

FILE NUMBER: Z245-209(LC) / Z-25-000038

DATE FILED: April 21, 2025

LOCATION: East corner of Colonial Avenue and Driskell Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 7,586 sq.ft.

CENSUS TRACT: 48113020900

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.

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

BACKGROUND INFORMATION:

- The area of request, commonly known as 3830 Colonial, is currently zoned R-5(A) Single Family Subdistrict within Planned Development District 595 and is undeveloped.
- The applicant proposes duplex use. This use is permitted within the proposed TH-3(A) District.
- 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
Colonial Avenue	Local	50 feet
Driskell 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 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 to 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

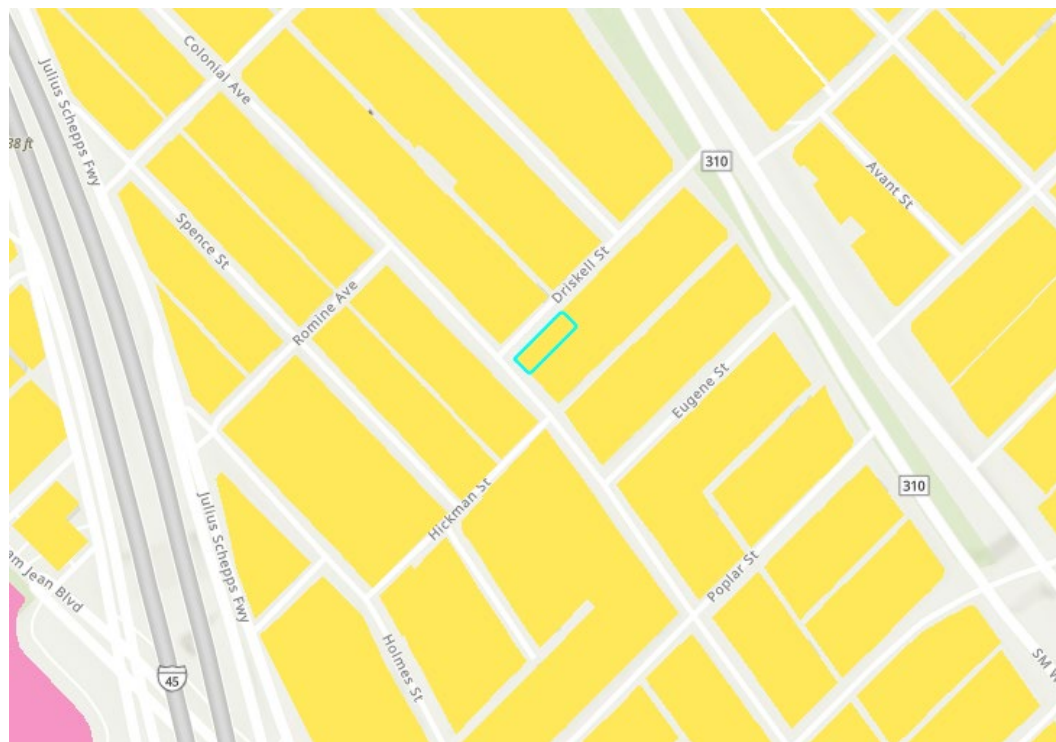
This zoning request **is consistent** with Forward Dallas 2.0 place-type of Community Residential. Sensitively integrated housing types, such as duplexes and smaller-scale multiplexes, can be found in many of these areas. Housing such as duplexes, townhomes, and multiplex should be designed to complement 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-scale 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
Site	R-5(A) Single Family Subdistrict within PD No 595	Undeveloped
Northeast	R-5(A) Single Family Subdistrict within PD No 595	Residential
Southeast	R-5(A) Single Family Subdistrict within PD No 595	Residential
Southwest	R-5(A) Single Family Subdistrict within PD No 595	Residential
Northwest	R-5(A) Single Family Subdistrict within PD No 595	Residential

Land Use Compatibility:

Northeast of the site are multiple duplexes. Northwest across Driskell is a duplex. There are single family houses to the southeast and southwest. The duplex / single family ratio on surrounding lots appears to be roughly 1/5 and there are duplex structures converted to single family structures.

Additional housing is appropriate for the site. The surrounding area is supported by frequent transit and is within walking distance of area schools and community parks.

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:

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

Under blockface continuity, a 20 foot front setback would be required on both frontages to match the existing R-5(A) Districts.

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 use 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

II.

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.

Draft CPC Action
August 7, 2025

Motion: It was moved to recommend **approval** of 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, on the east corner of Colonial Ave and Driskell St.

Maker: Wheeler-Reagan
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Hall,
Kingston, Rubin

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

Motion to Reconsider: It was moved to **reconsider** 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, on the east corner of Colonial Ave and Driskell St.

Maker: Rubin
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Hall,
Kingston, Rubin

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

Motion II: It was moved to recommend **approval** of a TH-3(A) Townhouse Subdistrict, subject to deed restrictions, on property zoned R-5(A) Single Family Subdistrict within Planned Development District No 595, the South Dallas Fair Park Special Purpose District, on the east corner of Colonial Ave and Driskell St.

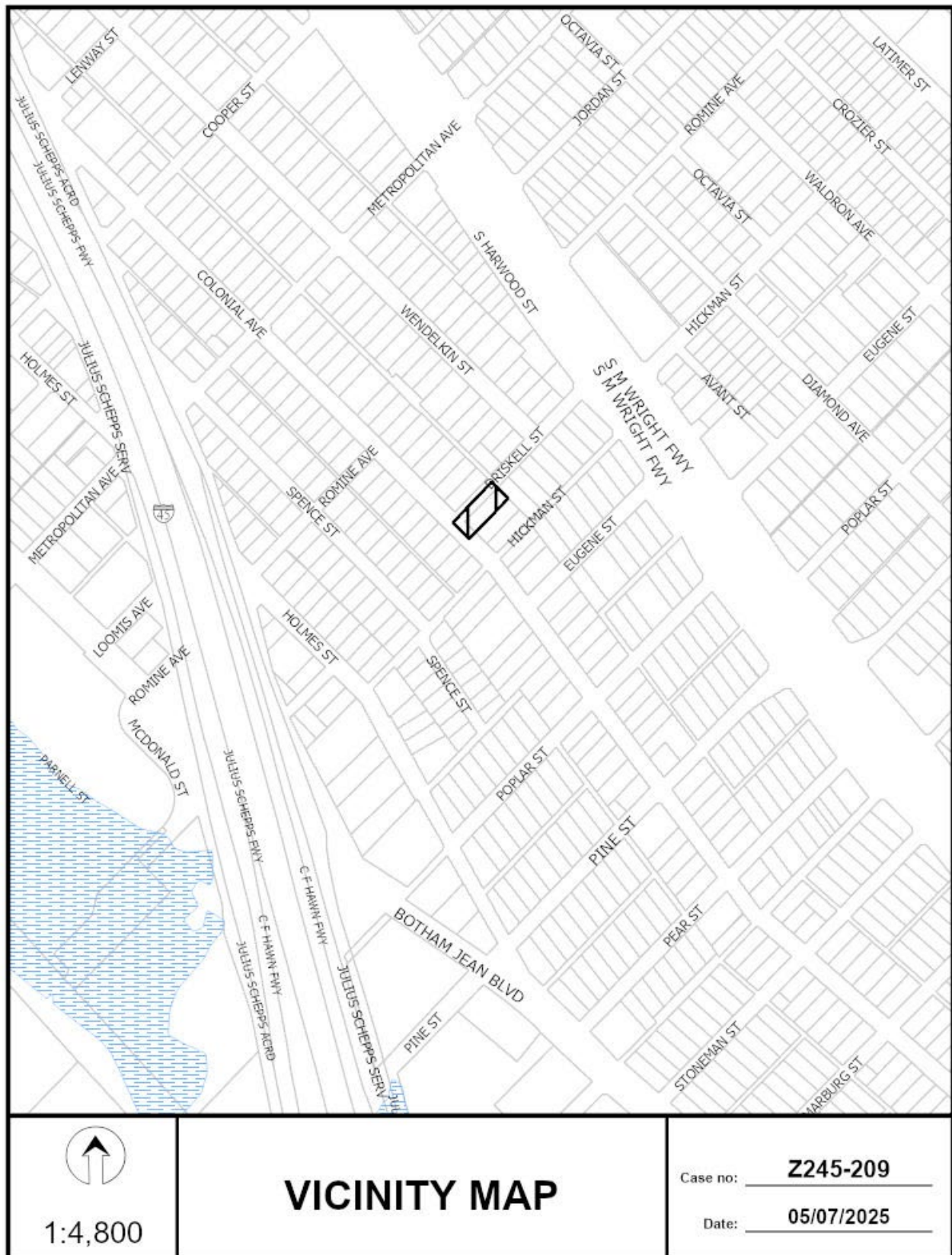
Maker: Wheeler-Reagan
Second: Shidid
Result: Carried: 13 to 0

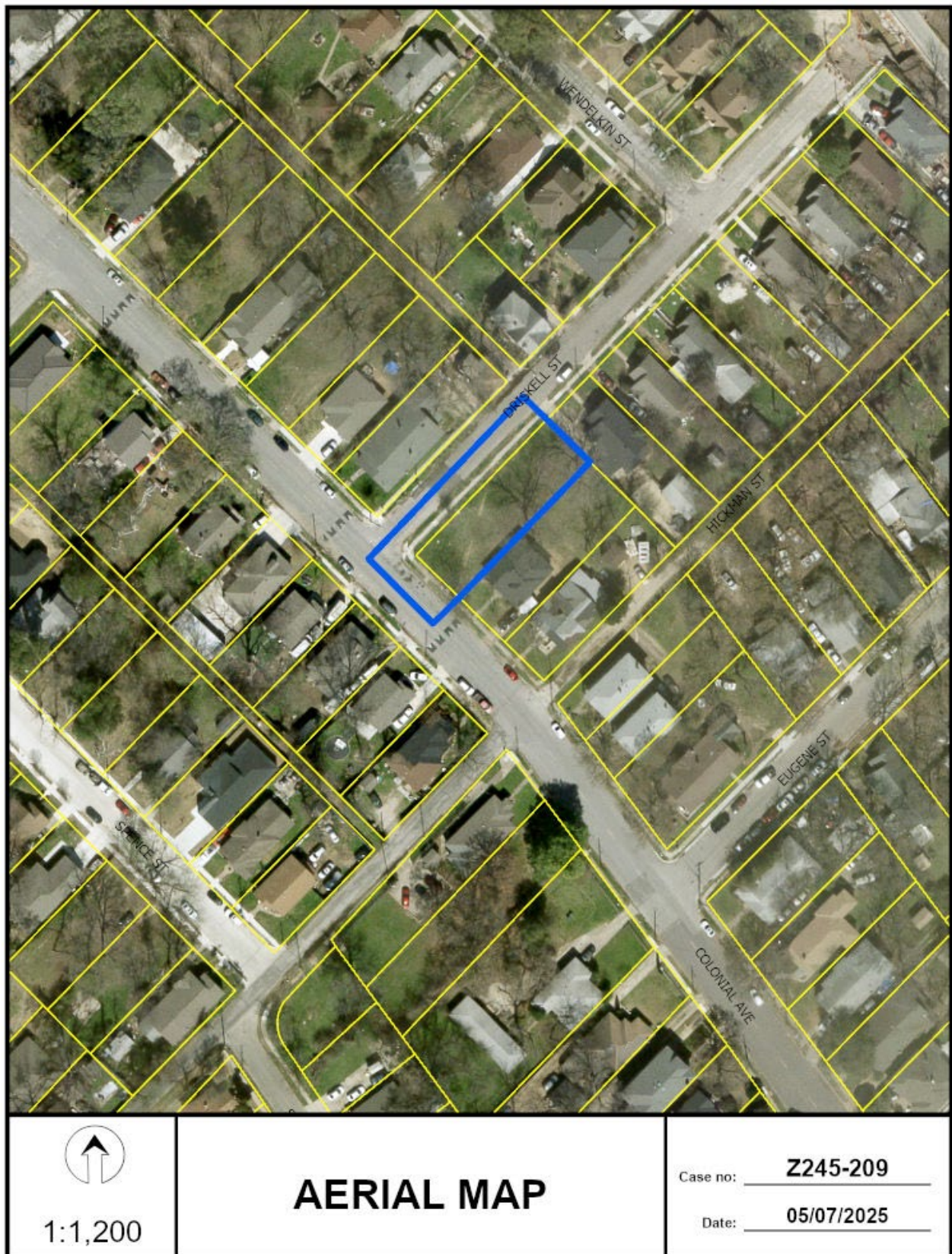
For: 13 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Hall,
Kingston, Rubin

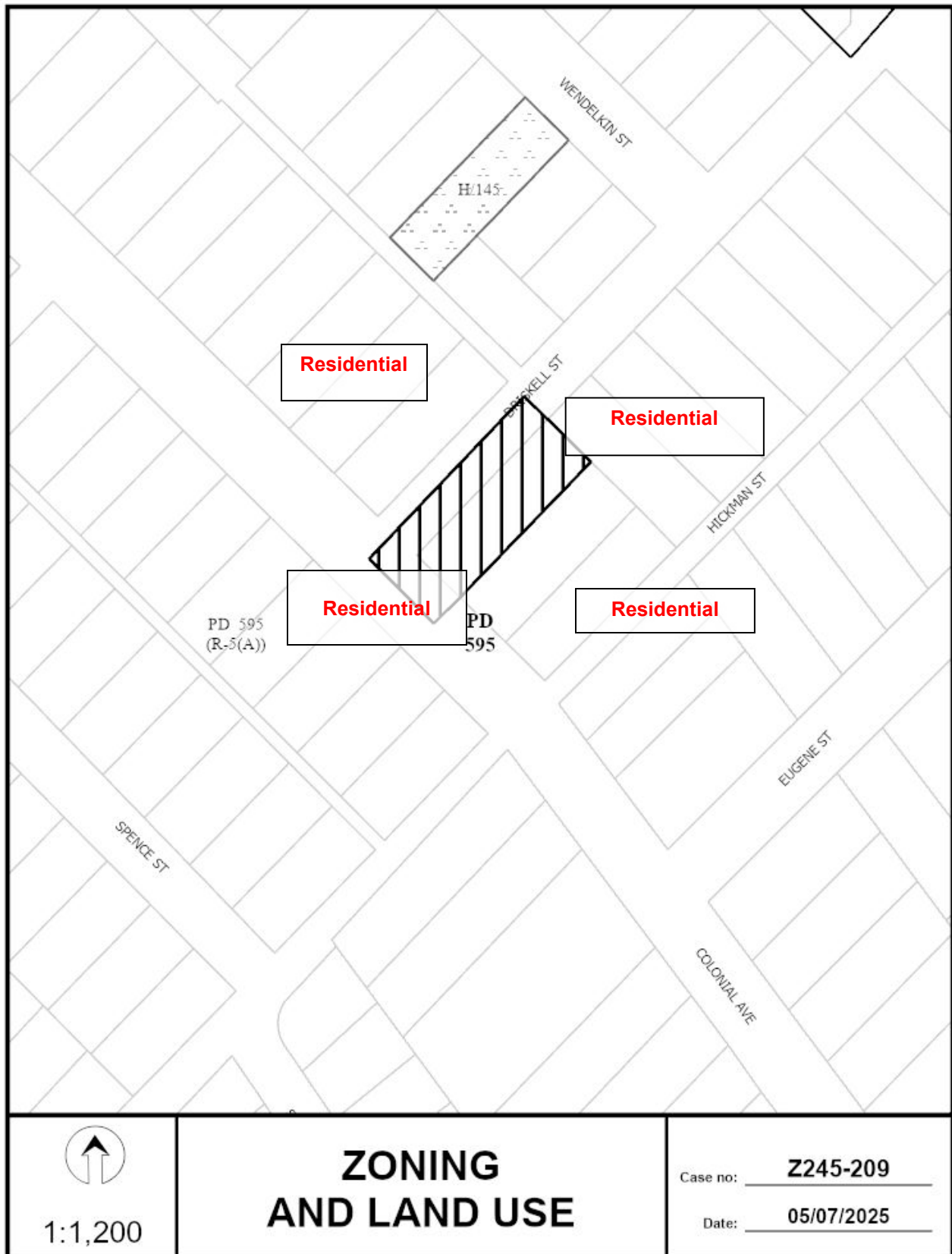
Against: 0
Absent: 1 - Sims
Vacancy: 1 - District 12

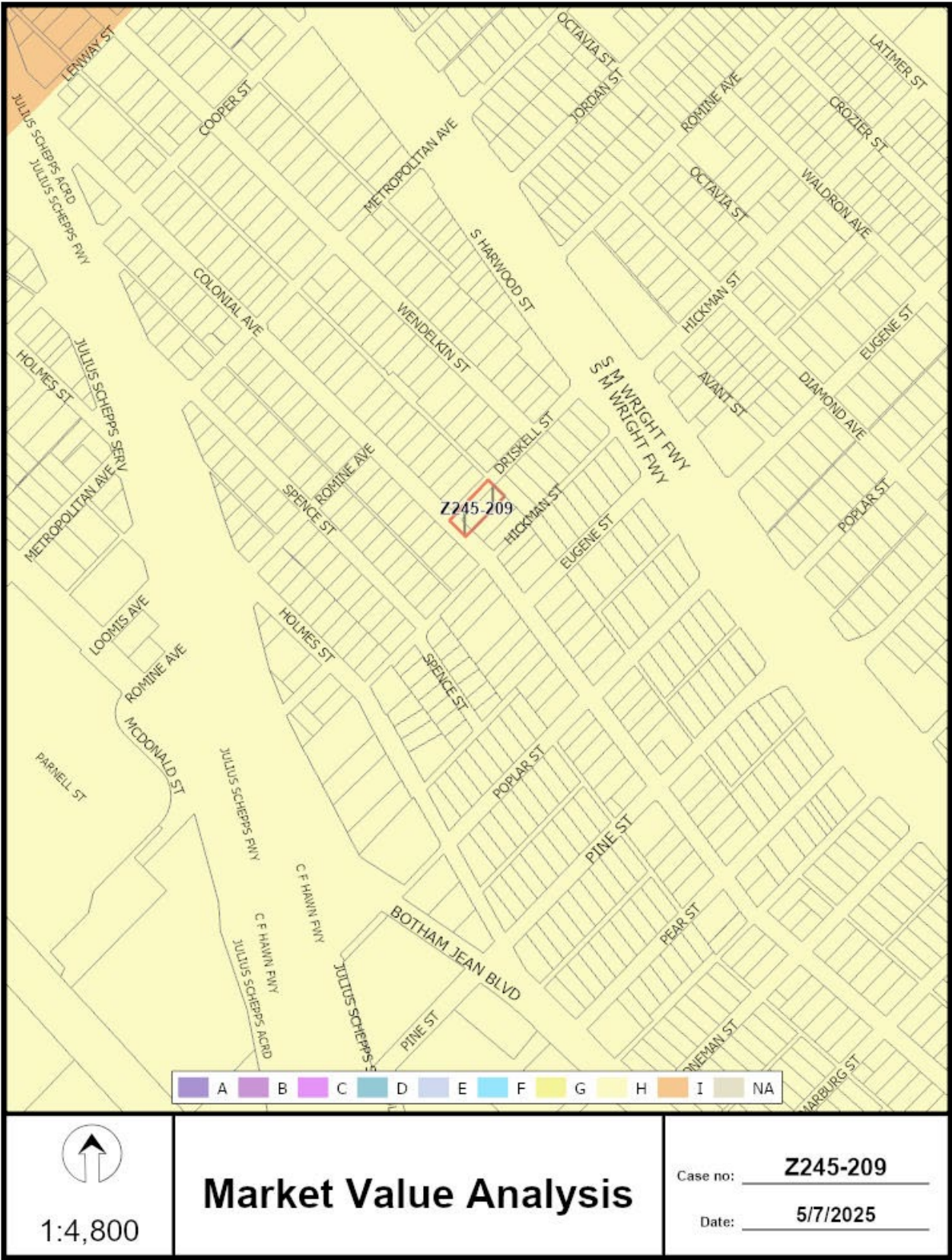
Notices:	Area: 200	Mailed: 36
Replies:	For: 0	Against: 0

Speakers: For: Anish Thakrar, 328 Cole Ave., Dallas, TX, 75204
Against: None











<u>36</u>	Property Owners Notified (40 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>8/7/2025</u>	Date

Z245-209
CPC



1:1,200

08/06/2025

Reply List of Property Owners***Z245-209******36 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	3830	COLONIAL AVE	DALLAS HOUSING ACQUISITION &
2	3824	COLONIAL AVE	TOLES WILLIAM R
3	3820	COLONIAL AVE	SANDERS ALEXANDRA
4	3816	COLONIAL AVE	LAGOW DEVELOPMENT PROJECT LLC
5	3812	COLONIAL AVE	WALKER PATRICA A
6	3813	WENDELKIN ST	SELLER FINANCE HOMES LLC
7	3817	WENDELKIN ST	HARRIS CONSTANCE
8	1715	DRISKELL ST	PAYNE ISIAH
9	3823	WENDELKIN ST	PAYNE ISIAH
10	3838	COLONIAL AVE	BURSE LULA MAE
11	3834	COLONIAL AVE	CANELO ALBERT
12	1714	DRISKELL ST	HERNANDEZ DULCE
13	1718	DRISKELL ST	NONALDS PLACE LLC
14	1722	DRISKELL ST	HARRISON LINETTA M
15	1726	DRISKELL ST	A K LEGACY ACQUISITIONS LLC
16	1730	DRISKELL ST	KING LINDA & MICHAEL
17	3818	SPENCE ST	DALLAS HOUSING ACQUISITION &
18	3822	SPENCE ST	UNIVERSAL CORPORATE SERVICES
19	3826	SPENCE ST	JB III INVESTMENTS INC
20	3830	SPENCE ST	SANDJONG LIONEL KILOFONYUY
21	3834	SPENCE ST	HOLLINS FOREST
22	3838	SPENCE ST	GARCIA MARGARITA
23	3837	COLONIAL AVE	COBBIN PEACHES M
24	3833	COLONIAL AVE	NAVARRO ORLANDO
25	3829	COLONIAL AVE	EST REALTY LLC
26	3823	COLONIAL AVE	RCGA LLC

08/06/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3821	COLONIAL AVE	Taxpayer at
28	3815	COLONIAL AVE	CCI CITY EXCHANGERS INTERNATIONAL
29	3811	COLONIAL AVE	CCI CITY CHANGERS INTERATIONAL
30	3901	COLONIAL AVE	ALEXANDER RALPH V
31	3907	COLONIAL AVE	CAMARENA DONATO PEREZ
32	3908	COLONIAL AVE	BURSE LULA MAE
33	1715	EUGENE ST	GHOLSTON ADDIE H &
34	1719	EUGENE ST	COMBS MARGARET R EST OF
35	1723	EUGENE ST	HAVIV ZVIKA
36	1727	EUGENE ST	CARLOS D EASTER