

**CITY PLAN COMMISSION**

**THURSDAY, FEBRUARY 20, 2025**

**Planner: Sarah May, AICP**

**FILE NUMBER:** Z245-103(SM) **DATE FILED:** October 4, 2024

**LOCATION:** Southeast line of Elsie Faye Heggins Street, southwest of Myrtle Street (AKA Bexar Street)

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** ~ 6,158 square feet **CENSUS TRACT:** 48113020800

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**OWNER/APPLICANT:** Baig Management Corporation, Nasir Baig – Sole Owner

**REQUEST:** An application for an FRTN F-Residential Transition Subdistrict, on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow one additional dwelling unit (a new duplex) on the undeveloped property.

**STAFF**

**RECOMMENDATION:** Approval.

## BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently comprised of an undeveloped lot with approximately 6,158 square feet of land.
- In 2012, a demolition permit was completed for the removal of a single family home on the subject site.
- The purpose of the request is to rezone the property to a TH-3(A) Townhouse Subdistrict to allow for duplex residential use.

## Zoning History:

There have been no zoning cases in the area in the last five years.

## Thoroughfares/Streets:

Thoroughfare/Street	Function	Dimension and ROW
Elsie Faye Heggins Street	Minor Arterial	M-6-D(A), 100 feet, bike plan

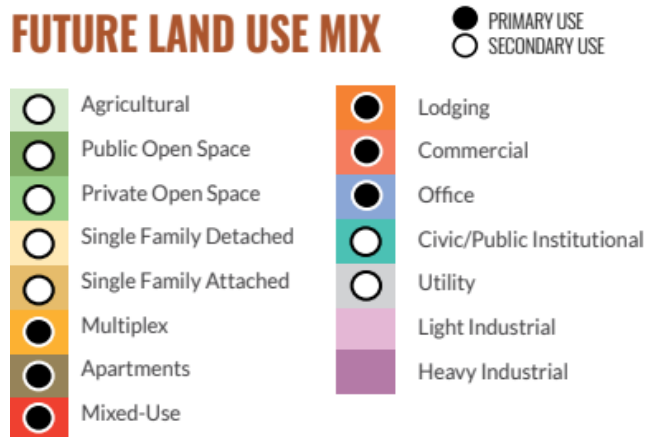
## Traffic:

The Engineering Division of Planning & Development has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

## STAFF ANALYSIS:

### Comprehensive Plan:

The *forwardDallas! The City Council adopted Comprehensive Plan (2.0)* in September 2024 and outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The request is within the Neighborhood Mixed Use (NM) Placetype. The proposed RTN is considered to be compatible with the Neighborhood Mixed Use Placetype



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 595 R-5(A) Subdistrict	Undeveloped
<b>Northwest</b>	PD No. 595 MF-1(A) Subdistrict	Undeveloped and duplex
<b>Northeast</b>	PD No. 595 R-5(A) Subdistrict	Single Family and duplex
<b>Southeast</b>	PD No. 595 R-5(A) Subdistrict	Single Family
<b>Southwest</b>	PD No. 595 R-5(A) Subdistrict	Undeveloped and Single Family

**Land Use Compatibility:**

The above table describes the zoning and land uses of the area of request and the surrounding land uses. There are some newer duplexes beyond the undeveloped lots in the northwest in an MF-1(A) Subdistrict. To the east, south, and west of the property, there are single family and duplex uses in the R-5(A) Subdistrict.

The Dallas Development Code prescribes that the proposed RTN Subdistrict provides single-family and duplex living and is intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods. The RTN district may be a stand-alone district. The RTN district is a low-intensity district.

Additionally, the RTN Subdistrict would limit the area of request to the Manor House, Single Family House, Civic Building, and Open Space Lot development types. Further, since the lot is less than 10,000 square feet and greater than 6,000 square feet in area, a Manor House cannot exceed two units. Therefore, the allowable development types in the proposed RTN are considered to be compatible with the surrounding uses and the Neighborhood Mixed Use Placetype of forwardDallas! (2.0).

**Development Standards:** The following is a comparison chart of the development standards for the current R-5(A) Subdistrict and the proposed FRTN Subdistrict.

District	Setback		Min. Lot Area	Height	Lot Cov.	Primary Uses
	Front	Side/ Rear				
Existing: PD 595 (R-5(A))	20'	5' OTHER: 10'	5,000 sf	30'	45% residential 25% nonres.	Single family
Proposed: PD 595 FRTN	<del>TH: 5/15</del> <del>@70%</del> MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	<del>TH: 5/15</del> MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	<del>1,200 per TH unit,</del> 6,000 for duplex (MH), <del>10,000 for 3-5</del> <del>unit MH,</del> min lot 3,500 sf for single family, 3,000 for Civ, 2,000 for Open Space	2 ½ stories 35' max	80% TH 60% MH, SF, Civ	Allowed Development Types: <del>Townhouse,</del> Manor House, Single Family House, Civic Building, Open Space Lot

~~Strikeouts~~ in the above table show regulations that prevent options due to the lot area of the request site.

Although the front yard setback of the R-5(A) Subdistrict is 20 feet, the existing housing stock on the block appears to be constructed much closer to the front property line. If the site were developed with the existing zoning, a new home must be constructed a minimum of 20 feet from the front property line and would likely be inconsistent with the styles of the existing houses, which are constructed less than 20 feet from the front property line and contain front porches and windows. Although the R-5(A) Subdistrict is in place and surrounds the area of request, an RTN Subdistrict is considered more compatible with the existing housing than what would be developed according to R-5(A) standards.

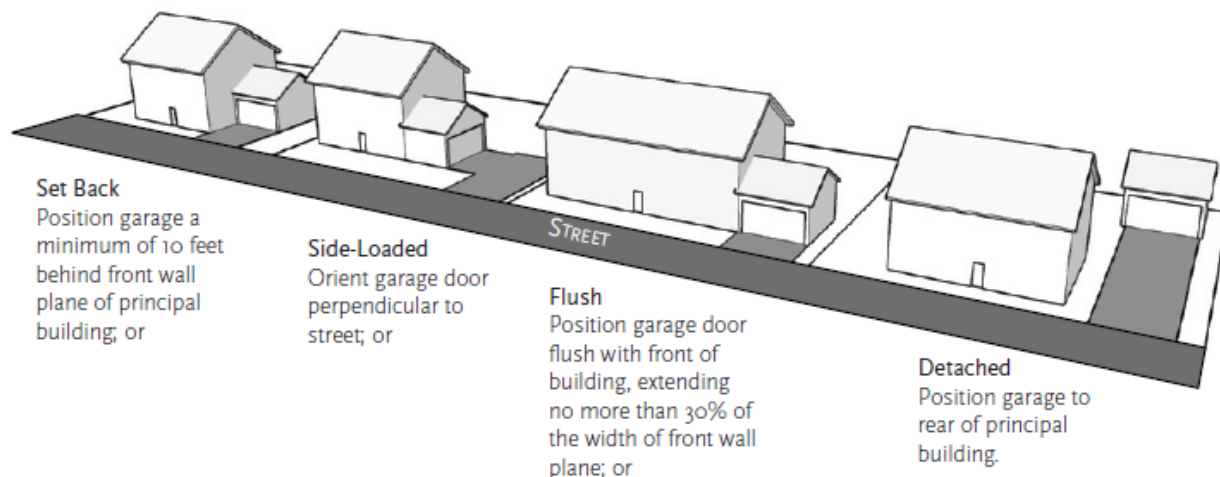
RTN would require that new development on the subject site include 20 percent transparency, a primary entrance on Elsie Faye Heggins, and encourage front porches within the front yard setback to be more in character with the surrounding homes. Although the RTN District would allow an additional dwelling unit than the R-5(A) Subdistrict would not, the standards for a Manor House Development Type would encourage a development that is compatible with the surrounding homes.

Although staff supports the applicant's request for a duplex use to be appropriate for this area as it would fit the existing fabric of the neighborhood, staff recommends the FRTN Subdistrict in lieu of the requested R-5(A) Subdistrict to ensure greater compatibility with the surrounding area, as well as the existing underlying subdistrict of R-5(A). This compatibility is further reflected in the development standards comparison table below.

**Landscaping:** Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, and PD No. 595.

**Parking:** In a TH District, required off-street parking for a single family or a duplex use is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

In an RTN District, 1.5 spaces are required per single-family living unit, or three spaces per duplex and no parking reductions are permitted in the RTN District. Tandem parking is allowed for single-family living if they are both assigned to the same dwelling unit<sup>1</sup>. When no alley is provided, garages must be designed to the following standards for a manor house (e.g. a duplex):

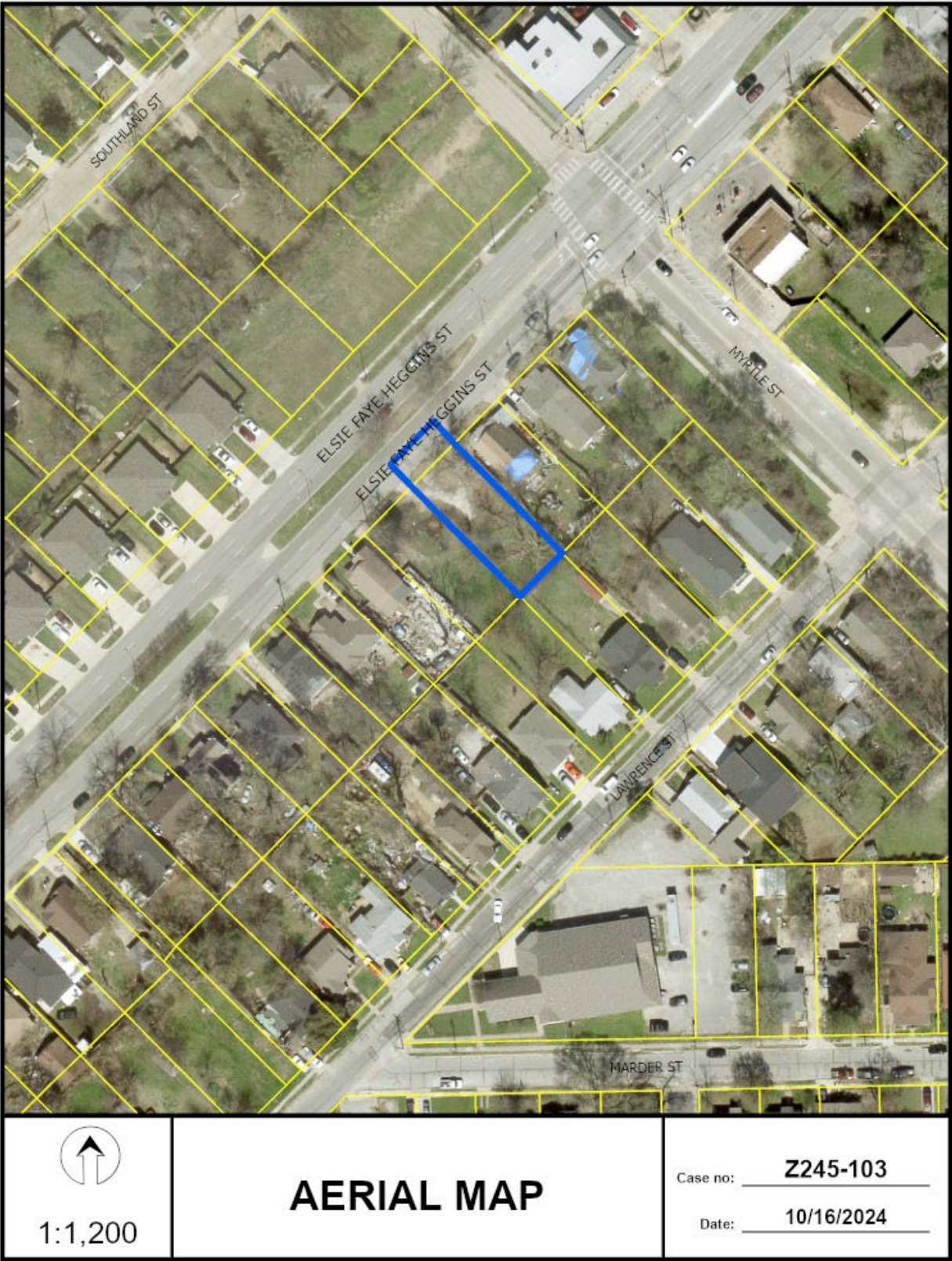


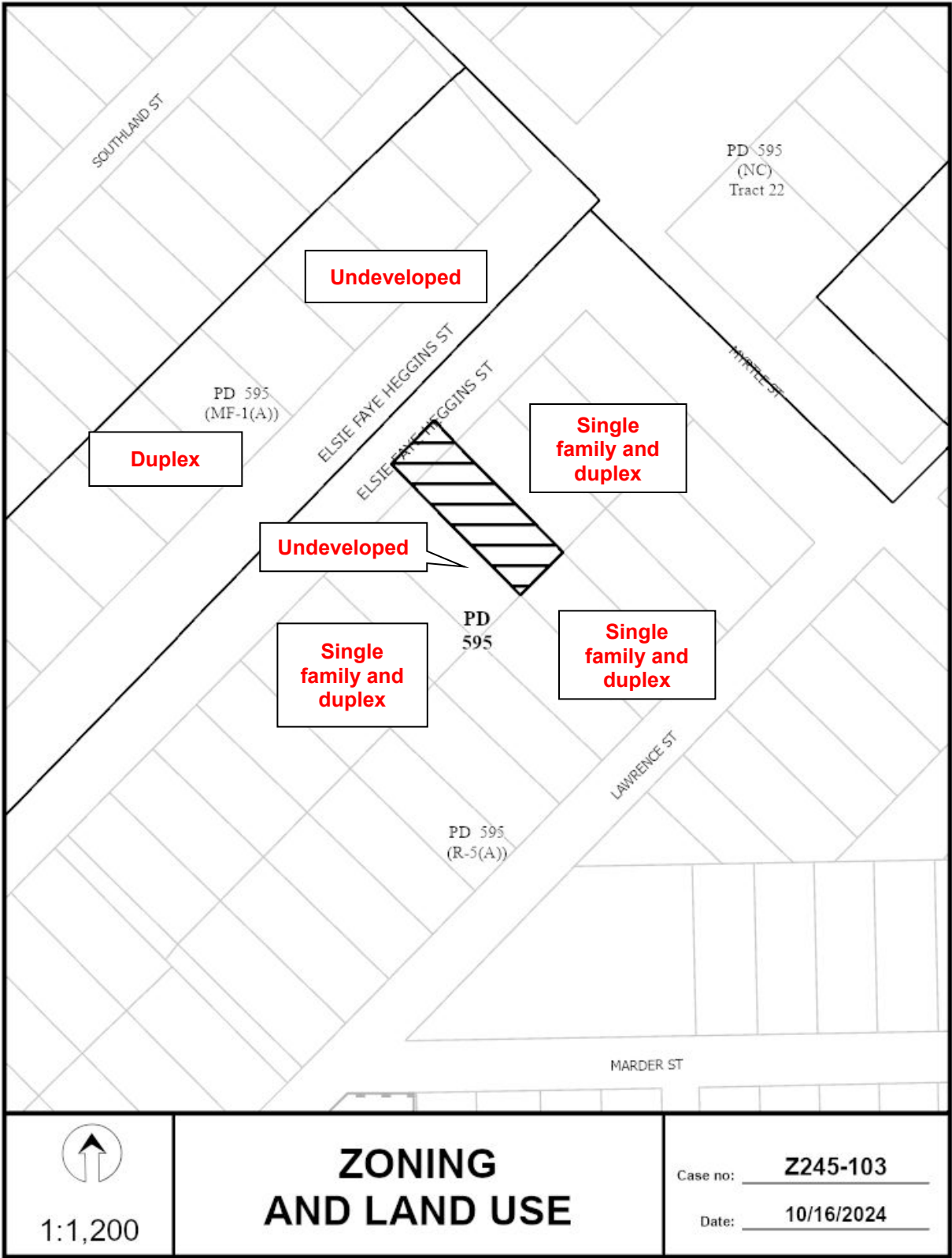
**Market Value Analysis:** Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was 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 in an “H” MVA area. To the north, south, east and west of the site is the “H” MVA area.

<sup>1</sup> Reference Section 51A-113.404(h) of the Dallas Development Code.

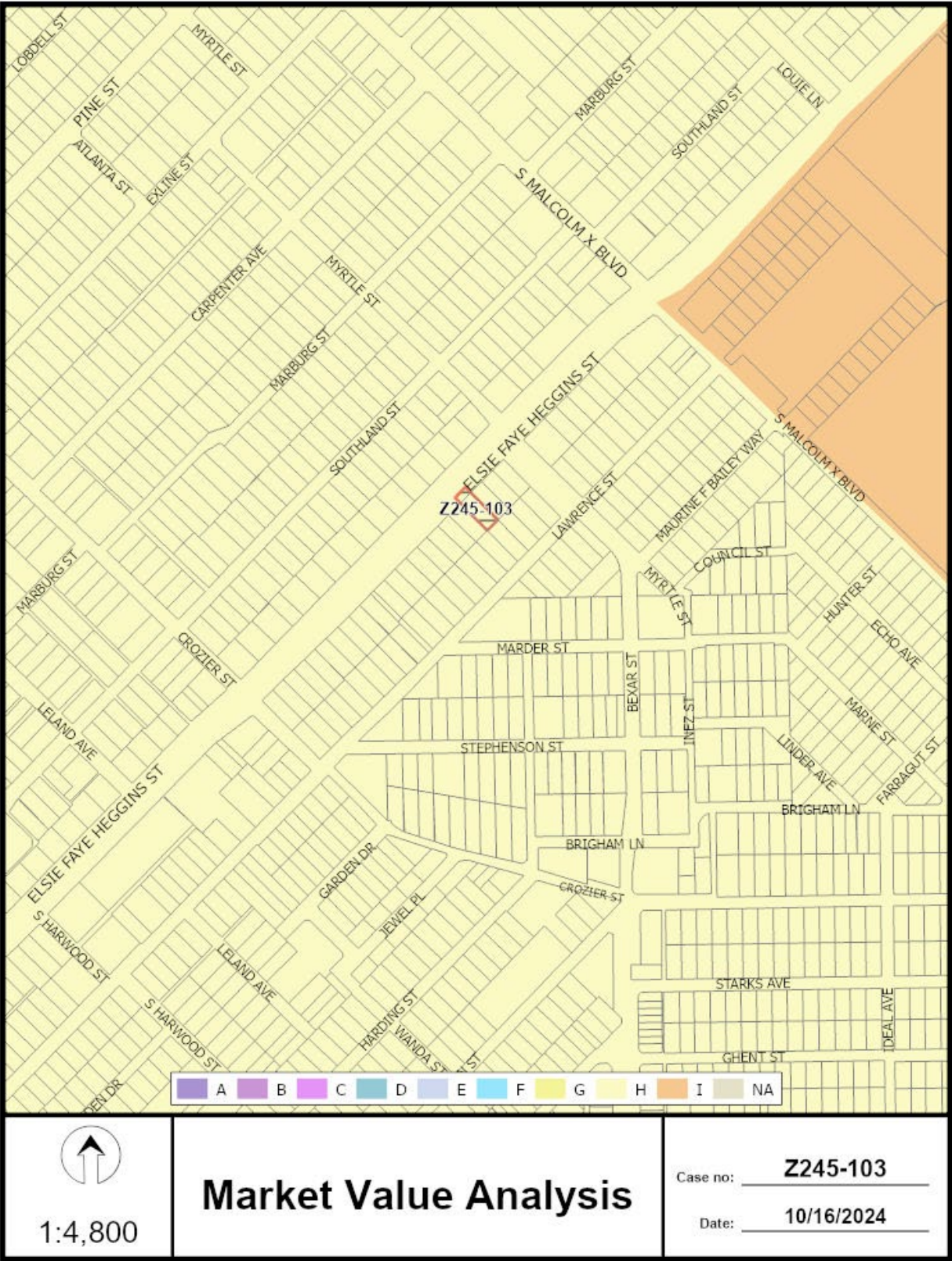


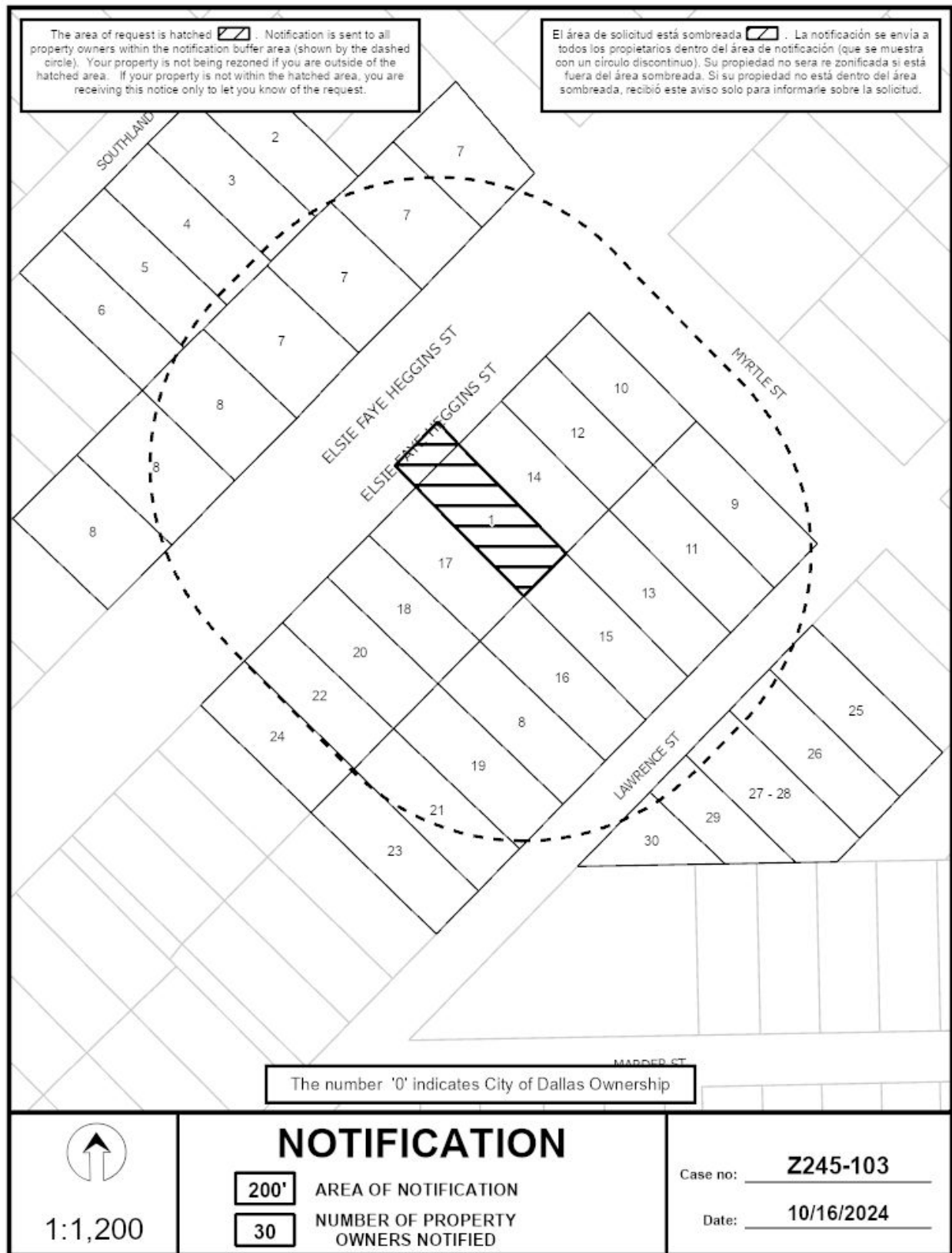












10/16/2024

***Notification List of Property Owners******Z245-103******30 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2632 ELSIE FAYE HEGGINS ST	LONG SULA JR ESTATE OF
2	2640 SOUTHLAND ST	THOMAS FLUTCHER &
3	2638 SOUTHLAND ST	TOPLETZ INVESTMENTS
4	2636 SOUTHLAND ST	LAW ELAINE &
5	2630 SOUTHLAND ST	GARMON ANNIE R
6	2626 SOUTHLAND ST	HUTCHING MARGARET ROSE
7	2685 ELSIE FAYE HEGGINS ST	WEALTHGATES INVESTMENT COMPANY
8	2645 ELSIE FAYE HEGGINS ST	RCGA LLC
9	2647 LAWRENCE ST	GOODJOINT KEITH DOUGLAS &
10	2646 ELSIE FAYE HEGGINS ST	ROSE LILLIE
11	2643 LAWRENCE ST	COLLINS ZOLA MAE
12	2642 ELSIE FAYE HEGGINS ST	WATERS JOEY & SHERRY
13	2637 LAWRENCE ST	COLEMAN LYNDIA CAMERON
14	2638 ELSIE FAYE HEGGINS ST	ANDERSON LASHA D
15	2635 LAWRENCE ST	MAJOR JENNIFER REGAN
16	2631 LAWRENCE ST	JOHNSON HERBIE KAY
17	2630 ELSIE FAYE HEGGINS ST	MP LIMITED HOLDINGS LLC
18	2626 ELSIE FAYE HEGGINS ST	LUGO ROSALIO RUEDA &
19	2623 LAWRENCE ST	MORGAN DONNA COMBS
20	2622 ELSIE FAYE HEGGINS ST	ANDERSON KIMELEE
21	2619 LAWRENCE ST	ZAVALA JOSE JUAN &
22	2618 ELSIE FAYE HEGGINS ST	HUNTER LINDA KENNEDY
23	2615 LAWRENCE ST	MEJIA JOSE RAMON VILLATORO
24	2616 ELSIE FAYE HEGGINS ST	OPENDOOR PROPERTY TRUST I
25	2636 LAWRENCE ST	Taxpayer at
26	2632 LAWRENCE ST	HILL REEDY JORDAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2628 LAWRENCE ST	MILLER EDWIN BARTLEY IV
28	2628 LAWRENCE ST	MILLER EDWIN BARTLEY IV
29	2624 LAWRENCE ST	TOVAR ANA I CASTRO DE
30	2620 LAWRENCE ST	LAWRENCE & MARDER STREET