

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 9, 2025****Planner: Martin Bate****FILE NUMBER:** Z-25-000130 **DATE FILED:** September 2, 2025**LOCATION:** Southwest corner of Louisiana Avenue and Seevers Avenue,  
east of Beckley Avenue.**COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** Approx. 23,280 sqft **CENSUS TRACT:** 48113005400**APPLICANT:** Aubrey Quarles**OWNER:** Felipe Guel**REQUEST:** An application for D(A) Duplex District on property zoned R-7.5(A)  
Single Family District.**SUMMARY:** The purpose of the request is to allow duplex uses.**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-7.5(A) Single Family District and is undeveloped.
- The request site is approximately 23,280 sqft in size.
- The applicant wishes to develop duplexes on the site.
- As such, the applicant requests rezoning to D(A) Duplex District.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
East Louisiana Avenue	Local street	-
Seevers Avenue	Local street	-

**Transit Access:**

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

DART Bus  
Route 104

**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 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.

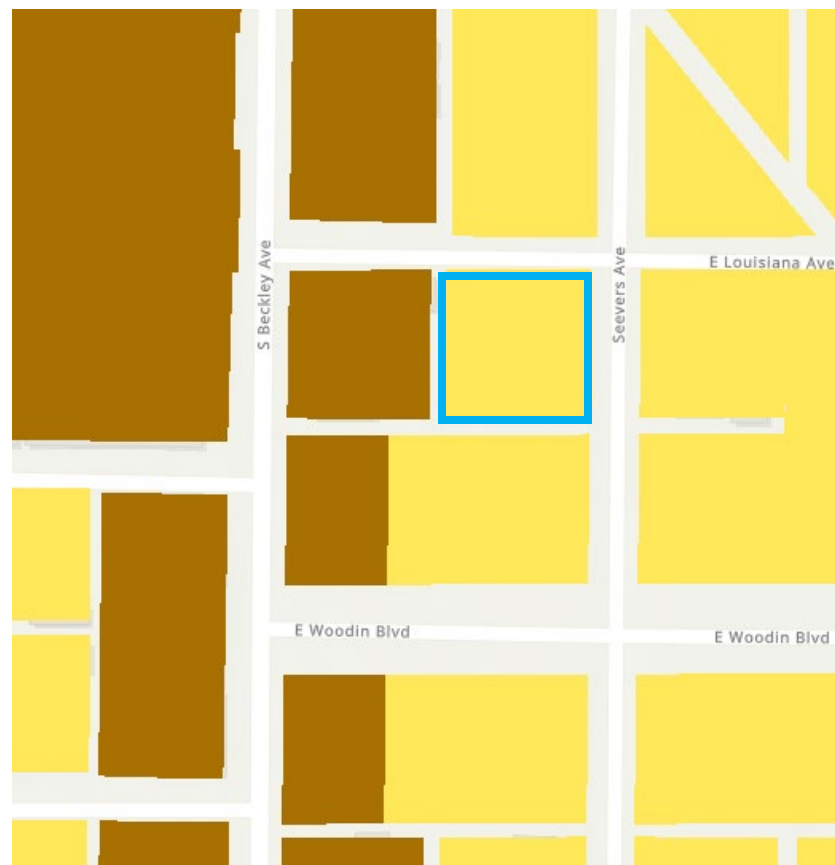
The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Single family attached is identified as a primary use within the Community Residential placetype; within Forward Dallas 2.0, duplexes are considered to be single family attached.

The site is adjacent to CR Community Retail zoning, and has proximity to a thoroughfare (Beckley Avenue) as well as a DART bus line. As such, staff finds that the proposed change would follow the recommendations of Forward Dallas 2.0.

#### 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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family	Vacant
<b>North</b>	R-7.5(A) Single Family	Single family
<b>South</b>	CR Community Retail	Single family, medical clinic
<b>East</b>	R-7.5(A) Single Family	Single family
<b>West</b>	CR Community Retail	Single family, GMFS < 3500 sqft

**Land Use Compatibility:**

The area of request is undeveloped.

When considering the suitability of a D(A) Duplex District within a single-family zoned neighborhood, staff considers the context of the request and the surrounding uses and zoning. In this case, the site is undeveloped and is bordered on two sides by CR Community Retail. Generally speaking, denser housing types such as duplexes or multiplexes in this placetype are most appropriate when adjacent to or close to such districts. While single family houses are present within the CR Community Retail zoning, the district does not allow single family as a use. Additionally, SB 840 allows development of multifamily within the adjacent CR Community Retail area with a greater height than the proposed district; the proposed D(A) Duplex zoning would provide a transition between the intensity of CR Community Retail and the surrounding R-7.5(A) Single Family. Additionally, the proximity of Beckley Avenue and a DART bus route provides additional support for the added density of D(A) zoning.

The area of request is separated from nearby R-7.5(A) by two local streets. As such, the difference in development standards (primarily maximum height) would have less impact on surrounding properties than if it were in the middle of a block. While the property to the south is developed as single family, it is separated by an alleyway, and would also be separated by the required setbacks for any development on these lots.

As such, staff finds that the requested D(A) Duplex District is compatible with the surrounding area.

## Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<b><u>Existing R-7.5(A)</u></b>	25 feet	5 feet	7,500 sqft	No max	30 feet	45% max.
<b><u>Proposed D(A)</u></b>	25 feet	Single family: 5 feet  Duplex: 5 feet side, 10 feet rear	6,000 sqft	No max	36 feet	60% max

### **Landscaping:**

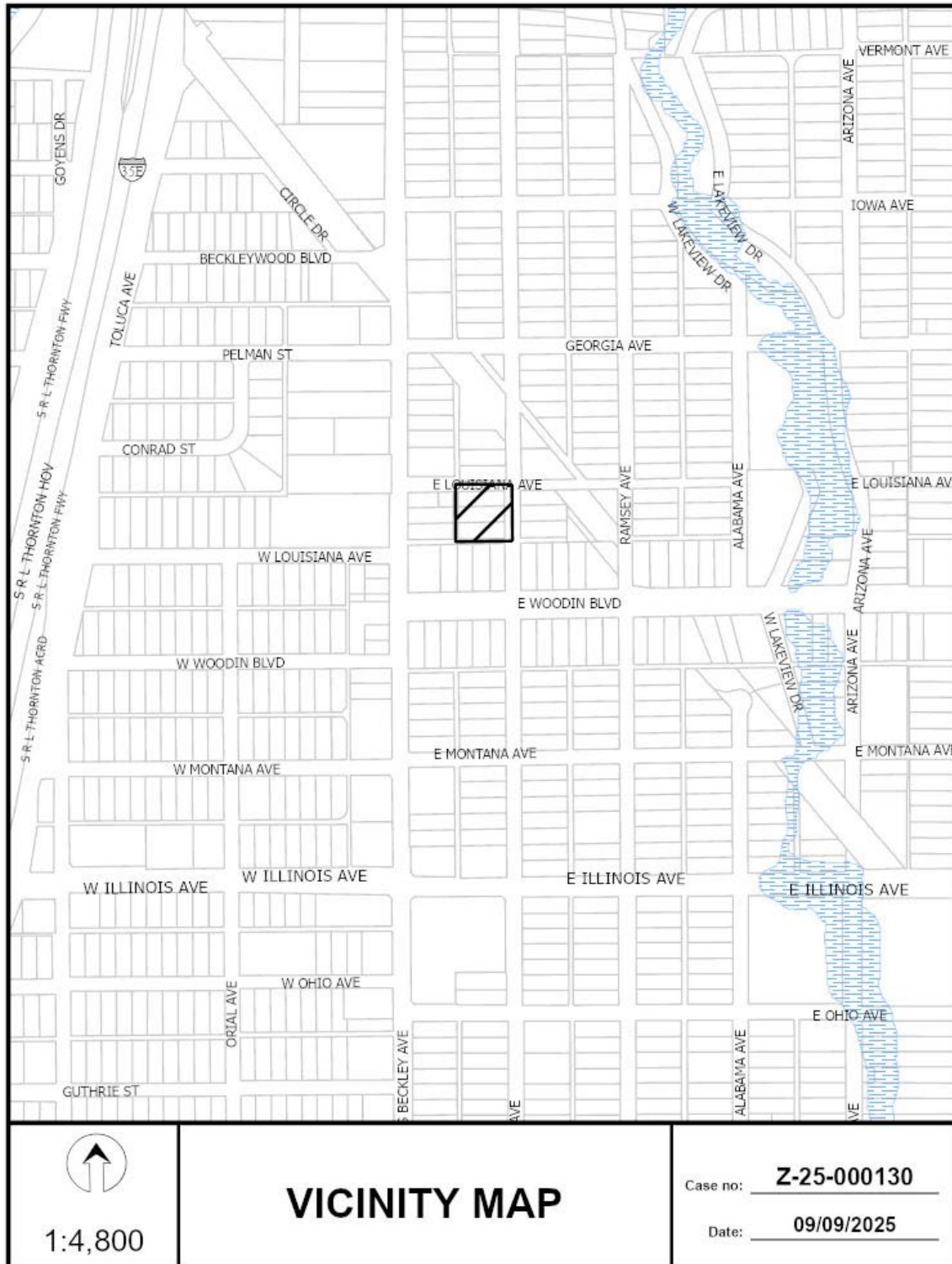
Landscaping must be provided in accordance with Article X, as amended.

### **Parking:**

Per the Dallas Development Code, the minimum parking required is one space per dwelling unit.

### **Market Value Analysis:**

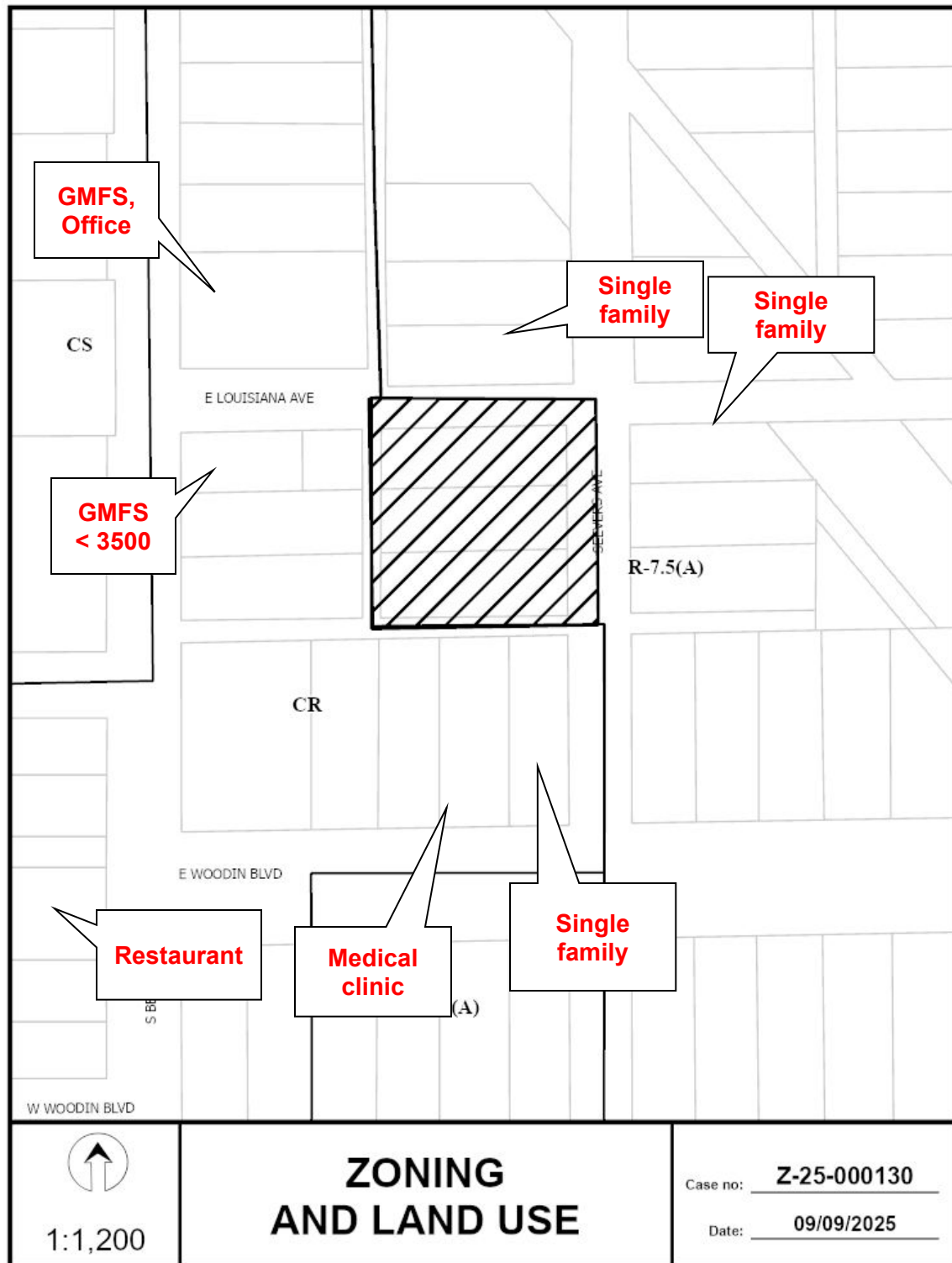
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 “E” MVA area.

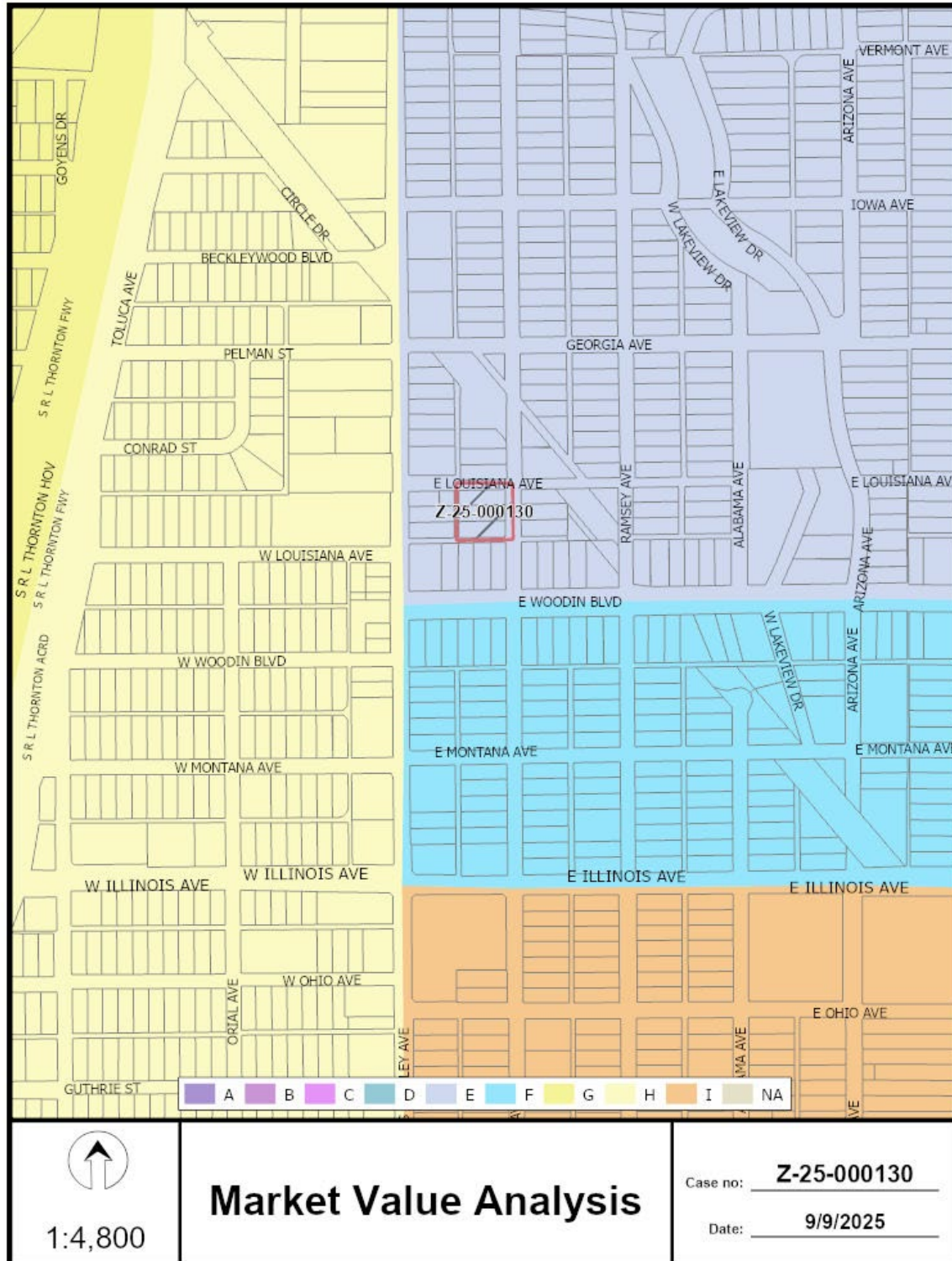












The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

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.

The number '0' indicates City of Dallas Ownership

  1:1,200	<h2 style="margin: 0;">NOTIFICATION</h2>	Case no: <b>Z-25-000130</b>
	<div style="width: 45%;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION  <div style="border: 1px solid black; padding: 2px; display: inline-block;">28</div> NUMBER OF PROPERTY OWNERS NOTIFIED </div> <div style="width: 45%;"> Date: <b>9/9/2025</b> </div>	

09/09/2025

***Notification List of Property Owners******Z-25-000130******28 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2011 SEEVERS AVE	SAMANTHA FRANCINE HOMES INC
2	1918 S BECKLEY AVE	CABRERA EDUARDO &
3	1922 S BECKLEY AVE	BECK ARTHELLO JR TR &
4	1930 S BECKLEY AVE	FINLEY EDNA L &
5	1931 SEEVERS AVE	MENDEZ MAGDALENA
6	1927 SEEVERS AVE	ESQUIVEL TRINIDAD
7	1923 SEEVERS AVE	BARBOZA RAMON &
8	1919 SEEVERS AVE	BARRIOS ALEJANDRO DIAZ &
9	1920 SEEVERS AVE	TURNER VANETTA
10	1918 SEEVERS AVE	DIAZ IGNACIA
11	1922 SEEVERS AVE	VASQUEZ JUANA &
12	2011 RAMSEY AVE	MEDRANO JUAN &
13	210 E LOUISIANA AVE	TEXAS RANCH LAND PS
14	2002 SEEVERS AVE	MEANS DAWN M
15	2006 SEEVERS AVE	CASTILLO JOSE ANTONIO
16	2010 SEEVERS AVE	PARISH DIANE
17	203 E WOODIN BLVD	ROBLES ALTAGRACIA ESTATE OF &
18	207 E WOODIN BLVD	AGUILAR ENRIQUE VALENZUEL
19	209 E WOODIN BLVD	AGUILAR BRAULIO DAVID
20	215 E WOODIN BLVD	FUENTES IRMA
21	110 E LOUISIANA AVE	MURRAGARRA SANCHEZ JOSE R
22	2000 S BECKLEY AVE	FINLEY EDNA L
23	2004 S BECKLEY AVE	SIMMONS JUANITA CLEAVER
24	2010 S BECKLEY AVE	FAITH MISSIONARY
25	2016 S BECKLEY AVE	HOME PROPERTIES GUIZAR LLC
26	111 E WOODIN BLVD	BAKER & LUDDEN

09/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	119 E WOODIN BLVD	BAKER JOHN THOMAS
28	123 E WOODIN BLVD	HILBURN STEVE & STACEY