

**FILE NUMBER:** Z223-246(LC)                      **DATE FILED:** April 6, 2023  
**LOCATION:** North line of Park Lane, between Preston Road and Douglas Avenue  
**COUNCIL DISTRICT:** 13  
**SIZE OF REQUEST:** ± 34,195 square feet                      **CENSUS TRACT:** 48113020600

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**REPRESENTATIVE:** CBG Surveying Texas, LLC  
**OWNER/APPLICANT:** Blueline Living Trust  
**REQUEST:** An application for an R-16(A) Single Family District on property zoned an R-1ac(A) Single Family District.  
**SUMMARY:** The purpose of the request is to allow single family under the development standards of an R-16(A) District.  
**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-1ac(A) Single Family District, with a single-family residence on a minimum lot area of 1 acre.
- The lot has frontage only on Park Lane.
- The applicant proposes the combining of two lots and for the property to remain single-family residential.
- To accomplish this applicant requests a general zoning change from R-1ac(A) to R-16(A).

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Park Lane	Local Street	-
Douglas Avenue	Local Street	-
Preston Road	Principal Arterial	100 feet

**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 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.

**NORTHWEST HIGHWAY AND PRESTON ROAD AREA PLAN**

**Zone 2,3,5,6,7 Recommendations** Land Development Policy

**Policy 1** Maintain existing single family residential zoning. No multifamily or commercial development is envisioned within these zones.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-1ac(A)	Single family
<b>North</b>	R-1ac(A)	Single family
<b>South</b>	R-1ac(A)	Single family
<b>West</b>	R-1ac(A)	Single family
<b>East</b>	PD No. 910	Single family

**Land Use Compatibility:**

The area of request is currently zoned an R-1ac(A) Single Family Residential District along with a property on the north lines of Park Lane, between Preston Road and Douglas Avenue. The request area is currently developed as a single-family residence.

To the north, south, east, and west of the request area are single family uses. These single family uses, as well as a majority of the surrounding neighborhood, are currently zoned an R-1ac(A) District. Staff therefore finds the applicant’s requested R-16(A) District and proposed single family use to be compatible with the surrounding area. The 40-foot front yard of the R-1ac(A) district will apply to the property if rezoned to an R-16(A) district.

Staff supports the applicant’s request and finds the proposed rezoning from a R-1ac(A) District to an R-5(A) District to be appropriate for this predominantly residential area. This compatibility is further reflected in the development standards comparison table below.

**Development Standards**

Following is a comparison of the development standards of the current R-1ac(A) District and the proposed R-16(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-1ac(A)	40'	10'	1 du/1ac	36'	40%		Single family
Proposed: R-16(A)	35' <sup>1</sup>	10'	1 du/16,000 sf	30'	40%		Single family

<sup>1</sup> Per [Sec. 51A-4.401](#)(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-16(A) District is two spaces. The applicant will be required to comply with standard parking ratios at permitting.

**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 currently within an “A” MVA cluster. To the north, south, east, and west are “A” MVA clusters.

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**List of Officers**

Blueline Living Trust

Jared Seth Jones

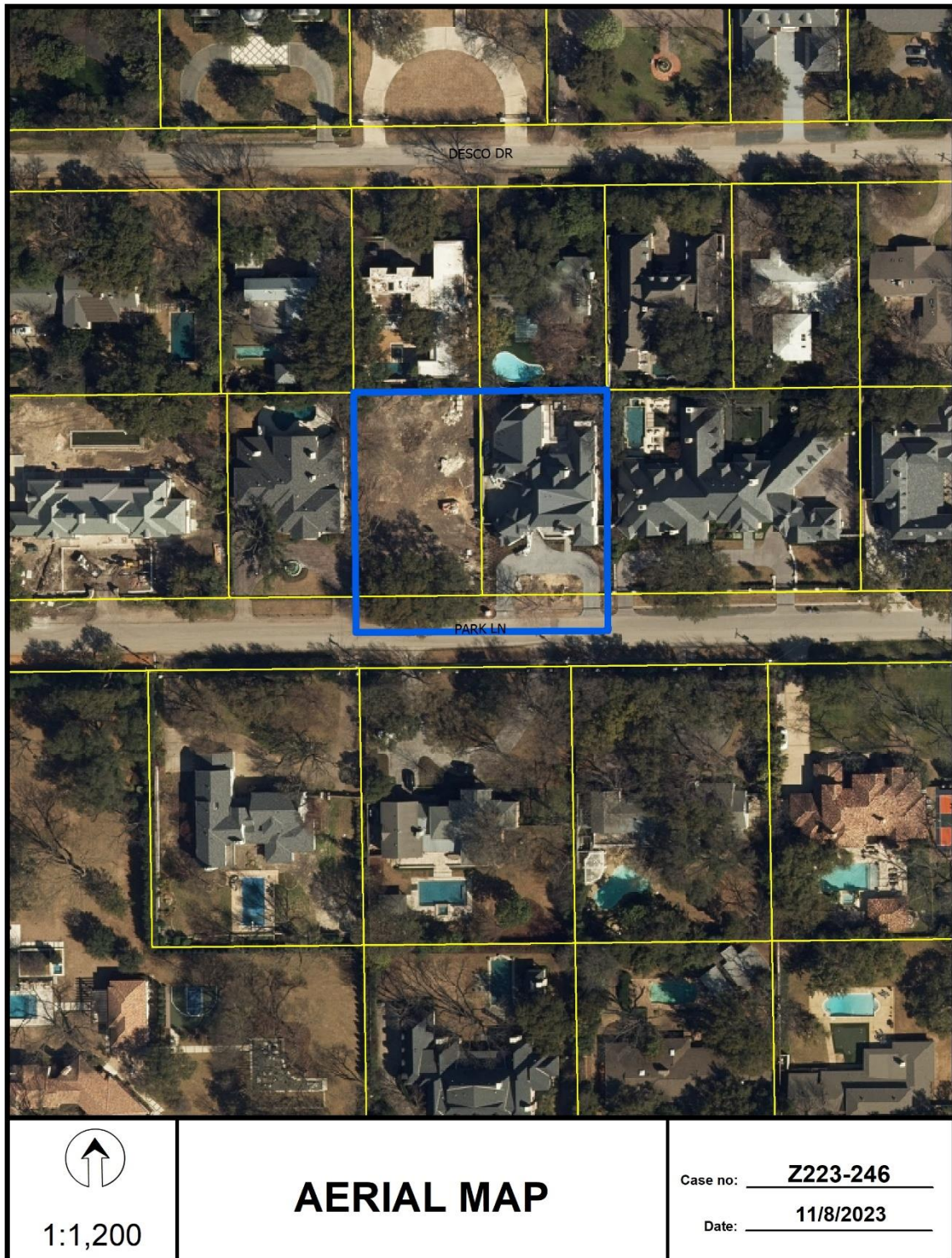


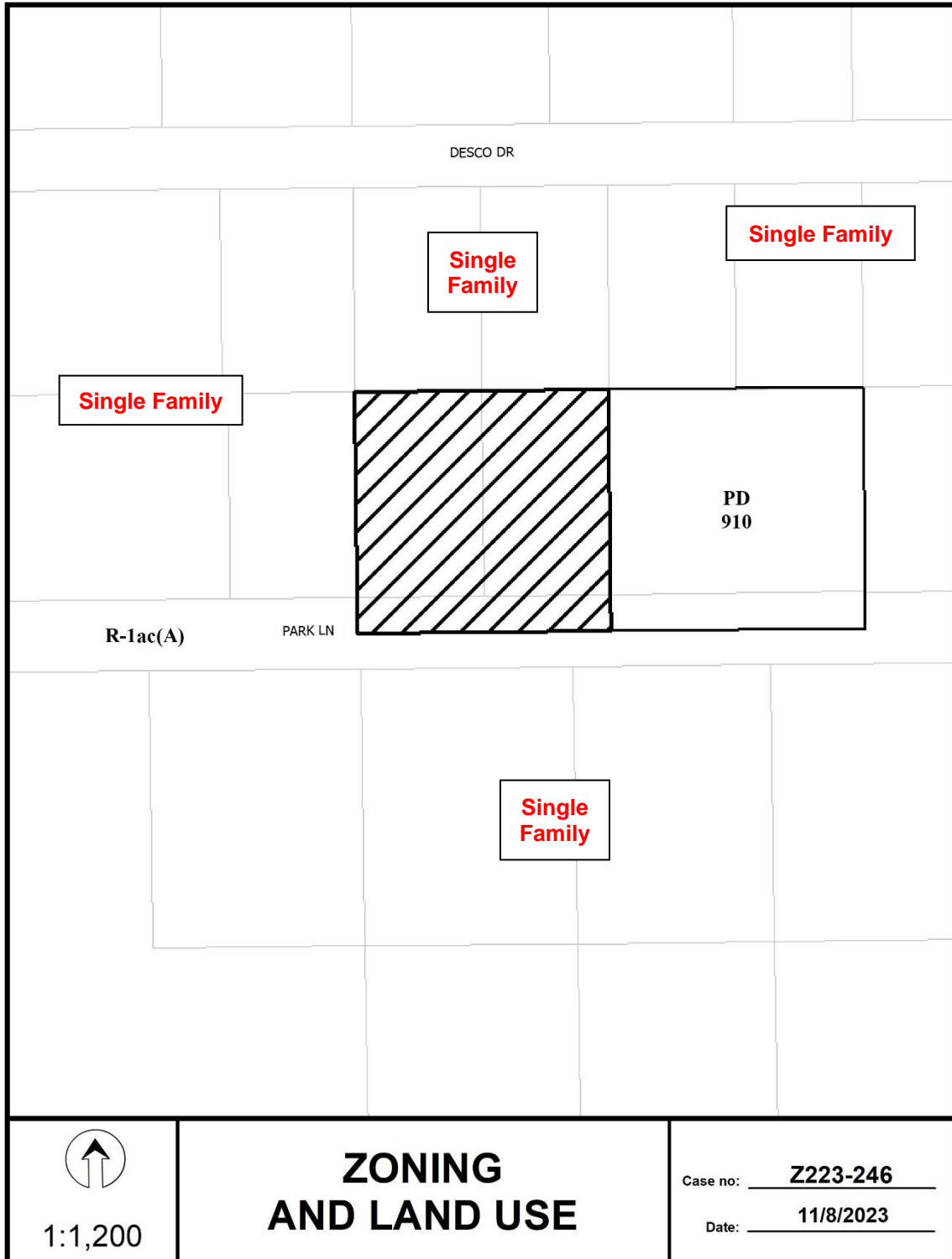
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### VICINITY MAP

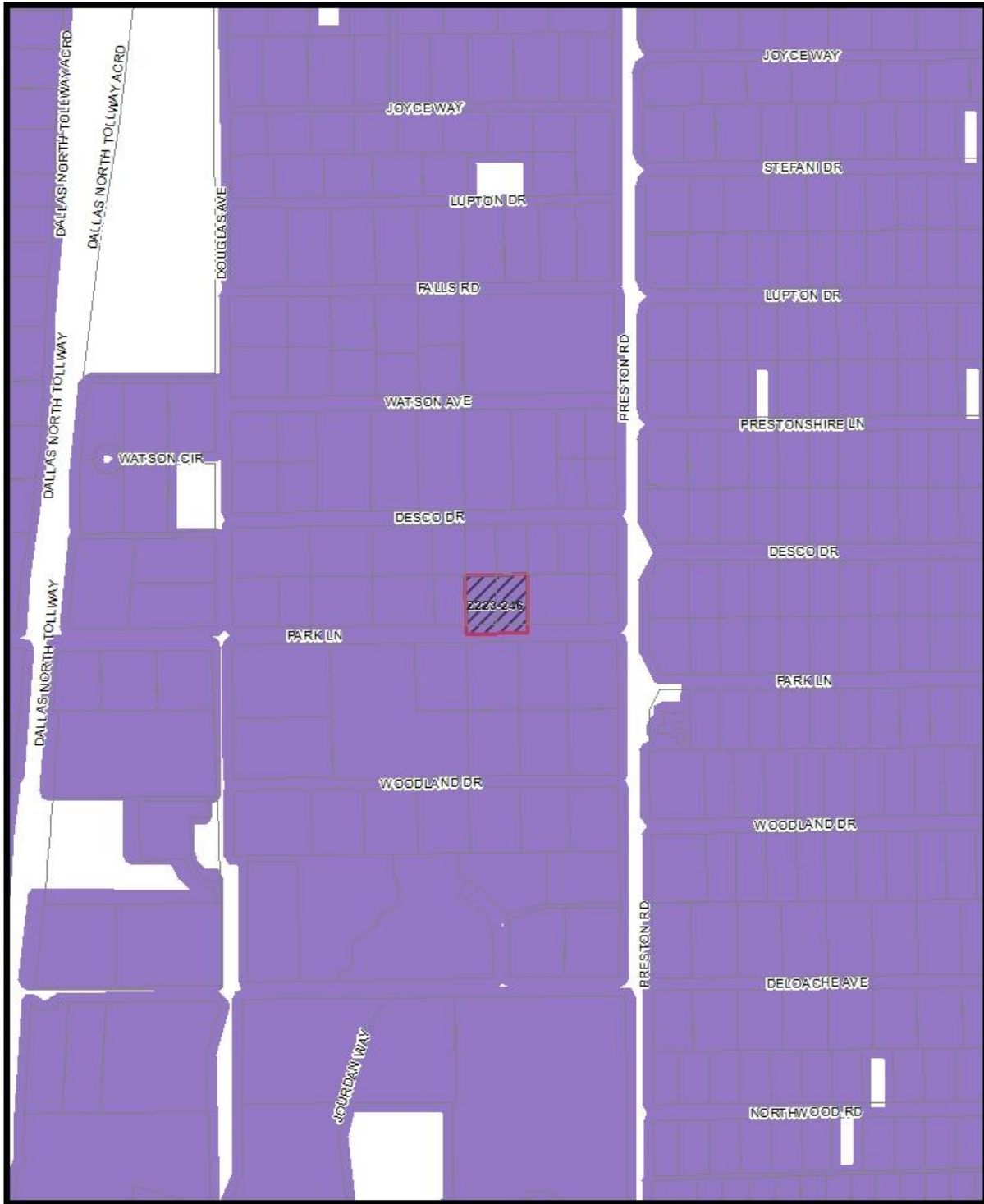
Case no: Z223-246  
Date: 11/8/2023

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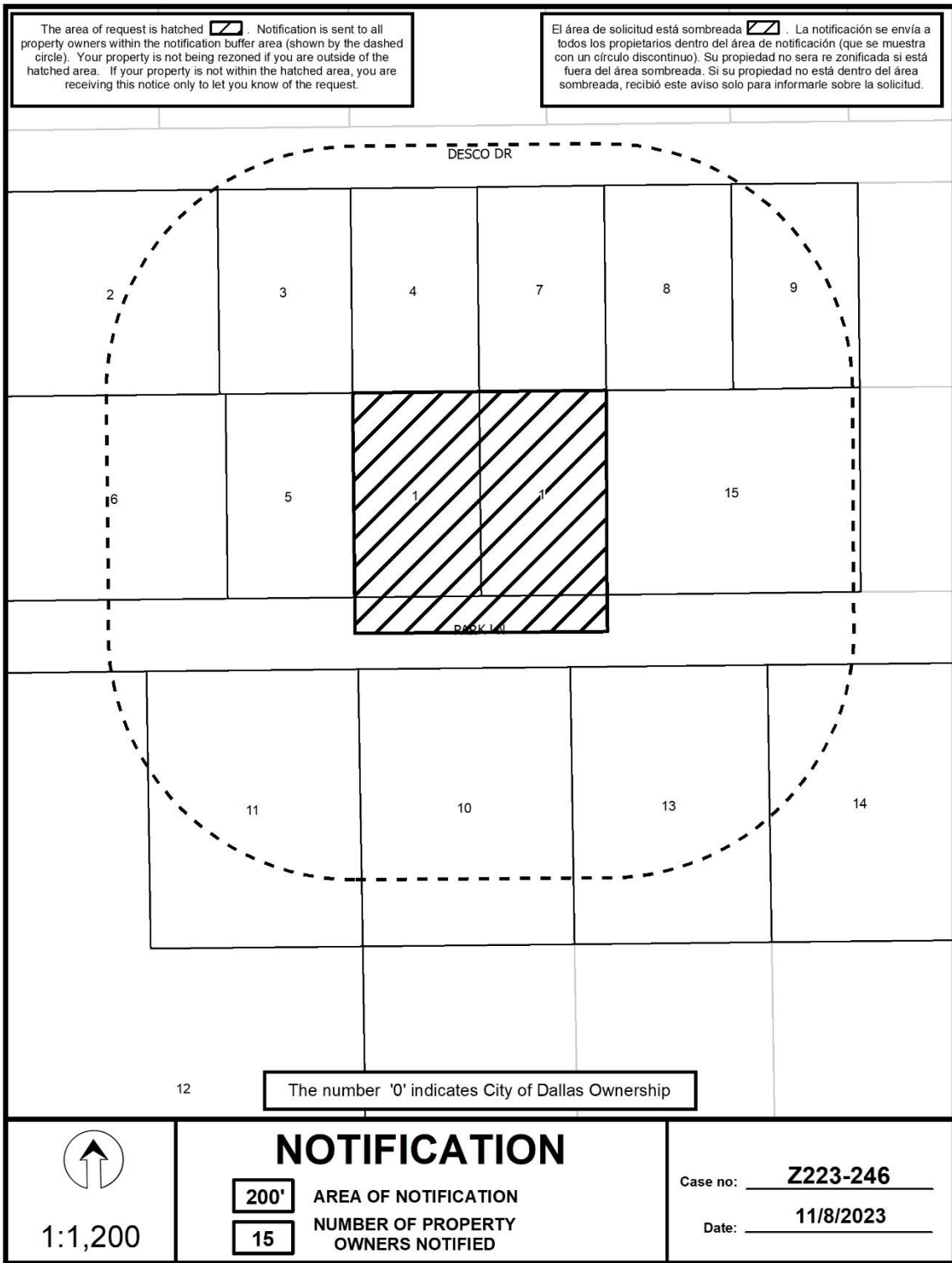


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 11/8/2023



Z223-246(LC)

11/09/2023

## ***Notification List of Property Owners***

***Z223-241***

***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3500 COMMERCE ST	Taxpayer at
2	3506 COMMERCE ST	Taxpayer at
3	3713 CANTON ST	Taxpayer at
4	3813 EAST SIDE AVE	REEVES GEORGE M ET AL
5	3612 COMMERCE ST	REEVES GROUP LTD
6	3600 COMMERCE ST	CITY POCKET LTD
7	3600 MAIN ST	COLDBEER IN DEEP ELLUM LP
8	110 EXPOSITION AVE	COLDBEER IN DEEP ELLUM LP
9	3719 LA FRANCE ST	Taxpayer at
10	3511 PACIFIC AVE	Taxpayer at
11	3721 LA FRANCE ST	Taxpayer at
12	305 EXPOSITION AVE	MAIN STREET RETAIL LTD
13	3720 CANTON ST	METRO PACIFIC EQUITIES IN
14	3435 COMMERCE ST	SUNSET APARTMENTS LP