

CITY PLAN COMMISSION

THURSDAY, AUGUST 7, 2025

Planner: Lori Levy, AICP

FILE NUMBER: Z245-213(LL) /
Z-25-000053

DATE FILED: April 25, 2025

LOCATION: West line of S. Ewing Avenue, north of E. Saner Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 3,485 Sq. Ft.

CENSUS TRACT: 48113005600

OWNER/APPLICANT: Juan Lopez

REQUEST: An application for TH-1(A) Townhouse District on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow residential uses on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped (approx. 0.08 acres in total size).
- The property and the surrounding area was rezoned CR Community Retail District in 1989 as a part of the Chapter 51A transition. However, many single family homes are developed on the CR Community Retail District zoned lots.
- The single family homes in this area were developed prior to 1987 - under Chapter 51 of the Dallas Development Code when non-residential districts, including the CR Community Retail District - allowed single family residential land uses.
- The property only has frontage on S. Ewing Avenue and is immediately adjacent to the Oak Cliff Trail to the west.
- The property was previously developed with a fence that was removed. The applicant intends to construct a new single family home.
- The purpose of the request is to rezone the property to a compatible district that would allow construction of a single family home.
- The property would be subject to block face continuity whereby the front yard of the more restrictive – CR Commercial Retail District that is adjacent would apply.
- Therefore, the applicant is requesting a general zoning change to a TH-1(A) Townhouse District.

Zoning History:

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

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Ewing Avenue	Local Street	--

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 to review engineering plans at the time of permitting

to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes: 45, 217

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 the 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**

- The proposed zoning change of single family use is consistent with Forward Dallas 2.0 as the site is completely within the Community Residential placetype which is primarily intended for single-family homes with parks, schools, and places of worship interspersed throughout, providing focal points for community activity. The Community Residential placetype encompasses the largest percentage of land mass within Dallas.

• **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.

Other Contextual comments related to long-range plan

Area Plans

There is no Area Plan relevant for this area.

Land Use:

	Zoning	Land Use
Site	CR	Undeveloped

North	CR	Single Family
South	CR	Undeveloped / Vacant Commercial
East	CR	Single Family
West	CR	Public Utilities / Open Space/Trail (Oak Cliff Trail)

Land Use Compatibility:

The area of request is currently zoned CR and is undeveloped. The property was previously developed with a fence that has been removed and the applicant intends to construct a new, single family home on the approximately .08 acre property.

The zoning is predominately CR Community Retail in this area and the land uses are mainly single family, institutional, open space, public utilities, and some retail surrounding the property. To the east of the property is single family, and to the southeast is restaurant uses without a drive-through. To the north is single family, and to the west immediately adjacent to the property is the Oak Cliff trail and public utilities with transmission lines and a water tower that is zoned PD 509. To the south - immediately adjacent to the property, are two undeveloped lots, and a vacant commercial building. With a mix of residential and neighborhood serving commercial uses - adjacent and within the immediate area, TH-1(A) could be a transitional zoning district to the existing CR Community Retail district, undeveloped lots, and vacant commercial building to the south of the site on the corner of East Saner Avenue. Also, there is TH-3(A) zoning immediately to the northeast of the property - behind the Temple Missionary Church - across the alley fronting Harlandale Avenue. For these reasons, staff finds the applicant's requested zoning change to an TH-1(A) District on the site to be compatible with the Community Residential placetype character designation of the Comprehensive Plan.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. 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 CR Community Retail District and the proposed TH-1(A) Townhouse District.

District	Setback		Density	Height	Lot Cvrgr	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj to res Other: None	0.5 FAR for office uses; 0.75 for all uses combined	54' 4 stories parking garages exempt	60%	Residential Proximity Slope Includes parking garages	Community-Serving Retail, Personal Service, Office
Proposed: TH-1(A)	0'	0' Duplex: 5'/10' Other: 10'	<=6 Du/Ac 2,000 sq ft min lot size for SF	36'	60% Resid	Block Face Continuity	Residential

Land Use Comparison

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

LEGEND

•	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, 51A-4.204, 51A-4.209, 51A-4.213

	Existing	Proposed
Use	CR	TH-1(A)
AGRICULTURAL USES		
Crop production	•	•
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Catering service	•	
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services	•	
Custom woodworking, furniture construction, or repair		
Electronics service center	•	
Job or lithographic printing		
Labor hall		

	Existing	Proposed
Use	CR	TH-1(A)
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
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)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or adult care facility	•	«
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	S	
Hospital	S	
Library, art gallery, or museum	•	S
Open enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	S
LODGING USES		

	Existing	Proposed
Use	CR	TH-1(A)
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	S«	
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign	S	
Carnival or circus (temporary)	«	«
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	S
Private recreation center, club, or area	•	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		S
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	«	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Bail Bonds	•	

	Existing	Proposed
Use	CR	TH-1(A)
Business school	•	
Car wash	D	
Commercial amusement (inside)	«	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	•	
Convenience store with drive-through	S	
Drive-in theater		
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	•	
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Massage Parlors		
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Tattoo or body piercing studio	•	
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		

	Existing	Proposed
Use	CR	TH-1(A)
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
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	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	S, R,«	S, R,«
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	«	«
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	«	

	Existing	Proposed
Use	CR	TH-1(A)
Recycling collection center	«	
Recycling drop-off container	«	«
Recycling drop-off for special occasion collection	«	«
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Accessory Use	CR	TH-1(A)
Warehouse		
Community center (private)		S
Day home	«	
Game court (private)		
General waste incinerator	«	
Helistop	S	
Home occupation		
Medical/infectious waste incinerator	S	
Outside display of merchandise	«	
Outside sales	«	
Pathological waste incinerator	«	
Pedestrian skybridge	S	
Private stable		
Swimming pool (private)		

Landscaping:

The site is undeveloped. Any future development of the property would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

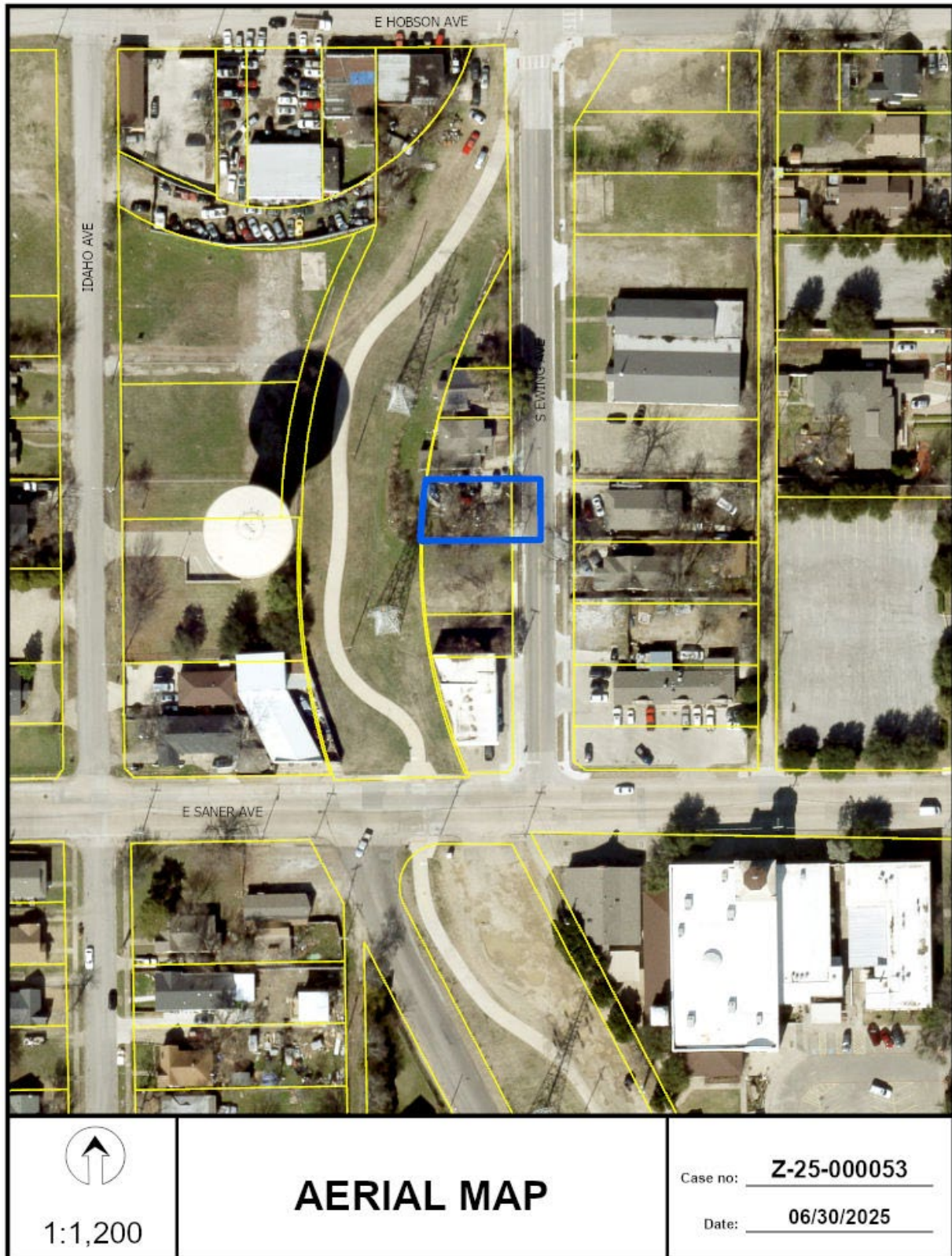
Under the requested TH-1(A) Townhouse District, the applicant proposes to construct a single family home.

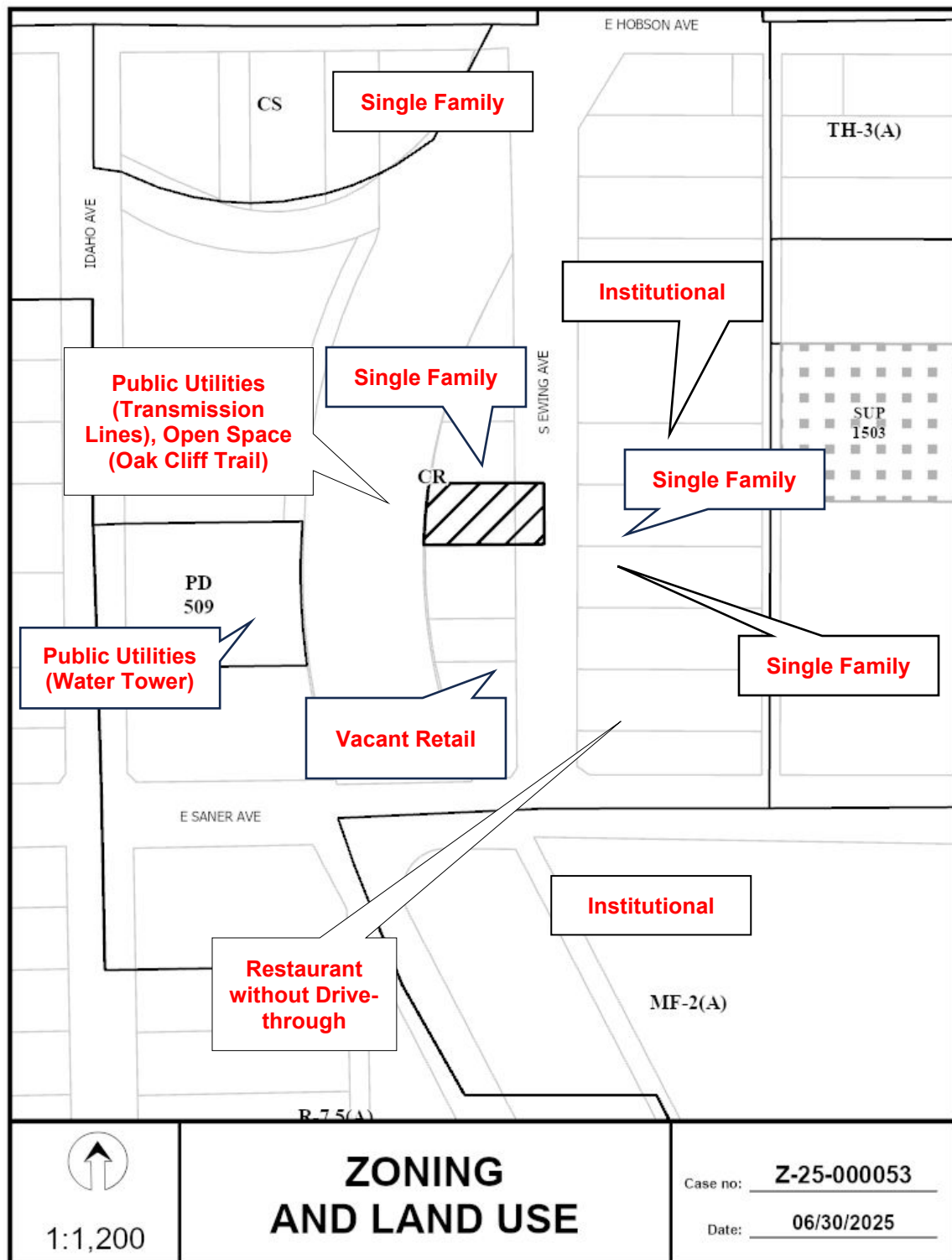
At permitting, the applicant would be required to comply with the current standard parking ratio of one minimum parking space per dwelling for the specified use under the proposed TH-1(A) Single Family District.

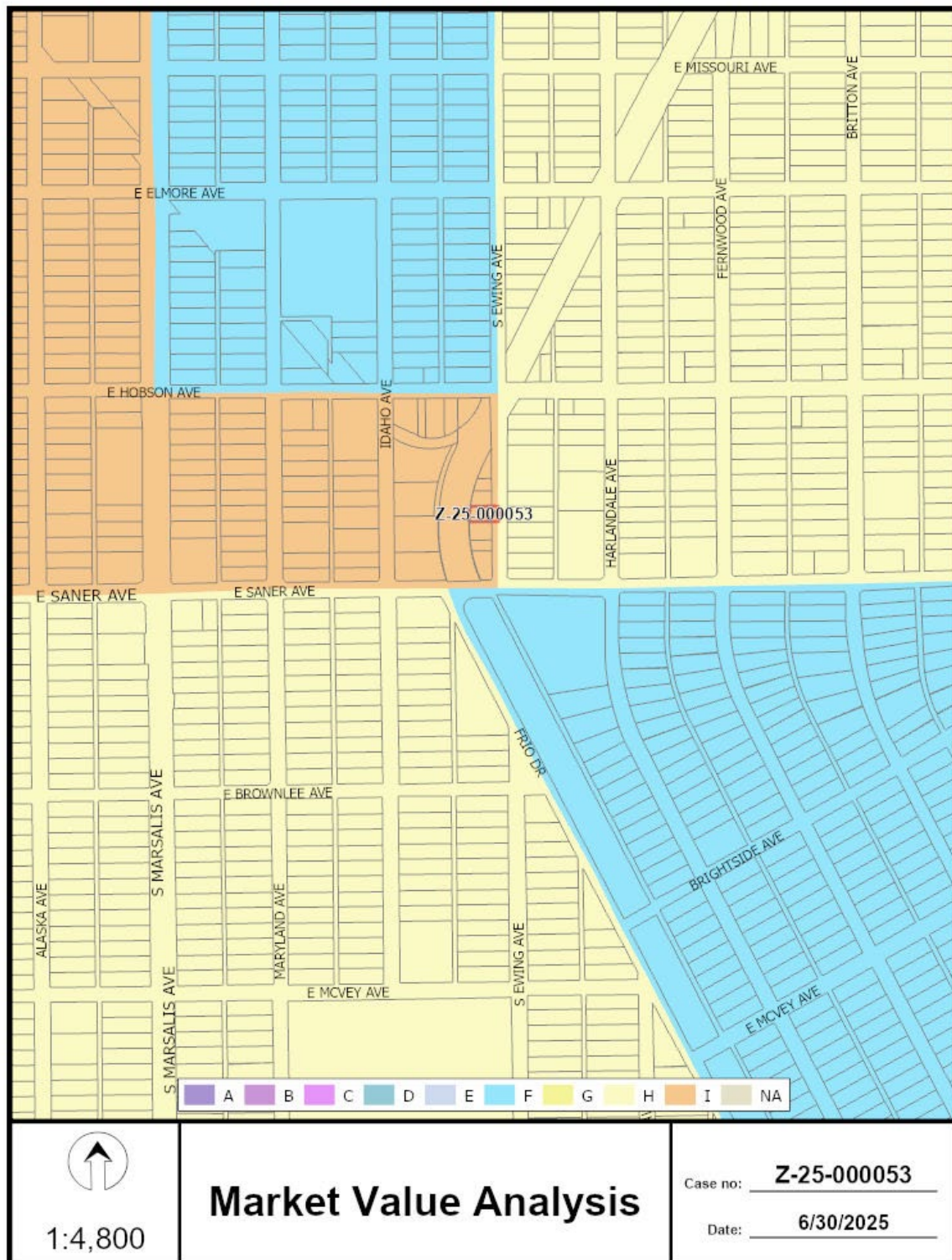
Market Value Analysis:

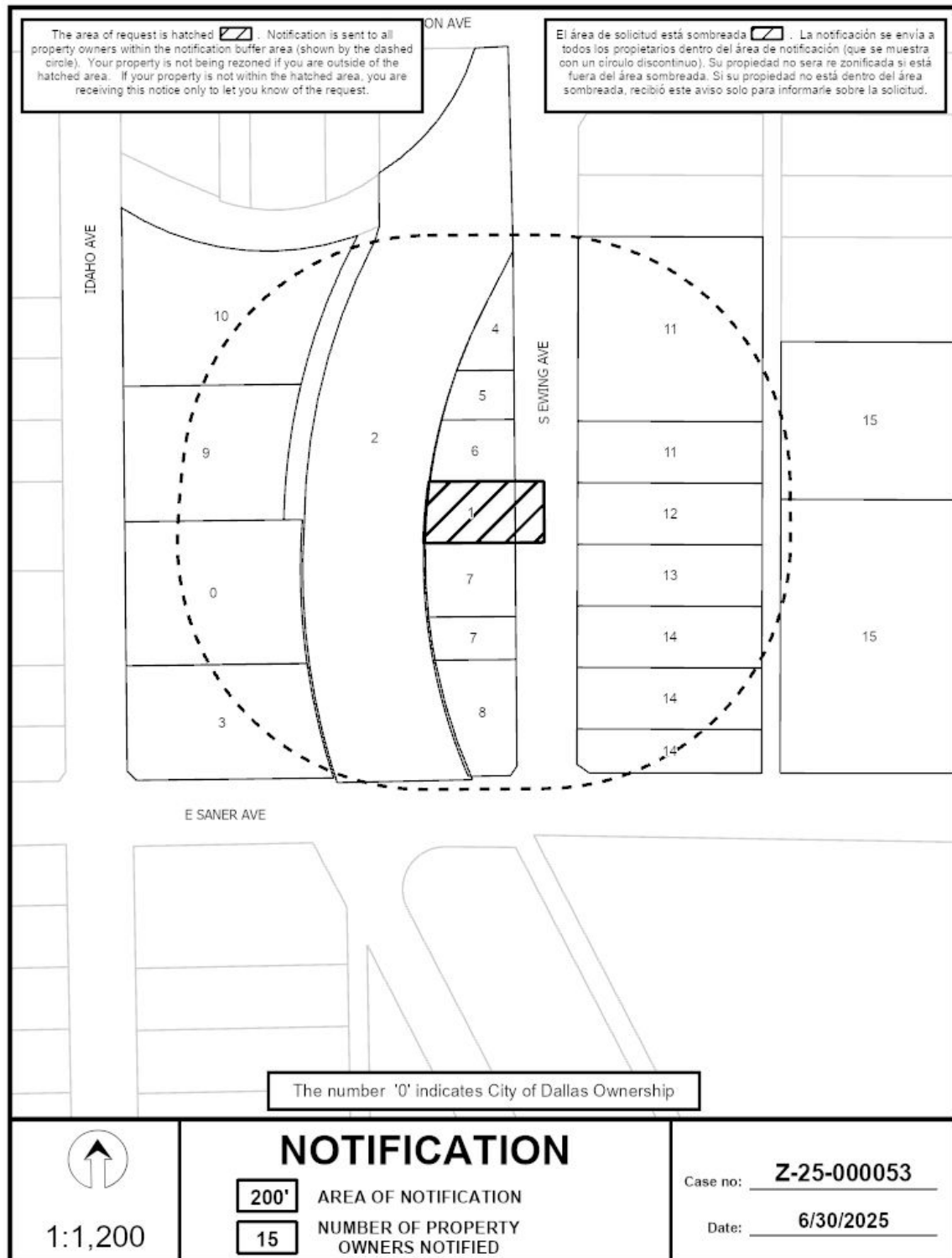
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 in an “I” MVA area. The site is surrounded by the “I” MVA area to the north, south, and west immediately adjacent to the site. The site is surrounded by the “H” MVA area to the east.











06/30/2025

Notification List of Property Owners

Z-25-000053

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2731 S EWING AVE	LOPEZ JUAN
2	915 E SANER AVE	ONCOR ELECTRIC DELIVERY COMPANY
3	909 E SANER AVE	HERNANDEZ CHRISTIAN FLORES
4	2719 S EWING AVE	PEREYDA MIRANDA
5	2723 S EWING AVE	LOGGINS LEON M
6	2727 S EWING AVE	LOGGINS LEON M & CURAN D
7	2735 S EWING AVE	KYSER DICK DWAYNE
8	2745 S EWING AVE	BARAJAS BRENDA REVOCABLE LIVING TRUST
9	2726 IDAHO AVE	CAZARES CASAS LLC
10	2714 IDAHO AVE	AVERY CLIFFORD C
11	2718 S EWING AVE	TEMPLE MISSIONARY BAPTIST CHURCH
12	2726 S EWING AVE	MUNOZ ARMANDO
13	2734 S EWING AVE	VASQUEZ JOSE SAUL &
14	2736 S EWING AVE	FLORES MIGUEL
15	2727 HARLANDALE AVE	SJAMCP RC