

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 5, 2026

Planner: Martin Bate

FILE NUMBER: Z-25-000121 **DATE FILED:** September 19, 2025

LOCATION: Northwest corner of McShann Road and Preston Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 25,875 sqft **CENSUS TRACT:** 48113009604

REPRESENTATIVE: Matthew Sheard

OWNER/APPLICANT: Caleb Mann

REQUEST: An application for RTN Residential Transition District on property zoned R-16(A) Single Family District.

SUMMARY: The purpose of the request is to allow residential uses limited to single family and duplex.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-16(A) Single Family District and is developed with a house.
- The applicant wishes to develop the site with denser attached or detached housing.
- The yard, lot, space, and use regulations of R-16(A) Single Family District do not permit the applicant's desired development.
- As such, applicant requests a zoning change to RTN Residential Transition District, which would allow for additional density, while applying standards to the design of new structures.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
McShann Road	Local street	-
Preston Road	Principal Arterial	100 feet

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Route 22, 237

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:

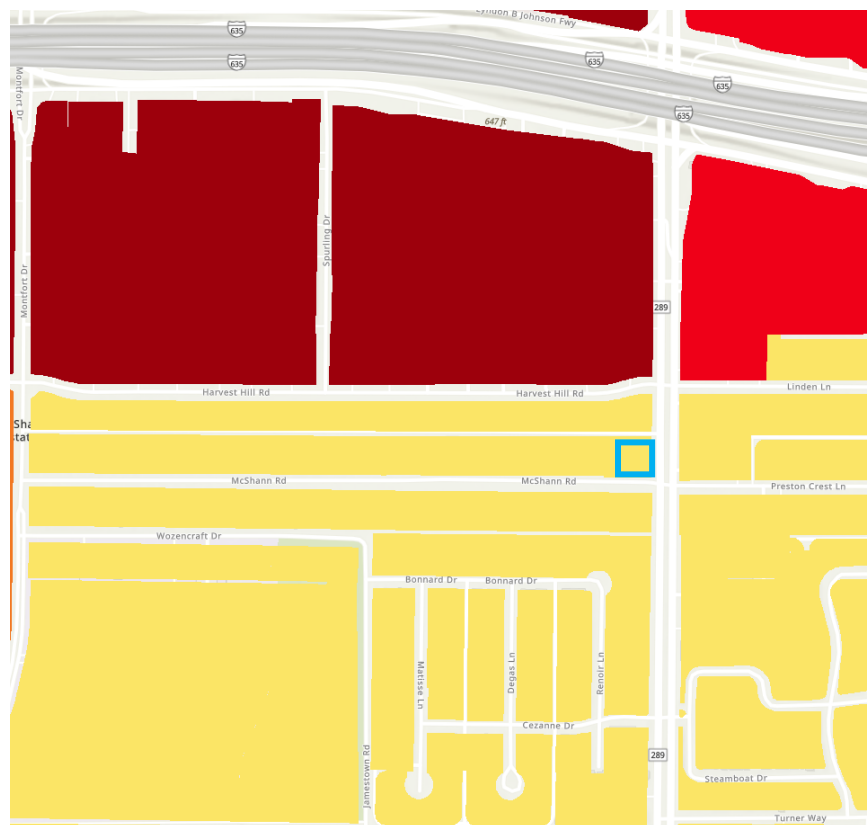
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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. Attached and detached single family, which includes duplexes, is a primary land use in the Community Residential placetype. The location of the site at the corner of a principal arterial supports the proposed use. The RTN Residential Transition District's design standards improve compatibility with surrounding uses, including the requirement for alley-loaded garages.

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.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments..



Legend

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Land Use:

	Zoning	Land Use
Site	R-16(A) Single Family	Single family
North	TH-2(A) Townhouse, MF-1(A) Multifamily	Single family, multifamily
South	R-16(A) Single Family, TH-1(A) Townhouse	Single family
East	NO(A) Neighborhood Office, R-16(A) Single Family	Office, church
West	R-16(A) Single Family	Single family

Land Use Compatibility:

The area of request is developed with one house.

The existing subdivision is an R-16(A) Single Family neighborhood, with large lots typical of such a district. To the north across an alleyway is a TH-2(A) Townhouse District with attached single family housing. South of the subdivision is a development zoned TH-1(A) Townhouse District with detached single family housing. The area of request is in proximity to an RR Regional Retail District with substantial retail and other services, and has access to a major thoroughfare and IH 635.

When evaluating a request for greater density within or in proximity to established neighborhoods, staff considers the compatibility and placement of the site in relation to the particular subdivision and nearby developments. For this request, the location of the site at the corner of a major thoroughfare presents greater compatibility than if it were located in the middle of a local street. The proximity to large employment centers and nearby retail further supports additional density at this location.

The development standards of the RTN Residential Transition District would provide additional compatibility with the surrounding uses. The side yard setback adjacent to single-family districts for the Townhouse and Manor House building types is 10 feet, which mirrors the existing R-16(A) Single Family side yard setback. While the permitted height is 35 feet / 2.5 stories, staff finds that this is not inherently incompatible on the proposed build site, and staff notes that two-story properties are able to be built in an R-16(A) district.

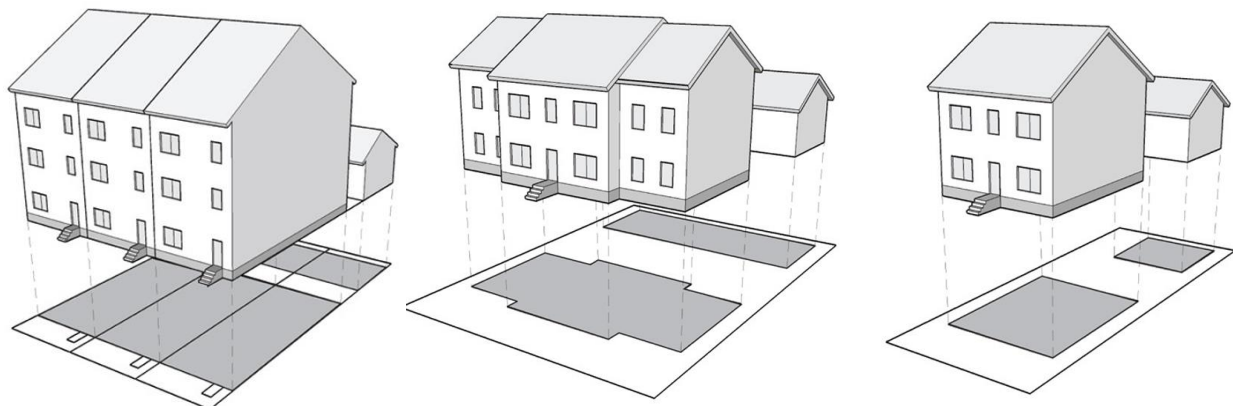
Additionally, the proposed RTN district requires that Townhouse, Manor House, and Single Family building types have garages accessed via alleys, except that Manor House and Single Family building types on a corner lot may utilize a side street for garage access. The configuration of the site is such

that Preston Road would likely be considered the side street, as the frontage along Preston is shorter than along McShann. However, the development code generally prohibits access to a divided thoroughfare from a single family development; therefore, alley access for the garages would be the most feasible solution for any building type.

As such, staff finds that the proposed RTN Residential Transition District is compatible with the surrounding land uses.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type. The restaurant/bar use category and retail sales use category are allowed under the Mixed Use Shopfront (Mu) and Single Story Shopfront (Ss) development types. Below are example images of the Townhouse, Manor House, and Single Family building types. The Manor House type is limited to a duplex under the RTN Residential Transition District.



Examples of Townhouse, Manor House, and Single Family building types

The applicant's proposed use of the site would fall under the residential uses. Following is a comparison table showing differences in the permitted uses between the current R-7.5(A) Single Family District and the proposed RTN District. Blank cells indicate a comparable land use is not specified for that district.

Existing: R-16(A)	Proposed: RTN
<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> None permitted.	<u>Commerce use categories.</u> -- Open space lot, by SUP only: commercial parking

Existing: R-16(A)	Proposed: RTN
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]	<u>Fabrication use categories.</u> None permitted.
<u>Institutional and community service uses.</u> -- Cemetery or mausoleum. [SUP] -- Child-care facility. [See 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster home. [RAR] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Civic use categories.</u> -- Civil building, place of worship
<u>Lodging uses.</u> None permitted.	<u>Commerce use categories.</u> None permitted.
<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	
<u>Office uses.</u> None permitted.	<u>Office use categories.</u> None permitted.
<u>Recreation uses.</u> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.	<u>Civic use categories.</u> -- Open space lot: Park or open space
<u>Residential uses.</u> -- Handicapped group dwelling unit. -- Single family.	<u>Residential use categories.</u> -- Th: single family living -- Mh: single family living (up to duplex) -- Sf: single family living
<u>Retail and personal service uses.</u> None permitted.	<u>Retail use categories.</u> None permitted. <u>Service and entertainment use categories.</u> None permitted.
<u>Transportation uses.</u> -- Private street or alley. [SUP]. -- Transit passenger shelter. [See 51A-4.211]	

Existing: R-16(A)	Proposed: RTN
-- Transit passenger station or transfer center. <i>[SUP]</i>	
<u>Utility and public service uses.</u> -- Electrical substation. <i>[SUP]</i> -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. <i>[SUP]</i> -- Radio, television, or microwave tower. <i>[SUP]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i>	<u>Civic use categories.</u> -- Open space lot: utilities.
<u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i>	

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current R-16(A) District and the proposed RTN District. Included in the RTN column are the development standards applicable to the Townhouse development type. Development standards have been consolidated to indicate what is applicable to the context of this site. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: R-16(A)	Proposed: RTN (Townhouse development type)
Front setback	25' min	Primary street: 5' min / 15' max
Required street frontage		Primary street: 70% min
Parking setback		Primary street: 30' min, side street: 5' min Adj single family district: 10' min
Side setback	10' min	Adj single family district: 10' min
Rear setback	10' min	Adj single family district: 24' min

		Adj multifamily/nonresidential district: 0 or 5' min Adj alley: 5' min
Density / Lot Area Required	7,500 sqft min. lot size	1,200 sqft. min. lot size
Height	30' max	2.5 stories / 35' max
Story height		Ground story: 10' min / 15' max Upper story: 10' min / 15' max
Lot coverage	45% max	80% max
Transparency		Ground story: 30% primary street, 25% side street Upper story: 20% primary/side streets
Entrance		Required on primary street
Blank wall area		Primary street: 30' max
Special standards		Proximity slope*

Landscaping:

Landscaping must be provided in accordance with Article XIII, as amended. One site tree must be provided in the front yard on individually-platted lots.

Parking:

Parking must be provided in accordance with Chapter 51A, with one parking space per dwelling unit under RTN.

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 a "B" MVA area.

List of Officers

Dallas Torah Institute, d.b.a Dallas Area Torah Association

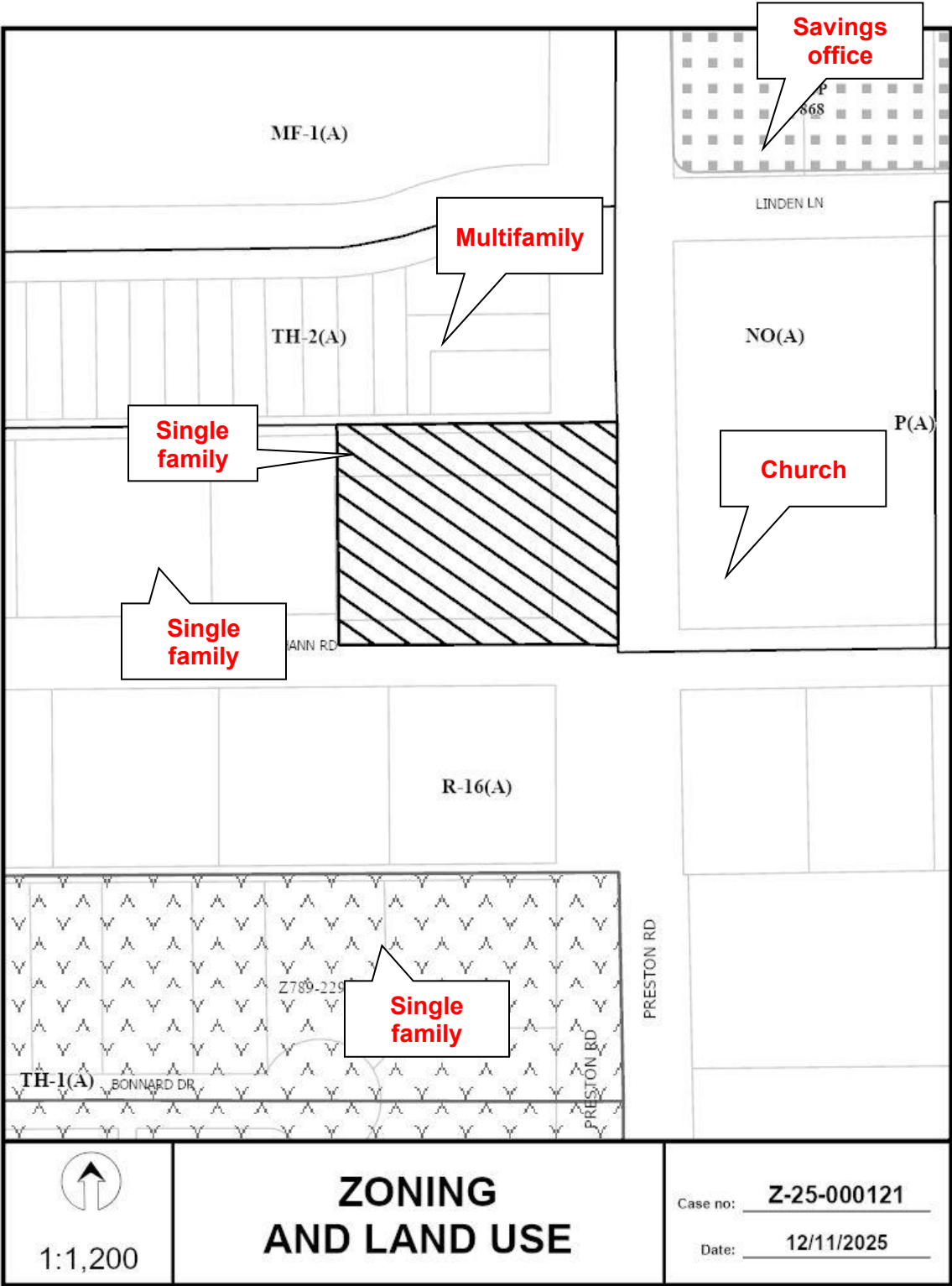
Oscar Rosenberg, President

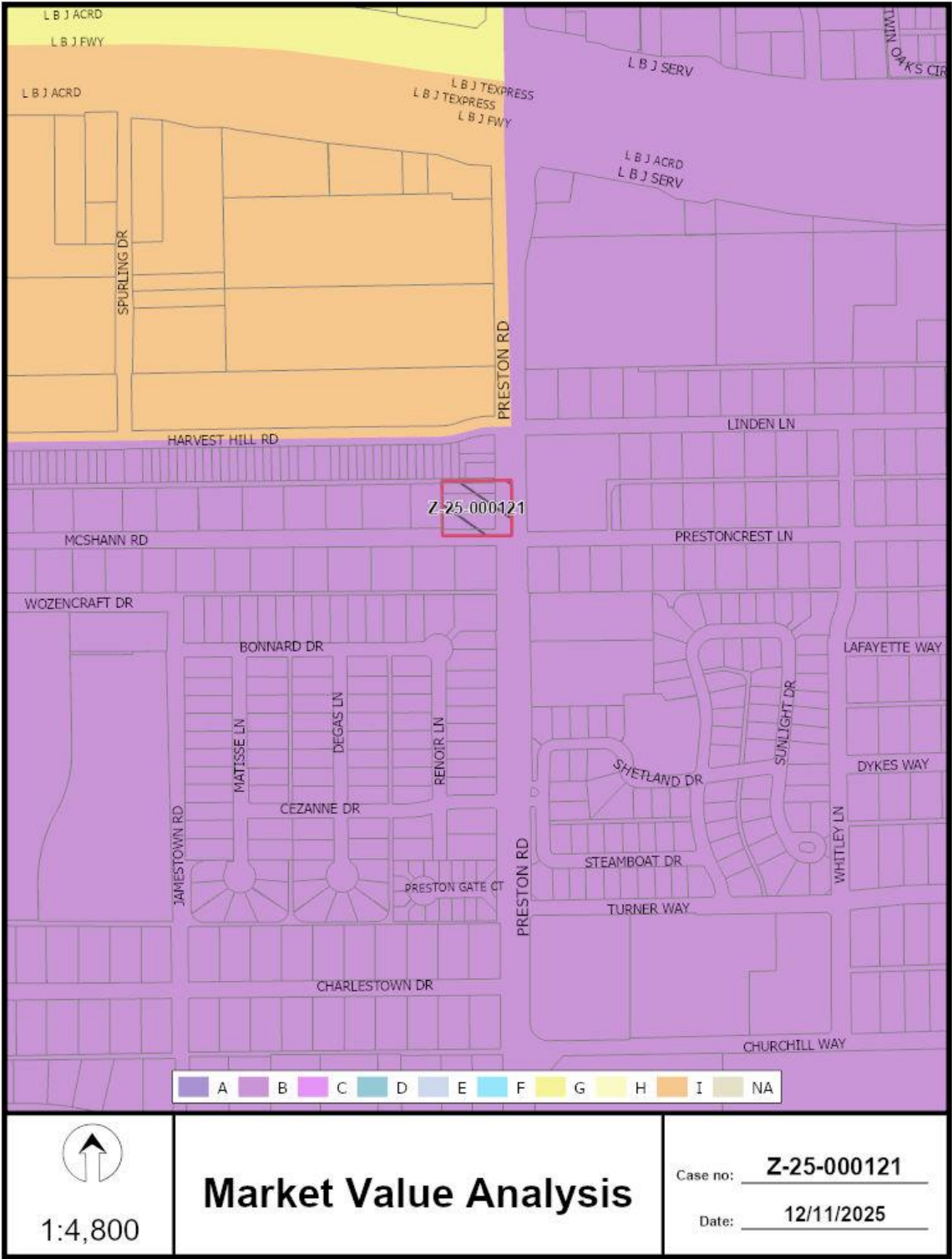
Yehuda Abrams, Director



Jacob Winston, Director

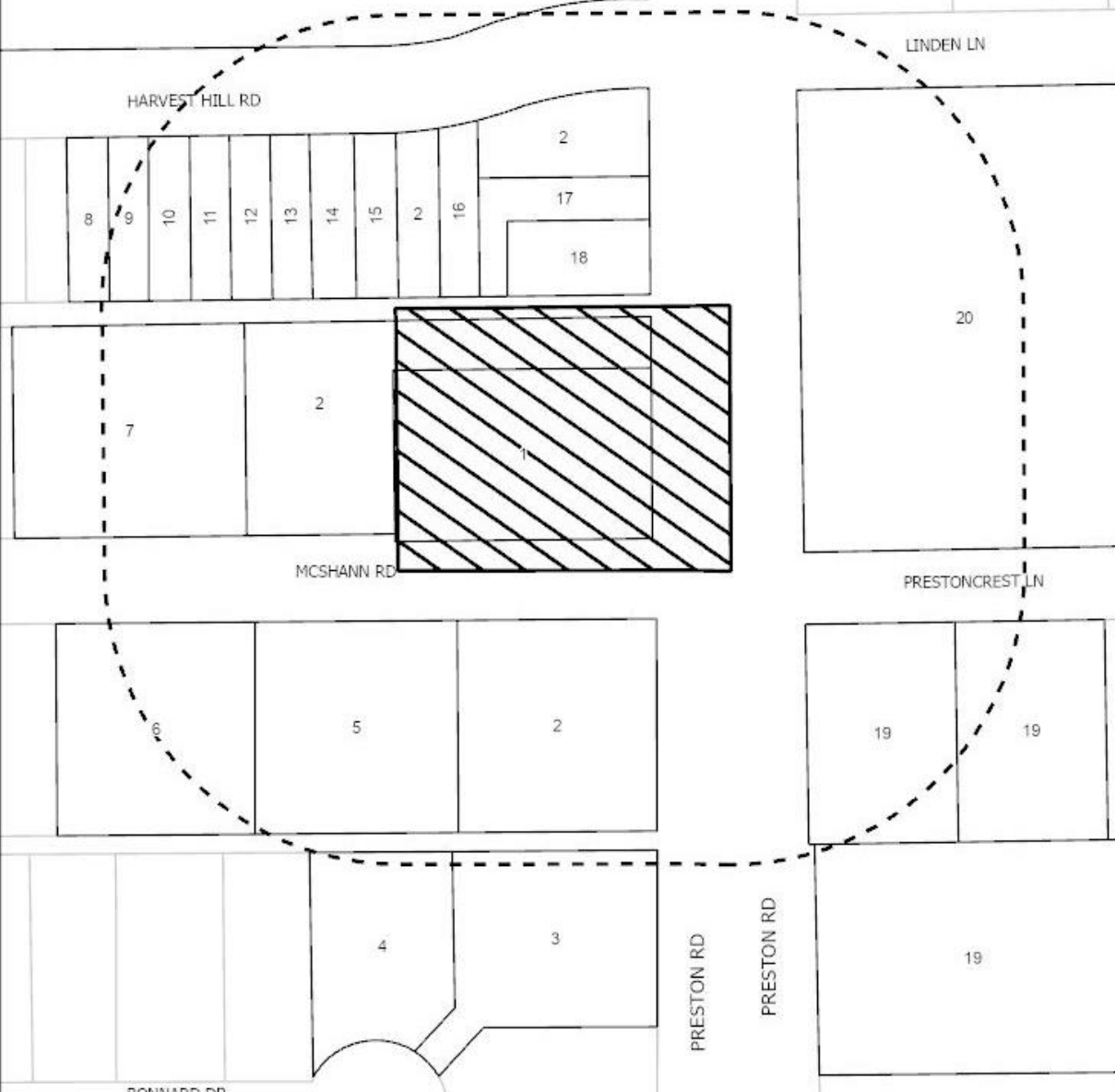









<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>		<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>	
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The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>		Case no: Z-25-000121
	200'	AREA OF NOTIFICATION	Date: 12/11/2025
	104	NUMBER OF PROPERTY OWNERS NOTIFIED	

12/11/2025

Notification List of Property Owners***Z-25-000121******104 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12703 PRESTON RD	CLARK ANNIE EST OF
2	5944 MCSHANN RD	DALLAS AREA TORAH ASSOCIATION
3	5959 BONNARD DR	HARRISON CHRISTINE J &
4	5955 BONNARD DR	KIM JULIAN D & VIVIAN LEE
5	5934 MCSHANN RD	MCCARTY BOBBIE C LIVING TRUST
6	5924 MCSHANN RD	TAUSSIG NICHOLAS
7	5925 MCSHANN RD	CORTAS LINDA J
8	5916 HARVEST HILL RD	DAVIS HARLAN
9	5918 HARVEST HILL RD	DIEROLF CAROLYNN L
10	5920 HARVEST HILL RD	GEZZ DAVID
11	5922 HARVEST HILL RD	ECHEVERRIA MARIA ESTELA &
12	5924 HARVEST HILL RD	GABBAY GIL
13	5926 HARVEST HILL RD	ATTAL ALBERT A
14	5928 HARVEST HILL RD	GELLER HERMANN & ANITA
15	5930 HARVEST HILL RD	FRIED RANDALL
16	5934 HARVEST HILL RD	JUNIPER TRUST THE
17	12721 PRESTON RD	BENJAMIN DIANE & JEROME F
18	12719 PRESTON RD	MOYAL DANIEL & VICTORIA
19	12602 PRESTON RD	PRESTONCREST CHURCH OF CHRIST
20	12700 PRESTON RD	PRESTONCREST CHURCH OF CHRIST
21	5801 HARVEST HILL RD	MANCILLA FRANCISCO
22	5801 HARVEST HILL RD	MANCILLA SERGIO F
23	5801 HARVEST HILL RD	CEDER KELLY
24	5805 HARVEST HILL RD	LEWALLEN ANDREE
25	5805 HARVEST HILL RD	MARROQUIN DORA E
26	5807 HARVEST HILL RD	VERVECKKEN VERRUSCHKA &

12/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5805 HARVEST HILL RD	GUIRGUIS YOUSRY Y
28	5805 HARVEST HILL RD	PHANHPHENG SONESAMRETH
29	5807 HARVEST HILL RD	K J PPTIES
30	5807 HARVEST HILL RD	GILLEPSIE JONATHAN
31	5809 HARVEST HILL RD	SALAZAR YOLANDA
32	5809 HARVEST HILL RD	ON INVESTMENTS LLC
33	5809 HARVEST HILL RD	GAYTAN JOSE & PATRICIA
34	5809 HARVEST HILL RD	VARGAS MARTHA ALICIA MOLINA
35	5811 HARVEST HILL RD	KURILECZ BARBARA W
36	5811 HARVEST HILL RD	PARKER NANCY
37	5815 HARVEST HILL RD	DUCKHAM PAUL W & LISA D
38	5815 HARVEST HILL RD	CASON JANET E TRUST
39	5819 HARVEST HILL RD	ASHLEY DAVID WILLIAM &
40	5819 HARVEST HILL RD	MCSPADDEN JOHN
41	5811 HARVEST HILL RD	LOCKE PROPERTIES TEXAS LLC
42	5815 HARVEST HILL RD	ESTRADA BLANCA
43	5815 HARVEST HILL RD	SAADIA EFRAIM & PARKER NANCY
44	5817 HARVEST HILL RD	SAADIA EFRAIM &
45	5817 HARVEST HILL RD	MALINA EUGENE
46	5819 HARVEST HILL RD	GUTIERREZ ENRIQUETA & LUIS
47	5819 HARVEST HILL RD	CUMLEY JAMES M
48	5823 HARVEST HILL RD	K J PROPERTIES INC
49	5823 HARVEST HILL RD	MUSSO FAMILY
50	5821 HARVEST HILL RD	1397 EAST 7TH ST RESIDENCE TR
51	5821 HARVEST HILL RD	HERNANDEZ BENITO F JR &
52	5823 HARVEST HILL RD	FATHY ERIK
53	5823 HARVEST HILL RD	BAR OR ILAN LEVI & DAFNA ZOR
54	5831 HARVEST HILL RD	EDUARDO SCHWARTZ TRUST
55	5831 HARVEST HILL RD	LONGYEAR ANDREW H
56	5833 HARVEST HILL RD	NORMAN DAISY M
57	5833 HARVEST HILL RD	BOMIER JOANN

12/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5901 HARVEST HILL RD	CORONADO MARCO ANTONIO
59	5903 HARVEST HILL RD	OVIEDO DAVID M
60	5903 HARVEST HILL RD	MOYAL HANNA
61	5833 HARVEST HILL RD	K J PROPERTIES INC
62	5833 HARVEST HILL RD	PROPERTY MGMT INTEGRATION INC
63	5901 HARVEST HILL RD	SCHONFELD REVOCABLE TRUST
64	5901 HARVEST HILL RD	ELBAZ OREN
65	5903 HARVEST HILL RD	BOREJDO JULIAN
66	5907 HARVEST HILL RD	ON INVESRMENTS LLC
67	5907 HARVEST HILL RD	BARIKE SHIMON
68	5909 HARVEST HILL RD	VAZQUEZ JUAN MANUEL ENRIQUEZ &
69	5907 HARVEST HILL RD	BLANKE TANA L
70	5909 HARVEST HILL RD	AYUB NIGHAT
71	5909 HARVEST HILL RD	GARCIA FRANCISCO &
72	5915 HARVEST HILL RD	RIVAS RICARDO
73	5915 HARVEST HILL RD	LINCH JAVAN
74	5915 HARVEST HILL RD	STANLEY NEVA LEE
75	5915 HARVEST HILL RD	ON INVESTMENTS LLC
76	5917 HARVEST HILL RD	AGAYOV SHULAMIT
77	5919 HARVEST HILL RD	CHHIM CHANSOPHEAP
78	5919 HARVEST HILL RD	MCD INVESTMENT INC
79	5921 HARVEST HILL RD	LAUTEN MICHAEL B
80	5921 HARVEST HILL RD	ROMERO CARLOS J
81	5923 HARVEST HILL RD	VAZQUEZ MARIA DELAPAZ
82	5923 HARVEST HILL RD	AGAYOV ZEHAVIT
83	5917 HARVEST HILL RD	AGAIOV SHLOMO
84	5919 HARVEST HILL RD	ZARUM NETANEL YEHUDA
85	5919 HARVEST HILL RD	BELMAREZ JAY F
86	5921 HARVEST HILL RD	1397 EAST 7TH STREET TR
87	5921 HARVEST HILL RD	LIWAG NOAH ABILLE
88	5923 HARVEST HILL RD	MASCARI DONATELLE L

12/11/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5923 HARVEST HILL RD	HAGHIGHAT MOE
90	5925 HARVEST HILL RD	HARKNESS EVE
91	5927 HARVEST HILL RD	MAGNOLIA CF VENTURES LLC
92	5927 HARVEST HILL RD	AVEDCISSIAN ROBERT
93	5933 HARVEST HILL RD	KIBLAWI LIVING TRUST
94	5935 HARVEST HILL RD	RICE HERBERT E TR ET AL
95	5935 HARVEST HILL RD	HOLBROOK JEREMY
96	5927 HARVEST HILL RD	MAGNOLIA CF VENTURES LLC
97	5927 HARVEST HILL RD	PORRAS EDITH
98	5933 HARVEST HILL RD	COLEMAN JULIUS
99	5935 HARVEST HILL RD	GREES IVON R
100	5931 HARVEST HILL RD	MORALES HERMENEGILDO A
101	5931 HARVEST HILL RD	GONZALEZ BLANCA DELIA
102	5931 HARVEST HILL RD	ZARRE EBRAHIM REZAI
103	5931 HARVEST HILL RD	BANDJ INNOVATIONS LLC
104	5937 HARVEST HILL RD	ABLON RACHELLE ELAINE