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**FILE NUMBER:** Z223-300(MB)                      **DATE FILED:** May 31, 2023  
**LOCATION:** North line of Hendricks Avenue, east of South Denley Drive  
**COUNCIL DISTRICT:** 4  
**SIZE OF REQUEST:** 0.165 acres                      **CENSUS TRACT:** 48113021000

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**REPRESENTATIVE:** Rik Adamski  
**OWNER:** Jack Rowe and Kimberly Borges  
**APPLICANT:** Jack Rowe  
**REQUEST:** An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District.  
**SUMMARY:** The purpose of the request is to allow development of two new housing units on the lot.

**STAFF RECOMMENDATION:** Approval.

**PREVIOUS CPC ACTION:** On January 18, 2024, CPC moved to hold this case under advisement until February 15, 2024. On February 15, 2024, CPC moved to hold this case under advisement until March 21, 2024. On March 21, 2024, CPC moved to hold this case under advisement until May 2, 2024.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-5(A) Single Family District. The property is currently undeveloped.
- The lot has frontage on Hendricks Avenue.
- The applicant proposes to develop this property with a duplex.
- To accomplish this, they request a TH-3(A) Townhouse District.
- No changes have been proposed since the last CPC meeting.

**Zoning History:**

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

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type                | Existing/Proposed ROW |
|---------------------|---------------------|-----------------------|
| Hendricks Avenue    | Local Street        | -                     |
| South Denley Drive  | Local Street        | -                     |
| Morrell Avenue      | Community Collector | 60 feet               |

**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 traffic.

**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 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 1.1.1** Focus on Southern Sector development opportunities.

**HOUSING ELEMENT**

**GOAL 3.1** ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

**Policy 3.1.2** Encourage alternatives to single-family housing developments for homeownership.

**GOAL 3.2** ANSWER THE NEED FOR HOUSING OPTIONS

**Policy 3.2.2** Encourage higher density housing within a quarter-mile of DART stations.

**URBAN DESIGN ELEMENT**

**GOAL 5.1** PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**Neighborhood Plus Plan:**

**GOAL 5** EXPAND HOMEOWNERSHIP

**Policy 5.1** Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

**Land Use:**

|              | <b>Zoning</b>        | <b>Land Use</b>   |
|--------------|----------------------|---|
| <b>Site</b>  | R-5(A) Single Family | Undeveloped   |
| <b>North</b> | CR Community Retail  | General Merchandise or Food Store less than 3,500 sf; Multifamily; Church; Personal Service |
| <b>South</b> | R-5(A) Single Family | Single family   |
| <b>East</b>  | R-5(A) Single Family | Single family   |
| <b>West</b>  | R-5(A) Single Family | Single family   |

**Land Use Compatibility:**

The area of request is currently undeveloped. The site is surrounded by single family housing to the east, west, and south in an R-5(A) Single Family District. Immediately north is undeveloped property in a CR Community Retail District. Within the CR Community Retail District are a number of uses, including a general merchandise or food store less than 3,500 square feet, a multifamily housing development, a church, and a personal service use.

The site is currently zoned an R-5(A) Single Family District. This district is recognized as suitable for single-family homes with a minimum lot size of 5,000 square feet. The applicant proposes a TH-3(A) Townhouse District to permit development of a duplex structure, which is currently prohibited by the R-5(A) Single Family District.

Staff finds that the requested district and proposed development are compatible with the surrounding land uses. While the area is predominantly single-family, the presence of the CR Community Retail District immediately north of the site would make this an appropriate transition from residential to commercial uses. Access to transit further makes this site suitable for more density. Furthermore, blockface continuity requirements would retain the character of the neighborhood while allowing development of a duplex structure. Setback requirements for duplex structures in the proposed TH-3(A) Townhouse District match the setback requirements of single-family structures in the R-5(A) Single Family District. As such, staff supports the requested change to a TH-3(A) Townhouse District.

**Development Standards**

Following is a comparison of the development standards of the current R-5(A) Single Family District and the proposed TH-3(A) Townhouse District.

| District             | Setback                 |   | Density                            | Height | Lot Cvrg.                             | Special Standards | Primary Uses |
|----------------------|-------------------------|---|------------------------------------|--------|---------------------------------------|-------------------|--------------|
|                      | Front                   | Side/Rear   |                                    |        |                                       |                   |              |
| Existing:<br>R-5(A)  | 20'                     | Side/Rear: 5'<br>(single family), 10'<br>(other structures)                                     | 5,000 sqft lot / no max du density | 30'    | 45% residential<br>25% nonresidential |                   | Residential  |
| Proposed:<br>TH-3(A) | No minimum <sup>1</sup> | Single family: no min.<br>Duplex side: 5'<br>Duplex rear: 10'<br>Other permitted side/rear: 10' | 12 du / ac <sup>2</sup>            | 36'    | 60% residential<br>25% nonresidential |                   | Residential  |

<sup>1</sup> Due to blockface continuity requirements, a 20-foot front yard setback would apply to this lot.

<sup>2</sup> The TH-3(A) Townhouse District does not permit more than 12 dwelling units per acre. The existing lot size would result in a maximum of 1.98 dwelling units. However, per Development Services, the minimum lot area for residential use controls over the maximum dwelling unit density. The minimum lot size for duplex structures is 6,000 square feet. As the lot is 7,200 square feet in size, this development would be permitted.

### 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      |

|   | Existing | Proposed |
|---|----------|----------|
| Use   | R-5(A)   | TH-3(A)  |
| <b>AGRICULTURAL USES</b>                                    |          |          |
| Animal production   |          |          |
| Commercial stable   |          |          |
| Crop production   | •        | •        |
| Private stable  | ★        | ★        |
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |          |          |
| Building repair and maintenance shop                        |          |          |
| Bus or rail transit vehicle maintenance or storage facility |          |          |
| Catering service  |          |          |
| Commercial cleaning or laundry plant                        |          |          |
| Custom business services                                    |          |          |
| Custom woodworking, furniture construction, or repair       |          |          |
| 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                            |          |          |
| Technical school  |          |          |
| Tool or equipment rental                                    |          |          |
| Vehicle or engine repair or maintenance                     |          |          |
| <b>INDUSTRIAL USES</b>                                      |          |          |
| Alcoholic beverage manufacturing                            |          |          |
| Gas drilling and production                                 | S        | S        |
| Gas pipeline compressor station                             |          |          |
| Industrial (inside)   |          |          |

|  | Existing | Proposed |
|--|----------|----------|
| Use  | R-5(A)   | TH-3(A)  |
| 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        |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>                        |          |          |
| Adult day care facility  | S        | S        |
| Cemetery or mausoleum  | S        | S        |
| Child-care facility  | S        | S        |
| Church   | •        | •        |
| College, university, or seminary                                       | S        | S        |
| Community service center   | S        | S        |
| Convalescent and nursing homes, hospice care, and related institutions |          | S        |
| Convent or monastery   | S        | S        |
| Foster home  | S        | S        |
| Halfway house  |          |          |
| Hospital   |          |          |
| Library, art gallery, or museum  | S        | S        |
| Open-enrollment charter school or private school                       | S        | S        |
| Public school other than an open-enrollment charter school             | S        | S        |
| <b>LODGING USES</b>  |          |          |
| Extended stay hotel or motel   |          |          |
| Hotel or motel   |          |          |
| Lodging or boarding house  |          |          |
| Overnight general purpose shelter                                      |          |          |
| <b>MISCELLANEOUS USES</b>  |          |          |
| Carnival or circus (temporary)   |          |          |
| Hazardous waste management facility                                    |          |          |
| Placement of fill material   | ★        | ★        |
| Temporary construction or sales office                                 | •        | •        |
| <b>OFFICE USES</b>   |          |          |
| Alternative financial establishment                                    |          |          |
| Financial institution without drive-in window                          |          |          |

|   | Existing | Proposed |
|---|----------|----------|
| Use   | R-5(A)   | TH-3(A)  |
| Financial institution with drive-in window                              |          |          |
| Medical clinic or ambulatory surgical center                            |          |          |
| Office  |          |          |
| <b>RECREATION USES</b>  |          |          |
| Country club with private membership                                    | S        | S        |
| Private recreation center, club, or area                                | S        | S        |
| Public park, playground, or golf course                                 | •        | •        |
| <b>RESIDENTIAL USES</b>   |          |          |
| 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   | •        | •        |
| <b>RETAIL AND PERSONAL SERVICE USES</b>                                 |          |          |
| Ambulance service   |          |          |
| Animal shelter or clinic without outside runs                           |          |          |
| Animal shelter or clinic with outside runs                              |          |          |
| Auto service center   |          |          |
| Business school   |          |          |
| Car wash  |          |          |
| Commercial amusement (inside)   |          |          |
| Commercial amusement (outside)  |          |          |
| Commercial motor vehicle parking  |          |          |
| Commercial parking lot or garage  |          |          |
| Convenience store with drive-through                                    |          |          |
| 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        |          |          |
| Home improvement center, lumber, brick or building materials sales yard |          |          |



|  | Existing | Proposed |
|--|----------|----------|
| Use  | R-5(A)   | TH-3(A)  |
| Household equipment and appliance repair             |          |          |
| Liquefied natural gas fueling station                |          |          |
| Motor vehicle fueling station                        |          |          |
| Nursery, garden shop, or plant sales                 |          |          |
| Outside sales  |          |          |
| Paraphernalia shop                                   |          |          |
| Pawn shop  |          |          |
| Personal service use                                 |          |          |
| Restaurant without drive-in or drive-through service |          |          |
| Restaurant with drive-in or drive-through service    |          |          |
| Surface parking                                      |          |          |
| Swap or buy shop                                     |          |          |
| Taxidermist  |          |          |
| Temporary retail use                                 |          |          |
| Theater  |          |          |
| Truck stop   |          |          |
| Vehicle display, sales, and service                  |          |          |
| <b>TRANSPORTATION USES</b>                           |          |          |
| Airport or landing field                             |          |          |
| Commercial bus station and terminal                  |          |          |
| Heliport   |          |          |
| Helistop   |          |          |
| Private street or alley                              | S        | 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        |
| <b>UTILITY AND PUBLIC SERVICE USES</b>               |          |          |
| Commercial radio or television transmitting station  |          |          |
| Electrical generating plant                          |          |          |
| Electrical substation                                | S        | S        |
| Local utilities                                      | ★        | ★        |
| Police or fire station                               | S        | S        |
| Post office  |          |          |
| Radio, television, or microwave tower                | S        | S        |
| Refuse transfer station                              |          |          |
| Sanitary landfill                                    |          |          |

|  | Existing | Proposed |
|--|----------|----------|
| Use  | R-5(A)   | TH-3(A)  |
| Sewage treatment plant                               |          |          |
| Tower/antenna for cellular communication             | ★        | ★        |
| Utility or government installation other than listed | S        | S        |
| Water treatment plant                                |          |          |
| <b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>     |          |          |
| 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                                       |          |          |
| Office showroom/warehouse                            |          |          |
| Outside storage                                      |          |          |
| 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  |          |          |

**Landscaping:**

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

**Parking:**

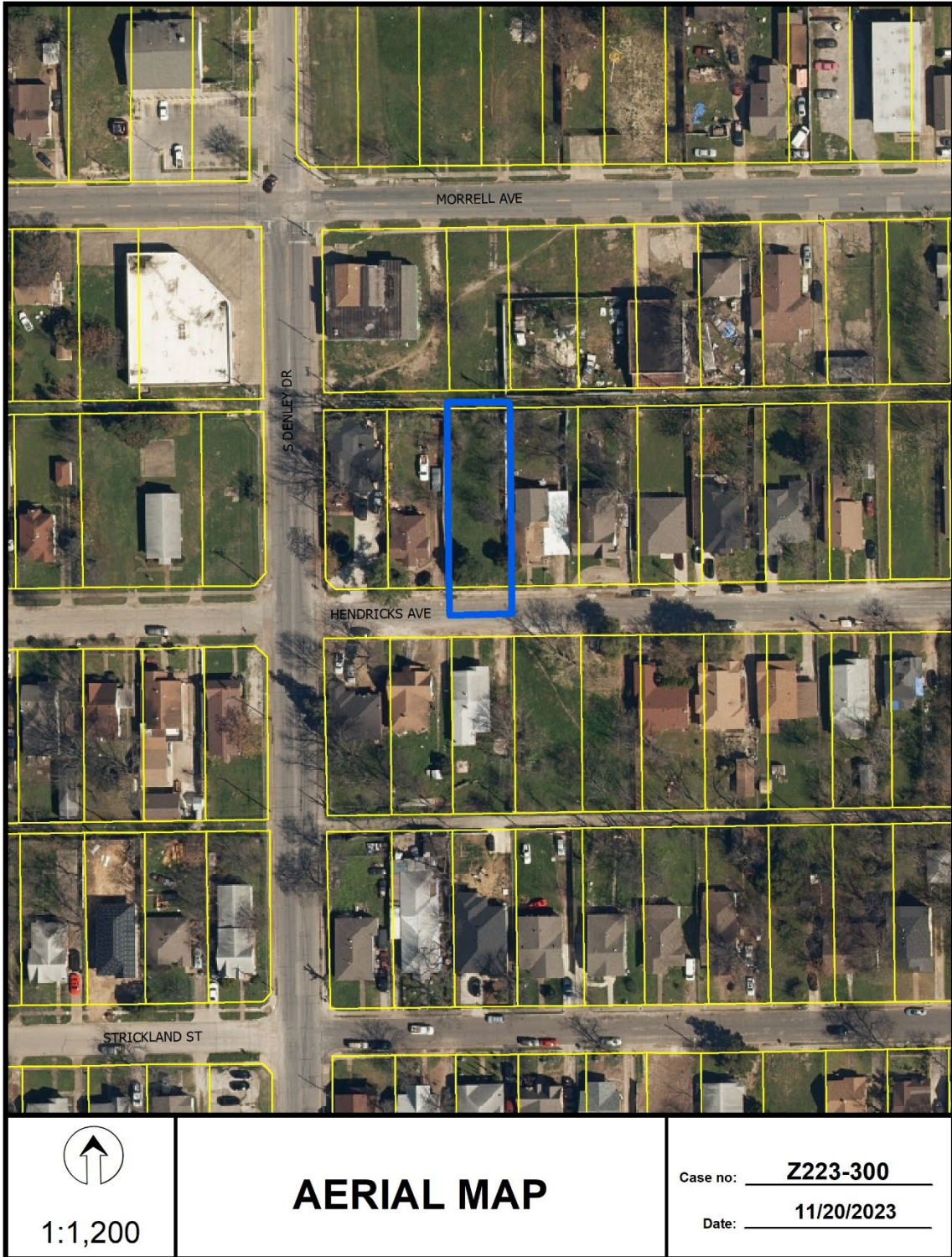
Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex in a TH-3(A) Townhouse District is two spaces per dwelling unit. The applicant would be required to comply with standard parking minimums at permitting.

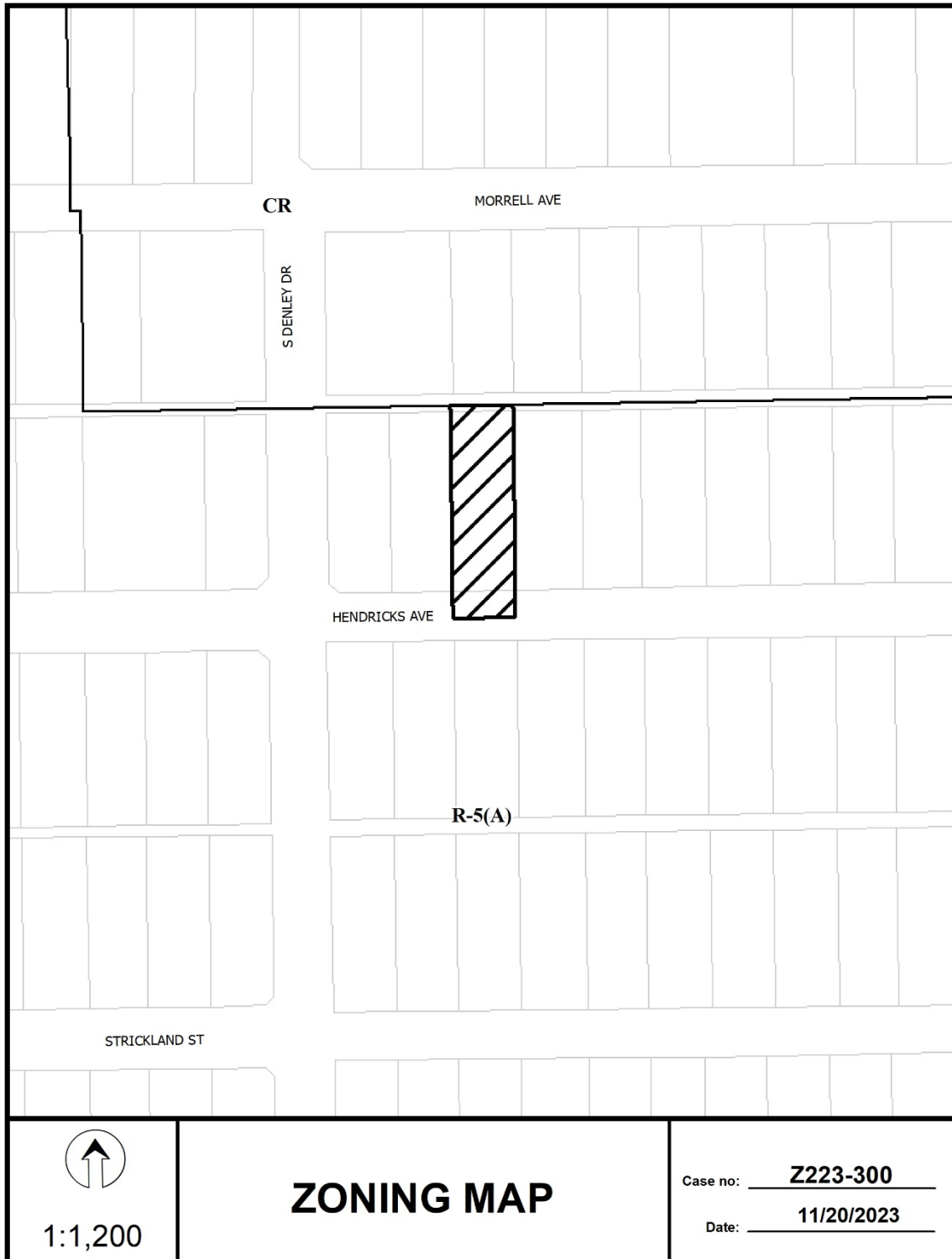
**Market Value Analysis:**

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 within an “H” MVA area.





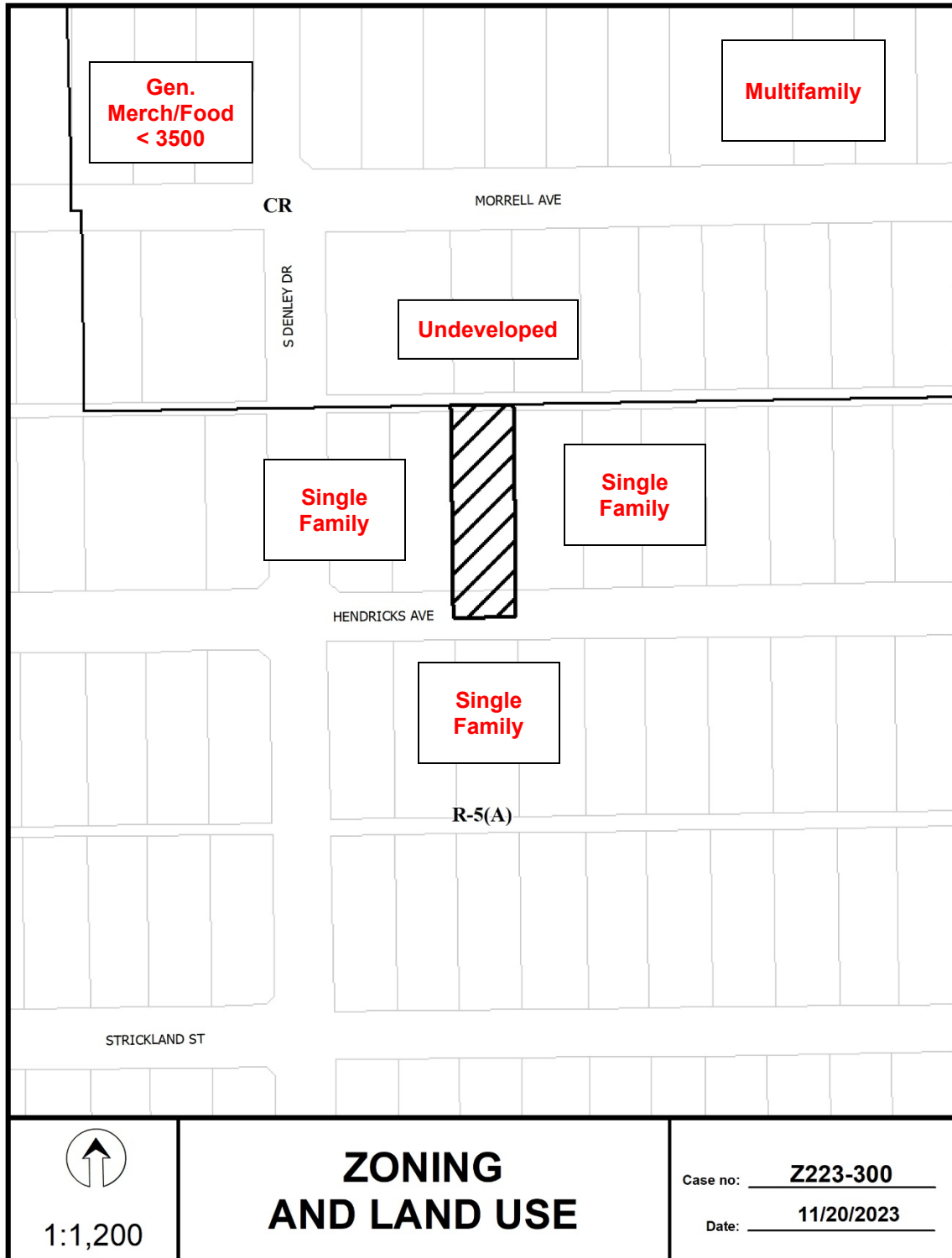


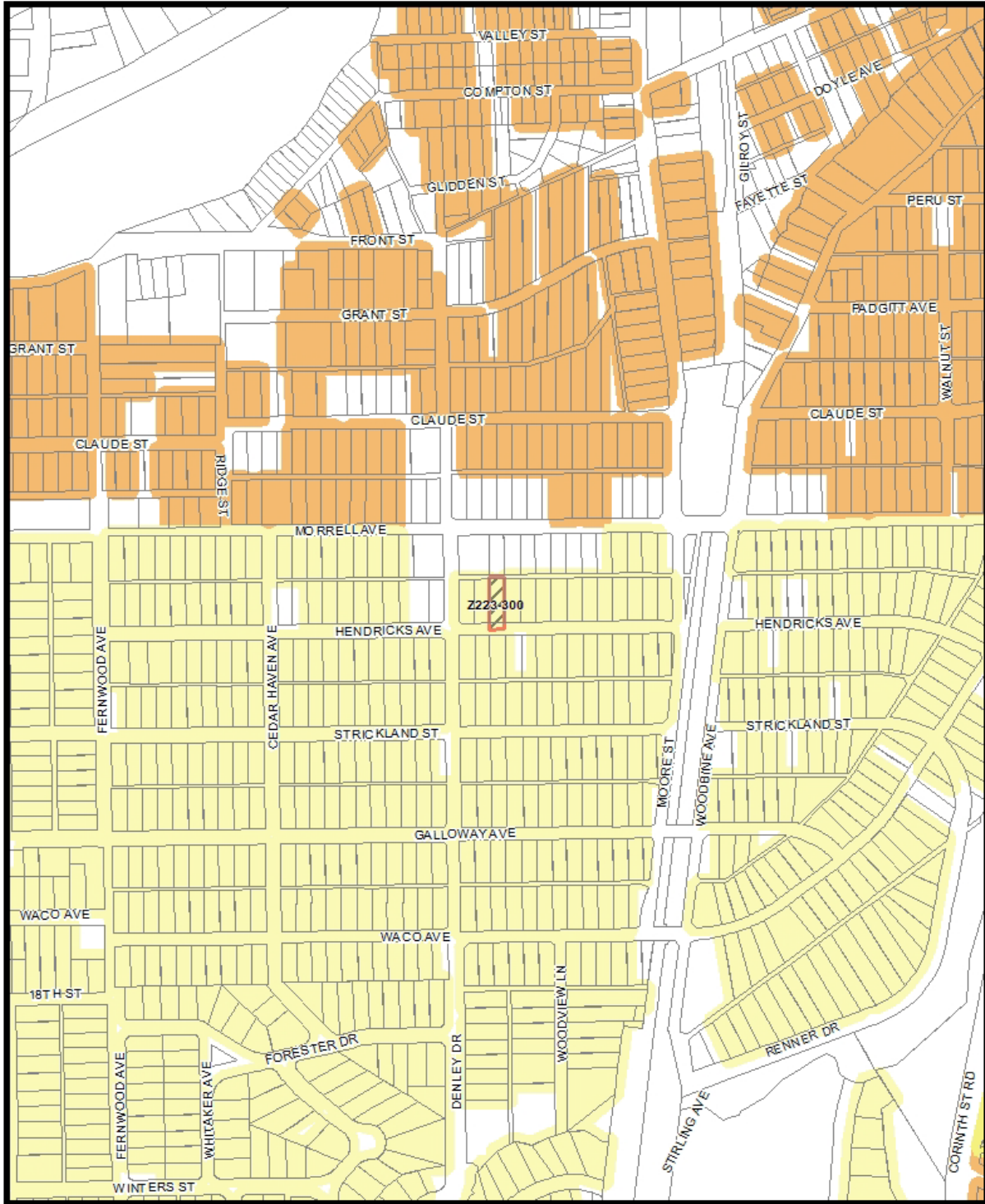
1:1,200

# ZONING MAP

Case no: Z223-300

Date: 11/20/2023





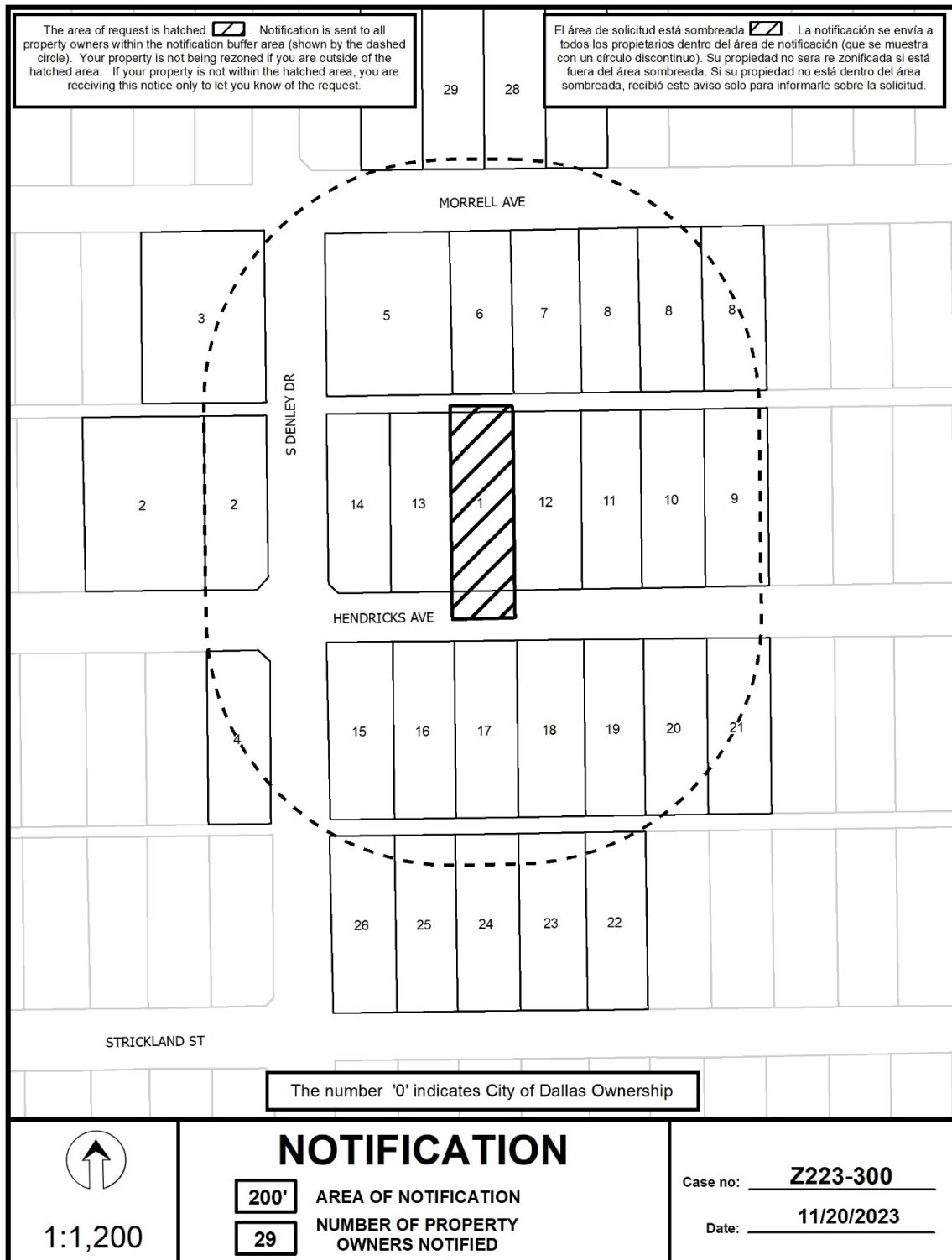
Market Value Analysis A B C D E F G H I NA



# Market Value Analysis

Printed Date: 11/20/2023





11/20/2023

***Notification List of Property Owners******Z223-300******29 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>         |
|-----------------------|-----------------------|-----------------------------|
| 1                     | 1311 HENDRICKS AVE    | ROWE JACK GAYLEN &          |
| 2                     | 1223 HENDRICKS AVE    | MATA ADELFO R ROMERO        |
| 3                     | 1224 MORRELL AVE      | EJIGU HAILU & ENANU         |
| 4                     | 1230 HENDRICKS AVE    | SUNDAY ANTWANIQUIE S &      |
| 5                     | 900 MORRELL AVE       | Taxpayer at                 |
| 6                     | 1310 MORRELL AVE      | Taxpayer at                 |
| 7                     | 1314 MORRELL AVE      | Taxpayer at                 |
| 8                     | 1318 MORRELL AVE      | JONES CURTIS LEE            |
| 9                     | 1327 HENDRICKS AVE    | ORTIZ RUBEN & VERONICA      |
| 10                    | 1323 HENDRICKS AVE    | MCCALLISTER WILLIE L        |
| 11                    | 1319 HENDRICKS AVE    | NEW DIMENSION HOMES LLC     |
| 12                    | 1315 HENDRICKS AVE    | ORTIZ ENRIQUE               |
| 13                    | 1307 HENDRICKS AVE    | REYES LUIS OMAR             |
| 14                    | 1303 HENDRICKS AVE    | ZUNIGA TERESA               |
| 15                    | 1302 HENDRICKS AVE    | INVESTALL INC               |
| 16                    | 1306 HENDRICKS AVE    | MCCRAY EVA MAE EST OF       |
| 17                    | 1310 HENDRICKS AVE    | L & TWO 15S INVESTMENTS LLC |
| 18                    | 1314 HENDRICKS AVE    | MAYE NOBLE ESTATE OF        |
| 19                    | 1318 HENDRICKS AVE    | GREER CAMERON               |
| 20                    | 1322 HENDRICKS AVE    | DONALDSON CROSBY MAE M      |
| 21                    | 1326 HENDRICKS AVE    | SANDERS LINDA D             |
| 22                    | 1319 STRICKLAND ST    | CASTILLO ESTEBAN M &        |
| 23                    | 1315 STRICKLAND ST    | MARTINEZ MONICA             |
| 24                    | 1311 STRICKLAND ST    | MONCIER DANIEL              |
| 25                    | 1307 STRICKLAND ST    | LEWIS Z B                   |
| 26                    | 1303 STRICKLAND ST    | HARRISON KENDRICK D         |

Z223-300(MB)

11/20/2023

| <i>Label #</i> | <i>Address</i>   | <i>Owner</i>          |
|----------------|------------------|-----------------------|
| 27             | 1319 MORRELL AVE | FAIN DELBERT MILTON & |
| 28             | 1315 MORRELL AVE | VELASQUEZ AGUSTIN     |
| 29             | 1311 MORRELL AVE | CELIS SAUL            |