

FILE NUMBER: Z-25-000050

DATE FILED: April 25, 2025

LOCATION: Northwest line of Paducah Avenue, between South Denley Drive and South Lancaster Road

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 6,970 sq. ft.

CENSUS TRACT: 48113005700

APPLICANT: Aubrey Quarles

OWNER: Mark T'Dlocko

REQUEST: An application for an MF-1(A) Multifamily District, on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is permit the use of a single family house.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped.
- The applicant proposes single family uses on the site.
- The site sits between a block of residential uses and zoning to the west and commercial uses and zoning to the east. An MF-1(A) is the most appropriate district to permit the applicants proposed uses, while limiting the impact on properties to the east.
- The uses currently permitted on site are significantly more intense than are those in the proposed district. The proposed change would support the existing compatibility of land uses in the area.

Zoning History:

There have been 2 zoning cases in the area of notification in the last five years.

1. Z223-165: On August 23, 2023 City Council approved an application for an MU-1 Mixed Use District on property zoned a CR Community Retail District on the south line of Fordham Road, west of South Lancaster Road.

2. Z223-293: On September 27, 2023 City Council approved an application for an amendment to Planned Development District No. 994 on property bounded by Lancaster Road, Ann Arbor Avenue, Denley Drive, and Paducah Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Paducah Ave	Local	50 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.

Transit Access:

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

DART Routes Blue Line, 217

STAFF ANALYSIS:

Comprehensive Plan:

Forward Dallas 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 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 is generally consistent with Forward Dallas 2.0. Multiplex and apartment development is a primary land use in the Community Mixed Use placetype and the proposed zoning district would limit the height of the building (mid-rise) to a height recommended within the placetype. The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations.

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.

Subject Property Placetype(s) Community Mixed Use

Community Mixed-Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within midrise buildings, and

some mixed-use structures are connected by internal and external pedestrian pathways.

Area Plans

Dallas TOD Lancaster Corridor Station Area Plan was adopted by City Council in February 2013. The Lancaster Corridor area features a concentration of commercial, retail, office, service, and public and institutional facilities along Lancaster Road and the DART Blue Line, with the Kiest and VA Medical Center Stations anchoring the north and south ends of the corridor. The Lancaster Corridor area is envisioned as a thriving, walkable mixed-use corridor that provides a range of high-quality, neighborhood-serving retail, employment opportunities, and housing options with safe multi-modal access between key destinations.

The site is within the residential area around the two DART stations along Lancaster corridor that have experienced population decline. The concept plan envisions the land use type to be urban mixed-use and urban neighborhood which will incorporate new housing options, as well as new commercial and job opportunities and providing links to transit. The applicant's request is consistent with the goals and policies of the *Dallas TOD Lancaster Corridor Station Area Plan*.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Undeveloped
North	CR Community Retail District, MU-1 Mixed Use District	Single family
East	CR Community Retail District	Church
South	PD 994	Public school
West	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

North of the site there are single family houses developed under CR Community Retail and MU-1 Mixed Use. There is a church zoned CR to the east. South of the site, across Paducah, there is a public school.

The proposed zoning is an appropriate transition between the single family zoning to the west and the retail zoning to the east. A multifamily designation also allows the applicant to build residential uses while supporting the area plan's designation of mixed use.

Rather than an R Single Family District, an MF District will allow single family uses while limiting the impact on the development rights of nearby sites to the east. Unlike an R District, the RPS projected by MF-1(A) only extends 50 feet. This allows the potential for mixed use development along the corridor and would be consistent with the local area plan and Forward Dallas 2024.

Significant infrastructure qualities of the area make it appropriate for additional homes. The site is within walking distance of the VA Medical Center Station on the Blue Line and the significant retail along Lancaster. It is also within walking distance to area schools and major employment centers.

Land Use Comparison:

LEGEND

Use prohibited

- 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

Use	CR	MF-1(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services	•	
Custom woodworking, furniture construction, or repair		

Use	CR	MF-1(A)
Electronics service center	•	
Job or lithographic printing		
Labor hall		
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	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	S
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	S
Community service center	S	S

Use	CR	MF-1(A)
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital	S	S
Library, art gallery, or museum	•	S
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	R	
Public or private school		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Attached non-premise sign.	S	
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
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	•	R
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•

Use	CR	MF-1(A)
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		•
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	
Business school	•	
Car wash	D	
Commercial amusement (inside)	S, ★	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
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	

Use	CR	MF-1(A)
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
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 up to 1,000 sq. ft. in floor area		
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	
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station		

Use	CR	MF-1(A)
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		
Mounted cellular antenna		
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		

Use	CR	MF-1(A)
Petroleum product storage and wholesale		
Recycling buy-back center	★	
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		
Warehouse		

Development Standards:

(Changes from base highlighted)

<u>DISTRICT</u>	SETBACKS		Unit density	FAR	Height / Stories	Lot Coverage	Special Standards
	Front	Side /Rear					
Existing CR	15' min No max	20' adj res Else 0'	N/A	0.5-0.75 depending on uses	54' 4 Stories	60%	RPS
Proposed MF-1(A)	15' min No max	0' SF Duplex 5/10 Other 10/15	1 SF / 3,000 1 duplex / 3,000 1 studio / 1,000 1 br / 1,400 2br / 1,800 +br +200	N/A	36' Effective height 26'	60% Res 25% Non res	RPS

RPS would be generated from the proposed MF-1(A) District, but it would only project for 50 feet to the north and east, acting only on the neighboring church property and the rear yard of a single family house. An R(A) District would project RPS infinitely.

Landscaping:

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

Parking:

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The updated code would not require a minimum parking for single family uses due to transit proximity. As with any minimum required parking, these ratios only reflect the minimum amount required. The applicant may provide additional parking beyond these.

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 subject property is located within an MVA "H".

CPC Action
June 26, 2025

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned CR Community Retail District, on the northwest line of Paducah Ave between S. Denley Dr and S. Lancaster Rd.

Maker: Forsyth
Second: Rubin
Result: Carried: 15 to 0

For: 15 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Haqq,
Hall, Kingston, Rubin

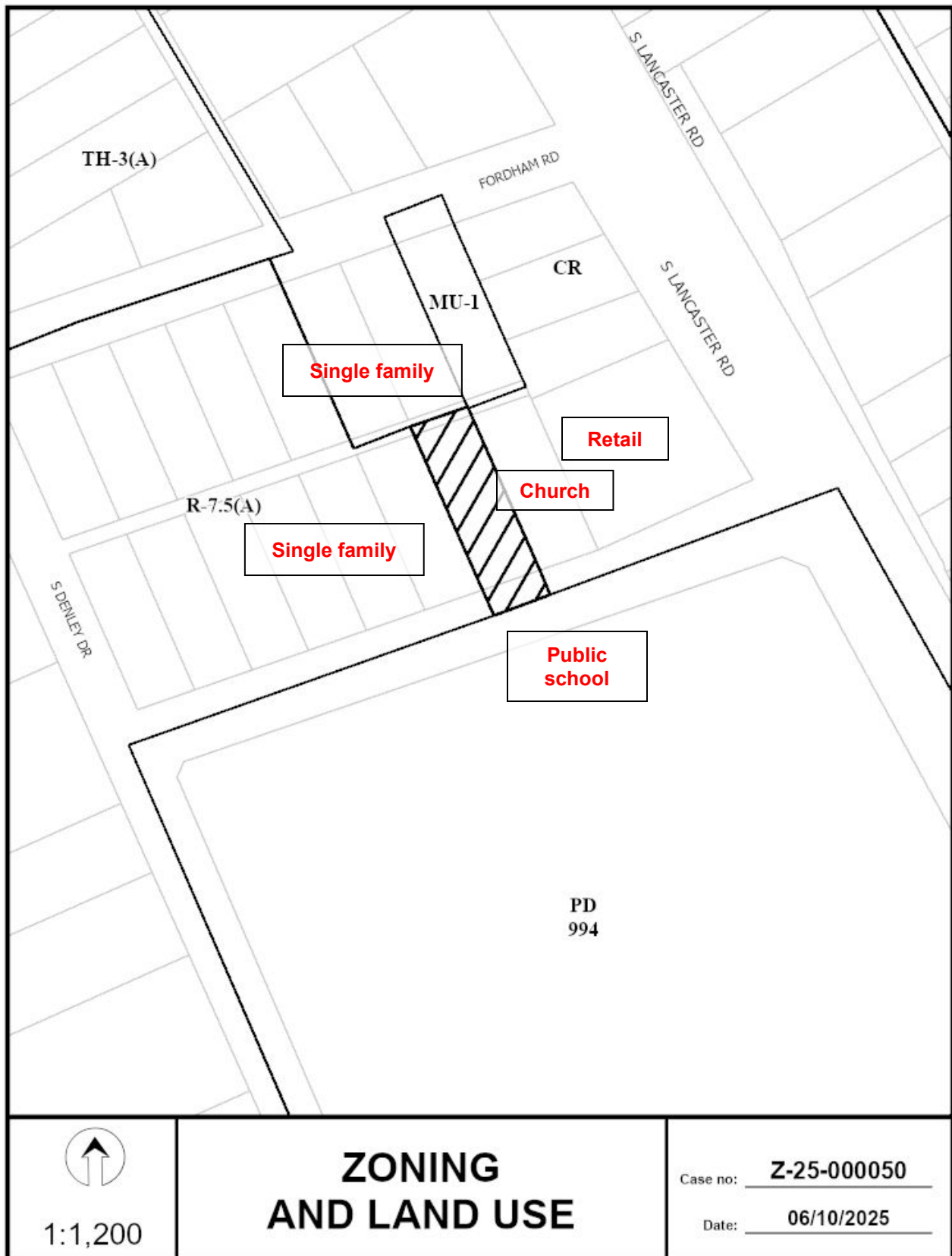
Against: 0
Absent: 0
Vacancy: 0

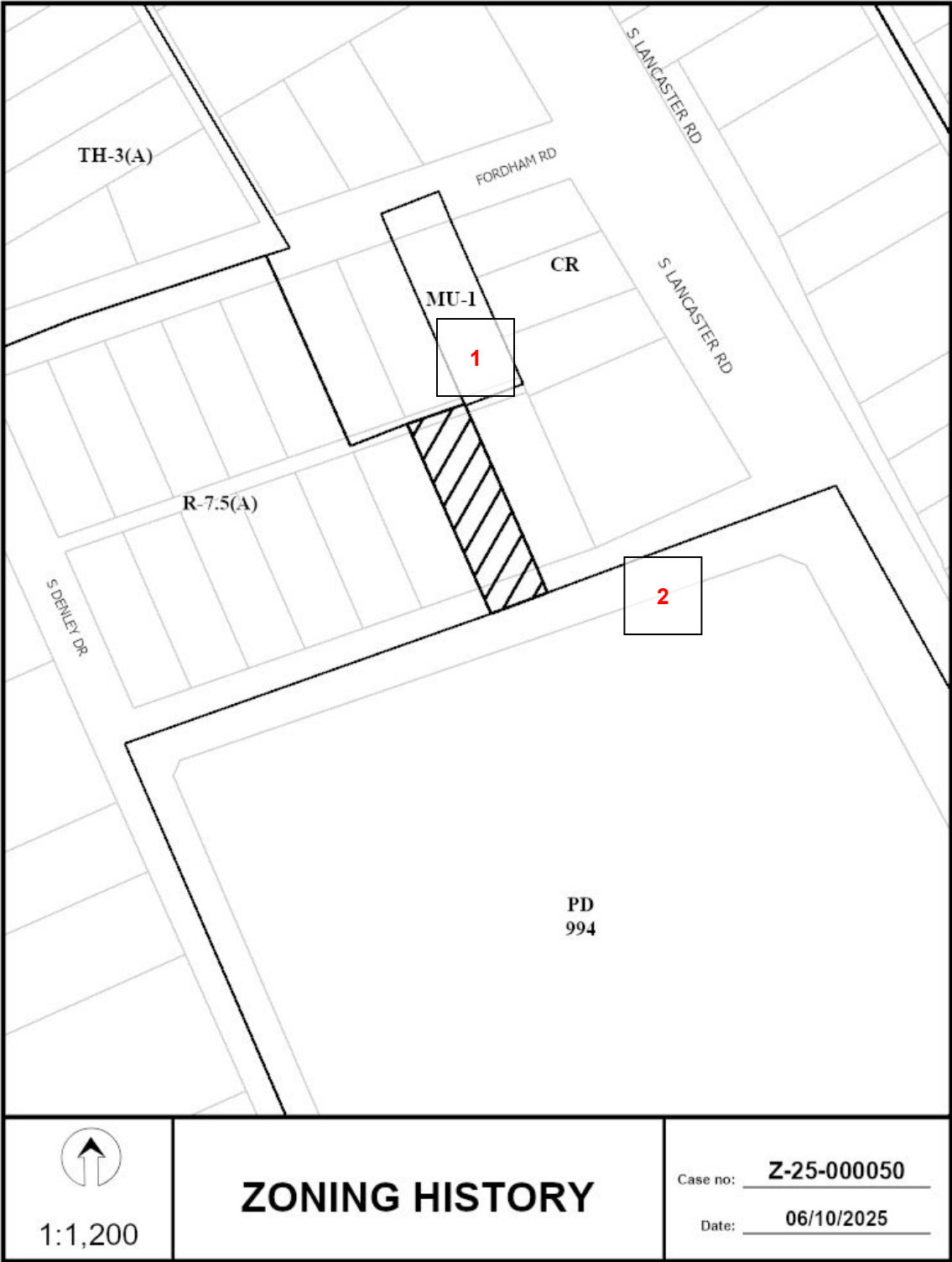
Notices:	Area:	200	Mailed:	20
Replies:	For:	0	Against:	0

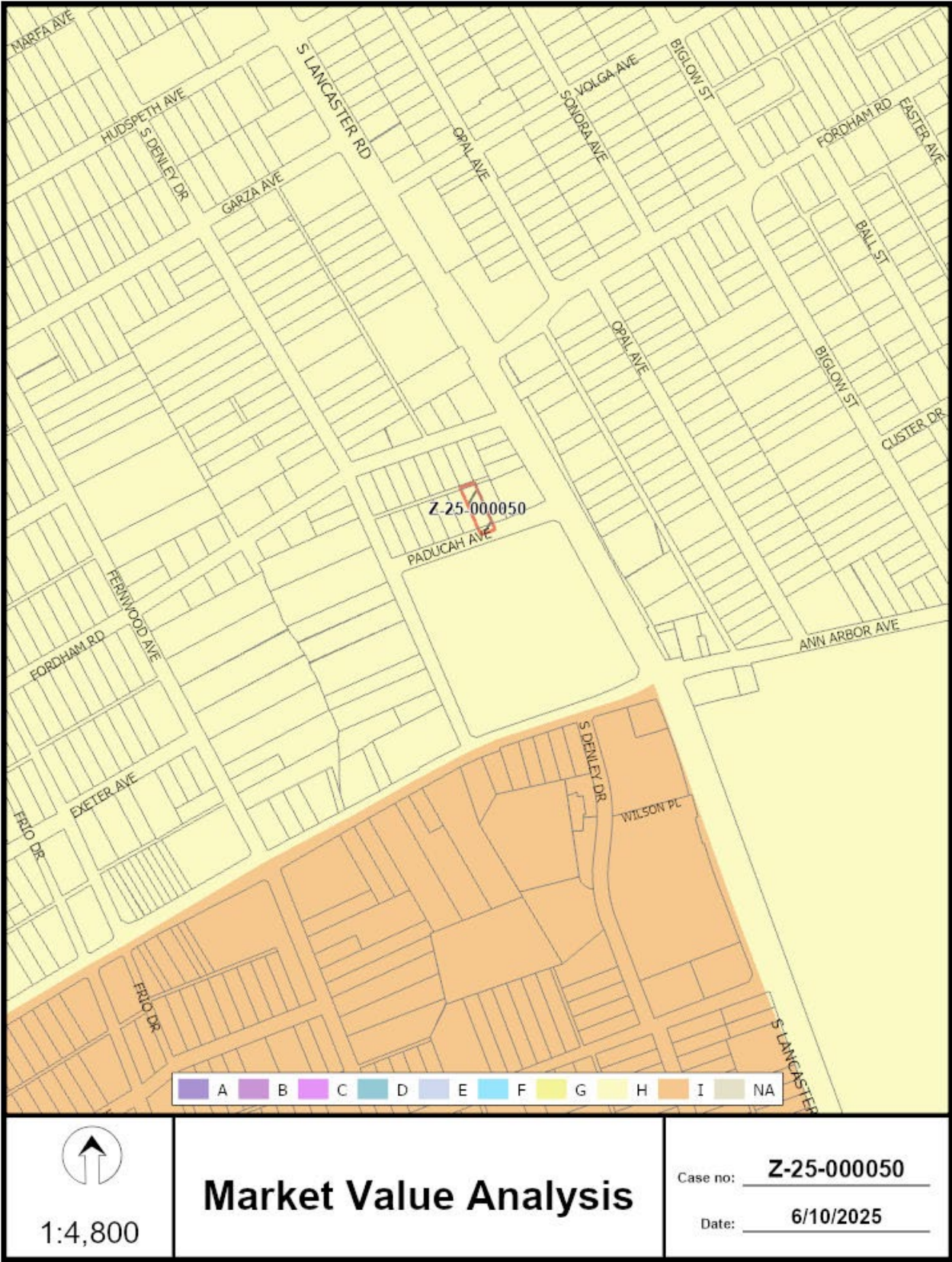
Speakers: None

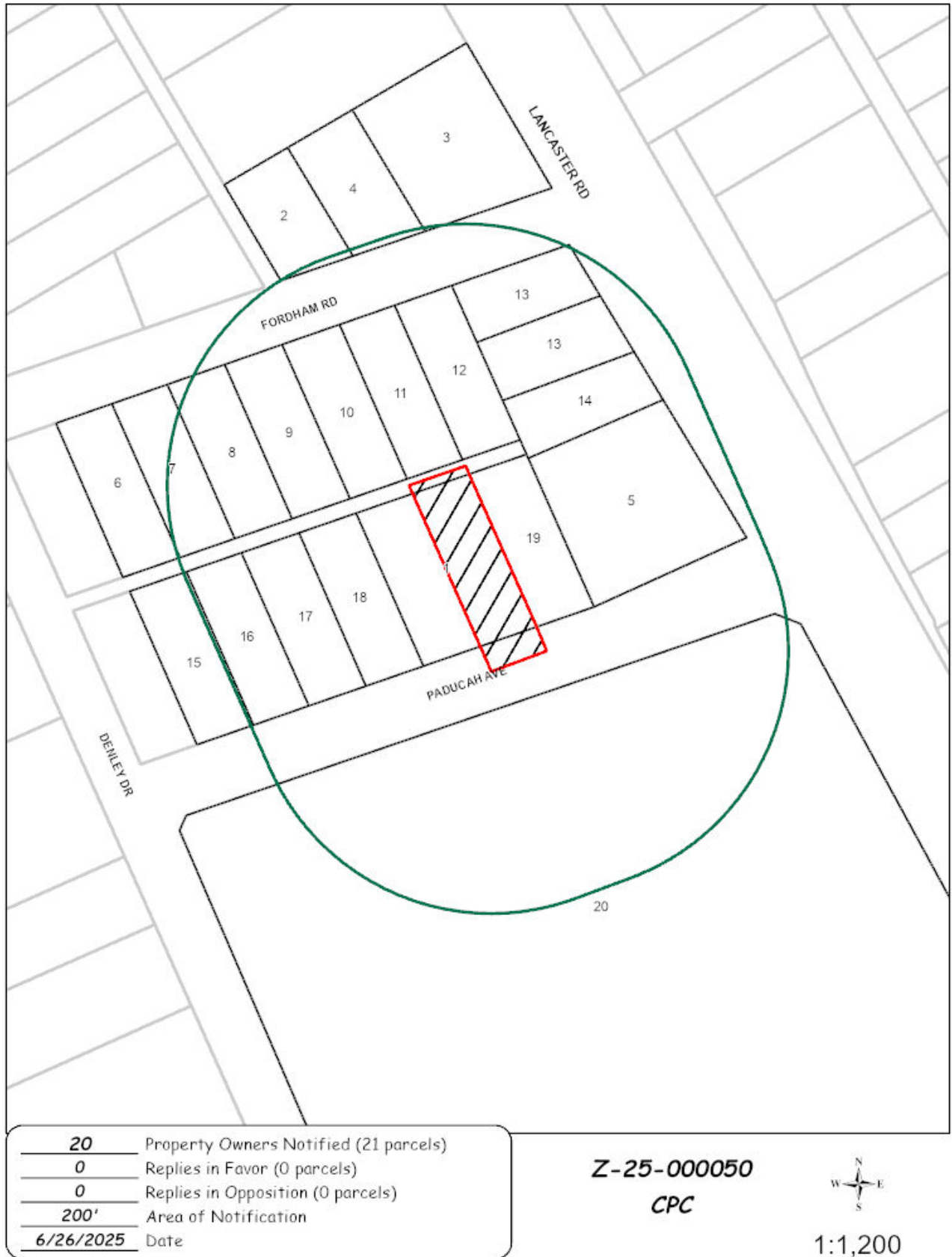












06/25/2025

Reply List of Property Owners***Z-25-000050******20 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1823	PADUCAH AVE	MT GROVE MISSIONARY BAPT
2	1823	FORDHAM RD	LYNNCOPRO LLC
3	4033	S LANCASTER RD	ALROUSAN MOHAND W &
4	1827	FORDHAM RD	ANDRADE URIEL
5	4123	S LANCASTER RD	PENNINGTON ROBERT &
6	1806	FORDHAM RD	NADLAN 10 LLC
7	1810	FORDHAM RD	EJS SOLUTION SERVICE LLC
8	1814	FORDHAM RD	EJS SOLUTION SERVICE LLC
9	1818	FORDHAM RD	ESTRADA FRANCISCO
10	1822	FORDHAM RD	YOUNG WANDA JEAN
11	1826	FORDHAM RD	Taxpayer at
12	1830	FORDHAM RD	JOHNSON JORDAN &
13	4103	S LANCASTER RD	MOODY KATHY & CLINTON
14	4111	S LANCASTER RD	MOODY CLINTON
15	1807	PADUCAH AVE	MOORE LAVON
16	1811	PADUCAH AVE	HERNANDEZ HUGO
17	1815	PADUCAH AVE	Taxpayer at
18	1819	PADUCAH AVE	PITTMAN ERICKA
19	1831	PADUCAH AVE	MT GROVE MISSIONARY
20	4203	S LANCASTER RD	Dallas ISD