

CITY PLAN COMMISSION**THURSDAY, JANUARY 15, 2026****Planner: Martin Bate****FILE NUMBER:** Z234-225(MB)/Z-25-000147 **DATE FILED:** April 30, 2024**LOCATION:** West line of South Cockrell Hill Road, south of Barstow Boulevard.**COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** Approx. 8.757 ac **CENSUS TRACT:** 48113016534**APPLICANT/OWNER:** Michele Ann Turnquist Exempt Trust**REPRESENTATIVE:** Michael Coker**REQUEST:** An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District.**SUMMARY:** The purpose of the request is to allow multifamily uses.**STAFF RECOMMENDATION:** Approval.**PRIOR CPC ACTION:** On November 6, 2025 and December 4, 2025, CPC held this case under advisement until January 15, 2026.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District and is undeveloped.
- The request site is approximately 9 acres in size.
- The applicant wishes to develop a mix of multifamily apartments and townhomes on the site.
- As such, the applicant requests rezoning to MF-2(A) Multifamily District.
- No changes have been made to the report or submitted by the applicant since the previous meeting.

Zoning History:

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

1. Z223-150: On August 23, 2023, City Council approved an application for an RR Regional Retail District on property zoned a CR Community Retail District on the east line of South Cockrell Hill Road, south of East Red Bird Lane.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|--------------------------|--------------|-----------------------|
| South Cockrell Hill Road | Local street | - |

Transit Access:

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

DART Bus
Route 108

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.

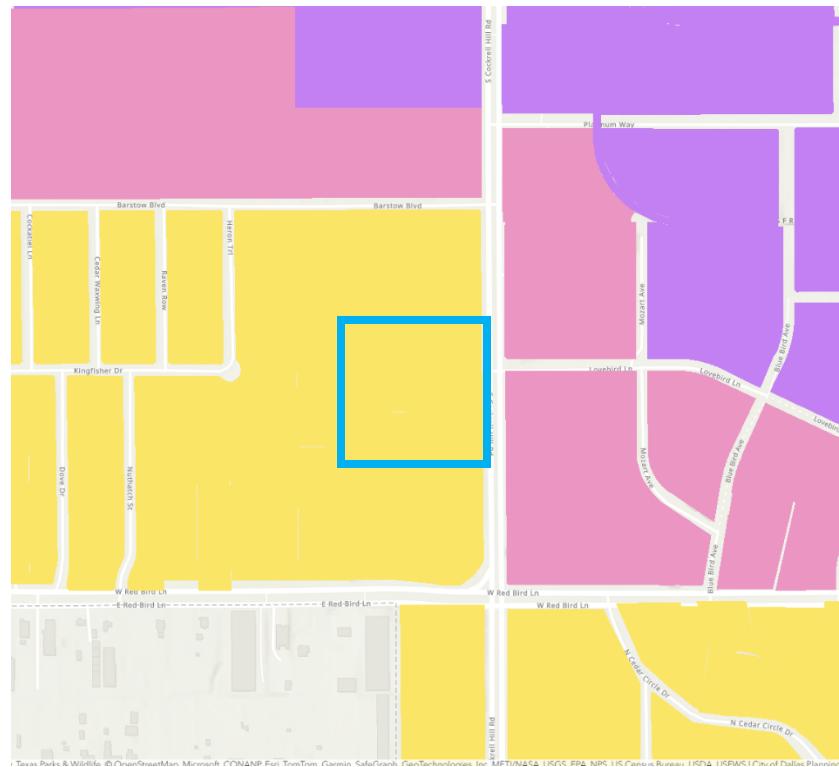
The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Apartments are identified as a secondary use within the Community Residential placetype while single-family is identified as a primary use.

The site has access to a major throughfare as well as DART bus service. The site is not located within an established subdivision but is instead a greenfield development, reducing the impact or potential conflicts with established neighborhood patterns.

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 |
| Community Mixed-Use | Utility |

Land Use:

| | Zoning | Land Use |
|--------------|---|-----------------------------|
| Site | R-7.5(A) Single Family | Vacant |
| North | R-7.5(A) Single Family | Single family |
| South | R-7.5(A) Single Family, NO(A) Neighborhood Office | Single family |
| East | IR Industrial Research | Church, auto service center |
| West | R-7.5(A) Single Family | Single family |

Land Use Compatibility:

The area of request is undeveloped.

The immediate surroundings of the site are predominantly R-7.5(A) Single Family, with IR Industrial Research to the east. When considering a change from single family to multifamily, it is important to consider the potential impact of a development on surrounding neighborhoods. The location of the site on South Cockrell Hill Road is advantageous in this regard, as it is not nestled within an established subdivision. Access to Cockrell Hill Road means the site would not place heavy traffic pressures on small local streets.

Additionally, MF-2(A) provides an intensity transition between residential districts to the west and the more intense industrial and commercial districts to the east across Cockrell Hill Road. Under the existing R-7.5(A) district, less transition is provided and is arguably less compatible with the nearby development standards of the IR zoning across from the area of request. The location of the site is within proximity to major employment centers such as industrial parks, the I-20 logistics corridor, and the Red Bird mall.

MF-2(A) allows development of both single family and multifamily structures, providing flexibility in the overall development of the site.

As such, staff finds that the requested MF-2(A) Multifamily District is compatible with the surrounding area.

Development Standards

| <u>DISTRICT</u> | <u>SETBACKS</u> | | <u>Lot Size / Dwelling Unit Density</u> | <u>FAR</u> | <u>Height</u> | <u>Lot Coverage</u> |
|--------------------------|-----------------|---|--|------------|---------------|---------------------|
| | <u>Front</u> | <u>Side/Rear</u> | | | | |
| <u>Existing R-7.5(A)</u> | 25 feet | 5 feet | 7,500 sqft | No max | 30 feet | 45% max. |
| <u>Proposed MF-2(A)</u> | 15 feet* | Single family: No min Multifamily: 10 feet side, 15 feet rear | Single family: 1,000 sqft Multifamily: 800 – 1,200 sqft | No max | 36 feet* | 60% max |

*Blockface continuity would apply to frontage along Cockrell Hill Road, requiring a minimum front yard setback of 25 feet.

SB 840

Under the provisions of SB 840, the minimum lot size and maximum height regulations are modified for multifamily structures only. No minimum lot size is specified under SB 840. The maximum height for a multifamily structure is 45 feet, and the height does not have to be sloped back under normal Residential Proximity Slope (RPS). Although the applicant may not plan to construct 45 feet of residential on the site, the City cannot limit them to less. A higher height here would also constitute a buffer between the single family to the west and the IR, which permits 200 feet in height.

Landscaping:

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

Parking:

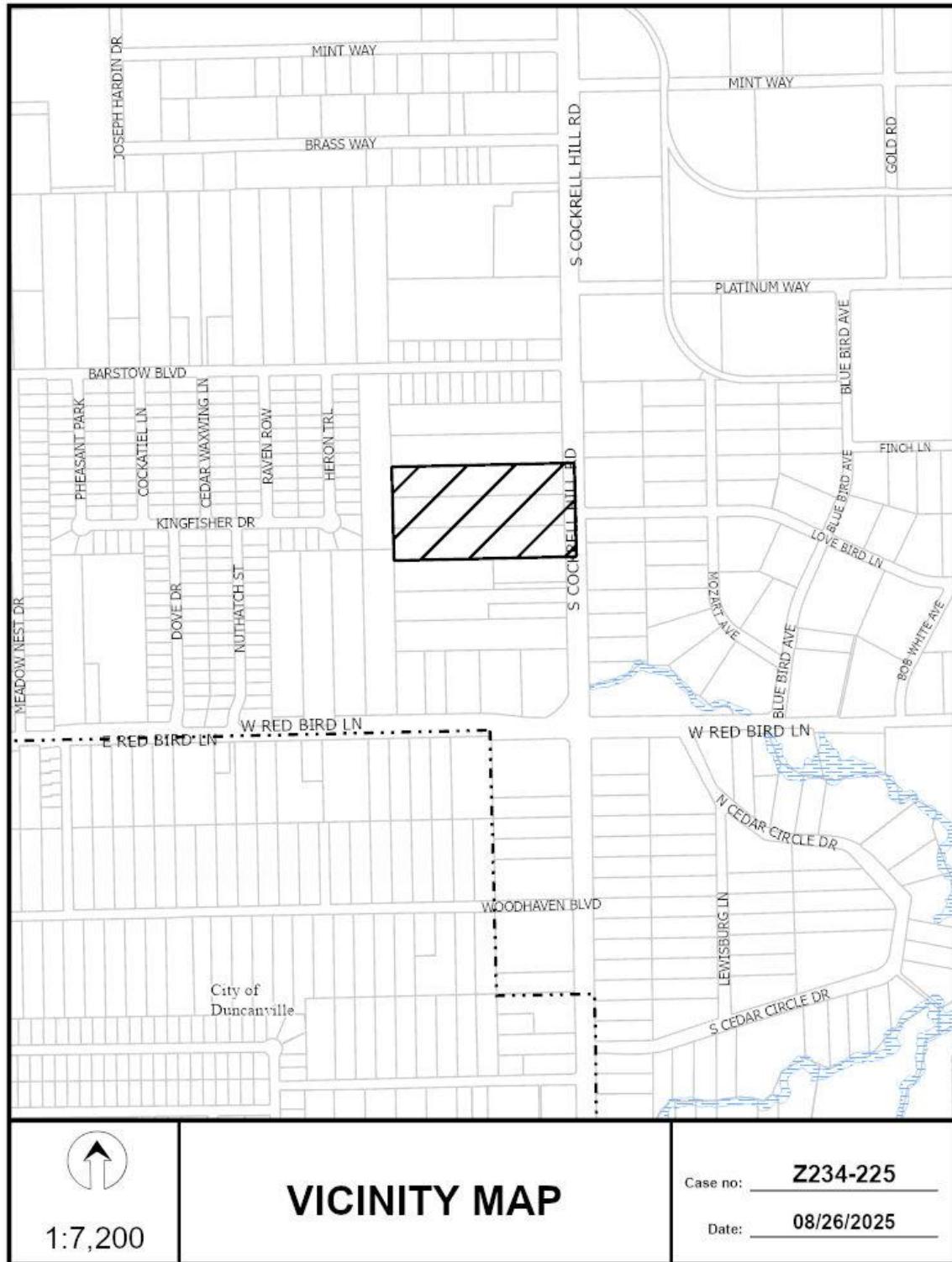
Per the Dallas Development Code, the minimum parking required is as follows:

- Single family: no minimum in MF-2(A)
- Multifamily 200+ dwelling units: one space per dwelling unit
- Multifamily 21 – 199 dwelling units: one half space per dwelling unit
- Multifamily 20 or fewer dwelling units: no minimum.

- Guest parking for multifamily: 15% reserved for guests if 100 dwelling units or greater; 10% reserved for guests if between 21- 99 dwelling units.

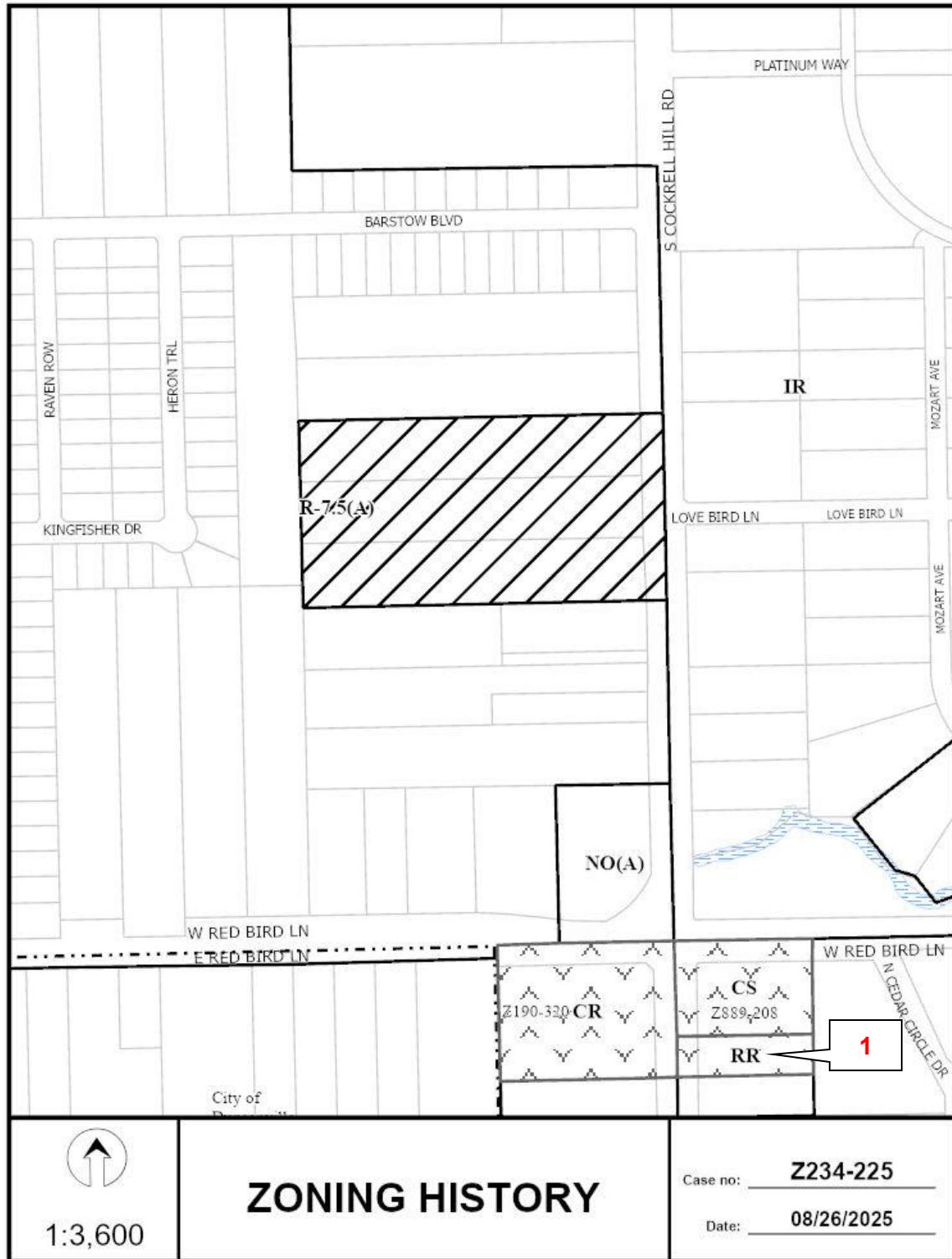
Market Value Analysis:

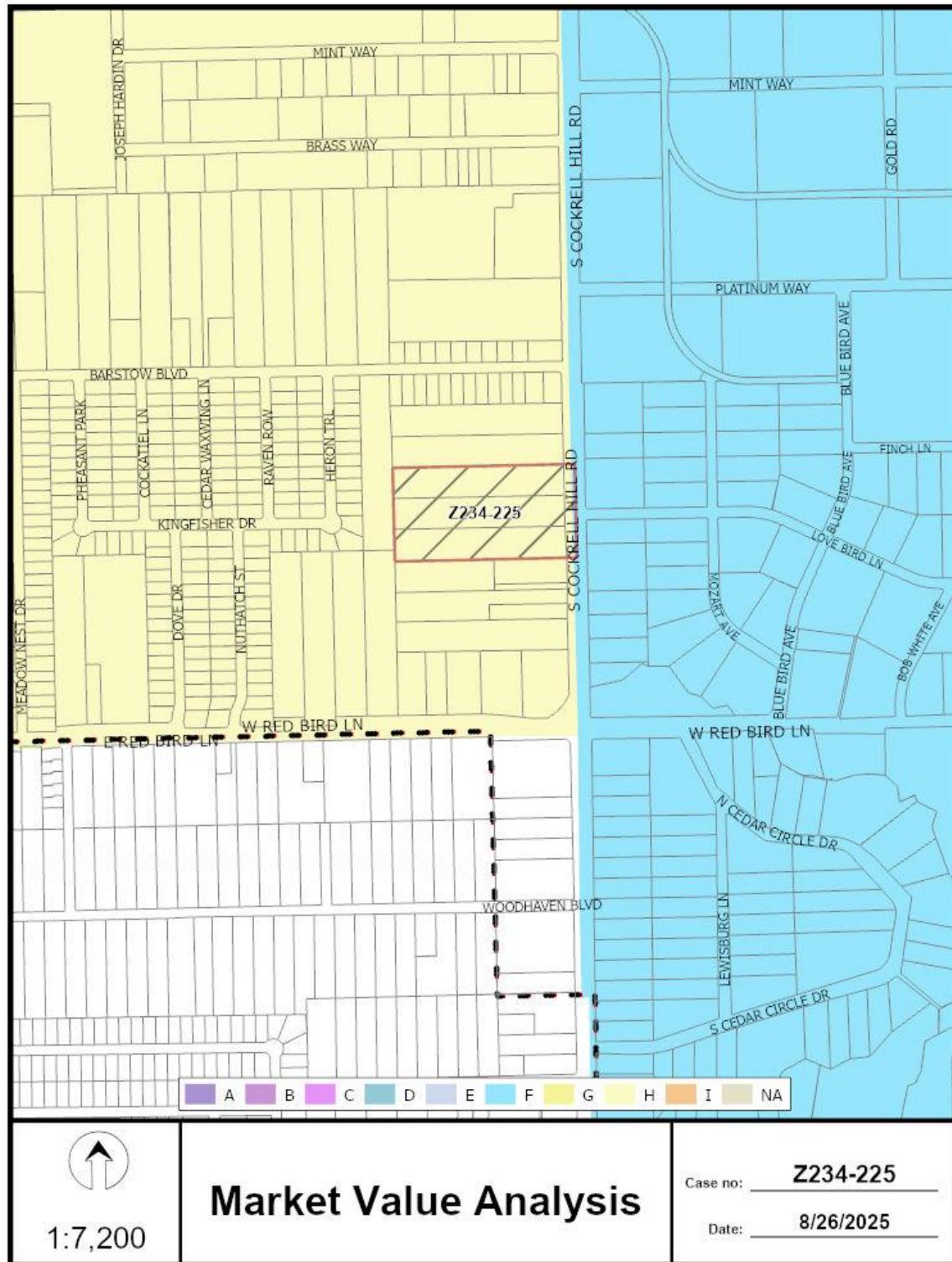
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

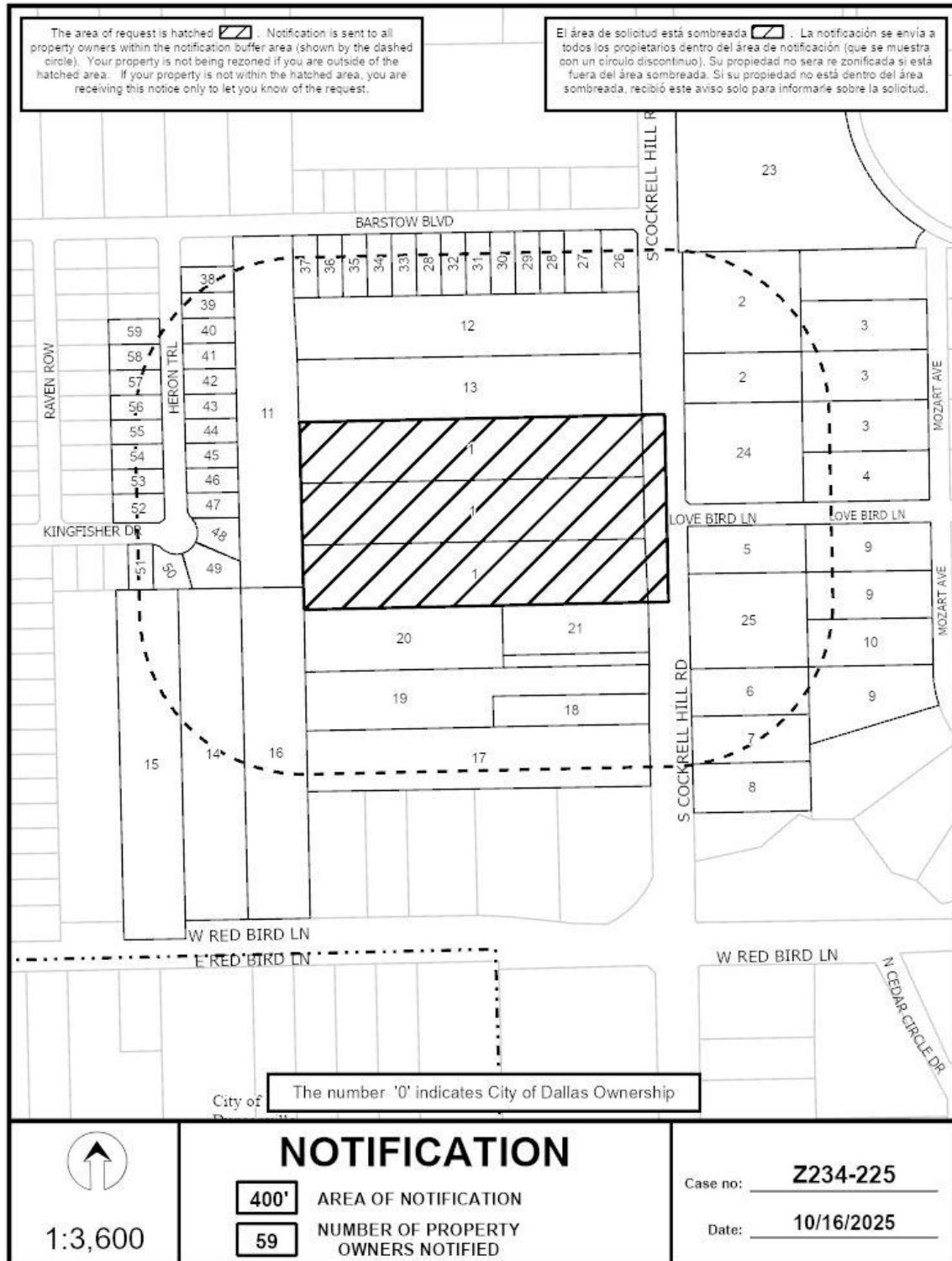












10/16/2025

Notification List of Property Owners

Z234-225

59 Property Owners Notified

| Label # | Address | Owner |
|----------------|-------------------------|--|
| 1 | 5511 S COCKRELL HILL RD | TURNQUIST MICHELE A TR |
| 2 | 5310 S COCKRELL HILL RD | JOHNSTON TECHNICAL |
| 3 | 5325 MOZART AVE | JOHNSTON TECHNICAL SERVICES INC |
| 4 | 5427 MOZART AVE | NUNEZ JUVENAL |
| 5 | 5506 S COCKRELL HILL RD | ELLIS EDUARDO CLIFTON |
| 6 | 5606 S COCKRELL HILL RD | HAYNES GARY L & LAKEISHA |
| 7 | 5610 S COCKRELL HILL RD | MALAGON RAFAEL |
| 8 | 5618 S COCKRELL HILL RD | MHC 112 |
| 9 | 5507 MOZART AVE | GUTIERREZ GUSTAVO |
| 10 | 5527 MOZART AVE | GUSTAVO GUTIERREZ |
| 11 | 4482 BARSTOW BLVD | HERNANDEZ FELIPE |
| 12 | 5321 S COCKRELL HILL RD | RODRIGUEZ GREXIS & |
| 13 | 5411 S COCKRELL HILL RD | YOUNG RICHARD F |
| 14 | 4485 W RED BIRD LN | SANTOS IGNACIO J TR & |
| 15 | 4499 W RED BIRD LN | GUZMAN GUMARO & |
| 16 | 4473 W RED BIRD LN | SANTOS REVOCABLE LIVING TRUST THE |
| 17 | 5615 S COCKRELL HILL RD | MARCHAN GERARDO |
| 18 | 5611 S COCKRELL HILL RD | ECHERD JONATHAN T & |
| 19 | 5605 S COCKRELL HILL RD | ESQUIVEL JUAN JESUS BLANCO & |
| 20 | 5523 S COCKRELL HILL RD | RIOS ESTEBAN SANCHEZ & ANA MARIA SANCHEZ |
| 21 | 5601 S COCKRELL HILL RD | RIOS ESTEBAN SANCHEZ & ANA MARIA SANCHEZ |
| 22 | 5601 S COCKRELL HILL RD | SIMMONS THOMAS |
| 23 | 5222 S COCKRELL HILL RD | 5222 S COCKRELL HILL TX LLC |
| 24 | 5414 S COCKRELL HILL RD | RAMIREZ EFRAIN |
| 25 | 5512 S COCKRELL HILL RD | URBINA MARISELA ABADILLA |
| 26 | 4402 BARSTOW BLVD | GONZALES ELIZETH MARTINEZ |

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| Label # | Address | Owner |
|----------------|--------------------|------------------------------|
| 27 | 4412 BARSTOW BLVD | GUILIANO PIERRE L |
| 28 | 4416 BARSTOW BLVD | BEYER KENNETH |
| 29 | 4420 BARSTOW BLVD | SPEARS HARVEY & CHIQUITA |
| 30 | 4424 BARSTOW BLVD | FUENTES YESSENIA YAMILETH & |
| 31 | 4428 BARSTOW BLVD | URRUTIA TABITHA |
| 32 | 4432 BARSTOW BLVD | URRUTIA TABITHA |
| 33 | 4440 BARSTOW BLVD | PEREZ JOSE M & MARIA A |
| 34 | 4444 BARSTOW BLVD | MONTELONGO CARLOS & |
| 35 | 4448 BARSTOW BLVD | MONTELONGO ERIK & JEANETTE |
| 36 | 4452 BARSTOW BLVD | DALLAS PPTY LLC |
| 37 | 4456 BARSTOW BLVD | MONJARAS MARGARITA & |
| 38 | 5310 HERON TRL | SANCHEZ ALICE & |
| 39 | 5314 HERON TRL | GUTIERREZ GISELA |
| 40 | 5318 HERON TRL | QUINTANA ROBIN L |
| 41 | 5322 HERON TRL | RODRIGUEZ LINDA RUTH |
| 42 | 5326 HERON TRL | BRITTON SHIRLEY A |
| 43 | 5330 HERON TRL | MARTINEZ ALFREDO |
| 44 | 5334 HERON TRL | MYERS BENNIE & RHONDA |
| 45 | 5338 HERON TRL | HERNANDEZ MIGUEL & |
| 46 | 5342 HERON TRL | MUNIZ JUVENTINO & |
| 47 | 5346 HERON TRL | VILLA JOSE |
| 48 | 4510 KINGFISHER DR | MORALES URIEL A |
| 49 | 4514 KINGFISHER DR | GARCIA FRANCISCO & |
| 50 | 4518 KINGFISHER DR | TORRES FEBRONIA L |
| 51 | 4522 KINGFISHER DR | BLANCO JOSE JR |
| 52 | 5345 HERON TRL | VAZQUEZ FRANCISCO J |
| 53 | 5341 HERON TRL | HERNANDEZ JESUS |
| 54 | 5337 HERON TRL | MLO CUC VO |
| 55 | 5333 HERON TRL | GALLEGOS JESUS MANUEL AMADOR |
| 56 | 5329 HERON TRL | VIRAPHONH TONY |
| 57 | 5325 HERON TRL | FKH SFR C1 LP |

10/16/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------|
| 58 | 5321 HERON TRL | ANDRADE OCTAVIO & NORMA |
| 59 | 5317 HERON TRL | JUAREZ ANGEL & |