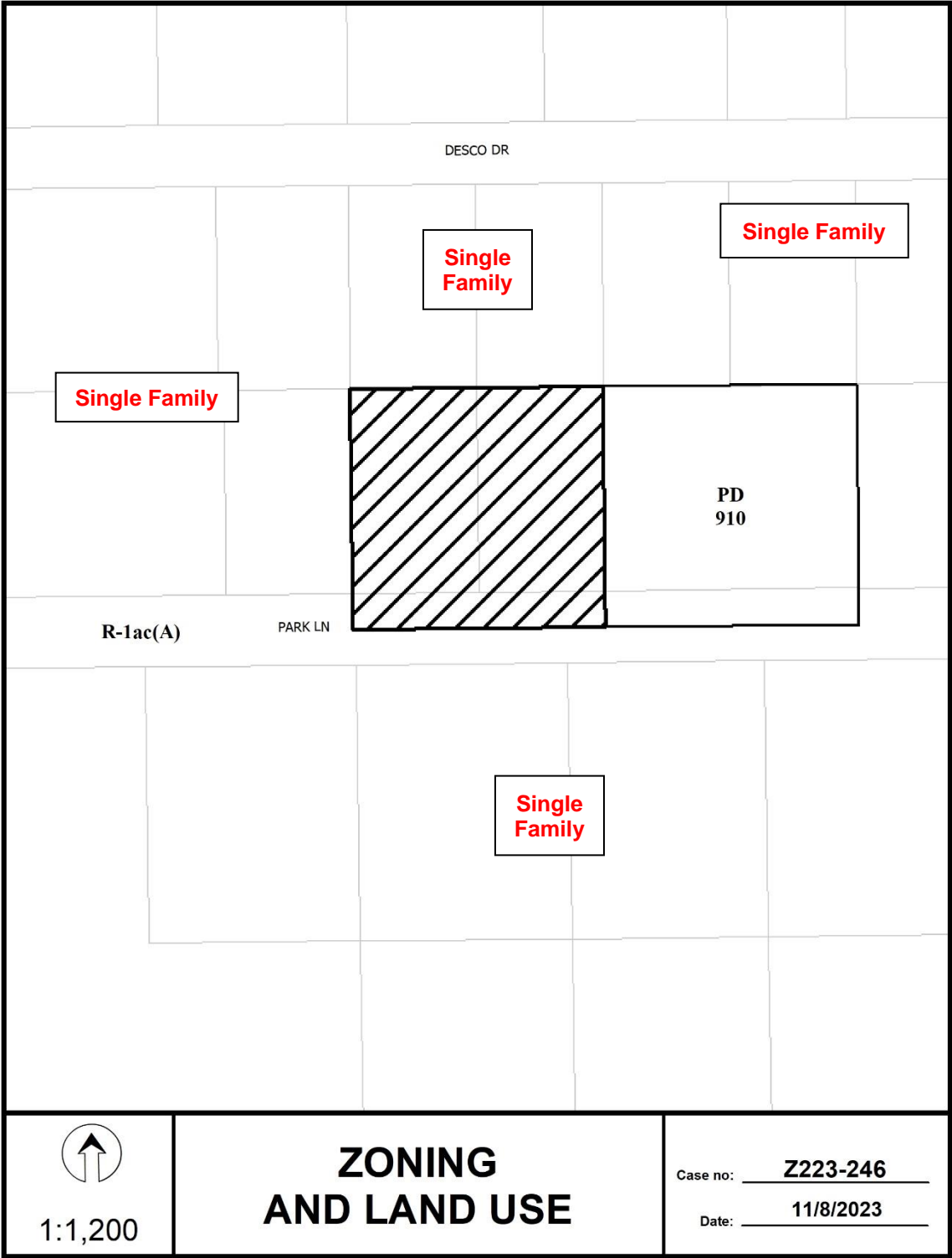
Against: 0
Absent: 0
Vacancy: 1 - District 4

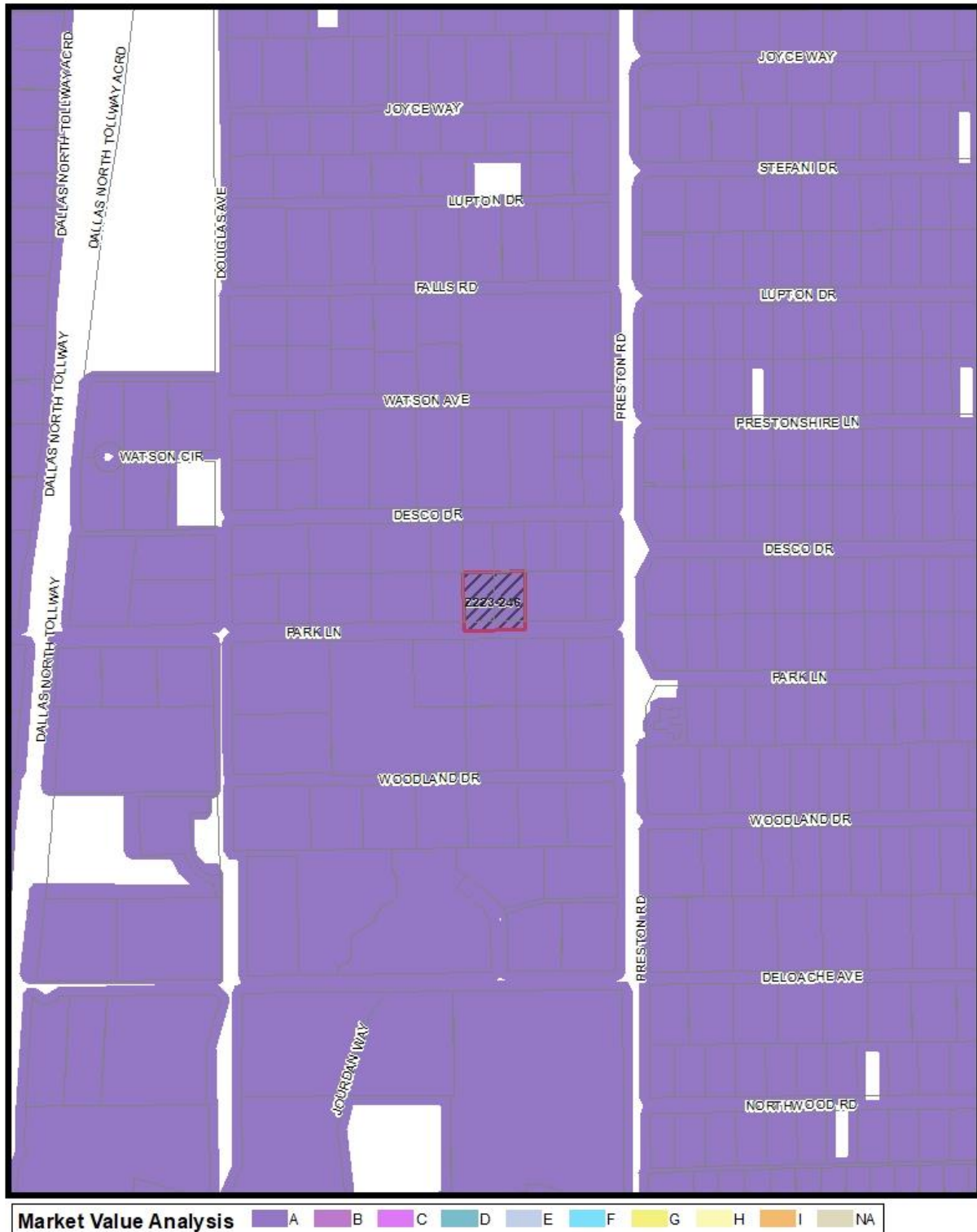
Notices:	Area: 200	Mailed: 15
Replies:	For: 2	Against: 0

Speakers: None









Market Value Analysis

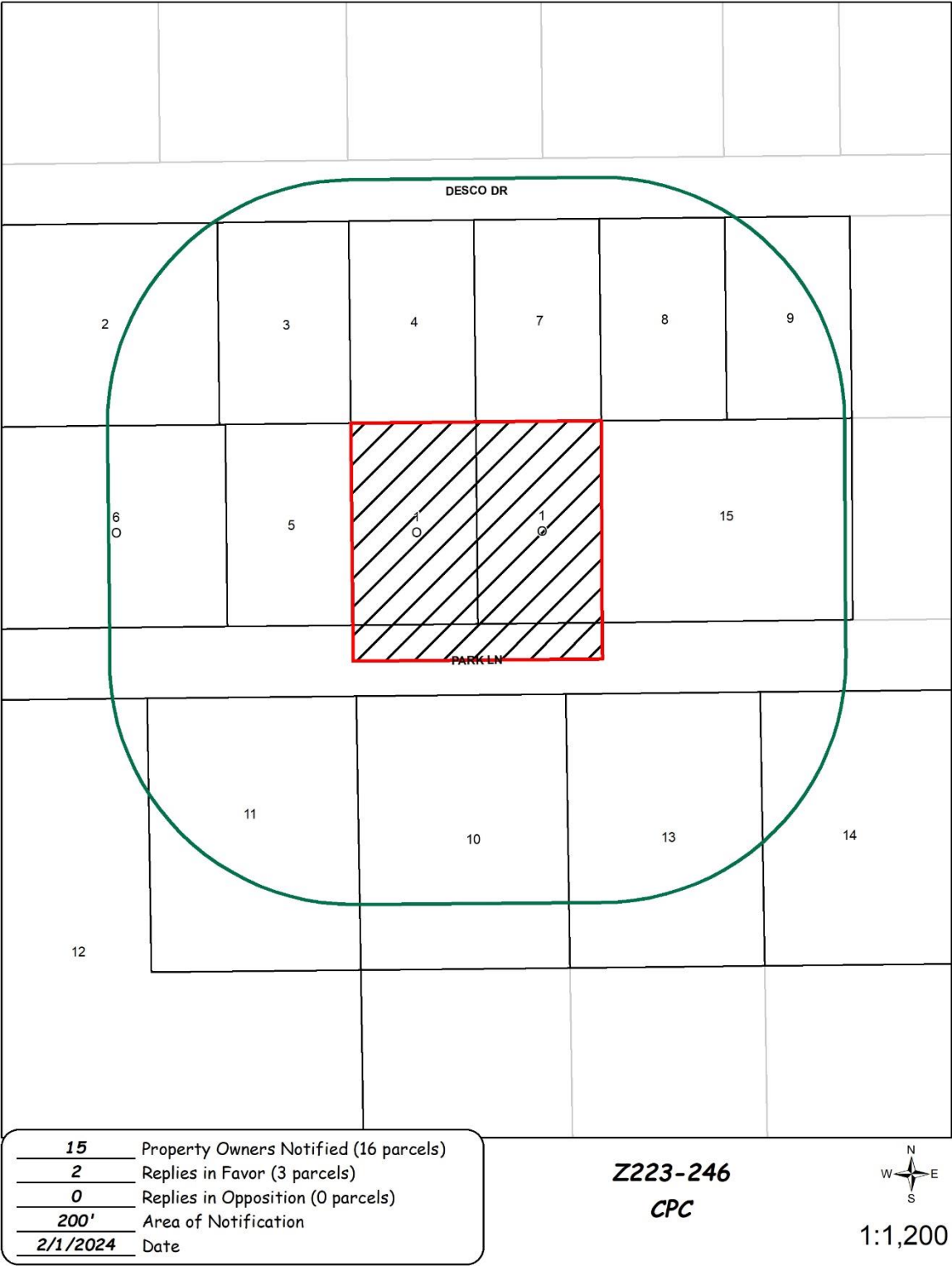
A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/8/2023



Z223-246(LC)

01/31/2024

Reply List of Property Owners

Z223-246

15 Property Owners Notified

2 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	5915 PARK LN	BLUELINE LIVING TRUST
	2	5846 DESCO DR	HALL SYDNEY
	3	5908 DESCO DR	NEWMAN GORDON H &
	4	5914 DESCO DR	SMITH KEVIN R & SARAH C
	5	5907 PARK LN	NAMDAR MARJANEH &
O	6	5841 PARK LN	SKIBELL ANDREA & RICHARD
	7	5922 DESCO DR	GLASS JEFFREY & NORMA M
	8	5930 DESCO DR	CARREKER JAMES D
	9	5938 DESCO DR	SUSS RICHARD A &
	10	5920 PARK LN	SAUSTAD NANCY W & DAVID C
	11	5910 PARK LN	CARPENTER AUSTIN WILLIAMS
	12	5833 WOODLAND DR	5833 WOODLAND LONESTAR TRUST THE
	13	5934 PARK LN	BABILLA TERRENCE M & MOLLY E
	14	5946 PARK LN	SAENZ HERNAN JF III & SYVIA E CESPEDES
	15	5931 PARK LN	WHITE ALAN B & LEE ANN