

CITY PLAN COMMISSION

THURSDAY, September 5, 2024

Planner: Liliana Garza

FILE NUMBER: Z234-207(LG) **DATE FILED:** April 11, 2024

LOCATION: Southwest corner of Greenville Avenue and Old Greenville Road, south of Forest Lane and north of Royal Lane

COUNCIL DISTRICT: 10

SIZE OF REQUEST: Approx. 0.852 acres **CENSUS TRACT:** 48113007805

APPLICANT: Mark Weatherford

OWNER: Crew of Two, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a single family townhouse development.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On August 8, 2024, the City Plan Commission held this item under advisement to September 5, 2024

BACKGROUND INFORMATION:

- The area of request is currently undeveloped.
- The applicant is proposing to develop the site with nine detached residential homes; therefore, they are requesting a TH-3(A) District.
- The applicant has also volunteered deed restrictions that would 1) limit the property to a maximum of nine dwelling units, 2) require a minimum side yard of three feet, 3) limit a maximum height of 30 feet, and 4) limit maximum of stories above grade to two stories.
- Staff recommends a base TH-3(A) District because the deed restrictions as proposed do not offer significant regulatory oversight beyond the base district.
- On August 8, 2024, the City Plan Commission held this item under advisement to September 5, 2024. No changes have been made to the request since the last hearing.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-311:** On March 9, 2022, the City Council approved an application to amend Planned Development District No. 393, subject to a subarea map, a conceptual plan, and conditions on the northwest corner of Greenville Avenue and Old Greenville Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Greenville Avenue	Principal Arterial	100 feet Bike Plan
Old Greenville Road	Local Street	50 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible for traffic signal upgrades as it continues through the development review process.

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 is consistent 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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

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

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

Policy 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

GOAL 5 EXPAND HOMEOWNERSHIP

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

Area Plans

District 10 Land Use Study was adopted by City Council in June 2006. Council District 10 is an area generally defined as Northeast Dallas and is bound by the Dallas City Limits to the north and east, Northwest Highway to the south, and U.S. Highway 75 and the White Rock Greenbelt to the west. The focus of the District 10 community is the enhancement of community assets and enhancement of future community growth, while maintaining the attributes that make District 10 an attractive community. Community goals focus on:

- Goal 1: Establish a Plan for District 10 Supporting the Vision for Northeast Dallas Communities.
- Goal 2: Support Development that Promotes the Community Vision
- Goal 3: Encourage Economic Investment
- Goal 4: Improve Community Infrastructure

The applicant's request is consistent with the goals of *District 10 Land Use Study*. The proposed use encourages owner-occupied residential development for a diversity of incomes and lifestyle needs.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Undeveloped
North	Subarea 2 within PD No. 383	Under construction (single family)
East	R-7.5(A) Single family	Single family
South	R-7.5(A) Single family	Single family
West	R-7.5(A) Single family	Single family

Land Use Compatibility:

The area of request is an approximately 0.852 acres undeveloped parcel. It is currently zoned R-7.5(A) Single Family District. Properties to the east, south, and west are developed with single family uses under R-7.5(A) District. North of the site there is a property under construction with single family under Planned Development No. 383.

The applicant proposes a TH-3(A) Townhouse District to permit development of nine detached residential homes. Staff finds that the requested district and proposed development are compatible with the surrounding land uses. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

In addition to the request for a TH-3(A) District, the applicant has volunteered deed restrictions that would further restrict development of the property and require development to be compatible in appearance with surrounding uses. The applicant's volunteered deed restrictions would 1) limit the property to a maximum of nine dwelling units, 2) require a minimum side yard of three feet, 3) limit a maximum height of 30 feet, and 4) limit maximum of stories above grade to two stories.

Although the request TH-3(A) District would be different from surrounding zoning districts, the proposed single family land use is compatible with the surrounding uses. Additionally, the applicant's request will create additional housing options within the area in proximity to nearby goods, services, and area schools and therefore, staff supports the proposed TH-3(A) District request.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed TH-3(A) District.

District	Setback		Density	Height	Lot Cvrg.	Primary Use
	Front	Side/Rear				
Existing: R-7.5(A)	25 ft.	SF: 5 ft. Other: Side: 10 ft. Rear: 15 ft.	1/7,500 sq. ft	30 ft.	45% Res. 25% Nonres.	Single family
Proposed: TH-3(A)	0 ft.	SF: 0 ft. ¹ Duplex: Side: 5 ft. Rear: 10 ft. Other: 10 ft.	Min. Lot: 2,000 sq. ft. Min. Lot (Duplex): 6,000 sq. ft. 12 du/acre ²	36 ft. ³	65% Res. 25% Nonres.	Single family

¹Applicant has volunteered deed restrictions that would require a minimum side yard of three feet.

²Applicant has volunteered deed restrictions that restrict the property to a maximum of nine dwelling units.

³Applicant has volunteered deed restrictions that limit the maximum height to 30 feet.

³Applicant has volunteered deed restrictions that limit the maximum stories to two stories.

Land Use Comparison

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-7.5(A)	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
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 bus station and terminal		
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)		
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	★	★

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
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		
Public school or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
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

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
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		
Alcoholic beverage establishments.		
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		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
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		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
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 must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, off-street parking requirement for single family in the TH District is one space. 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 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 currently within an “E” MVA area.

Z234-207(LG)

List of Officers

Crew of Two, LLC

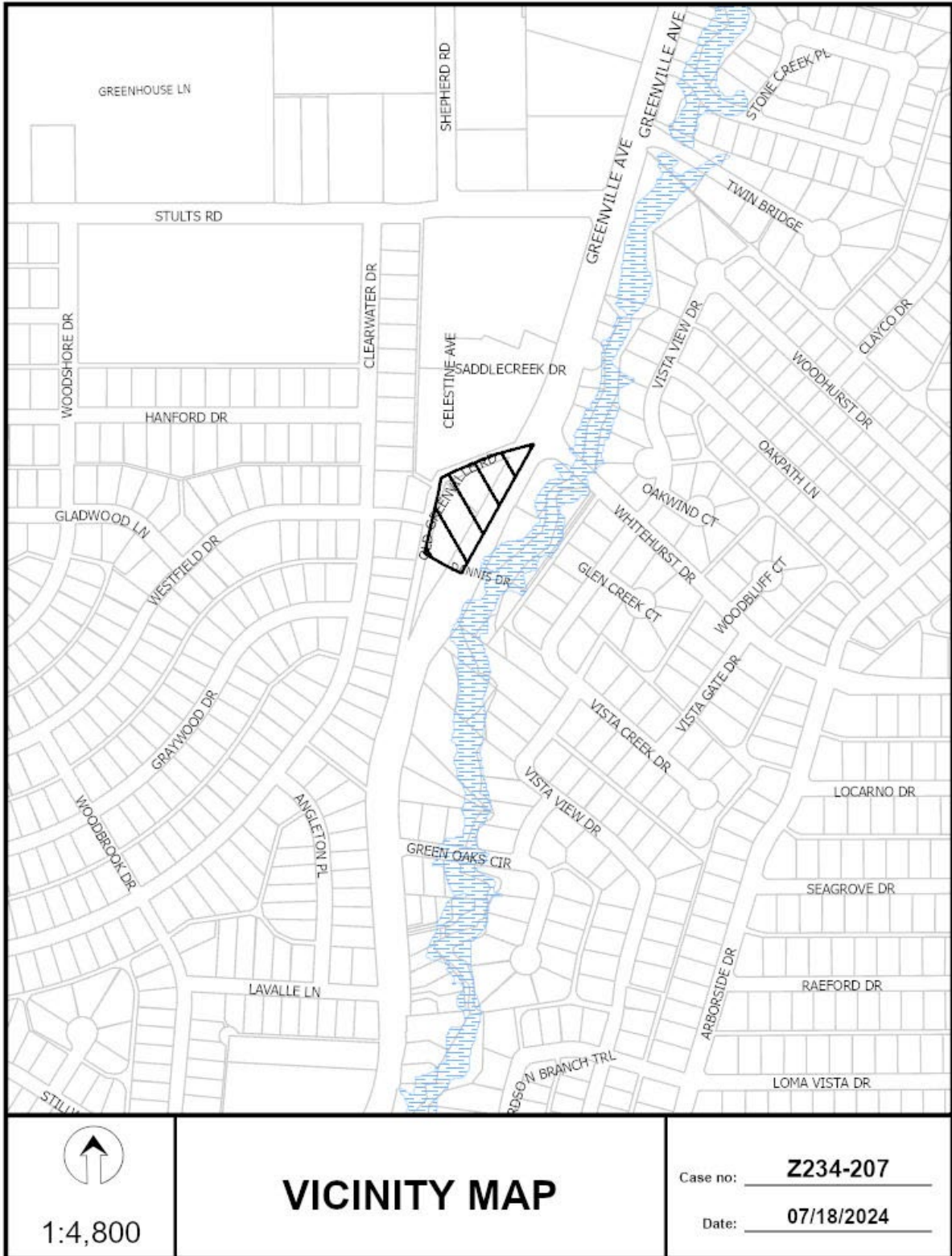
Jean Smith, Managing Member

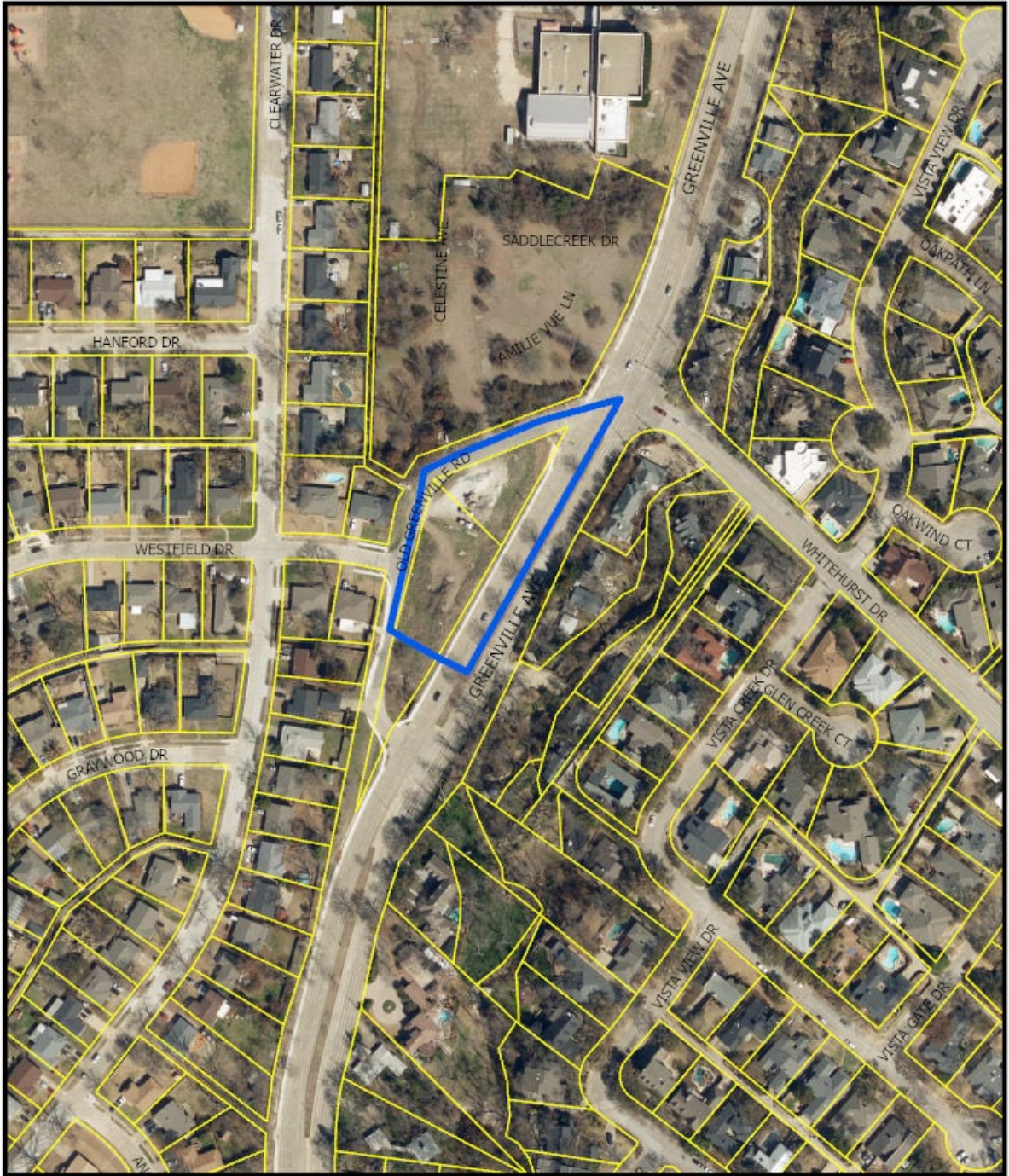
Pamela Smith, Managing Member

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

- (1) For Single family uses, maximum number of dwelling units is nine.
- (2) Minimum side yard is three feet.
- (3) The maximum structure height is 30 feet. Ordinary projections listed in 51A-4.408 of the Dallas Development Code may exceed the maximum height by 12 feet.
- (4) Maximum number of stories above grade is two.



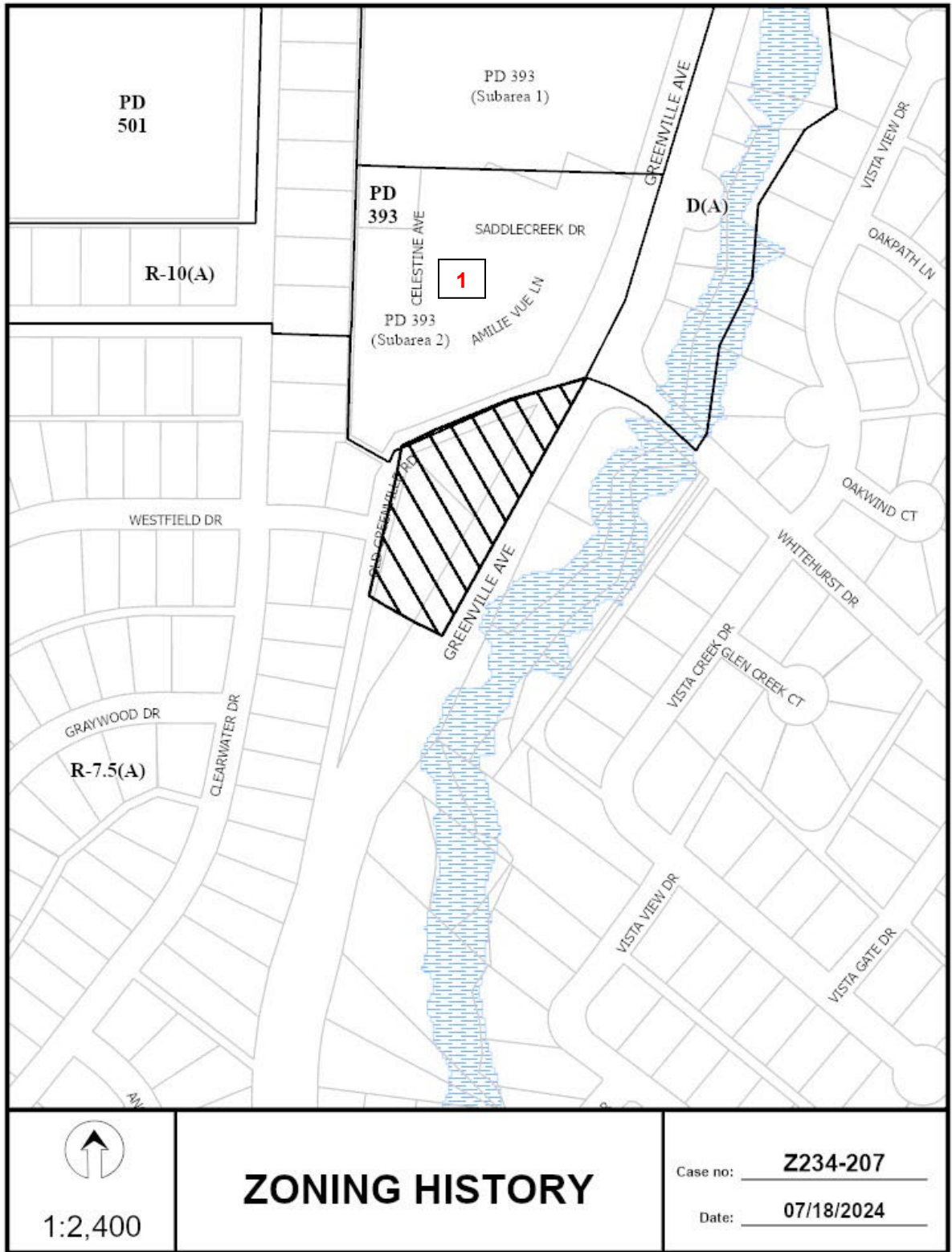


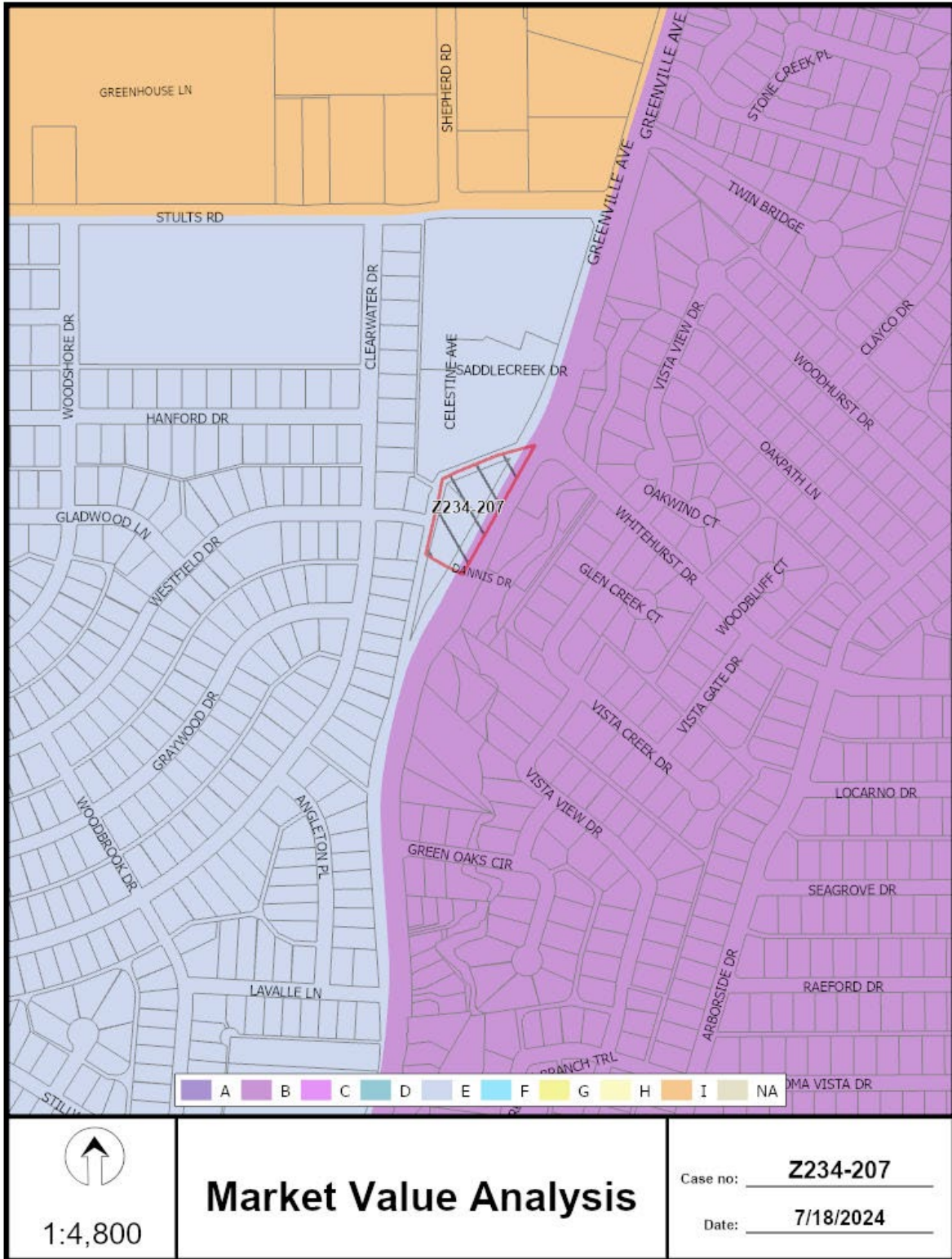
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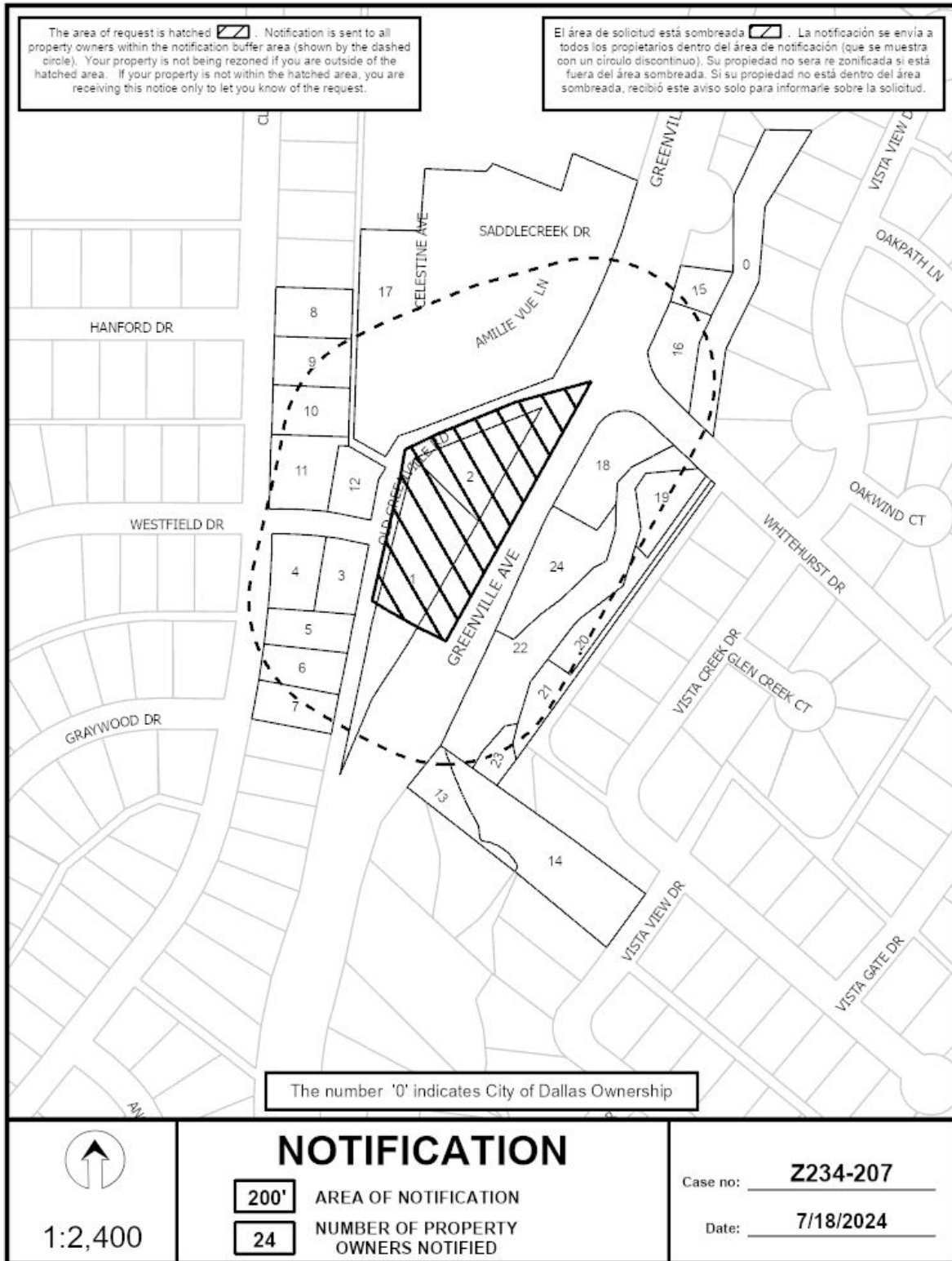
AERIAL MAP

Case no: Z234-207

Date: 07/18/2024







07/18/2024

Notification List of Property Owners***Z234-207******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9239 GREENVILLE AVE	TEXAS STATE OF
2	9239 GREENVILLE AVE	CREW OF TWO LLC
3	8808 WESTFIELD DR	BUHR KATHRYN C
4	8804 WESTFIELD DR	GALLEGLY LAUREN & JOE LANE II
5	9162 CLEARWATER DR	SMITH DAVID & LAURA
6	9156 CLEARWATER DR	HOBAN YVONNE A
7	9152 CLEARWATER DR	MAXFIELD JAMES
8	9306 CLEARWATER DR	LOVELACE LYNLEY D
9	9228 CLEARWATER DR	JONES GAVIN & CAMILLE
10	9220 CLEARWATER DR	Taxpayer at
11	8805 WESTFIELD DR	CHATFIELD JOANN
12	8809 WESTFIELD DR	HOOD STUART & ERICA
13	9130 GREENVILLE AVE	Taxpayer at
14	8811 VISTA VIEW DR	ANDERSON TODD
15	9316 GREENVILLE AVE	UN KASAI
16	9308 GREENVILLE AVE	MCGEE DAVID & LIZBETH
17	9303 GREENVILLE AVE	YMCA OF METROPOLITAN DALLAS
18	9004 WHITEHURST DR	FAZAL ASIF & SAMINA
19	9016 WHITEHURST DR	DABOUB VEDAH
20	9160 GREENVILLE AVE	GIRARD BRIAN M & SABRA S
21	9140 GREENVILLE AVE	DANNIS CHARLES G & ANN B
22	9200 GREENVILLE AVE	SULLIVAN DEVELOPMENT CO INC
23	9200 GREENVILLE AVE	DANNIS CHARLES G
24	9180 GREENVILLE AVE	BERNAL CAESAR &