

CITY PLAN COMMISSION**THURSDAY, MARCH 6, 2025****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:** 6,752 square feet **CENSUS TRACT:** 48113010101**OWNER:** Shambhu Realty Holdings, LLC**REPRESENTATIVE:** Wes Hoblit, Masterplan**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 October 24, 2024, November 21, 2024, and February 6, 2025, the City Plan Commission moved to hold this case under advisement. All updates are highlighted throughout the report.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District as undeveloped land (approx. 6,751 square feet total in size).
- Located geographically in Southwest Dallas.
- Approximately three miles from Trinity River Park and approximately four miles from downtown.
- Currently zoned NO(A) as undeveloped land/vacant lot.
- This corner lot has frontage on both North Hampton Road and Calypso Street.
- Proposing termination of existing deed restriction [Z167-361] prohibits a bail bonds office on the site. If the site were rezoned to residential, this restriction would no longer be applicable.
- To accomplish this, the applicant requests a general zoning change to a TH-3(A) Townhouse District.
- Since November 2024, the applicant has hired a representative and revised the volunteered deed restrictions.

Zoning History:

There has 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	50 feet

Traffic:

The Engineering Division of the Planning & Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will review 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

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.

Active Area Plans

The Trinity River Corridor Comprehensive Land Use Plan:

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

Vision:

The 2050 Vision Statement for the Trinity River Corridor in Dallas: The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Summary:

This Comprehensive Land Use Plan is an important tool for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its broad vision describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals. The Trinity River Corridor Comprehensive Land Use Plan is the 'blueprint' for this future. The plan's main sections are:

- A Vision to Transform Dallas' Trinity River Corridor, which imagines the future of this corridor and describes its key features;
- Land Use and Urban Design Throughout the Trinity Corridor, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
- Implementation Strategies Throughout the Trinity Corridor, which explains the capital projects and other tools needed to carry out this plan;
- Trinity Corridor District Plans, which provides more detailed direction about the development patterns parts of the corridor;
- Creating This Plan, which summarizes the process used to prepare this plan; and
- Background Documents, which lists the resource reports produced during the planning process.

Staff Analysis:

The area plan listed are important to note due to the location of the subject site being within limits and boundaries of the land use plan. After review of the area plan, staff finds that the request aligns with the purpose and goals listed. The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the community corridor and within that identified corridor the appropriate uses listed are mixed use high density, residential urban and residential traditional uses. The applicant's request for a new residential development aligns with the recommended land use types mentioned. Additionally, on page 22 of the Trinity River Corridor Comprehensive Land Use Plan, there is a list of preferred land uses for the area where this property sits. According to the plan the subject site could fall within either the Residential Riverside or Mixed-Use Adaptive Reuse land use category types. Therefore, staff finds the proposal for a duplex development to be compatible with the overall vision of the Trinity River Corridor Comprehensive Land Use Plan.

Land Use:

	Zoning	Land Use
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Site	NO(A) Neighborhood Office with deed restrictions [DR Z167-361]	Undeveloped
North	CR Community Retail	Auto Service Center
South	R-5(A) Single Family	Undeveloped
East	R-5(A) Single Family	Single family
West	PD No. 508; Subdistrict 1: Tract 7, Subdistrict 2: LO-1(A)	Open enrollment charter school (Uplift Heights Primary Preparatory 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. 6,752 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 the 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. Additionally, the applicant is volunteering deed restrictions limiting the max building height to 30 feet, imposing a 20-foot front yard setback, five-foot rear yard setback, limiting the max number of dwellings units to two and limiting the max allowable FAR to 1.0. These volunteered deed restrictions will further keep the proposed development in alignment with the existing character and scale of the immediate area, while holding the applicant to development standards that can be codified.

Staff supports the applicant's request to rezone to allow a duplex use and finds the proposed rezoning to be appropriate for this area, as it would not be detrimental to surrounding uses. Further, the location of the subject site can be suitable for the proposed zoning district because it is currently an office zoning district, and it is on the corner of a

residential street and a principal arterial throughfare. 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. Applicant is volunteering deed restrictions to the maximum number of dwelling units permitted, the maximum building height, minimum front and rear yard setbacks and maximum floor area ratio. These deed restrictions are detailed and can be found on pages 15-17 of this report. Deed restrictions for permitted uses and lot coverage are not being volunteered.

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, duplex
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 use. 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

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS

I.

The undersigned, Niraj Puri is the owner of the North ½ of Lots 1 and 2, Block 8/7130, of Roosevelt Manor, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 8, Page 178, Map Records, Dallas County, Texas.

The North ½ of Lots 1 and 2, Block 8/7130 referenced above shall collectively be referred to hereinafter as the "Property." Niraj Puri shall be referred to hereinafter as the "Owner."

II.

The Owner does hereby impress of the Property with the following deed restrictions ("Restrictions"), to wit:

- A. Maximum number of dwelling units permitted is two (2).
- B. Maximum height permitted is thirty (30) feet.
- C. Minimum rear yard setback is five (5) feet.
- D. Maximum front yard setback is twenty (20) feet.
- E. Maximum FAR is 1.0.
- F. Main entrances for units will face Calypso Street.
- G. Limit driveway width to twenty (20) feet per unit with minimum of twenty (20) percent of driveway area designated for open green space.

III.

These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated only after public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county where the Property at his or her sole cost and expense before the amendment or termination becomes effective.

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning or the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owners hereby grant the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owners agree that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owners agree that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owners agree to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owners who acquire any right, title, or interest in or the Property, or any part thereof. Any person who acquires any right, title, or interest in or the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of CHAPTER 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owners understand and agree that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgages or lienholders subscribed below.

XII.

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to severable.

EXECUTED this the _____ day of _____, 2025.

[Signature pages follow]

OWNER:

By: _____

Niraj Puri, Individual

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared George Calvo, Individual, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration therein expressed and in the capacity therein stated.

[SEAL]

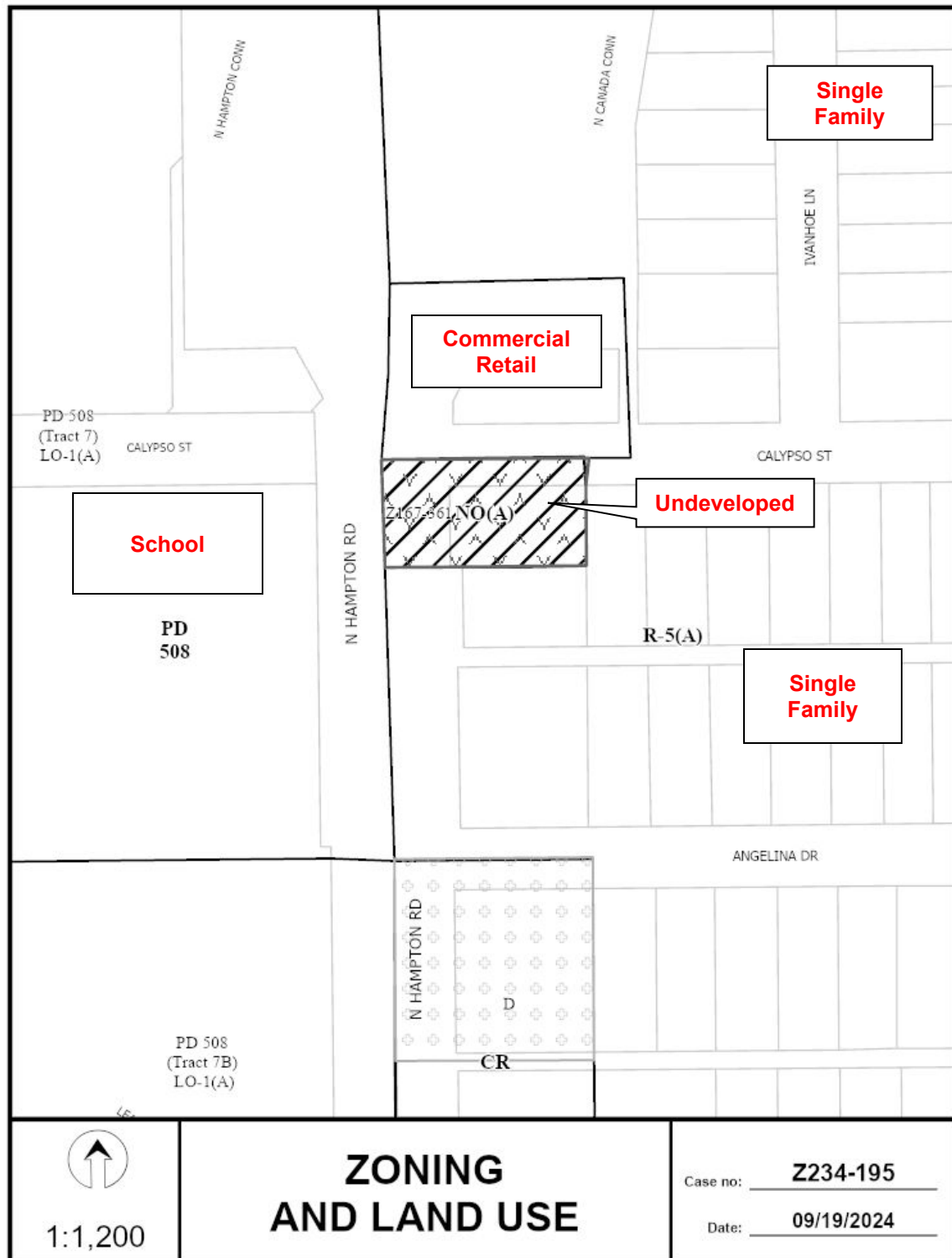
Notary Public – State of Texas

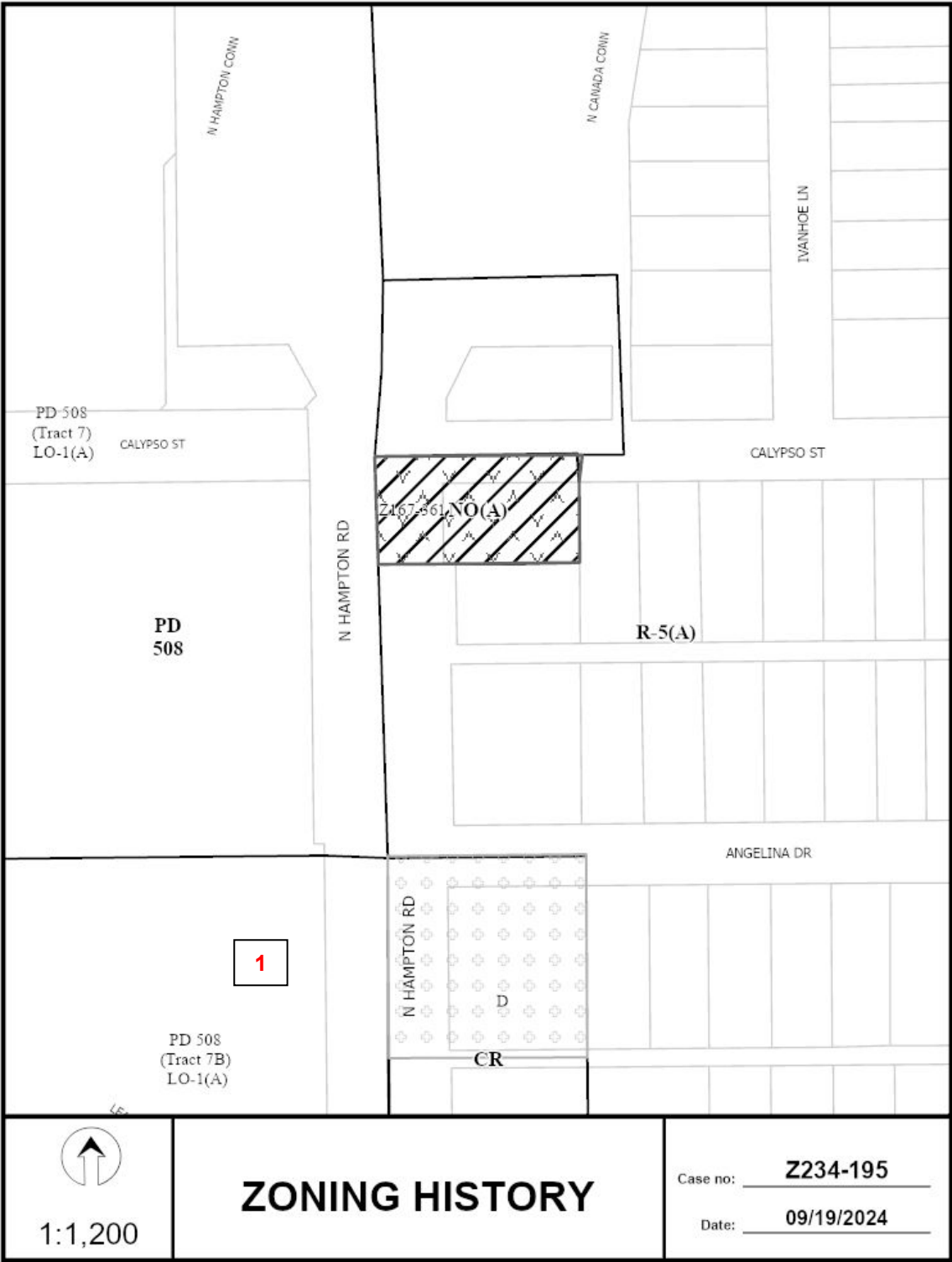
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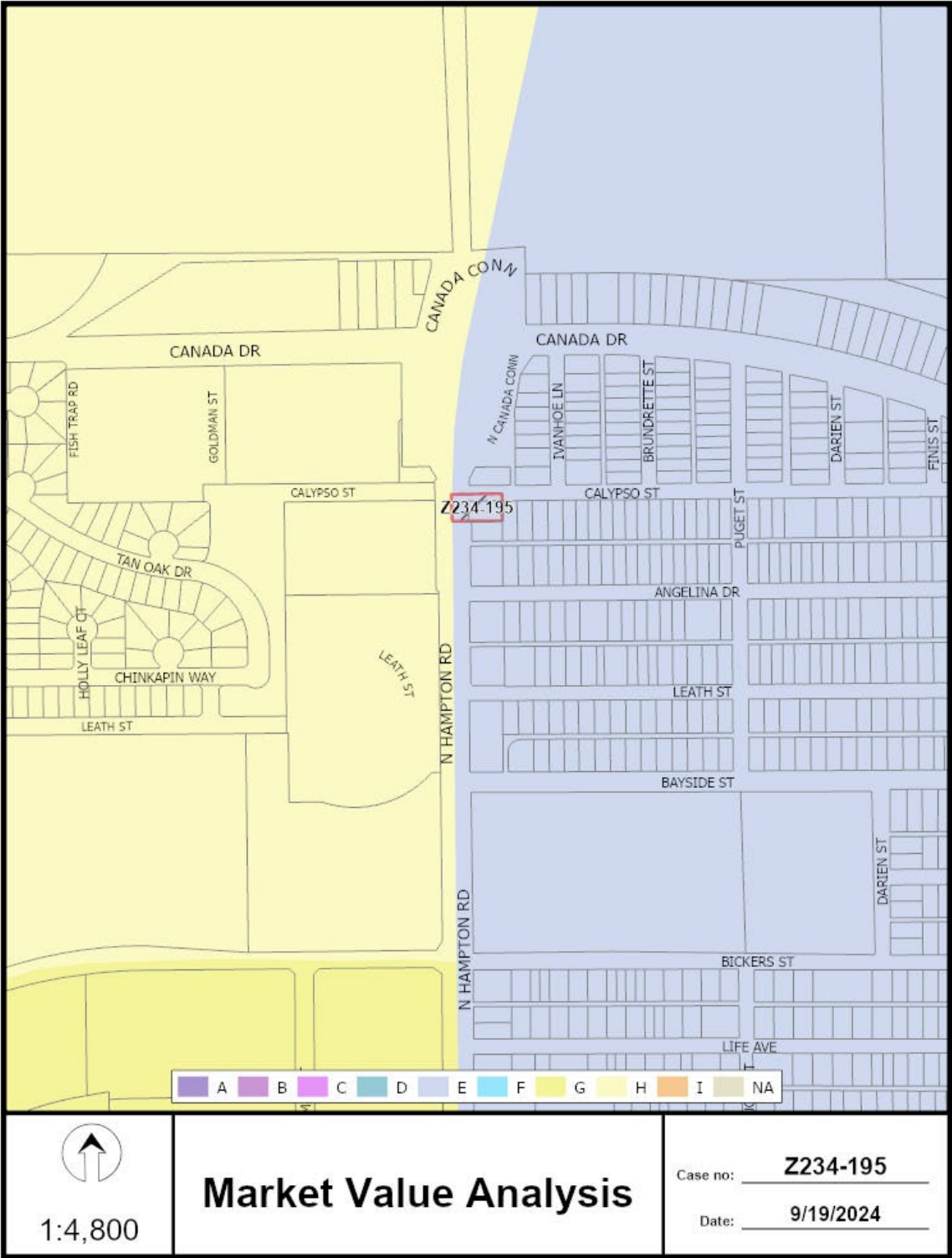
Printed Name of Notary Public

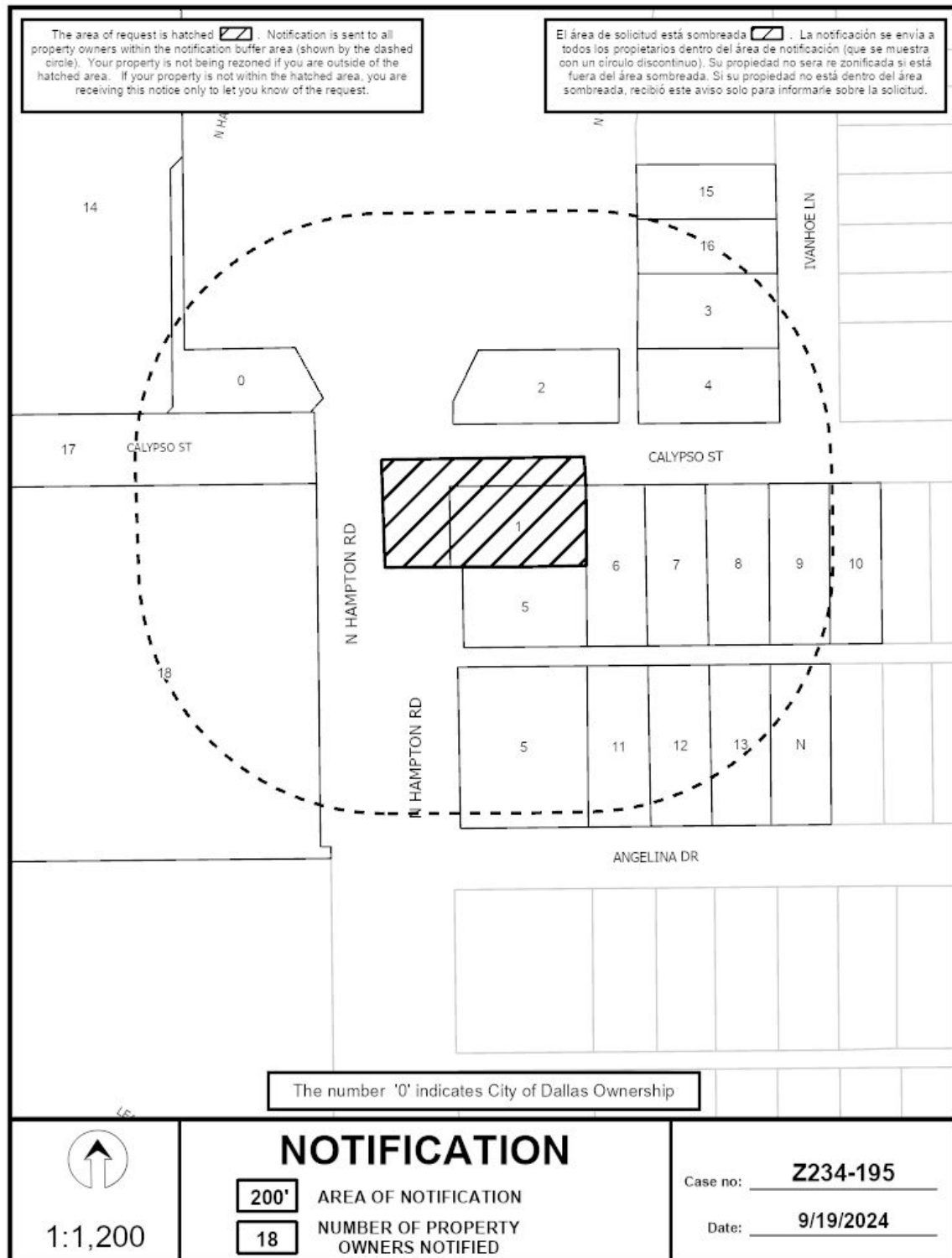












09/19/2024

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	RAMOSVILLICANA JOSE
16	4013 IVANHOE LN	OKEYEMI STANLEY &
17	1 TAN OAK DR	GREENLEAF VILLAGE HOA INC
18	2202 CALYPSO ST	DALLAS HOUSING AUTHORITY