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**FILE NUMBER:** Z223-231(MP)                      **DATE FILED:** March 15, 2023

**LOCATION:** Southwest line of Troy Street, between Brashear Street and Spring Avenue

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** ±1.02 acres                      **CENSUS TRACT:** 48113002703

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**REPRESENTATIVE:** Erik Hauglie

**APPLICANT/OWNER:** South Dallas Fair Park ICDC

**REQUEST:** An application for a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and 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 permit residential uses on the site.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The subject property is an undeveloped 1.02 acre tract.
- The subject lots are located in the 4800 block of Spring Avenue.
- The proposed use is residential.
- TH(3)(A) Subdistrict follows the same standards as TH-3(A) in the base code, but requires an SUP for surface accessory remote parking for institutional uses and for the market garden use.

**Zoning History:**

There have not been any zoning cases in the area in the past five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Spring Avenue	Local	Variable
Troy Street	Local	Variable
Brashear Street	Local	Variable

**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 ANALYSIS:**

**Comprehensive Plan:**

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

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.

**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.

**GOAL 5.3** ESTABLISHING WALK-TO CONVENIENCE

**Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.

**NEIGHBORHOOD PLUS**

**Goal 4** Attract and Retain the Middle Class

**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 preferences.

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

**Area Plans:**

**South Dallas Fair Park Economic Development Plan**

The South Dallas Fair Park Economic Development Plan focuses 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 applicant's request complies with the recommendations of the South Dallas Fair Park Economic Development Plan. The proposed development furthers objectives One and Two. The fundamental objectives listed above are overall intended to encourage revitalization and reinvestment within the existing framework. The proposed change furthers the goal to improve the basic attributes, among which are landscaping, urban design, and access to goods and services. The reactivation and continued maintenance of this underutilized space encourages the property-by-property revitalization called for by this plan. Redevelopment would support urban design by allowing additional density, requiring compliance with current landscaping code, and allowing additional height.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) Single Family subdistrict, NC Neighborhood Commercial subdistrict, PD No. 595	Undeveloped
<b>Northeast</b>	R-5(A) Single Family subdistrict, NC Neighborhood Commercial subdistrict, PD No. 595, PD No.489	Medical clinic, Undeveloped
<b>Southeast</b>	NC Neighborhood Commercial subdistrict, MF-1(A) subdistrict, PD No. 595	Medical clinic, Single family (attached)
<b>Southwest</b>	R-5(A) Single Family subdistrict, NC Neighborhood Commercial subdistrict, PD No. 595	Retail, Undeveloped
<b>Northwest</b>	R-5(A) Single Family subdistrict, PD No. 595	Single family, Undeveloped

**Land Use Compatibility:**

The area of request is currently undeveloped. Properties to the northeast across Troy Street include undeveloped lots and a medical clinic. Properties to the southeast across Spring Avenue include a medical clinic and a subdivision of small-lot single family homes developed under MF-2(A) subdistrict. Properties to the southwest are undeveloped and a retail building. Properties to the northwest, across Brashear Street, are undeveloped or single family homes. Staff finds the proposed subdistrict is complementary with the existing character, and would primarily allow small lot homes, similar to those already built out in the area.

The proposed change would bring this significant portion of the block under one zoning category, which would allow for easier development. Additional density is appropriate on this site in proximity to transit, area schools, and services. Small lot and attached housing are an established pattern in the surrounding area, so the proposed residential development would complement and continue this pattern.

The PD states the following regards to an NC Neighborhood Commercial Subdistrict, which will remain adjacent to the subject property to the southwest: “The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods.” The

remaining NC on the block is still appropriate adjacent to the proposed residential on the subject site.

**Development Standards**

<b>DISTRICT</b>	<b>SETBACKS</b>		<b>Height Stories</b>	<b>Density</b>	<b>Lot Coverage</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing PD 595 NC</b>	0' or 15'*	0' or 5' 15' adj res/ 0' or 5' 15' adj res	30' 2	N/A	40%	Office, Retail
<b>Existing PD 595 R-5(A)</b>	20'	Res: 5' Other: 10'	30'	1 unit / 5,000 sqft	Res: 45% Nonres: 25%	Single family
<b>Proposed PD 595 TH(3)(A)</b>	0'***	SF: 0'**** / 0' Duplex: 5'/10' Other: 10'/10'	36'	12 units per acre minimum lot area: 2,000 per SF 6,000 per duplex	Res: 60% site Nonres: 25%  80% per lot	Single family, duplex

\*No front yard is required in NC, but if a front yard is provided it must be a minimum 15' with landscaping.

\*\*Blockface continuity with R-5(A) will impose a 20' front setback on the Brashear Avenue frontage.

\*\*\*Where the TH(3)(A) district abuts R-5(A), the TH(3)(A) will have a five-foot side setback.

The development standards of TH(3)(A) are appropriate on this site. The adjacency with R-5(A) imposes alterations to the base which will ensure consistency with the established pattern, including blockface continuity and additional side setbacks. Allowing zero-foot front setback along Spring Avenue will encourage a more walkable streetscape on that frontage, while not imposing difficulty on the remaining parcels zoned NC.

**Landscaping:**

Landscaping must be provided in accordance with the requirements of PD No. 595 and Article X, as amended.

**Parking:**

Parking must be provided in accordance with the requirements of PD No. 595 and Chapter 51A, as amended. The requirement for a single family use in a TH district is one space per unit.

**Market Value Analysis:**

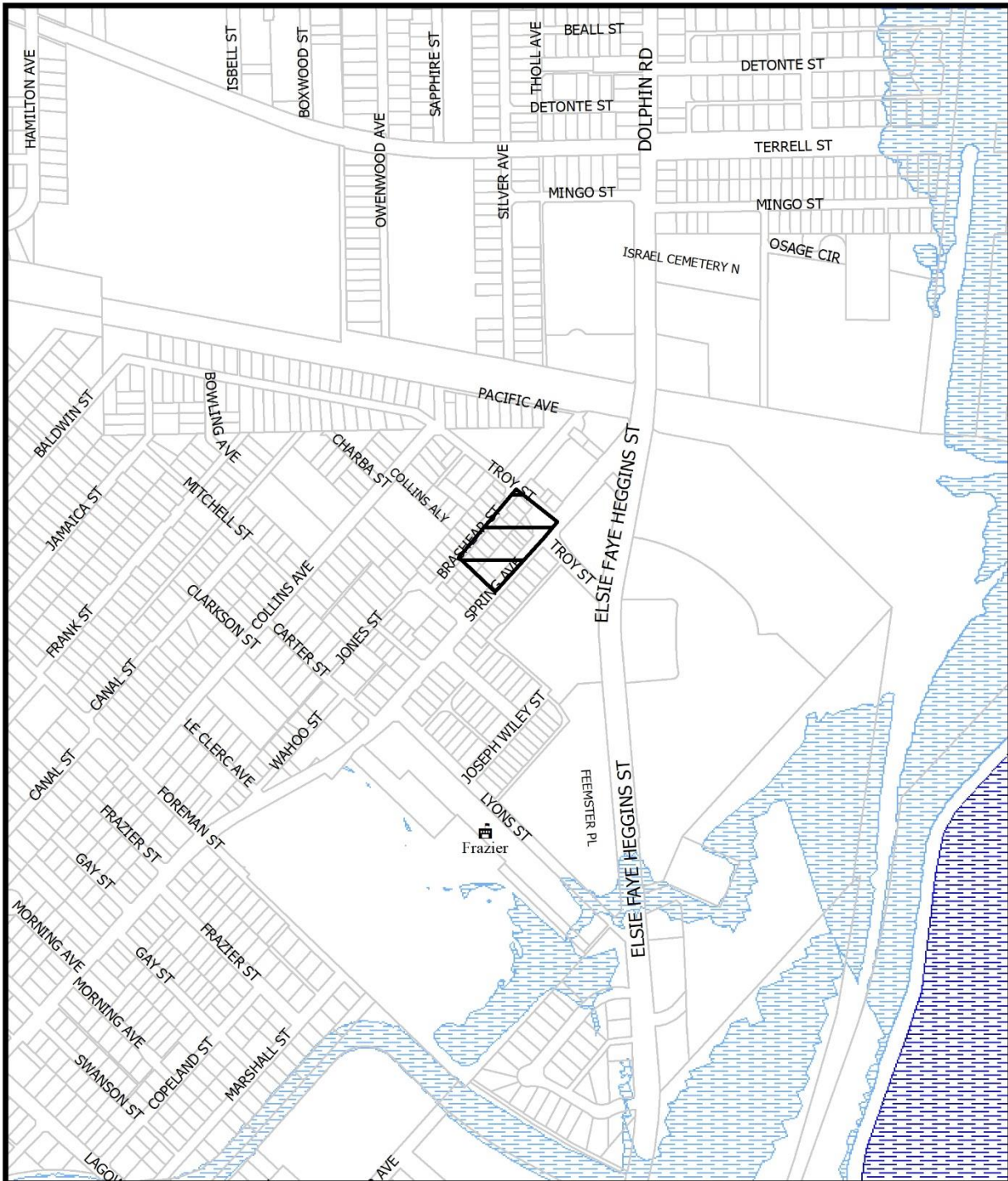
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

**List of Officers**

ICDC

Dr. Teresa L Jackson, President  
Wanda Huckaby, Secretary  
Joan Smotzer, Treasurer  
Sullivan Perkins – Business Manager (Retired)  
Lewis Rhone, Assistant Treasurer  
CEO Lewis Rhone & Assocs.  
Dr. Verdell Marsh, Active Board Member  
Jessica Jolly, Active Board Member  
Honorable Diane Ragsdale, Ex-officio, ICDC Founder/Director Emerita  
Rev. Billy Lane, ICDC Executive Director





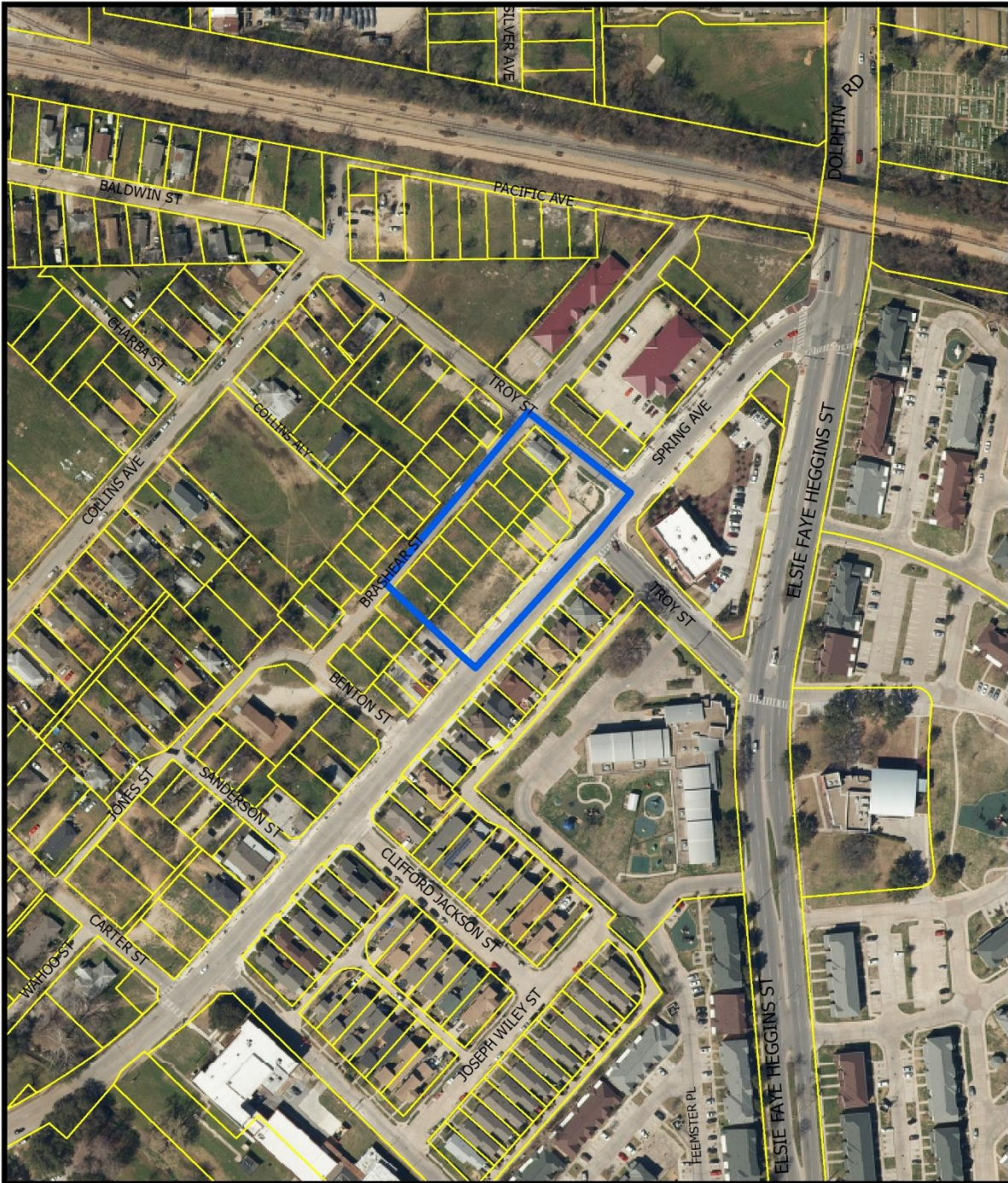
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# VICINITY MAP

Case no: Z223-231

Date: 10/27/2023





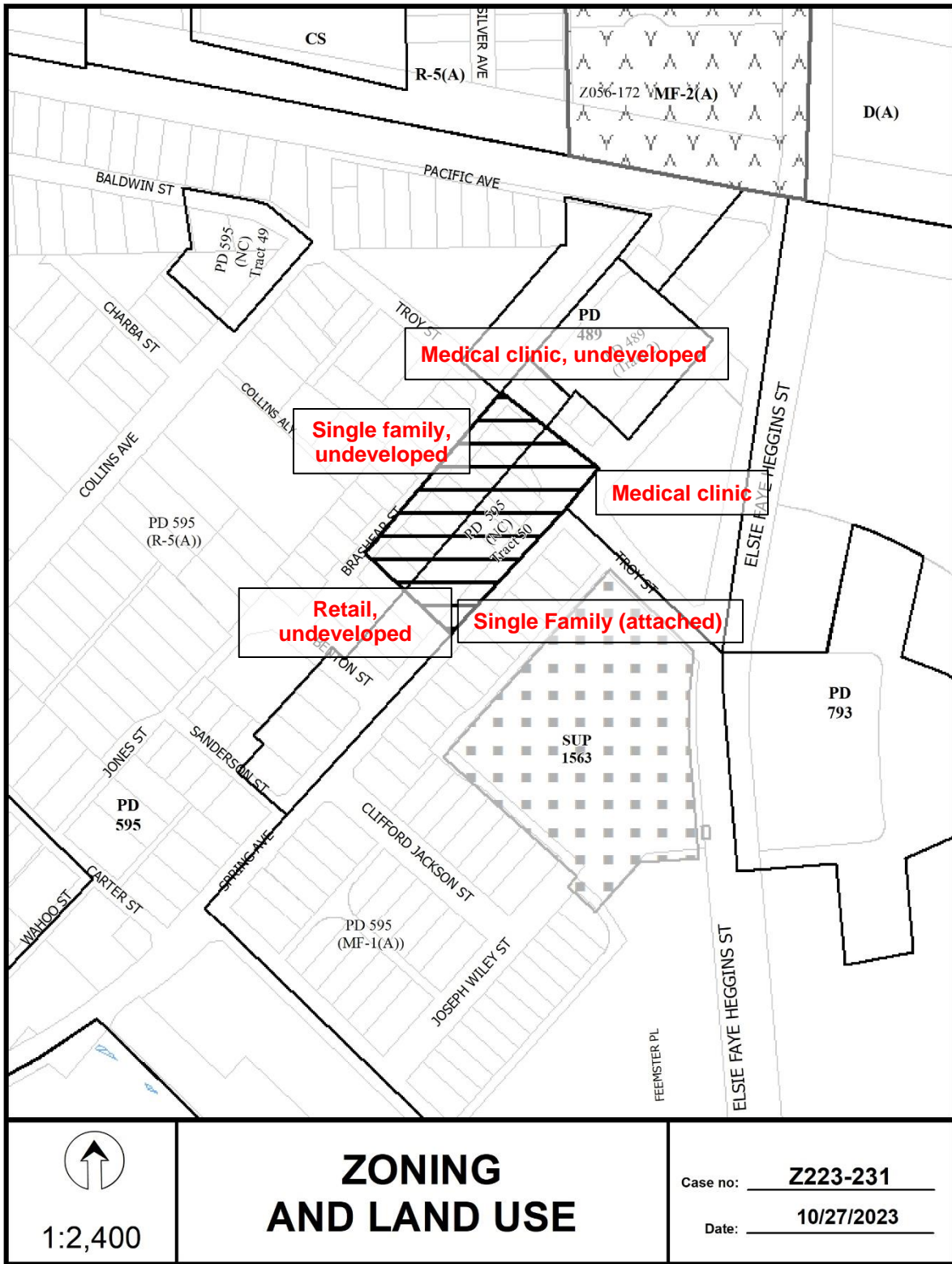
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# AERIAL MAP

Case no: Z223-231

Date: 10/27/2023

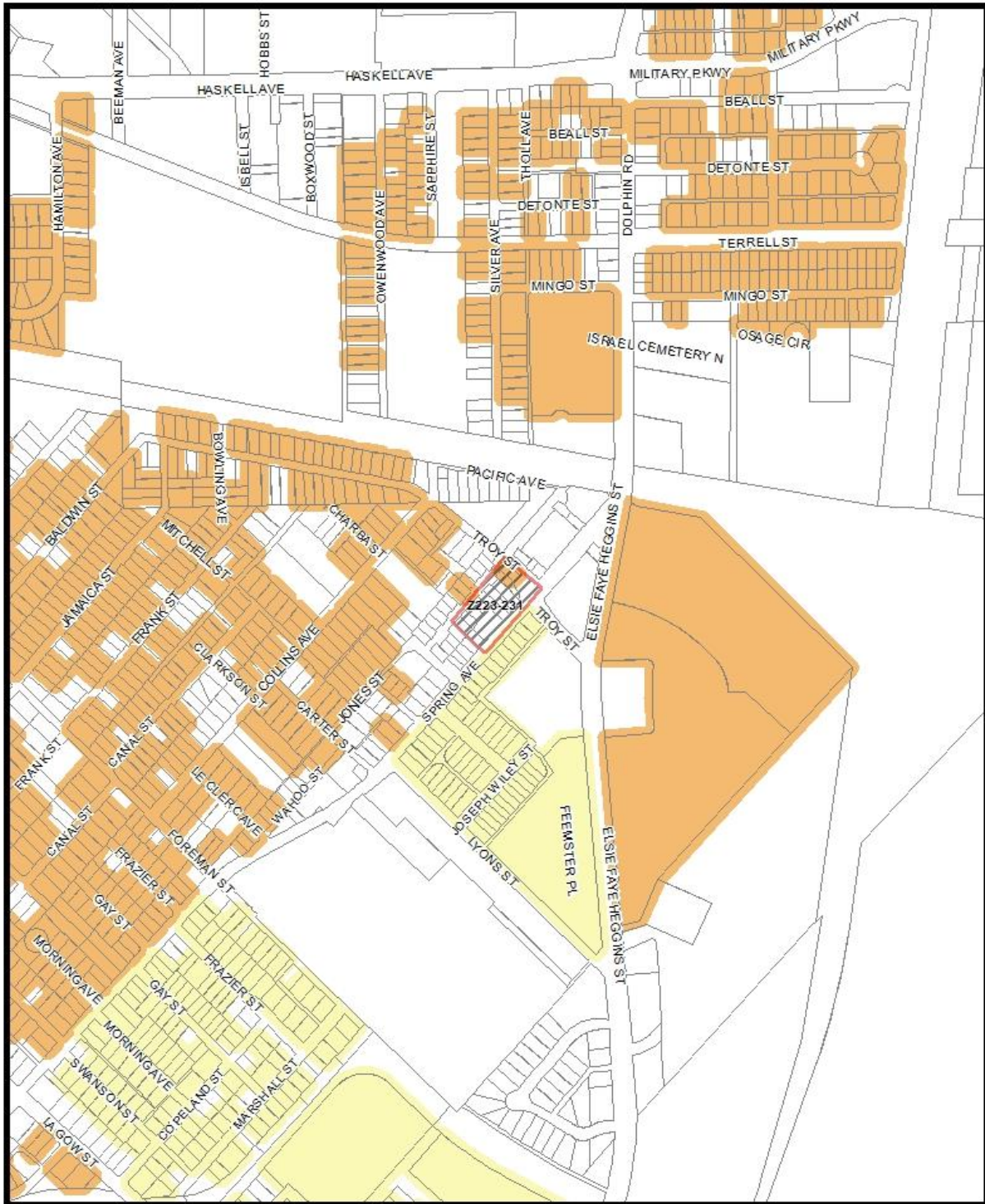




# ZONING AND LAND USE

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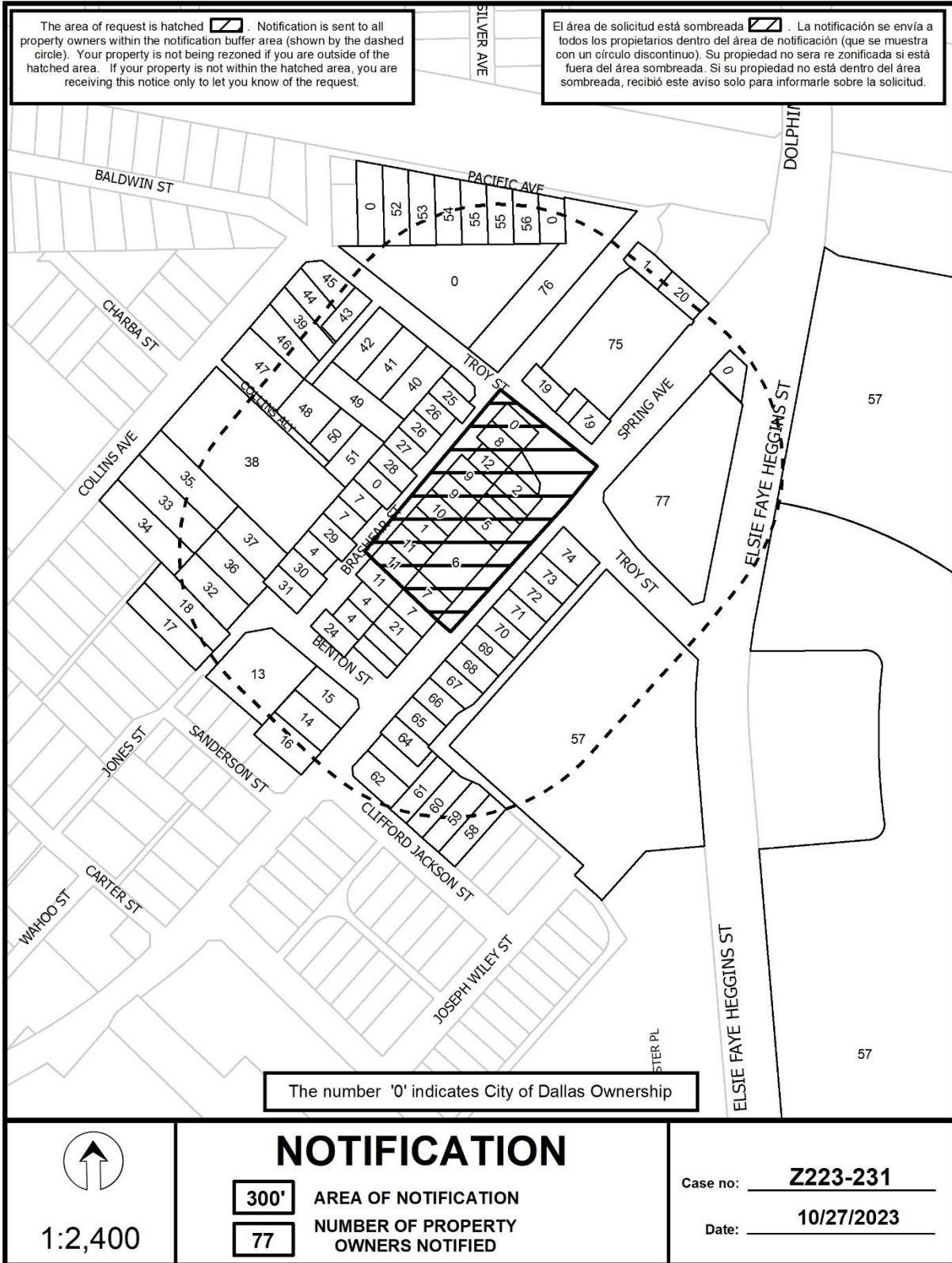
Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 10/30/2023





10/27/2023

***Notification List of Property Owners******Z223-231******77 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4930 BRASHEAR ST	SOUTH DALLAS FAIR PARK INNERCITY
2	4843 SPRING AVE	SOUTH DALLAS INNERCITY COMMUNITY
3	4839 SPRING AVE	SOUTH DALLAS FAIR PARK
4	4837 SPRING AVE	SOUTH DALLAS FAIR PARK
5	4831 SPRING AVE	SOUTH DALLAS FAIR PARK INNERCITY
6	4821 SPRING AVE	SOUTH DALLAS FAIR PARK INNERCITY
7	4819 SPRING AVE	SOUTH DALLAS FAIR PARK INNERCITY COMM
8	4846 BRASHEAR ST	SOUTH DALLAS FAIR PARK INNERCITY
9	4838 BRASHEAR ST	SOUTH DALLAS FAIR PARK INNERCITY
10	4830 BRASHEAR ST	SOUTH DALLAS FAIR PARK
11	4822 BRASHEAR ST	SOUTH DALLAS FAIR PARK INNERCITY
12	4842 BRASHEAR ST	SOUTH DALLAS FAIR PARK INNERCITY
13	4724 JONES ST	IRVIN CHARLES
14	4727 SPRING AVE	JOSHAM INC
15	4731 SPRING AVE	IRVIN LEONARD & KIMBERLY H
16	4723 SPRING AVE	Taxpayer at
17	4723 JONES ST	ROGERS BILLIE FAY WRENN EST OF
18	4727 JONES ST	TAREKEGN ASNAKE
19	2834 TROY ST	SOUTH DALLAS FAIR PARK INNER CITY
20	4927 SPRING AVE	SOUTH DALLAS FAIR PARK INNER CITY
21	4809 SPRING AVE	JOHNSON GLENDA & JUANE
22	4805 SPRING AVE	JOHNSON JUANE J & GLENDA
23	4803 SPRING AVE	Taxpayer at
24	4802 BRASHEAR ST	VILLATORO JOSE ANIBAL MEDRANO &
25	4847 BRASHEAR ST	KORE CAPITAL REAL ESTATE
26	4843 BRASHEAR ST	SOUTH DALLAS FAIR PARK

## Z223-231(MP)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4835 BRASHEAR ST	SOUTH DALLAS FAIR PARK /
28	4831 BRASHEAR ST	LIGGINS VIRGINIA ESTATE
29	4815 BRASHEAR ST	SOUTH DALLAS FAIR PARK INNER
30	4807 BRASHEAR ST	GODS HOUSE OF PRAYER FOR
31	4803 BRASHEAR ST	GODS HOUSE OF PRAYER FOR
32	4731 JONES ST	NEWSOME LLOYD
33	4730 COLLINS AVE	TRAN JENNY
34	4726 COLLINS AVE	CRAVIN HELEN L EST OF &
35	4732 COLLINS AVE	TAREKEGN ASNAKE M
36	4735 JONES ST	MALOY ROBERT GILL
37	4739 JONES ST	FLANAGAN JOHN
38	4638 COLLINS AVE	ASNAKE TAREKEGN
39	4814 COLLINS AVE	TAREKEGN ASNAKE
40	2823 TROY ST	CARRAWAY BRIANA DENISE
41	2819 TROY ST	MARAIYESA YEWANDE O
42	2813 TROY ST	LOGAN DALLAREE OCTAVIA
43	2811 TROY ST	HERVEY JEFFREY CRAIG
44	4818 COLLINS AVE	ROSS JOHN L
45	4822 COLLINS AVE	SILAS JUANNETTE
46	4810 COLLINS AVE	LITTMON CELESTINE
47	4806 COLLINS AVE	YOUNG CELESTINE
48	2806 COLLINS ALLEY RD	TAREKEGAN ASNAKE M
49	2813 TROY ST	TAYLOR DANIEL G
50	2808 COLLINS ALLEY RD	IMRC LLC
51	2810 COLLINS ALLEY RD	LIGGINS ESTER
52	4909 PACIFIC AVE	GOOD URBAN DEVELOPMENT LLC
53	4911 S PACIFIC AVE	HURDLE JULIA
54	4915 PACIFIC AVE	MILL CITY COMMUNITY BUILDERS LLC
55	4917 S PACIFIC AVE	MILL CITY COMMUNITY BUILDERS
56	4921 S PACIFIC AVE	MILL CITY COMMUNITY BUILDERS
57	2919 TROY ST	DALLAS HOUSING AUTHORITY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2914	CLIFFORD JACKSON STJACQUEZ DANNY & IRMA
59	2910	CLIFFORD JACKSON STVALENTINE KATHY ANN
60	2906	CLIFFORD JACKSON STRAMIREZ BRENDA J
61	2902	CLIFFORD JACKSON STPOLK MICHELLE
62	4802	SPRING AVE NIHOBANTEGE ELIZABETH IRAMONA
63	4806	SPRING AVE RODRIGUEZ DANIELA
64	4810	SPRING AVE SMITH STEPHEN D
65	4814	SPRING AVE KILMAN HALEY
66	4818	SPRING AVE DEANEGLAKAS WESLEY
67	4822	SPRING AVE Taxpayer at
68	4826	SPRING AVE DAVIS JAMES
69	4830	SPRING AVE THOMPSON RONDA ROCHELLE
70	4834	SPRING AVE ANDERSON ANDREA
71	4838	SPRING AVE JACKSON SANDRA DENISE
72	4842	SPRING AVE JOHNSON TAMEKA D
73	4846	SPRING AVE JOHNSON JAMES SR
74	4850	SPRING AVE MORRIS ILITHIA
75	4907	SPRING AVE SOUTH DALLAS FAIR PARK
76	4915	BRASHEAR DR SOUTH DALLAS FAIR PARK
77	4922	SPRING AVE SOUTH DALLAS FAIR PARK INNERCITY DEV