

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 5, 2026

Planner: Martin Bate

FILE NUMBER: Z-25-000160

DATE FILED: November 19, 2025

LOCATION: North line of Bickers Street, east of Esmalda Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 25,875 sqft

CENSUS TRACT: 48113010500

OWNER/APPLICANT: Nishad Kolothody

REQUEST: An application for 1) TH-3(A) Townhouse District and 2) deed restrictions volunteered by the applicant on property zoned R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow residential uses limited to single family and duplex.

STAFF RECOMMENDATION: Approval of 1) TH-3(A) Townhouse District and 2) deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-5(A) Single Family District and is undeveloped.
- The applicant wishes to develop the site with denser attached housing.
- The yard, lot, space, and use regulations of R-5(A) Single Family District do not permit the applicant's desired development.
- As such, the applicant requests a zoning change to TH-3(A) Townhouse District, which would allow additional density via smaller lot sizes.
- Additionally, the applicant has volunteered deed restrictions to improve compatibility of the site with the surrounding area.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bickers Street	Local street	-

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus

Route 28

Route 57

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:

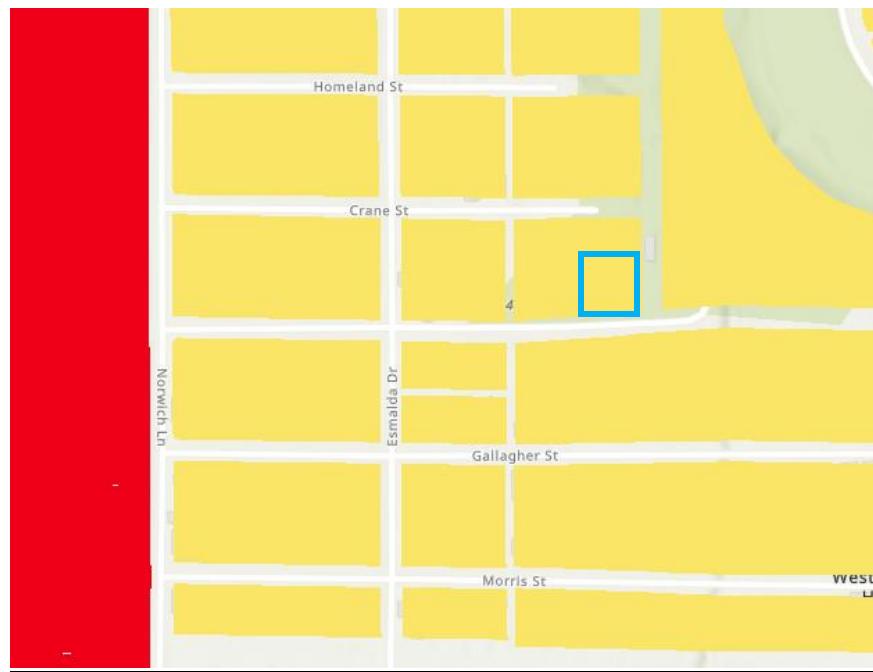
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Attached and detached single family, which includes duplexes, is a primary land use in the Community Residential placetype. The surrounding area is zoned R-5(A) Single Family, which requires 5,000 square foot lots. The TH-3(A) Townhouse District allows 2,000 square foot lots for single family houses, or 6,000 square foot lots for duplexes. While denser than the existing zoning, it is not a significant departure from what is currently allowed. Furthermore, the proposed deed restrictions improve compatibility with the surrounding area by preventing front-loaded garages, and requires roof pitching characteristic of the surrounding area; this reduces the architectural incompatibility that is often found in redevelopments by-right in the existing R-5(A) Single Family zoning.

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.

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. Sensitive integrated housing types, such as duplexes and smaller-scaled 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..



Legend

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family	Single family
North	R-5(A) Single Family	Single family
South	R-5(A) Single Family	Single family
East	R-5(A) Single Family	Single family
West	R-5(A) Single Family	Single family

Land Use Compatibility:

The area of request is undeveloped.

The existing site is in an R-5(A) Single Family neighborhood, with small lots typical of such a district. The surrounding area is also zoned R-5(A) Single Family, with a mix of new and mature single family housing stock.

When considering a request for rezoning within a neighborhood, staff must consider the compatibility of the proposed development with the surrounding uses. The intended single family use would be inherently compatible with surrounding single family zoning. The TH-3(A) district would allow for denser housing configurations than what is currently possible. To the west of the site is mix of older and newer housing, while the east of the site is undeveloped with a road that appears to be largely unimproved. Additionally, the area is in proximity to an area designated as Community Mixed-Use in the comprehensive plan; properties adjacent or in close proximity to that placetype may support denser housing. As such, staff finds that the increased density alone would be compatible.

The proposed deed restrictions improve neighborhood compatibility by restricting front-loaded garages and requiring pitched roofs. The general character of the area is at least partly defined by traditional pitched roof houses; while TH-3(A) would allow a greater building height than R-5(A), the pitched roof requirement effectively lowers the usable height at the top of the structure compared with a house that is built with a flat roof. Restricting front-loaded garages would improve the pedestrian realm, although staff notes that the immediate surroundings of the site consist of single family houses with front-loaded garages or front driveways.

As such, staff finds that the proposed TH-3(A) Townhouse District and applicant's volunteered deed restrictions are compatible with the surrounding uses.

Development Standards

Following is a comparison of the development standards of the current R-5(A) Single Family District and the requested TH-3(A) Townhouse District:

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: R-5(A)	20'	Single family: 5'	None; min. lot size is 5,000 sqft	30'	45% residential 25% nonresidential		Single family
Requested: TH-3(A)	None; blockface continuity applies	No min.	2,000 sqft min. / 12 du / ac	36'	60% residential		Single family

Landscaping:

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

Parking:

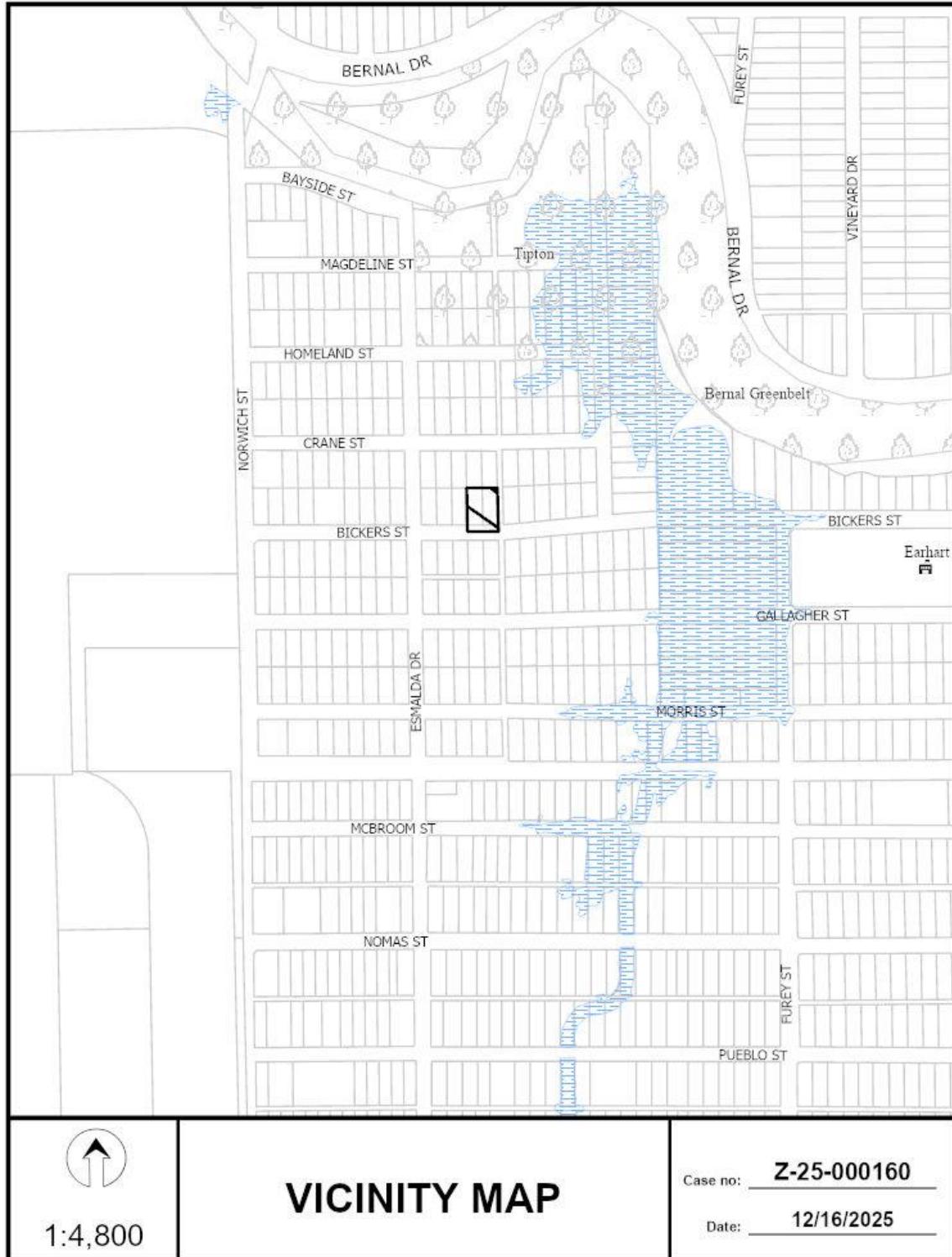
Parking must be provided in accordance with Chapter 51A.

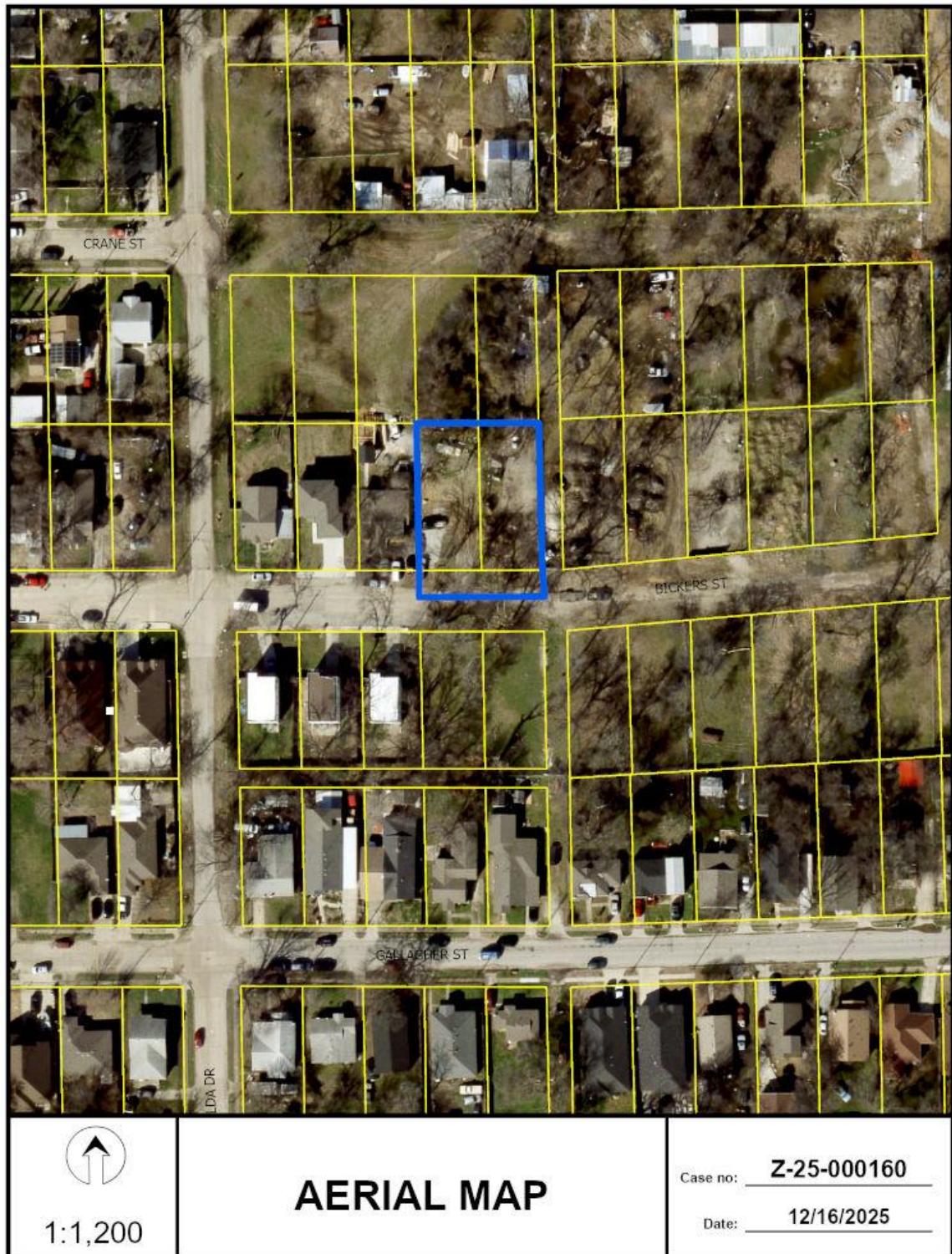
Market Value Analysis:

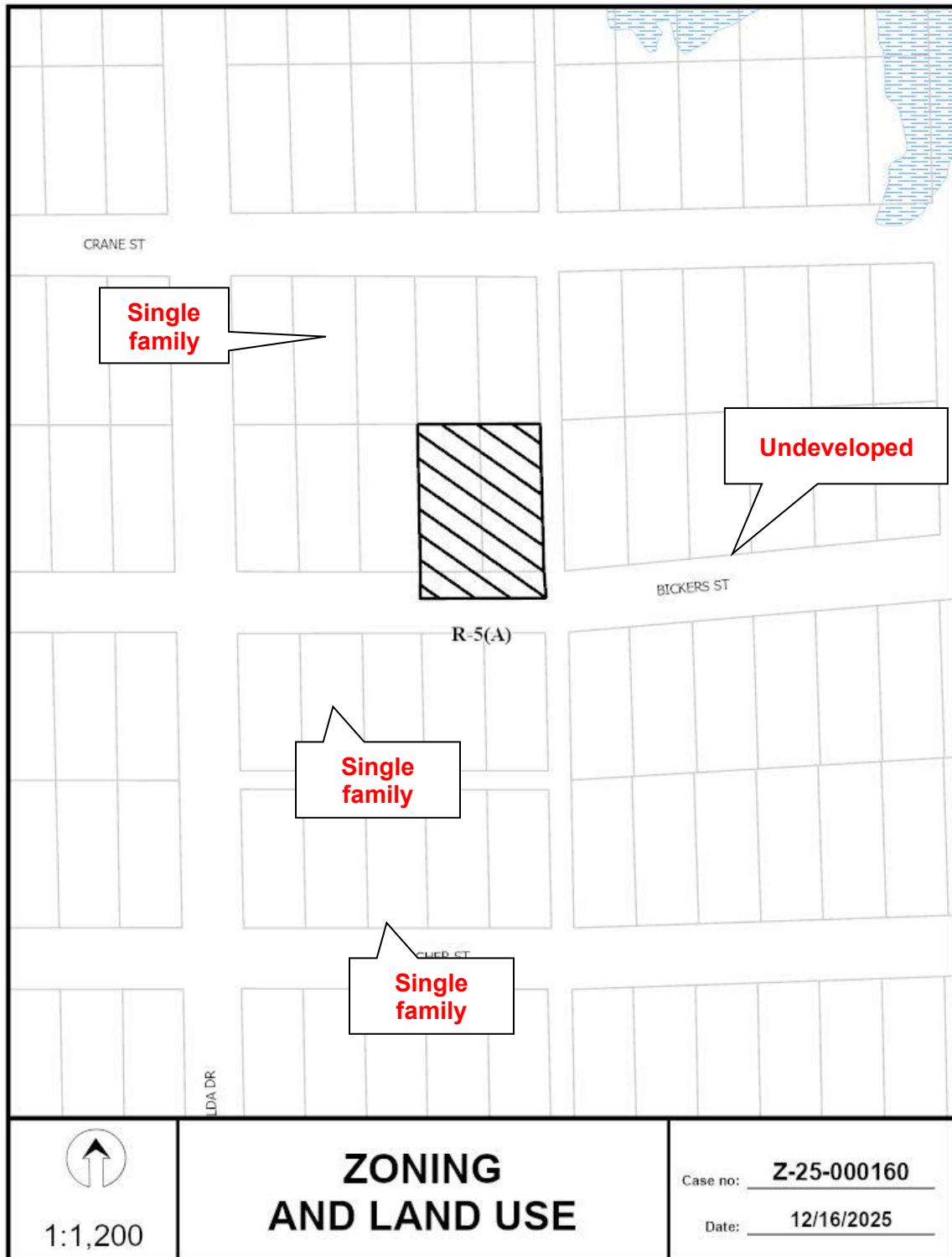
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 "E" MVA area.

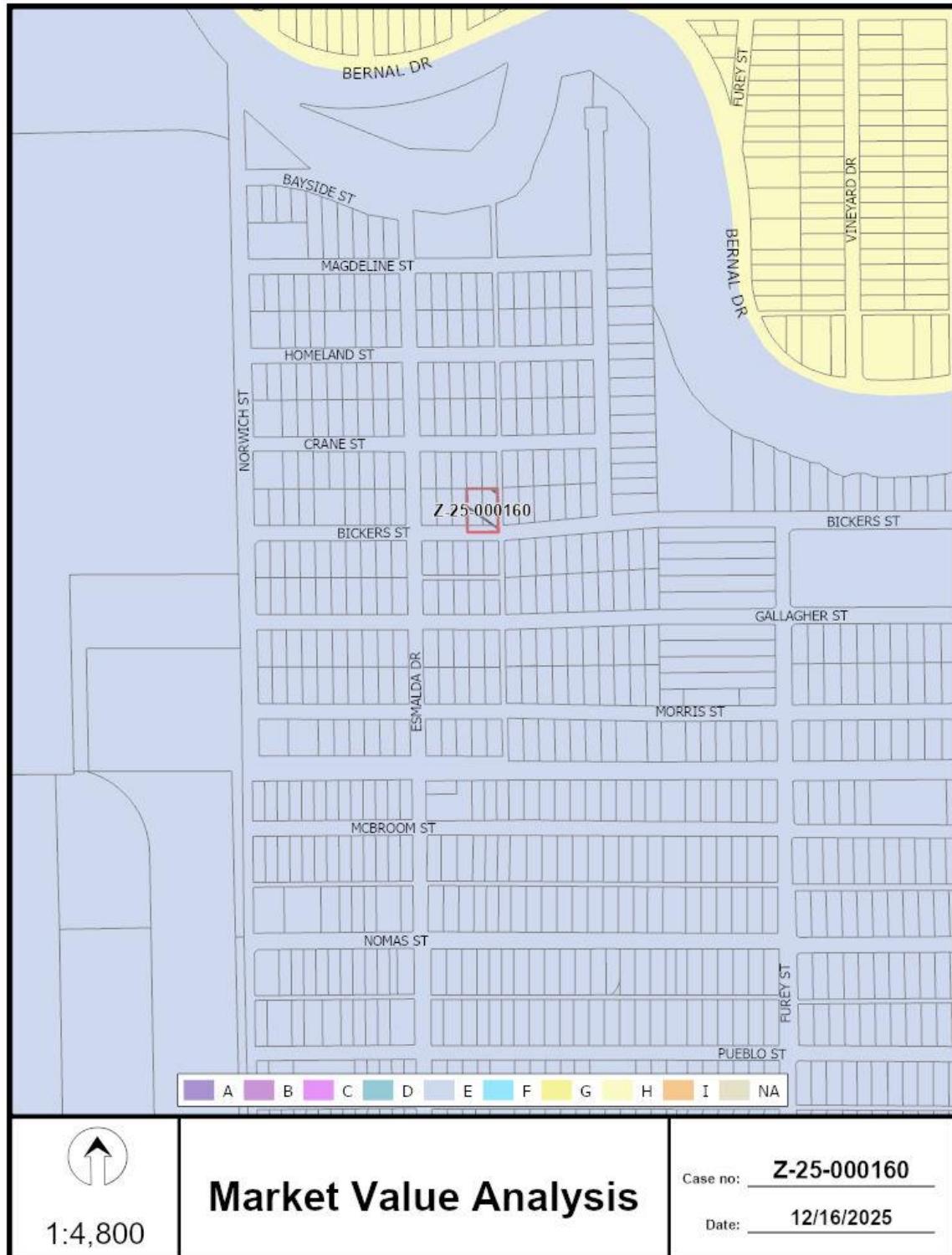
Applicant's Volunteered Deed Restrictions

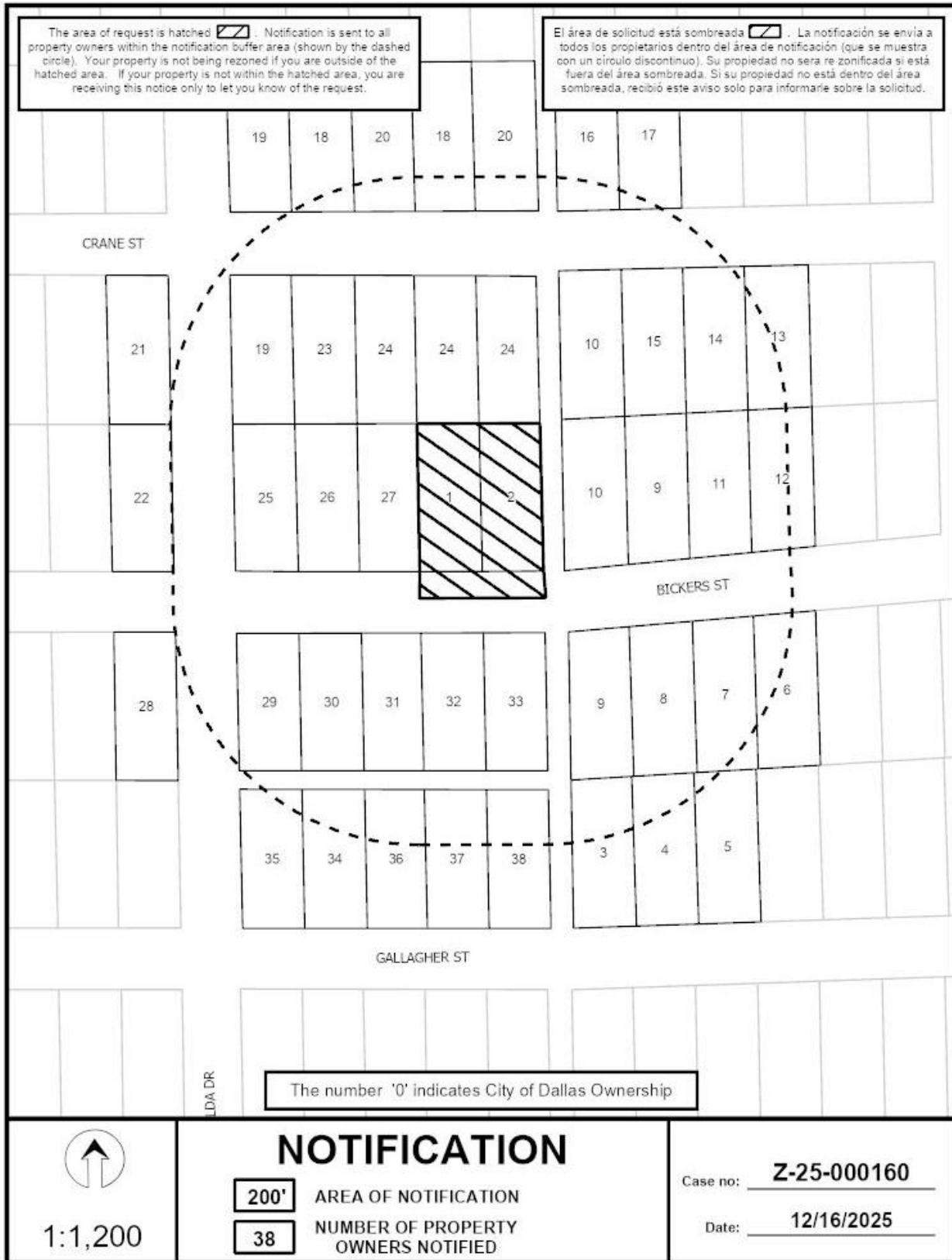
1. Garages. If a garage is provided, it must be attached and set back a minimum of 25 feet from the front property line.
2. Roof Pitch.
 - i. Roofs must have a minimum roof pitch of 3/12.
 - ii. Roof eaves in this subdistrict must come together at either a gable or hip.
3. Impervious lot coverage.
 - i. The maximum impervious lot coverage in the front yard setback is 25%.
 - ii. Front porches are not included in the impervious lot coverage.











12/16/2025

Notification List of Property Owners**Z-25-000160*****38 Property Owners Notified***

Label #	Address	Owner
1	3631 BICKERS ST	ESPIRE ENTERPRISES LLC
2	3627 BICKERS ST	ESPIRE ENTERPRISES LLC
3	3623 GALLAGHER ST	CHOICE CHERRY
4	3619 GALLAGHER ST	KING GLEN
5	3615 GALLAGHER ST	TAYLOR TERINA RENAE
6	3610 BICKERS ST	JYS HOLDINGS LLC
7	3614 BICKERS ST	CUELLAROCHOA KASSANDRA
8	3618 BICKERS ST	GUAMANCELA JOSE VICENTE &
9	3622 BICKERS ST	BLUE STAIRS LLC
10	3623 BICKERS ST	VIERA JUAN ANTONIO
11	3615 BICKERS ST	ZAMUNDIO GERARDO &
12	3621 BICKERS ST	JIMENEZ JONATHAN
13	3610 CRANE ST	VALDEZ MARIA EDITH
14	3614 CRANE ST	ZAMUDIO GERALDO &
15	3618 CRANE ST	ZEPEDA FABIAN ESCOBEDO &
16	3623 CRANE ST	Taxpayer at
17	3619 CRANE ST	CUELLAR JOSE
18	3639 CRANE ST	SARIN ARVIND
19	3643 CRANE ST	RAMIREZ PEDRO
20	3635 CRANE ST	JEFFERSON GAYLA
21	3700 CRANE ST	TREVINO MELISSA &
22	3703 BICKERS ST	ZAVALA JESUSITA B
23	3638 CRANE ST	MENDEZ BRIAN
24	3634 CRANE ST	MIERS HARRIS WOOD JR &
25	3643 BICKERS ST	MORALES JUAN E
26	3639 BICKERS ST	HVIDSTEN PAUL &

12/16/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3635	BICKERS ST VASQUEZ HERMELINDA HERNANDEZ
28	3702	BICKERS ST HERNANDEZ ALVARO SANCHEZ JR &
29	3642	BICKERS ST PONTIKOS MICHAEL
30	3638	BICKERS ST PUGH CLAIRE ELIZABETH
31	3634	BICKERS ST RHAMBO CECIL WALTER JR
32	3630	BICKERS ST BIGDELI LALEH &
33	3626	BICKERS ST MANCILLA JONATHAN
34	3639	GALLAGHER ST PEDRAZA MARIA ANTONIA
35	3643	GALLAGHER ST STEPHENS PATRICIA
36	3635	GALLAGHER ST ESPINOZA JOSE FRANCISCO &
37	3631	GALLAGHER ST HODGE SHERRI
38	3627	GALLAGHER ST BROWN ROBERT ETAL