

FILE NUMBER: Z234-216(MB) **DATE FILED:** April 22, 2024

LOCATION: South line of Oakwood Drive, west of Haymarket Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 9,047 sqft **CENSUS TRACT:** 48113011604

OWNER/APPLICANT: Josue Martinez

REQUEST: An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow development of single-family housing.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District. The area of request is undeveloped.
- The lot has frontage on Oakwood Drive.
- The applicant proposes to redevelop the property with a single family home.
- To accomplish this, they request an R-7.5(A) Single Family District.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Oakwood Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.1 Focus on Southern Sector development opportunities.

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.

Neighborhood Plus Plan:

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.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

I-20 Freeway Corridor Land Use Study:

The subject site is across from the boundary of the I-20 Freeway Corridor Land Use Study. The I-20 Freeway Corridor Land Use Plan addresses future economic development, transportation, public utility, and other public/private development initiatives along the Interstate-20 freeway corridor. The plan was adopted by City Council in December 2000. The area of request is located immediately south of Subdistrict 2 of the study area of the plan.

The area plan calls for the northern blockface of Oakwood Drive to remain as primarily single family uses. The area plan also recommends promotion of compatible land use and infill development along the I-20 freeway corridor. While the area of request is not within the study area of the plan, the proposed rezoning would not conflict with the vision of the area plan for the area immediately north of it.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Undeveloped
North	R-7.5(A) Single Family	Single Family
South	A(A)	Single family
East	A(A)	Single family
West	A(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped. The site is generally surrounded by A(A) Agricultural and an R-7.5(A) Single Family District to the north. The area is generally developed with single family houses. Closer to Haymarket Road, there is a CR Community Retail District developed with a nursery, garden shop, or plant sales use.

The site is currently zoned an A(A) Agricultural District. This district is recognized as a transitional district which is temporarily low-density residential. The applicant proposes an R-7.5(A) Single Family District to permit development of a single-family house on the property. While the existing A(A) District permits the development of single-family houses, the required development standards are more restrictive than what would be permitted by the R-7.5(A) District.

The existing lot is developed with a single family house, however, the applicant will be requesting a new plat for the area of request to create a new lot.

Staff supports the proposed R-7.5(A) District as it will retain the residential character of the neighborhood and promote the goals listed in the forward Dallas Comprehensive Plan and the Neighborhood Plus Plan.

Development Standards

Following is a comparison of the development standards of the current A(A) District and the proposed R-7.5(A) Single Family District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	Side: 20' Rear (single family): 50' Rear (all other): 10'	1 du/3 ac	24'	10% residential 25% nonresidential		Agricultural
Proposed: R-7.5(A)	25' ¹	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential		Single family

¹ Due to blockface continuity requirements, a 50-foot front yard setback would apply to this lot.

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	Proposed
Use	A(A)	R-7.5(A)
AGRICULTURAL USES		
Animal production	•	
Commercial stable	•	
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	A(A)	R-7.5(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	S	
Convent or monastery	•	S
Foster home	S	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		

	Existing	Proposed
Use	A(A)	R-7.5(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
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	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	S	
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		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	A(A)	R-7.5(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	

	Existing	Proposed
Use	A(A)	R-7.5(A)
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds	S	
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
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	S	
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-7.5(A) District is one space. The applicant would be required to comply with standard parking minimums at permitting.

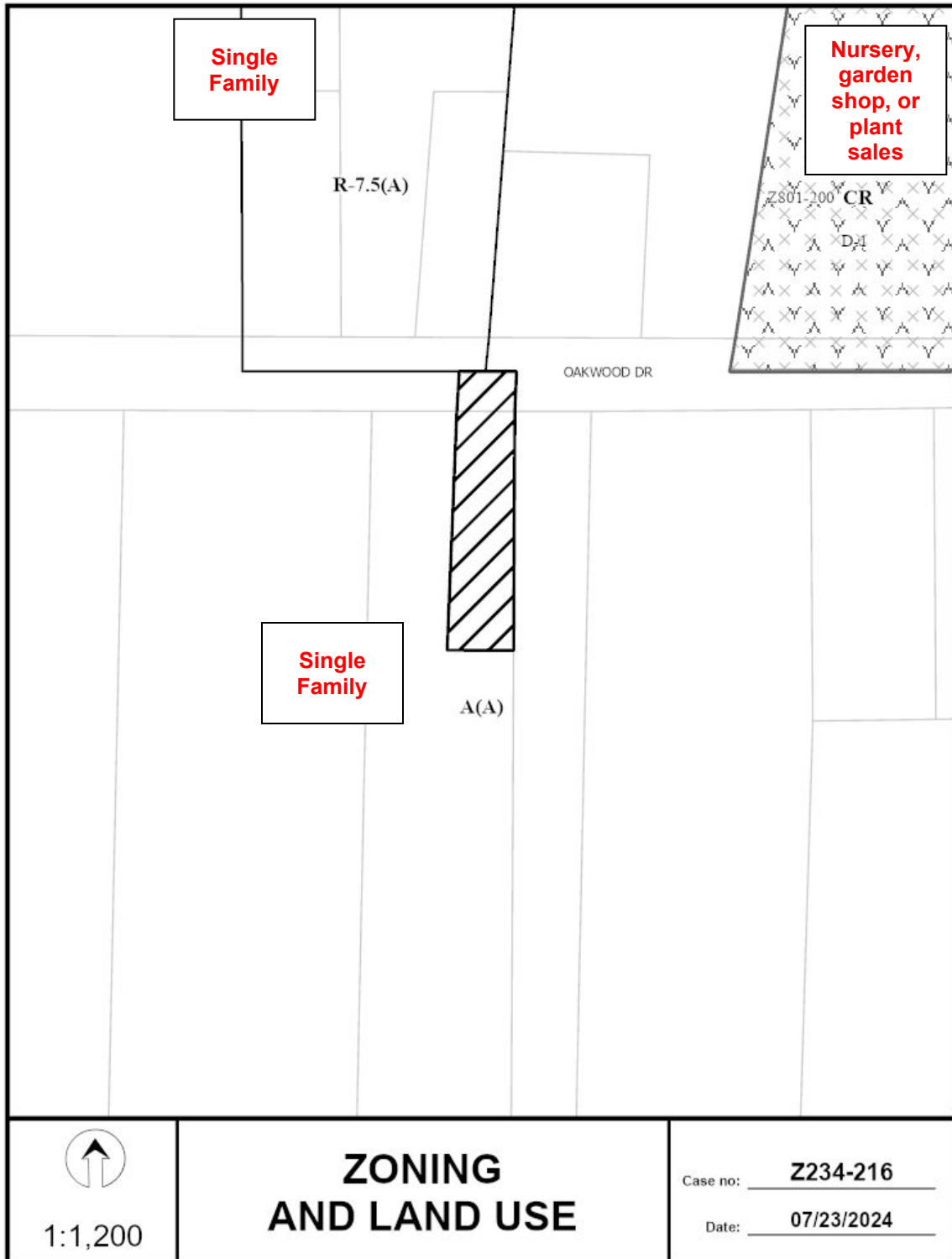
Market Value Analysis:

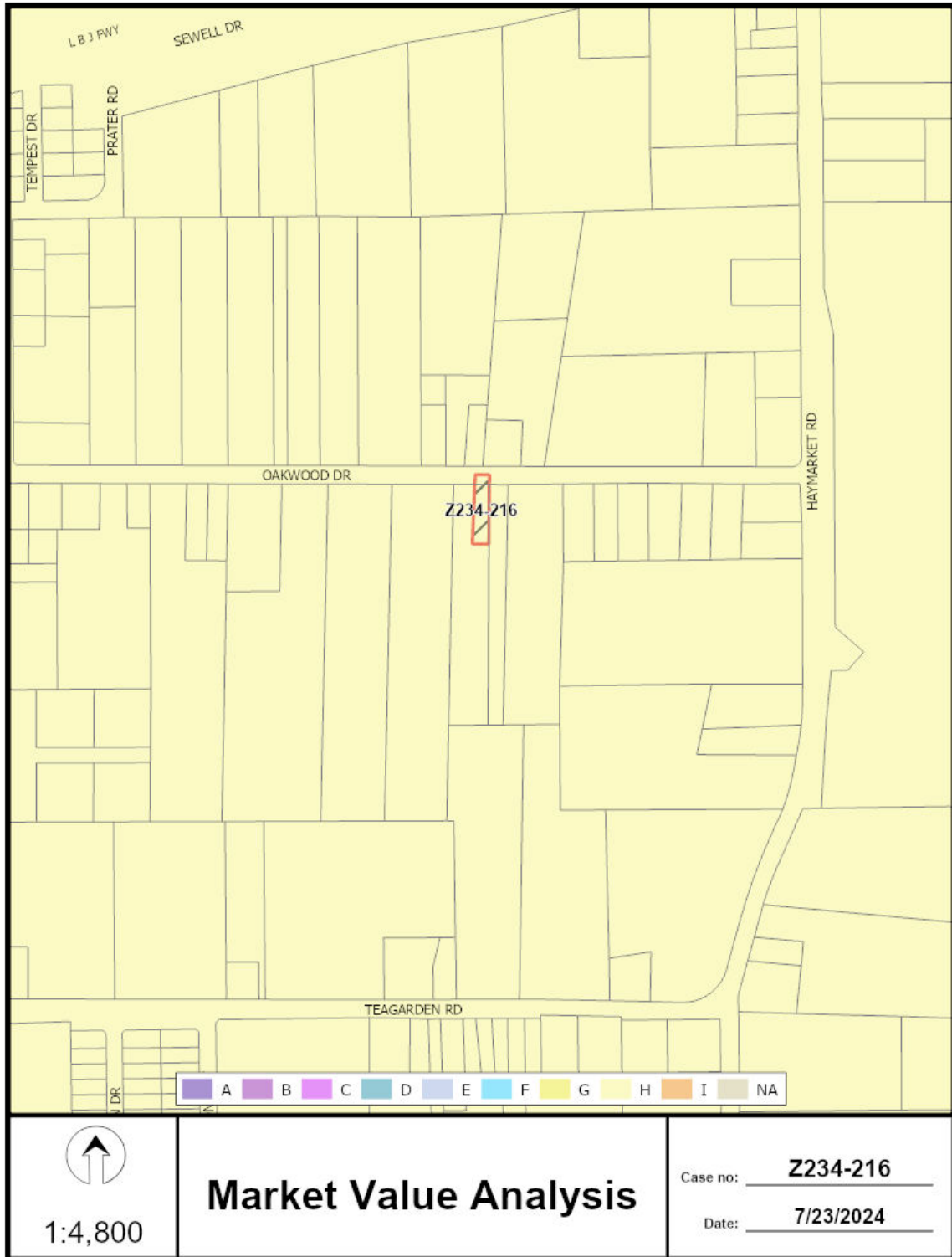
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

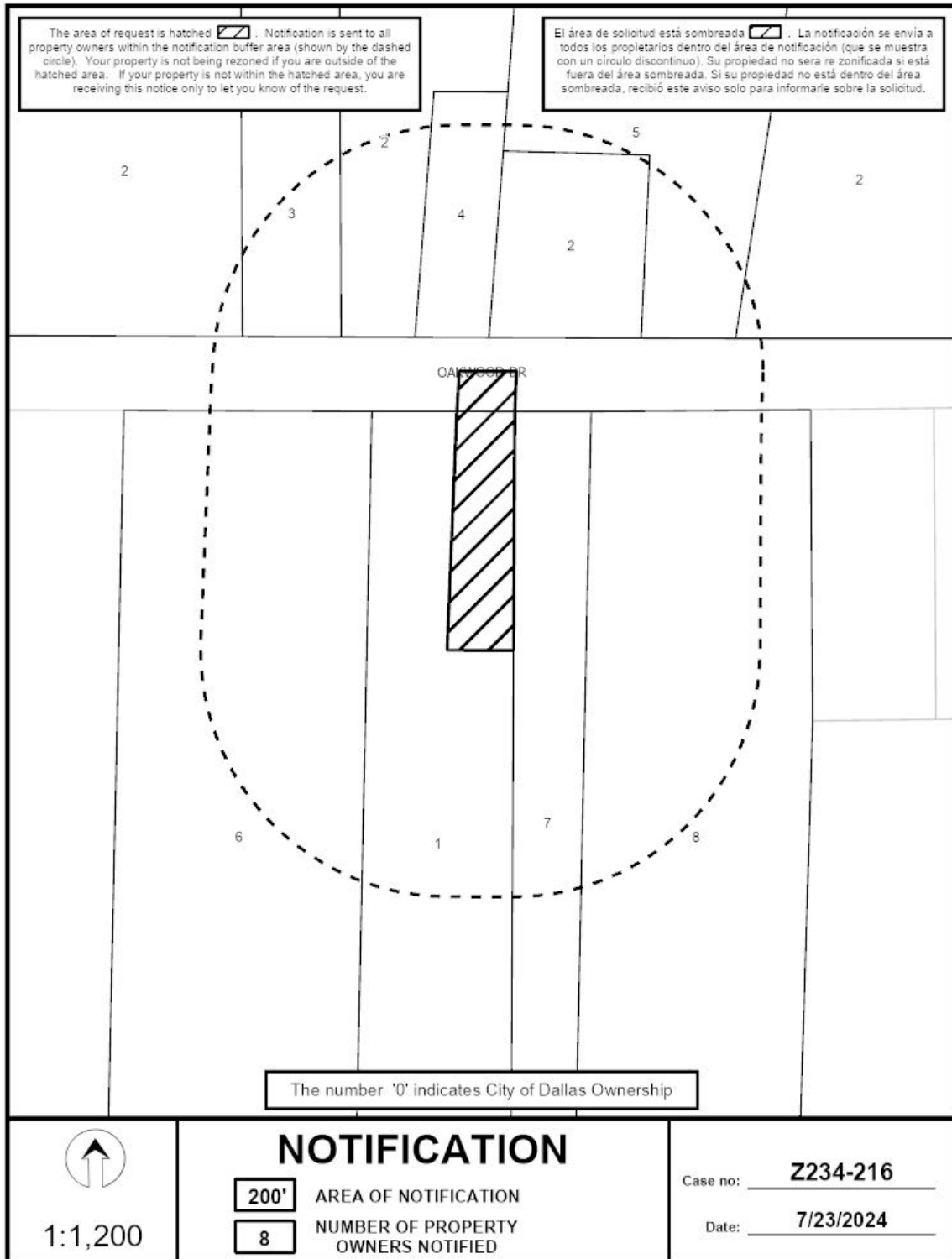
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable 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 is within an “H” MVA area.











Z234-216(MB)

11/01/2023

Notification List of Property Owners

Z234-216

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	252 W LAWSON RD	LINO JUAN ROMERO
2	101 LAWSON RD	OM MATAJI LLC
3	260 W LAWSON RD	HALFORD BETTY J
4	256 W LAWSON RD	MOORE ROBERT E JR &
5	253 LAWSON RD	MESQUITE ISD