

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2024****Planner: Martin Bate**

FILE NUMBER: Z223-300(MB) **DATE FILED:** May 31, 2023
LOCATION: North line of Hendricks Avenue, east of South Denley Drive
COUNCIL DISTRICT: 4
SIZE OF REQUEST: 0.165 acres **CENSUS TRACT:** 48113021000

REPRESENTATIVE: Rik Adamski

OWNER: Jack Rowe and Kimberly Borges

APPLICANT: Jack Rowe

REQUEST: An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow development of two new housing units on the lot.

STAFF RECOMMENDATION: **Approval.**

PREVIOUS CPC ACTION: On January 18, 2024, CPC moved to hold this case under advisement until February 15, 2024. On February 15, 2025, CPC moved to hold this case under advisement until March 21, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family District. The property is currently undeveloped.
- The lot has frontage on Hendricks Avenue.
- The applicant proposes to develop this property with a duplex.
- To accomplish this, they request a TH-3(A) Townhouse District.
- No changes have been proposed since the last CPC meeting.

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
Hendricks Avenue	Local Street	-
South Denley Drive	Local Street	-
Morrell Avenue	Community Collector	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 traffic.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.1 Focus on Southern Sector development opportunities.

HOUSING ELEMENT

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Neighborhood Plus Plan:

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family	Undeveloped
North	CR Community Retail	General Merchandise or Food Store less than 3,500 sf; Multifamily; Church; Personal Service
South	R-5(A) Single Family	Single family
East	R-5(A) Single Family	Single family
West	R-5(A) Single Family	Single family

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by single family housing to the east, west, and south in an R-5(A) Single Family District. Immediately north is undeveloped property in a CR Community Retail District. Within the CR Community Retail District are a number of uses, including a general merchandise or food store less than 3,500 square feet, a multifamily housing development, a church, and a personal service use.

The site is currently zoned an R-5(A) Single Family District. This district is recognized as suitable for single-family homes with a minimum lot size of 5,000 square feet. The applicant proposes a TH-3(A) Townhouse District to permit development of a duplex structure, which is currently prohibited by the R-5(A) Single Family District.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. While the area is predominantly single-family, the presence of the CR Community Retail District immediately north of the site would make this an appropriate transition from residential to commercial uses. Access to transit further makes this site suitable for more density. Furthermore, blockface continuity requirements would retain the character of the neighborhood while allowing development of a duplex structure. Setback requirements for duplex structures in the proposed TH-3(A) Townhouse District match the setback requirements of single-family structures in the R-5(A) Single Family District. As such, staff supports the requested change to a TH-3(A) Townhouse District.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Single Family District and the proposed TH-3(A) Townhouse District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-5(A)	20'	Side/Rear: 5' (single family), 10' (other structures)	5,000 sqft lot / no max du density	30'	45% residential 25% nonresidential		Residential
Proposed: TH-3(A)	No minimum ¹	Single family: no min. Duplex side: 5' Duplex rear: 10' Other permitted side/rear: 10'	12 du / ac ²	36'	60% residential 25% nonresidential		Residential

¹ Due to blockface continuity requirements, a 20-foot front yard setback would apply to this lot.

² The TH-3(A) Townhouse District does not permit more than 12 dwelling units per acre. The existing lot size would result in a maximum of 1.98 dwelling units. However, per Development Services, the minimum lot area for residential use controls over the maximum dwelling unit density. The minimum lot size for duplex structures is 6,000 square feet. As the lot is 7,200 square feet in size, this development would be permitted.

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
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	R-5(A)	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	R-5(A)	TH-3(A)
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

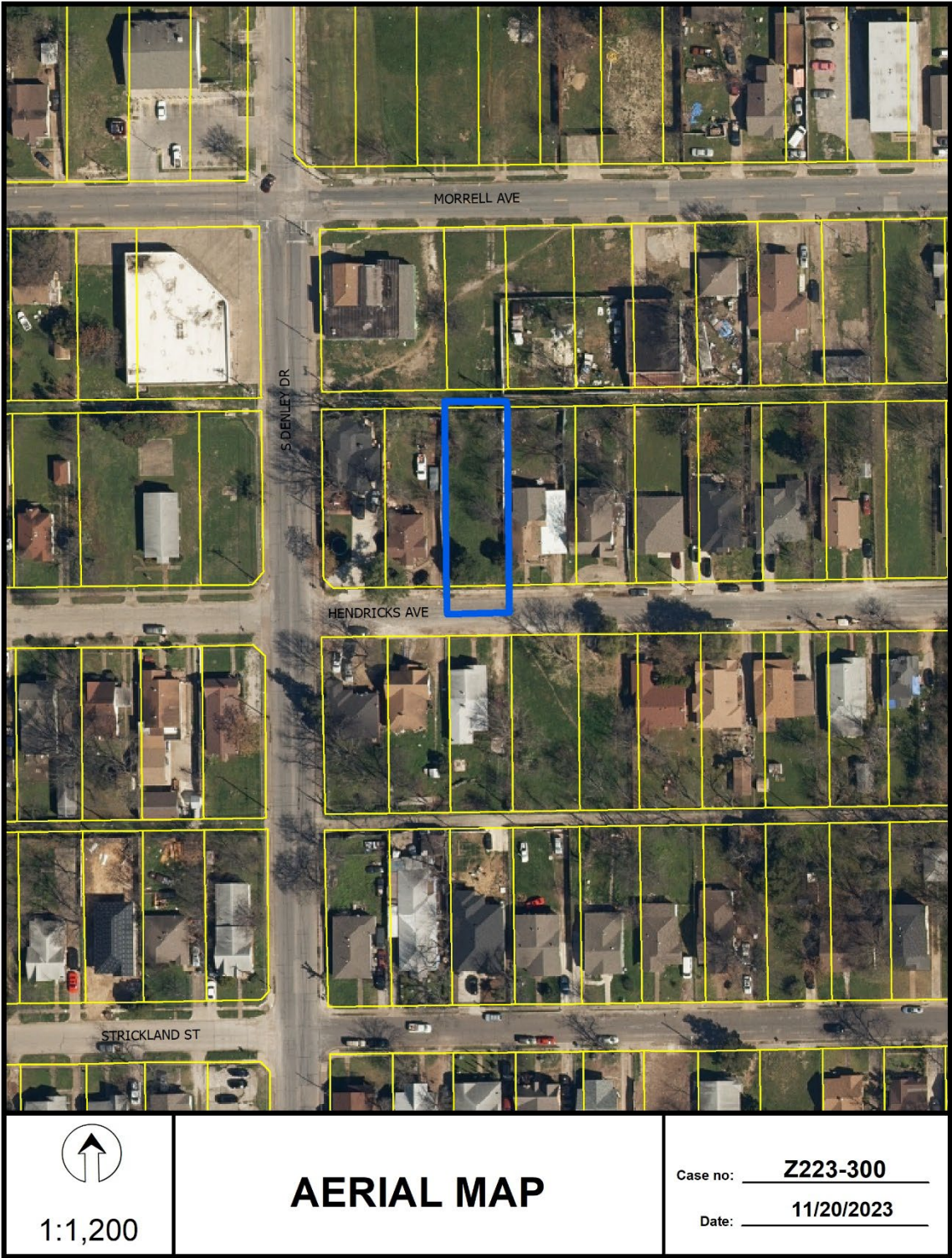
Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex in a TH-3(A) Townhouse District is two spaces per dwelling unit. The applicant would be required to comply with standard parking minimums at permitting.

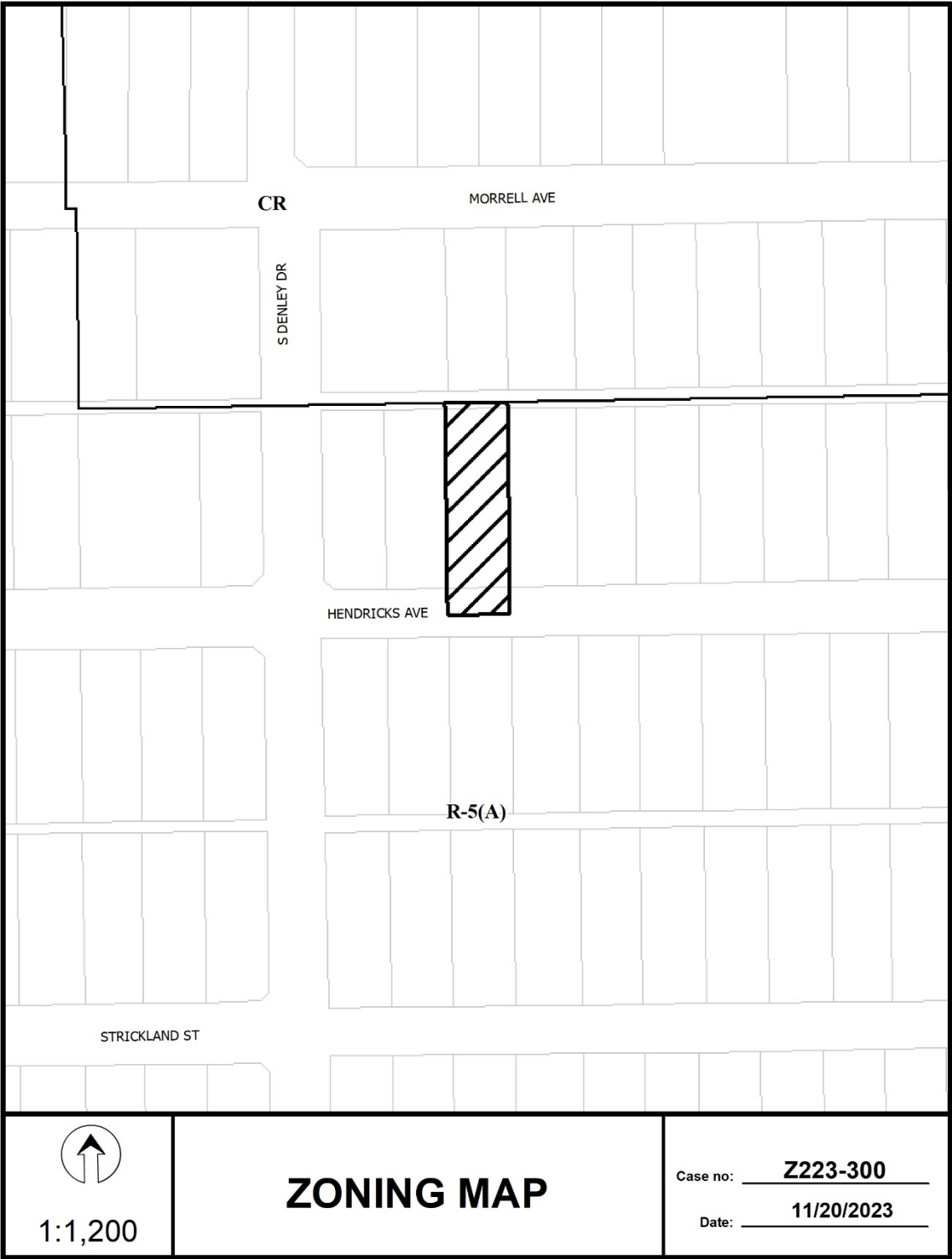
Market Value Analysis:

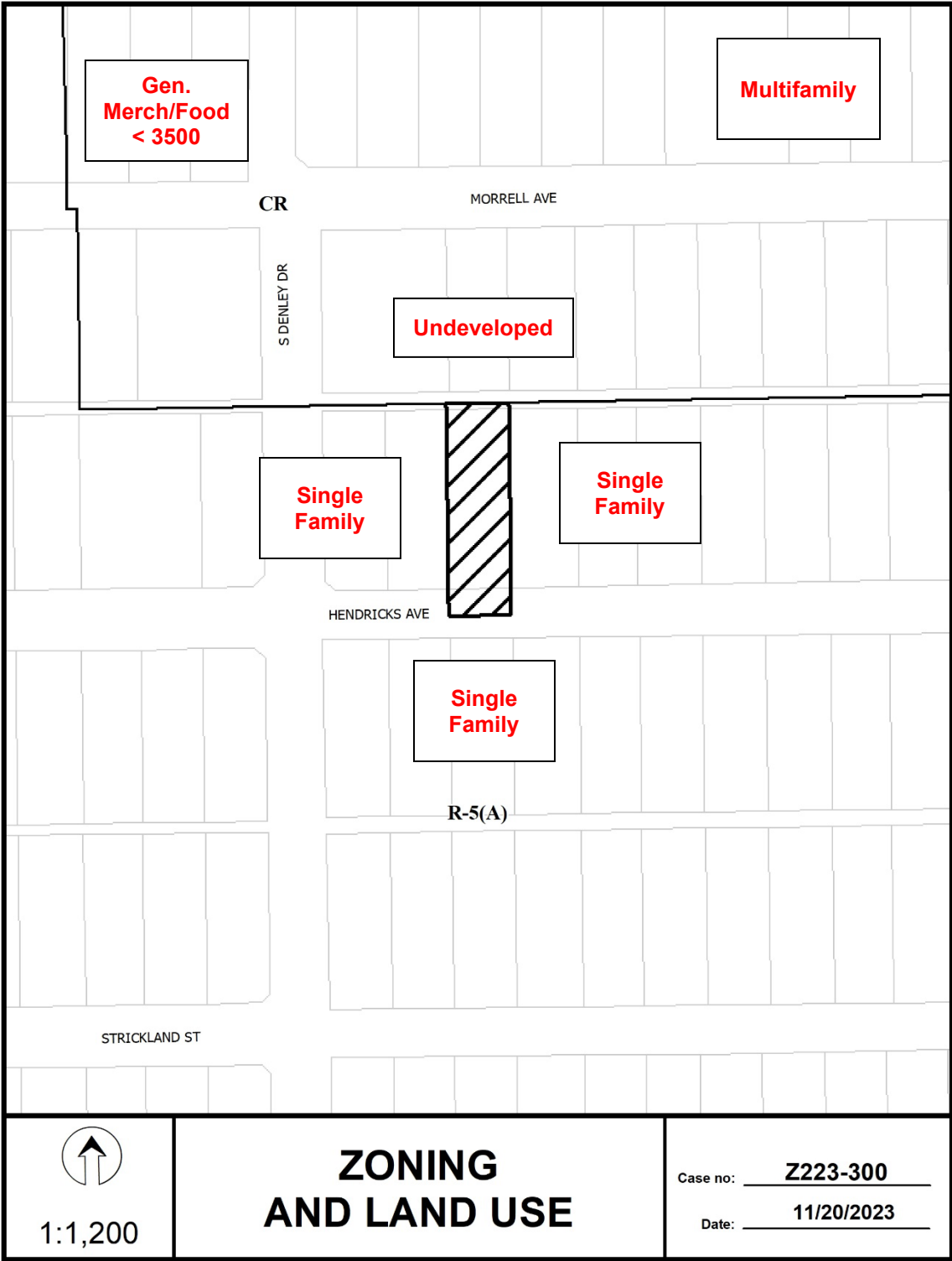
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

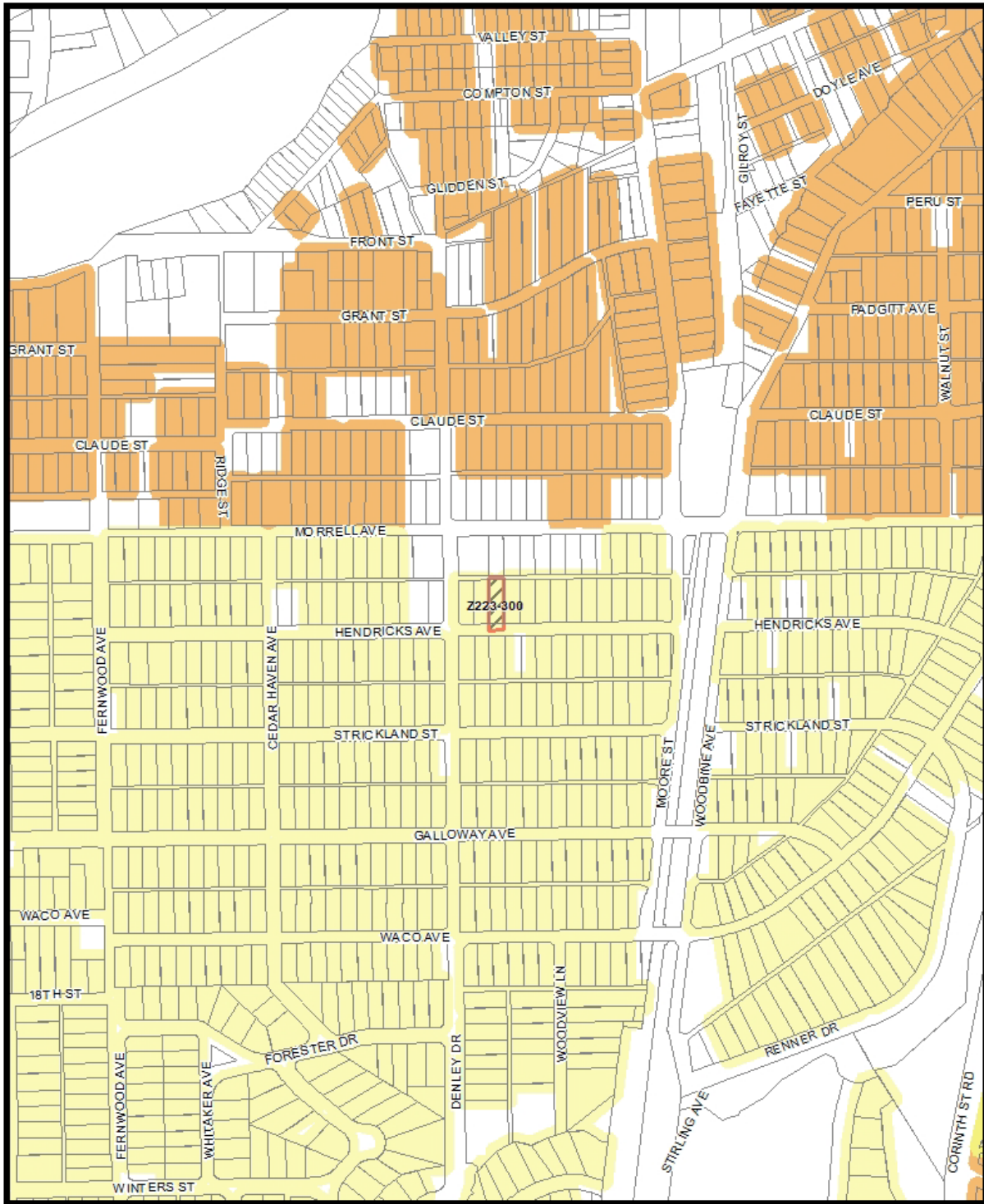
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable 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 “H” MVA area.











Market Value Analysis

A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/20/2023

<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	29	28	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
<p>The number '0' indicates City of Dallas Ownership</p>			
 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">29</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>		<p>Case no: Z223-300</p> <p>Date: 11/20/2023</p>

11/20/2023

Notification List of Property Owners***Z223-300******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1311 HENDRICKS AVE	ROWE JACK GAYLEN &
2	1223 HENDRICKS AVE	MATA ADELFO R ROMERO
3	1224 MORRELL AVE	EJIGU HAILU & ENANU
4	1230 HENDRICKS AVE	SUNDAY ANTWANIQUE S &
5	900 MORRELL AVE	Taxpayer at
6	1310 MORRELL AVE	Taxpayer at
7	1314 MORRELL AVE	Taxpayer at
8	1318 MORRELL AVE	JONES CURTIS LEE
9	1327 HENDRICKS AVE	ORTIZ RUBEN & VERONICA
10	1323 HENDRICKS AVE	MCCALLISTER WILLIE L
11	1319 HENDRICKS AVE	NEW DIMENSION HOMES LLC
12	1315 HENDRICKS AVE	ORTIZ ENRIQUE
13	1307 HENDRICKS AVE	REYES LUIS OMAR
14	1303 HENDRICKS AVE	ZUNIGA TERESA
15	1302 HENDRICKS AVE	INVESTALL INC
16	1306 HENDRICKS AVE	MCCRAY EVA MAE EST OF
17	1310 HENDRICKS AVE	L & TWO 15S INVESTMENTS LLC
18	1314 HENDRICKS AVE	MAYE NOBLE ESTATE OF
19	1318 HENDRICKS AVE	GREER CAMERON
20	1322 HENDRICKS AVE	DONALDSON CROSBY MAE M
21	1326 HENDRICKS AVE	SANDERS LINDA D
22	1319 STRICKLAND ST	CASTILLO ESTEBAN M &
23	1315 STRICKLAND ST	MARTINEZ MONICA
24	1311 STRICKLAND ST	MONCIER DANIEL
25	1307 STRICKLAND ST	LEWIS Z B
26	1303 STRICKLAND ST	HARRISON KENDRICK D

Z223-300(MB)

11/20/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1319 MORRELL AVE	FAIN DELBERT MILTON &
28	1315 MORRELL AVE	VELASQUEZ AGUSTIN
29	1311 MORRELL AVE	CELIS SAUL