

**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:** ± 5,760 square feet                      **CENSUS TRACT:** 48113010101

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**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.

**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:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR	Undeveloped
<b>North</b>	R-5(A)	Single family
<b>South</b>	R-5(A)	Single family
<b>East</b>	R-5(A)	Single family
<b>West</b>	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.

<b>District</b>	<b>Setback</b>		<b>Density</b>	<b>Height</b>	<b>Lot Cvrg</b>	<b>Special Standards</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
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.

**List of Officers**

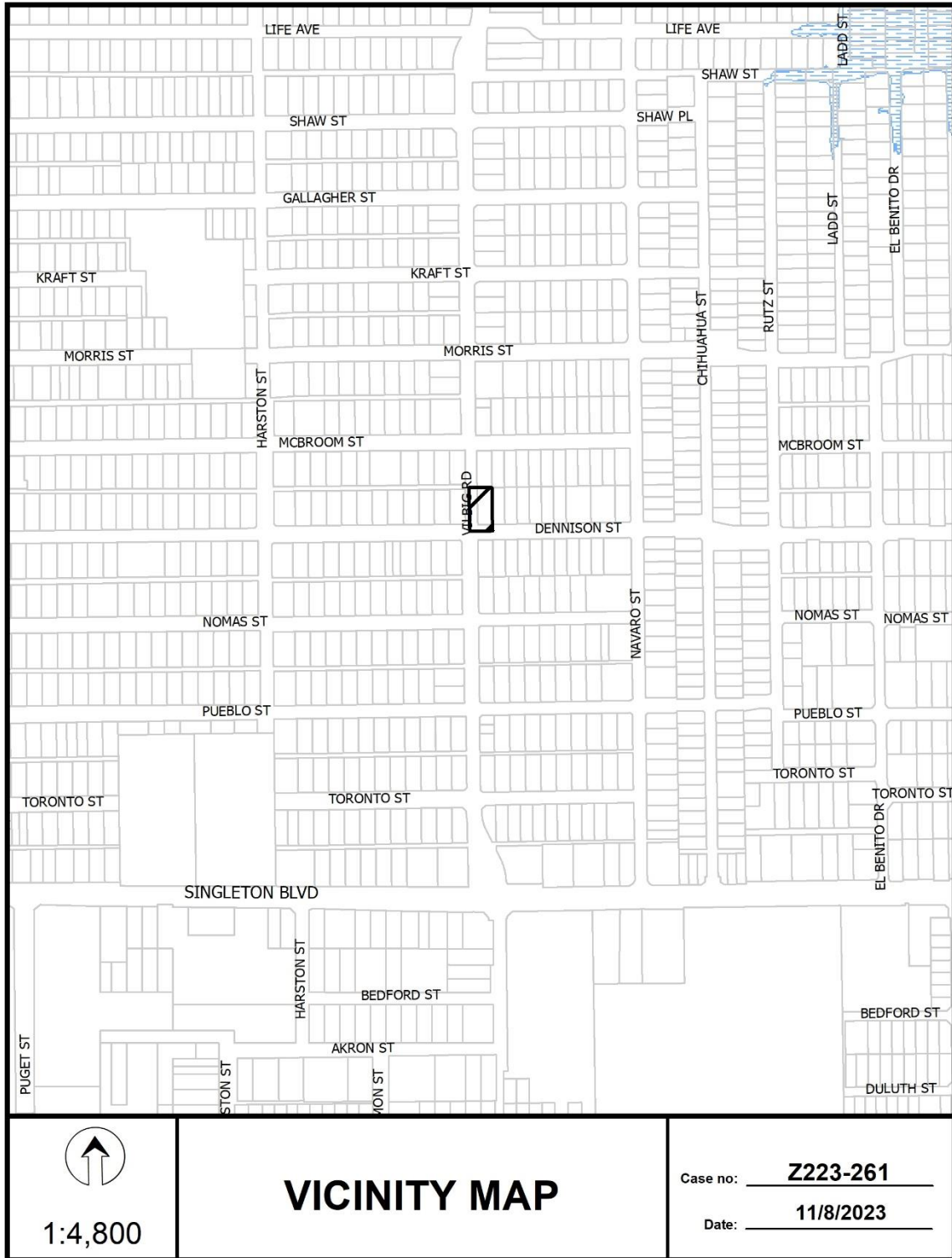
Dallas Area Habitat for Humanity

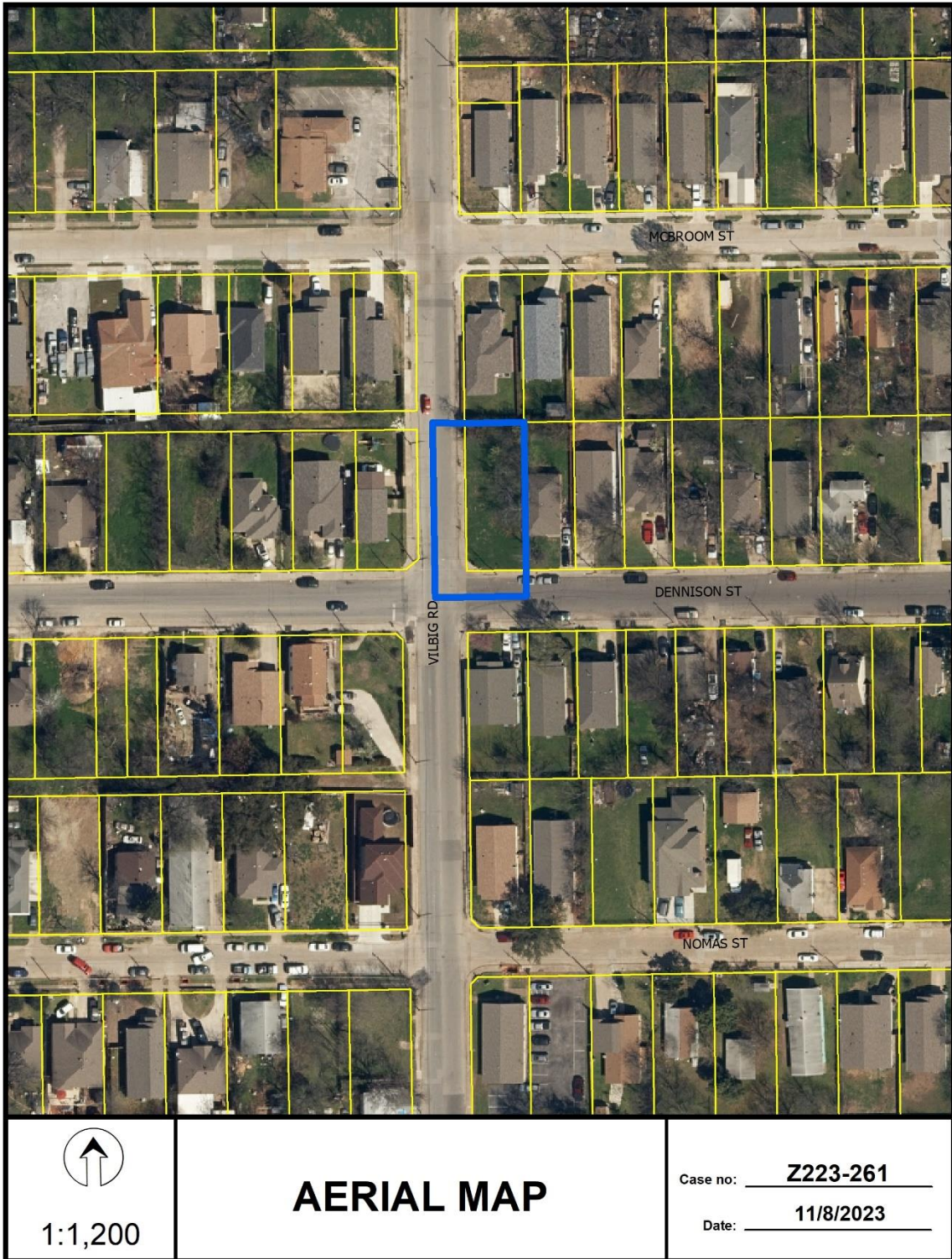
Partners and Principals

William Eubanks, CEO

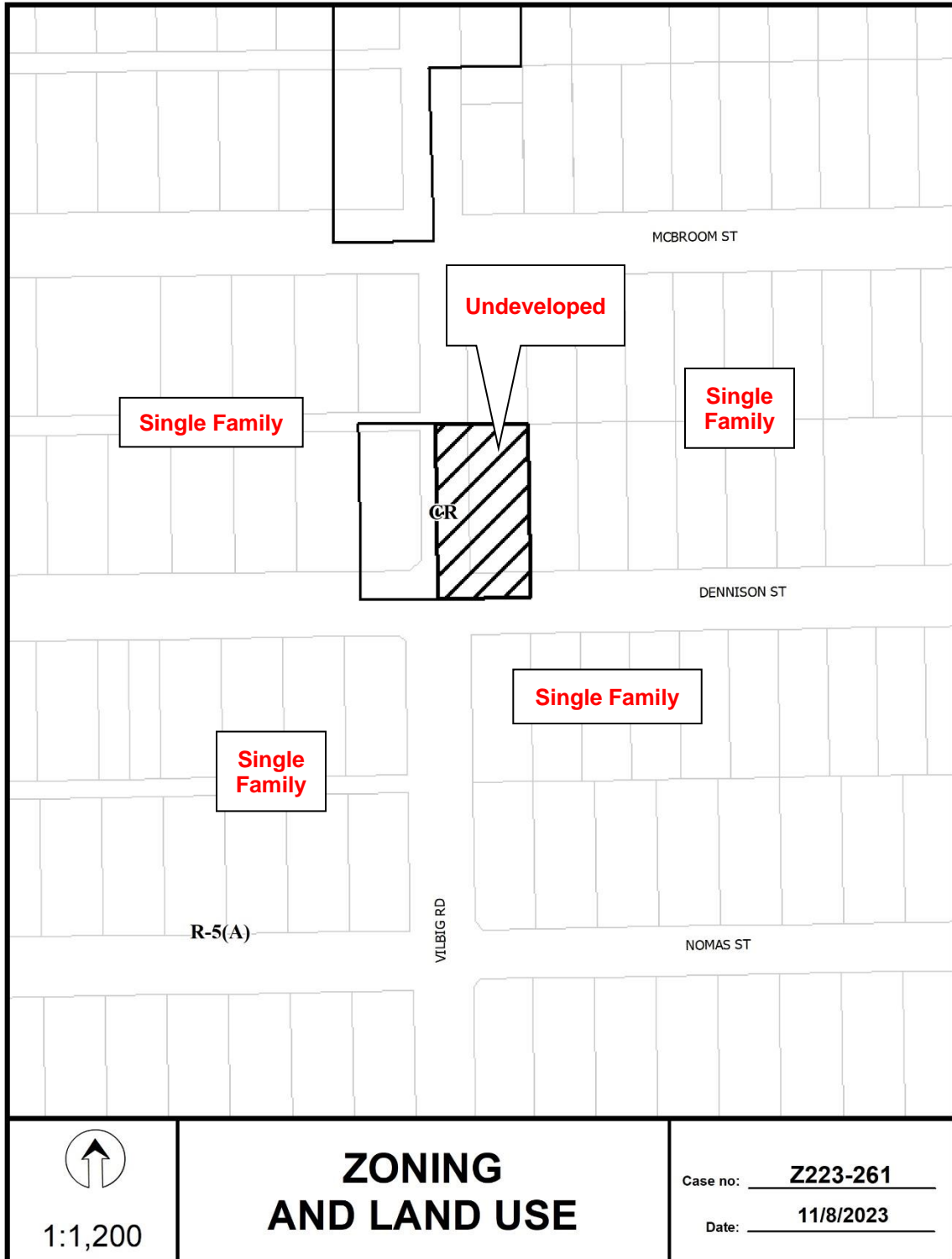
Sandra Miller, CFO

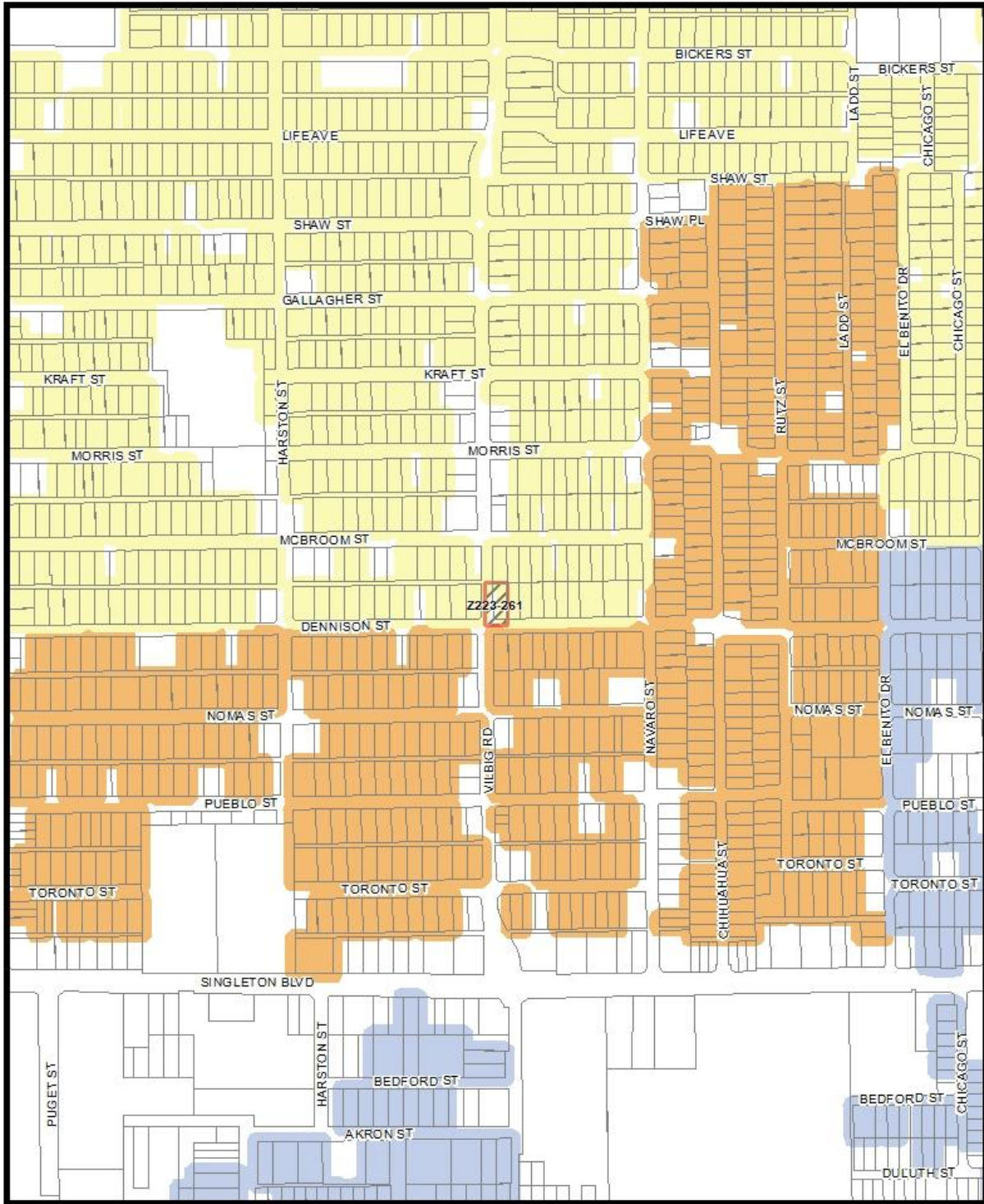
Mark Brown, COO









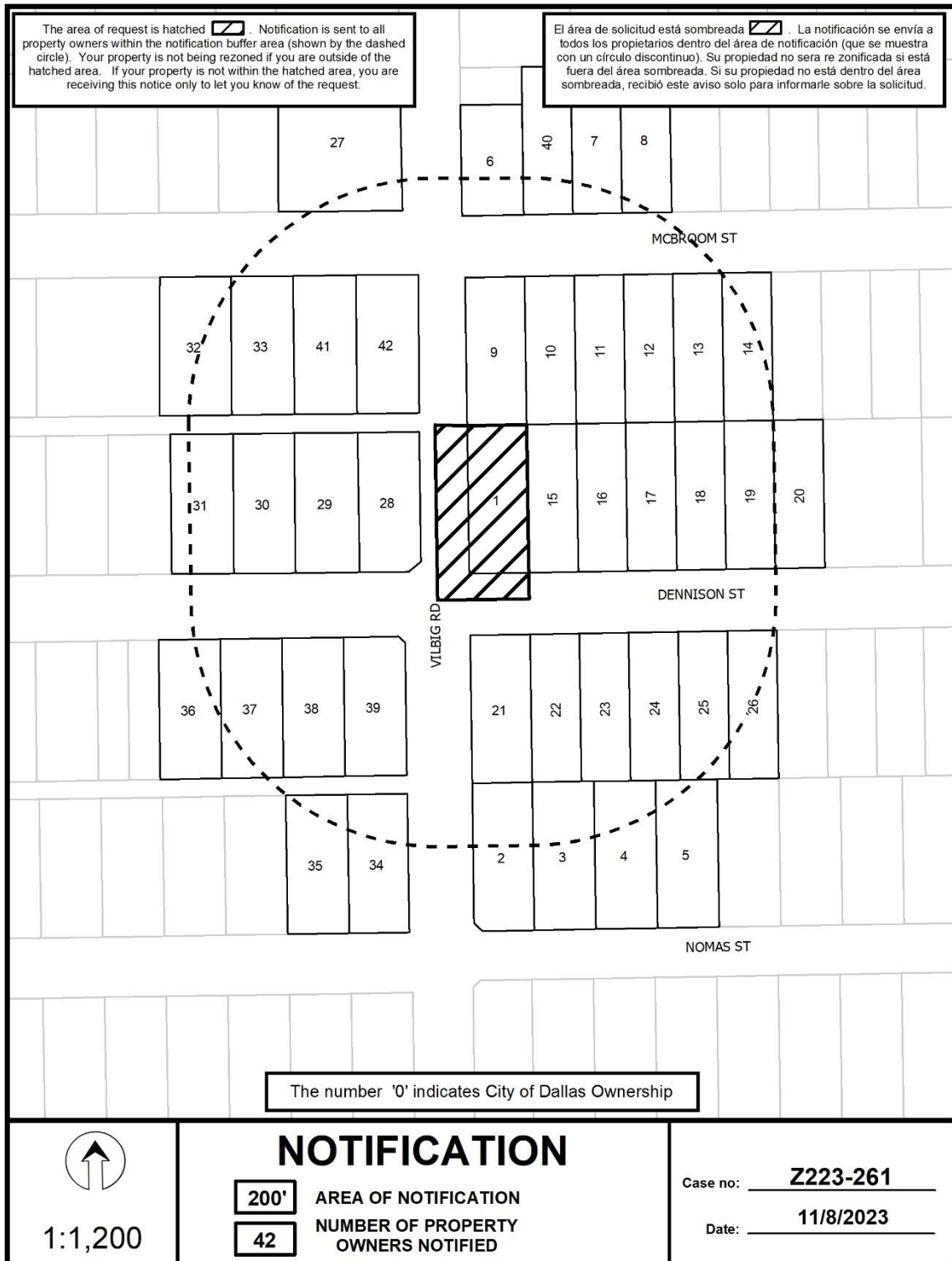


Market Value Analysis A B C D E F G H I NA

 1:4,800

# Market Value Analysis

Printed Date: 11/8/2023



11/08/2023

***Notification List of Property Owners******Z223-261******42 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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)

11/08/2023

<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 &