

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, NOVEMBER 12, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-120(TB) / Z-25-000150 **DATE FILED:** November 19, 2024

LOCATION: Southeast line of Hamilton Avenue, northeast of Foreman Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ~ 6,338 square feet **CENSUS TRACT:** 48113002703

OWNER/APPLICANT: Maystone Inc, Ariel Chiu – Sole Owner

REQUEST: An application for F-RTN Residential Transition Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow a duplex use on site.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

Planned Development District No 595:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently comprised of an undeveloped lot with approximately 6,338 square feet of land.
- The purpose of the request is to rezone the property to a F-RTN Residential Transition Subdistrict to allow duplex residential use.
- The area of request is geographically located in the southeast of the downtown area, 2 miles.
- This lot has frontage along Hamilton Ave.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Dimension and ROW
Hamilton Ave	Minor Arterial	

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.

Transit Access:

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

DART Route 13

STAFF ANALYSIS:

Comprehensive Plan:

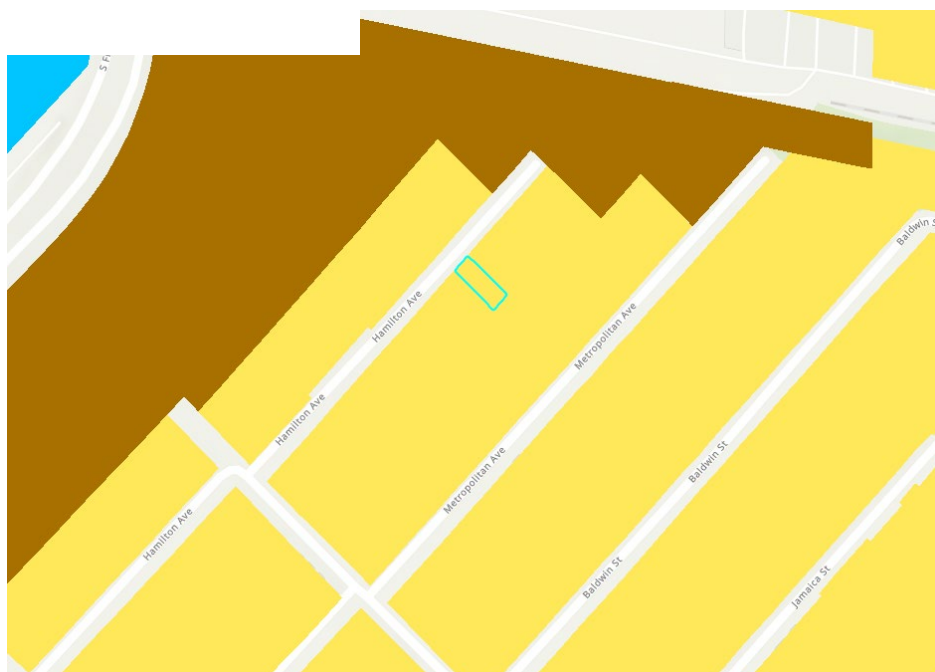
The *forwardDallas! The City Council adopted Comprehensive Plan (2.0)* in September 2024 and outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

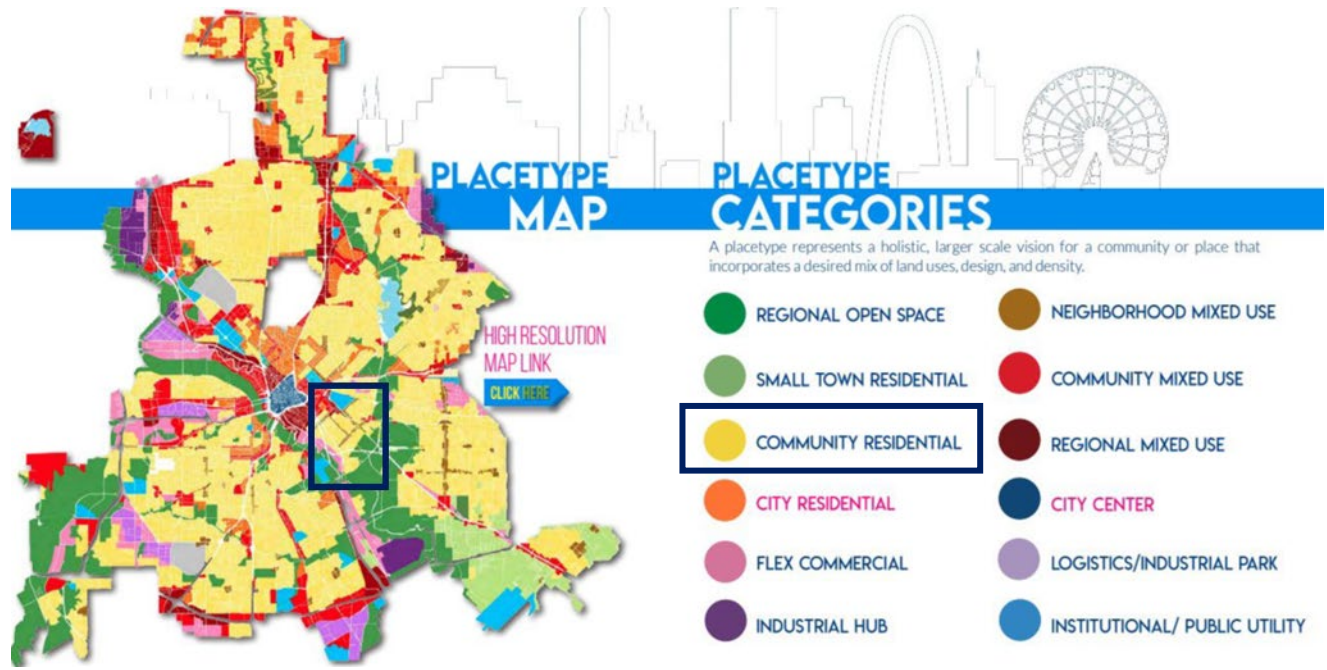
The proposed RTN is considered to be compatible with the **Community Residential Use Placetype**

FUTURE LAND USE MIX

● PRIMARY USE
○ SECONDARY USE

○ Agricultural	■ Lodging
○ Public Open Space	○ Commercial
○ Private Open Space	○ Office
● Single Family Detached	○ Civic/Public Institutional
● Single Family Attached	○ Utility
○ Multiplex	■ Light Industrial
○ Apartments	■ Heavy Industrial
○ Mixed-Use	





South Dallas/Fair Park Area Plan:

The South Dallas/Fair Park Area Plan (May 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. The plan focuses on implementation and action, emphasizing updated land use and zoning regulations, new housing and design standards, and strategies to preserve neighborhood character while accommodating diverse housing options. A central objective of the plan is to reduce nonconformities and promote compatible infill development that reflects the established residential patterns of South Dallas neighborhoods.

The proposed change is consistent with the Area Plan’s guiding principles for Land Use & Zoning and Housing & Design. It supports the long-term vision of stabilizing existing neighborhoods, easing displacement pressures, and ensuring that new housing types remain compatible with the historic character of the neighborhood. By allowing duplex use where it already exists, this rezoning maintains consistency with surrounding development while advancing the plan’s call for zoning updates that promote equitable and context-sensitive housing opportunities.

Land Use:

	Zoning	Land Use
Site	PD No. 595 R-5(A) Subdistrict	Undeveloped land

North	PD No. 595 MF-2(A) (A) Subdistrict	Undeveloped land & Parking lot
Northeast	PD No. 595 MF-2(A) (A) Subdistrict	Single Family & Parking Lot
Northwest	PD No. 595 MF-2(A) (A) Subdistrict	Single Family Duplex & Multifamily
Southeast	PD No. 595 R-5(A) Subdistrict	Single Family Undeveloped
Southwest	PD No. 595 R-5(A) Subdistrict	Single Family, Duplex & Multifamily
South	PD No. 595 R-5(A) Subdistrict	Single Family and Undeveloped land

Land Use Compatibility:

The above table describes the zoning and land uses of the area of request and the surrounding land uses. There are single family, duplex, multifamily, and a parking lot to the north northwest and northeast of the property in an MF-2(A) Subdistrict. To the south, southeast and southwest of the property, there are single family, duplex and multifamily uses in the R-5(A) Subdistrict.

The Dallas Development Code prescribes that the proposed RTN Subdistrict provides single-family and duplex living and is intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods. The RTN district may be a stand-alone district. The RTN district is a low-intensity district.

Additionally, the RTN Subdistrict limits the area of request to the Manor House, Single Family House, Civic Building, and Open Space Lot development types. Further, since the lot is less than 10,000 square feet and greater than 6,000 square feet in area, a Manor House cannot exceed two units. Therefore, the allowable development types for a RTN Subdistrict are compatible with the surrounding uses and the Community Residential Use Placetype of forwardDallas! (2.0).

Development Standards: The following is a comparison chart of the development standards for the current R-5(A) Subdistrict and the proposed FRTN Subdistrict.

District	Setback		Min. Lot Area	Height	Lot Cov.	Primary Uses
	Front	Side/ Rear				
Existing: PD 595 (R-5(A))	20'	5' OTHER: 10'	5,000 sf	30'	45% residential 25% nonres.	Single family

Proposed: PD 595 FRTN	MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	6,000 for duplex min lot 3,500 sf for single family, 3,000 for Civ, 2,000 for Open Space	2 ½ stories 35' max	60% MH, SF, Civ	Allowed Development Types: Manor House, Single Family House, Civic Building, Open Space Lot
-----------------------------	--	--	--	---------------------------	--------------------	--

Although the front yard setback of the R-5(A) Subdistrict is 20 feet, the existing housing stock on the block appears to be constructed much closer to the front property line. If the site were developed with the existing zoning, a new home must be constructed a minimum of 20 feet from the front property line and would likely be inconsistent with the styles of the existing houses, which are constructed less than 20 feet from the front property line and contain front porches and windows. Although the R-5(A) Subdistrict is in place and surrounds the area of request, an RTN Subdistrict is considered more compatible with the existing housing than what would be developed according to R-5(A) standards.

RTN would require that new development on the subject site include 20 percent transparency, a primary entrance on Hamilton Ave, and encourage front porches within the front yard setback to be more in character with the surrounding homes. Although the RTN District would allow an additional dwelling unit than the R-5(A) Subdistrict would not, the standards for a Manor House Development Type would encourage a development that is compatible with the surrounding homes.

Staff supports the applicant's request for a duplex use to be appropriate for this area as it would fit the existing fabric of the neighborhood, staff recommends approval of a FRTN Subdistrict because it will ensure the best compatibility with the surrounding area, as well as the existing underlying subdistrict of R-5(A). This compatibility is further reflected in the development standards comparison table below.

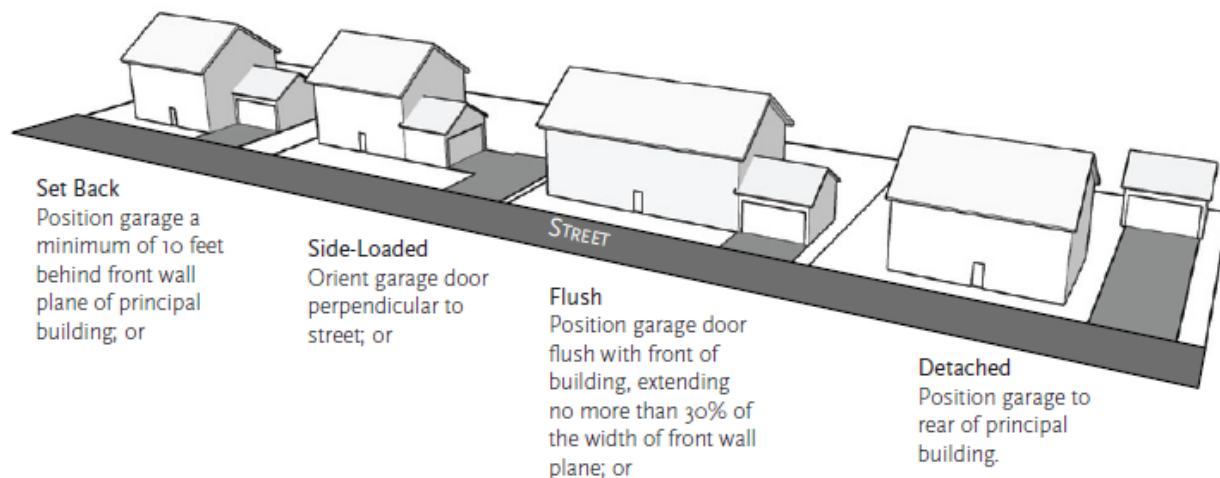
Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article XII, as amended, and PD No. 595.

Parking:

As amended in the May 14, 2025 Development code, in an RTN District 1 space is required per single-family and duplex and no parking reductions are permitted in the RTN

District. Tandem parking is allowed for single-family living if they are both assigned to the same dwelling unit¹. When no alley is provided, garages must be designed to the following standards for a manor house (e.g. a duplex):



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 in an "H" MVA area. The site is surrounded by the "H" MVA area in all directions immediately adjacent to the site.

CPC ACTION
September 18, 2025

Motion: It was moved to recommend **approval** of a F-RTN Residential Transition Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District on the southeast line of Hamilton Ave, northeast of Foreman Street.

Maker: Wheeler-Reagan
Second: Hall
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin

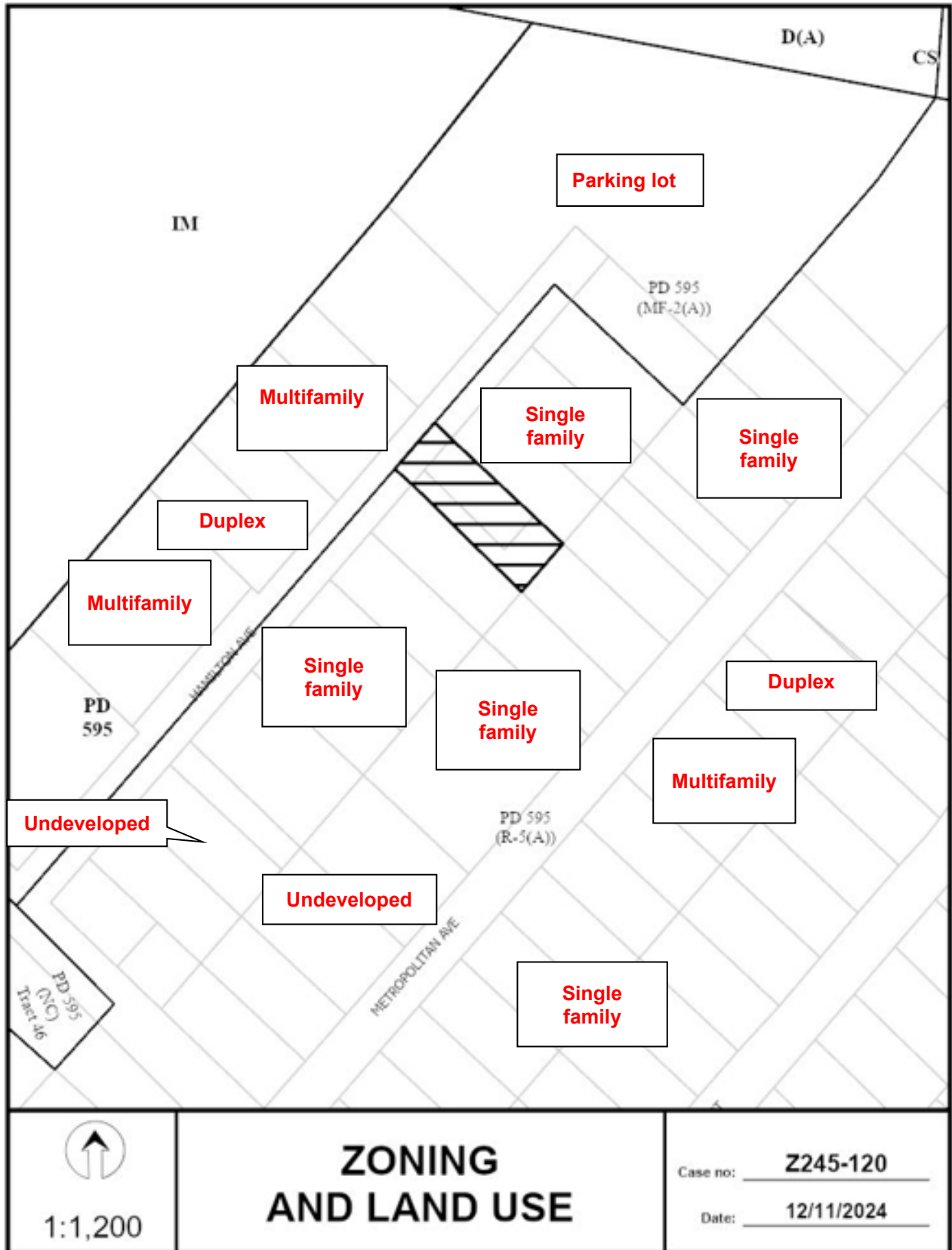
Against: 0
Absent: 0
Vacancy: 1 - District 12

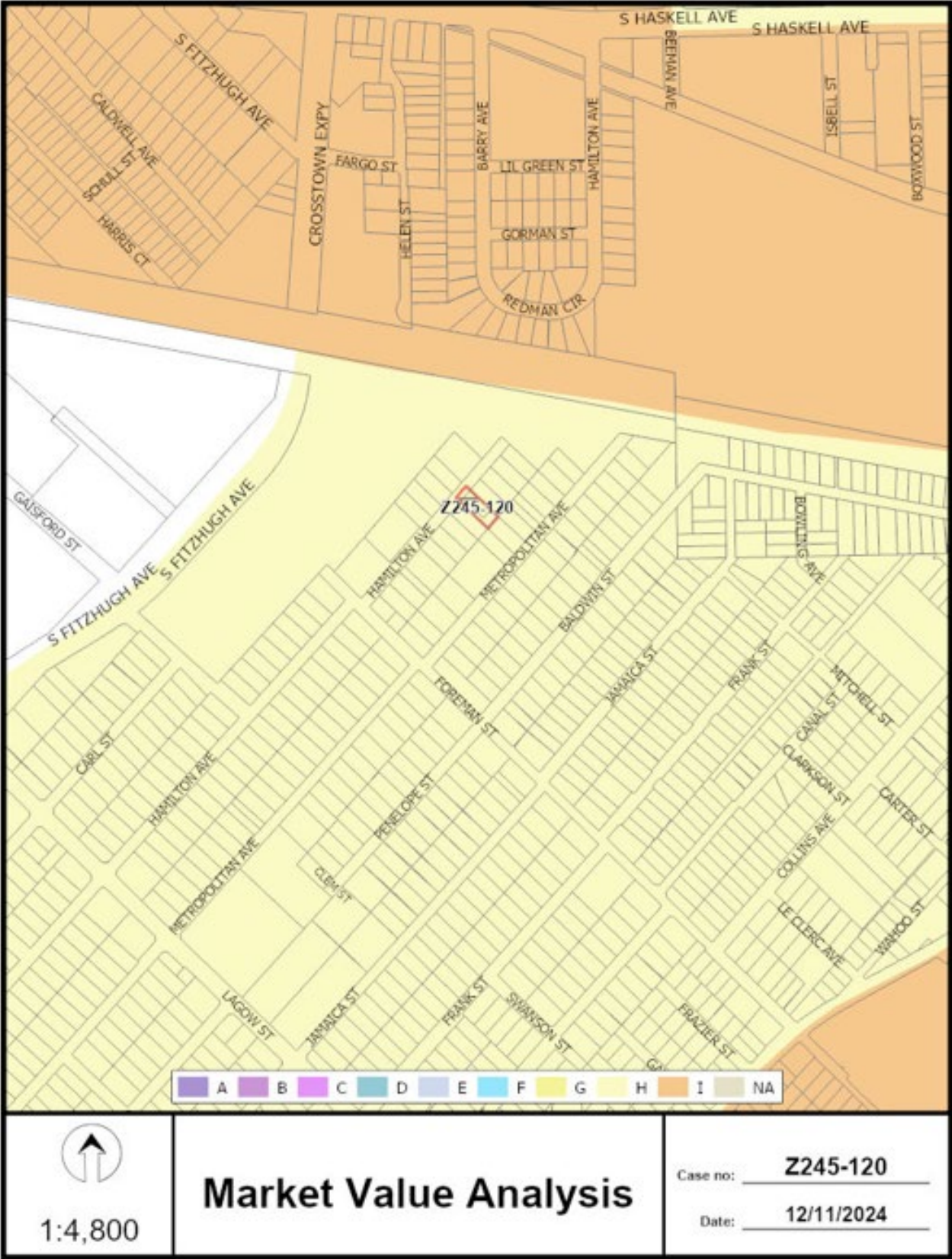
Notices:	Area: 200	Mailed: 30
Replies:	For: 0	Against: 0

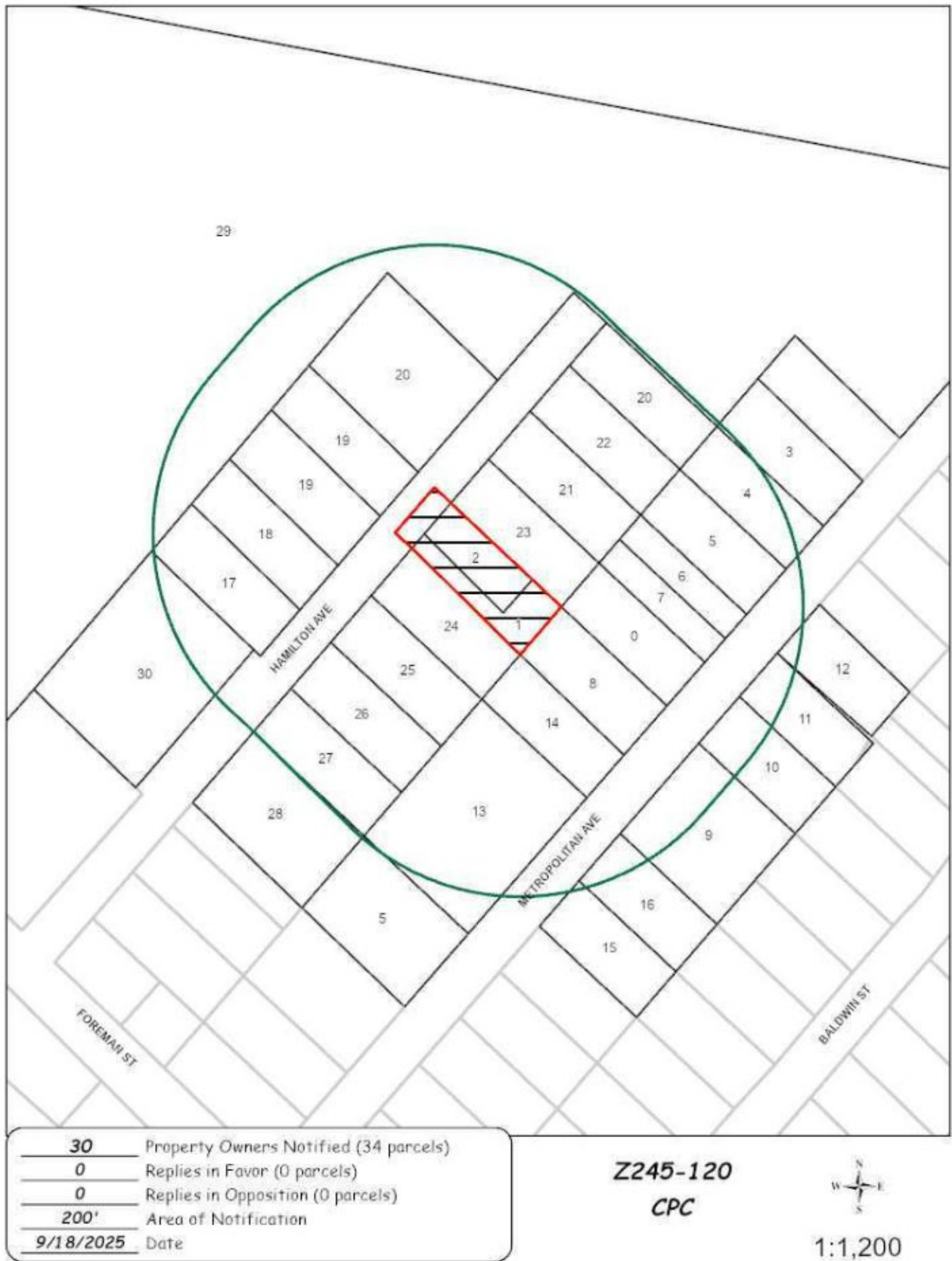
Speakers: None











09/17/2025

Reply List of Property Owners***Z245-120******30 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	4508	HAMILTON AVE	JO CAN II INVESTORS
2	4510	HAMILTON AVE	MAYSTONE INC
3	4603	METROPOLITAN AVE	GREY JOE JUNIOR
4	4525	METROPOLITAN AVE	RCGA LLC
5	4523	METROPOLITAN AVE	HEDGESTONE INVESTMENTS LLC
6	4519	METROPOLITAN AVE	TOPLETZ DENNIS D
7	4517	METROPOLITAN AVE	IMRC LLC
8	4511	METROPOLITAN AVE	MONTGOMERY MARGIE
9	4510	METROPOLITAN AVE	4510 METROPOLITAN AVENUE
10	4514	METROPOLITAN AVE	INVEST IN SOUTH DALLAS LLC
11	4516	METROPOLITAN AVE	KENDALL DEVESTER J
12	4522	METROPOLITAN AVE	OAK CLIFF DEV CORP
13	4423	METROPOLITAN AVE	CLARKS FOREVER TOGETHER LLC
14	4507	METROPOLITAN AVE	GUZMAN ERNESTO
15	4426	METROPOLITAN AVE	DAVIS PANSY L EST OF
16	4502	METROPOLITAN AVE	VILLATORO JAVIER &
17	4427	HAMILTON AVE	ZARION LLC
18	4503	HAMILTON AVE	GRAVES SIMMIE SR
19	4505	HAMILTON AVE	WORKS G W & CO
20	4515	HAMILTON AVE	GOOD URBAN DEVELOPMENT LLC
21	4518	HAMILTON AVE	PASAY INC
22	4520	HAMILTON AVE	COLLIER MARVIN &
23	4514	HAMILTON AVE	WORKS GEORGE W JR ETAL
24	4506	HAMILTON AVE	MEDRANO SERGIO A & DORA M
25	4500	HAMILTON AVE	BANKS COY JR EST OF
26	4426	HAMILTON AVE	MORRIS DEVELOPERS LLC

Z245-120(TB) / Z-25-000150

09/17/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4422	HAMILTON AVE	Taxpayer at
28	4418	HAMILTON AVE	SALAS JOSE ERASMO
29	4400	S FITZHUGH AVE	STATE FAIR OF TEXAS INC
30	4419	HAMILTON AVE	WELL MINISTRIES OF DFW THE