

FILE NUMBER: Z234-263(GB) **DATE FILED:** June 17, 2024
LOCATION: Southwest line of Seagoville Road, northwest of Warrior Drive
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 1.41 acres **CENSUS TRACT:** 48113017010

REPRESENTATIVE: CCM Engineering

OWNER: Next Stop LLC

REQUEST: An application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow single family on the property.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR and is undeveloped.
- The area of request has frontage on Seagoville Road. Additionally, Little Fox terminates at the southwest boundary of the request area.
- The applicant proposes to develop the area of request with single-family uses.
- To accomplish this, the applicant requests a TH-3 zoning district.
- The applicant has volunteered deed restrictions that 1) prohibit duplex and retirement housing uses, 2) restrict the maximum number of dwelling units to 20, and 3) require that the connection to Little Fox be gated and only used for emergency vehicle egress from the property.

Zoning History:

There have been two zoning cases in the area in the past five years.

1. **Z212-105:** On January 12, 2022, City Council approved an amendment to Specific Use Permit No. 1838 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest line of South Belt Line Road, south of Seagoville Road.
2. **Z223-148:** On August 29, 2023, staff approved an automatic renewal of SUP No. 1838 for an additional five-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Seagoville Road	Minor Arterial	80'
Little Fox	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning & Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed residential development. If the property is developed as a shared access development, the site must meet all shared access development standards.

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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

Area Plan:

West Kleberg Land Use Study Plan

On April 25, 2007, the City of Dallas City Council adopted the West Kleberg Land Use Study Plan. The area of request is located in Subarea 1 of the West Kleberg Land Use Study Plan. One of the goals of the plan is to encourage low to medium density housing to meet varied income levels. The applicant's request complies with the Forward Dallas plan and the West Kleberg Land Use Study Plan.

Land Use:

	Zoning	Land Use
Site	CR	Undeveloped
Northwest	CR	Post office
Northeast	CR	Undeveloped
Southeast	R-7.5(A)	Single family
Southwest	R-5(A), R-7.5(A)	Single family

Land Use Compatibility:

The property is currently zoned community retail and is undeveloped. The areas to the southeast and southwest are developed with single-family homes. The area to the northwest is developed with a post office. The applicant's request will add diversified housing to the area which will align with the character of the neighboring single-family properties.

The townhouse districts are also established in an effort to provide a denser single-family residential character by providing minimum standards for lot area, yards, and lot coverage.

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-4.205 or 51A-4.209(3.1) or 51A-4.213

	Existing	Proposed
Use	CR	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden	•	•
Crop production	•	•
Market garden	S	
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 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		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production		S

Use	CR	TH-3 (A)
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		S
Temporary concrete or asphalt batching plant		★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	S
Cemetery or mausoleum		S
Child-care facility	•	S
Church	•	•
College, university, or seminary		S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	S
Foster home		S
Halfway house		
Hospital	S	
Library, art gallery, or museum	•	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel	S	
Hotel or motel	S	
Lodging or boarding house		
Overnight general purpose shelter	S	
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	

Use	CR	TH-3(A)
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	S
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		•
Group residential facility		
Handicapped group dwelling unit		★
Live-work unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		§
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs	R	
Auto service center	.	
Business school	.	
Car wash	d	
Commercial amusement (inside)	.	
Commercial amusement (outside)	.	
Commercial motor vehicle parking	R	
Commercial parking lot or garage	S	
Convenience store with drive-through	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	•	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		

Use	CR	TH-3(A)
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	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface accessory remote 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		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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	S,R	S
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	S
Utility or government installation other than listed	S	S
Water treatment plant		

Use	CR	TH-3(A)
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		
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

Following is a comparison of the development standards of the current Community Retail (CR) and the proposed TH-3(A).

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front ¹	Side/Rear ²					
Existing: CR	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Office, retail, personal service
Proposed: TH-3(A)	No min	SF: No min Duplex: 5' / 10' Other: 10'	12 du/ac (3,630 sf avg per du)	36'	SF: 60% Non-res: 25%	Lot Size: SF: 2,000 sf Duplex: 6,000 sf	Single family, duplex
Proposed: TH-3(A) w/DRs			Max 20 du				Single family

¹ 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.

² Per [Sec. 51A-4.114\(4\)\(B\)\(v\)](#), if a townhouse district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district apply to the abutting side yard in the townhouse district.

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 TH-3(A) District is one space per dwelling 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 policymakers 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

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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 “H” MVA cluster.

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List of Officers

Next Stop LLC

Yigal Lelah, Owner/President

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**CPC Action
November 21, 2024**

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District, subject to deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the southwest line of Seagoville Road, northwest of Warrior Drive.

Maker: Blair
Second: Rubin
Result: Carried: 10 to 0

For: 10 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Blair, Sleeper*, Hall, Kingston,
Rubin

Against: 0

Absent: 4 - Chernock, Wheeler-Reagan, Housewright, Haqq

Vacancy: 1- District 11

* out of room, shown voting in favor

Notices: Area: 300 Mailed: 74

Replies: For: 1 Against: 3

Speakers: For: Celimar Bracho, 2570 FM 407, Highland Village, TX, 75077
Against: None

Against (Did not speak): Karen Roberts, 502 Cameron Ave., Dallas, TX, 75223

**CPC Action
October 10, 2024**

14. [24-3134](#) Z234-263(GB)

Planner: Giahanna Bridges

Motion: It was moved to recommend **denial without prejudice** of a TH-3(A) Townhouse District on property zoned a CR Community Retail District on the southwest line of Seagoville Road, northwest of Warrior Drive.

Maker: Blair
Second: Hampton
Result: **Motion was not voted on**

Amended Motion: In considering an application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District on the southwest line

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of Seagoville Road, northwest of Warrior Drive, it was moved to **hold** this case under advisement until November 21, 2024.

Maker: Blair
Second: Hampton
Result: Carried: 9 to 4

For: 9 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Blair, Eppler, Haqq,
Kingston

Against: 4 - Chernock, Sleeper, Hall, Rubin
Absent: 2 - Shidid, Housewright
Vacancy: 0

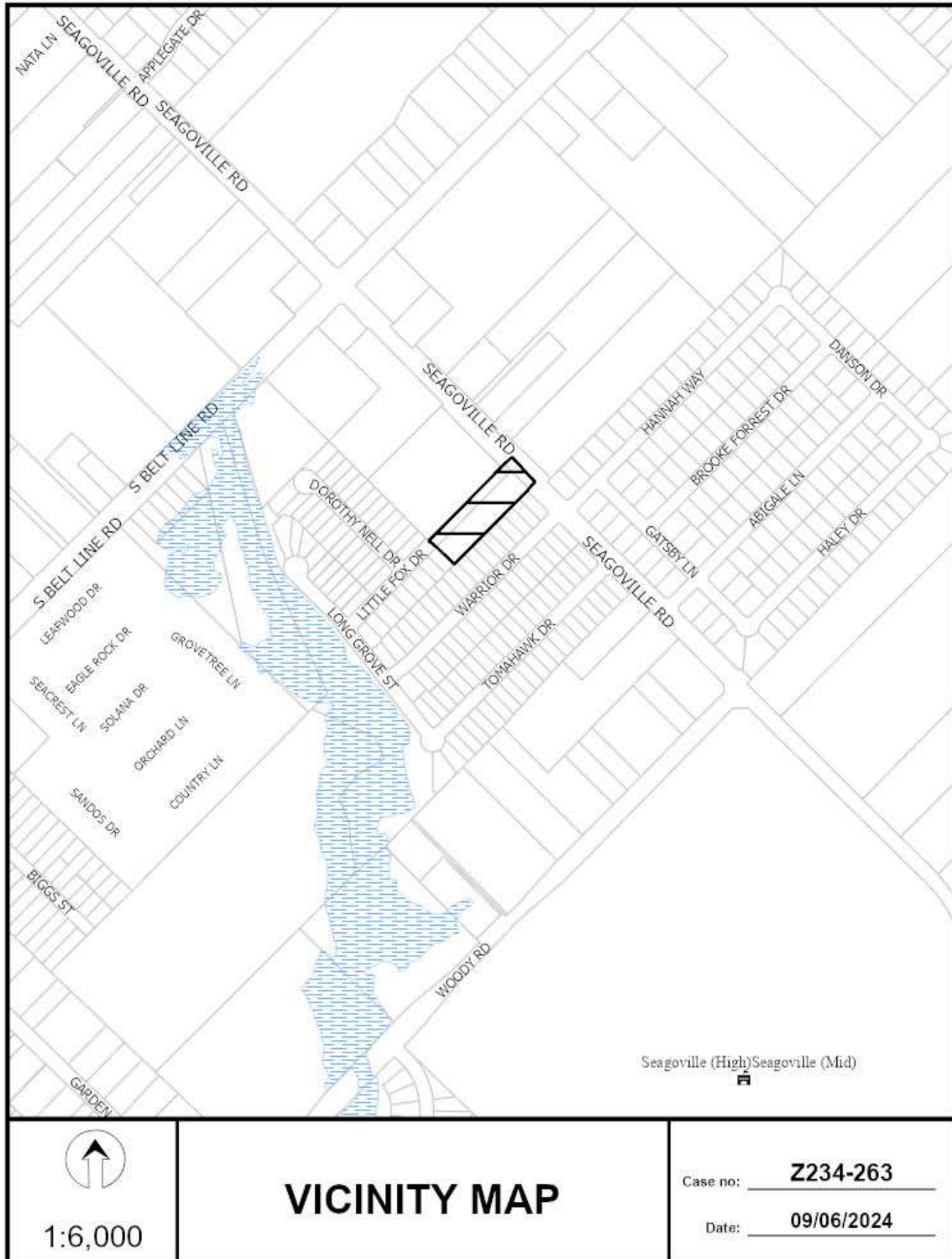
Notices: Area: 300 Mailed: 74
Replies: For: 1 Against: 1

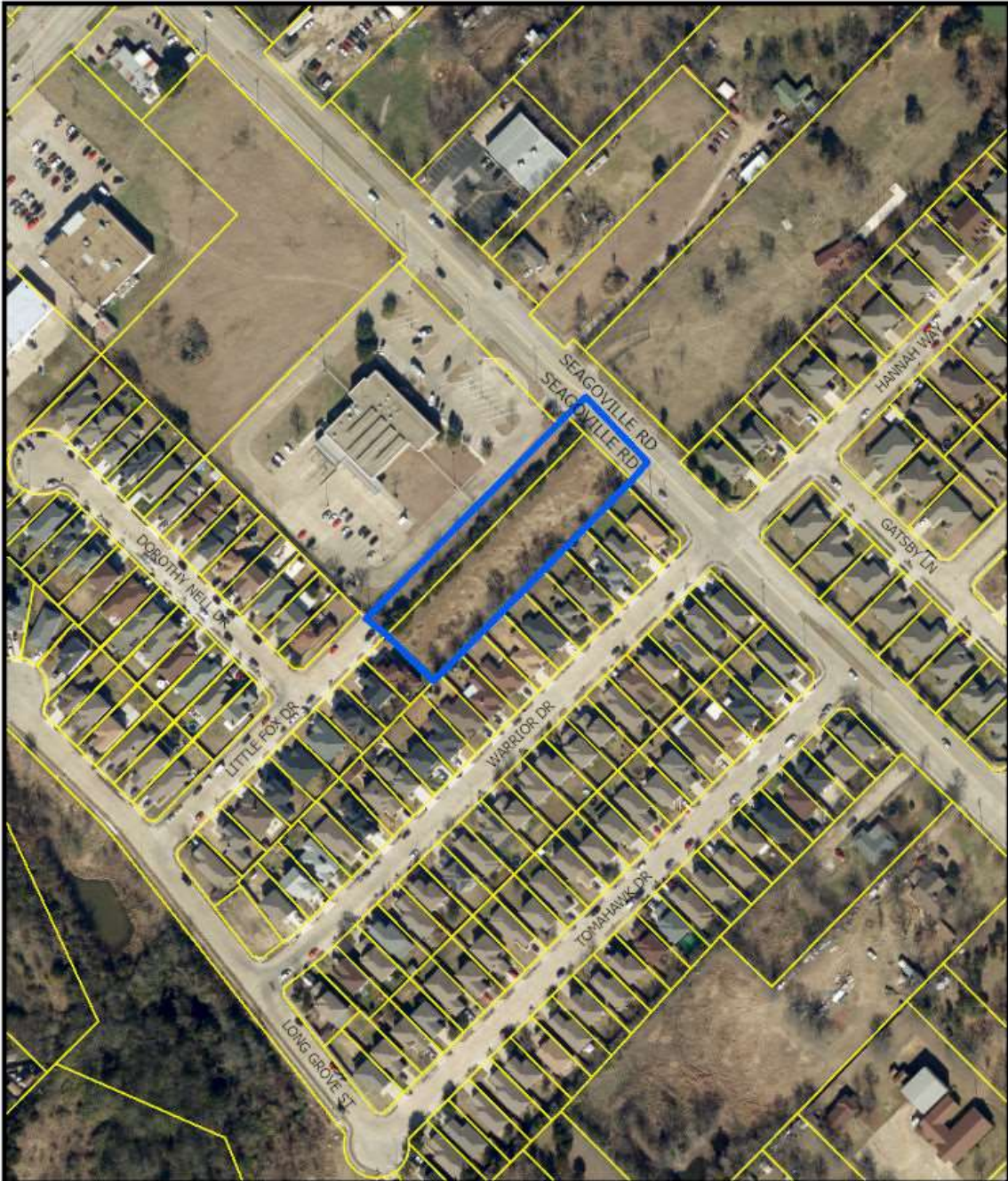
Speakers: For: Celimar Bracho, 2570 FM 407, Highland Village, TX, 75077
Against: Thomas Hagerty, 15451 Dorothy Nell Dr., Dallas, TX, 75253
Against(Did not speak): Colin Hogarth, 2100 Royal Oaks Dr., Dallas, TX, 75253
David Carranza, 14464 Kleberg Rd., Dallas, TX, 75253

APPLICANT'S VOLUNTEERED AND CPC ACCEPTED DEED RESTRICTIONS

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

- (1) The following uses are prohibited:
 - Duplex.
 - Retirement housing.
- (2) Maximum number of dwelling units is 20.
- (3) Connection to Little Fox must be gated and may only be used for emergency vehicle egress from the Property.



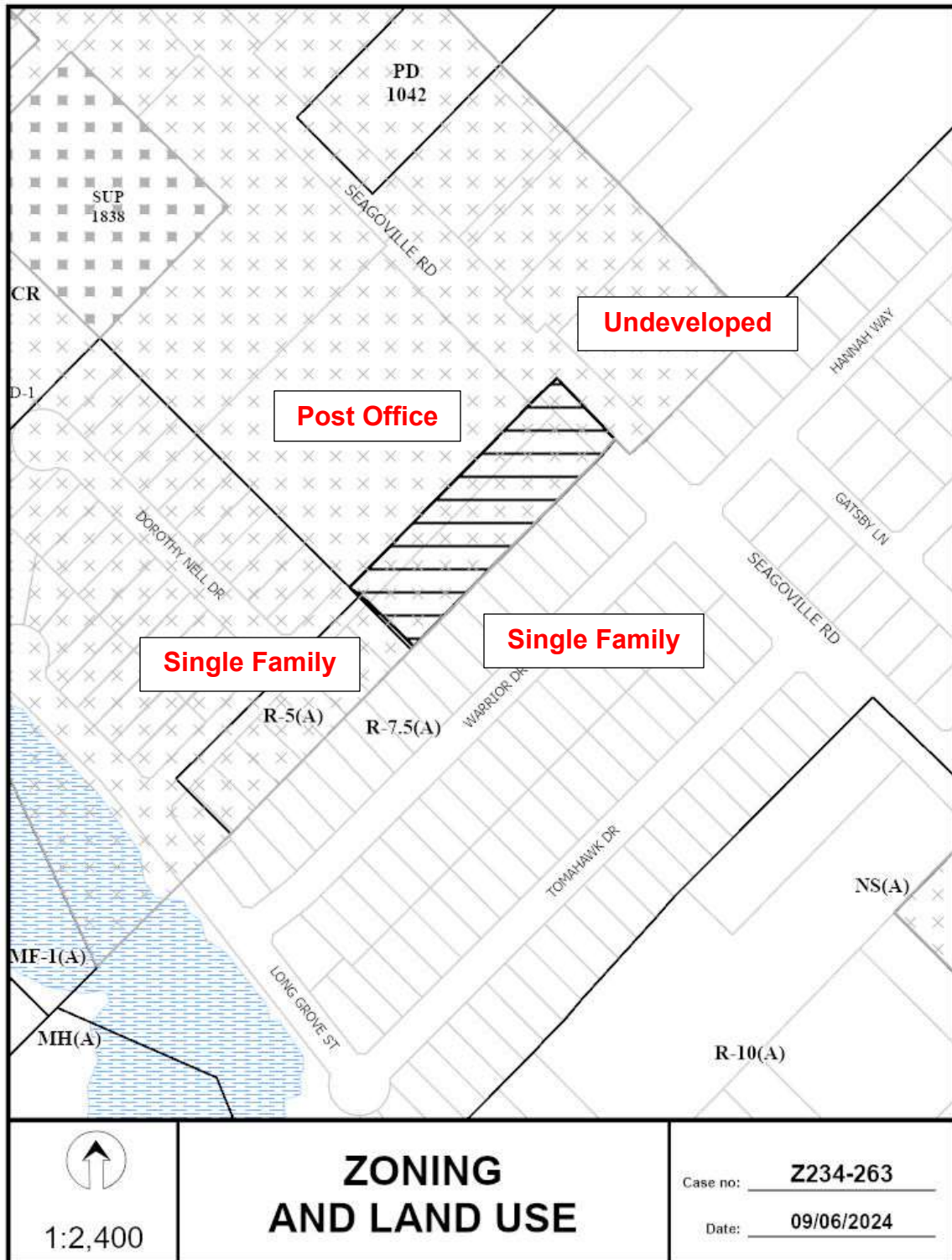


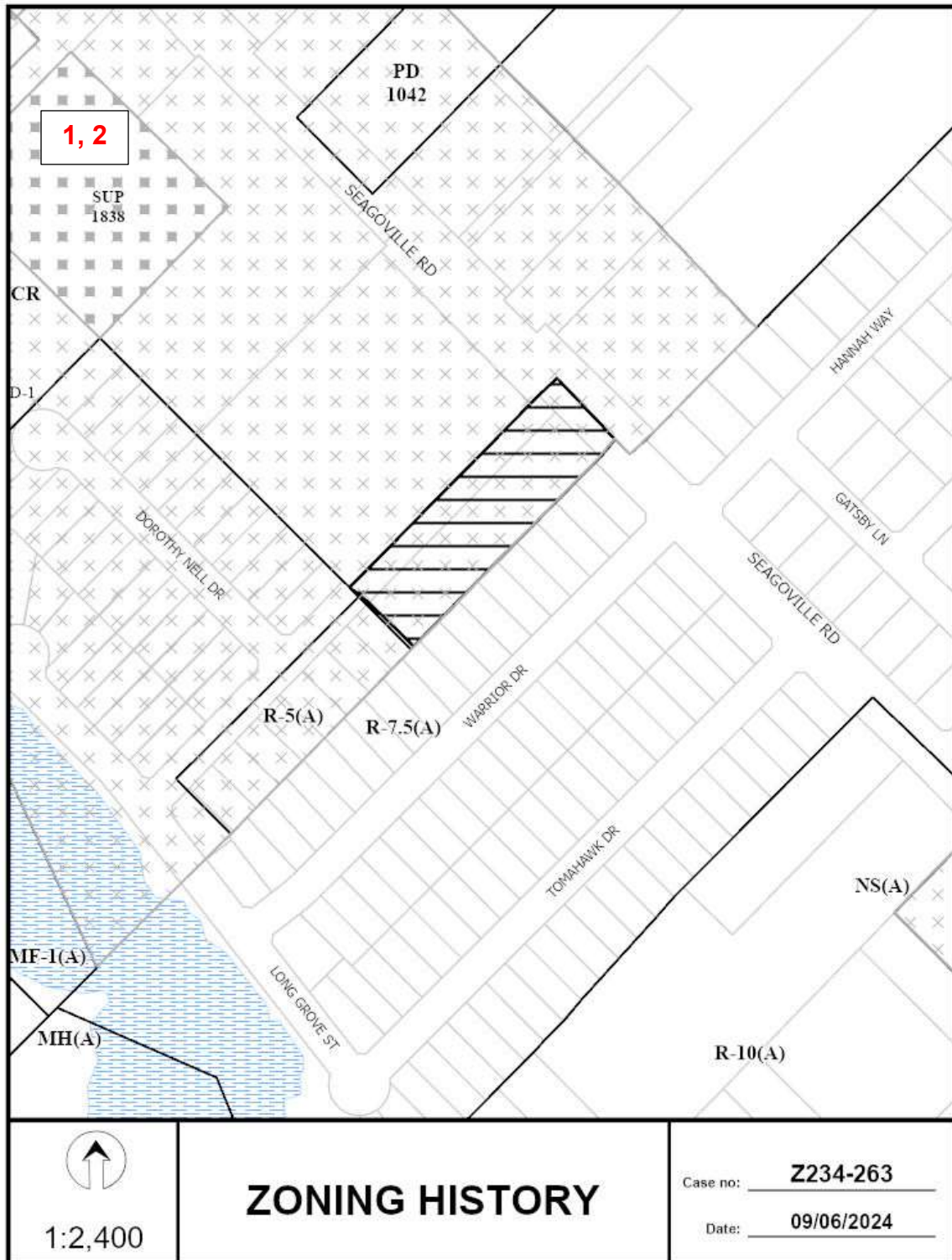
1:2,400

AERIAL MAP

Case no: Z234-263

Date: 09/06/2024





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74	Property Owners Notified (76 parcels)
1	Replies in Favor (1 parcel)
3	Replies in Opposition (3 parcels)
300'	Area of Notification
11/21/2024	Date

Z234-263
CPC



1:2,400

11/20/2024

Reply List of Property Owners***Z234-263******74 Property Owners Notified 1 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	15400 SEAGOVILLE RD	NEXT STOP LLC
	2	15300 SEAGOVILLE RD	Taxpayer at
	3	15411 SEAGOVILLE RD	QUINTANILLA WILMAR OMAR & CLAUDIA
O	4	15335 SEAGOVILLE RD	CHILDRESS JERIMY J &
X	5	15341 SEAGOVILLE RD	REED JADE ANNE JOBE
	6	15362 SEAGOVILLE RD	EXCHANGERIGHT NET LEASED PORTFOLIO 5 DST
	7	973 HANNAH WAY	BT PEGASUS LLC
	8	965 HANNAH WAY	TONCHE MAYRA
	9	15604 GATSBY LN	SRP SUB LLC
	10	15610 GATSBY LN	FKH SFR C1 LP
	11	15605 GATSBY LN	JACKSON ZONTEL
	12	15300 SEAGOVILLE RD	US POSTAL SERVICE
	13	15450 DOROTHY NELL DR	TORRES CYNTHIA
	14	15446 DOROTHY NELL DR	RENTERIA ABEL &
	15	15442 DOROTHY NELL DR	SALAS OSCAR
	16	15438 DOROTHY NELL DR	MORENO DANIEL C &
	17	15434 DOROTHY NELL DR	RODRIGUEZ ERIC & TAWNEE
	18	15430 DOROTHY NELL DR	MORELLI EDWARD ANTHONY &
	19	15426 DOROTHY NELL DR	LEDESMA JOSE JUAN GAMINO &
	20	15431 DOROTHY NELL DR	MARTINEZSANCHEZ MARCO ANTONIO &
	21	15435 DOROTHY NELL DR	FLORES FLORENTINO ENRIQUE R &
	22	15439 DOROTHY NELL DR	HUDSON SFR PROPERTY
	23	15443 DOROTHY NELL DR	ISLAM KAZI S
	24	15447 DOROTHY NELL DR	ZAMBRANO YOANA & NOEL G ORTA
	25	15451 DOROTHY NELL DR	HAGERTY THOMAS WILLIAM JR &
	26	1103 WARRIOR DR	TAGALDAMEZ EDWIN E

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	1107 WARRIOR DR	LONDON LATRICE
	28	1111 WARRIOR DR	VILLANUEVA GILBERTO MIRELES &
	29	1115 WARRIOR DR	ELEVADO PROPERTIES LLC
	30	1119 WARRIOR DR	ZAVALA GABRIELA CORONA
	31	1123 WARRIOR DR	SALAZAR JUAN CARLOS &
	32	1127 WARRIOR DR	FIGGS RASHIDA A
	33	1131 WARRIOR DR	SARABIA JORGE E & ORALIA
	34	1135 WARRIOR DR	PINE GROVE RESIDENTIAL FUNDING
	35	1139 WARRIOR DR	VELEZ RUBEN MONSIVAIS &
	36	1143 WARRIOR DR	ORTIZVARELA JOSE ROBERTO &
	37	1147 WARRIOR DR	URESTI DENNIS ALEXANDER C
	38	1151 WARRIOR DR	HERNANDEZ GERMAN ENRIQUE &
	39	1155 WARRIOR DR	RAMIREZ MARIA G T &
	40	1159 WARRIOR DR	GOMEZ MARISSA MORENO &
	41	1163 WARRIOR DR	LONA MANUEL ISMAEL SR
	42	1167 WARRIOR DR	RODRIGUEZ JOSE CASTILLO
	43	1126 LITTLE FOX DR	Taxpayer at
	44	1122 LITTLE FOX DR	LOPEZ ROSA I DIAZ
	45	1118 LITTLE FOX DR	CHRISTOPHER VERNESSA GALE
	46	1114 LITTLE FOX DR	CABRERA JUAN MIGUEL &
	47	1110 LITTLE FOX DR	ESPINOSA ISAI CALIXTO &
	48	1106 LITTLE FOX DR	MAXWELL SHIRLEY ANN & ERIK
	49	1103 TOMAHAWK DR	ADAMS SYLVIA
	50	1107 TOMAHAWK DR	VILLALOBOS CELESTINO &
	51	1111 TOMAHAWK DR	PEREZ VERONICA V
	52	1115 TOMAHAWK DR	MANDUJANO ALEJANDRO &
	53	1119 TOMAHAWK DR	MAPES VILMA
	54	1123 TOMAHAWK DR	LOPEZ DOUGLAS &
	55	1127 TOMAHAWK DR	VALLES JOAN
	56	1131 TOMAHAWK DR	MCLAIN MARCIA MAE LIVING TRUST
X	57	1135 TOMAHAWK DR	CARPIO DELIS VALLE & FLOR

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1139 TOMAHAWK DR	WOODS MONICA R
	59	1143 TOMAHAWK DR	JACOBO LUIS RICARDO &
	60	1160 WARRIOR DR	THOMPSON KAY & DEBRA
	61	1156 WARRIOR DR	ESPINOZA MARTIN A & MARIA A
	62	1152 WARRIOR DR	FKH SFR PROPCO H LP
	63	1148 WARRIOR DR	PASTOR NICHOLAS
	64	1144 WARRIOR DR	URREATRUJILLO LUIS A & SANDRA A
	65	1140 WARRIOR DR	WARNER TRACHELLE
	66	1136 WARRIOR DR	PORTILLO ELVIA N
	67	1132 WARRIOR DR	JORDANKIMBLE SANDRA
	68	1128 WARRIOR DR	COCHRAN WILLIE CHARLES
	69	1124 WARRIOR DR	BRADLEY BRITTANY LASHAY &
	70	1120 WARRIOR DR	CONTRERAS FERNANDO & VERONICA CRUZ
	71	1116 WARRIOR DR	BENTON MESHA
	72	1112 WARRIOR DR	RAYAS GUADALUPE MARIA &
	73	1108 WARRIOR DR	VAZQUEZ ISIDRO URBANO &
	74	1104 WARRIOR DR	QUINONEZ EDWIN LEONEL C &