

FILE NUMBER: Z223-261(LC) **DATE FILED:** April 27, 2023

LOCATION: Northeast corner of Dennison Street and Vilbig Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 5,760 sq. ft. **CENSUS TRACT:** 48113010101

OWNER/APPLICANT: Mark Brown, Dallas Area Habitat for Humanity

REQUEST: An application for an R-5(A) Single Family District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow single family on the property.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR for community retail district, with a minimum lot area of 5,760 square feet (0.132 acre).
- The lot has frontage on Dennison Street and Vilbig Road.
- The applicant proposes the property be rezoned to R-5(A) single-family residential.
- To accomplish this, the applicant is requesting a general zoning change

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Dennison Street	Local Street	-
Vilbig Road	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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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	CR	Undeveloped
North	R-5(A)	Single family
South	R-5(A)	Single family
East	R-5(A)	Single family
West	CR	Single family

Land Use Compatibility:

The area of request is currently zoned a CR Community Retail District along the northeast corner of Dennison Street and Vilbig Road. The request area is currently undeveloped.

To the north, south, east, and west of the property are single family uses. These single family uses, as well as the majority of the surrounding neighborhood, are currently zoned an R-5(A) District. Staff therefore finds the applicant’s requested R-5(A) District and proposed single family use to be compatible with the surrounding area.

Staff supports the applicant’s request and finds the proposed rezoning from a CR District to an R-5(A) District to be appropriate for this predominantly residential area. This compatibility is further reflected in the development standards comparison table below.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed R-5(A) District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj to res Other: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed: R-5(A)	20'	5'	1 du/5,000 sf	30'	45%		Single family

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-5(A) District is one space. The applicant will 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 within an “H” MVA cluster. To the north are “H” MVA clusters; to the south are both “E” and “I” MVA clusters; to the east are “E”, “H,” and “I” MVA clusters; and to the west are “H” and “I” MVA clusters.

**CPC Action
December 7, 2023**

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned CR Community Retail District on the Northeast corner of Dennison Street and Vilbig Road.

Maker: Hampton
Second: Carpenter
Result: Carried: 10 to 0

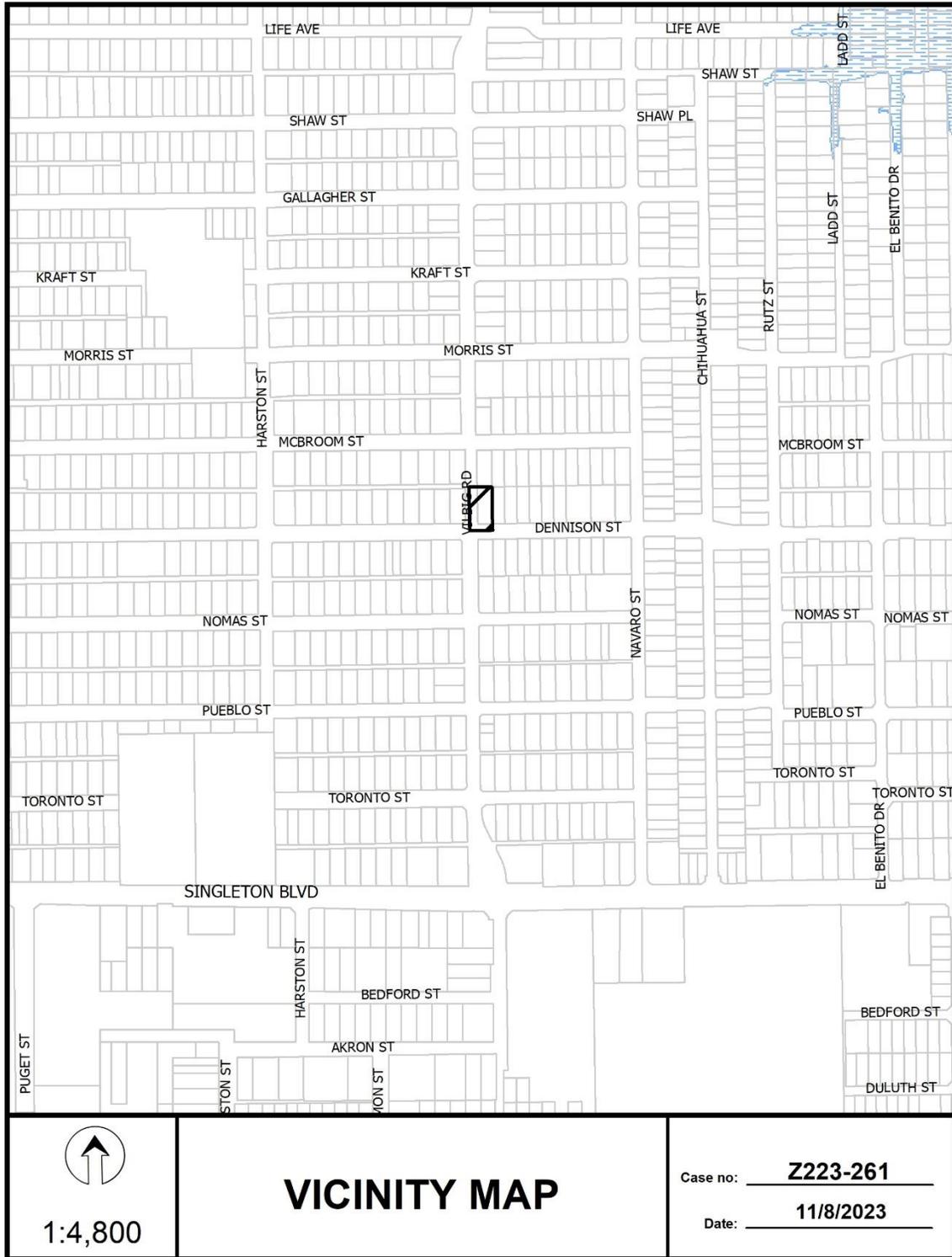
For: 10 - Chernock*, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Hall, Rubin

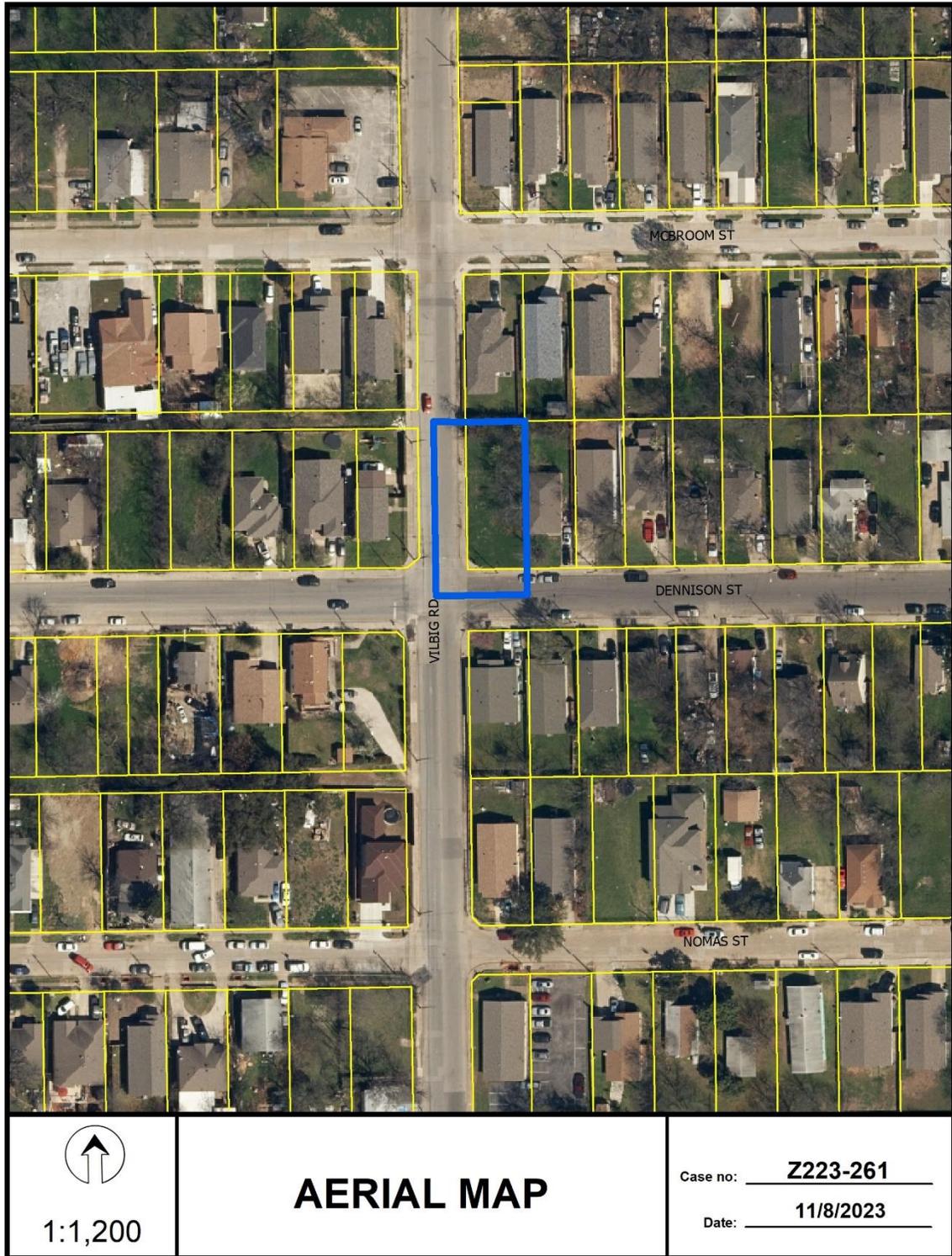
Against: 0
Absent: 4 - Housewright, Treadway, Haqq, Kingston
Vacancy: 1 - District 4

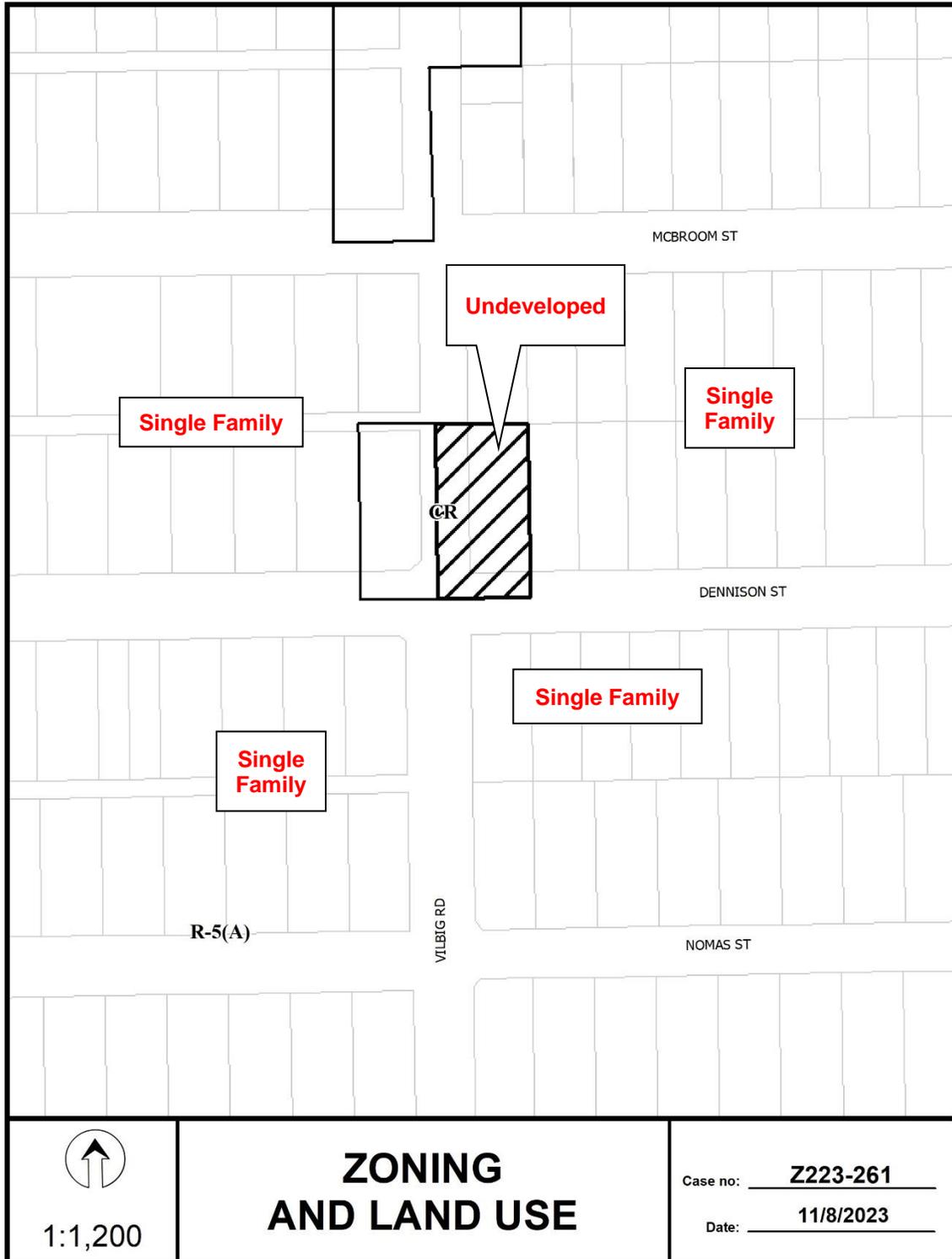
*out of the room, shown voting in favor

Notices: Area: 200 Mailed: 42
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Mark Brown, 2800 N. Hampton Rd., Dallas, TX, 75212
Against: None





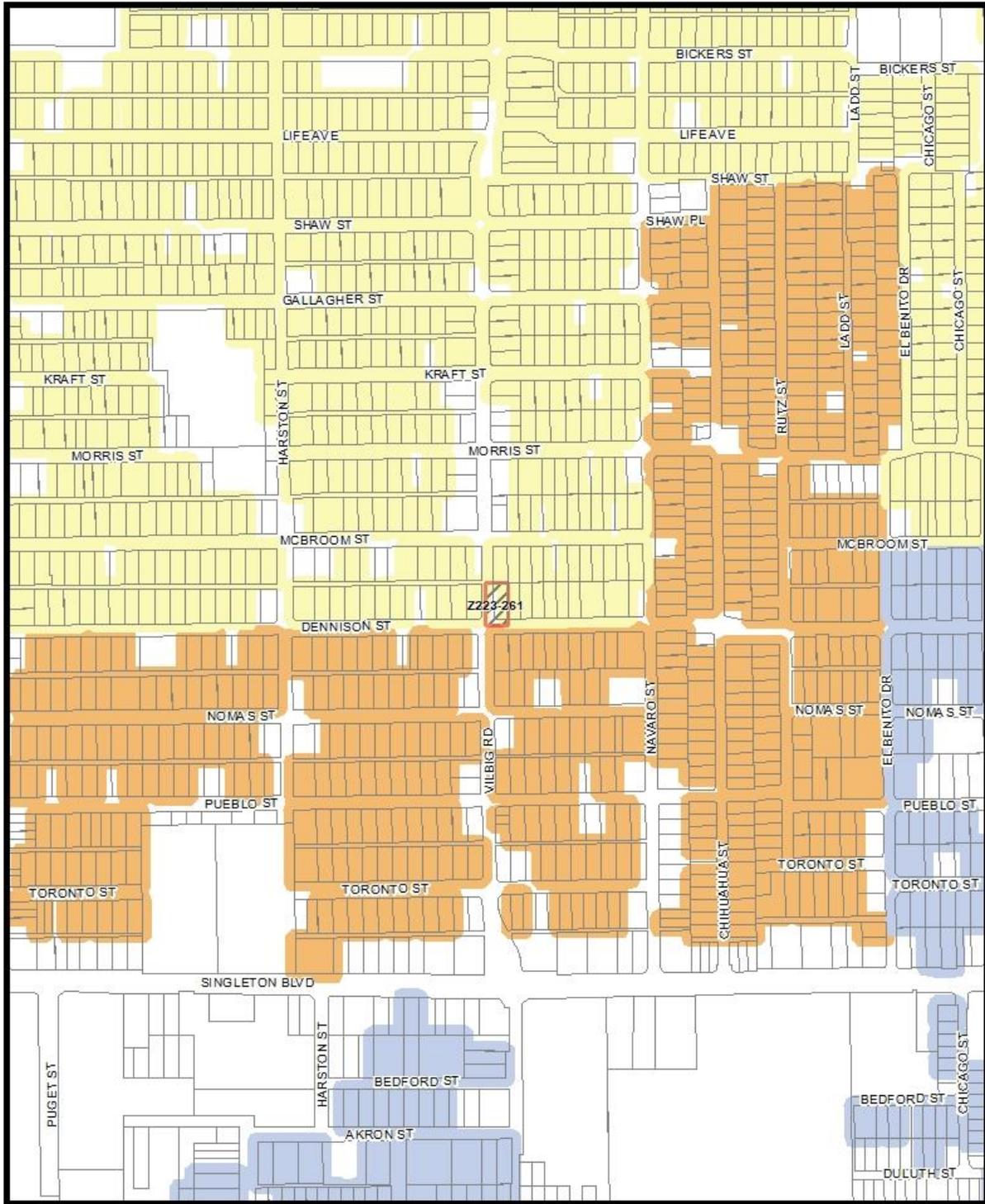


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ZONING AND LAND USE

Case no: Z223-261

Date: 11/8/2023

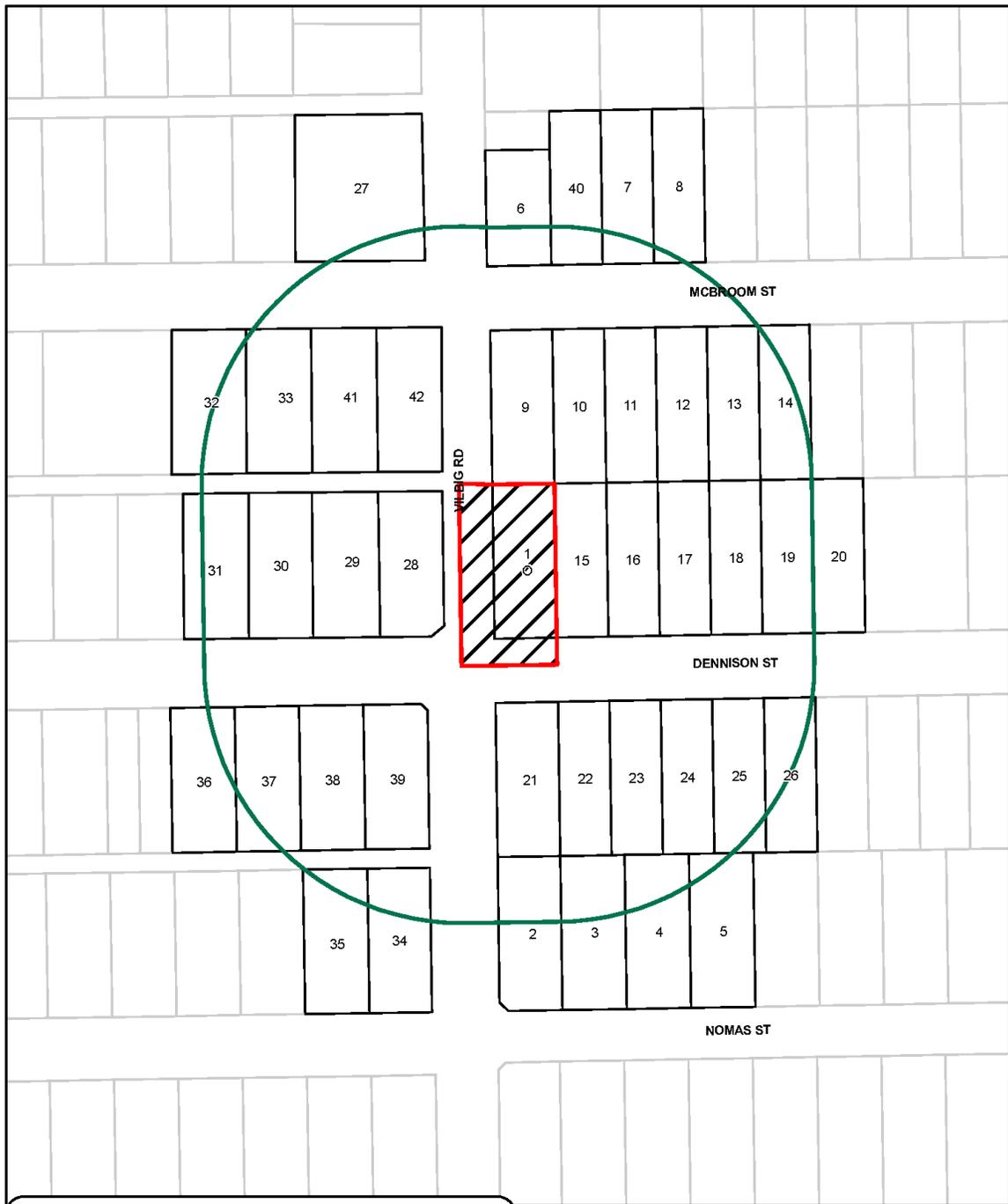


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 11/8/2023



<u>42</u>	Property Owners Notified (42 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>12/7/2023</u>	Date

Z223-261
CPC



1:1,200

12/06/2023

Reply List of Property Owners***Z223-261******42 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	3300 VILBIG RD	DALLAS NEIGHBORHOOD ALLIANCE FOR
	2	1739 NOMAS ST	GARZA NORMA
	3	1735 NOMAS ST	ORTEGA BRANDON ALEXIS DE ANDA
	4	1731 NOMAS ST	TOSCANO JESUS OMAR
	5	1727 NOMAS ST	TOSCANO JESUS O
	6	1739 MCBROOM ST	TAYLOR LEONNA LASHAY
	7	1731 MCBROOM ST	HILL MARY
	8	1729 MCBROOM ST	CORTEZ CYNTHIA A
	9	1738 MCBROOM ST	JACOBS RONALD W
	10	1734 MCBROOM ST	DAVILA MARTHA
	11	1730 MCBROOM ST	BEZABEH TEREFE &
	12	1728 MCBROOM ST	SHETH HEMANG A
	13	1724 MCBROOM ST	Taxpayer at
	14	1720 MCBROOM ST	ATKINS ROXIE
	15	1733 DENNISON ST	BELL BETTY LIFE ESTATE
	16	1731 DENNISON ST	THACKER ETHAN ANDREWS &
	17	1729 DENNISON ST	FLORES MARTIN
	18	1725 DENNISON ST	LOWE GREGORY
	19	1721 DENNISON ST	FULLER TAMMY
	20	1717 DENNISON ST	ABEJE DINKNESH
	21	1738 DENNISON ST	PLATA ESTHER
	22	1734 DENNISON ST	DEMOSS LUKE
	23	1730 DENNISON ST	GOMEZ JORGE
	24	1728 DENNISON ST	LOWE GREGORY L
	25	1724 DENNISON ST	PLANCHER MIKENNEL
	26	1720 DENNISON ST	HAMILTON LEE

Z223-261(LC)

12/06/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1805 MCBROOM ST	WEST VIEW MISSIONARY BAPTIST CHURCH
	28	1801 VILBIG RD	HERNANDEZ PAULITA
	29	1807 DENNISON ST	HERNANDEZ FELIX &
	30	1811 DENNISON ST	BRISCO TRAVIS
	31	1813 DENNISON ST	CRAWFORD ANNIE MAY EST OF
	32	1812 MCBROOM ST	ARMAS SERGIO & GUADALUPE
	33	1810 MCBROOM ST	AGUIN JUAN & JOSEFINA G
	34	1803 NOMAS ST	SFR TEXAS ACQUISITIONS 4 LLC
	35	1805 NOMAS ST	TBNR PROPERTIES LLC
	36	1814 DENNISON ST	BRAWLEY CLINTON EDWARD
	37	1810 DENNISON ST	BABE ENDALE
	38	1806 DENNISON ST	TOLIVER SHIRLEY EST OF
	39	1802 DENNISON ST	TOLIVER SHIRLEY
	40	1735 MCBROOM ST	CRUZ JESUS
	41	1806 MCBROOM ST	Taxpayer at
	42	1802 MCBROOM ST	BEYENE DESALEGNE GIRMAY &