

FILE NUMBER: Z234-314(LC) **DATE FILED:** August 14, 2024
LOCATION: Southwest line of Lagow Street, between Canal Street and Spring Avenue.
COUNCIL DISTRICT: 7
SIZE OF REQUEST: 5,227 square feet **CENSUS TRACT:** 48113002703

REPRESENTATIVE: G&D Management, LLC

OWNER/APPLICANT: Gary Dorsey

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

SUMMARY: The purpose of the request is to rezone the property to allow residential uses on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 595 with NC Neighborhood Commercial subdistrict, undeveloped area and (approx. 5,227 square feet in total size).
- Geographically located in East Dallas, South Dallas neighborhood, approx. 5 miles from downtown.
- This lot has frontage only on Lagow Street.
- The purpose of the request is to rezone the property to R-5(A) for a one story single family home and allow residential uses on the property.
- To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lagow Street	Local Street	--
Canal Street	Local Street	--
Spring 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.

The request would comply 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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

NEIGHBORHOOD PLUS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Active Area Plans

South Dallas/Fair Park Economic Development Plan:

This Economic Development Plan aims to address the impacts of high intensity land uses on commercial corridors on adjacent residential neighborhoods. It also aims to create economic development strategies to encourage desirable development along the area's business corridors, while focusing on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed-use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

Objective One: Holistic Strategy

Objective Two: Improve Basic Attributes

Objective Three: Increase Resources

Objective Four: Financial Support and Technical Assistance

Objective Five: Encourage Corridor Reinvestment

The South Dallas/Fair Park Economic Development Plan proposes new strategies and delivery models for revitalization and identifies four development opportunity sites based on project opportunity criteria. Illustrations of these sites demonstrate the main corridor opportunities: Neighborhood Commercial, Community Commercial and Regional Service Commercial.

The Dallas TOD Hatcher Station Area Plan:

The Hatcher Station area is in south Dallas, approximately four miles east of Downtown Dallas. Scyene Road is a major east-west oriented six-lane thoroughfare that forms a belt across the center of the area. The Hatcher Station is located at the intersections of Scyene Road and Hatcher Street intersection. The study area is within relative proximity to Fair Park and the Trinity forest.

Vision:

The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood-serving retail, housing options and vocational enrichment opportunities. A critical priority is to progressively grow economic vibrancy in the area. Initial steps should include expanded continuing education and jobs training, support to small business entrepreneurs, and new employment-generating commercial uses.

Summary:

The station area plan was developed through the HUD Community Challenge Planning Grant program and is intended to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. Each plan developed through this grant outlines an approach to stimulating and guiding redevelopment activities. Primary aspects of these approaches involve identification of strategic opportunities, catalyst development sites, character and design guidelines, and implementation actions. Other plans include: Martin Luther King Jr. Station Area Plan, Lancaster Corridor Station Area Plan, Buckner Station Area Plan and Vickery Meadow Station Area Plan.

The Hatcher Station Area Plan details specific initiatives to create a better future for the area, with attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

The plan outlines a development action plan, adaptive re-use action plan and adaptive re-use guidelines. Key strategies related to financing, outreach, zoning, and transportation will help advance the strategic opportunities outlined in this Plan.

Staff Analysis:

The area plans listed are important to note due to the subject site being located within limits of both land use plans. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the community corridor and within that identified corridor the appropriate uses listed are mixed use high density, residential urban and residential traditional uses. The applicant's request for a new single-family development aligns with the recommended land use types mentioned. According to the plan the subject site could fall within either the Residential Urban or Residential Traditional land use category types. Therefore, staff finds the proposal for a new one story single family home, to be compatible with the overall vision of both the South Dallas/Fair Park Economic Development Plan and the Dallas TOD Hatcher Station Area Plan.

Land Use:

	Zoning	Land Use
Site	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Undeveloped lot
North	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Commercial retail
South	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Undeveloped lot
East	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Undeveloped lot
West	PD. No. 595 (NC) Neighborhood Commercial Subdistrict	Commercial Retail

Land Use Compatibility:

The area of request is currently zoned Planned Development District No. 595 with NC Neighborhood Commercial subdistrict, undeveloped area and (approx. 5,227 square feet in total size).

In every direction adjacent to the property is the Planned Development District No. 595 with NC Neighborhood Commercial subdistrict consisting of commercial uses. There is a large portion of Planned Development District No. 595 with R-5(A) Single Family subdistrict on the same block of the subject site. With the immediate area being mostly composed of commercial retail and large portion of residential, staff finds the applicant's requested zoning change to an R-5(A) Single Family Subdistrict to be appropriate and compatible with the surrounding and immediate area. The applicant is willing to do what is necessary to ensure compliance with any code requirements to honor existing residential and commercial uses. Therefore, staff believes the request would fit in this exact area and within the existing fabric of the neighborhood. The max height proposed by the applicant would be 20 feet, although the current max height allowed is 30 feet, this is another example of how the proposal would fit within the existing character of the neighborhood and zoning.

Staff is in support of the applicant's requested zoning district. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current PD. No. 595, (NC) Neighborhood Commercial Subdistrict and the proposed PD. No. 595 R-5(A) Single Family Subdistrict.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD. No. 595 NC	Not required Min. 15'	Adj. to res. min. 15' Other: no min.	Max FAR overall 0.5	30' 2 stories	40%	Residential Proximity Slope	Institutional, commercial, retail & personal services
Proposed: PD. No. 595 R-5(A)	20'	5'	1 Dwelling Unit/5,000 sq. ft.	30'	45%		Single family

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. According to PD. No. 595 the permitted uses for subdistrict R-5(A) default to uses in Section 51A-4.112(g) of the code.

LEGEND

	Use prohibited, highlighted row = use prohibited by deed restrictions
•	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, 51A-4.213

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden	•	
Crop production		•

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Market garden	S	S
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	S	
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 [3,500 sf or less.]		
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
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		S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	
Cemetery or mausoleum		S
Child-care facility	•	★

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Church	•	•
College, university, or seminary		S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house		
Hospital		
Library, art gallery, or museum	•	S
Open enrollment charter school or private school		
Public or private school	S	S
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
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
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Group residential facility		
Handicapped group dwelling unit		★
Live-work unit. [Only one dwelling unit per lot.]	•	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
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	S	
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	S	
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store	•	
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store	•	
General merchandise 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		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Mortuary, funeral home, or commercial wedding chapel	S	
Motor vehicle fueling station	S	
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Tobacco shop		
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
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation		S
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office	S	
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Sewage treatment plant		
Tower/antenna for cellular communication	S	★
Utility or government installation other than listed		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		
Accessory Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A)
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop		
Home occupation		
Medical/infectious waste incinerator		
Outside display of merchandise	•	
Outside sales	•	
Outside storage	•	
Pathological waste incinerator		
Pedestrian skybridge		

	Existing	Proposed
Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A) ★
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. As a part of Article X requirements, the applicant’s property will need to meet, including street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#) residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

- (i) Where screening is required, one minimum three-inch caliper large or medium tree.
- (ii) Where screening is not required:
 - (aa) one large or medium tree and three small trees;
 - (bb) one large or medium tree and three large evergreen shrubs;
 - (cc) one large or medium tree, two small trees, and one large evergreen shrub; or
 - (dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Street Buffer Zone (SBZ):

Per [SEC. 51A-10.125](#) street buffer zone is the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress. The minimum requirements are as follows:

Right-of-way	Average Depth	Minimum Depth	Maximum Depth

Freeways	15 feet	5 feet	50 feet
Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

Since Lagow Street is labeled as a local collector the minimum requirements would be an average depth of 7.5 feet. This means the landscaped area provided along the length of the lot would need to be at least 7.5 feet wide and 7.5 feet from the property line to allow adequate planting. The street buffer zone requires 1 large tree or medium tree planted every 40 feet within the frontage and to determine the quantity the equation is to take the length of the lot frontage and divide that by 40. The lot frontage totals 51 feet, which divided by 40 will be a requirement of approx. 1 large trees.

Parking:

Under the requested PD. No. 595, R-5(A) Single Family Subdistrict, the applicant proposes a new one-story single-family home. Pursuant to the Dallas Development Code, the off-street parking requirement for single family use within PD. No. 595, R-5(A) Single Family Subdistrict is 1 space.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed PD. No. 595, R-5(A) Single Family Subdistrict.

Market Value Analysis:

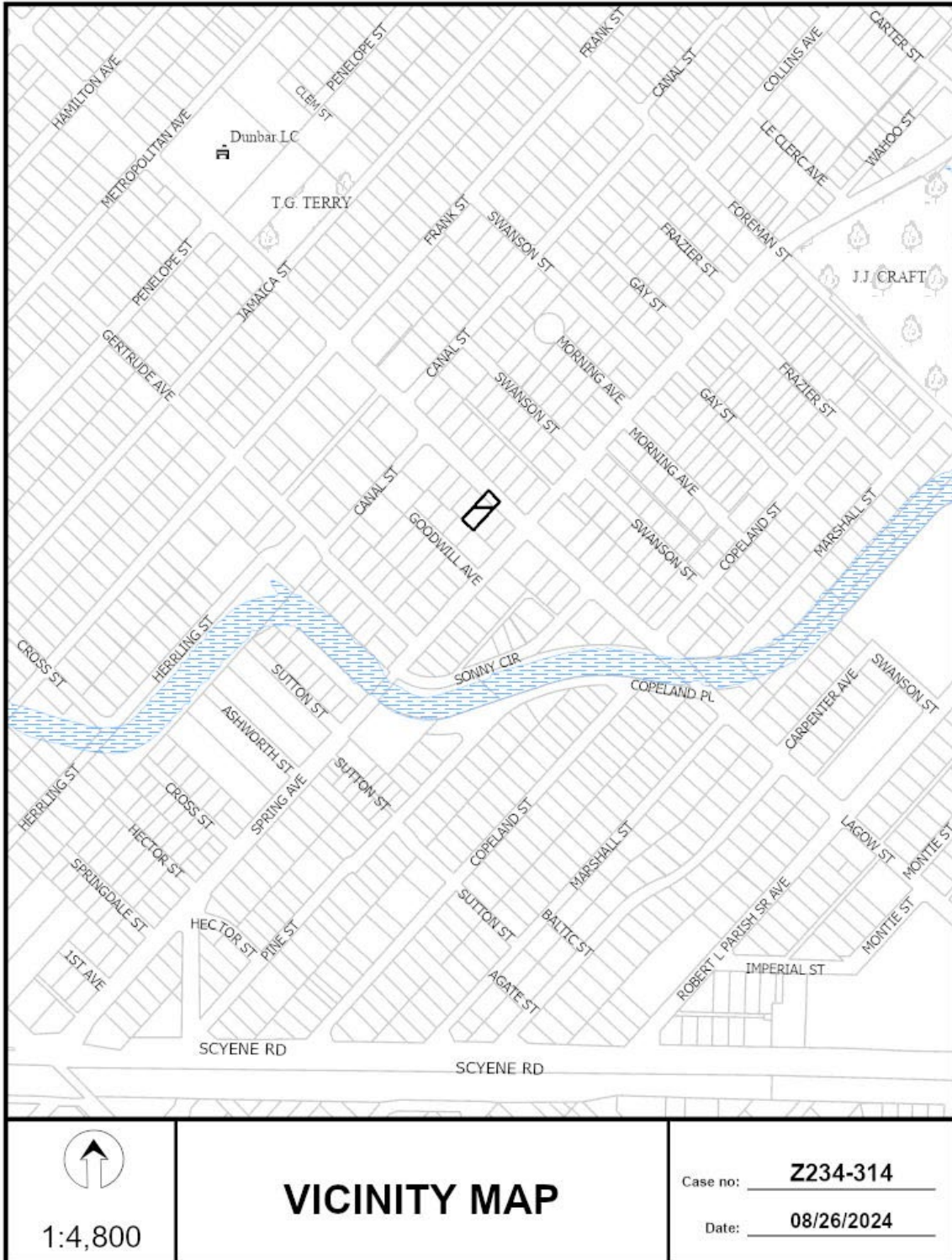
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site. To the east of the subject site is also the “I” MVA area.

Z234-314(LC)

List of Officers

G&D Management, LLC

Gary Dorsey



Z234-314(LC)

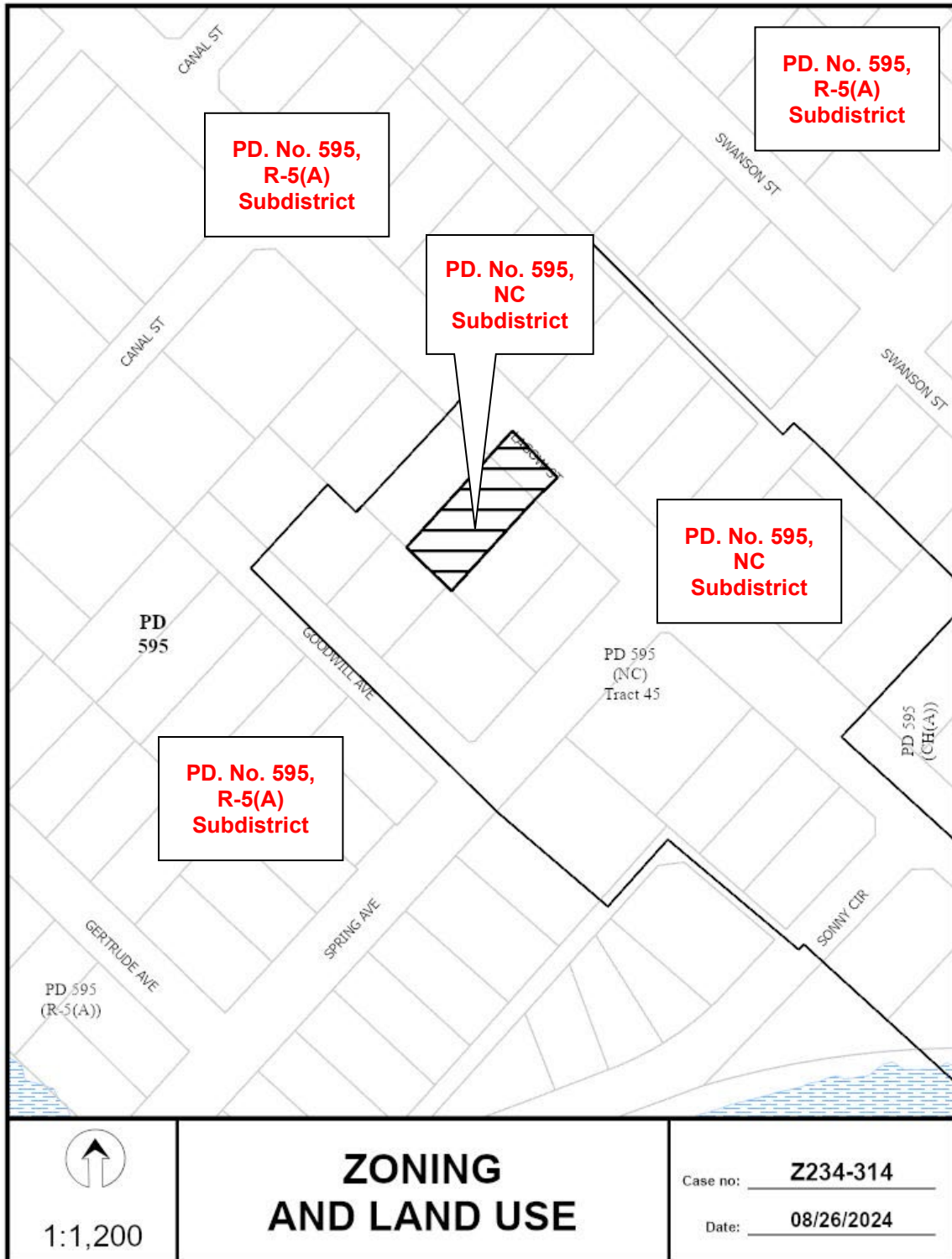


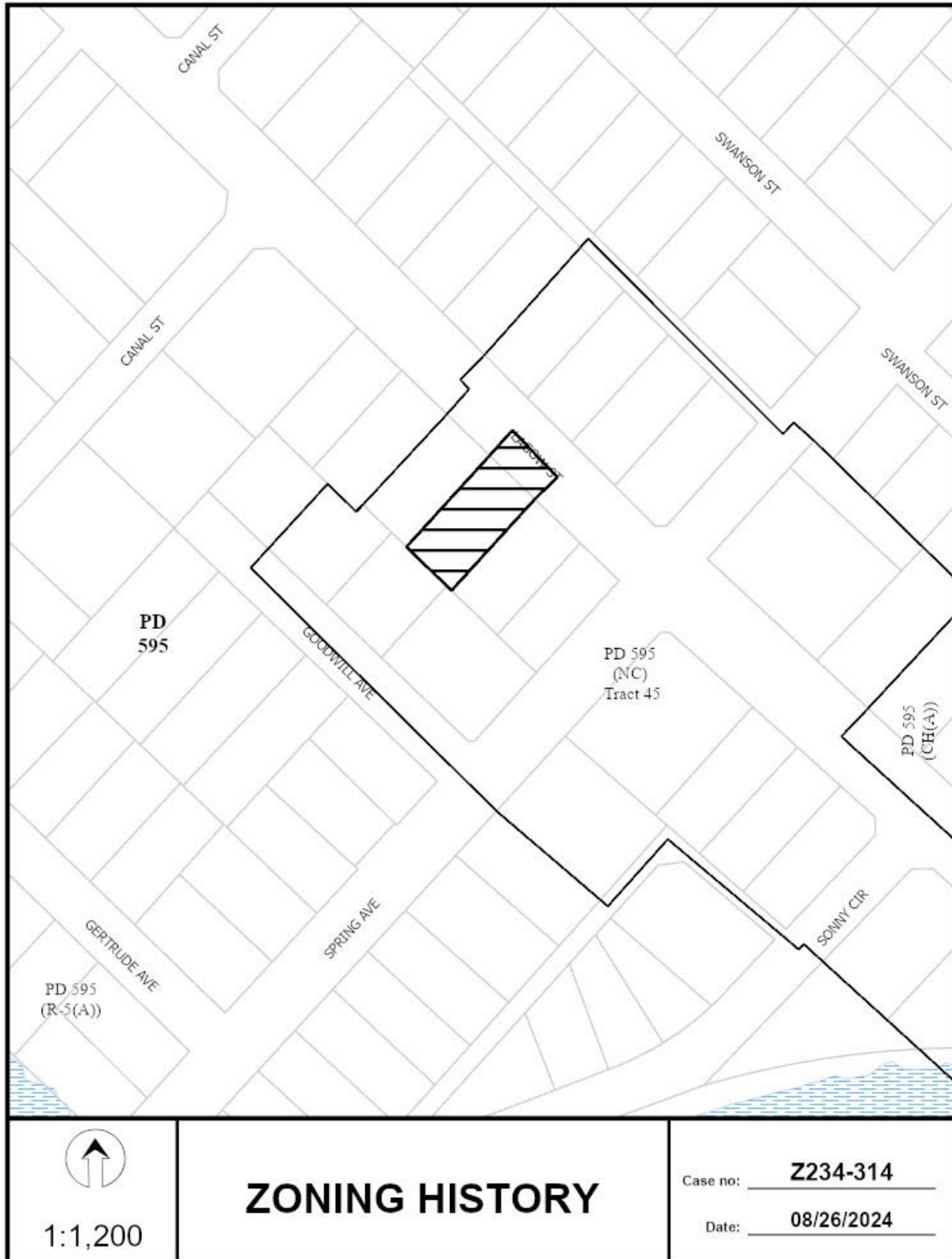
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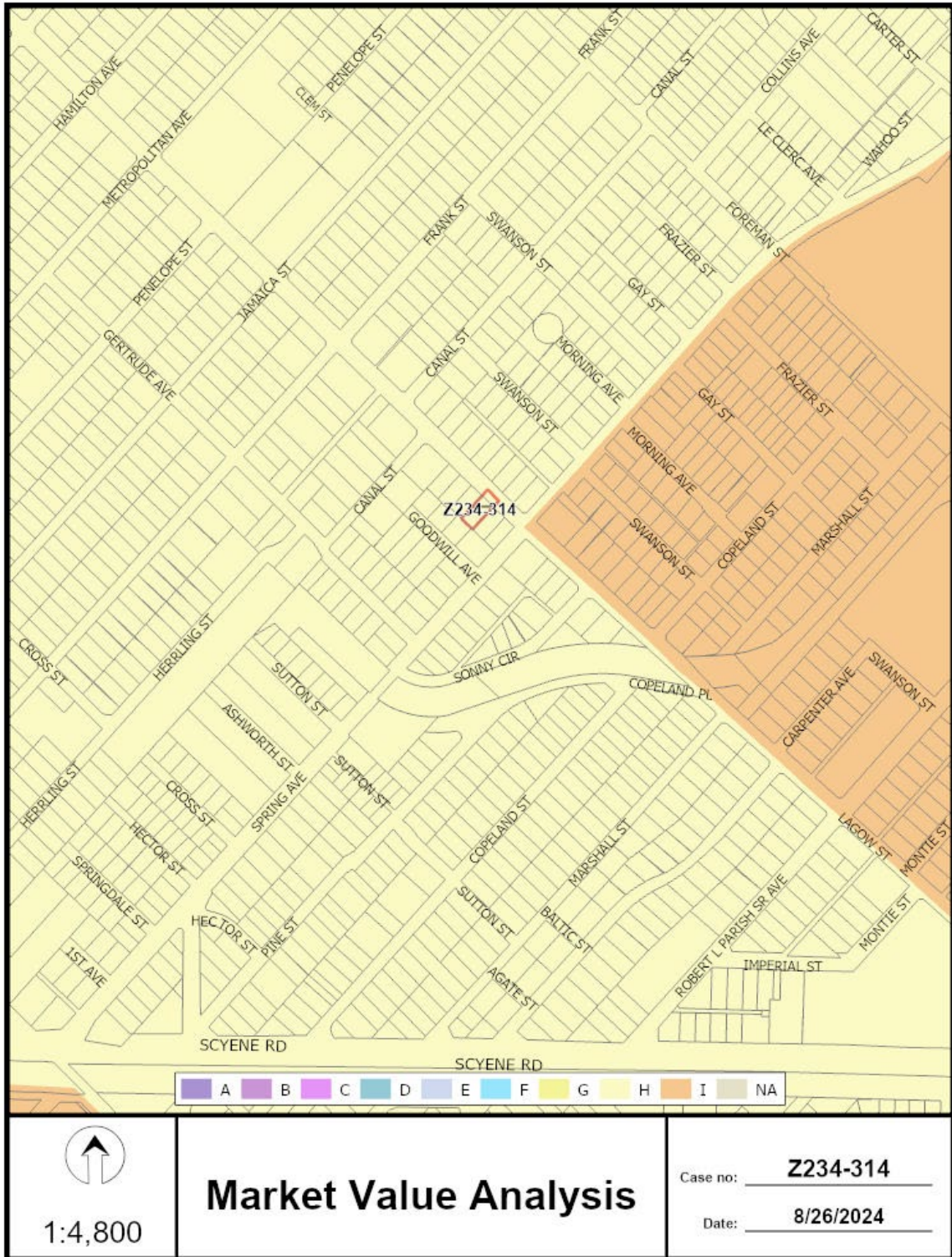
AERIAL MAP

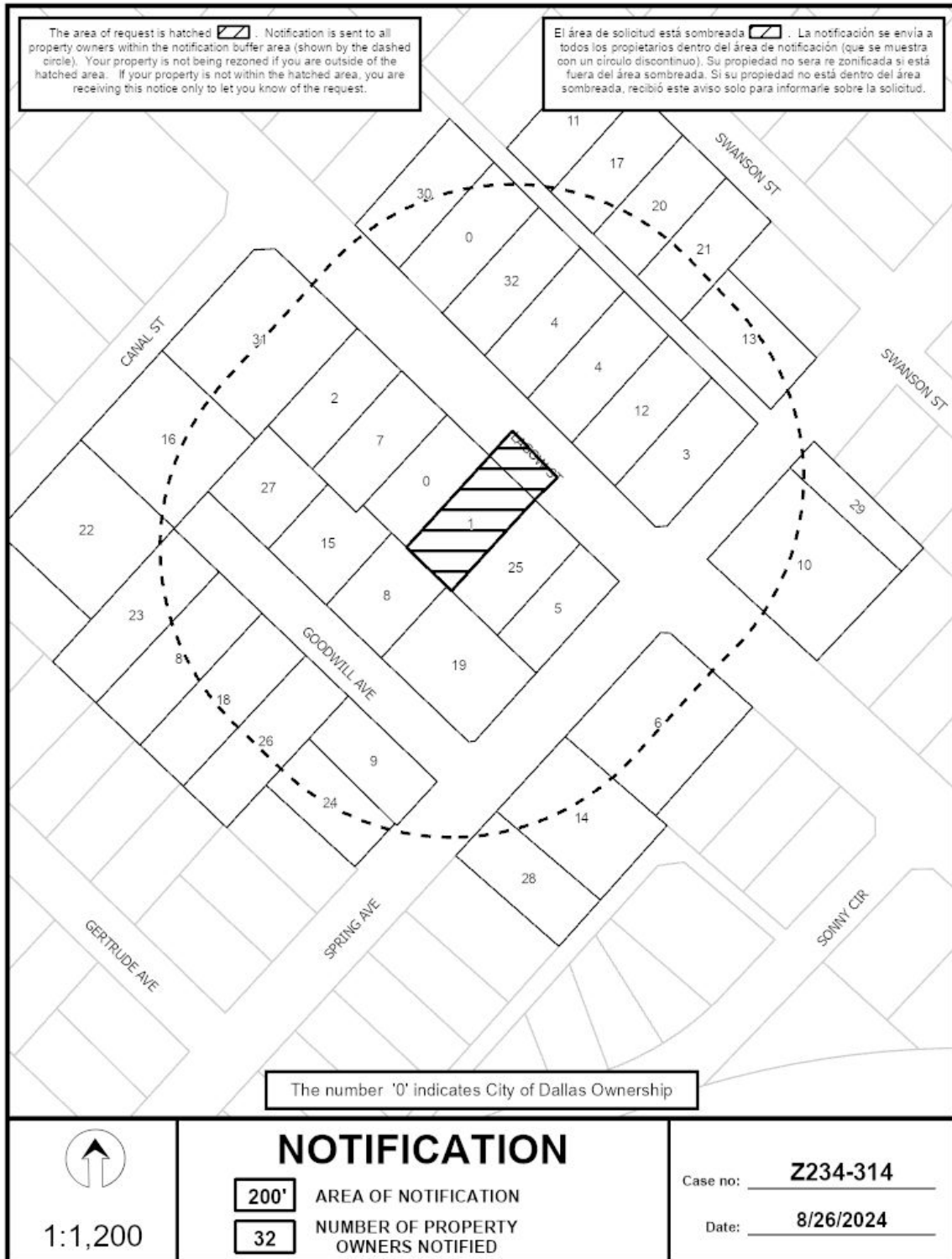
Case no: Z234-314

Date: 08/26/2024









08/26/2024

Notification List of Property Owners***Z234-314******32 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2723 LAGOW ST	G&D MANAGEMENT LLC
2	2711 LAGOW ST	RESICAP TEXAS OWNER II LLC
3	4203 SPRING AVE	Taxpayer at
4	2730 LAGOW ST	COUNTY LAND & WATER LLC SERIES 2799L
5	4107 SPRING AVE	MITCHELL CATHRYN B
6	2803 LAGOW ST	DEBELLO TAKELE ET AL
7	2715 LAGOW ST	LE TOM
8	2715 GOODWILL AVE	OPEN MINDFRAME VENTURES LLC
9	4017 SPRING AVE	LYNA TAN CORP
10	2802 LAGOW ST	WEBB ANDREW
11	2721 SWANSON ST	JONES VERLINE COOKS
12	2732 LAGOW ST	COUNTY LAND & WATER LLC
13	4215 SPRING AVE	BYRD INVESTMENT PROPERTIES LLC
14	4020 SPRING AVE	EKKLESIA MISSIONARY BC
15	2716 GOODWILL AVE	LAGOW DEVELOPMENT PROJECT LLC
16	4022 CANAL ST	RELAY BUILDERS GROUP HOLDINGS
17	2725 SWANSON ST	DEWBERRY CLIFTON
18	2719 GOODWILL AVE	CRUZ MICHAEL
19	4101 SPRING AVE	EKKLESIA MISSIONARY BAPT
20	2729 SWANSON ST	WILLIAMS LEWILBURNE
21	2733 SWANSON ST	SCOTT LEE PATRICK
22	4008 CANAL ST	HOWARD LEONA EST OF
23	2711 GOODWILL AVE	EDWARDS NATHEL
24	4015 SPRING AVE	JOHNSON ALFREDA YVONNE MILLER
25	2727 LAGOW ST	REYES JOSE
26	2723 GOODWILL AVE	GOOD URBAN DEVELOPMENT LLC

Z234-314(LC)

08/26/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2712 GOODWILL AVE	DOMINGUEZ YASMIN &
28	4022 SPRING AVE	VENCES JOSE
29	2802 LAGOW ST	GOOD LUCK OIL CO PS
30	2708 LAGOW ST	LAWRENCE LTD
31	2701 LAGOW ST	HILL JO ANN
32	2724 LAGOW ST	COUNTY LAND AND WATER LLC