

FILE NUMBER: Z-25-000041

DATE FILED: July 07, 2025

LOCATION: Southeast line of Collins Avenue, between Carter Street and Troy Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 5,875 square feet.

CENSUS TRACT: 481130027013

APPLICANT: Adam Gaddis, A & G Housing LLC

OWNER: Adam Gaddis

REQUEST: An application for TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to continue to allow duplex use on the site.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-5(A) Single Family Subdistrict within Planned Development District 595 and used as a duplex (non-conforming lot of record).
- The surrounding area contains a significant number of nonconforming duplexes.
- The purpose of the request is to rezone the property to a compatible district that allows duplex use on the site.
- The applicant proposes a duplex use. This use is permitted within the proposed TH-3(A) District.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Collins Avenue	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

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

DART Bus Routes:

13, 216

STAFF ANALYSIS:

Comprehensive Plan:

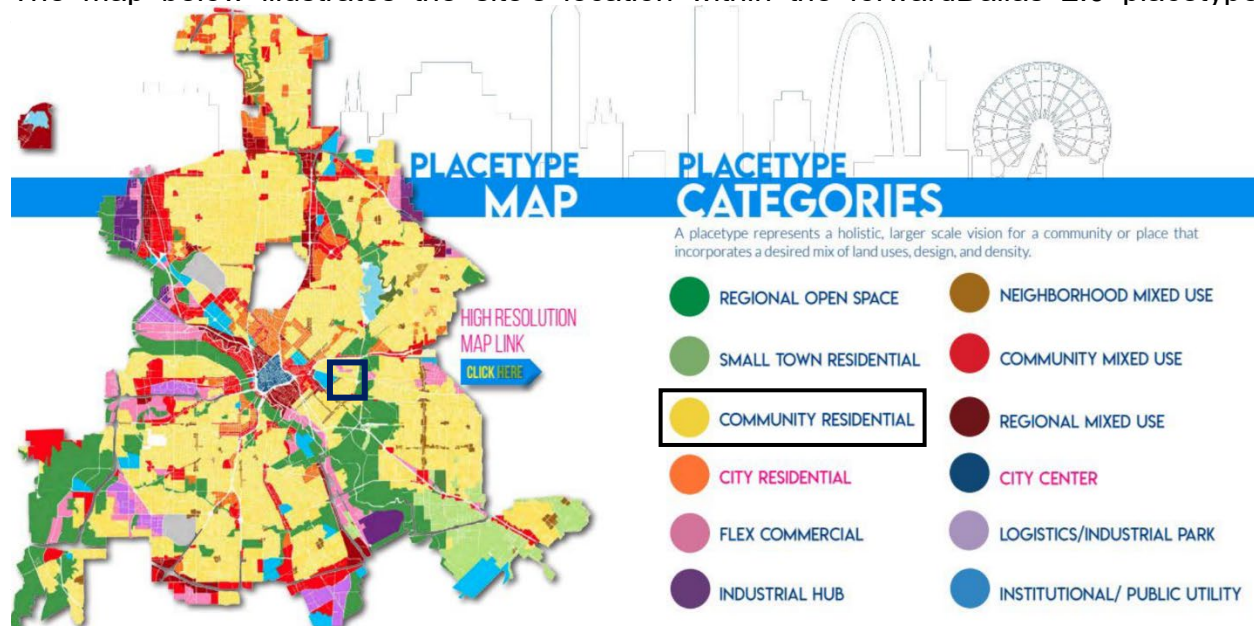
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed request aligns with the land uses and intent of this placetype and is therefore **consistent** with the forwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype



South Dallas Fair Park Area Plan:

The South Dallas/Fair Park Area Plan (May 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. The plan focuses on implementation and action, emphasizing updated land use and zoning regulations, new housing and design standards, and strategies to preserve neighborhood character while accommodating diverse housing options. A central

objective of the plan is to reduce nonconformities and promote compatible infill development that reflects the established residential patterns of South Dallas neighborhoods.

The proposed change is consistent with the Area Plan's guiding principles for Land Use & Zoning and Housing & Design. It supports the long-term vision of stabilizing existing neighborhoods, easing displacement pressures, and ensuring that new housing types remain compatible with the historic character of the neighborhood. By allowing duplex use where it already exists, this rezoning maintains consistency with surrounding development while advancing the plan's call for zoning updates that promote equitable and context-sensitive housing opportunities.

Land Use

	Zoning	Land Use
Site	R-5(A) Single Family Subdistrict, PD 595	Duplex
North	R-5(A) Single Family Subdistrict, PD 595	Undeveloped
Northeast	R-5(A) Single Family Subdistrict, PD 595	Single family, Duplex
Southeast	R-5(A) Single Family Subdistrict, PD 595	Duplex
Northwest	R-5(A) Single Family Subdistrict, PD 595	Single family
Southwest	R-5(A) Single Family Subdistrict, MF-1 subdistrict, PD 595	Duplex, Undeveloped, Multifamily

Land Use Compatibility:

The area of request is currently developed with a duplex on a nonconforming lot. Surrounding properties reflect a mix of residential and undeveloped uses within PD 595. To the northeast and east are undeveloped and duplex lots zoned R-5(A) subdistrict. To the northwest, properties are developed with duplexes and single family homes also zoned R-5(A) subdistrict. To the southwest there are additional undeveloped parcels and multifamily uses zoned MF-1(A) subdistrict. The immediate area contains several duplexes on lots zoned for R-5(A) subdistrict, indicating an established development pattern of small-lot attached housing that is inconsistent with the current zoning.

Staff finds the proposed rezoning to TH-3(A) within PD 595 is compatible with the existing land use character and would align the subject site with the surrounding development pattern. The request eliminates the existing nonconformity, accommodates the established duplex use, and maintains consistency with similar housing types in the vicinity. By supporting attached housing where it already exists, the rezoning reinforces neighborhood stability while ensuring conformity with surrounding uses.

Development Standards

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing PD 595 R-5(A)	20'	Res: 5' Other: 10'	30'	1 unit / 5,000 sqft	Res: 45% Nonres: 25%	Single family
Proposed PD 595 TH-3(A)	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

*Blockface continuity with R-5(A) will impose a 20' front setback on the Collins 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 Collins Avenue will not impose difficulty on the remaining parcels, as would the 25-foot front setback of a D(A) Duplex Subdistrict.

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.

Landscaping:

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

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.

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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.

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List of Officers

Adam Gaddis - Owner

Draft CPC Action
September 18, 2025

Motion: It was moved to recommend **approval** of TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Collins Avenue, between Carter Street and Troy Street.

Maker: Wheeler-Reagan
Second: Hall
Result: Carried: 14 to 0

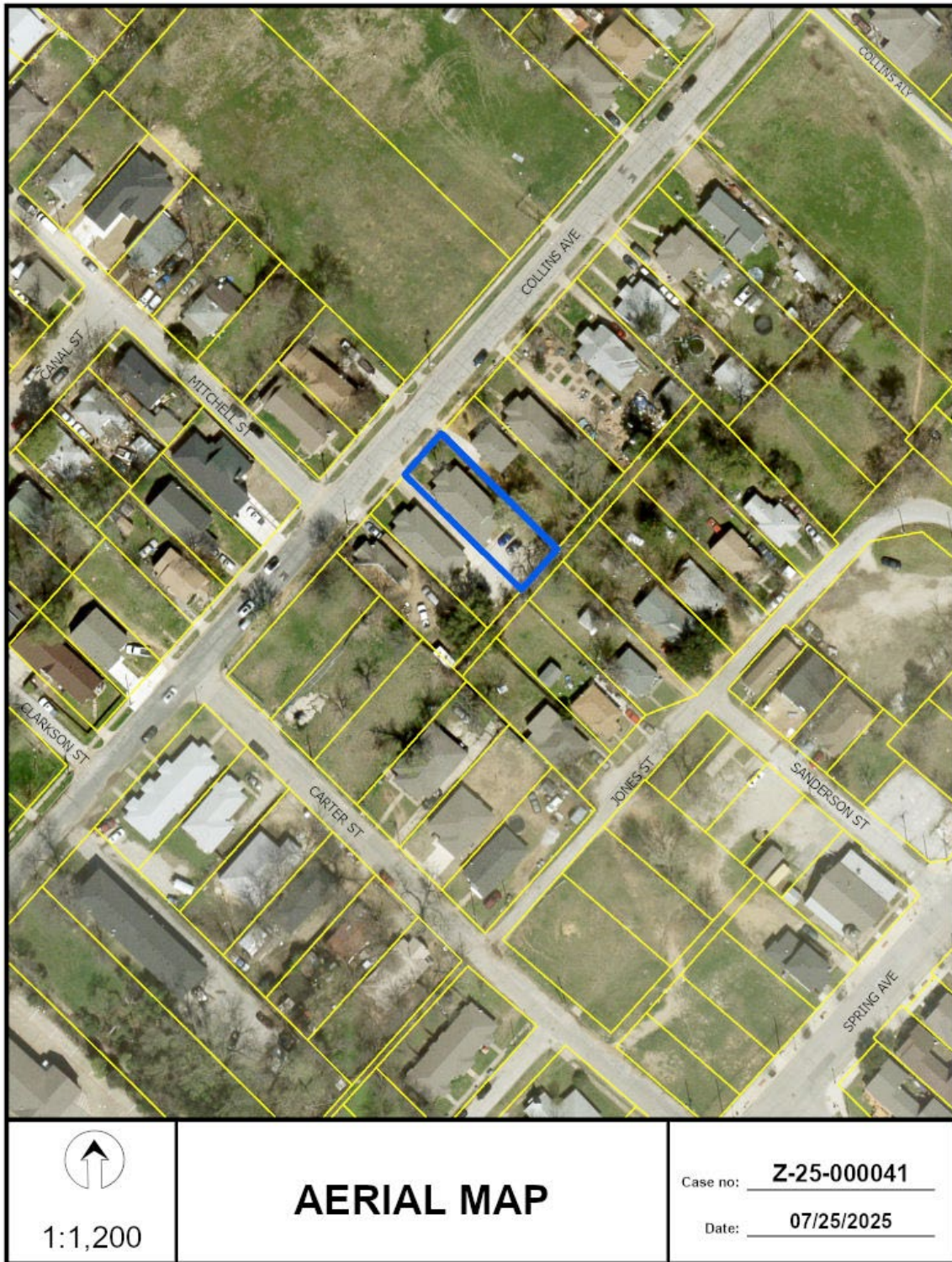
For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin

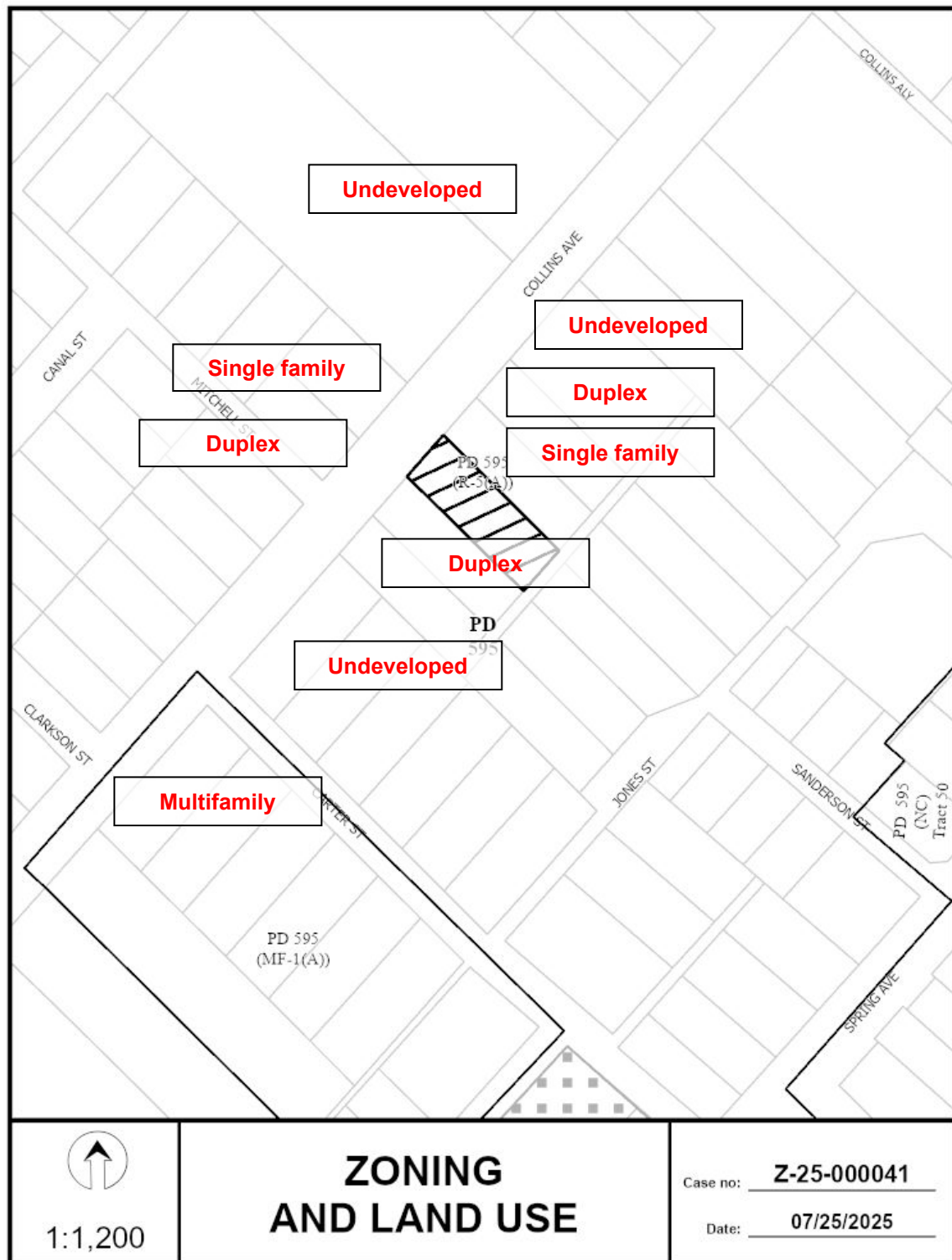
Against: 0
Absent: 0
Vacancy: 1 - District 12

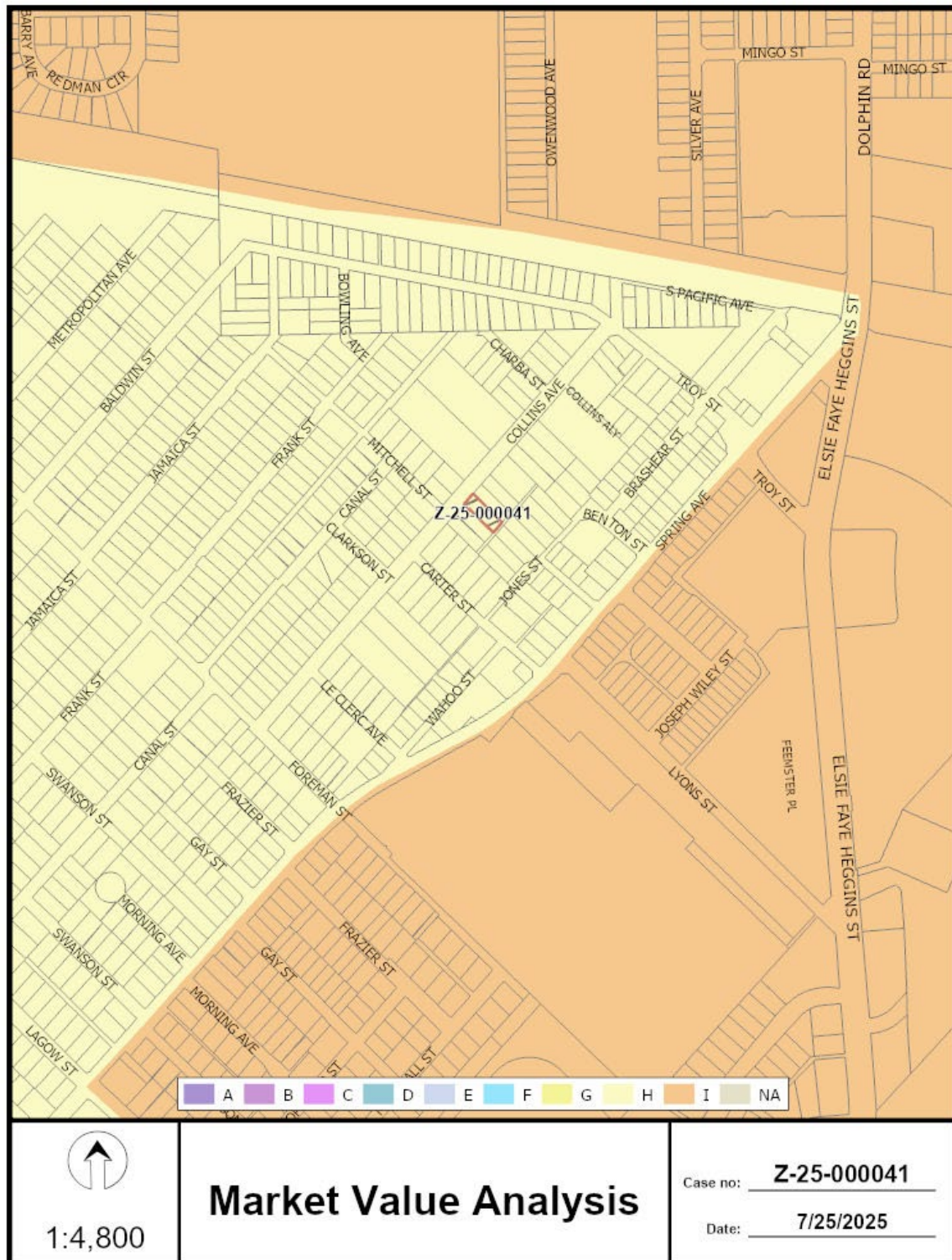
Notices:	Area: 200	Mailed: 32
Replies:	For: 3	Against: 0

Speakers: None











09/17/2025

Reply List of Property Owners***Z-25-000041******32 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4704 COLLINS AVE	DERBIGNY DEREK J
O	2	2802 SANDERSON PL	NANCE LOU BERDIA ESTATE
	3	2801 SANDERSON PL	TRUE VINE MISSIONARY BAPTIST CHURCH
	4	4612 COLLINS AVE	RENTERIA JORGE ANTONIO
	5	4700 COLLINS AVE	CHAUDHARY ANUJ &
	6	4708 COLLINS AVE	RCGA LLC
	7	4712 COLLINS AVE	SAFNA REALTY LLC
	8	4722 COLLINS AVE	LYONS ALENDRA
	9	4703 JONES ST	QUEZADA JORGE LUIS
O	10	4707 JONES ST	YOUNG CELESTINE
	11	4711 JONES ST	TAREKEGAN ASNAKE M
	12	4715 JONES ST	TAREKEGN ASNAKE M
O	13	4719 JONES ST	NANCE LOUBERDIA LF EST
	14	4723 JONES ST	ROGERS BILLIE FAY WRENN EST OF
	15	4727 JONES ST	TAREKEGN ASNAKE
	16	4702 JONES ST	Taxpayer at
	17	2800 CARTER ST	WALLACE SHANIKWA
	18	2806 CARTER ST	GSI LB 1 LLC
	19	2810 CARTER ST	SUAREZ JESSICA
	20	2814 CARTER ST	BENSON TANGEL
	21	2822 CARTER ST	Taxpayer at
	22	4618 CANAL ST	RODRIGUEZ RUBEN GAYTAN
	23	4622 CANAL ST	LUCKY FREDRICK
	24	4615 COLLINS AVE	LAMB VIRGIL LIFE EST
	25	4619 COLLINS AVE	TAYLOR DARYL W
	26	4621 COLLINS AVE	LEE JOSHUA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2726 MITCHELL ST	Taxpayer at
	28	4701 COLLINS AVE	IRA INNOVATIONS LLC
	29	4707 COLLINS AVE	AGENT VELMA D & JAMES E
	30	4731 JONES ST	NEWSOME LLOYD
	31	4726 COLLINS AVE	CRAVIN HELEN L EST OF &
	32	4719 COLLINS AVE	ASNAKE TAREKEGN