

**FILE NUMBER:** Z223-316(LC)                      **DATE FILED:** July 20, 2023

**LOCATION:** On the east side of Homer Street between North Garrett Avenue and North Henderson Avenue

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** 18,818 square feet                      **CENSUS TRACT:** 48113000901

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Planning

**OWNER/APPLICANT:** Alan Rister & Gregory Armstrong

**REQUEST:** An application for 1) an R-5(A) Single Family District; and 2) the termination of a D Liquor Control Overlay on property zoned an LO-1 Limited Office District with a D Liquor Control Overlay and an MF-2(A) Multifamily District.

**SUMMARY:** The purpose of the request is to allow renovation of and additions to an existing single family structure on the property.

**STAFF RECOMMENDATION:** 1) **Approval** of an R-5(A) Single Family District; and  
2) **Approval** of the termination of a D Liquor Control Overlay.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an LO-1 Limited Office District with a D Liquor Control Overlay and an MF-2(A) Multifamily District. The property is developed with a single-family structure, with a lot area of 18,818 square feet (0.432 acres).
- A portion of this property is a corner lot and has frontage on both Homer Street and North Henderson Avenue.
- The applicant proposes the property be rezoned to an R-5(A) Single Family District.
- To accomplish this, the applicant is requesting a general zoning change. The applicant also proposes to terminate the D Liquor Control Overlay on the portion of the request area currently zoned an LO-1 District.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Homer Street	Local Street	-
North Garrett Avenue	Local Street	-
North Henderson Avenue	Local Street	-

**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:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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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 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**ECONOMIC ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

**URBAN DESIGN ELEMENT**

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	LO-1 with a D Overlay & MF-2(A)	Single family
<b>North</b>	PD No. 462 with a D Overlay	Retail
<b>South</b>	TH-3(A)	Single family
<b>East</b>	PD No. 462 with a D Overlay	Retail
<b>West</b>	R-5(A) with NSO No. 6	Single family
<b>Southwest</b>	R-5(A) with NSO No. 6	Single family

**Land Use Compatibility:**

The area of request is currently zoned an LO-1 District with a D Overlay and an MF-2(A) District, on the east side of Homer Street between North Garrett Avenue and North Henderson Avenue. The area of request is currently developed with a single family structure.

To the north of the property are retail uses zoned PD No. 462 with a D Overlay. To the south are single family uses zoned a TH-3(A) Townhouse District, and to the east of the property are retail uses also zoned PD No. 462 with a D Overlay. To the west and southwest of the property are single family uses zoned an R-5(A) District with Neighborhood Stabilization Overlay (NSO), No 6 (Cochran Heights). This NSO has a specific set of requirements, one of those being the minimum front yard setback of 28 feet. Since this is enforced by this NSO and takes precedent over any other zoning this will affect block face continuity and the front yard of the request area. Staff finds the applicant's requested R-5(A) District, with proposed renovation and addition to existing residential property, to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area that has pre-existing residential uses in the immediate surrounding neighborhood of the site. This compatibility is further reflected in the development standards comparison table below. Staff is also in support of the termination of the D Overlay for this property.

**Development Standards**

Following is a comparison of the development standards of the current LO-1 & MF-2(A) Districts and the proposed R-5(A) District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing 1: LO-1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR overall	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service
Existing 2: MF-2(A)	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed: R-5(A)	20' <sup>1,2</sup>	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

<sup>1</sup> Per [Sec. 51A-4.401\(a\)\(6\)](#), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

<sup>2</sup> Per [Sec. 51A-4.401\(a\)\(6\)](#), the NSO No. 6 Cochran Heights and blockface continuity takes precedent over other zoning and will require the area of request to meet the minimum front yard setback of 28 feet.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-5(A) 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

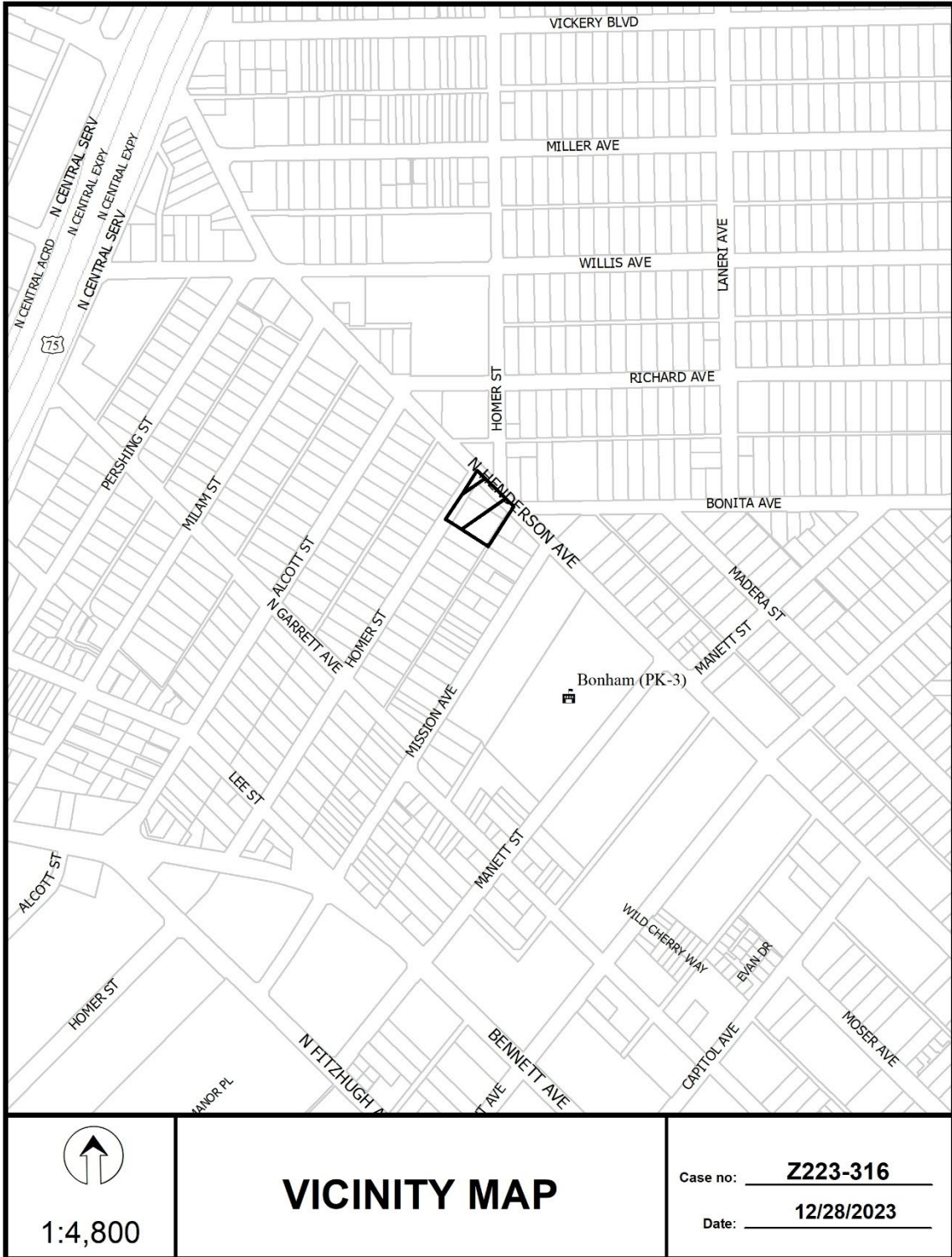
analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum 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 within a “C” MVA area that extends to the southwest. Immediately to the northeast is a “B” MVA area.

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**List of Officers**

5230 Homer Street

Gregory Armstrong, Owner  
Alan Rister, Owner







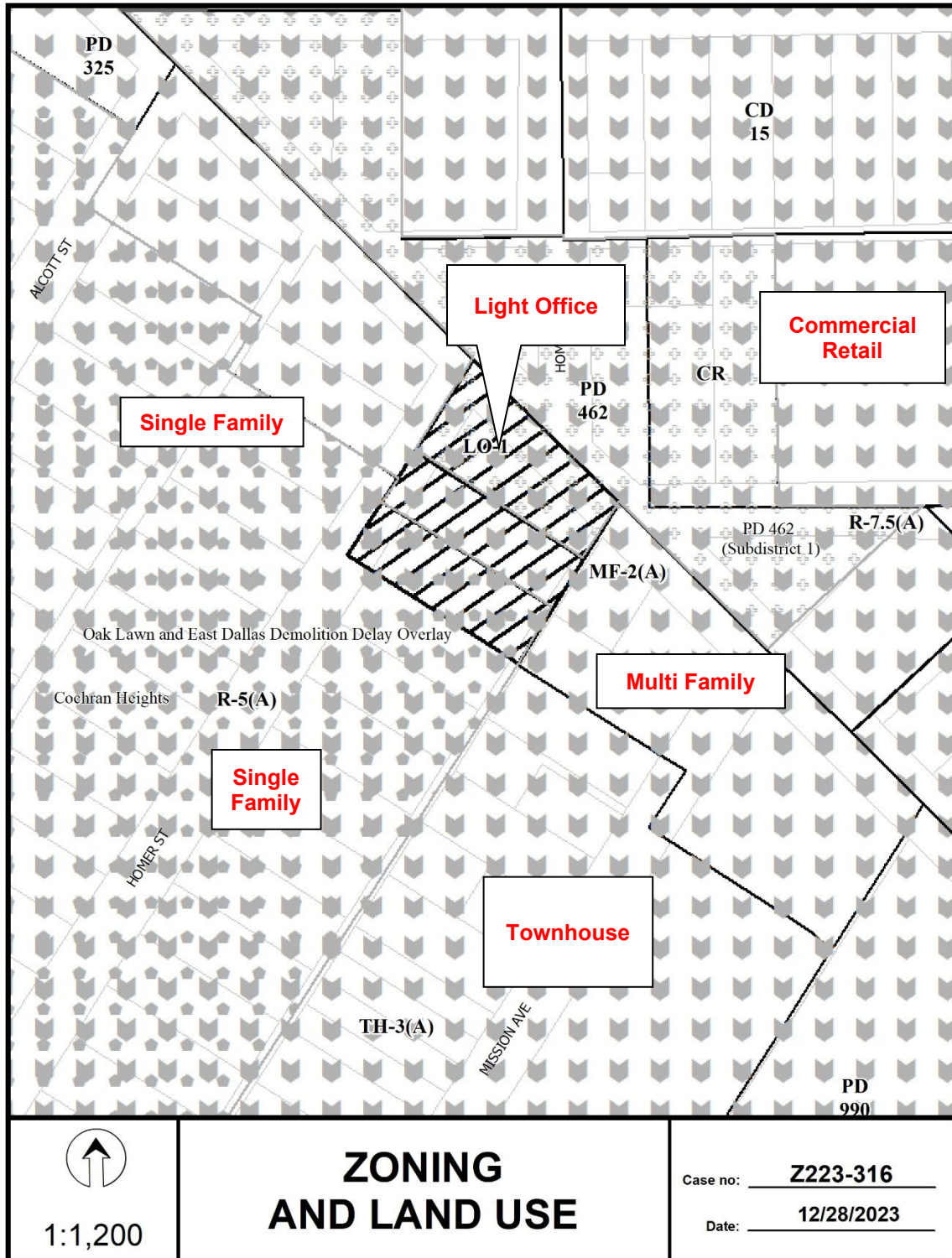
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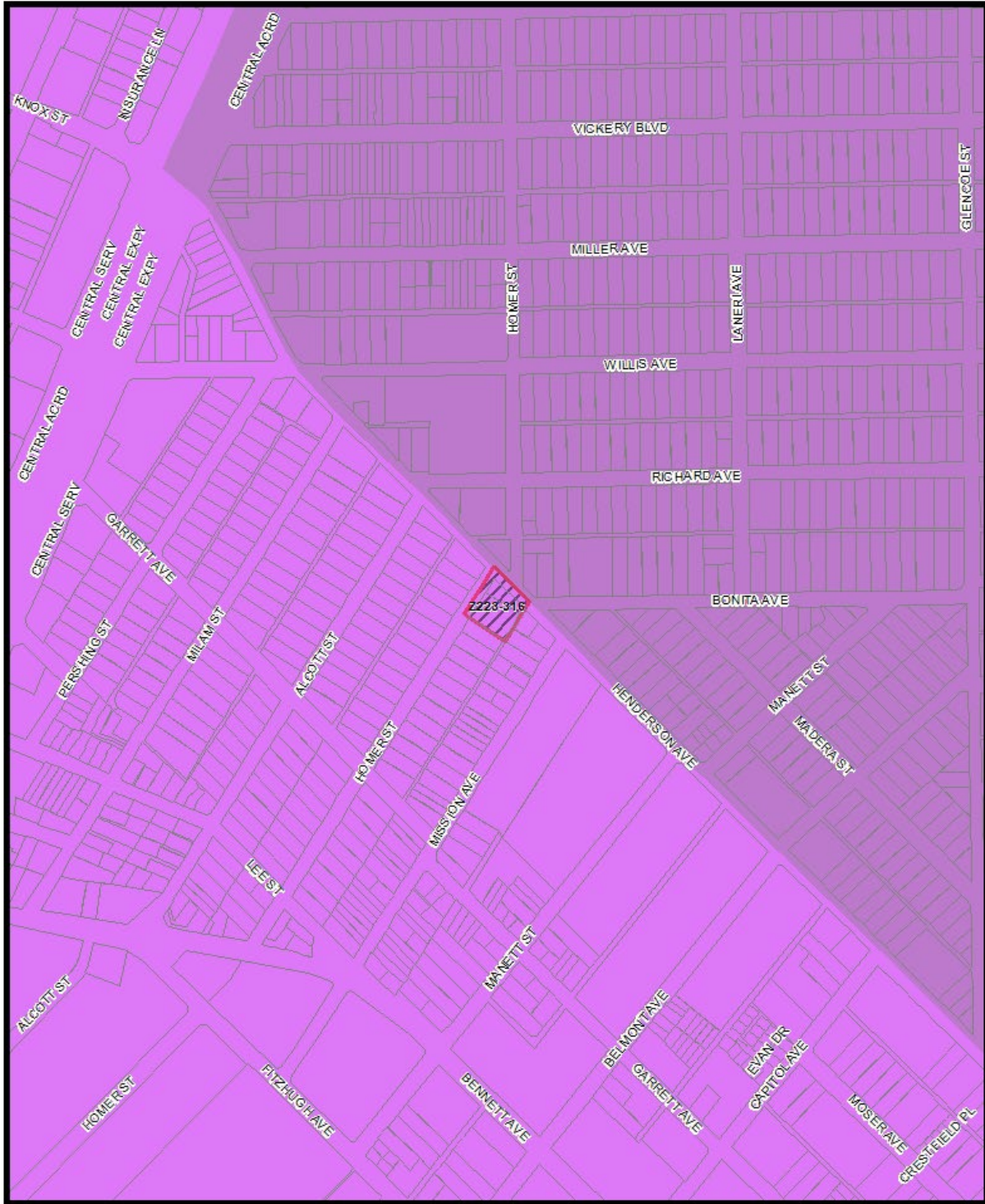
# AERIAL MAP

Case no: Z223-316

Date: 12/28/2023







Market Value Analysis A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 12/28/2023





12/28/2023

***Notification List of Property Owners******Z223-316******42 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5222 HOMER ST	RISTER ALAN FORREST &
2	5230 HOMER ST	ARMSTRONG GREGORY J &
3	2416 HOMER ST	STEPHENS ERNEST III &
4	5200 RICHARD AVE	TERRELL DEAN &
5	5206 RICHARD AVE	SHIELDS DAVID
6	5221 BONITA AVE	5221 BONITA LLC
7	5211 BONITA AVE	YAFFEE LLC
8	2414 HOMER ST	NORTH HENDERSON AVENUE LLC
9	2726 N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
10	2772 N HENDERSON AVE	TEXAS MCFARLIN LTD PS &
11	2730 N HENDERSON AVE	PULCHER 2018 LLC
12	2720 N HENDERSON AVE	PEDRO PROPERTIES LLC
13	5202 HOMER ST	RUPERT RONALD C II
14	5206 HOMER ST	MILLSAP WILLIAM GRAY
15	5210 HOMER ST	CAPLIN JOEL & DEEPA
16	5218 HOMER ST	MEARS GEORGE W & HOLLY H
17	2717 N HENDERSON AVE	TALIAFERRO CHRISTOPHER ODELL
18	5231 MISSION ST	KUMAR JAY
19	5225 MISSION AVE	JUAREZ OSVALDO & ARACELI
20	5223 MISSION AVE	FERNANDEZ SUSANA &
21	5219 MISSION AVE	LUDWIGSEN KIRK & MEREDITH
22	5217 MISSION AVE	KRESSER JOHN ANTHONY &
23	5215 MISSION AVE	LOZANO JOSE & MARIA
24	5209 MISSION AVE	GOTTSCHALK PATRICIA MATTA
25	5211 MISSION AVE	MORONTA RAUL &
26	5206 ALCOTT ST	COLBERT JANE ARLENE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5210 ALCOTT ST	LOBO KELLY P
28	5214 ALCOTT ST	BIRKELBACH CATHY C
29	5218 ALCOTT ST	MORROW JOHN S
30	5222 ALCOTT ST	GHOSH PIYA
31	5226 ALCOTT ST	MELOTH REVOCABLE LIVING
32	5230 ALCOTT ST	PDT HOLDINGS INC
33	2727 N HENDERSON AVE	JAXSIE FLATS LLC
34	5227 HOMER ST	DAI XINJIE &
35	5223 HOMER ST	SPRUEIL REVOCABLE TRUST THE
36	5217 HOMER ST	SULLIVAN JOHN H & JUDY K
37	5215 HOMER ST	MONDELL ALLEN S
38	5211 HOMER ST	MONDELL ALLEN S & CYNTHIA
39	5207 HOMER ST	KOCKS HEATHER & JOHN
40	5203 HOMER ST	JENKINS DEBORAH
41	5144 RICHARD AVE	EASTBRIDGE APARTMENTS PO LTD PS
42	2708 N HENDERSON AVE	2708 N HENDERSON AVENUE LLC