

**CITY PLAN COMMISSION**

**THURSDAY, JULY 10, 2025**

**Planners: Michael V. Pepe**

**FILE NUMBER:** Z-25-000036 / Z245-208(LC)

**DATE FILED:** April 21, 2025

**LOCATION:** North corner of Myrtle Street and Marburg Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 7,561 sqft

**CENSUS TRACT:** 48113020800

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**APPLICANT:** Anish Thakrar

**OWNER:** Invest in South Dallas Inc

**REQUEST:** An application for a TH-3(A) Townhouse Subdistrict, on property zoned R-5(A) Single Family Subdistrict within Planned Development District No 595, the South Dallas Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is permit the use of a duplex on site.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request, commonly known as 2701 Marburg, is currently zoned R-5(A) Single Family Subdistrict within Planned Development District 595 and is undeveloped.
- The applicant proposes a duplex use. This use is permitted within the proposed TH-3(A) Subdistrict.
- The applicant proposes deed restrictions which limit the height and the number of single family homes. Staff does not support the proposed deed restrictions.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed ROW
Myrtle Street	Local	50 feet
Marburg Street	Local	50 feet

**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.

**Transit Access:**

The following transit services are located within ½ mile of the site:  
DART Routes 1, 13, South Dallas GoLink

**STAFF ANALYSIS:**

**Comprehensive Plan Consistency Review**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

### Consistency Review Recommendation

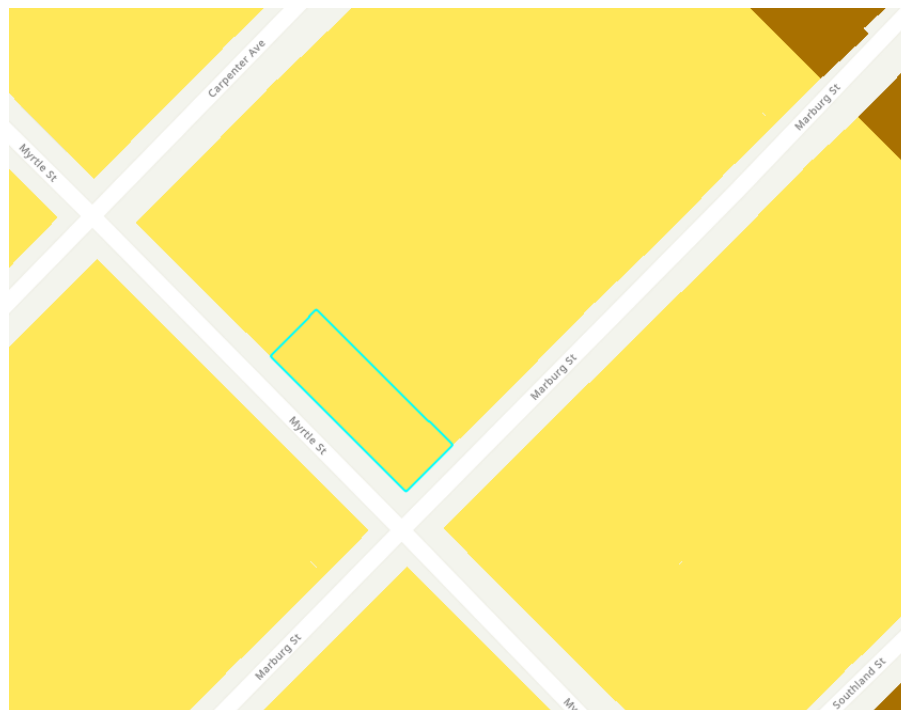
This zoning request **is consistent** with Forward Dallas 2.0 place-type of Community Residential. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Housing such as duplexes, townhomes, and multiplex should be designed to complement the scale and character of the surrounding neighborhood.

### Placetype Summary

Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

### Subject Property Placetype(s) Community Residential

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



# PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



## Land Use:

	Zoning	Land Use
<b>Site</b>	R-5(A) Single Family Subdistrict within PD No 595	Undeveloped
<b>Northeast</b>	R-5(A) Single Family Subdistrict within PD No 595	Undeveloped, residential
<b>Southeast</b>	R-5(A) Single Family Subdistrict within PD No 595	Residential
<b>Southwest</b>	R-5(A) Single Family Subdistrict within PD No 595	Residential
<b>Northwest</b>	R-5(A) Single Family Subdistrict within PD No 595	Residential

## Land Use Compatibility:

Northeast of the site, there is an undeveloped lot. Broadly on the 4 blocks surrounding the site, there are predominantly structures presenting as single family with duplex buildings included as well. The duplex / single family ratio on surrounding lots appears to be roughly 1/15 and there are duplex structures converted to single family structures.

Additional housing is appropriate for the site. The surrounding area supported by frequent transit, is in walking distance to area schools, and holds zoned capacity for neighborhood scale retail.

On a corner lot, better interaction with the public realm is possible for a home with two entries, such as a duplex.

Staff does not find deed restrictions appropriate for the type of request. The proposed district fits within the context of the area and with surrounding zoning districts. The deed restrictions as proposed do not offer public benefit.

### **Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Unit density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>
	Front	Side /Rear				
<b>Existing R-5(A)</b>	20' min No max	SF 5'/5' Other 10'	1 SF / 5,000	30'	45% Res 25% Non res	
<b>Proposed TH-3(A)</b>	0' *Effective 20'	0' SF* Effective 5' Duplex 5/10 Other 10/15	1 SF / 2,000 1 Duplex / 6,000	36' <b>Proposed DR</b> <b>30'</b>	60% Res 25% Non res	

20 foot setbacks are required on both streets due to blockface continuity.

### **Landscaping:**

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

### **Parking:**

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The updated code would require one space per unit for single family and duplex uses in the existing and proposed districts. The applicant may provide additional parking beyond these.

**Market Value Analysis:**

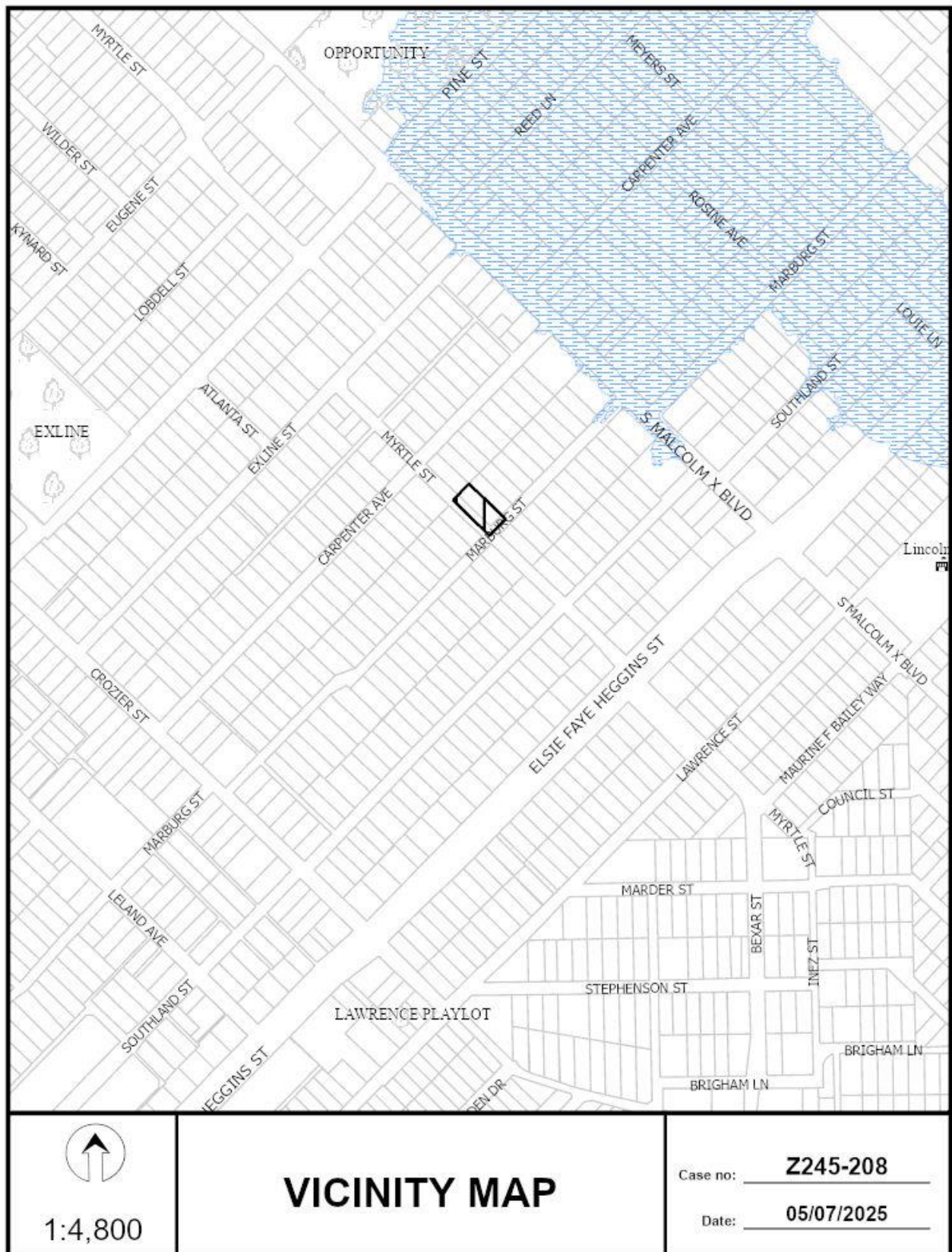
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 subject property is located within an “H” MVA category.

**Applicant's Proposed Deed Restrictions**

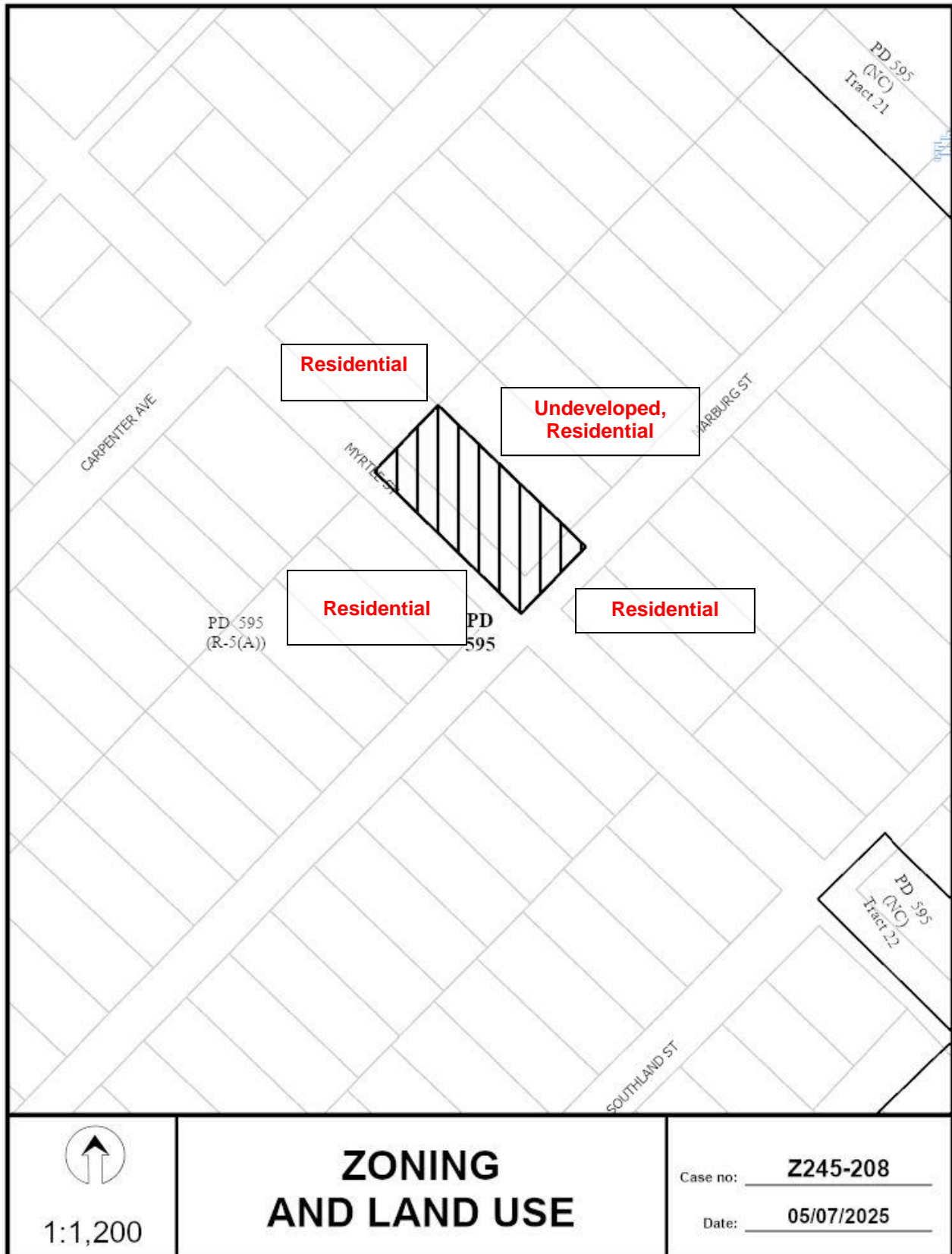
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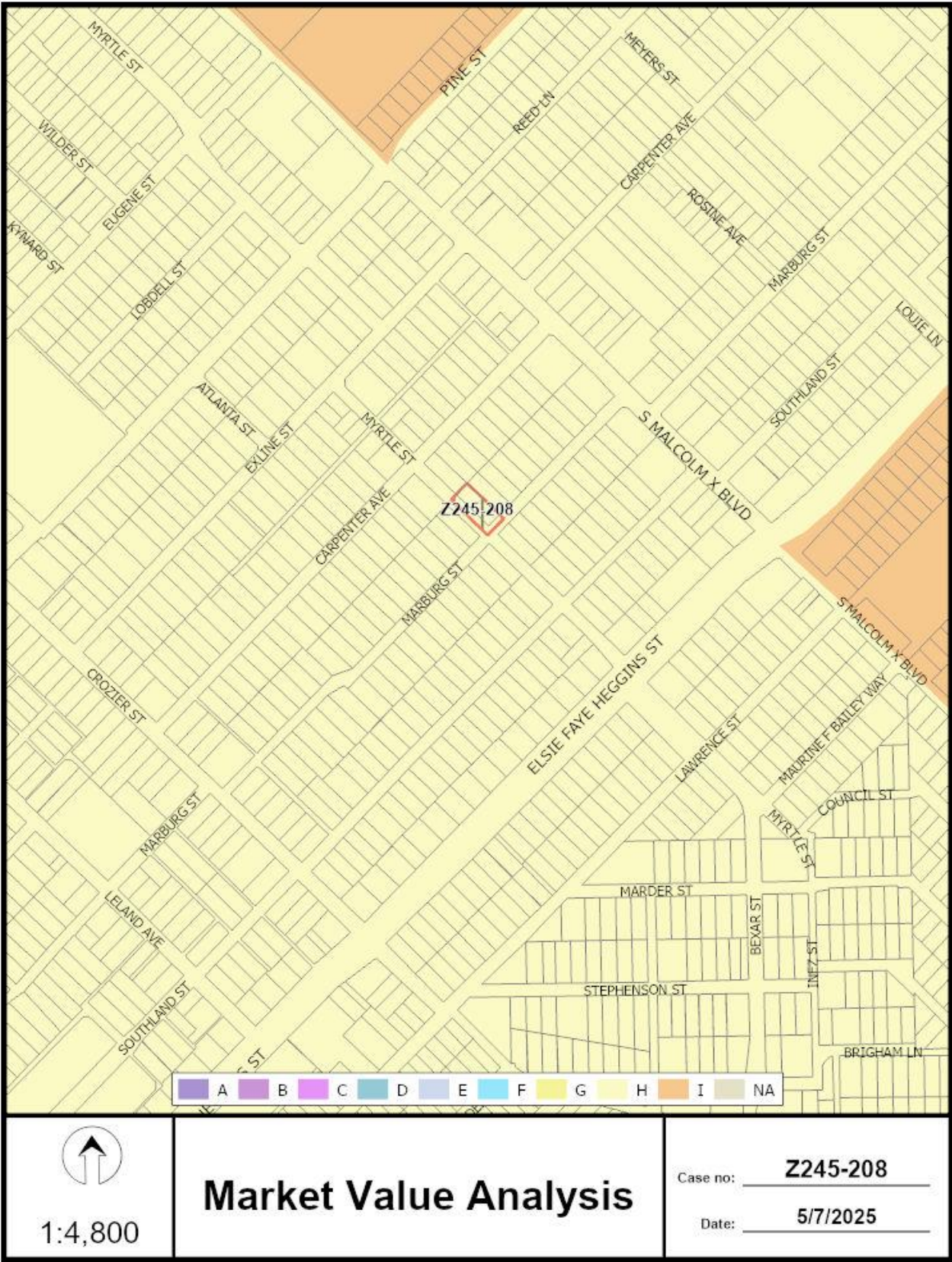
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

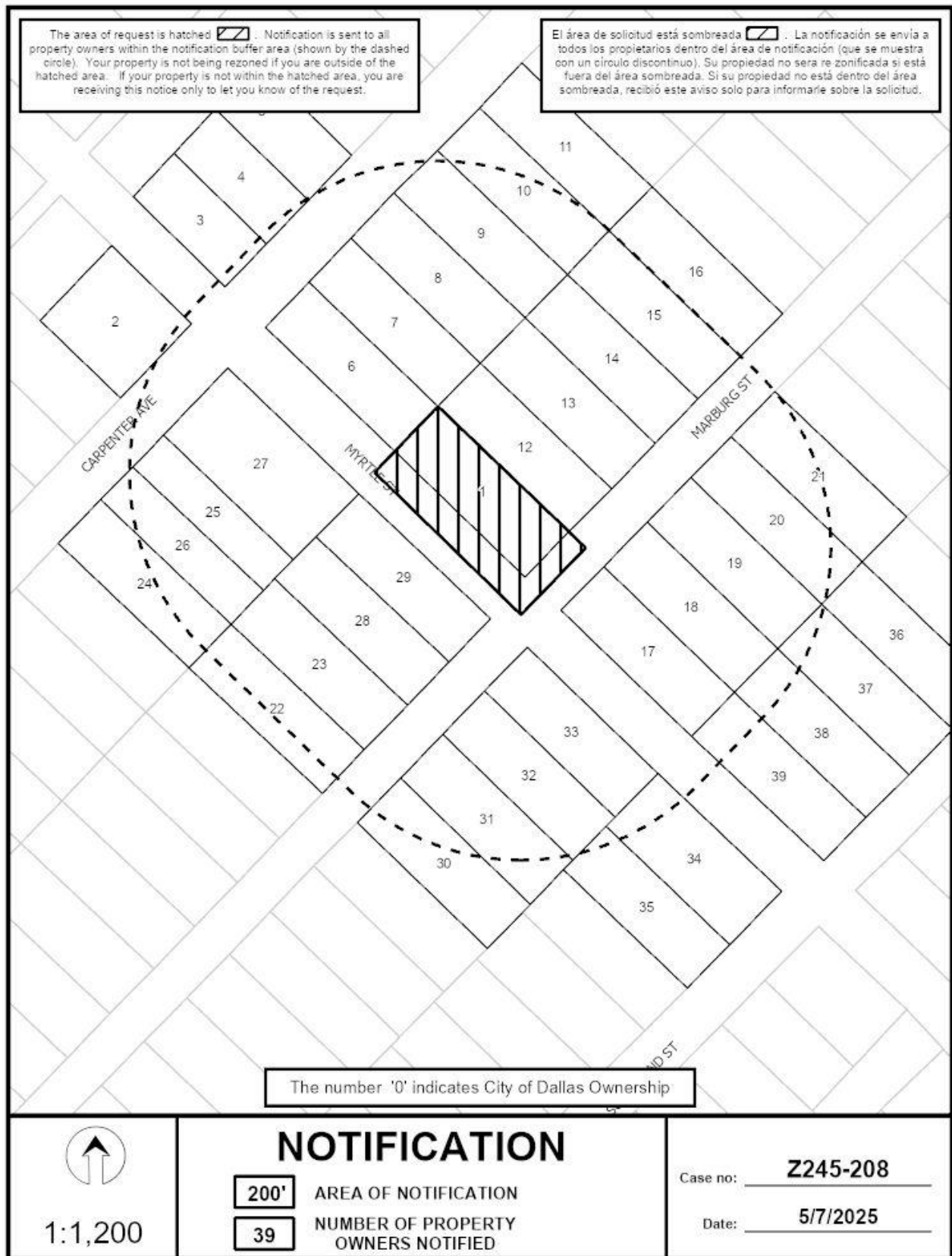
1. Maximum number of dwelling units is two.
2. Maximum structure height is 30 feet.











05/07/2025

***Notification List of Property Owners******Z245-208******39 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2701 MARBURG ST	DALLAS HOUSING ACQUISITION &
2	2649 CARPENTER AVE	JACKO LAWRENCE E & JOYCELYN
3	2703 CARPENTER AVE	THOMPSON LOIS
4	2707 CARPENTER AVE	JENKINS ALEXANDREA
5	2709 CARPENTER AVE	ROUSSOS MARIOS &
6	2700 CARPENTER AVE	POUNCY JOE WELDIN & LAURETTE Y
7	2706 CARPENTER AVE	RAMIREZGUEBARA JENIFER F
8	2710 CARPENTER AVE	S D HOME DESIGN LLC
9	2714 CARPENTER AVE	JOHNSON ETHEL REAN EST OF
10	2716 CARPENTER AVE	CARROLL SHARI L &
11	2720 CARPENTER AVE	BULLISH BUSINESS LLC
12	2705 MARBURG ST	HEARD TIMOTHY
13	2711 MARBURG ST	HOPKINS NIKKI FRAZIER
14	2715 MARBURG ST	WASHINGTON SAMUEL SR
15	2719 MARBURG ST	NIXON EMMA LEE ESTATE OF
16	2723 MARBURG ST	HUTCHERSON SHERINA
17	2700 MARBURG ST	MARTINEZ ERICK &
18	2706 MARBURG ST	MENDEZ ERIKA V CORNEJO
19	2710 MARBURG ST	MADDEN ANTHONY D
20	2714 MARBURG ST	Taxpayer at
21	2718 MARBURG ST	OVERTON SHERIA E
22	2639 MARBURG ST	KINGDOM KIDS INVESTMENTS LLC
23	2643 MARBURG ST	ANDERSON CHERRY L EST OF
24	2638 CARPENTER AVE	REECE HUBERT L
25	2644 CARPENTER AVE	JACKO LAWRENCE E
26	2642 CARPENTER AVE	Taxpayer at

05/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2646 CARPENTER AVE	JACKO LUCILE &
28	2647 MARBURG ST	NOLEN RODNEY
29	2651 MARBURG ST	JESJOR TX INC
30	2638 MARBURG ST	BALLARD JEFFREY LEWIS &
31	2642 MARBURG ST	THAMES REAL ESTATE INC
32	2646 MARBURG ST	HODGES DENNIS J
33	2650 MARBURG ST	JOYCE COLLEEN
34	2651 SOUTHLAND ST	LOVE LATRICIA LANAE
35	2647 SOUTHLAND ST	BUTLER LESSIE M
36	2715 SOUTHLAND ST	WORKS G W JR
37	2711 SOUTHLAND ST	CHOCTAW AMERICAN INSURANCE
38	2707 SOUTHLAND ST	THOMAS KHALILIA & LAPACA
39	2701 SOUTHLAND ST	RAMIREZ JULIO