

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2024

Planner: LeQuan Clinton

FILE NUMBER: Z234-195(LC) **DATE FILED:** March 20, 2024
LOCATION: Southeast corner of North Hampton Road and Calypso Street
COUNCIL DISTRICT: 6
SIZE OF REQUEST: 7,252 square feet **CENSUS TRACT:** 48113010101

OWNER: Shambhu Realty Holdings, LLC

APPLICANT: Niraj Puri

REQUEST: An application for 1) a TH-3(A) Townhouse District; and 2) the termination of deed restrictions [Z167-361] on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to allow a duplex on the site.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On Thursday October 24, 2024, the City Plan Commission moved to hold this case under advisement until the November 21, 2024 hearing.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District as undeveloped land (approx. 7,252 square feet total in size).
- Located geographically in Southwest Dallas.
- Approx. 3 miles from Trinity River Park and approx. 4 miles from downtown.
- Currently zoned NO(A) as undeveloped land/vacant lot.
- This is a corner lot and has frontage on both North Hampton Road and Calypso Street.
- Proposing termination of existing deed restriction [Z167-361], which prohibits a bails bonds office on the site. If the site were rezoned to residential, this restriction would no longer be applicable.
- To accomplish this, the applicant is requesting a general zoning change to a TH-3(A) Townhouse District.
- No changes to the case since the last meeting.

Zoning History:

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

1. **Z201-285:** On Wednesday, January 12, 2022, the City Council approved an application and an ordinance for a new tract within Planned Development District No. 508 Tract 7, on the west line of north Hampton Road, north of Bickers Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Hampton Road	Principal Arterial	100 feet
Calypso Street	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 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

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 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the city as a whole.

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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

Z234-195(LC)

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.

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

	Zoning	Land Use
Site	NO(A) with deed restrictions [Z167-361]	Undeveloped
North	CR	Commercial retail, auto body shop
South	R-5(A)	Undeveloped
East	R-5(A)	Single family
West	PD No. 508; Subdistrict 1: Tract 7, Subdistrict 2: LO-1(A)	Uplift Heights Prep School

Land Use Compatibility:

The area of request is currently zoned an NO(A) Neighborhood Office District with existing deed restrictions [Z167-361]; undeveloped land (approx. 7,252 square feet in total size), located on the southeast corner of North Hampton Road and Calypso Street.

Directly north of the site is CR Community Retail uses and to the west of the site is PD. No. 508 developed as a preparatory school. To the east and south of the property are single family uses under R-5(A) zoning. Staff finds the applicant's requested zoning change to a TH-3(A) Townhouse District to allow a duplex use to be appropriate and compatible with the surrounding area. The requested zoning district's allowable height is 36 feet, which would keep the development in alignment with existing heights of other residential uses in the area. Blockface continuity would apply to the front yard setback of

the property, also contributing to ensuring this proposed development would fit into the existing fabric of the neighborhood.

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 NO(A) Neighborhood Office District and the proposed TH-3(A) Townhouse District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: NO(A)	15'	20' adj to res Other: No min	0.5 FAR No min lot size	35' ¹ 2 stories	50%	Proximity Slope Visual Intrusion	Office
Proposed: TH-3(A)	0' ²	SF: None Duplex: 5' / 10' Other: 10' ^{3,4}	12 du/ac (3,630 sf avg per du) 2,000 sf min lot size ⁵	36'	60%		Single family
Abutting: R-5(A)	20'	SF: 5' Other: 10'	1 du/5,000 sf	30'	45%		Single family

¹ Per [Sec. 51A-4.121](#)(a)(4)(E)(ii), maximum structure height is 35 feet for a structure with a gable, hip, or gambrel roof; and 30 feet for any other structure.

² 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 request area would be subject to a 20-foot front yard due to the adjacent R-5(A) District lot to the south.

³ Per [Sec. 51A-4.401](#)(b)(1), if a corner lot in a residential district has two street frontages of unequal distance, the shorter frontage is governed by the front yard regulations, and the longer frontage is governed by the side yard regulations. So, the North Hampton Road frontage is the front yard, and the Calypso Street frontage is the side yard.

⁴ Per [Sec. 51A-4.114](#)(4)(B)(v), if a townhouse district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district apply to the abutting side yard in the townhouse district. So, the southern property line would be subject to the side yard of the abutting R-5(A) District.

⁵ The TH-3(A) District 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 the request area is least 6,000 square feet, a duplex would be permitted on the lot.

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-4.213

	Existing	Proposed
Use	NO(A)	TH-3(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 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		
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)		
Use	NO(A)	TH-3(A)
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		
Adult day care facility	•	
Cemetery or mausoleum	S	S
Child-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
Halfway house		
Hospital		
Library, art gallery, or museum	•	S
Open enrollment charter school or private school	S	
Public or private school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
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		
Financial institution without drive-in window	•	
Use	NO(A)	TH-3(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	S	
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		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school	S	
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
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		
Home improvement center, lumber, brick or building materials sales yard		
Use	NO(A)	TH-3(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
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	S	
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		
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	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office		

Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Use	NO(A)	TH-3(A)
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		
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		
Trade center		
Vehicle storage lot		
Warehouse		
Accessory Use	NO(A)	TH-3(A)
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop		
Home occupation		
Medical/infectious waste incinerator		
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

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

Parking:

Under the requested TH-3(A) Townhome District, the applicant proposes a duplex. Pursuant to the Dallas Development Code, the off-street parking requirement for a duplex use is two spaces per unit.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed TH-3(A) Townhome District.

Market Value Analysis:

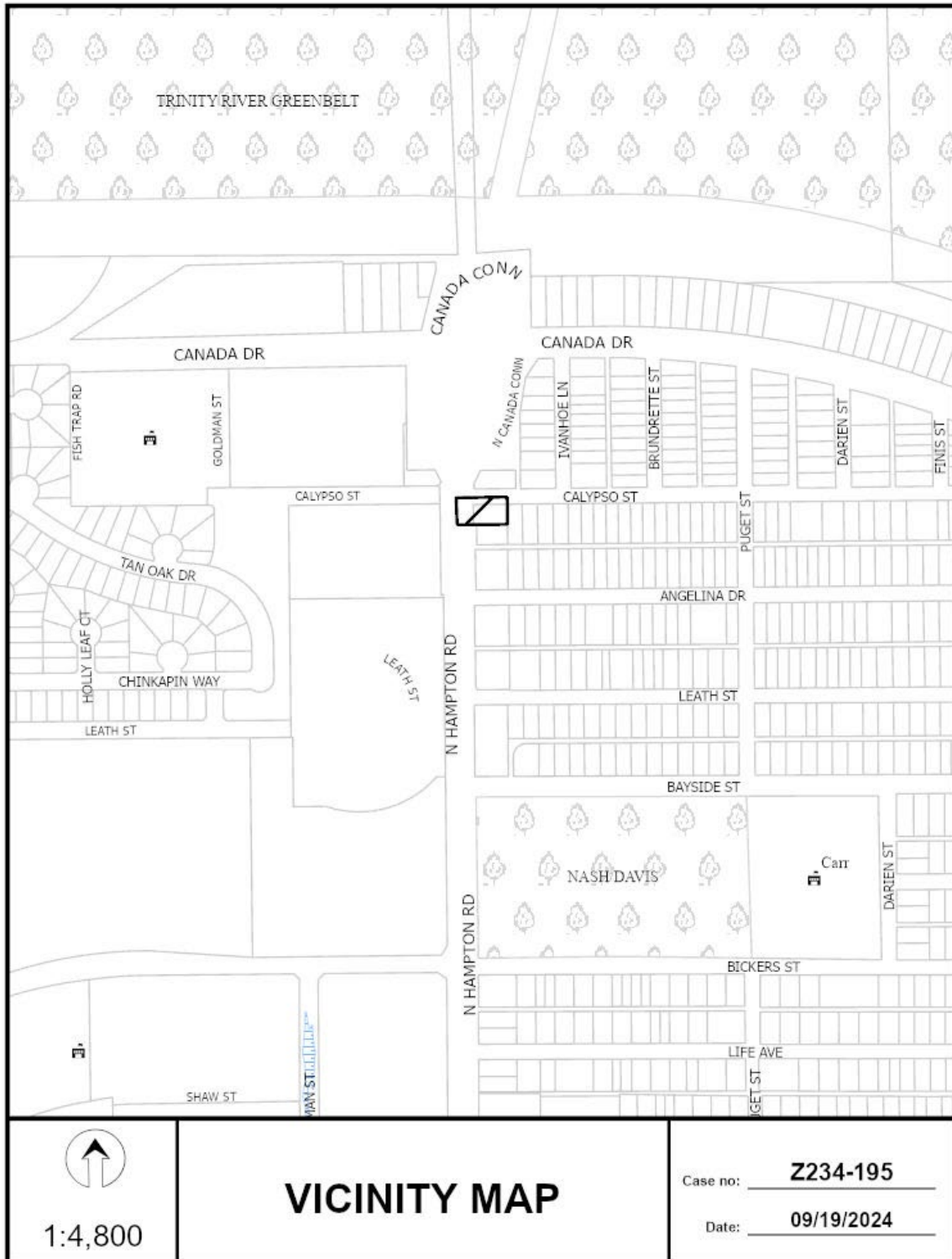
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

Z234-195(LC)

List of Officers

Shambhu Realty Holdings LLC

Niraj Puri, Managing Sole Member

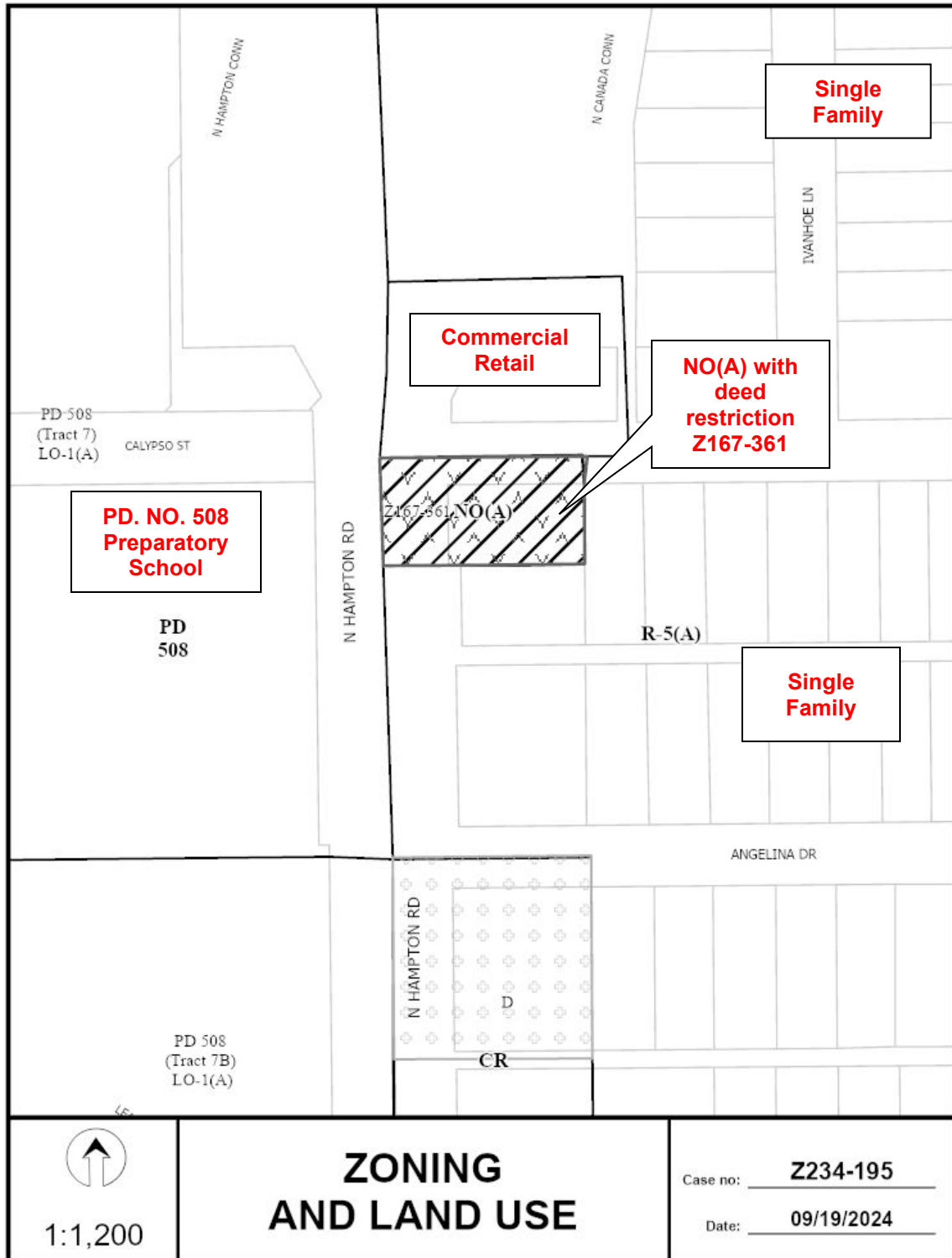


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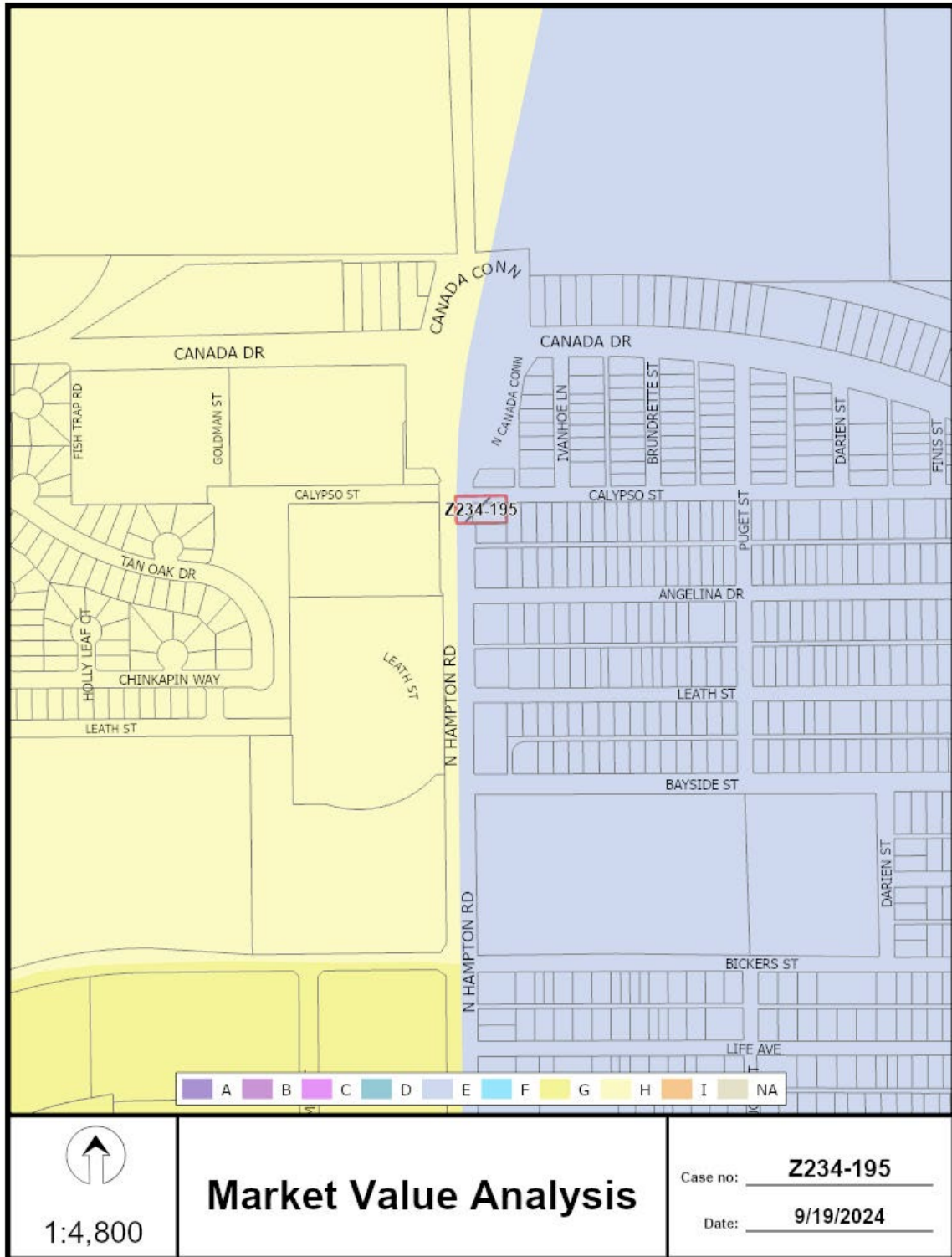
VICINITY MAP

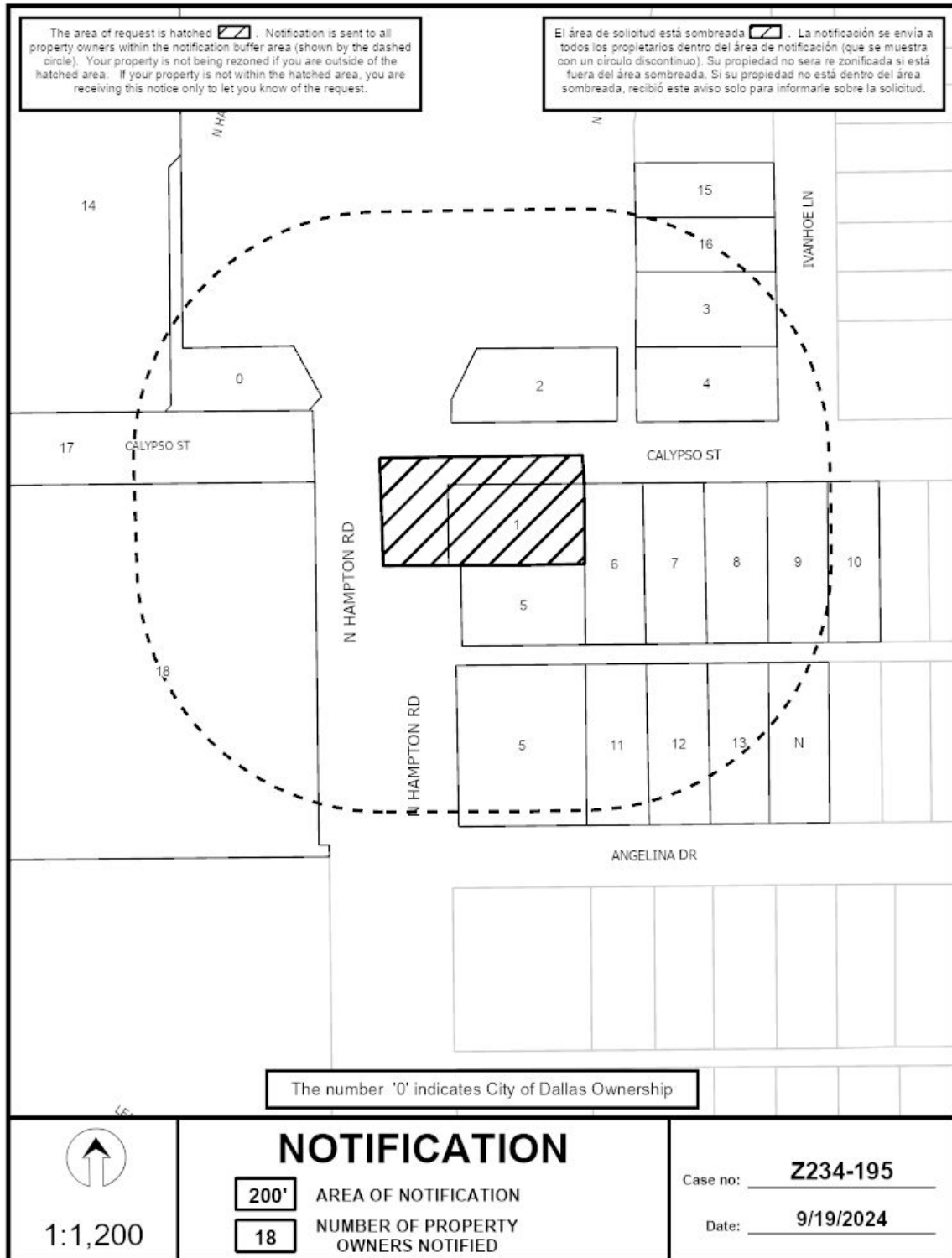
Case no: Z234-195
Date: 09/19/2024











09/19/2024

Notification List of Property Owners

Z234-195

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3944 N HAMPTON RD	AGUIRRE JUAN
2	4002 N HAMPTON RD	GRESS JUAN E & SILVIA C
3	4009 IVANHOE LN	PENALOZARIVERA SILAY
4	4003 IVANHOE LN	WASHINGTON ANGELA
5	3940 N HAMPTON RD	ABUNDANT FAITH CHURCH
6	2058 CALYPSO ST	SERRATO FRANCISCO JAVIER B &
7	2054 CALYPSO ST	CORRO ALVIS
8	2050 CALYPSO ST	STEWART SHARON
9	2046 CALYPSO ST	PRIDE EDWARD C & LINDA K
10	2042 CALYPSO ST	GALILEE CHURCH OF GOD IN
11	2059 ANGELINA DR	WILLIAMS JARED MIKAL LIFE EST
12	2055 ANGELINA DR	SCHEIFELE BENEDIKT &
13	2051 ANGELINA DR	ERIC NYANDWI &
14	2100 CANADA DR	WEST DALLAS COMMUNITY SCHOOL
15	4017 IVANHOE LN	RAMOSVILICANA JOSE
16	4013 IVANHOE LN	OKEYEMI STANLEY &
17	1 TAN OAK DR	GREENLEAF VILLAGE HOA INC
18	2202 CALYPSO ST	DALLAS HOUSING AUTHORITY