

FILE NUMBER: Z234-225(MB)/Z-25-000147

DATE FILED: April 30, 2024

LOCATION: West line of South Cockrell Hill Road, south of Barstow Boulevard.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 8.757 ac

CENSUS TRACT: 48113016534

APPLICANT/OWNER: Michele Ann Turnquist Exempt Trust

REPRESENTATIVE: Michael Coker

REQUEST: An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow multifamily 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 9 acres in size.
- The applicant wishes to develop a mix of multifamily apartments and townhomes on the site.
- As such, the applicant requests rezoning to MF-2(A) Multifamily District.

Zoning History:

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

1. Z223-150: On August 23, 2023, City Council approved an application for an RR Regional Retail District on property zoned a CR Community Retail District on the east line of South Cockrell Hill Road, south of East Red Bird Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Cockrell Hill Road	Local street	-

Transit Access:

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

DART Bus
Route 108

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.

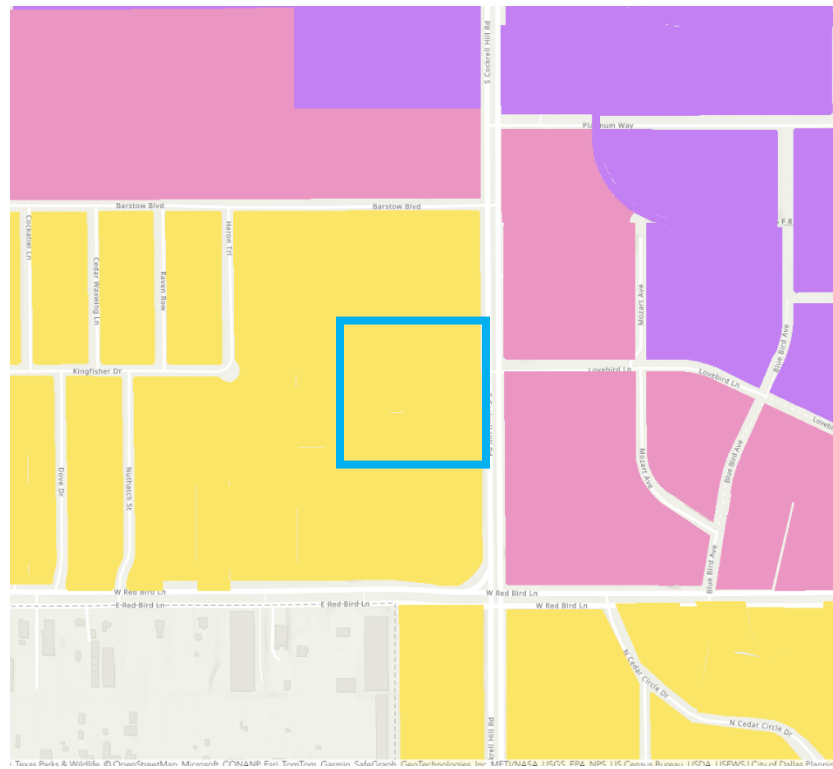
The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Apartments are identified as a secondary use within the Community Residential placetype while single-family is identified as a primary use.

The site has access to a major throughfare as well as DART bus service. The site is not located within an established subdivision but is instead a greenfield development, reducing the impact or potential conflicts with established neighborhood patterns.

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:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Vacant
North	R-7.5(A) Single Family	Single family
South	R-7.5(A) Single Family, NO(A) Neighborhood Office	Single family
East	IR Industrial Research	Church, auto service center
West	R-7.5(A) Single Family	Single family

Land Use Compatibility:

The area of request is undeveloped.

The immediate surroundings of the site are predominantly R-7.5(A) Single Family, with IR Industrial Research to the east. When considering a change from single family to multifamily, it is important to consider the potential impact of a development on surrounding neighborhoods. The location of the site on South Cockrell Hill Road is advantageous in this regard, as it is not nestled within an established subdivision. Access to Cockrell Hill Road means the site would not place heavy traffic pressures on small local streets.

Additionally, MF-2(A) provides a transitional buffer between residential uses to the west and the more intense industrial and commercial uses to the east across Cockrell Hill Road. Under the existing R-7.5(A) district, less buffering would be provided and is arguably less compatible with the nearby industrial zoning. The location of the site is within proximity to major employment centers such as industrial parks, the I-20 logistics corridor, and the Red Bird mall.

MF-2(A) allows development of both single family and multifamily structures, providing flexibility in the overall development of the site.

As such, staff finds that the requested MF-2(A) Multifamily 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>				
<u>Existing R-7.5(A)</u>	25 feet	5 feet	7,500 sqft	No max	30 feet	45% max.
<u>Proposed MF-2(A)</u>	15 feet*	Single family: No min Multifamily: 10 feet side, 15 feet rear	Single family: 1,000 sqft Multifamily: 800 – 1,200 sqft	No max	36 feet*	60% max

*Blockface continuity would apply to frontage along Cockrell Hill Road, requiring a minimum front yard setback of 25 feet.

SB 840

Under the provisions of SB 840, the minimum lot size and maximum height regulations are modified for multifamily structures only. No minimum lot size is specified under SB 840. The maximum height for a multifamily structure is 45 feet, and the height does not have to be sloped back under normal Residential Proximity Slope (RPS). Although the applicant may not plan to construct 45 feet of residential on the site, the City cannot limit them to less. A higher height here would also constitute a buffer between the single family to the west and the IR, which permits 200 feet in height.

Landscaping:

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

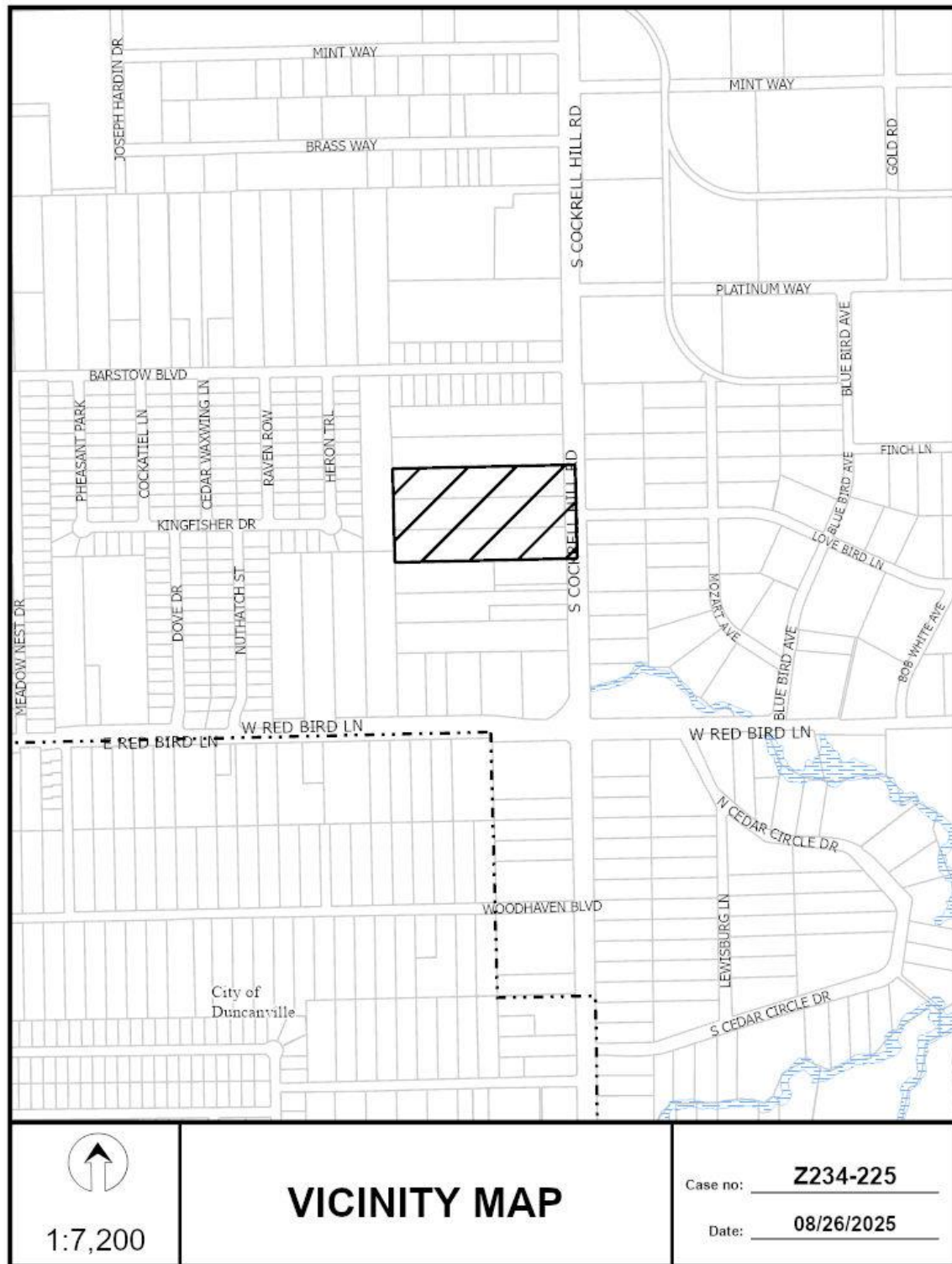
Parking:

Per the Dallas Development Code, the minimum parking required is as follows:

- Single family: no minimum in MF-2(A)
- Multifamily 200+ dwelling units: one space per dwelling unit
- Multifamily 21 – 199 dwelling units: one half space per dwelling unit
- Multifamily 20 or fewer dwelling units: no minimum.
- Guest parking for multifamily: 15% reserved for guests if 100 dwelling units or greater; 10% reserved for guests if between 21- 99 dwelling units.

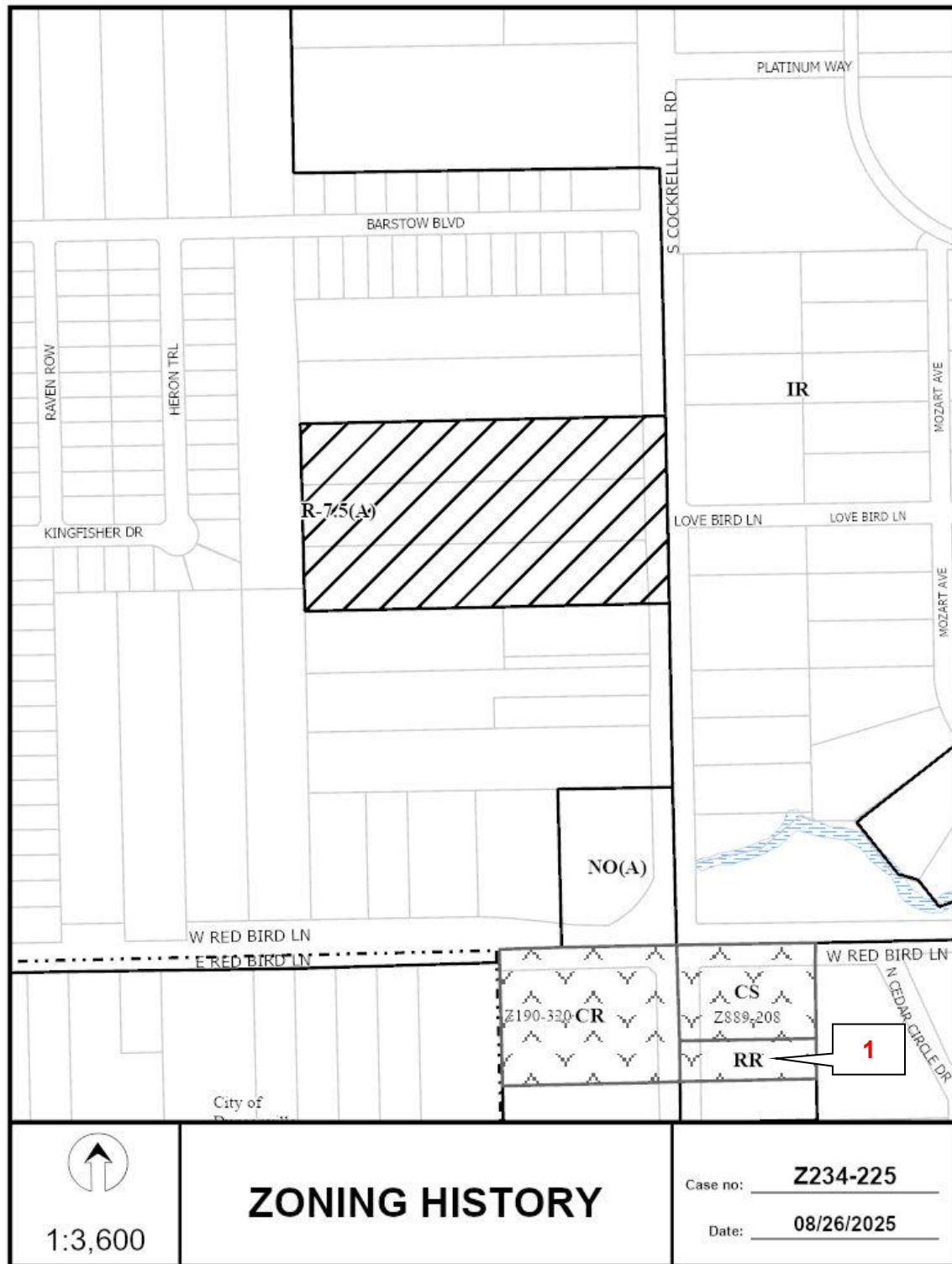
Market Value Analysis:

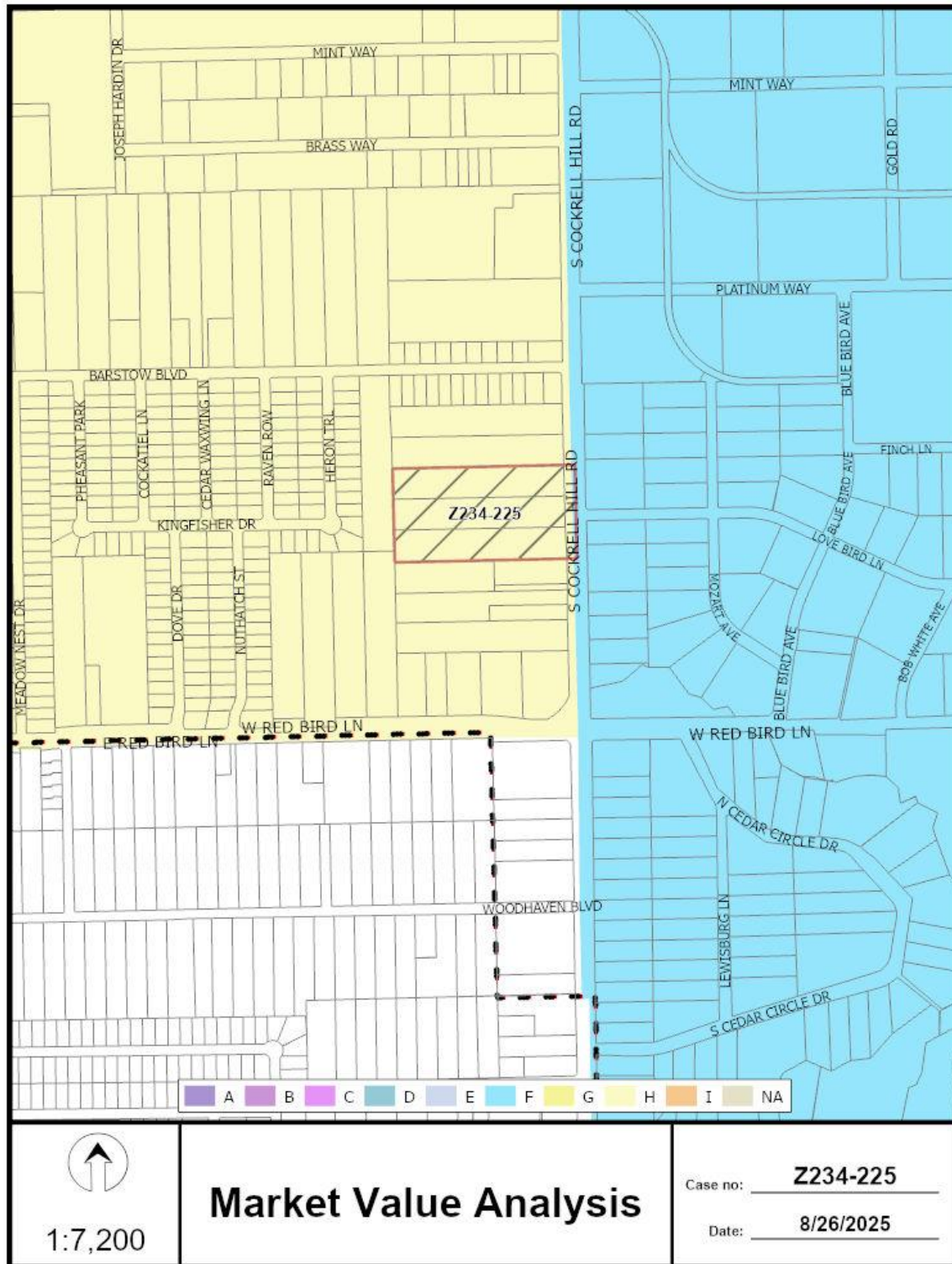
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

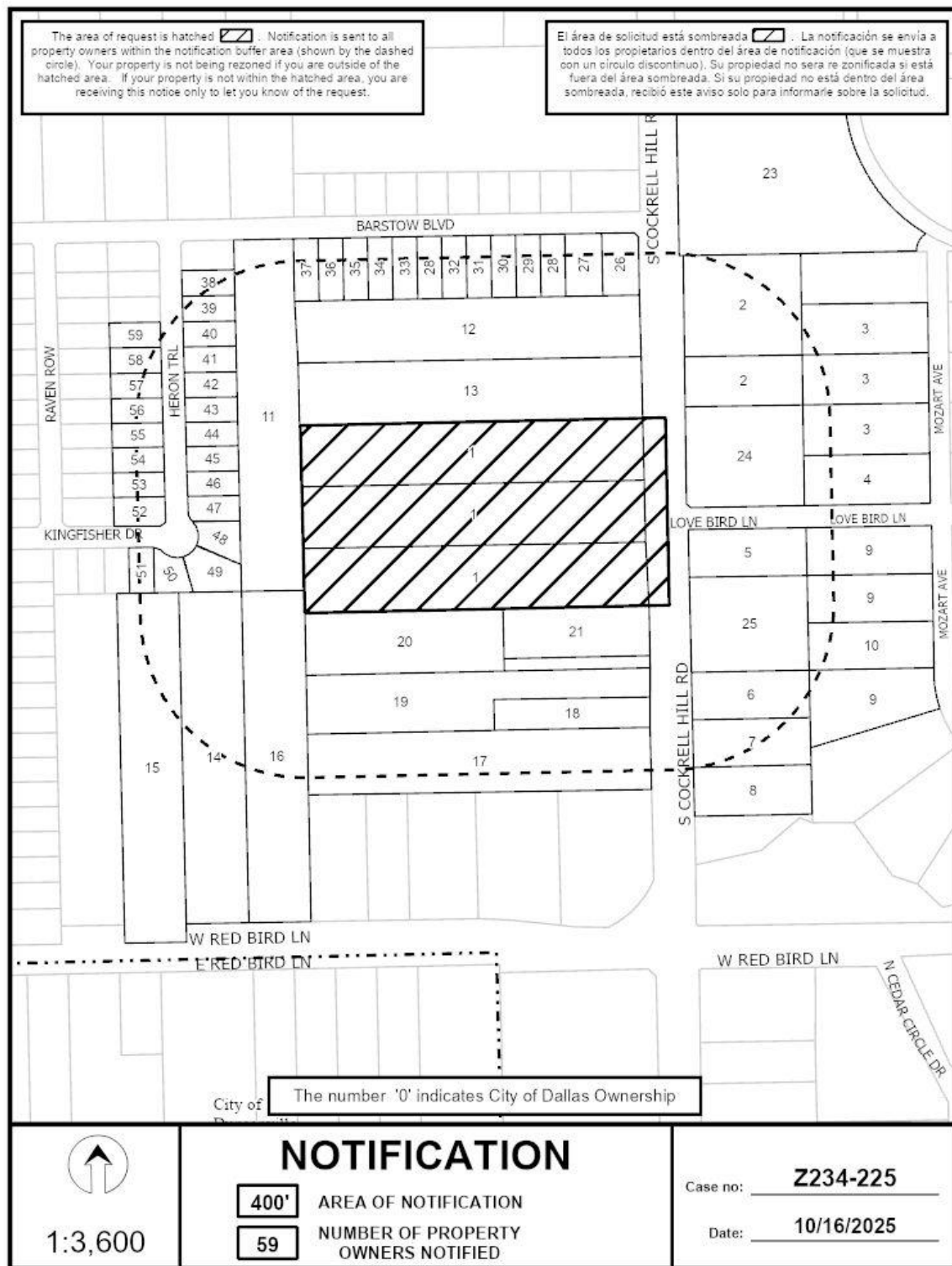












10/16/2025

Notification List of Property Owners***Z234-225******59 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5511 S COCKRELL HILL RD	TURNQUIST MICHELE A TR
2	5310 S COCKRELL HILL RD	JOHNSTON TECHNICAL
3	5325 MOZART AVE	JOHNSTON TECHNICAL SERVICES INC
4	5427 MOZART AVE	NUNEZ JUVENAL
5	5506 S COCKRELL HILL RD	ELLIS EDUARDO CLIFTON
6	5606 S COCKRELL HILL RD	HAYNES GARY L & LAKEISHA
7	5610 S COCKRELL HILL RD	MALAGON RAFAEL
8	5618 S COCKRELL HILL RD	MHC 112
9	5507 MOZART AVE	GUTIERREZ GUSTAVO
10	5527 MOZART AVE	GUSTAVO GUTIERREZ
11	4482 BARSTOW BLVD	HERNANDEZ FELIPE
12	5321 S COCKRELL HILL RD	RODRIGUEZ GREXIS &
13	5411 S COCKRELL HILL RD	YOUNG RICHARD F
14	4485 W RED BIRD LN	SANTOS IGNACIO J TR &
15	4499 W RED BIRD LN	GUZMAN GUMARO &
16	4473 W RED BIRD LN	SANTOS REVOCABLE LIVING TRUST THE
17	5615 S COCKRELL HILL RD	MARCHAN GERARDO
18	5611 S COCKRELL HILL RD	ECHERD JONATHAN T &
19	5605 S COCKRELL HILL RD	ESQUIVEL JUAN JESUS BLANCO &
20	5523 S COCKRELL HILL RD	RIOS ESTEBAN SANCHEZ & ANA MARIA SANCHEZ
21	5601 S COCKRELL HILL RD	RIOS ESTEBAN SANCHEZ & ANA MARIA SANCHEZ
22	5601 S COCKRELL HILL RD	SIMMONS THOMAS
23	5222 S COCKRELL HILL RD	5222 S COCKRELL HILL TX LLC
24	5414 S COCKRELL HILL RD	RAMIREZ EFRAIN
25	5512 S COCKRELL HILL RD	URBINA MARISELA ABADILLA
26	4402 BARSTOW BLVD	GONZALES ELIZETH MARTINEZ

10/16/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4412 BARSTOW BLVD	GUILIANO PIERRE L
28	4416 BARSTOW BLVD	BEYER KENNETH
29	4420 BARSTOW BLVD	SPEARS HARVEY & CHIQUITA
30	4424 BARSTOW BLVD	FUENTES YESSSENIA YAMILETH &
31	4428 BARSTOW BLVD	URRUTIA TABITHA
32	4432 BARSTOW BLVD	URRUTIA TABITHA
33	4440 BARSTOW BLVD	PEREZ JOSE M & MARIA A
34	4444 BARSTOW BLVD	MONTELONGO CARLOS &
35	4448 BARSTOW BLVD	MONTELONGO ERIK & JEANETTE
36	4452 BARSTOW BLVD	DALLAS PPTY LLC
37	4456 BARSTOW BLVD	MONJARAS MARGARITA &
38	5310 HERON TRL	SANCHEZ ALICE &
39	5314 HERON TRL	GUTIERREZ GISELA
40	5318 HERON TRL	QUINTANA ROBIN L
41	5322 HERON TRL	RODRIGUEZ LINDA RUTH
42	5326 HERON TRL	BRITTON SHIRLEY A
43	5330 HERON TRL	MARTINEZ ALFREDO
44	5334 HERON TRL	MYERS BENNIE & RHONDA
45	5338 HERON TRL	HERNANDEZ MIGUEL &
46	5342 HERON TRL	MUNIZ JUVENTINO &
47	5346 HERON TRL	VILLA JOSE
48	4510 KINGFISHER DR	MORALES URIEL A
49	4514 KINGFISHER DR	GARCIA FRANCISCO &
50	4518 KINGFISHER DR	TORRES FEBRONIA L
51	4522 KINGFISHER DR	BLANCO JOSE JR
52	5345 HERON TRL	VAZQUEZ FRANCISCO J
53	5341 HERON TRL	HERNANDEZ JESUS
54	5337 HERON TRL	MLO CUC VO
55	5333 HERON TRL	GALLEGOS JESUS MANUEL AMADOR
56	5329 HERON TRL	VIRAPHONH TONY
57	5325 HERON TRL	FKH SFR C1 LP

10/16/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5321 HERON TRL	ANDRADE OCTAVIO & NORMA
59	5317 HERON TRL	JUAREZ ANGEL &