

**FILE NUMBER:** Z234-134(WK)                      **DATE FILED:** November 30, 2023

**LOCATION:** South line of West Commerce Street, between Sylvan Avenue and North Edgefield Avenue.

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 31,306 sf                      **CENSUS TRACT:** 48113004300

---

**REPRESENTATIVE/APPLICANT:** Brandon Paredes, Paredes & Garcia, LLC

**OWNER:** Walter & Angelica Huerta

**REQUEST:** An application for a TH-3(A) Townhouse District on property zoned an IR Industrial/Research District.

**SUMMARY:** The purpose of the request is to permit residential uses.

**STAFF RECOMMENDATION:** Approval.

**PRIOR CPC ACTION:** At the August 8, 2024 hearing, the City Plan Commission moved to hold the item under advisement until September 19, 2024.

**BACKGROUND INFORMATION:**

- The area of the request is within an IR Industrial/Research District.
- The site is currently undeveloped with a visible building slab from a previous use.
- The applicant proposes single family subdivision for a townhouse use.
- The lot has frontage on West Commerce Street.
- No changes have been proposed since the previous hearing.

**Zoning History:**

There has been one zoning case in the area in the past five years.

1. **Z201-257:** On November 10, 2021 City Council denied an application for an industrial (outside) use limited to a concrete batch plant on property zoned an IR Industrial/Research District on the north line of West Commerce Street, west of Sylvan Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
West Commerce Street	Community Collector	60' Bike Plan

**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.

**STAFF ANALYSIS:**

**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 requested TH-2(A) district is supported by 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.

**1.3.1.7** Implement zoning tools to accommodate alternative housing products.

**GOAL 1.3** PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

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

**NEIGHBORHOOD PLUS**

**Goal 4** Attract and Retain the Middle Class

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

**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.

**Policy 5.2** Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

The proposed TH-3(A) district would provide denser housing on smaller lot sizes. This will create new housing types in the area and allow new homeownership options.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR Industrial/Research	Undeveloped
<b>North</b>	IR Industrial/Research	Undeveloped & Distribution
<b>West</b>	IR Industrial/Research	Office/Warehouse
<b>South</b>	PD 922, PD 935	Townhomes and Undeveloped
<b>East</b>	CS Commercial Service	Warehouse

**Land Use Compatibility:**

The request site is within an IR Industrial/Research district and is currently vacant. The request is to change the zoning to a TH-3(A) Townhouse District to develop a residential development that would complement the recently developed surrounding residential uses.

The areas to the north and west of the site are IR districts with an office/warehouse use to the east and an undeveloped site to the north. To the south of the site are PDs 935 and 922, which are either developed or planned to be developed as multifamily and townhouse uses. The applicant’s proposed use of the site would complement the developed and planned surrounding residential developments in the area. The removal of industrial zoning that is adjacent to residential properties would improve quality of life in the immediate area.

**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	Request
Use	IR	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	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	
Commercial bus station and terminal	R	
Commercial cleaning or laundry plant	•	
Custom business services	•	
Custom woodworking, furniture construction, or repair	•	
Electronics service center	R	
Job or lithographic printing	★	
Labor hall	R	
Machine or welding shop	R	
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	R	
Gas drilling and production	S	S

	Existing	Request
Use	IR	TH-3(A)
Gas pipeline compressor station		
Industrial (inside)	R	
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator	S	
Organic compost recycling facility		
Outside salvage or reclamation	S	
Pathological waste incinerator	S	
Temporary concrete or asphalt batching plant	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	•	S
Cemetery or mausoleum	S	S
Child-care facility	•	S
Church	•	•
College, university, or seminary	•	S
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house		
Hospital	R	
Library, art gallery, or museum		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	S	
Lodging or boarding house	•	
Overnight general purpose shelter	★	
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign.		S

	Existing	Request
Use	IR	TH-3(A)
Carnival or circus (temporary)	★	
Hazardous waste management facility	★	★
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	R	
Medical clinic or ambulatory surgical center	•	
Office	•	
<b>RECREATION USES</b>		
Country club with private membership	•	S
Private recreation center, club, or area	•	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		•
Single family		•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments.		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	★	
Auto service center	R	
Business school	★	
Car wash	•R	
Commercial amusement (inside)	★	

	Existing	Request
Use	IR	TH-3(A)
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	★	
Convenience store with drive-through	R	
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		
Home improvement center, lumber, brick or building materials sales yard		
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	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop		
Taxidermist	•	
Temporary retail use	•	
Theater	•	
Truck stop	S	
Vehicle display, sales, and service	R	



	Existing	Request
Use	IR	TH-3(A)
<b>TRANSPORTATION USES</b>		
Airport or landing field	S	
Commercial bus station and terminal	R	
Heliport	R	
Helistop	R	
Private street or alley		S
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)	S	
Transit passenger shelter	★	★
Transit passenger station or transfer center	★	S
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	★	★
Police or fire station	S	S
Post office	•	
Radio, television, or microwave tower	•	S
Refuse transfer station	R	
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	

	Existing	Request
Use	IR	TH-3(A)
Outside storage	R	
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	R	

**Development Standards**

District	Setbacks		Lot Cvrg.	Density	Height
	Front	Side/Rear			
Existing: IR	15'	30' Adjacent to R. NA Other Uses.	80%	N/A	200'
Proposed: TH-3(A)	0'	0' 10' for Non-SF uses	60%	No more than 12 units per acre 2,000 min lot size	35'

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Parking for the site will be determined by the intended use of the future occupant and will be determined upon permitting per section 51A-4.310 of the Dallas Development Code. The permitted off street parking for single family within TH-3(A) is one space per dwelling unit.

**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 and the all surrounding areas are currently in a “C” MVA area.

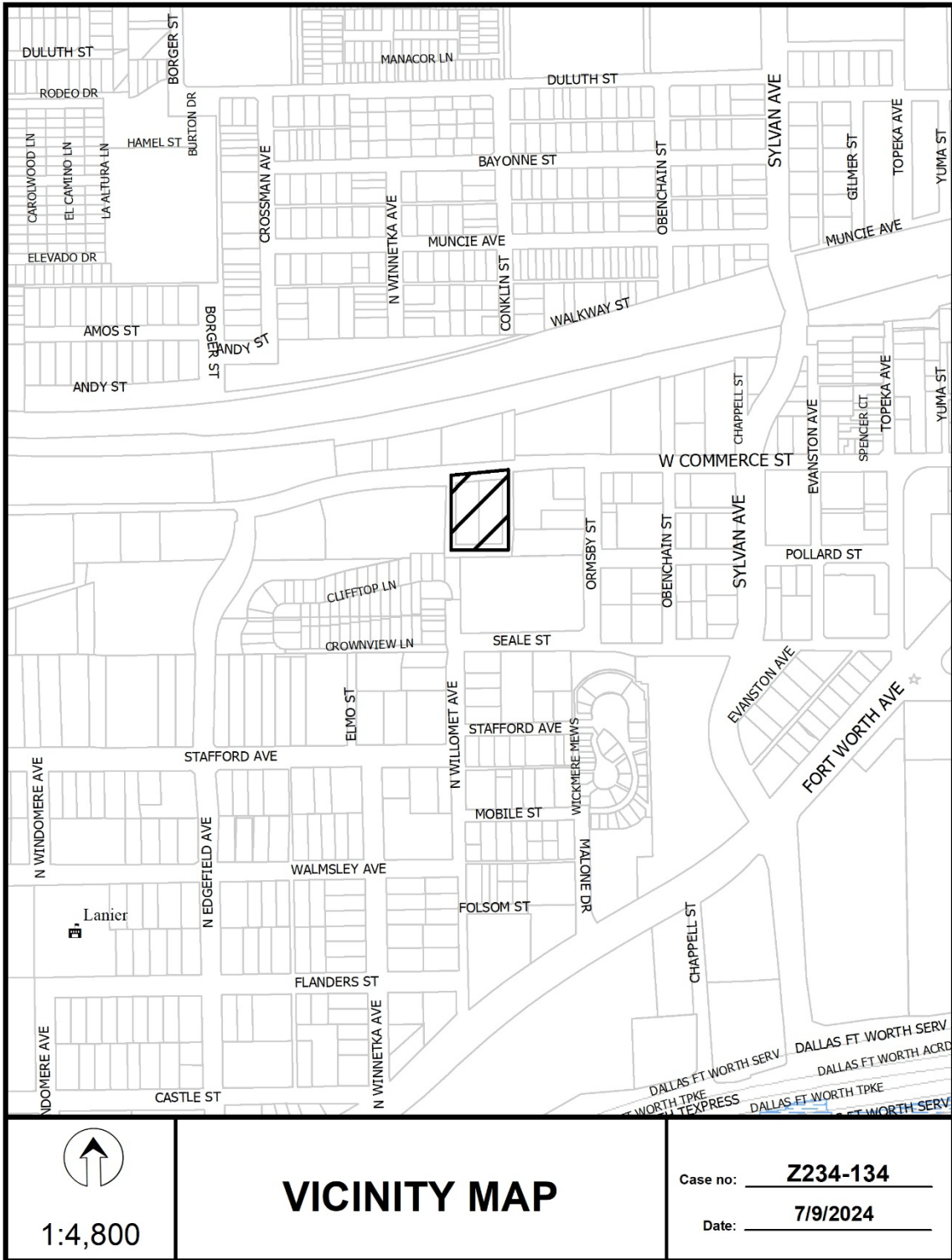
Z234-134(WK)

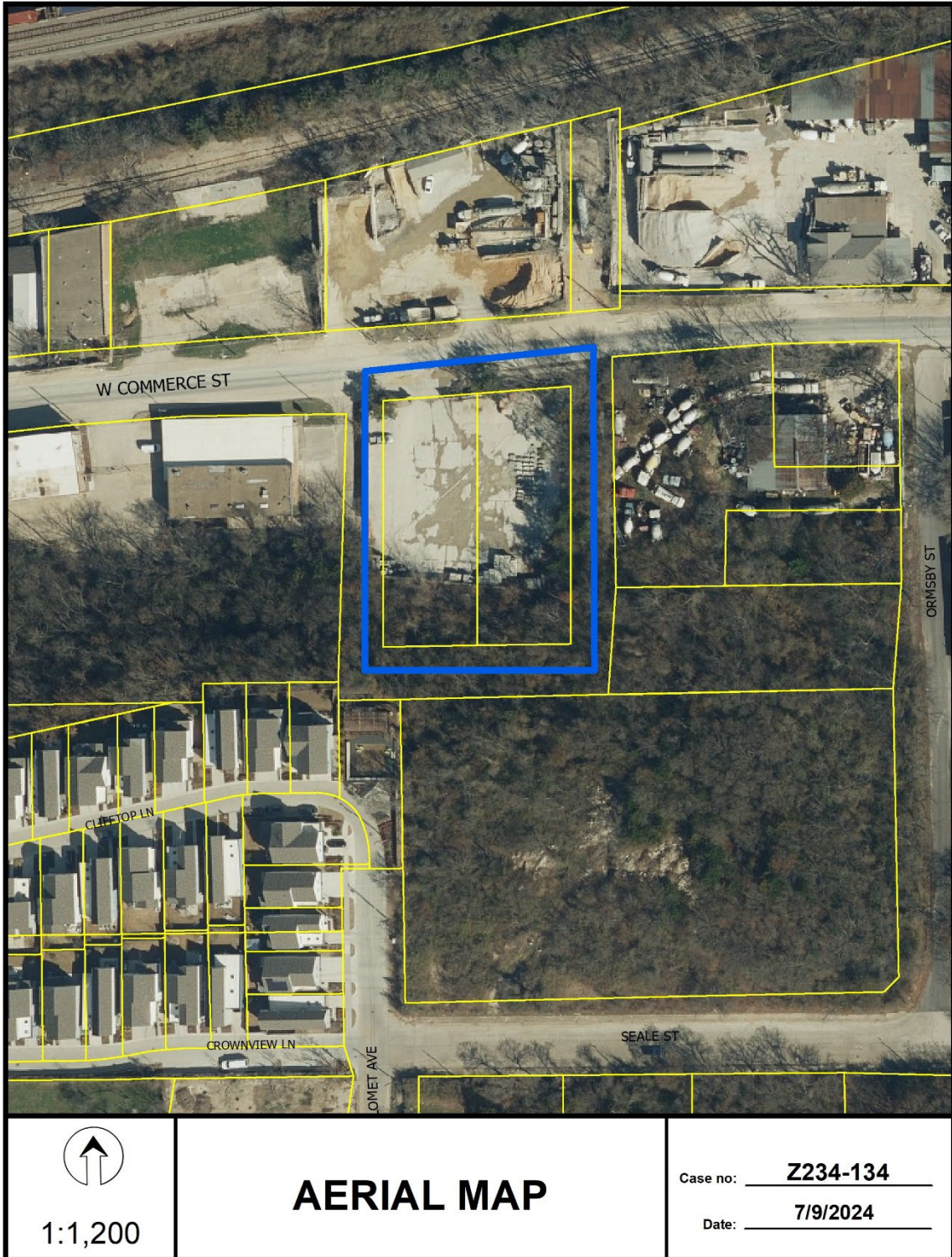
**List of Officers**

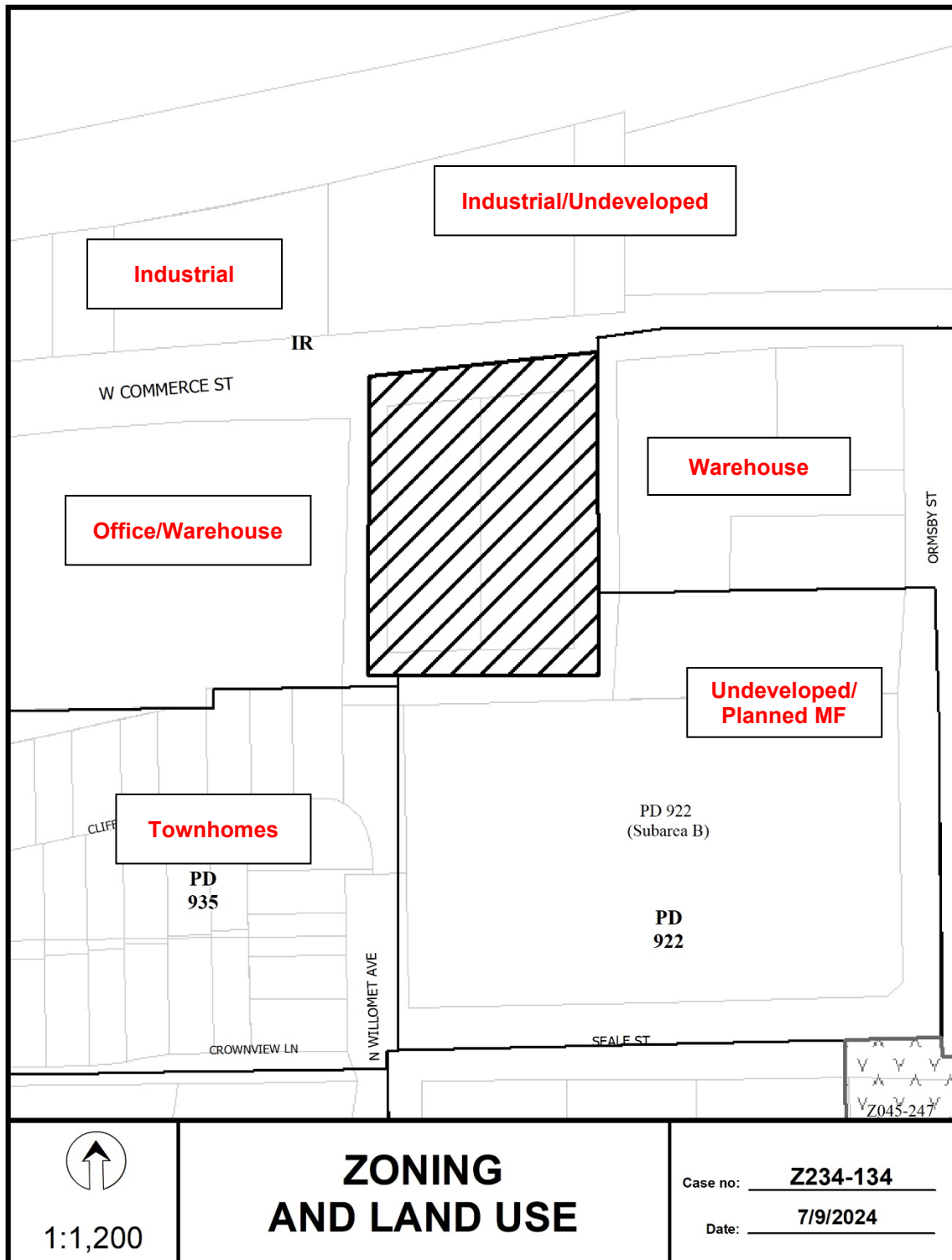
Listocon Group

Walter Huerta – Owner/President

Angelica Huerta – Owner/Vice President



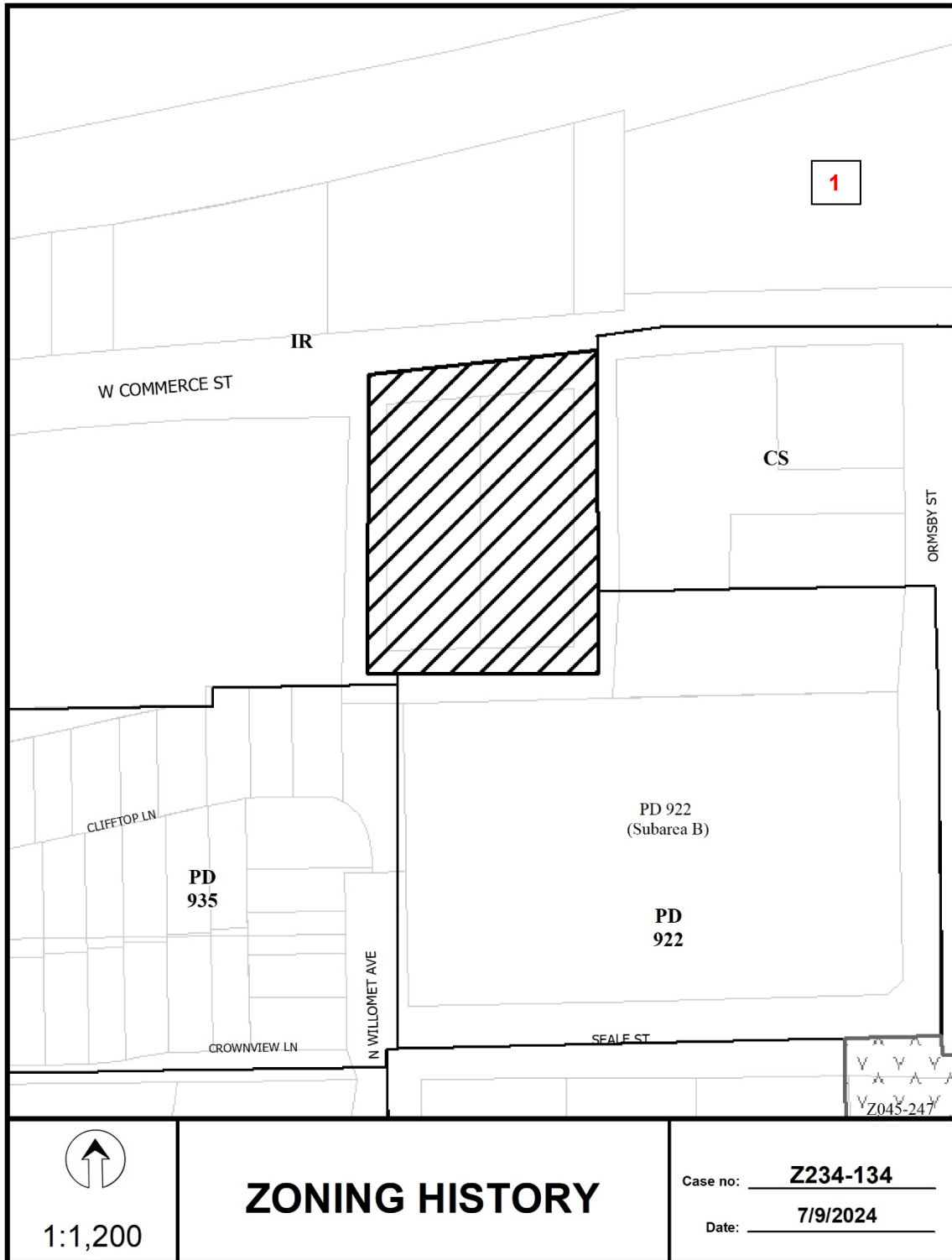




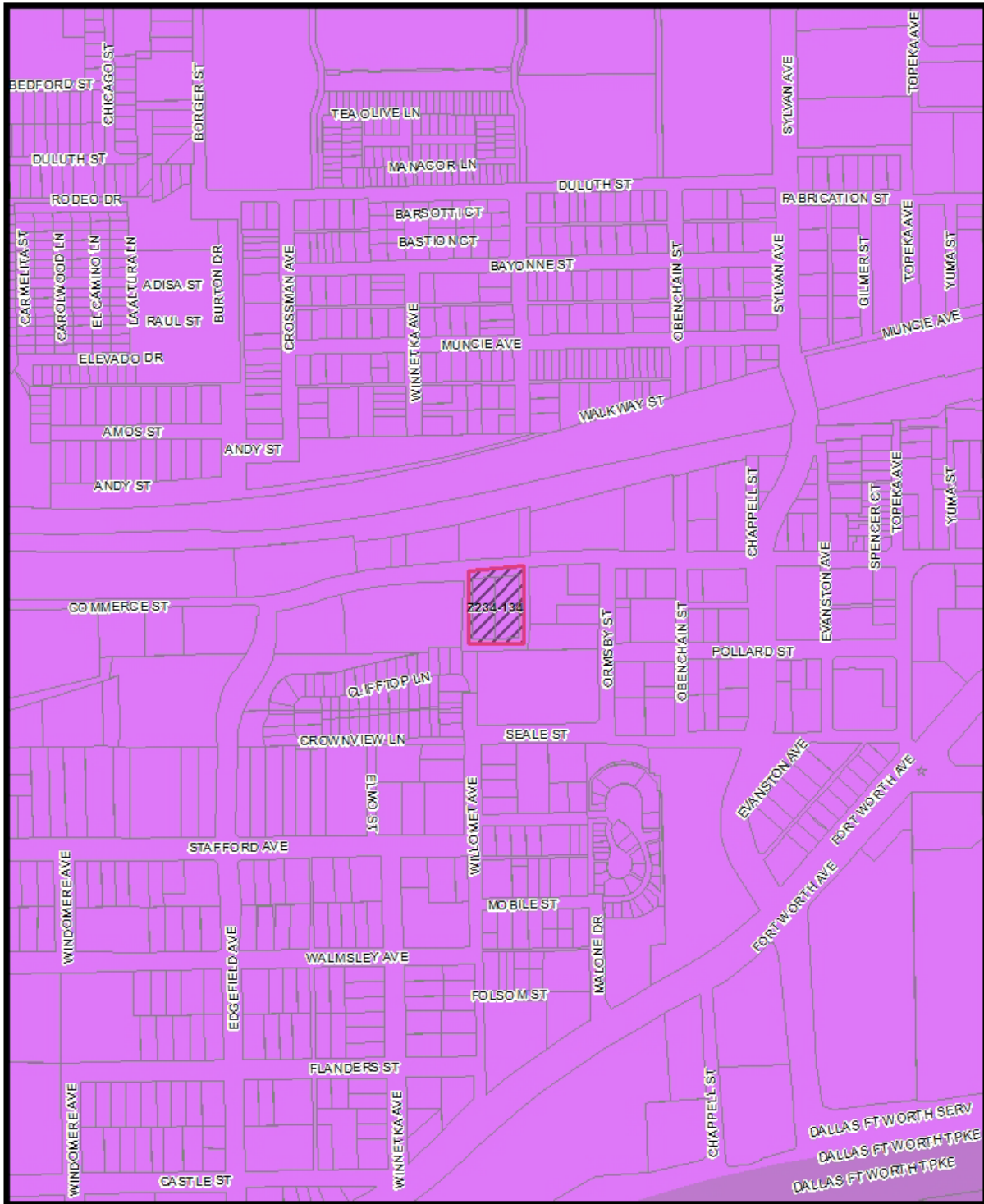
1:1,200

# ZONING AND LAND USE

Case no: **Z234-134**  
Date: **7/9/2024**







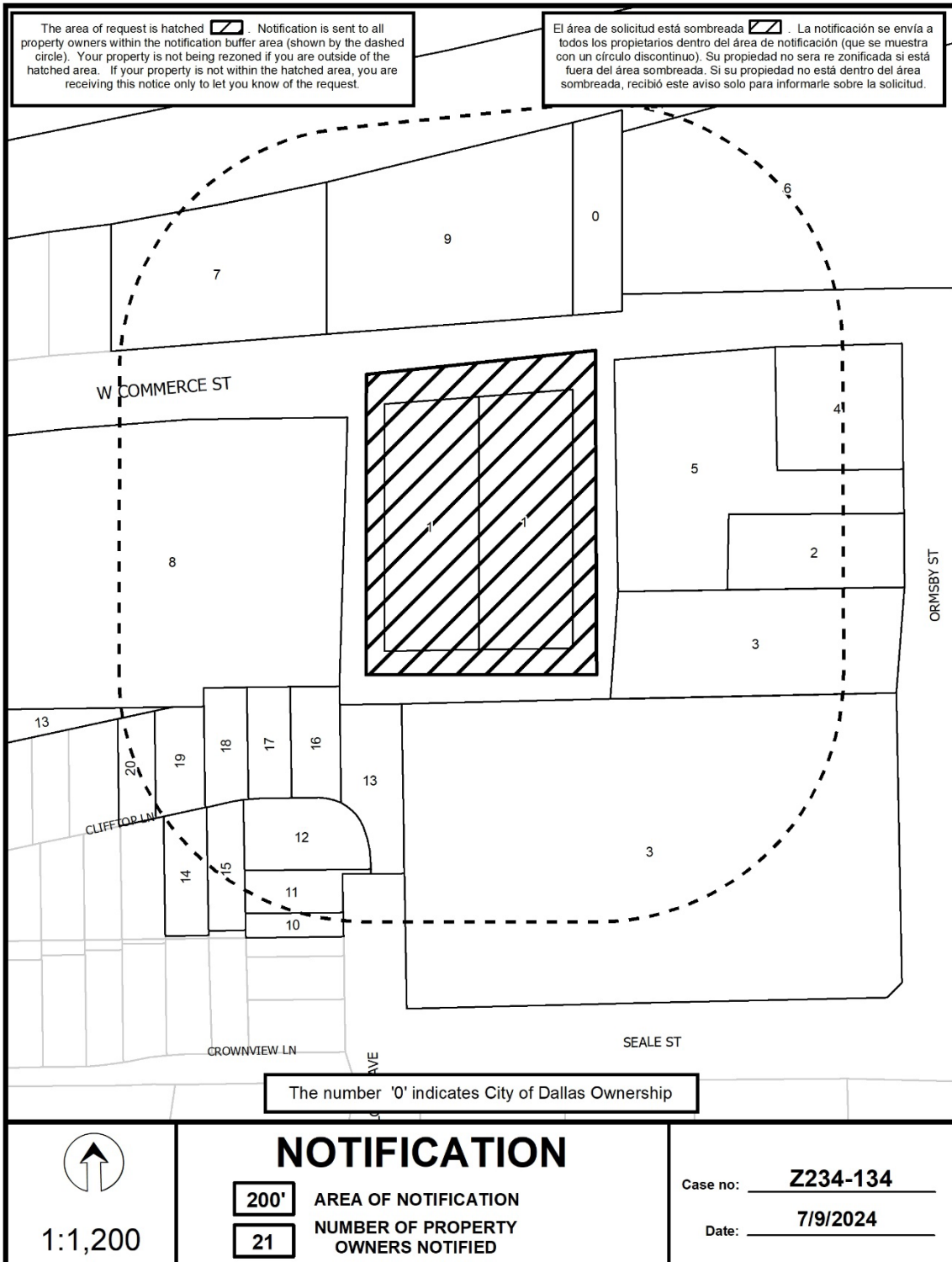
Market Value Analysis

- A
- B
- C
- D
- E
- F
- G
- H
- I
- NA

1:4,800

# Market Value Analysis

Printed Date: 7/9/2024



07/09/2024

***Notification List of Property Owners******Z234-134******21 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1032 W COMMERCE ST	LISTOCON GROUP LL
2	2207 ORMSBY ST	ARTHUR CLAY DEVELOPMENT GROUP
3	2203 ORMSBY ST	CLAY ARTHUR DEVELOPMENT GROUP THE &
4	1002 W COMMERCE ST	Taxpayer at
5	1010 W COMMERCE ST	Taxpayer at
6	1001 W COMMERCE ST	Taxpayer at
7	1107 W COMMERCE ST	B2 WEST COMMERCE LLC
8	1212 W COMMERCE ST	OV COMMERCE LLC
9	1025 W COMMERCE ST	LISTOCON GROUP LLC
10	2115 N WILLOMET AVE	TURKOLY MORGAN T &
11	2121 N WILLOMET AVE	GUERRA ANNA KARINA
12	1126 CLIFFTOP LN	PATEL TINA &
13	1123 CLIFFTOP LN	SEALE WILLOMET LAND LP
14	1152 CLIFFTOP LN	PRIMERA NAOMI
15	1144 CLIFFTOP LN	NACOSTE TIFFANY D
16	1127 CLIFFTOP LN	SCHROEDER COURTNEY &
17	1135 CLIFFTOP LN	AHERN JOSHUA MICHAEL
18	1143 CLIFFTOP LN	WEBSTER TRACEY M
19	1151 CLIFFTOP LN	NORTH DAREN W & AMBER N
20	1159 CLIFFTOP LN	GARCIA RAMIRO
21	2300 AL LIPSCOMB WAY	BNSF RAILWAY