

FILE NUMBER: Z189-240(SO) **DATE FILED:** April 4, 2019

LOCATION: Generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37 acres

COUNCIL DISTRICT: 1 **MAPSCO:** 53M

SIZE OF REQUEST: Approx. 10.37 acres **CENSUS TRACT:** 0053.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning, uses, development standards, and other appropriate regulations on properties zoned MF-2(A) Multifamily District in Jimtown an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south.

SUMMARY: The purpose of this authorized hearing is to implement recommendations of the West Oak Cliff Area Plan (WOCAP), adopted by City Council on October 26, 2022, which calls for rezoning the existing MF-2(A) District to a Single-Family Residential District, allowing Accessory Dwelling Units (ADUs), and ensuring new residential construction is compatible with existing and future development.

CPC RECOMMENDATION: Approval of a R-7.5(A) Single Family District, an Accessory Dwelling Unit (ADU) Overlay and MF-1(A) Multifamily District on a portion.

STAFF RECOMMENDATION: Approval of a R-7.5(A) Single Family District, an Accessory Dwelling Unit (ADU) Overlay and MF-1(A) Multifamily District on a portion.

BACKGROUND INFORMATION:

- On April 4, 2019, City Plan Commission authorized a hearing to determine proper zoning for the area of request.
- Between November 2020 to October 2022, the Planning and Development (P&D) Department engaged the community in developing the West Oak Cliff Area Plan (WOCAP), which provided the long-range vision for land use and zoning for Jimtown, among other areas.
- On October 26, 2022, WOCAP was unanimously adopted by the City Council and became the impetus for prioritizing the rezoning of the authorized hearing area.
- On April 25, 2024, an initial community meeting, hosted by P&D staff and Councilmember Chad West, was held to gather input.
- Between April 26, 2024, and July 16, 2024, staff met with different stakeholders including other City departments, neighborhood association leaders, and businessowners, to discuss potential zoning and public realm enhancements as part of implementing the area plan.
- On July 16, 2024, city staff attended the Jimtown Neighborhood Association (NA) meeting to present the proposed zoning concept for downzoning the area to R-7.5(A) Single-Family Residential District. Following the formal presentation, residents conducted a walking tour of the neighborhood with staff, during which they outlined their concerns and provided site-specific context for the proposed changes.
- On July 30, 2024, a second community meeting was convened by the Planning & Development Department (P&D) to present the proposed zoning amendments and public realm enhancements. During the meeting, residents provided feedback, and a consensus was reached to proceed with the rezoning of a portion of the area to R-7.5(A) Single-Family Residential District and MF-1(A) Multifamily Residential District.
- On November 21, 2024, this zoning case was presented to the City Plan Commission, which unanimously voted in support of the staff's proposed zoning recommendations.
- This authorized hearing area predominately consists of single-family residences, with only two parcels designated for multifamily dwellings. Additionally, the authorized hearing area is situated in close proximity to established commercial areas along Clarendon and Hampton Road.

- The intent of the proposed zoning is to implement WOCAP's recommendation of creating developments that are compatible with the surrounding neighborhoods.

History of Jimtown

Jimtown started as a small farming community along the Santa Fe Railroad right of way. It was founded in the mid 1880's by two brothers, Jim Yeargan and Jim Bumpas, for who the neighborhood is named after. The brothers established the town along Jimtown Road, now Clarendon, and the town had a wagon yard, livery stable, a union church and a one-room school called Mount Ararat Singing School, a popular music school at the time that drew people from miles away. Jim Bumpass was a druggist (pharmacist) who opened a post office on the road to Duncanville, which was known at the time as Cedar Hill Road but is now Hampton Road. After becoming the postmaster of Jimtown in 1878, he built a drug store on the northeast corner of Hampton Road and Pike street in 1879. His brother Jim Yeargan came to the area in 1851 to join the Mount Ararat Singing School, which was popular with the French Colony settlers that still lived around the area. Jim Yeargan bought a farmland in the area which he later turned into his homestead where he got married in 1881. He opened a fruit store in the town.

In its early days, Jimtown was known for livestock. In 1913, residents voted 24-10 in favor of a town ordinance prohibiting cows from roaming the town. Jimtown was annexed into Dallas in 1915, about 12 years after Oak Cliff. In 1927, the city initiated a plan to extend Jimtown Road eastward from Edgefield to Hampton. Each homeowner along the roadway was required to yield 30-80 feet of their property for street expansion. With the expansion of the thoroughfare to Beckley and Ewing, the property owners near the highway petitioned the city in 1929 to change the name of Jimtown Road because they feared the bad reputation of the town could hurt their property values. In 1931 Jimtown Road between Ewing and Westmoreland was renamed Clarendon Drive, after the Town of Clarendon, an important trading post in Texas in the old cattle-driving days. For more Jimtown history, please visit

<https://dallaspioneer.org/jimtown/https://oakcliff.advocatemaq.com/2015/02/oak-cliff-history-how-jimtown-road-became-clarendon-drive/>

Zoning History:

There have been no zoning cases in the authorized hearing area in the last 5 years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Brandon Street	Local Street	40 feet
Emmett Street	Local Street	40 feet
Kingston Street	Local Street	40 feet

Traffic:

The Transportation Development Services Division of the Transportation and Public Works Department has reviewed the request and determined that it will not significantly impact the surrounding roadway systems.

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 appropriateness of this authorized hearing and staff recommendations. Staff's recommendation for a WMU-3 district is consistent with the goals and policies of the *forwardDallas! Comprehensive Plan*, particularly the ones marked with a dagger (†).

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. †

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. †

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE, AND THE ENVIRONMENT

Policy 1.4.2 Develop a multi-modal transportation network. †

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits. †

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths. †

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes. †

Policy 5.1.2 Define urban character in Downtown and urban cores. †

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

Policy 5.1.4 Enhance visual enjoyment of public space. †

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other. †

NEIGHBORHOOD PLUS

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety. †

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

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

Area Plan:

The West Oak Cliff Area Plan (WOCAP)

The West Oak Cliff Area Plan was unanimously adopted by the City Council on October 26, 2022. It provides a long-range vision for land use, urban design, transportation, mobility, infrastructure, open space, and community concerns around gentrification, displacement, and revitalization for several neighborhoods in west Oak Cliff, including Jimtown. WOCAP designates Jimtown as a neighborhood with a distinct single-family neighborhood character. Staff’s recommendation for a R-7.5(A), MF-1(A), and ADU Overlay district is consistent with WOCAP’s goals, objectives, and recommendations, especially the ones marked with an asterisk (*) below:

WOCAP Goals

- Create walkable neighborhood centers that provide a variety of work, cultural, shopping, and living opportunities
- Encourage businesses that are compatible with surrounding neighborhoods
- Preserve historic buildings by encouraging renovation and reuse
- Protect existing single-family neighborhoods*
- Improve transportation through better street design*
- Retain current residents and attract new residents by encouraging new affordable housing choices*

WOCAP Objectives

I. Land Use and Development

- a. Preserve and protect existing single-family neighborhoods. *
- b. Promote transit-oriented development opportunities.
- c. Create walkable, neighborhood-scale, mixed-use centers.

- d. Preserve historic buildings and character through neighborhood-sensitive design. *

II. Transportation and Infrastructure

- a. Prioritize new sidewalk construction and sidewalk repair to improve accessibility. *
- b. Utilize urban design improvements, within the public right-of-way, to enhance placemaking and safety. *
- c. Construct new multimodal improvements and bike lanes throughout West Oak Cliff.
- d. Evaluate traffic calming through street design enhancements.

III. Park and Open Space

- a) Create opportunities for smaller parks, plazas, and parklets in existing neighborhood nodes.
- b) Public school sites should be utilized as opportunities for public greenspace.
- c) Create new and enhance existing green linkages, utilizing city streets and right-of way wherever possible.
- d) Improve and enhance existing parks and green spaces.

IV. Inclusive Community Development and Quality of Life

- a. Ensure neighborhood affordability through strategic policies and programs. *
- b. Support local, minority, immigrant, and women-owned small businesses. *
- c. Promote local arts and culture through initiatives and dedicated space.
- d. Enhance safety through improved design of buildings and public realm. *

WOCAP Recommendations

- Land Use and Development
 - Rezone the existing MF-2 zoning district in Jimtown to disallow multifamily development, permitting only single-family and accessory dwelling units. Explore urban design standards for new residential construction.
- Transportation and Infrastructure:
 - Enhance sidewalks at Franklin/Kingston and Franklin/Brandon for ADA compliance.
 - Pave unimproved alleys within specified blocks (bounded by Franklin, Emmett, Hampton, and Brandon/Kingston) for improved property access.

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily district 2	Single family residences, Multifamily uses
North	R-7.5(A) Single Family District; CR Community Retail District	Single family residences, Retail

South	R-7.5(A) Single Family District	Single family residences
West	R-7.5(A) Single Family District	Single family residences
East	CR Community Retail District; MU-1 Mixed use district 1	Vehicle display, sales, and service, office building, office, medical office, Single family residences.

Land Use Compatibility:

The area of request is a single-family community that is surrounded by other R-7.5(A) single-family districts. Of the 50 properties within the area, 48 are developed with single-family units. Two (2) are developed with multifamily units, four (4) units on each property. To the north, it abuts single-family residences and retail on a small portion. To the south, the area is bordered by single-family homes. To the east, the authorized hearing area is mostly surrounded by retail uses but also automotive uses and residential uses. To the west, it is bordered by single family residences. Just two blocks west. The table and chart below summarize land use within the authorized hearing area:

LAND USE	COUNT	Percent
Single-Family	48	96%
Multi-family	2	4%
TOTAL	50	100.0%

Justification for a R-7.5(A) Single-Family Residential District, Accessory Dwelling Unit (ADU) Overlay, and a portion MF-1(A) Multifamily District 1.

Staff recommends rezoning the area to R-7.5(A) Single-Family Residential District with an Accessory Dwelling Unit (ADU) Overlay, along with a portion designated as MF-1(A) Multifamily District 1. This recommendation is based on the fact that the current land use is predominantly single-family homes, making these zoning changes more appropriate for the area's existing character. The current MF-2(A) Multifamily District 2 zoning is mostly incompatible with the prevailing uses in the area, except for the Multifamily use that occupies two (2) lots. Furthermore, the City Council-adopted West Oak Cliff Area Plan (WOCAP) supports downzoning from multifamily to single-family residential zoning in this area. The plan also advocates for allowing accessory dwelling units (ADUs) by right, aligning with the proposed zoning changes.

Land Use Comparison

The following is a comparison table showing differences in permitted uses between existing and proposed zoning districts.

Land Use Comparison Chart

Existing: MF-2(A)	Staff's Recommendation: R-7.5(A)	Staff's Recommendation: MF-1(A)
<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.
<u>Commercial and business service uses.</u> None permitted	<u>Commercial and business service uses.</u> None permitted	<u>Commercial and business service uses.</u> None permitted
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP]
<u>Institutional and community service uses.</u> -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [RAR] -- Convent or monastery. -- Foster home. -- Hospital. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	<u>Institutional and community service uses.</u> -- Cemetery or mausoleum. [SUP] -- Child-care facility. [See Section 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster Home [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school [SUP]	<u>Institutional and community service uses.</u> -- Cemetery or mausoleum. [SUP] -- Child or adult care facility. -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [RAR] -- Convent or monastery. -- Foster home. -- Hospital. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]
<u>Lodging uses.</u> -- Short-term rental lodging. -- Lodging or boarding house	<u>Lodging uses.</u> -- None permitted.	<u>Lodging uses.</u> -- Short-term rental lodging.
<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.]	<u>Miscellaneous uses.</u>	<u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special

Z189-240(SO)

<p>-- Temporary construction or sales office.</p>	<p>-- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.</p>	<p>authorization of the building official.] -- Temporary construction or sales office.</p>
<p><u>Office uses</u> None permitted</p>	<p><u>Office uses</u> None permitted</p>	<p><u>Office uses</u> None permitted</p>
<p><u>Recreation uses.</u> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.</p>	<p><u>Recreation uses.</u> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.</p>	<p><u>Recreation uses.</u> -- Country club with private membership. [RAR] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.</p>
<p><u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Multifamily. -- Residential Hotel -- Retirement housing. -- Single family.</p>	<p><u>Residential uses.</u> -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family.</p>	<p><u>Residential uses.</u> -- College dormitory, fraternity, or sorority house. -- Duplex. -- Group residential facility. [See Section 51A-4.209(3).] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Multifamily. -- Retirement housing. -- Single family.</p>
<p><u>Retail use categories.</u> -- None permitted</p>	<p><u>Retail use categories.</u> -- None permitted</p>	<p><u>Retail use categories.</u> -- None permitted</p>
<p><u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP]</p>	<p><u>Transportation uses.</u> -- Private street or alley [SUP] -- Transit passenger shelter. [See Section 51A-4.211.] -- Transit passenger station or transfer center. [SUP]</p>	<p><u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP]</p>
<p><u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]</p>	<p><u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]</p>	<p><u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]</p>

<u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	<u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	<u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

Development Standards

The following is a comparison table of the development standards of the current MF-2(A) Multifamily District 2 and staff is recommended R-7.5(A) Single-Family Residential District. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: MF-2(A)	Staff Recommendation: R-7.5(A)	Staff Recommendation: MF-1(A)
Front setback	15' min	25' min	15' min
Side setback	0' – for single family structures 5' for duplex structures 10' for other permitted structures	5' – for single family structures 10' for other permitted structures	0' – for single family structures 5' for duplex structures 10' for other permitted structures
Rear Setback	0' - for single family structures 10' – for duplex structures 15' for other permitted structures	5' – for single family structures 15' for other permitted structures	0' - for single family structures 10' – for duplex structures 15' for other permitted structures
Density	None	None	None
Height	36' max ¹ .Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)	30' max	36' max ¹ .Any portion of structure over 26 feet may not be located above a Residential

Standard	Existing: MF-2(A)	Staff Recommendation: R-7.5(A)	Staff Recommendation: MF-1(A)
			Proximity Slope (RPS)
Story height	No maximum number of stories	No maximum number of stories	No maximum number of stories
Lot coverage	60% maximum lot coverage for residential structures 50% for nonresidential structures 1. Above ground parking structures are included 2. Surface parking lots and underground parking structures are not	45% maximum lot coverage for residential structures 25% for nonresidential structures 1. Above ground parking structures and Surface parking lots and underground parking structures are not included in lot coverage calculations	60% maximum lot coverage for residential structures 25% for nonresidential structures 1. Above ground parking structures are included 2. Surface parking lots and underground parking structures are not
Lot size	1000sf – Single Family uses 3,000sf – Duplex uses Multifamily: 800sf – No separate bedroom 1000sf – One bedroom 1200sf – Two bedroom 150sf – More than two bedrooms (add this amount for each bedroom over two)	7500sf	3000sf – Single Family uses 3,000sf – Duplex uses Multifamily: 1000sf – No separate bedroom 1400sf – One bedroom 1800sf – Two bedroom 200sf – More than two bedrooms (add this amount for each bedroom over two)
Landscaping	Article X	Article X	Article X

Parking

Pursuant to the Dallas Development Code, the off-street parking requirement for single family uses in an R-7.5(A) District is one (1) space per unit. The off-street parking requirement for multifamily uses in the MF-1(A) District is one (1) space per bedroom with a minimum of one (1) space per dwelling unit. An additional one-quarter (0.25) space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

Landscaping and Open Space

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

Market Value Analysis:

[Market Value Analysis \(MVA\)](#), is a tool to help 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 first prepared for the City of Dallas by The Reinvestment Fund in 2018. A new analysis was conducted in 2023 to update the MVA information on current housing market and support sustainable growth in stronger market conditions Dallas neighborhoods.

Public officials and private actors can use the MVA to target intervention strategies more precisely in weak housing 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 Jimtown authorized hearing area is a residential district that falls entirely into the “H” MVA cluster. Overall, the housing market within the authorized hearing area is not as strong as some of the surrounding areas.

Accessory Dwelling Unit Overlay:

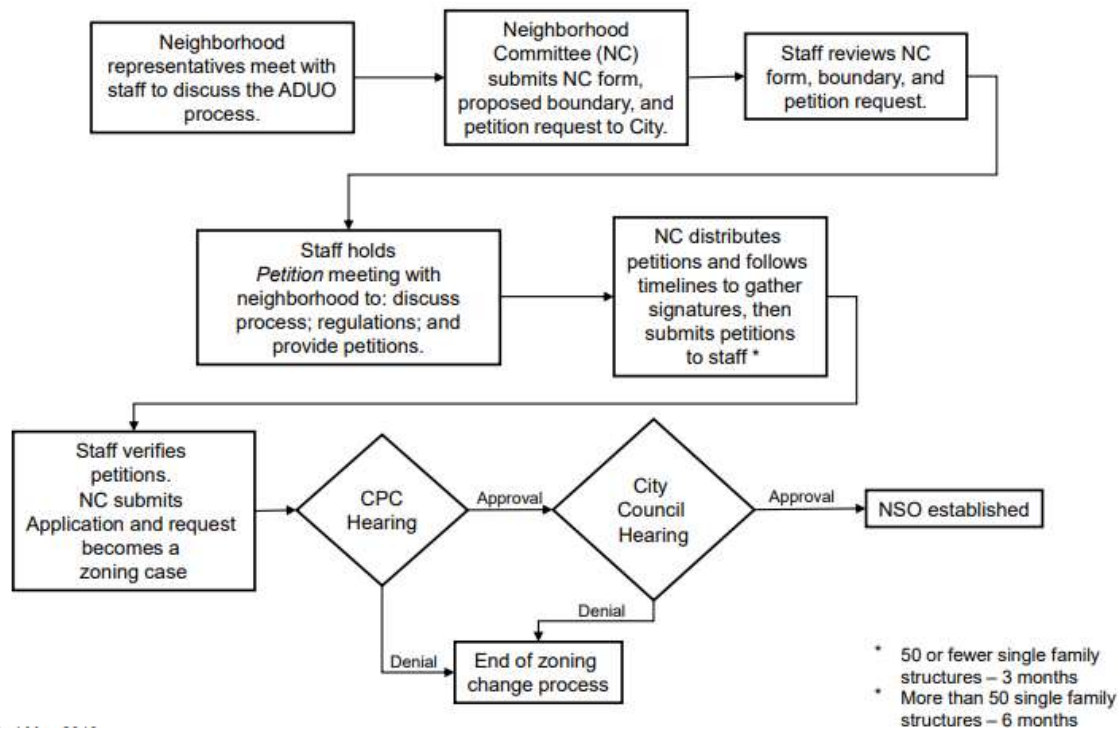
An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names including secondary suites or granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs). They are not allowed to be built by right in most single-family residential districts in Dallas. The City of Dallas has two options for allowing ADUs to be built and/or rented in a single-family neighborhood. Both options have very specific regulations and require action by the City before an ADU can be built.

1. Accessory Dwelling Unit Overlay (ADUO): Ordinance

This is a neighborhood driven process where property owners in a neighborhood come together to apply to the City to create an overlay that would allow ADUs to be built in their neighborhood by right. This process normally involves the following steps:

- Neighborhood committee consisting of at least 10 property owners within the proposed overlay area forms and provides to the Planning and Development Department a list of Committee members, boundary map, and plat of the neighborhood or area of request.
- City staff conduct a neighborhood meeting, with notices sent to all property owners within the area of request and generate the petitions necessary for signature.
- Neighborhood committee is responsible for gathering the signatures and submitting the petitions to the city for verification.
- Petitions must be signed by more than 50% of the property owners within the area of request and verified by staff in order for an application for an overlay to be considered.
- Once an application has been submitted to the Planning and Development department, the request for an overlay is scheduled for City Plan Commission (CPC) consideration at a public hearing.
- If approval is recommended at CPC, the ADU Overlay is scheduled for City Council consideration at a public hearing.
- If the City Council approves, an Accessory Dwelling Unit Overlay is placed over the neighborhood and property owners can then submit necessary plans and documents to Building Inspection for permits to build an ADU.

City of Dallas Accessory Dwelling Unit Overlay (ADUO) Request Process



2. Board of Adjustment process: Ordinance

Under this process, a property owner files an application with the Board of Adjustment (if applicable for their property) requesting a special exception to allow an additional dwelling unit to be built and/or rented. The application is submitted to the Building Inspection Division in the Planning and Development department. The applicant has to pay an application filing fee for an ADU exception. The Board administrator schedules the case and notifies the applicant by mail of the hearing date, time, and location. The applicant, or the applicant's representative, is encouraged to attend both the BDA briefing and the hearing. The applicant has the burden of proof to establish the necessary facts to warrant favorable action by the Board.

The BDA hears and decides special exception request for an ADU expressly provided for in the zoning ordinance. Generally, the Board may grant a special exception when, in the opinion of the board, the special exception will not adversely affect neighboring properties. The Board does not consider how the appeal may benefit the applicant and no case sets a precedent. BDA Regulations grants special exception to allow an accessory dwelling unit as a rental accommodation. If granted, the subject property must be deed restricted to require owner occupancy on the premises. The Board may determine if an additional parking space is required and the owner must register the rental property with the Single-Family Rental Registration Program of the City annually.

CPC ACTION

NOVEMBER 21, 2024

Motion: It was moved to recommend **approval** of a R-7.5(A) - Single Family District, and Accessory Dwelling Unit (ADU) Overlay and MF-1(A) - Multifamily District on a portion, on property zoned MF-2(A) Multifamily District in Jimtown an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37acres.

Maker: Chernock
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan, Blair,
Sleeper, Housewright, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 0
Vacancy: 1- District 11

Notices: Area: 400 Mailed: 205
Replies: For: 6 Against: 4

Speakers: For: Victor Romo, 2431 Emmett St., Dallas, TX 75211
For (Did not speak): Linda Romo, 2431 Emmett St., Dallas, TX, 75211
Mary Lou Paras, 2703 Kingston St., Dallas, TX, 75211
Against: None

STAFF RECOMMENDATION

The Jimtown Neighborhood authorized hearing area covers a small 10.7-acre area generally bounded by Clarendon, Hampton, Brandon, and Franklin. This area is home to 50 residential properties currently zoned entirely multifamily MF-2(A) district. Currently, the area is comprised of 48 single-family houses and two multifamily properties, each having a quadplex. The single-family homes were largely constructed in the 1920's, and the multifamily was constructed in 1984. The Jimtown authorized hearing area has a distinct single-family neighborhood character that is loved by its residents and is desired to be preserved. As previously stated, the MF-2(A) zoning directly conflicts with the predominant land use of the area. The MF-2(A) zoning currently permits the single-family uses, but also allows for additional residential uses such as duplexes, quadplexes, townhomes, and multifamily. Additionally, it allows for development up to 36 feet in height, although residential proximity slope applies for any structure that is over 26 feet.

Many residents in Jimtown neighborhood expressed to City staff their desire for the zoning within the authorized hearing area to be changed to single-family residential district similar to what much of the greater Jimtown neighborhood is zoned. That said, there are some residents who see value in allowing a variety of housing options and density in this area, particularly due to its proximity to the major commercial corridor along Hampton Road. They made a case for preserving the existing affordable housing and exploring alternative ways to provide more affordable units in the area in order to prevent displacement of long-term neighborhood residents. They particularly pointed out the need to preserve existing apartment units in the authorized hearing area and exploring ways to allow Accessory Dwelling Units to be built by-right in the neighborhood. It should also be noted that there are some single-family homes who have taken advantage of the current zoning and have accessory dwelling units on their property.

Given this context, staff concludes that the best course of action for the area is to allow for some additional residential uses besides single-family housing, but with stricter guidelines to safeguard the single-family character of the neighborhood. Accessory dwelling units permitted be allowed by-right to provide additional flexibility in housing options. The authorized hearing area is currently zoned a MF-2(A) Multifamily District 2, but staff is recommending all properties that currently have single-family residences be rezoned to R-7.5(A) – Single Family District. An Accessory Dwelling Unit (ADU) Overlay is recommended for the portion of the area that is down-zoned single-family residential district. and MF-1(A) – Multifamily District on a portion, which is compatible with WOCAP's goal of protecting existing single-family neighborhoods and retain current residents and attract new residents by encouraging new and affordable housing choices.

Staff has reviewed certificates of occupancy (CO) for all uses in the area and confirmed that none will become non-conforming as a result of the zoning change. Therefore, there was no HB 929 non-conforming notification required. However, should any use become


non-conforming as a result of this zoning change, it will be protected by non-conformity rights to continue operating.

The placement of an ADU Overlay on this area of request removes the need for a neighborhood petition process to allow ADUs to be built in their area or the property owner having to file an application with the Board of Adjustment requesting a special exception to allow an additional dwelling unit to be built and/or rented on their property. However, the property owner will still have to obtain building permit for the ADU structure and meet all ADU requirements and regulations including:

- Maximum floor area is 700 sq. ft. or 25% of main structure, whichever is greater
- A minimum floor area is 200 sq. ft.
- If detached and cannot be located in front of the main structure
- The maximum height of structure containing the ADU cannot exceed the height of the main dwelling unit
- An ADU cannot be sold separately from main dwelling unit
- Additional electrical utility service allowed on a lot with an ADU
- Owner occupancy is required either in the primary dwelling unit or the ADU; the non-owner-occupied unit on the lot must be registered with the Single-Family Rental Registration Program of the City annually if rented
- At least one off-street parking space is required for the ADU except when the ADU is located within 1,200 feet of a DART bus or transit stop
- ADU may be attached or detached; If located over a detached garage, the maximum height is the maximum height allowed in that zoning district
- If the ADU is over 15 feet high, the side and rear yard setbacks are the setbacks of the zoning district; if less than 15 feet height and located in rear 30% of the lot the side and rear setback is 3 feet



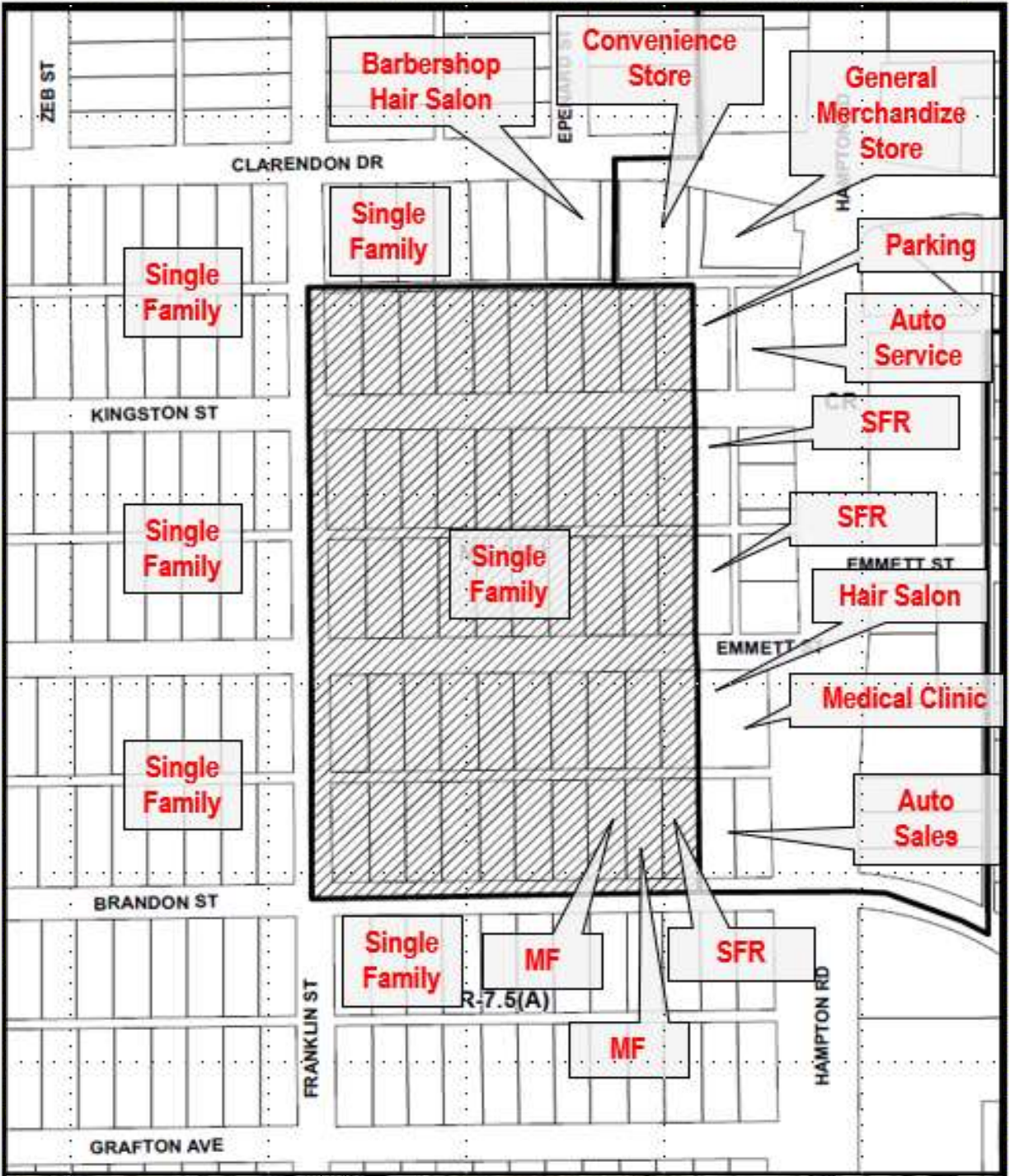


 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z189-240 </u> Date: <u> 11/07/2024 </u>
--	---------------------	---



ZONING AND LAND USE

Case no: Z189-240
Date: 11/07/2024



 1:3,600	<h2>Surrounding Land Use</h2>	Case no: <u>Z189-240</u> Date: <u>11/07/2024</u>
--	-------------------------------	---



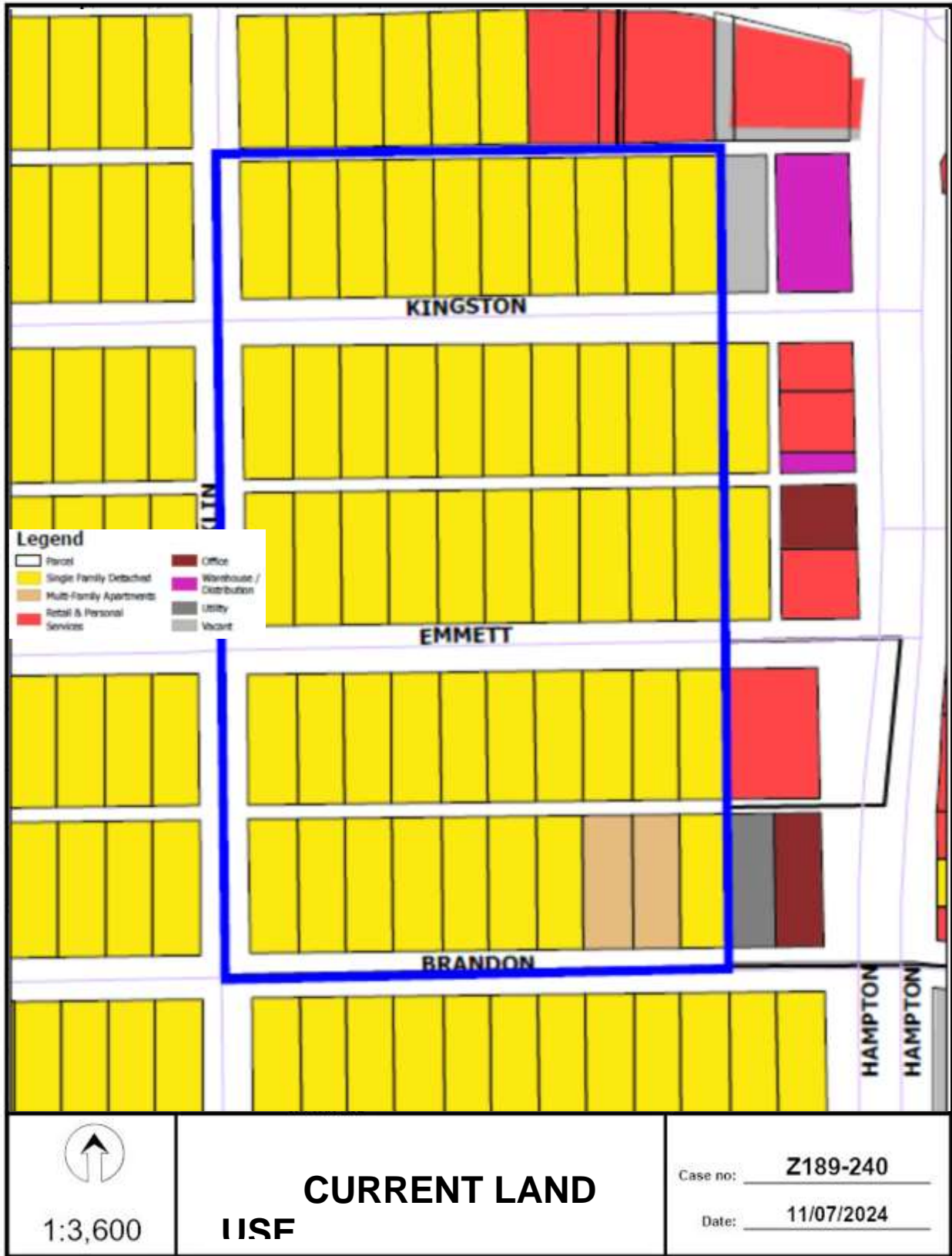


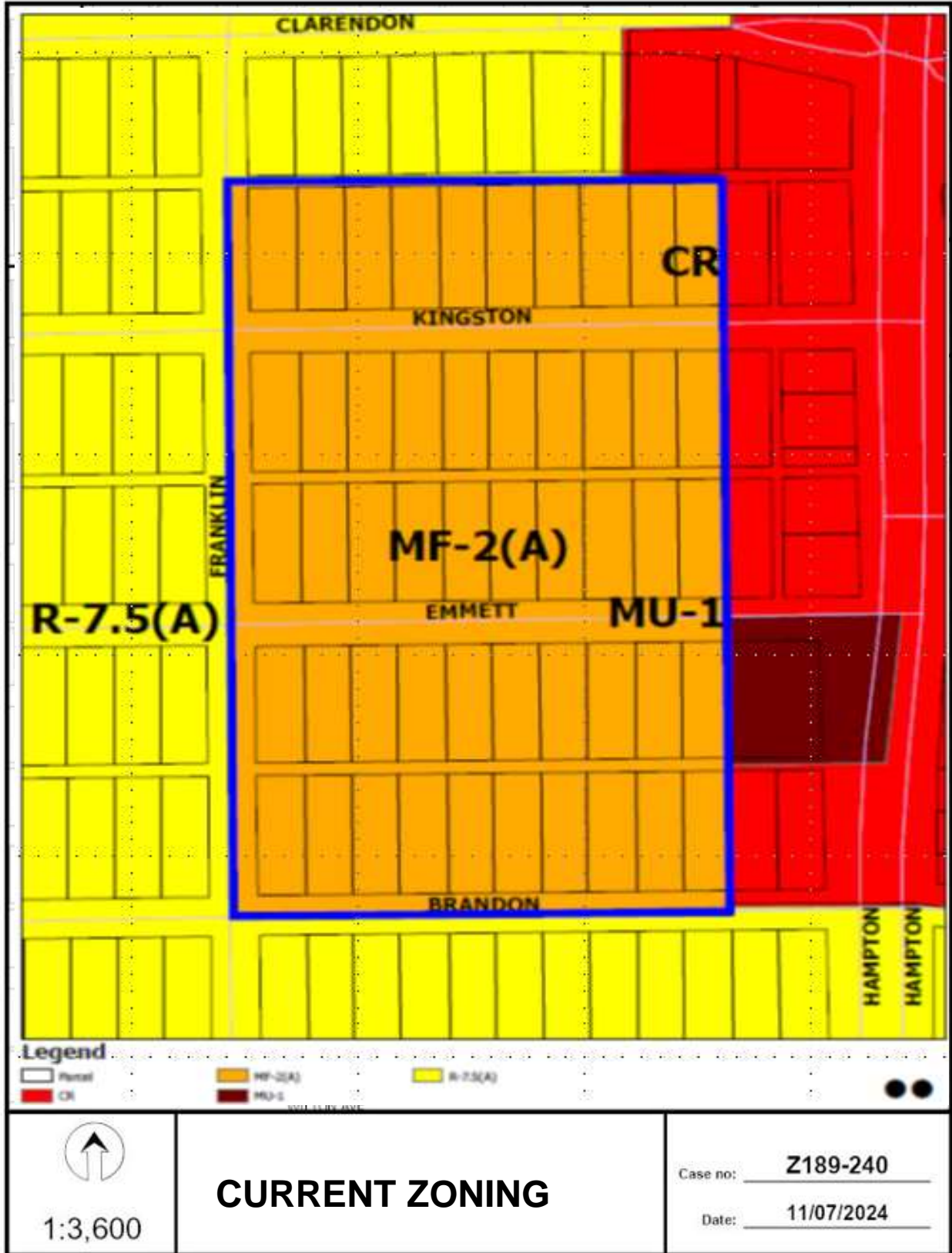
ZONING HISTORY

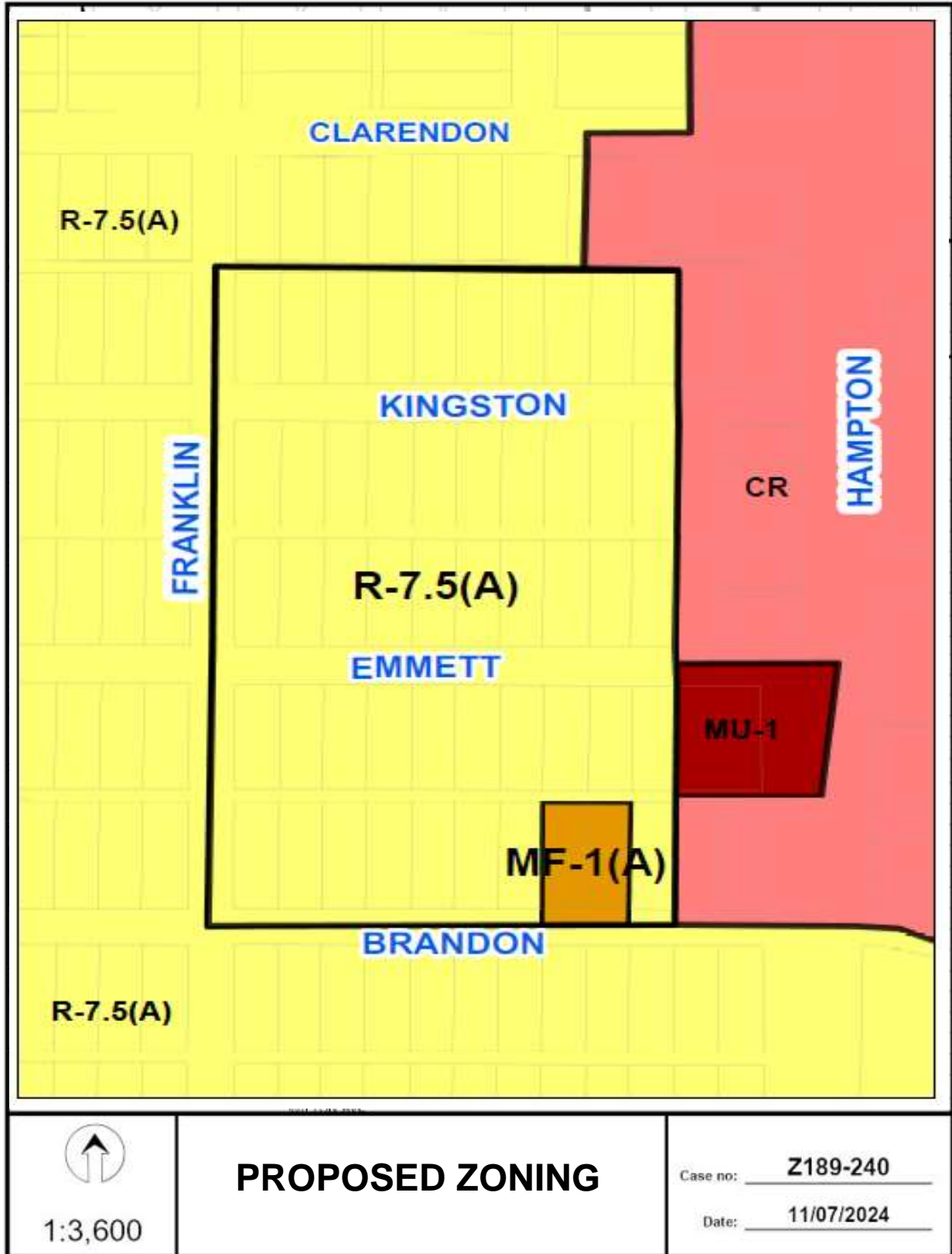
Case no: Z189-240

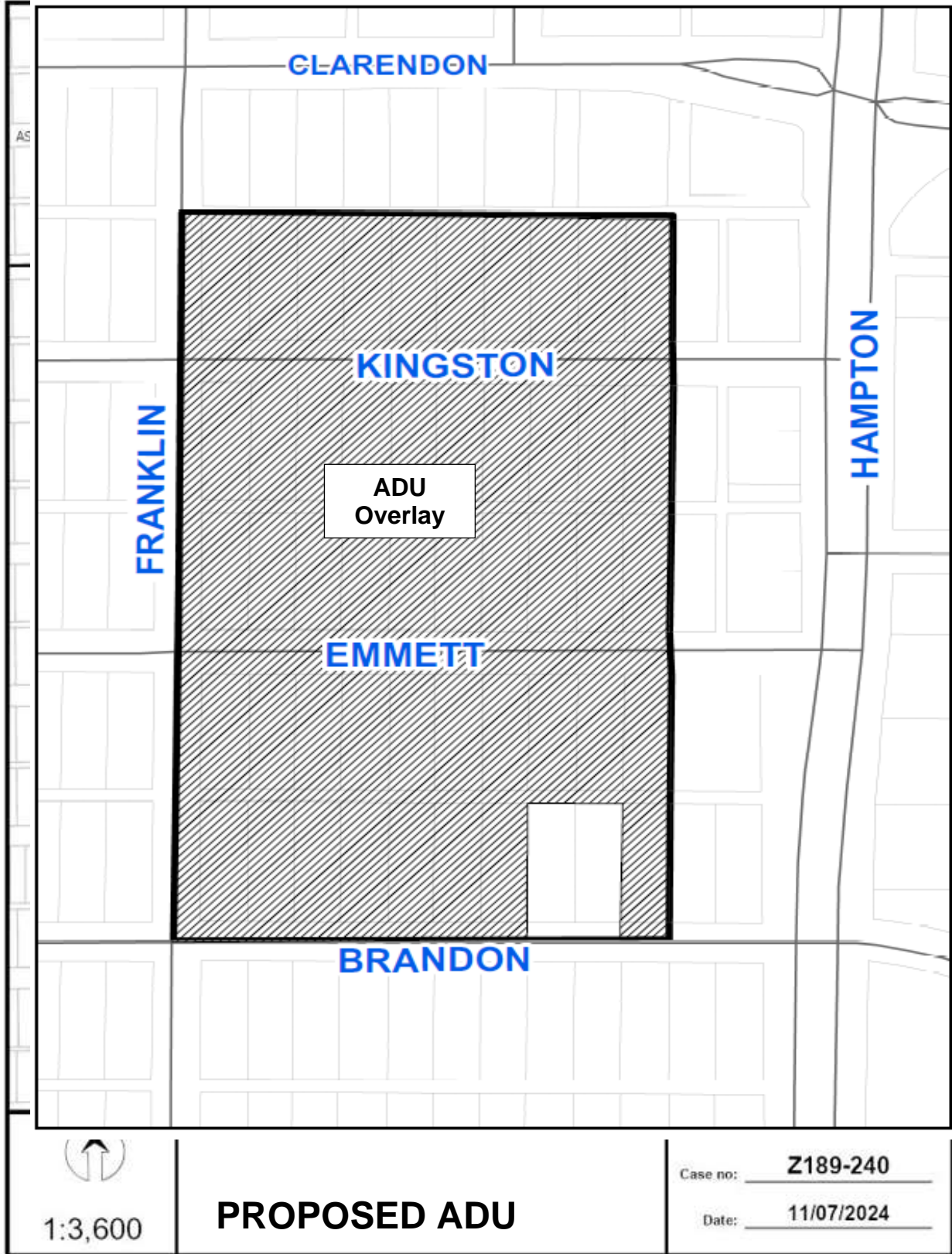
Date: 11/07/2024

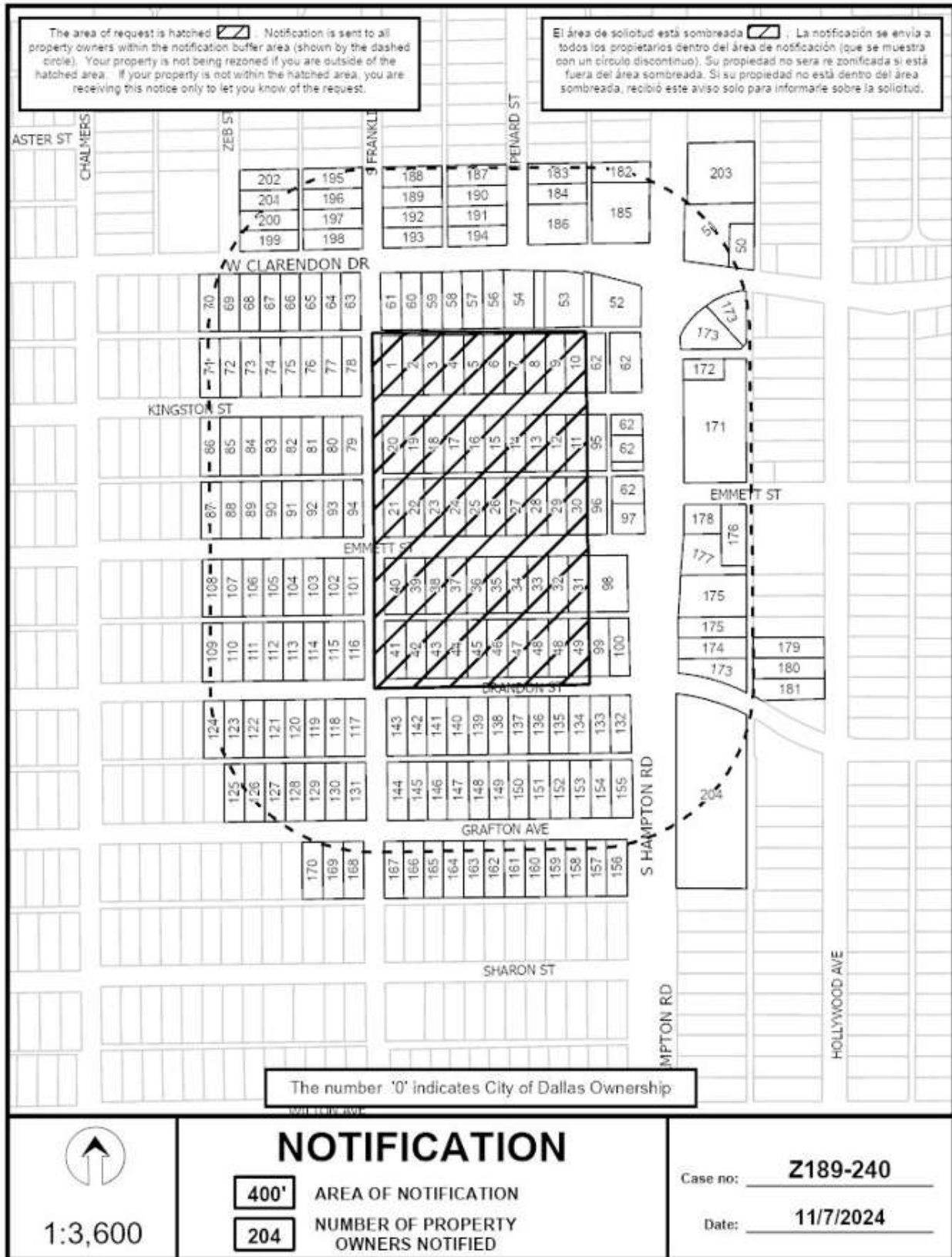












11/20/2024 (CPC Hearing Response)

Reply List of Property Owners

Z189-240

204 Property Owners Notified 6 Property Owners in Favor 4 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2451 KINGSTON ST	JUAN DOMINGUEZ & ROSA L
	2	2447 KINGSTON ST	DOMINGUEZ LUCIO &
X	3	2443 KINGSTON ST	RAMIREZ JOSE J ETAL
	4	2439 KINGSTON ST	HARRIS JOSH & AMBER L
	5	2435 KINGSTON ST	BARRERA PAULA
	6	2431 KINGSTON ST	ER REALTY HOLDINGS INC
	7	2427 KINGSTON ST	VENEGAS MIGUEL
	8	2423 KINGSTON ST	BONILLA LUIS &
	9	2419 KINGSTON ST	REYES JENIFER ALEXIS CRUZ
O	10	2415 KINGSTON ST	CASTILLO FIDEL & MARIA
	11	2414 KINGSTON ST	CASTRO ROSALIO
	12	2418 KINGSTON ST	MERCADO LUIS A
	13	2422 KINGSTON ST	ESCARENO JUANA EST OF
	14	2426 KINGSTON ST	DUNLAP JOHN WESLEY
	15	2430 KINGSTON ST	RH OAK LAWN LLC
X	16	2434 KINGSTON ST	LOPEZ JOE LUIS & MERCEDES
	17	2438 KINGSTON ST	JIMENEZ ANSELMO
	18	2442 KINGSTON ST	GUTIERREZ JOSE MARIA
	19	2446 KINGSTON ST	MIRELES JESSICA
	20	2450 KINGSTON ST	CATECHUMENIUM OF OUR LADY OF
	21	2451 EMMETT ST	VILLARREAL ARMANDINA &
	22	2447 EMMETT ST	ALVARADO ALBERTO & MARIA
	23	2443 EMMETT ST	MARTINEZ BERTHA GLADIS
	24	2439 EMMETT ST	SALINAS JELASIO
O	25	2435 EMMETT ST	MCEWIN DOYLE WAYNE
O	26	2431 EMMETT ST	ROMO TRINIDAD VICTOR

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	2427 EMMETT ST	DUNAWAY DALLAS &
O	28	2423 EMMETT ST	HERNANDEZ TERESA A
	29	2419 EMMETT ST	VILLARREAL MARTIN &
	30	2415 EMMETT ST	DOMINGUEZ JUAN P
	31	2414 EMMETT ST	MHOUSE SOLUTIONS LLC
	32	2418 EMMETT ST	ULLOA MARY MEDINA &
	33	2422 EMMETT ST	RAMIREZ JOSHUA
	34	2426 EMMETT ST	GAYTON NELDA M
	35	2430 EMMETT ST	RIOS AURELIO &
X	36	2434 EMMETT ST	SHTONDA BORIS B
	37	2438 EMMETT ST	DAVILA KARINA ALEXANDRA
	38	2442 EMMETT ST	LEE JAMES D JR
	39	2446 EMMETT ST	SLEDGE DANIEL
	40	2450 EMMETT ST	Taxpayer at
	41	2451 BRANDON ST	CONDE RICHARD & MARIA
	42	2447 BRANDON ST	PALOMINO IRENE G
	43	2443 BRANDON ST	HERNANDEZ REMIGIO &
	44	2439 BRANDON ST	DELAROSA ENRIQUE &
	45	2435 BRANDON ST	ZARAGOZA NARCISA G LIV TR
	46	2431 BRANDON ST	CORTEZ GREGORIO
	47	2427 BRANDON ST	BARRAGAN MARIA DEL R &
	48	2423 BRANDON ST	JJW PROPERTIES LLC
	49	2415 BRANDON ST	SOLORZANO OSCAR
	50	2315 W CLARENDON DR	ARLENES INC
	51	1022 S HAMPTON RD	SANTOS FERNANDO &
	52	2414 W CLARENDON DR	MARTINEZ FERNANDO &
	53	2418 W CLARENDON DR	TEXAS POLK INC
	54	2422 W CLARENDON DR	VEGA MARCUS
	55	2420 W CLARENDON DR	915 & 917 LLC
	56	2430 W CLARENDON DR	SORIA MANUEL EST OF
	57	2434 W CLARENDON DR	GUTIERREZ JULIA V

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2438	W CLARENDON DR	BRADY MARIA
59	2442	W CLARENDON DR	RCV CONTRACTORS LLC
60	2446	W CLARENDON DR	MENDOZA EVARISTO
61	2450	W CLARENDON DR	JONES ELIZABETH LEE
62	2411	KINGSTON ST	MEYER WILLIAM E PROP LLC
63	2502	W CLARENDON DR	MARTINEZ ADOLFO & MARIA
64	2506	W CLARENDON DR	CARBALLO ANGEL
65	2510	W CLARENDON DR	COUCH KEDRIC & PATRICIA LIVING
66	2514	W CLARENDON DR	CASTRO YOLANDA
67	2518	W CLARENDON DR	Taxpayer at
68	2522	W CLARENDON DR	S & R SMART INVESTMENT LLC
69	2526	W CLARENDON DR	FLORES IRMA GONZALES
70	2530	W CLARENDON DR	SOTO JOSE L &
71	2531	KINGSTON ST	CHARLES ENRIQUE & EVELIA
72	2527	KINGSTON ST	HERNANDEZ AURELIO &
73	2523	KINGSTON ST	GRACIA EDITH
74	2519	KINGSTON ST	VELASQUEZ RICHARD
75	2515	KINGSTON ST	ARMENDARIZ JOSE M &
76	2511	KINGSTON ST	PARKER JILLIAN
77	2507	KINGSTON ST	CASTILLO JOSE
78	2503	KINGSTON ST	VELIZ JAIME & JUANITA E
79	2502	KINGSTON ST	TRANG ANH
80	2506	KINGSTON ST	SALAZAR PAULA
81	2510	KINGSTON ST	LEIJA SERGIO
82	2514	KINGSTON ST	HERNANDEZ MARIA
83	2518	KINGSTON ST	LANG DENNIS A JR
84	2522	KINGSTON ST	LAURO ANTHONY L
85	2526	KINGSTON ST	SALMERON DAVID
86	2530	KINGSTON ST	HARVEY MARTIN JONATHAN TAYLOR &
87	2531	EMMETT ST	JIMENEZ JUAN MANUEL
88	2527	EMMETT ST	SORIA JESUS & PATRICIA HERRERA

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2523 EMMETT ST	DELACERDA RICARDO
	90	2519 EMMETT ST	GARCIA JESUS G & IRENE
	91	2515 EMMETT ST	Taxpayer at
	92	2511 EMMETT ST	GONZALEZ NORMA
	93	2507 EMMETT ST	BARRERA JANIE
	94	2503 EMMETT ST	VILLARREAL DORA ELIA
	95	2410 KINGSTON ST	ZARRAGA ANTONIO C
	96	2411 EMMETT ST	RIVERA MELISSA Z
O	97	1153 S HAMPTON RD	LOERA HUGO
	98	2406 EMMETT ST	HAMPTON PLACE INVESTMENTS LLC
	99	2411 BRANDON ST	GONZALEZ GUSTAVO
	100	2407 BRANDON ST	GONZALEZ GUSTAVO
	101	2502 EMMETT ST	MORALES JOSE LUIS
	102	2506 EMMETT ST	DELAFUENTE JEREMY GABRIEL &
	103	2510 EMMETT ST	JIMENEZ JOHN
	104	2514 EMMETT ST	GONZALEZ CARLOS & MARIA
	105	2518 EMMETT ST	VEGA RAMON MANCILLA &
	106	2522 EMMETT ST	REGALADO ROBERT
	107	2526 EMMETT ST	LARA JOSE DEJESUS &
	108	2530 EMMETT ST	GUERRERO MARIA ALBERTA LARA &
	109	2531 BRANDON ST	ARMENDARIZ EMA
	110	2527 BRANDON ST	MAR MAR INVESTMENTS LLC
	111	2523 BRANDON ST	LUNASCASTELLANOS SALVADOR
	112	2519 BRANDON ST	Taxpayer at
	113	2515 BRANDON ST	WAGNER FAMILY TRUST THE
	114	2511 BRANDON ST	SALMERON ADOLPH JR
	115	2507 BRANDON ST	SABEDRA THOMAS
	116	2503 BRANDON ST	GOMEZ ISIDRO &
	117	2502 BRANDON ST	MENDIOLA JOSE &
	118	2506 BRANDON ST	WAGNER FAMILY TRUST THE
	119	2510 BRANDON ST	HALL ANGELINA

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2514 BRANDON ST	BARRON RUDOLPH G EST OF
	121	2518 BRANDON ST	VILLAGOMEZ RENE SONTOMO
	122	2522 BRANDON ST	PAZ GENARO
	123	2526 BRANDON ST	VILLA JOSE LUIS
	124	2530 BRANDON ST	SANDOVAL MARTIN PEREZ &
	125	2527 GRAFTON AVE	JAM PROPERTIES
	126	2523 GRAFTON AVE	GOMEZ LIONSO & YOLANDA
	127	2519 GRAFTON AVE	MARTINEZ JOSE FELIPE &
	128	2515 GRAFTON AVE	LARA HUMBERTO & BELEN
	129	2511 GRAFTON AVE	LOPEZ ELISEO EST OF
	130	2507 GRAFTON AVE	CALDERON DAVID MARITNEZ &
	131	2503 GRAFTON AVE	SNOOK DONOVAN PARKER
	132	2406 BRANDON ST	MEJIA ORLANDO VAZQUEZ &
	133	2410 BRANDON ST	HERNANDEZ JESUS SILBESTER
	134	2414 BRANDON ST	PORTER JESSE
	135	2418 BRANDON ST	CASTILLO JOSE M & MYRNA
	136	2422 BRANDON ST	VSP DALLAS LLC
	137	2426 BRANDON ST	ARNOLD KAYLA NOEL
	138	2430 BRANDON ST	BLANCO AGAPITO & MARIA D
	139	2434 BRANDON ST	Taxpayer at
	140	2438 BRANDON ST	RUIZ RODRIGO M
	141	2442 BRANDON ST	MEDRANO GRACIELA
	142	2446 BRANDON ST	RICHARD ALBERT JR
	143	2450 BRANDON ST	TREVISO MARIA ELENA
	144	2451 GRAFTON AVE	ZARRELLA NANCY CHATMAS
	145	2447 GRAFTON AVE	SALAZAR MARGARITO L &
	146	2443 GRAFTON AVE	SALINAS VIRJILIO &
	147	2439 GRAFTON AVE	GUTIERREZ ANA BELLA OCHOA
	148	2435 GRAFTON AVE	CALVIN TYLER L
	149	2431 GRAFTON AVE	LARA ROXANNA E
	150	2427 GRAFTON AVE	FURR JAN DEGAUGH

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2423	GRAFTON AVE	CARRANZA JOSE P JR &
152	2419	GRAFTON AVE	GARCIA MARY
153	2415	GRAFTON AVE	JIMINEZ SALVADOR
154	2411	GRAFTON AVE	RUIZ JUAN C JR &
155	2407	GRAFTON AVE	BURGOS NANCY SARABIA
156	2406	GRAFTON AVE	UYOA JOEL
157	2410	GRAFTON AVE	TORRES ROSA MORENO
158	2414	GRAFTON AVE	HERRERA VIRGILIO &
159	2418	GRAFTON AVE	MT&A HOLDINGS LLC
160	2422	GRAFTON AVE	LOPEZ LEO & CYNTHIA MUNOZ
161	2426	GRAFTON AVE	FUENTES LEONARDO &
162	2430	GRAFTON AVE	OLIVAREZ ANTONIO EST &
163	2434	GRAFTON AVE	ALVAREZ GUADALUPE
164	2438	GRAFTON AVE	MARTINEZ ESMERALDS
165	2442	GRAFTON AVE	ENRIQUEZ OSCAR & ANA LILIA
166	2446	GRAFTON AVE	MENDEZ MARIA &
167	2450	GRAFTON AVE	RAMIREZ ARNULFO S
168	2502	GRAFTON AVE	Taxpayer at
169	2506	GRAFTON AVE	Taxpayer at
170	2510	GRAFTON AVE	GUTIERREZ RAMIRO &
171	1126	S HAMPTON RD	SERRANO MARICRUZ
172	1112	S HAMPTON RD	SERRANO MARICRUZ
173	2324	W CLARENDON DR	J&L RANCH LLC
174	1228	S HAMPTON RD	GAYTAN FELIPE
175	1222	S HAMPTON RD	QUALCO CORP
176	2320	EMMETT ST	DALGAMOUNI IBRAHIM & ANN-MARIE
177	1210	S HAMPTON RD	DALGAMOUNI IBRAHIM &
178	1202	S HAMPTON RD	DALGAMOUNI IBRAHIM A &
179	1229	HOLLYWOOD AVE	RODELA GONZALES TRINIDAD
180	1233	HOLLYWOOD AVE	Taxpayer at
181	1237	HOLLYWOOD AVE	GARZA JOHNNY ASCUNCION JR

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	1011 S HAMPTON RD	AMADOR JOE A & HELEN R
	183	1010 EPENARD ST	FLORES JOANN
	184	1014 EPENARD ST	DFW HOME SOLUTIONS LLC
	185	1023 S HAMPTON RD	1015 HAMPTON LLC
	186	1022 EPENARD ST	ROJAS MANUEL
	187	1011 EPENARD ST	PONCE ARTURO D & MARGARITA L
	188	1010 S FRANKLIN ST	MENDIOLA FREDDY &
	189	1014 S FRANKLIN ST	ALAMAZAN MARIA &
	190	1015 EPENARD ST	SCHREIBER CASEY &
	191	1019 EPENARD ST	PAREDES FIDEL RAIMUNDO
	192	1018 S FRANKLIN ST	MCNAMARA TOMMY LEE LF EST
	193	1022 S FRANKLIN ST	BABS JOINT REALTY LLC
	194	1023 EPENARD ST	DORANTES JUAN L
	195	1011 S FRANKLIN ST	JUAREZ CELICA GODINEZ
	196	1013 S FRANKLIN ST	RUIZ JOSE ALBERTO ZEPEDA
	197	1019 S FRANKLIN ST	DALLAS PATTEN PROPERTIES LLC
	198	1023 S FRANKLIN ST	CRUZ AMADEO & ALMA LORENO
	199	1022 ZEB ST	RABADAN ALEJANDRA
X	200	1018 ZEB ST	LONGORIA MIGUEL
	201	1014 ZEB ST	CARDENAS RUBEN G ETAL
	202	1010 ZEB ST	ROSALES MARY ANGELA
	203	1018 S HAMPTON RD	YOUNG & SONG INC
	204	1314 S HAMPTON RD	DISCIPLE CITY