

FILE NUMBER: Z234-174(LC) **DATE FILED:** February 23, 2024

LOCATION: Northwest side of Herrling Street, between South 2nd Avenue and Cross Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 24,829 square feet **CENSUS TRACT:** 48113002703

OWNER: Invest in South Dallas, LLC

APPLICANT: Anish Thakrar

REQUEST: An application for a TH-3(A) Townhome Subdistrict on property zoned an 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 to allow residential uses on the site.

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

PRIOR CPC ACTION: On July 11, 2024, the City Plan Commission moved to hold this case under advisement until the September 19, 2024 hearing.

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 undeveloped vacant lots (approx. 24,829 square feet total in size).
- Geographically located in the South Dallas neighborhood.
- These are 3 adjacent lots with frontage only on Herrling Street.
- The purpose of the request is to rezone the property to a TH-3(A) Townhouse Subdistrict to allow for duplex residential use.
- To accomplish this, the applicant is requesting a general zoning change.
- Case was held under advisement at the July 11, 2024 City Plan Commission meeting.
- No changes to the case since the last hearing.

Zoning History:

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

1. **Z190-207:** On September 9, 2020, City Council approved An application of a D(A) Duplex Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, located on the Southeast side of Herrling Street, northeast of 2nd Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Herrling Street	Local Street	-
South 2nd Street	Community Collector	60 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. 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 request complies with 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 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

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

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

Land Use:

	Zoning	Land Use
Site	PD No. 595 with Subdistrict R-5(A)	Undeveloped vacant lots
North	PD No. 595 with Subdistrict R-5(A)	Single Family
South	PD No. 595 with Subdistrict R-5(A) & D(A)	Single Family
East	PD No. 595 with Subdistrict R-5(A), D(A) with deed restrictions [Z190-207]	Single Family
West	PD No. 595 with Subdistrict NC(E), Tract 1	Commercial Retail

Land Use Compatibility:

The area of request is currently three undeveloped vacant lots (approx. 24,829 square feet total in size), zoned an R-5(A) Single Family Subdistrict within PD No. 595.

To the north, east and south of the property are single family uses. To the west of the property are existing commercial retail uses. With this area being under development, the amount of existing residential uses in the immediate area and a similar use on the same block directly adjacent to the subject property, staff finds the applicant’s request to be appropriate and compatible with the surrounding area.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would fit the existing fabric of the neighborhood and the applicant is volunteering deed restrictions to the max height of any proposed buildings to ensure compatibility with the surrounding area, as well as the existing underlying subdistrict of R-5(A). Additionally, the request is found to be appropriate as there is already existing D(A) zoning and duplex uses directly adjacent to the subject site on Herrling Street. This compatibility is further reflected in the development standards comparison table below.

Development Standards

The following is a comparison chart of the development standards for the current R-5(A) Subdistrict and the proposed TH-3(A) Subdistrict.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-5(A)	20' ¹	5'	1 du/5,000 sq. ft.	30'	45%		Single family
Proposed: TH-3	0' ¹	SF: 0' Duplex: 5' side/10' rear Other: 10'	12 du/ac (3,630 sf avg per du) 2,000 sf min lot size ²	36' ³	60% res 25% nonres		Single family, duplex

¹ Per [Sec. 51A-4.401\(a\)\(6\)](#), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. So, the lots in the area of request would be subject to a 20-foot front yard due to the adjacent R-5(A) Subdistrict lots.

² The TH-3(A) Subdistrict does not permit more than 12 dwelling units per acre, which requires an average lot size of 3,630 square feet per dwelling unit. However, per permitting staff, the minimum lot size for residential use controls over the maximum dwelling unit density. The minimum lot size is 6,000 square feet. As each of the lots in the area of request is at least 6,000 square feet, a duplex would be permitted on each of the lots.

³ The applicant has volunteered deed restrictions restricting maximum height to 30 feet to comply with the 30-foot maximum height of the adjacent R-5(A) Subdistrict lots, 20' front yard setback and reduced lot coverage of 45%.

Landscaping:

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

Parking:

In a TH District, required off-street parking for a single family or a duplex use is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

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 currently in an "H" MVA area. To the north, south, east and west of the site is the "H" MVA area.

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List of Officers

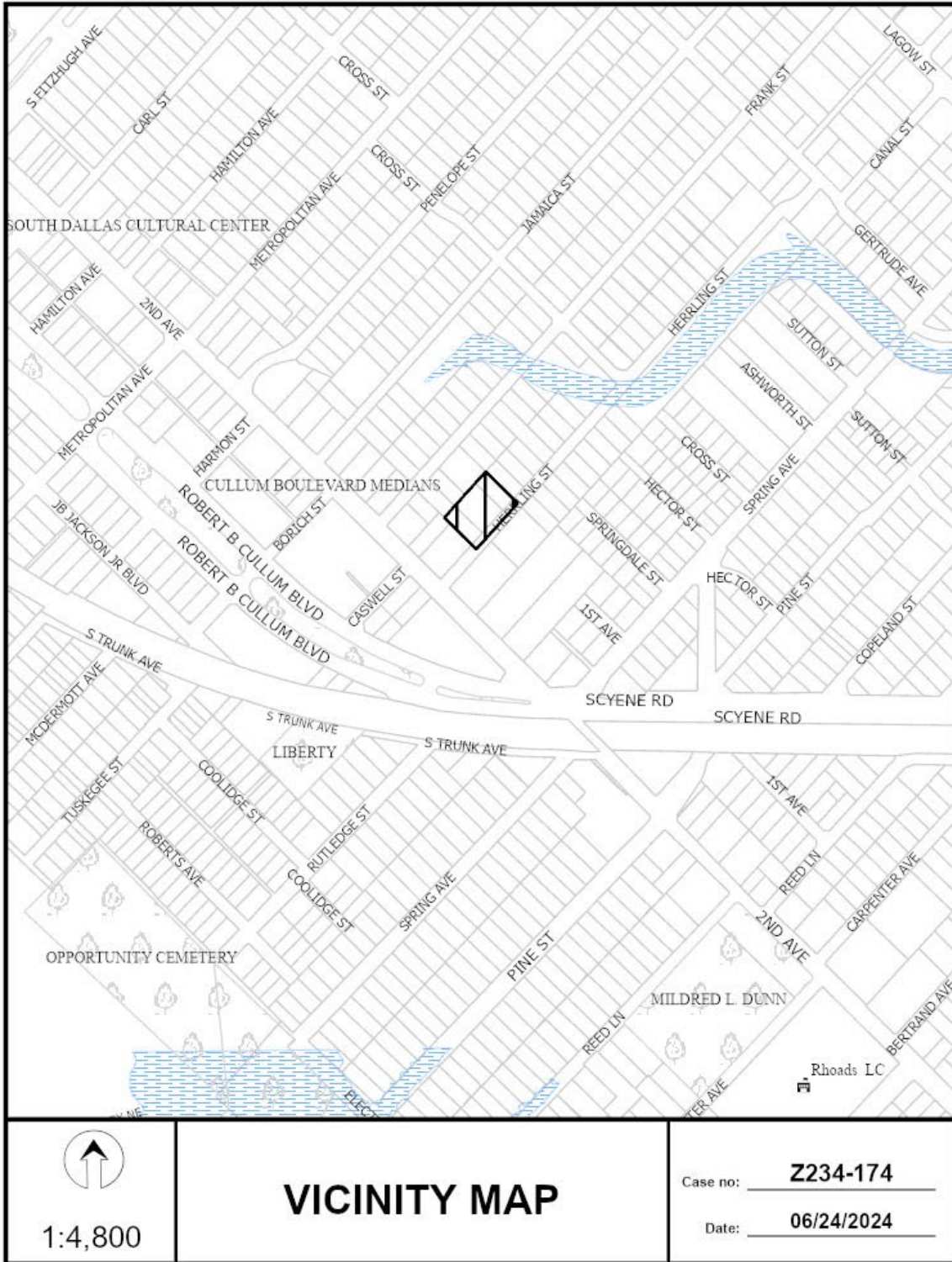
Invest in South Dallas, LLC

Anish Thakrar, President

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

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

1. Maximum height is 30 feet.
2. 20' front yard setback
3. Reduced lot coverage, to match R-5(A) subdistrict lot coverage of 45%



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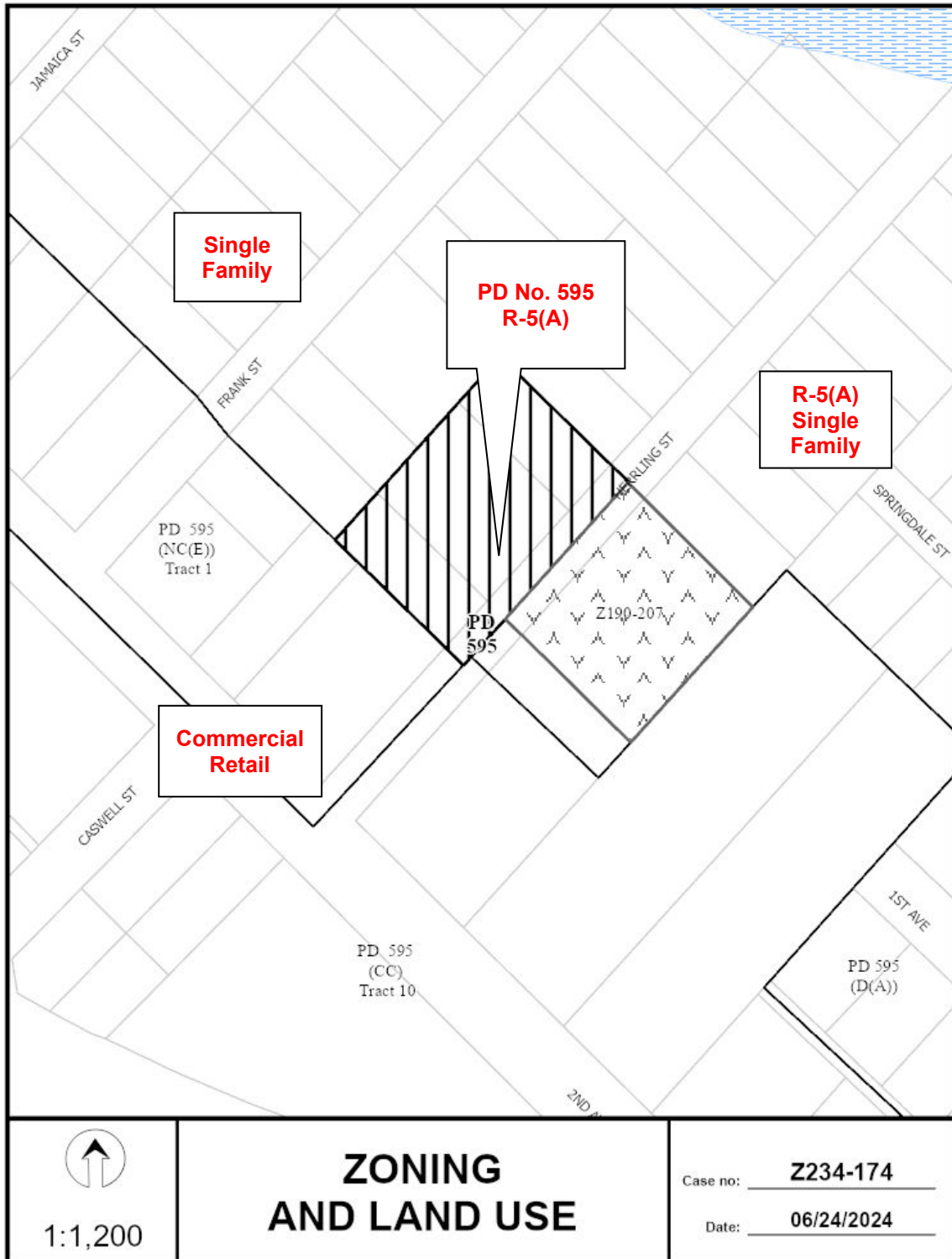


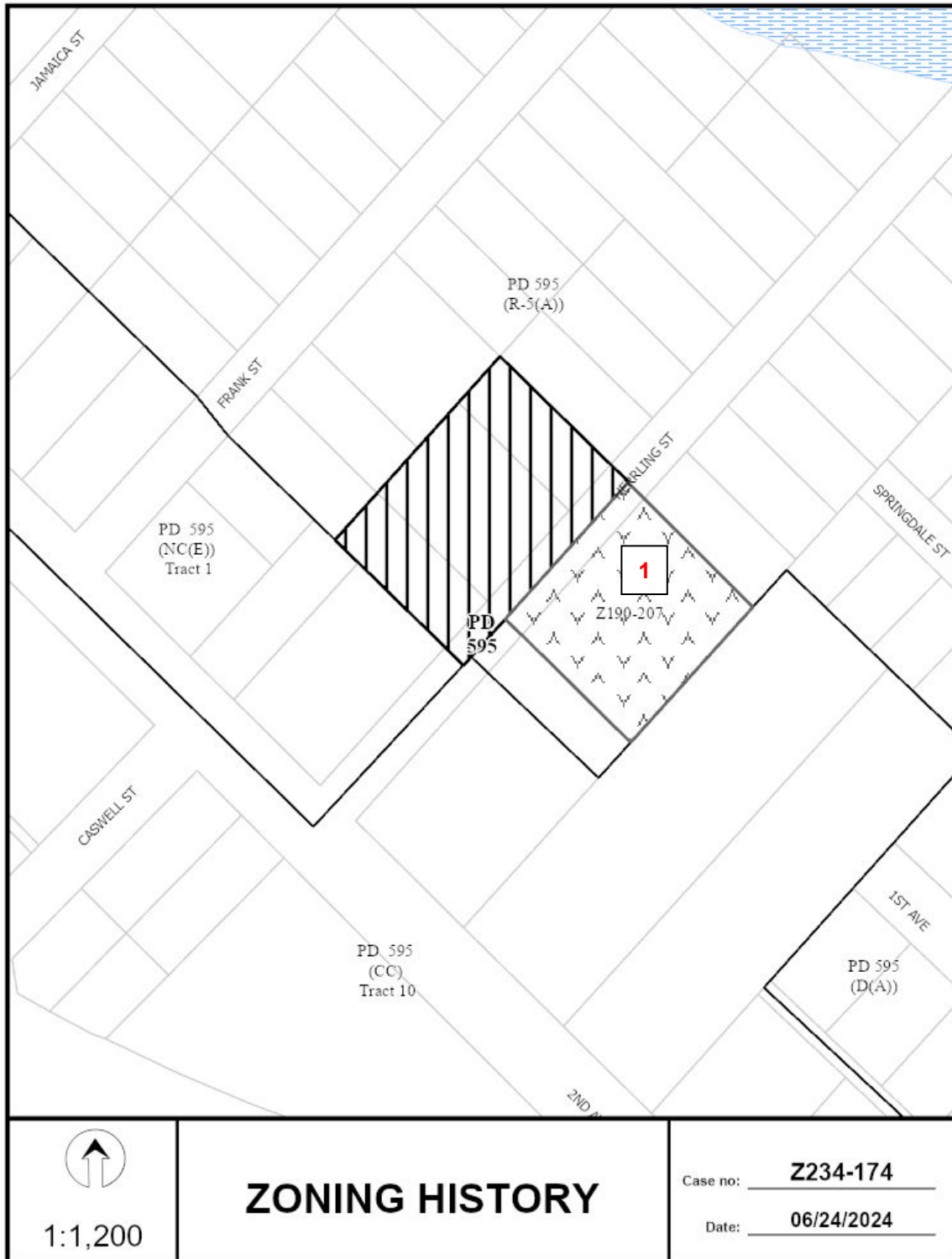
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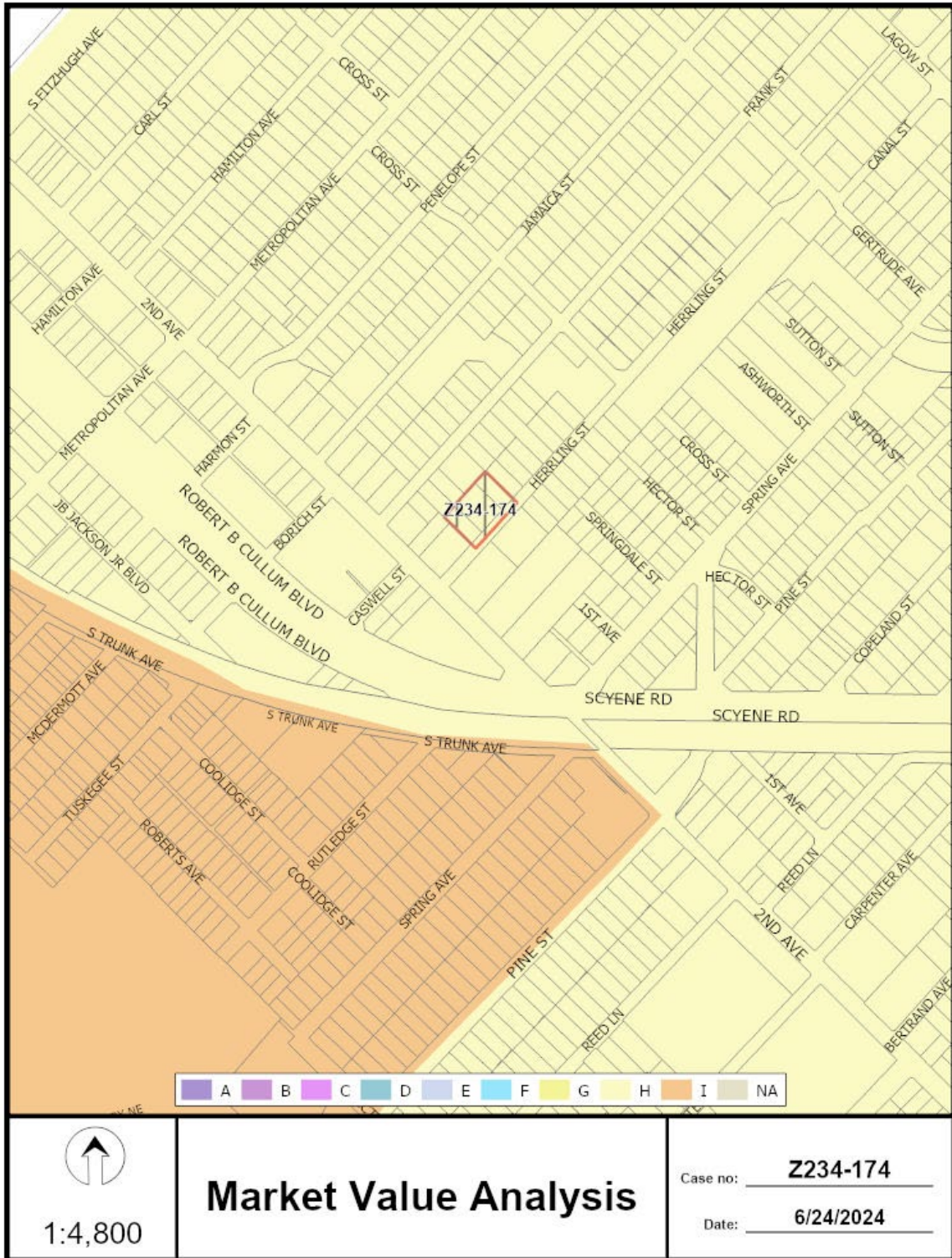
AERIAL MAP

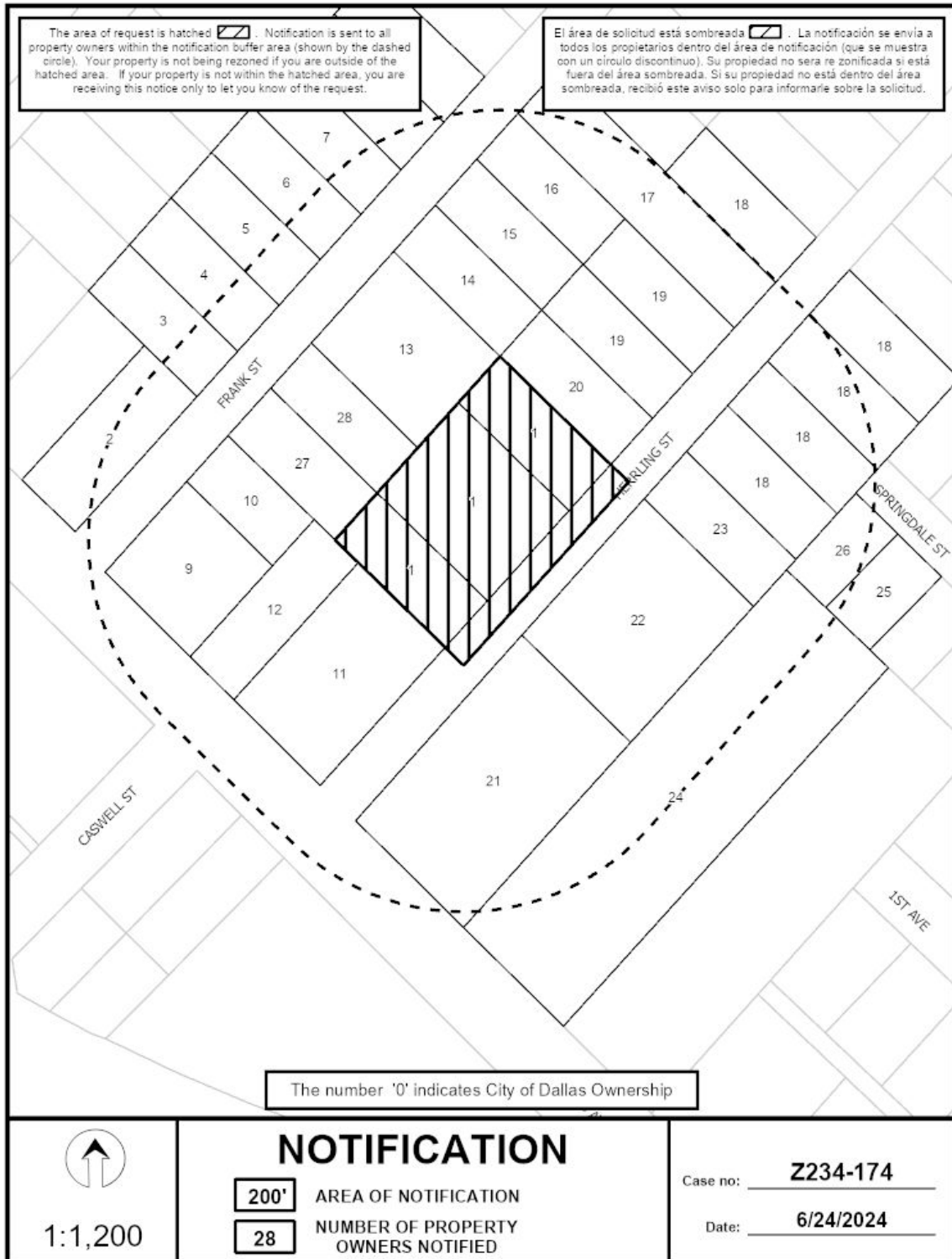
Case no: Z234-174

Date: 06/24/2024









06/24/2024

Notification List of Property Owners***Z234-174******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3527 HERRLING ST	MOSES REALTY LLC
2	2514 2ND AVE	SIMMONS KENNY
3	3515 FRANK ST	JAMES DON S
4	3519 FRANK ST	JAMES DONNIE S
5	3523 FRANK ST	JONES BETTY LOIS
6	3527 FRANK ST	MENDOSA ALEJANDRINA CRUZ
7	3531 FRANK ST	PEREZ GUSTAVO & JANNET ALVAREZ
8	3603 FRANK ST	PHAM TIEN THOMAS QUANG
9	2524 2ND AVE	HENDLEY JAMES G &
10	3510 FRANK ST	MORELAND ESTER MAE &
11	2542 2ND AVE	DAVIS ROBERT E JR & D'ANN
12	2536 S 2ND AVE	DAVIS ROBERT E JR & D'ANN
13	3522 FRANK ST	ROSS MARY LF ESTAT
14	3530 FRANK ST	3 SAM LLC
15	3602 FRANK ST	DAWSON DOROTHY LIFE EST
16	3604 FRANK ST	CLARKSON AARON
17	3610 FRANK ST	DALLAS HOUSING ACQUISITION &
18	3615 HERRLING ST	WILLIAMS SHANTAE
19	3605 HERRLING ST	JMD HOLDINGS LLC
20	3529 HERRLING ST	COUCH PROPERTIES LLP
21	2616 2ND AVE	HOLY GROVE MISSIONARY BAPTIST CH
22	3522 HERRLING ST	INVEST IN SOUTH DALLAS LLC
23	3530 HERRLING ST	WISEHOUSE INVESTMENT GROUP LLC
24	2702 S 2ND AVE	2702 SECOND AVE LLC
25	2707 SPRINGDALE ST	PROSOURCE TRUSTED LP
26	2703 SPRINGDALE ST	GOOD URBAN DEVELOPMENT LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3514 FRANK ST	LOPEZ GERARDO
28	3518 FRANK ST	2310 ROCK STREET LLC