

FILE NUMBER: Z234-146(LG) **DATE FILED:** December 21, 2023

LOCATION: Northwest line of Ravenview Road, northeast of Seagoville Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 17.06 acres **CENSUS TRACT:** 48113017101

REPRESENTATIVE: Thomas Ghebreghiorgis and Yonael Yohanes

OWNER/APPLICANT: Eagle Developers, LLC

REQUEST: An application for an R-7.5(A) Single Family District on property zoned a CS Commercial Service District and an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow a single family development.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant at the hearing.

BACKGROUND INFORMATION:

- The area of request is undeveloped, except for one vacant single family structure on the south of the property. With the proposed development, the applicant is proposing to demolish the structure to redevelop the site.
- The applicant is proposing to develop the site with single family housing.

Zoning History:

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

1. **Z223-195:** On October 5, 2023, the City Plan Commission recommended denial of an application for an MU-1 Mixed Use District on property zoned an R-10(A) Single family District, on the northeast line of Seagoville Road, southeast of Ravenview Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ravenview Road	Principal Arterial	107 ft.
Valdez Drive	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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request consistent 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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote a strong and distinctive neighborhoods to enhance Dallas' quality of life.

NEIGHBORHOOD PLUS

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

GOAL 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preference.

GOAL 5.1 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Area Plans

I-20 Freeway Corridor Land Use Plan was adopted by City Council in March 1999. The I-20 Freeway Corridor Land Use study area is located along Interstate -20 from Houston School Road, to the west and Belt Line Road, to the east and extends approximately an eighth to a half-mile on either side of the freeway. The study has three sub-districts along I-20 covering a total of 2,934 acres. The vision of the study is the development of a land use plan that addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor.

The site is in the residential area on the south side of I-20, east of Seagoville Road and Beltline Road within Subdistrict No. 3 where single family uses are encouraged. The future land use should reflect neighborhood serving commercial and retail uses for properties with freeway frontage and retention of single family uses but discourage direct residential access to interstate.

The applicant's request is consistent with the goals and policies of the I-20 Freeway Corridor Land Use Plan. The proposed use fits the character and enhances the sense of the neighborhood.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family District and CS Commercial Service District	Undeveloped and a vacant single family structure
North	CS Commercial Service District	Undeveloped
East	R-10(A) Single Family District	Single family and undeveloped
South	R-7.5(A) Single Family	Single family
West	R-10(A) Single Family and CS Commercial Service District	Undeveloped
Northwest	CS Commercial Service District with a D-1 Liquor Control Overlay	Vehicle or engine repair or maintenance

Land Use Compatibility:

The area of request is an approximately 17.06-acre undeveloped parcel, except for a vacant single family structure on the south of the property. It is currently zoned R-10(A) Single Family District and CS Commercial Service District. Properties to the south are developed with single family uses under R-7.5(A) District. Northeast and east of the subject site, there are single family and undeveloped parcels. Northwest of the site there is a property with a vehicle or engine repair or maintenance use. Undeveloped properties are immediately adjacent to the north.

The proposed zoning change is consistent with the development and zoning patterns found in the area. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses. This request also allows for the development of infill housing in a manner that is consistent with future land uses. Additionally, the existing extent of CS zoning will be moved further north, away from the existing residential to the south.

Development Standards

Following is a comparison of the development standards of the current R-10(A) District and CS District and the proposed R-7.5(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards
	Front	Side/Rear				
Existing: CS	15' adj. Expy. or thoroughfare OTHER: No. min.	20' adj. Residential District OTHER: No min.	0.5 FAR Lodging, Office, and Retail & Personal Service Uses 0.75 FAR Overall	45' 3 stories	80%	Proximity Slope, DIR, Visual Intrusion
Existing: R-10(A)	30'	6' single family OTHER: 10' Side 15' Rear	1 du/ 10,000 sf	30'	45% Res. 25% Nonres.	
Proposed: R-7.5(A)	25'	5' single family OTHER: 10' Side 15' Rear	1 du/ 7,500 sf	30'	45% Res. 25% Nonres.	

Land Use Comparison

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

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	Existing	Existing	Proposed
	R-10(A)	CS	R-7.5(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			

	Existing	Existing	Proposed
Use	R-10(A)	CS	R-7.5(A)
Building repair and maintenance shop		R,	
Bus or rail transit vehicle maintenance or storage facility		R	
Catering service		•	
Commercial bus station and terminal		D,S,★	
Commercial cleaning or laundry plant		R	
Custom business services		•	
Custom woodworking, furniture construction, or repair		•	
Electronics service center		•	
Job or lithographic printing		R	
Labor hall		S	
Machine or welding shop		R	
Machinery, heavy equipment, or truck sales and services		R	
Medical or scientific laboratory		•	
Technical school		•	
Tool or equipment rental		•	
Vehicle or engine repair or maintenance		R	
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	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	•	S
Cemetery or mausoleum	S	S	S
Child-care facility	S	•	S

	Existing	Existing	Proposed
Use	R-10(A)	CS	R-7.5(A)
Church	•	•	•
College, university, or seminary	S	•	S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	S	•	S
Foster home	S		S
Halfway house		S	
Hospital		R	
Library, art gallery, or museum	S		S
Open-enrollment charter school or private school		S	
Public school other than an open-enrollment charter school		R	
Public or private school	S		S
LODGING USES			
Extended stay hotel or motel		S	
Hotel or motel		S,R, ★	
Lodging or boarding house		•	
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		R	
Medical clinic or ambulatory surgical center		•	
Office		•	
RECREATION USES			
Country club with private membership	S	•	S
Private recreation center, club, or area	S	•	S
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	
Duplex			
Group residential facility			

	Existing	Existing	Proposed
Use	R-10(A)	CS	R-7.5(A)
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		S, ★	
Auto service center		R	
Business school		•	
Car wash		R	
Commercial amusement (inside)		S, ★	
Commercial amusement (outside)		D	
Commercial motor vehicle parking		S	
Commercial parking lot or garage		R	
Convenience store with drive-through		S	
Drive-In theater		S	
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		R	
Household equipment and appliance repair		•	
Liquefied natural gas fueling station		S	
Liquor store		•	
Mortuary, funeral home, or commercial wedding chapel		•	
Motor vehicle fueling station		•	
Nursery, garden shop, or plant sales		•	
Outside sales		S	

	Existing	Existing	Proposed
Use	R-10(A)	CS	R-7.5(A)
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	
Taxidermist		•	
Temporary retail use		•	
Theater		•	
Truck stop		S	
Vehicle display, sales, and service		R	
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal		D	
Heliport		S	
Helistop		S	
Private street or alley	S		S
Railroad passenger station		S	
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	★	•	★
Transit passenger station or transfer center	S	S,★	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		•	
Electrical generating plant			
Electrical substation	S	•	S
Local utilities	S,R,★	S,R,★	S,R,★
Police or fire station	S	•	S
Post office		•	
Radio, television, or microwave tower	S	R	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★

	Existing	Existing	Proposed
Use	R-10(A)	CS	R-7.5(A)
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction		S	
Building mover's temporary storage yard		S	
Contractor's maintenance yard		R	
Freight terminal		R	
Livestock auction pens or sheds			
Manufactured building sales lot		R	
Mini-warehouse		•	
Office showroom/warehouse		•	
Outside storage		R	
Petroleum product storage and wholesale		S	
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		S	
Trade center		•	
Vehicle storage lot		S	
Warehouse		R	

Landscaping:

Landscaping must 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-7.5(A) District is one space per unit. 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 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 currently within an “H” MVA area.

List of Officers

Eagle Developers, LLC

List of Partners:

Simret Zerezghi (Manager)

Tedros Berhane

Sirak Zerayesus

Thomas Ghebreghiogis

Yonael Yohanes

Yikalo Abay

Askalu Measho

Esayas Melaki

**CPC Action
May 2, 2024**

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District, subject to deed restrictions volunteered by applicant on property zoned a CS Commercial Service District and an R-10(A) Single Family District, on the northwest line of Ravenview Road, northeast of Seagoville Road.

Maker: Blair
Second: Chernock
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Eppler, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

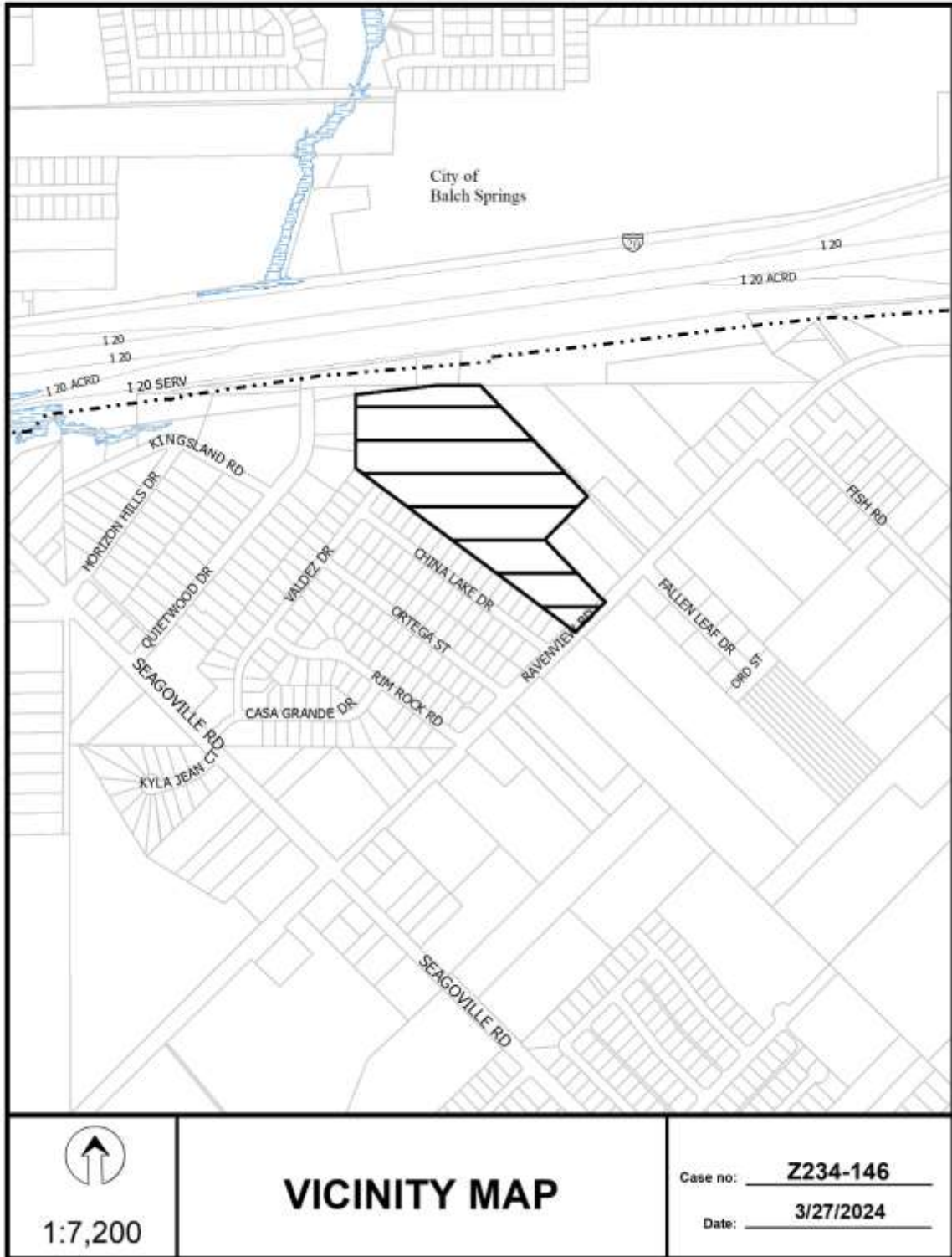
Notices: Area: 400 Mailed: 77
Replies: For: 0 Against: 4

Speakers: For: Yonael Yohanes, Address not provided
Simret Zerezghi, Address not provided
Against: None

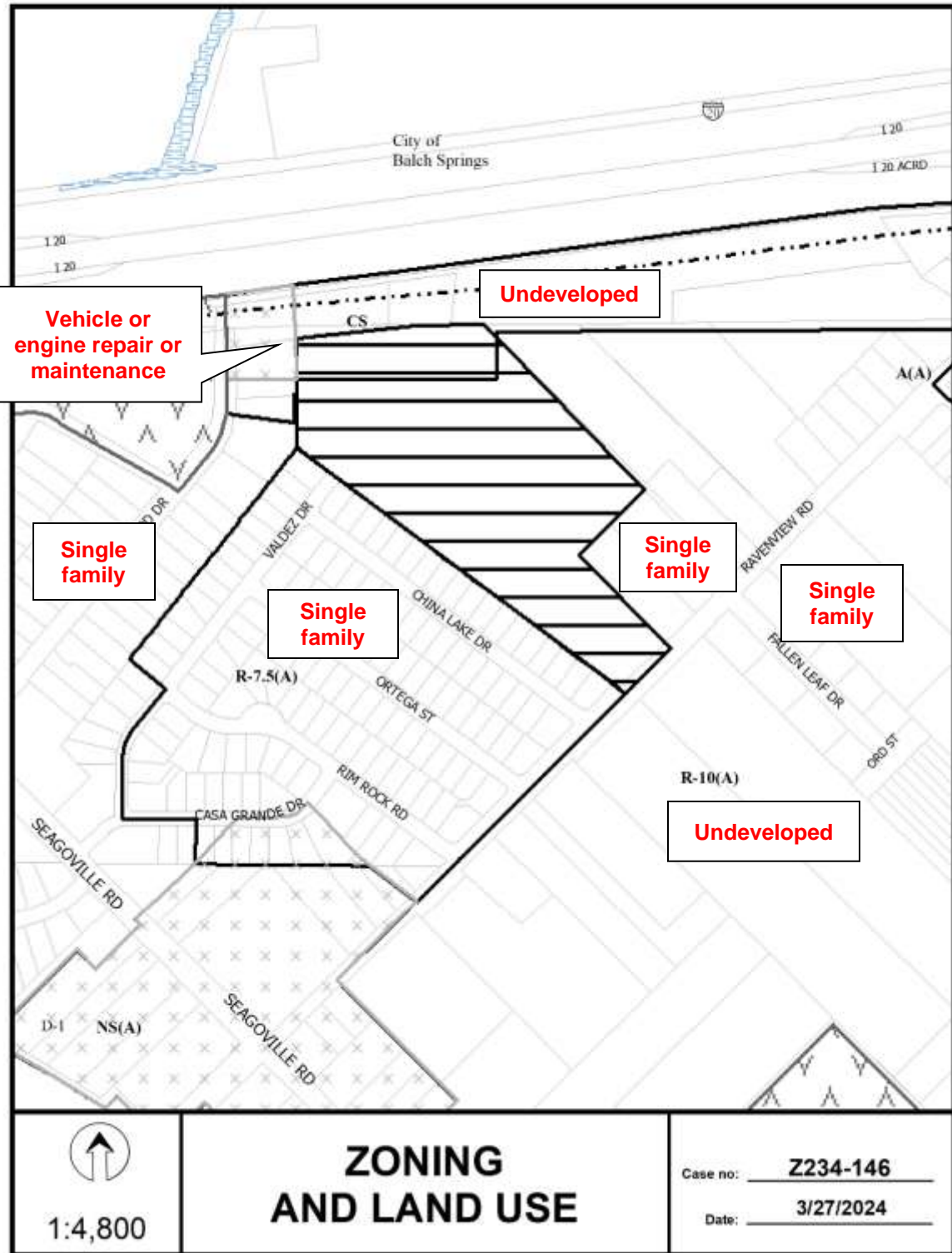
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

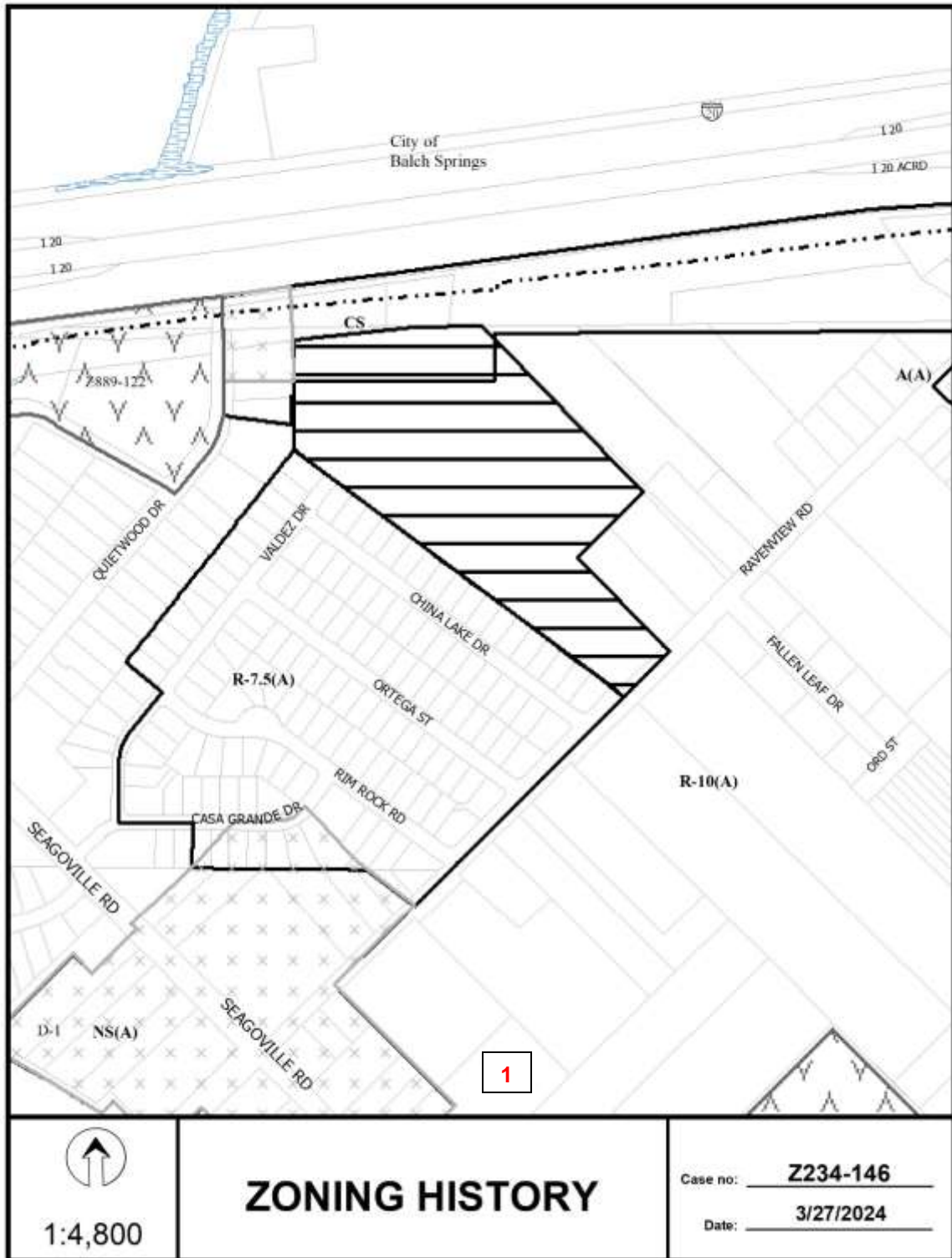
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

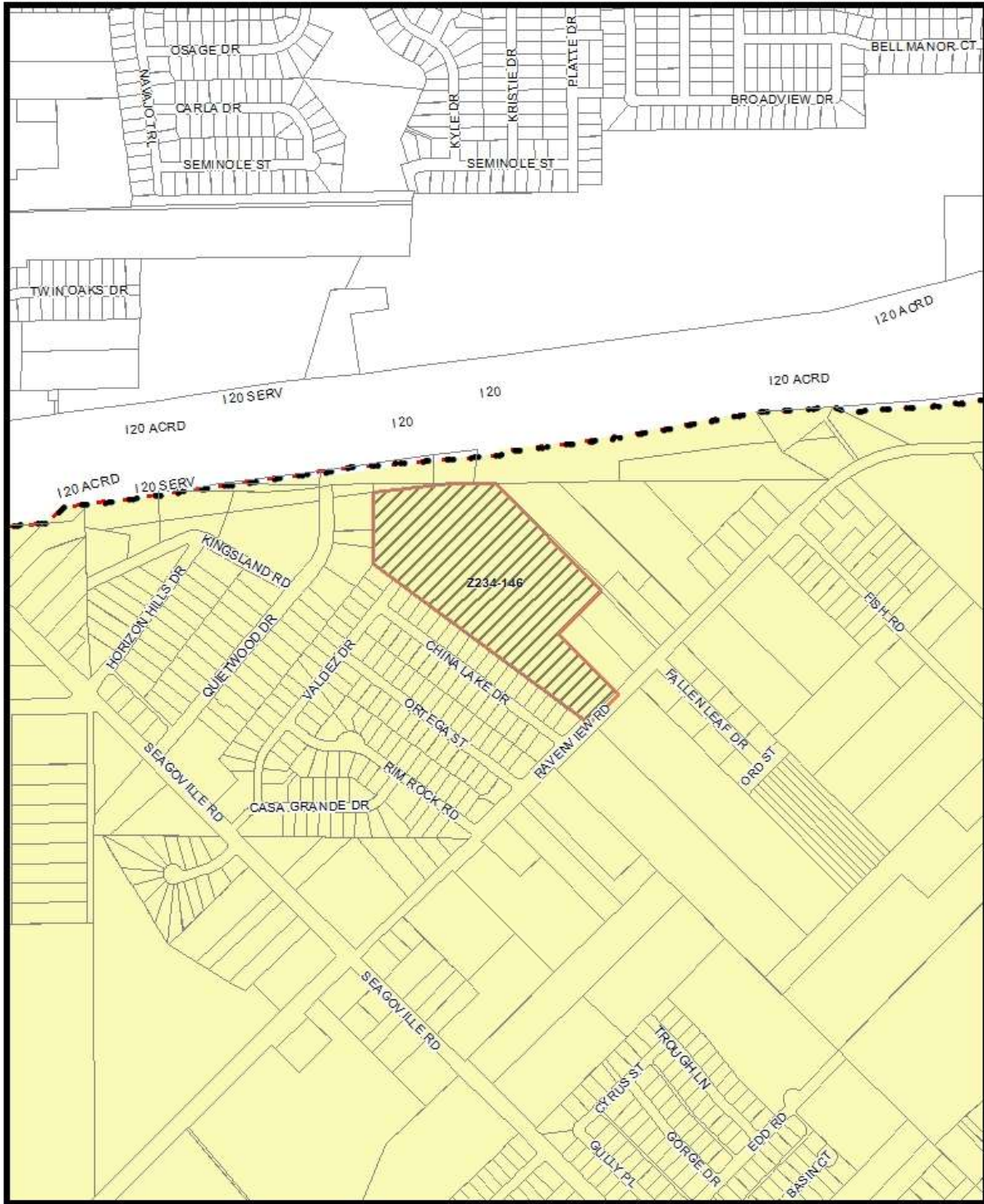
1. Maximum number of dwelling units is 65.









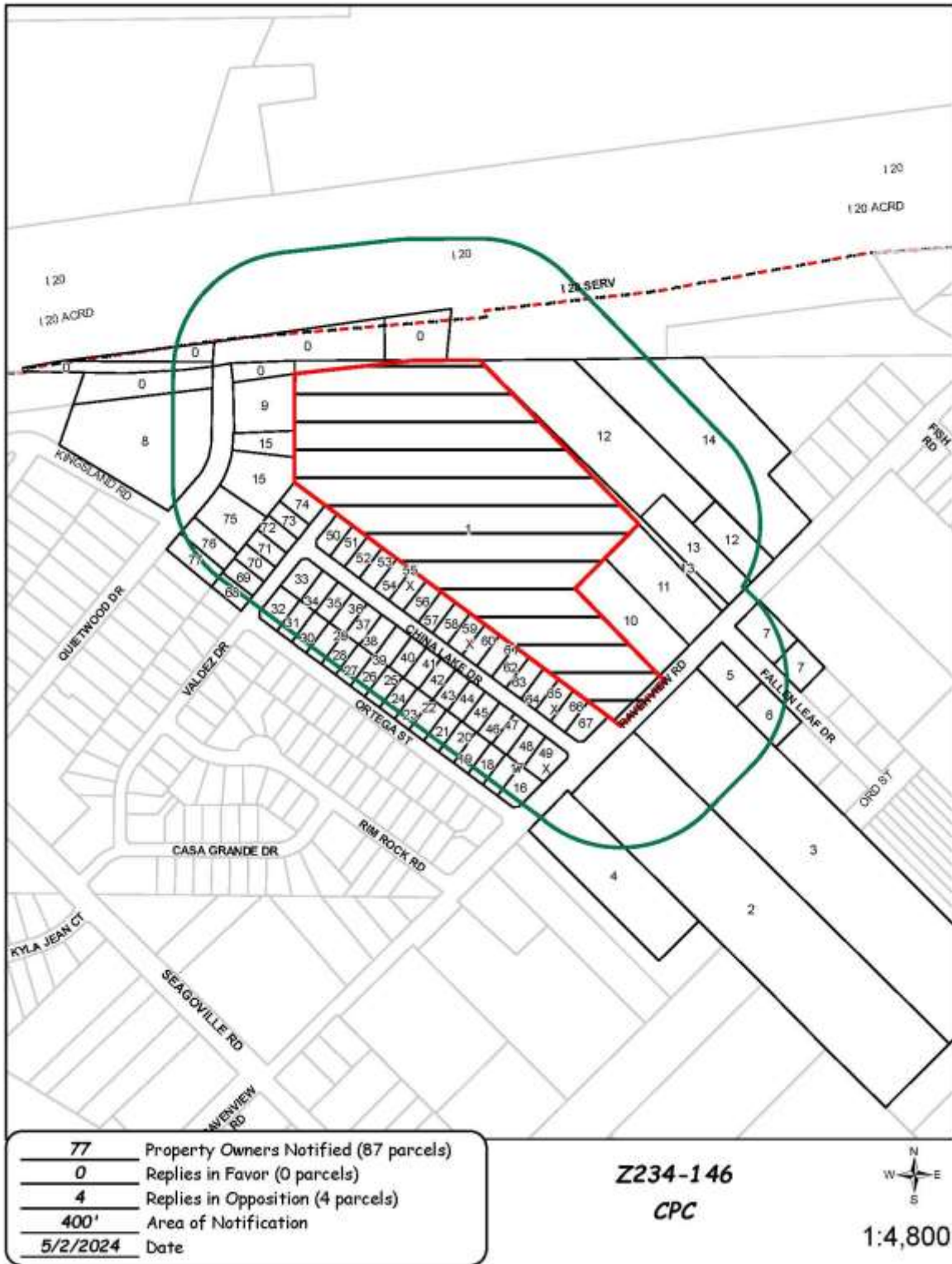


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 3/27/2024



05/01/2024

Reply List of Property Owners***Z234-146******77 Property Owners Notified******0 Property Owners in Favor******4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13111	RAVENVIEW RD	LEWIS BETTY SUE PASCHALL &
2	13050	RAVENVIEW RD	CULVER JOHN S
3	13114	RAVENVIEW RD	LOPEZ RUFINA C
4	13040	RAVENVIEW RD	BAYLUS ELIZABETH
5	13118	RAVENVIEW RD	KILLINGSWORTH WILLIAM T
6	12432	FALLEN LEAF DR	CAMACHOGOMEZ ROSA MARIA
7	12411	FALLEN LEAF DR	QUENTIN CHRISTOPHER &
8	711	QUIETWOOD DR	WILEY DIANE & MICHAEL D &
9	710	QUIETWOOD DR	WILEY DONALD E
10	13117	RAVENVIEW RD	PASCHALL PATSY
11	13123	RAVENVIEW RD	BYRD DAN M
12	13135	RAVENVIEW RD	ABNEY DAVID L
13	13129	RAVENVIEW RD	PASCHALL LANETA ANN
14	13141	RAVENVIEW RD	HARGROVE JAMES WESLEY
15	722	QUIETWOOD DR	RALEIGH INV GROUP LP
16	12267	ORTEGA ST	JUBB BRADFORD
17	12263	ORTEGA ST	VEGA ROCIO
18	12259	ORTEGA ST	GORT PRINCELLA
19	12255	ORTEGA ST	SAUNDERS DONNA SUE &
20	12251	ORTEGA ST	MORAN NORMA ADAME &
21	12247	ORTEGA ST	FRAYRE MARIA T
22	12243	ORTEGA ST	Taxpayer at
23	12239	ORTEGA ST	HOME SFR BORROWER LLC
24	12235	ORTEGA ST	PIERCE CORNELIUS R &
25	12231	ORTEGA ST	GOMEZ IGNACIO
26	12227	ORTEGA ST	WILLIAMS JAMES

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	12223 ORTEGA ST	RS RENTAL III A LLC
	28	12219 ORTEGA ST	HOLT TERELL L & TAMMY
	29	12215 ORTEGA ST	RODRIGUEZ RICARDO O LIFE EST
	30	12211 ORTEGA ST	ALVARADO JOSE RAFAEL
	31	12207 ORTEGA ST	TORRES JUAN MANUEL &
	32	12203 ORTEGA ST	CANO JUAN & ERIKA P
	33	12204 CHINA LAKE DR	ELLEDGE PAUL EDWARD EST OF
	34	12208 CHINA LAKE DR	AHOANG PARTNERSHIP LP
	35	12212 CHINA LAKE DR	MCCOLLUM CHRISTOPHER &
	36	12216 CHINA LAKE DR	MARTINEZ ROSA M &
	37	12220 CHINA LAKE DR	SOLIS VICTOR & ALMA
	38	12224 CHINA LAKE DR	BOWENS ANGELA
	39	12228 CHINA LAKE DR	CALDERON MA NIVIA VEGA &
	40	12232 CHINA LAKE DR	ROBLES JUAN & DELFINA
	41	12236 CHINA LAKE DR	TORRES DAVID & GALLEGOS ANA
	42	12240 CHINA LAKE DR	CASTANEDA CARLOS ESTUARDO
	43	12244 CHINA LAKE DR	HERNANDEZ ABEL
	44	12248 CHINA LAKE DR	STOKER SHONDON LASHON &
	45	12252 CHINA LAKE DR	GARZA STEPHEN L
	46	12256 CHINA LAKE DR	HUMPHRIES JON MICHAEL
	47	12260 CHINA LAKE DR	PORTIS LORETTA & LEW C
	48	12264 CHINA LAKE DR	VEGA JESUS
X	49	12268 CHINA LAKE DR	COX HENRY M JR & ANNETTE
	50	12203 CHINA LAKE DR	GARCIA VICTOR ALVARADO
	51	12207 CHINA LAKE DR	KIKS PROPERTY DEVELOPMENT LLC
	52	12211 CHINA LAKE DR	FLORES DANIEL
	53	12215 CHINA LAKE DR	YOUNG MICHAEL W &
	54	12219 CHINA LAKE DR	PANIAGUA AGUSIN & OLIVA
X	55	12223 CHINA LAKE DR	WILLIAMS SALLY
	56	12227 CHINA LAKE DR	Taxpayer at
	57	12231 CHINA LAKE DR	Taxpayer at

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	12235 CHINA LAKE DR	RUIZ MARIA CONCEPCION &
X	59	12239 CHINA LAKE DR	NOLAN RODNEY E &
	60	12243 CHINA LAKE DR	ARRIAGA SERGIO & ROSA MALDONADO
	61	12247 CHINA LAKE DR	GONZALES PABLO D SR &
	62	12251 CHINA LAKE DR	DRAUGHN GLENDA R
	63	12255 CHINA LAKE DR	GARCIA GONZALO &
	64	12259 CHINA LAKE DR	GARCIA MISAEL
X	65	12263 CHINA LAKE DR	ERICKSON JOHN
	66	12267 CHINA LAKE DR	2018 4 IH BORROWER LP
	67	12271 CHINA LAKE DR	ROBINSON ALISON L &
	68	828 VALDEZ DR	ALLIED CAPITAL LLC
	69	824 VALDEZ DR	PRELOW PATRICIA
	70	820 VALDEZ DR	HALLMAN MELVIN
	71	816 VALDEZ DR	2018 1 IH BORROWER LP
	72	812 VALDEZ DR	EHIGIATOR OSAZE
	73	808 VALDEZ DR	NELSON CEDRIC D &
	74	804 VALDEZ DR	HERNANDEZ ROGELIO
	75	740 QUIETWOOD DR	GREENE ANDREW JAMES
	76	746 QUIETWOOD DR	HERNANDEZ LUCIANO JR &
	77	804 QUIETWOOD DR	CARRASCO ARNOLD