

HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, SEPTEMBER 24, 2025
ACM: Robin Bentley

FILE NUMBER: Z245-213(LL) / Z-25-000053 **DATE FILED:** April 25, 2025

LOCATION: West line of South Ewing Avenue, north of East Saner Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 3,485 sq.ft. **CENSUS TRACT:** 48113005600

OWNER/APPLICANT: Juan Lopez

REQUEST: An application for a TH-1(A) Townhouse District on property zoned CR Community Retail District.

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

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped (approx. 0.08 acres in total size).
- The property and the surrounding area was rezoned CR Community Retail District in 1989 as a part of the Chapter 51A transition. However, many single family homes are developed on the CR Community Retail District zoned lots.
- The single family homes in this area were developed prior to 1987 - under Chapter 51 of the Dallas Development Code when non-residential districts, including the CR Community Retail District - allowed single family residential land uses.
- The property only has frontage on S. Ewing Avenue and is immediately adjacent to the Oak Cliff Trail to the west.
- The property was previously developed with a fence that was removed. The applicant intends to construct a new single family home.
- The purpose of the request is to rezone the property to a compatible district that would allow construction of a single family home.
- The property would be subject to block face continuity whereby the front yard of the more restrictive – CR Commercial Retail District that is adjacent would apply.
- Therefore, the applicant is requesting a general zoning change to a TH-1(A) Townhouse District.

Zoning History:

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

Thoroughfares/Street:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| South Ewing 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 to review engineering plans at the time of permitting

to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes: 45, 217

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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 to 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.

• **Consistency Review Recommendation**

- The proposed zoning change of single family use is consistent with Forward Dallas 2.0 as the site is completely within the Community Residential placetype which is primarily intended for single-family homes with parks, schools, and places of worship interspersed throughout, providing focal points for community activity. The Community Residential placetype encompasses the largest percentage of land mass within Dallas.

• **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.

Other Contextual comments related to long-range plan

Area Plans

There is no Area Plan relevant for this area.

Land Use:

| | Zoning | Land Use |
|-------------|---------------|-----------------|
| Site | CR | Undeveloped |

| | | |
|--------------|----|---|
| North | CR | Single Family |
| South | CR | Undeveloped / Vacant Commercial |
| East | CR | Single Family |
| West | CR | Public Utilities / Open Space/Trail (Oak Cliff Trail) |

Land Use Compatibility:

The area of request is currently zoned CR and is undeveloped. The property was previously developed with a fence that has been removed and the applicant intends to construct a new, single family home on the approximately .08 acre property.

The zoning is predominately CR Community Retail in this area and the land uses are mainly single family, institutional, open space, public utilities, and some retail surrounding the property. To the east of the property is single family, and to the southeast is restaurant uses without a drive-through. To the north is single family, and to the west immediately adjacent to the property is the Oak Cliff trail and public utilities with transmission lines and a water tower that is zoned PD 509. To the south - immediately adjacent to the property, are two undeveloped lots, and a vacant commercial building. With a mix of residential and neighborhood serving commercial uses - adjacent and within the immediate area, TH-1(A) could be a transitional zoning district to the existing CR Community Retail district, undeveloped lots, and vacant commercial building to the south of the site on the corner of East Saner Avenue. Also, there is TH-3(A) zoning immediately to the northeast of the property - behind the Temple Missionary Church - across the alley fronting Harlandale Avenue. For these reasons, staff finds the applicant's requested zoning change to an TH-1(A) District on the site to be compatible with the Community Residential placetype character designation of the Comprehensive Plan.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. 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 CR Community Retail District and the proposed TH-1(A) Townhouse District.

| District | Setback | | Density | Height | Lot Cvrgr | Special Standards | Primary Uses |
|----------------------|---------|------------------------------------|--|---|-----------|--|--|
| | Front | Side/Rear | | | | | |
| Existing: CR | 15' | 20' adj to res Other: None | 0.5 FAR for office uses; 0.75 for all uses combined | 54' 4 stories parking garages exempt | 60% | Residential Proximity Slope Includes parking garages | Community-Serving Retail, Personal Service, Office |
| Proposed: TH-1(A) | 0' | 0' Duplex: 5'/10' Other: 10' | <=6 Du/Ac 2,000 sq ft min lot size for SF | 36' | 60% Resid | Block Face Continuity | Residential |

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

| | |
|---|---|
| • | 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-4.204, 51A-4.209, 51A-4.213 |

| | Existing | Proposed |
|---|----------|----------|
| Use | CR | TH-1(A) |
| AGRICULTURAL USES | | |
| Crop production | • | • |
| COMMERCIAL AND BUSINESS SERVICE USES | | |
| Building repair and maintenance shop | R | |
| Catering service | • | |
| 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 | | |
| Labor hall | | |

| | Existing | Proposed |
|--|----------|----------|
| Use | CR | TH-1(A) |
| Machine or welding shop | | |
| Machinery, heavy equipment, or truck sales and services | | |
| Medical or scientific laboratory | S | |
| Technical school | | |
| Tool or equipment rental | • | |
| Vehicle or engine repair or maintenance | | |
| INDUSTRIAL USES | | |
| Alcoholic beverage manufacturing | | |
| Gas drilling and production | S | 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 | S |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | |
| Cemetery or mausoleum | S | S |
| Child or adult care facility | • | « |
| Church | • | • |
| College, university, or seminary | • | S |
| Community service center | S | S |
| Convalescent and nursing homes, hospice care, and related institutions | | S |
| Convent or monastery | • | S |
| Foster home | S | S |
| Halfway House | S | |
| Hospital | S | |
| Library, art gallery, or museum | • | S |
| Open enrollment charter school or private school | S | S |
| Public school other than an open-enrollment charter school | R | S |
| LODGING USES | | |

| | Existing | Proposed |
|--|----------|----------|
| Use | CR | TH-1(A) |
| Extended stay hotel or motel | | |
| Hotel or motel | S | |
| Lodging or boarding house | S | |
| Overnight general purpose shelter | S« | |
| Short-term rental lodging | | |
| MISCELLANEOUS USES | | |
| Attached non-premise sign | S | |
| Carnival or circus (temporary) | « | « |
| Hazardous waste management facility | | |
| Placement of fill material | | |
| Temporary construction or sales office | • | • |
| OFFICE USES | | |
| Alternative financial establishment | S | |
| Financial institution without drive-in window | • | |
| Financial institution with drive-in window | D | |
| Medical clinic or ambulatory surgical center | • | |
| Office | • | |
| RECREATION USES | | |
| Country club with private membership | • | S |
| Private recreation center, club, or area | • | S |
| Public park, playground, or golf course | • | • |
| RESIDENTIAL USES | | |
| College dormitory, fraternity, or sorority house | • | |
| Duplex | | • |
| Group residential facility | | |
| Handicapped group dwelling unit | | « |
| Manufactured home park, manufactured home subdivision, or campground | | |
| Multifamily | | |
| Residential hotel | | |
| Retirement housing | | S |
| Single family | | • |
| RETAIL AND PERSONAL SERVICE USES | | |
| Alcoholic beverage establishments | « | |
| Ambulance service | R | |
| Animal shelter or clinic without outside runs | R | |
| Animal shelter or clinic with outside runs | | |
| Auto service center | R | |
| Bail Bonds | • | |

| | Existing | Proposed |
|---|----------|----------|
| Use | CR | TH-1(A) |
| Business school | • | |
| Car wash | D | |
| Commercial amusement (inside) | « | |
| Commercial amusement (outside) | S | |
| Commercial motor vehicle parking | | |
| Commercial parking lot or garage | • | |
| Convenience store with drive-through | S | |
| Drive-in theater | | |
| Dry cleaning or laundry store | • | |
| Furniture 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 | S | |
| Home improvement center, lumber, brick or building materials sales yard | D | |
| Household equipment and appliance repair | • | |
| Liquefied natural gas fueling station | | |
| Liquor store | • | |
| Massage Parlors | | |
| Mortuary, funeral home, or commercial wedding chapel | • | |
| Motor vehicle fueling station | • | |
| Nursery, garden shop, or plant sales | • | |
| Outside sales | | |
| Paraphernalia shop | S | |
| Pawn shop | • | |
| Personal service use | • | |
| Restaurant without drive-in or drive-through service | R | |
| Restaurant with drive-in or drive-through service | D | |
| Surface parking | | |
| Swap or buy shop | S | |
| Tattoo or body piercing studio | • | |
| Taxidermist | | |
| Temporary retail use | • | |
| Theater | • | |
| Truck stop | | |

| | Existing | Proposed |
|--|----------|----------|
| Use | CR | TH-1(A) |
| 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,« | 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 |
| Post office | • | |
| Radio, television, or microwave tower | S | S |
| Refuse transfer station | | |
| Sanitary landfill | | |
| Sewage treatment plant | | |
| Tower/antenna for cellular communication | « | « |
| Utility or government installation other than listed | S | 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 | S | |
| Office showroom/warehouse | | |
| Outside storage | | |
| Petroleum product storage and wholesale | | |
| Recycling buy-back center | « | |

| | Existing | Proposed |
|--|----------|----------|
| Use | CR | TH-1(A) |
| 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 | | |
| Accessory Use | CR | TH-1(A) |
| Warehouse | | |
| Community center (private) | | S |
| Day home | « | |
| Game court (private) | | |
| General waste incinerator | « | |
| Helistop | S | |
| Home occupation | | |
| Medical/infectious waste incinerator | S | |
| Outside display of merchandise | « | |
| Outside sales | « | |
| Pathological waste incinerator | « | |
| Pedestrian skybridge | S | |
| Private stable | | |
| Swimming pool (private) | | |

Landscaping:

The site is undeveloped. Any future development of the property would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

Under the requested TH-1(A) Townhouse District, the applicant proposes to construct a single family home.

At permitting, the applicant would be required to comply with the current standard parking ratio of one minimum parking space per dwelling for the specified use under the proposed TH-1(A) Single Family District.

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 "I" MVA area. The site is surrounded by the "I" MVA area to the north, south, and west immediately adjacent to the site. The site is surrounded by the "H" MVA area to the east.

CPC Action:
August 7, 2025

Motion: It was moved to recommend **approval** of a TH-1(A) Townhouse District on property zoned CR Community Retail District on the west line of S. Ewing Ave, north of E. Saner Avenue.

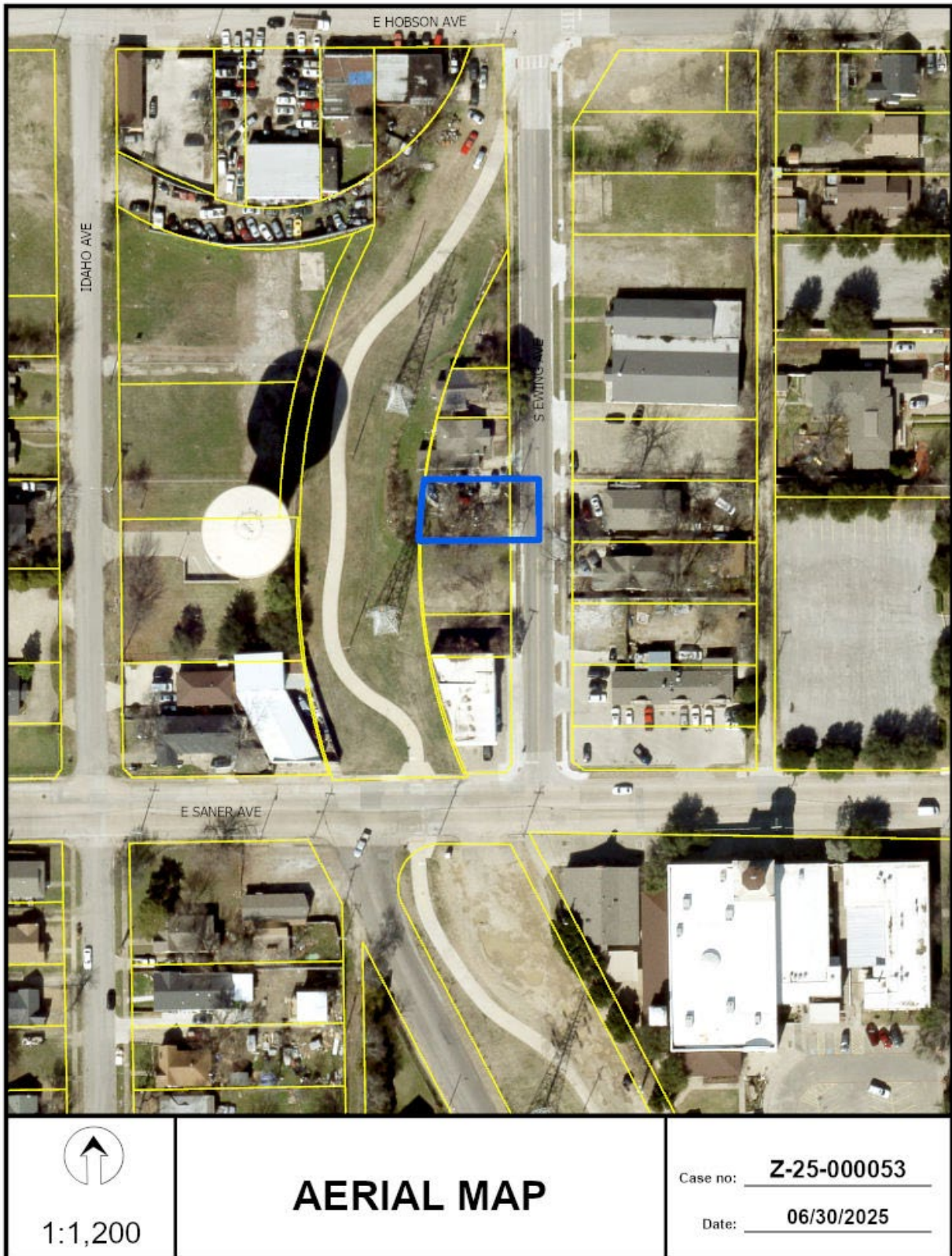
Maker: Rubin
Second: Hampton
Result: Carried: 14 to 0

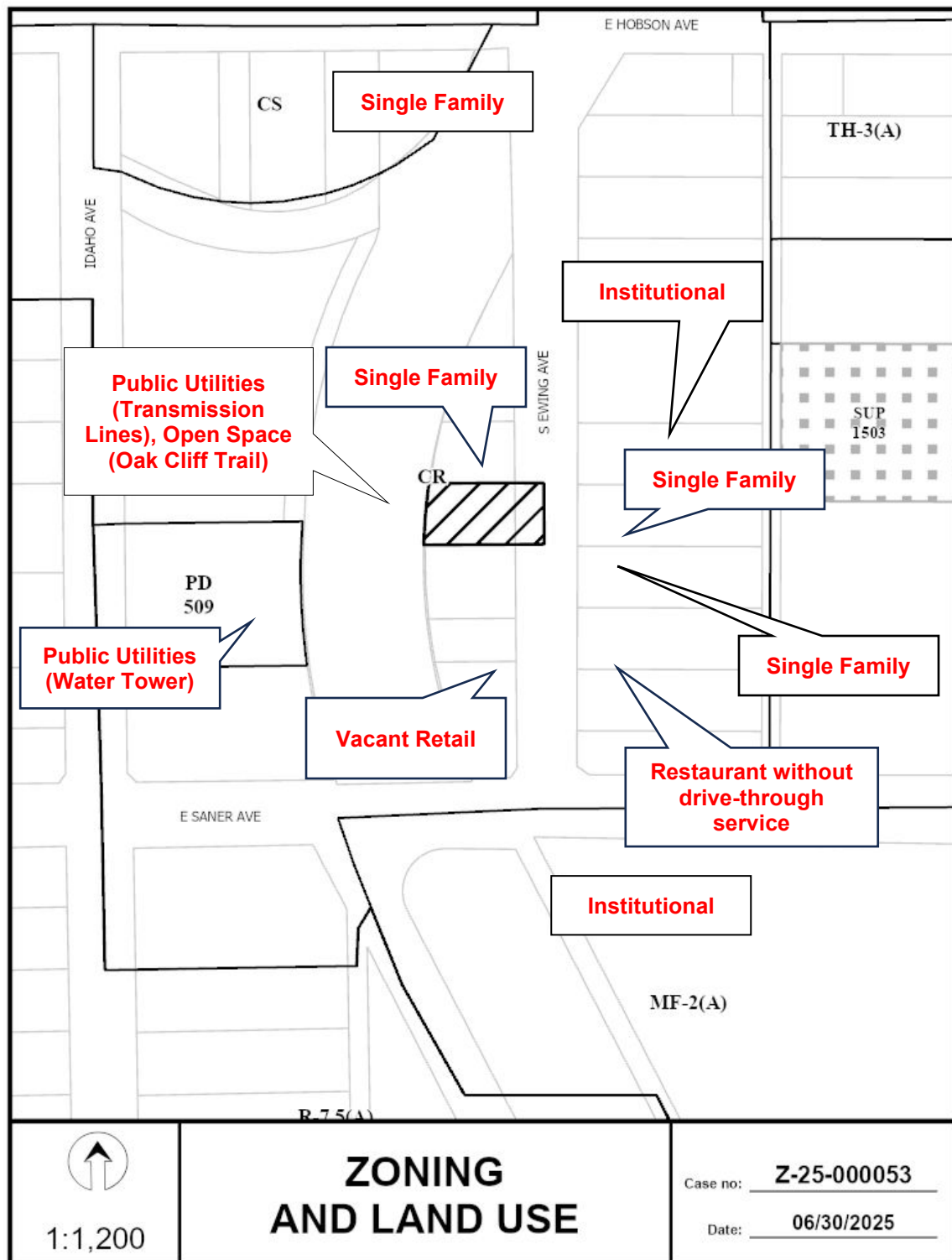
For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin

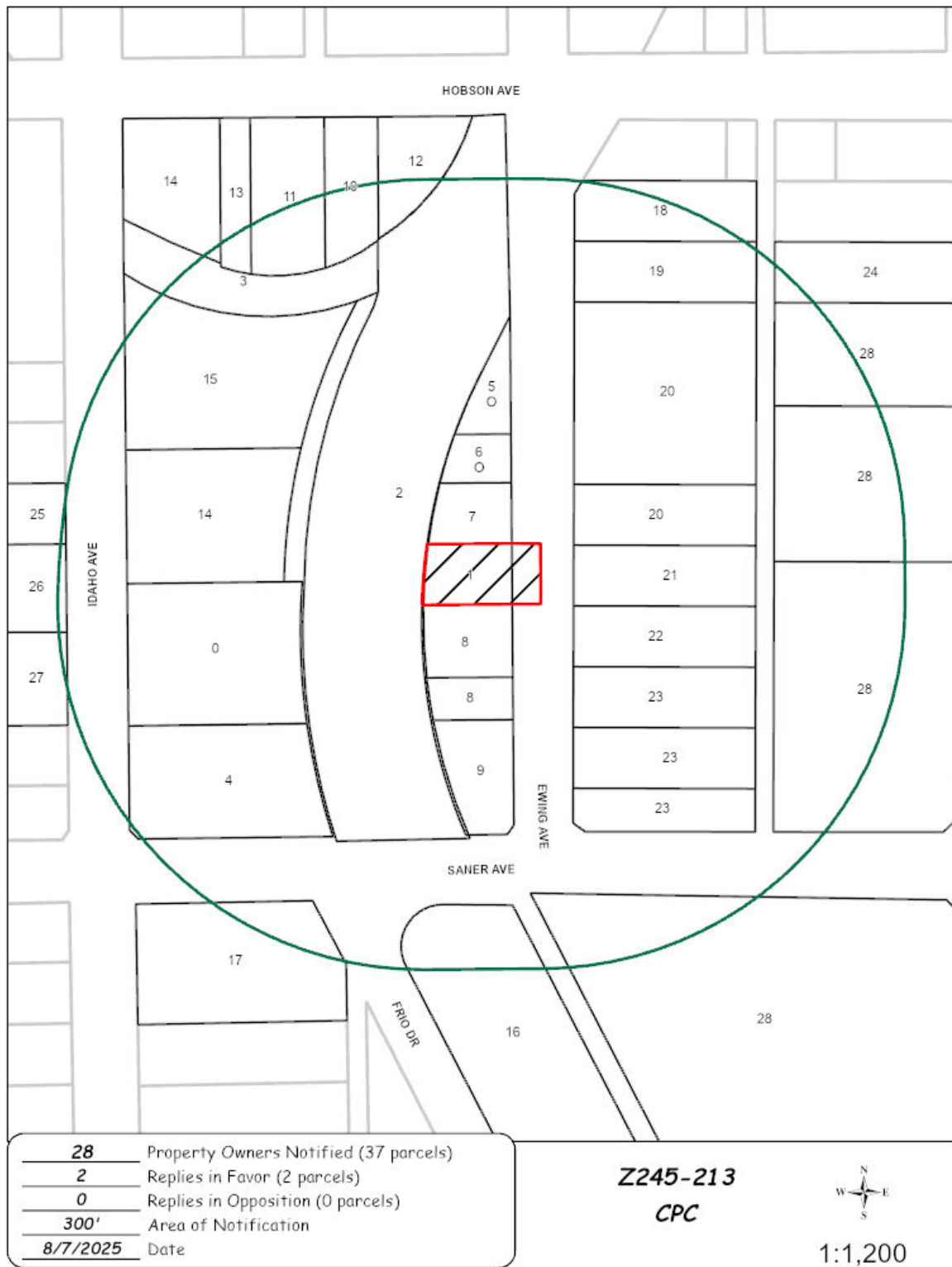
Against: 0
Absent: 0
Vacancy: 1 - District 12

| | | |
|-----------------|-----------|------------|
| Notices: | Area: 300 | Mailed: 14 |
| Replies: | For: 0 | Against: 0 |

Speakers: For: None
Against: None







08/06/2025

Reply List of Property Owners***Z245-213******28 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|---------------------------------------|
| | 1 | 2731 S EWING AVE | LOPEZ JUAN |
| | 2 | 915 E SANER AVE | ONCOR ELECRC DELIVERY COMPANY |
| | 3 | 2710 IDAHO AVE | 1911 WTP LLC SERIES K |
| | 4 | 909 E SANER AVE | HERNANDEZ CHRISTIAN FLORES |
| O | 5 | 2719 S EWING AVE | PEREYDA MIRANDA |
| O | 6 | 2723 S EWING AVE | LOGGINS LEON M |
| | 7 | 2727 S EWING AVE | LOGGINS LEON M & CURAN D |
| | 8 | 2735 S EWING AVE | KYSER DICK DWAYNE |
| | 9 | 2745 S EWING AVE | BARAJAS BRENDA REVOCABLE LIVING TRUST |
| | 10 | 922 E HOBSON AVE | BURLESON O J |
| | 11 | 910 E HOBSON AVE | MMGCR HOLDINGS LLC |
| | 12 | 930 E HOBSON AVE | BURLESON ORENTAH |
| | 13 | 906 E HOBSON AVE | 1911 WTP LLC SERIES J A |
| | 14 | 900 E HOBSON AVE | CAZARES CASAS LLC |
| | 15 | 2714 IDAHO AVE | AVERY CLIFFORD C |
| | 16 | 1000 E SANER AVE | ONCOR ELECRC DELIVERY COMPANY |
| | 17 | 910 E SANER AVE | HUGHLETT LANNA |
| | 18 | 2704 S EWING AVE | DALLAS HOUSING ACQUISITION & DEV CORP |
| | 19 | 2718 S EWING AVE | TEMPLE MISSIONARY BAPTIST |
| | 20 | 2718 S EWING AVE | TEMPLE MISSIONARY BAPTIST CHURCH |
| | 21 | 2726 S EWING AVE | MUNOZ ARMANDO |
| | 22 | 2734 S EWING AVE | VASQUEZ JOSE SAUL & |
| | 23 | 2736 S EWING AVE | FLORES MIGUEL |
| | 24 | 2709 HARLANDALE AVE | RODRIGUEZ MARCELO S |
| | 25 | 2727 IDAHO AVE | THOMAS JOHN E & GEORGIA |
| | 26 | 2729 IDAHO AVE | WAKEFIELD HOUSE |

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08/06/2025

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|------------------|-------------------|
| | 27 | 2733 IDAHO AVE | WAKEFIELD DEAN SR |
| | 28 | 1012 E SANER AVE | SJAMCP RC |