

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 sq. ft. **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.

CPC RECOMMENDATION: Denial without prejudice.

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.
- On February 5, 2026, CPC recommended denial without prejudice.

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:

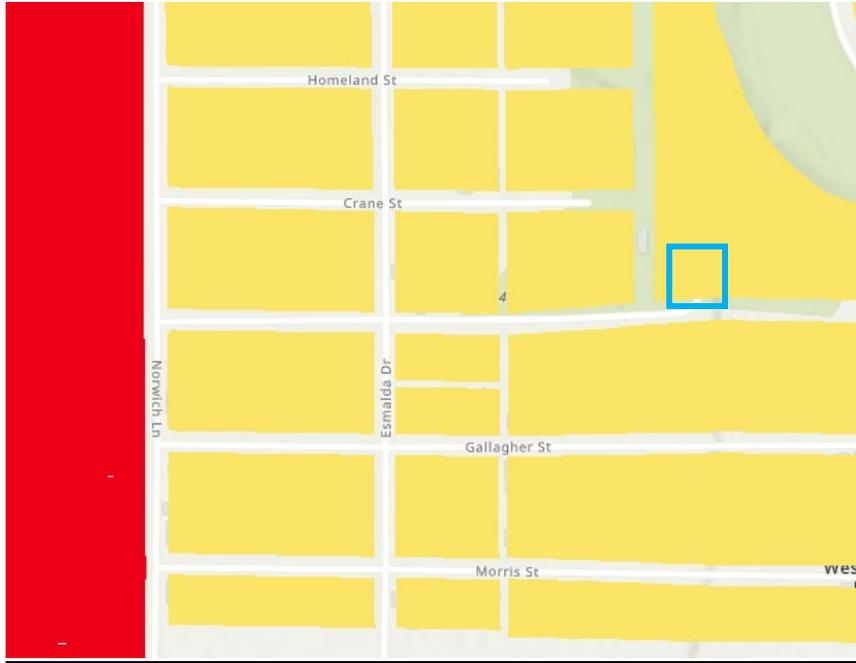
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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. Sensitively 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
- 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. |
|--------------------|---------|-------------------|-----------------------------------|--------|---------------------------------------|
| | Front | Side/Rear | | | |
| Current: R-5(A) | 20’ | Single family: 5’ | None; min. lot size is 5,000 sqft | 30’ | 45% residential 25% nonresidential |

| | | | | | |
|-----------------------|---|---------|---------------------------------|-----|-----------------|
| Requested: TH-3(A) | None; blockface continuity applies | No min. | 2,000 sqft min. / 12 du / ac | 36' | 60% residential |
|-----------------------|---|---------|---------------------------------|-----|-----------------|

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.

CPC Action

February 5, 2026

Motion: It was moved to recommend **denial without prejudice** of a (1) TH-3(A) Townhouse District and (2) deed restrictions volunteered by the applicant on property zoned R-5(A) Single Family District, on the north line of Bickers Street, east of Esmalda Drive.

Maker: Carpenter

Second: Hampton

Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0

Absent: 1 - Forsyth****

Vacancy: 0

****Unable to attend and was excused due to bereavement in his immediate family.

Notices: Area: 200

Mailed: 38

Replies: For: 0

Against: 0

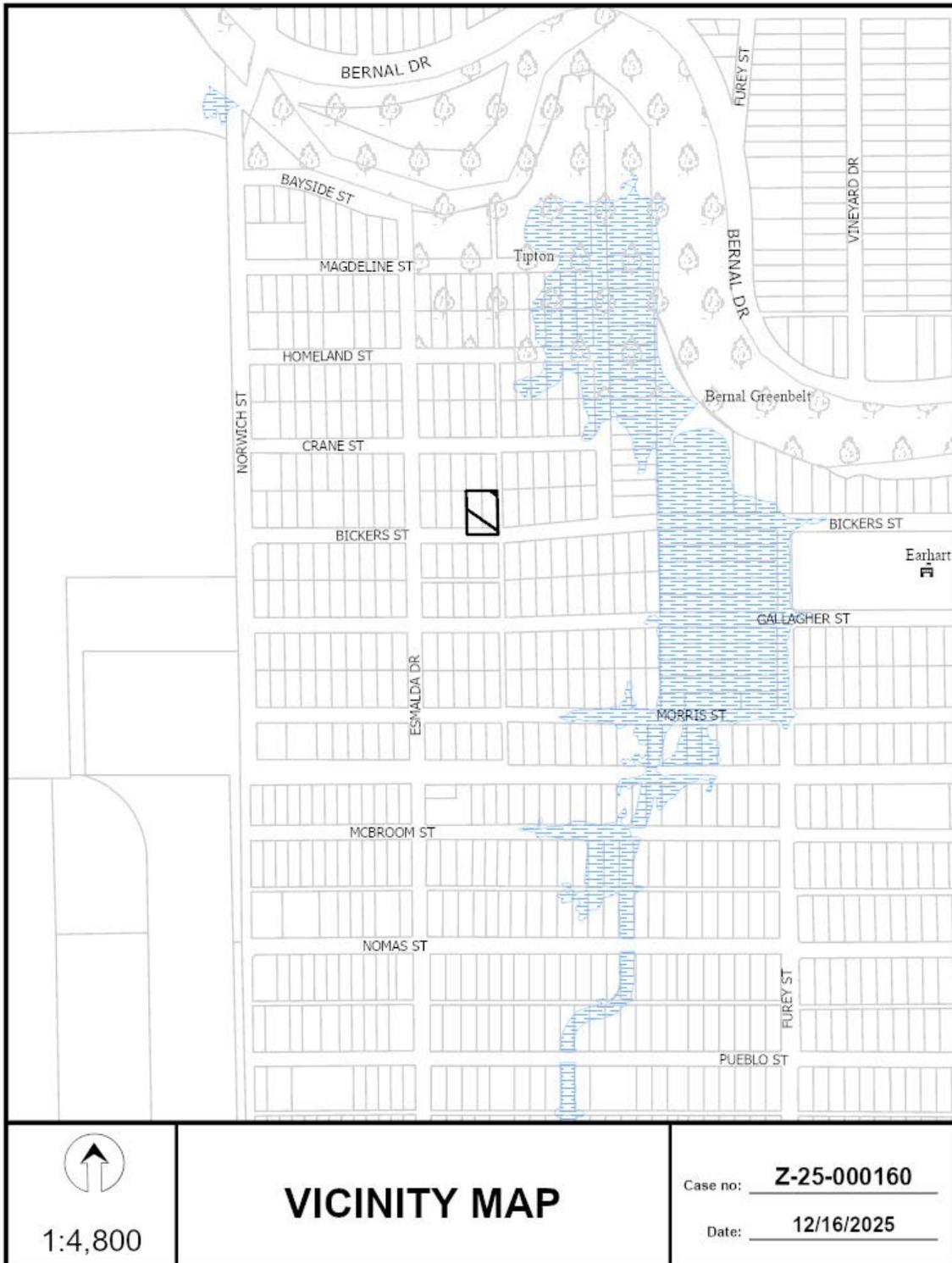
Speakers: For: Alisha Rashid, 1801 Royal Ln., Dallas, TX, 75229

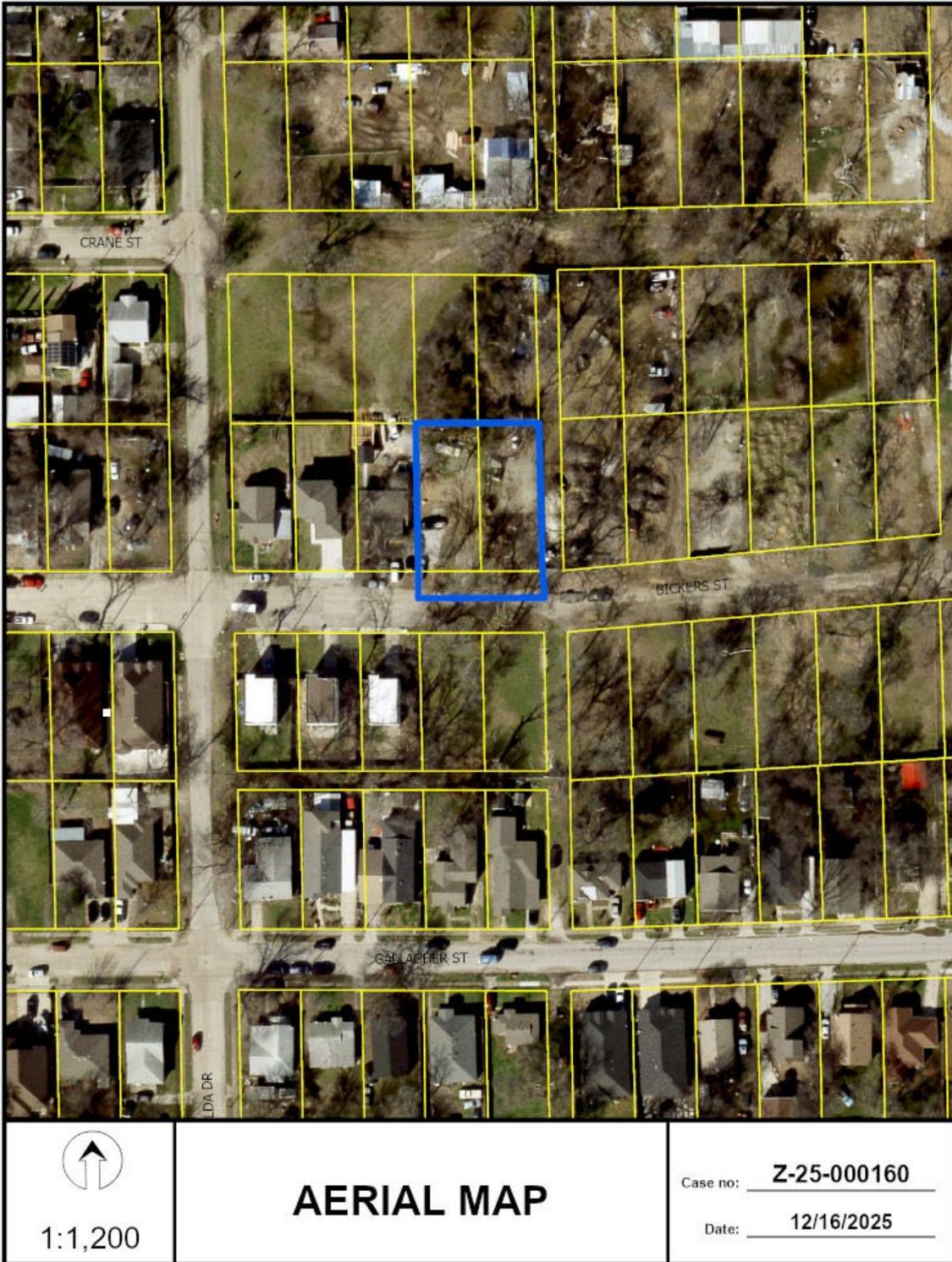
For (Did not speak): Nishad Kolothody, 1801 Royal Ln., Dallas, TX, 75229

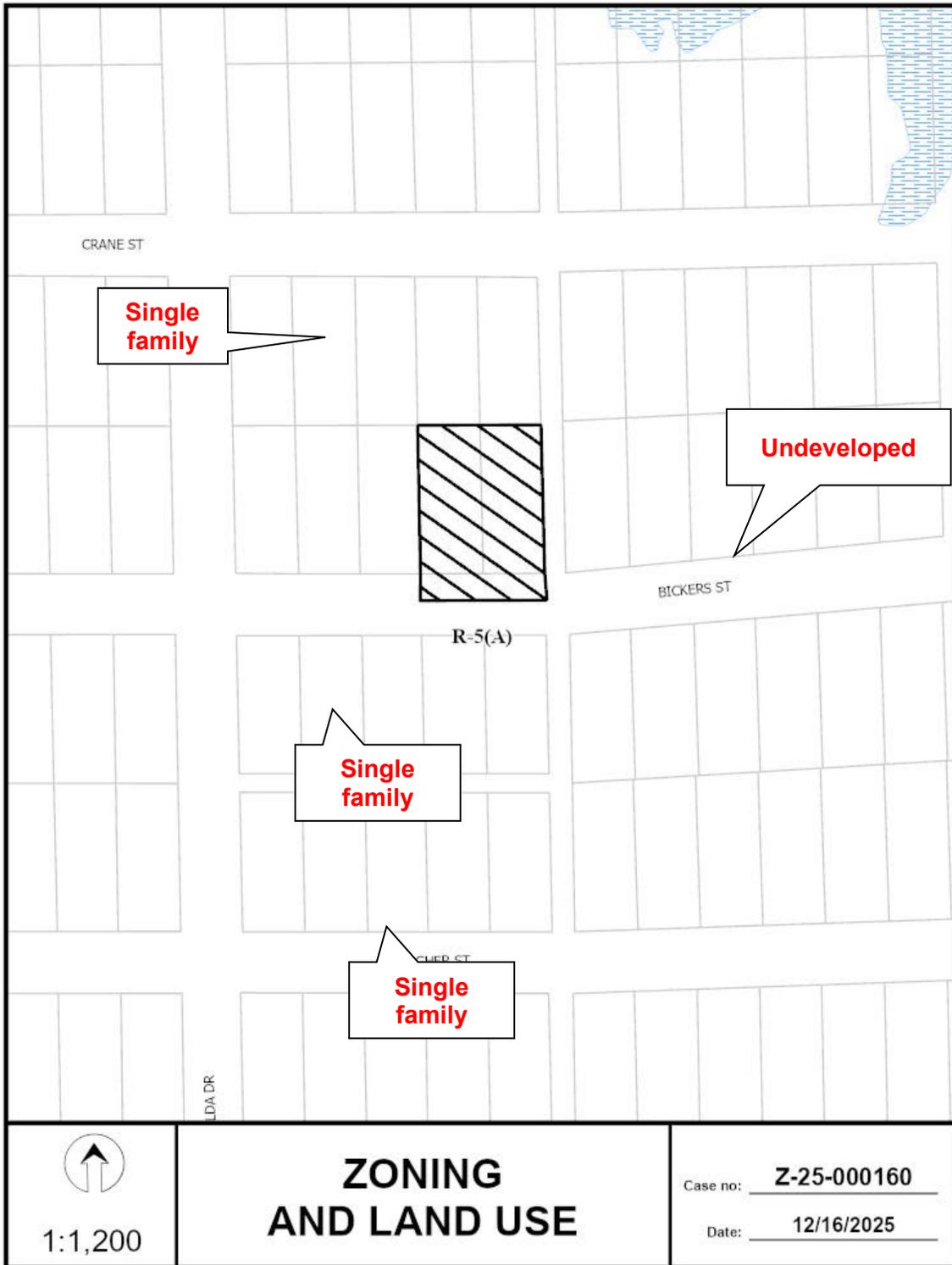
Against: None

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.



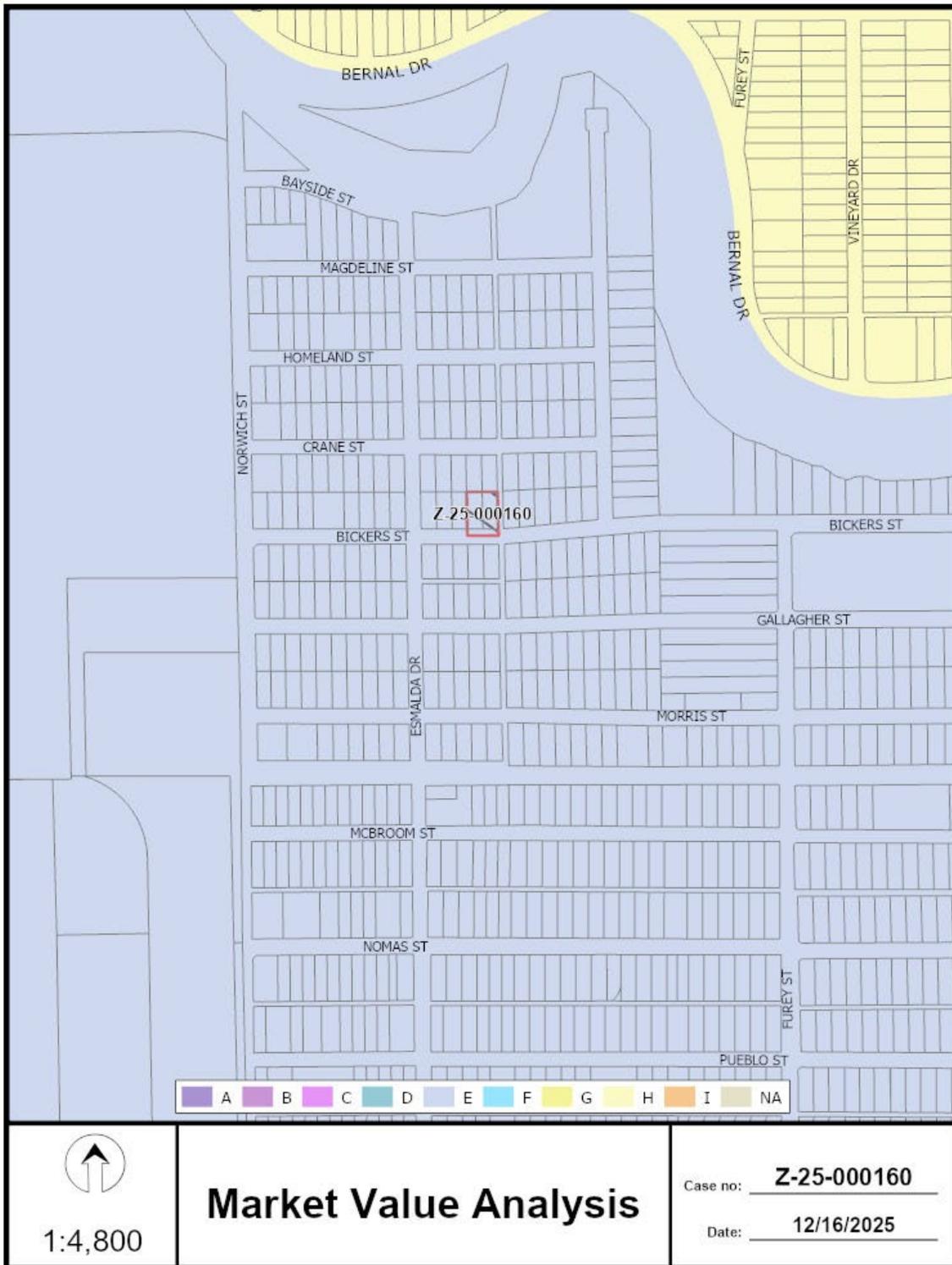


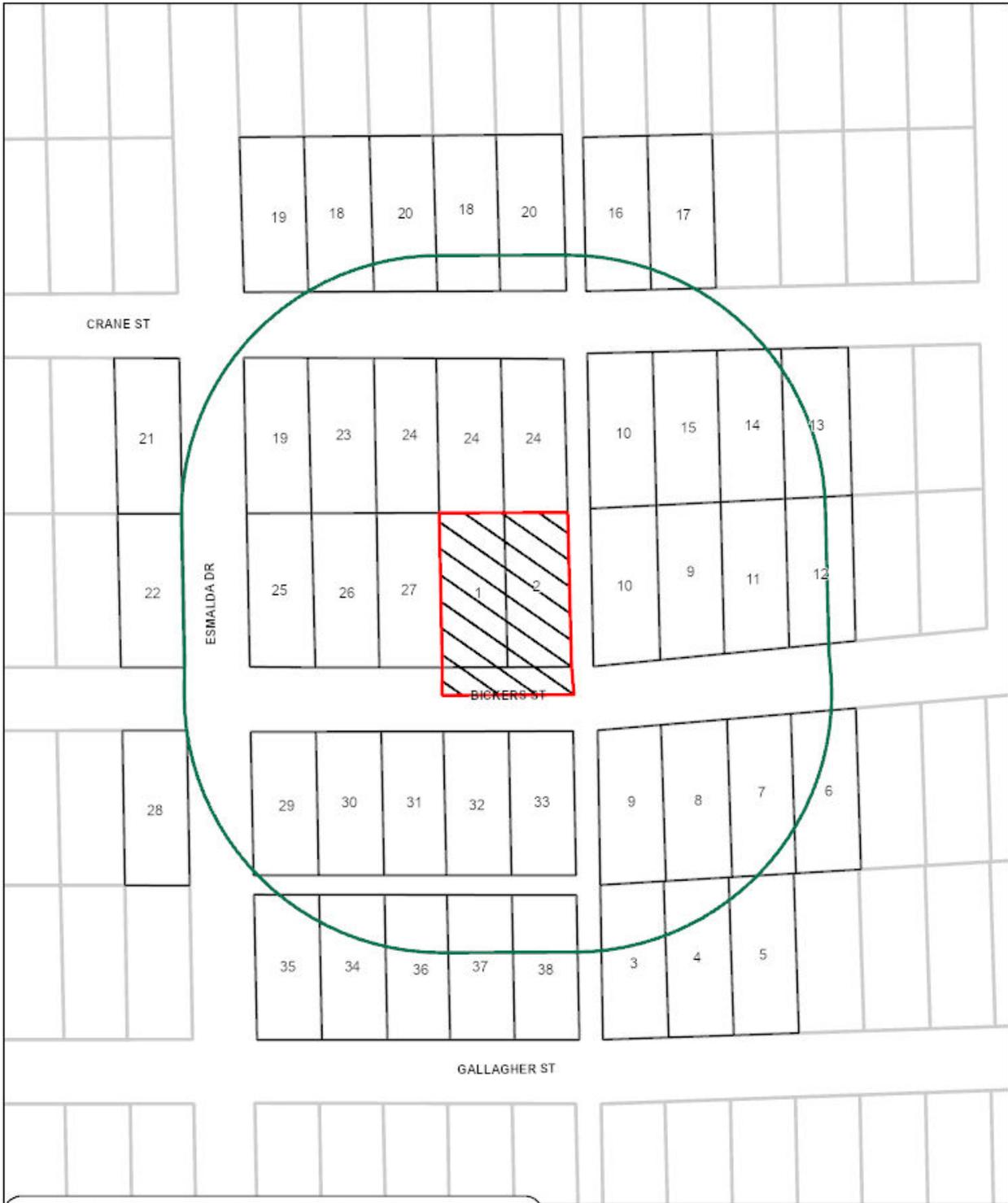


1:1,200

ZONING AND LAND USE

Case no: Z-25-000160
Date: 12/16/2025





| | |
|-----------------|---------------------------------------|
| <u>38</u> | Property Owners Notified (45 parcels) |
| <u>0</u> | Replies in Favor (0 parcels) |
| <u>0</u> | Replies in Opposition (0 parcels) |
| <u>200'</u> | Area of Notification |
| <u>2/5/2026</u> | Date |

Z-25-000160
CPC



1:1,200

02/04/2026

Reply List of Property Owners

Z-25-000160

38 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|---------------------------|
| | 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 | CUELLARROCHOA 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 |

02/04/2026

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-------------------|-------------------------------|
| | 26 | 3639 BICKERS ST | HVIDSTEN PAUL & |
| | 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 |