

CITY PLAN COMMISSION**THURSDAY, OCTOBER 9, 2025****Planner: Martin Bate****FILE NUMBER:** Z-25-000069(MB) **DATE FILED:** June 23, 2025**LOCATION:** Between the north terminus of North Boulevard Terrace and Plymouth Road.**COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** Approx. 2.8608 acres **CENSUS TRACT:** 48113006800

REPRESENTATIVE: Audra Buckley**OWNER/APPLICANT:** Christian Chernock**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 housing.**STAFF RECOMMENDATION:** **Approval** of a TH-3(A) Townhouse District.**PRIOR CPC ACTION:** On September 4, 2025, CPC moved to hold this case under advisement until October 9, 2025.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District and is mostly undeveloped, with two homes on the southern end of the area of request.
- The request site is approximately 2.86 acres in size.
- The applicant wishes to develop multifamily housing on the site.
- As such, the applicant requests rezoning to MF-2(A) Multifamily District.
- Since the last public hearing, staff has made updates to the analysis of the applicable development standards as it relates to the application of SB 840; these changes are highlighted in yellow.

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
North Boulevard Terrace	Local street	40 feet to 50 feet

Transit Access:

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

DART Bus
Route 9, 101

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. Multifamily is a secondary land use in the Community Residential placetype. As such, consideration must be given to the compatibility of the proposed land use in the context of the area. The proposed area is adjacent to an existing MF-2(A) Multifamily District, and much of the neighborhood on the southern end of Boulevard Terrace is zoned TH-3(A) Townhouse District. ~~Residential Proximity Slope (RPS) generated by the surrounding R-7.5(A) Single Family zoning would limit encroachment of a multifamily building by limiting the maximum height allowed in close proximity to R-7.5(A).~~ The site would have access to a major thoroughfare and transit.

Under SB 840, multifamily on this site is not limited to the typical 36-foot maximum height or the typical Residential Proximity Slope (RPS). Instead, a maximum height of 45 feet would apply to multifamily uses on this site. The building would not be required to step back or reduce its height as it would under normal RPS rules. This applies to all properties zoned MF-2(A) in the city today, including the lot adjacent to the south of the area of request. Given the nature of this site, staff finds that the proposed MF-2(A) Multifamily is less consistent with the principles of Forward Dallas 2.0. The TH-3(A) Townhouse District would allow for additional density compared to R-7.5(A) and be more compatible with the majority of the zoning along Boulevard Terrace.

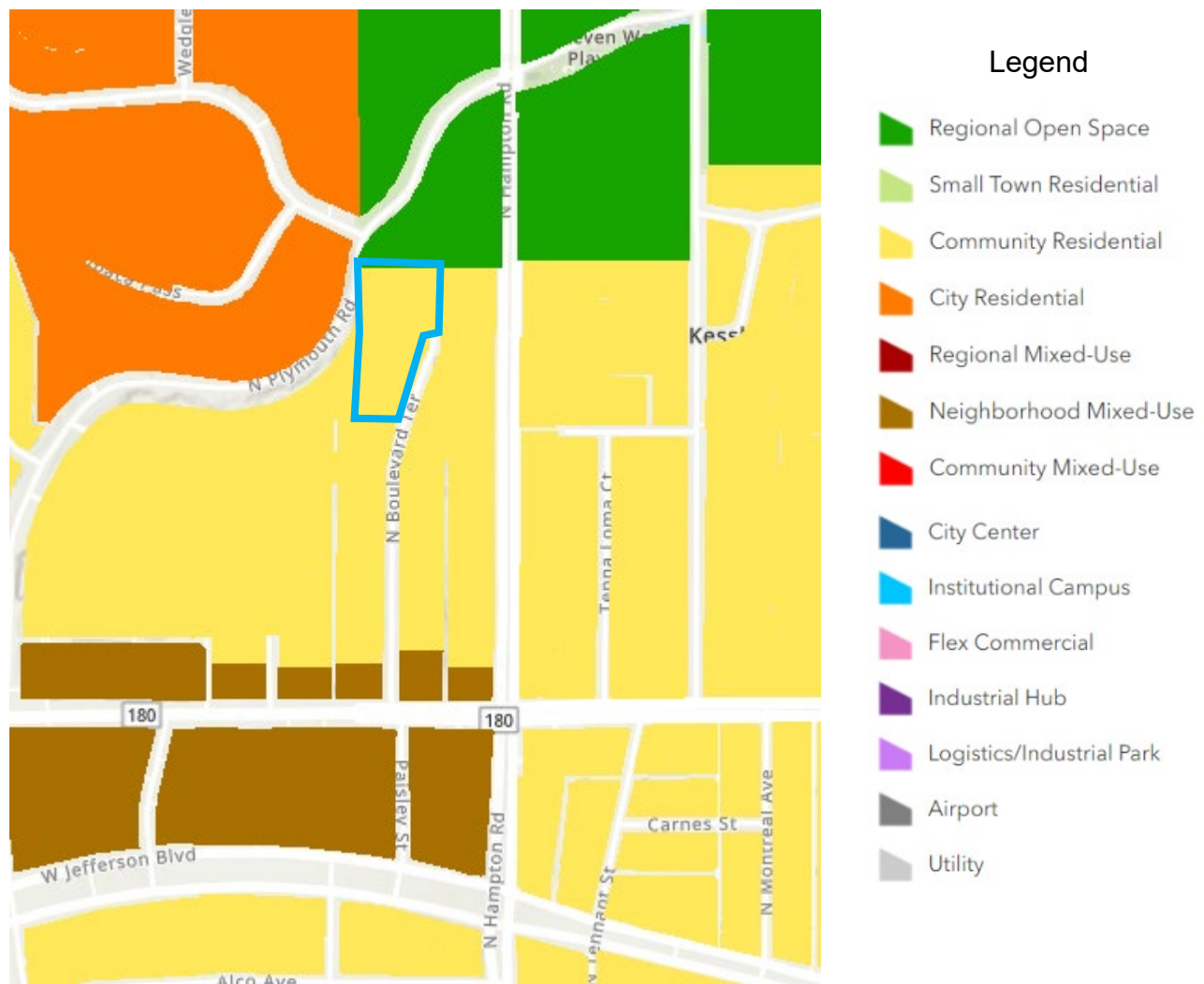
Ordinarily, placement of multifamily at a terminus of a local street may be undesirable; however, the city is engineering a connection between North Boulevard Terrace and the nearby North Plymouth Road, which will provide a secondary point of access to the street and easier access to North Hampton Road.

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.



Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Vacant, single family, duplex
North	R-7.5(A) Single Family	Vacant
South	MF-2(A) Multifamily, TH-3(A) Townhouse	Single family
East	R-7.5(A) Single Family	Single family
West	PD 801	Multifamily

Land Use Compatibility:

The area of request is mostly undeveloped.

The immediate surroundings of the site are single family; the area of request does include a duplex. The MF-2(A) Multifamily area to the south is developed with single family houses. The TH-3(A) Townhouse area is developed with a mix of single family and duplexes.

When considering the placement of multifamily, staff evaluates several factors, including proximity to transportation, availability of services such as retail and schools, and the overall context in which the surrounding area is developed.

The site is within a half mile of two DART bus routes serving Hampton Road and Jefferson Boulevard. The site would have access to West Davis Street as well as Hampton Road. The construction of the connector between North Boulevard Terrace and North Plymouth Road will improve site access by providing an alternative route to and from Hampton Road.

The site is close to several retail options, including restaurants and grocery stores, along West Davis and the surrounding area. Additionally, the site is close to Louise Wolff Kahn Elementary School.

The surrounding community is predominantly single-family and duplex housing. While a large-scale development would be less appropriate, the conditions of this site **and the RPS imposed by the adjacent R-7.5(A) Single Family District** would limit the overall envelope and structure of multifamily housing developed on the site. **However, while some site factors limit the expansion of the site to the west, the development standards as they apply with SB 840 are less compatible**

with the neighborhood context. Staff's recommended TH-3(A) Townhouse District would better fit the existing zoning along Boulevard Terrace.

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>Requested MF-2(A)</u>	15 feet	Side: 10 feet Rear: 15 feet	No max density Single family: Min. lot area 1,000 sqft Duplex: Min. lot area 3,000 sqft Multifamily: 1,000 sqft studio; 1,400 sqft one bedroom; 1,800 sqft two bedroom ¹	No max	36 feet ¹	60% max
<u>Recommended TH-3(A)</u>	None ²	Single family: none Duplex: 5' / 10'	12 du / ac Single family: 2,000 sqft Duplex: 6,000 sqft	NO max	36 feet	60% max.

1: SB 840 prohibits minimum lot size restrictions; SB 840 imposes 45 feet max height and restricts application of RPS

2: Blockface continuity applies

Landscaping:

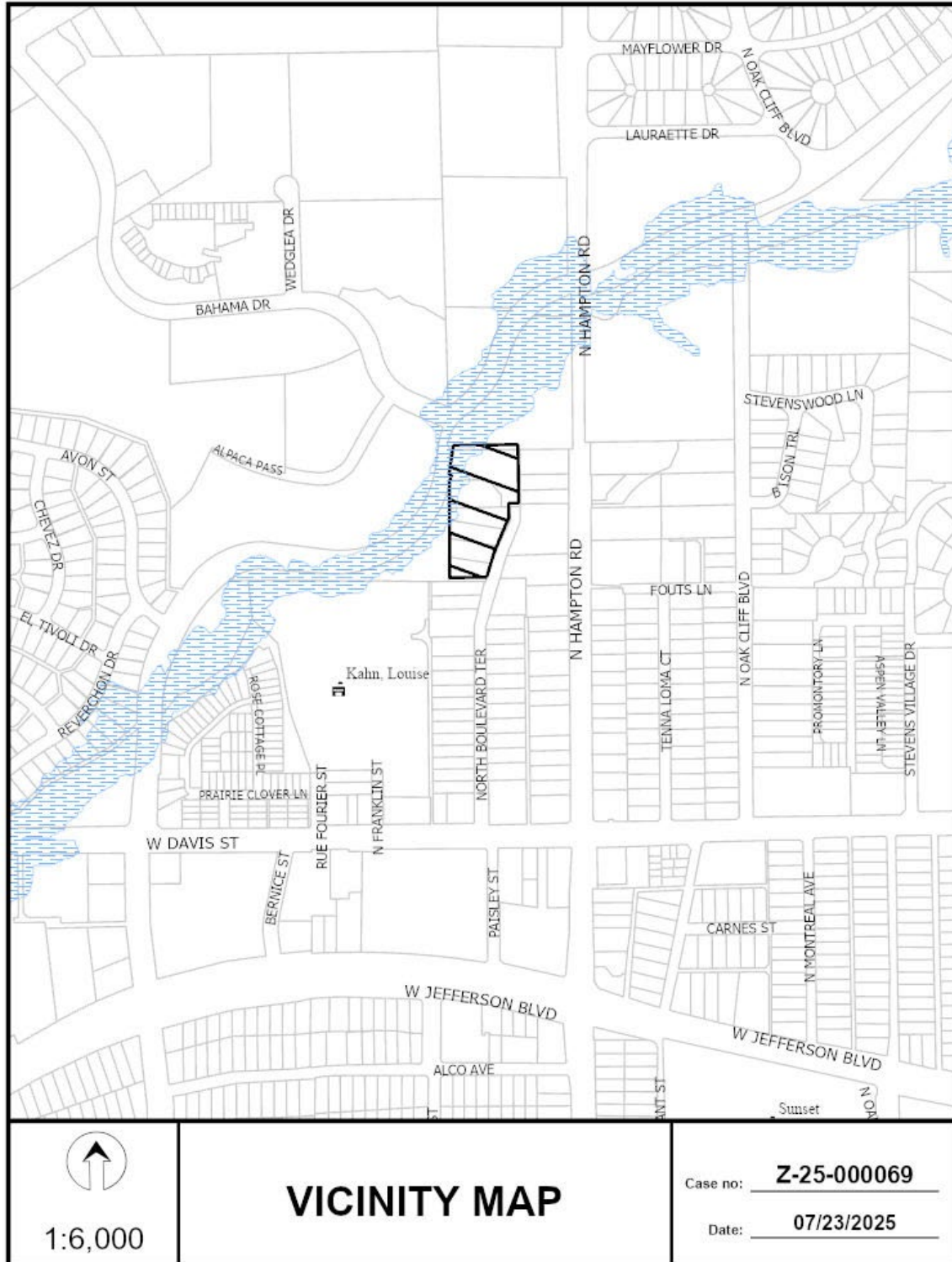
Landscaping and tree preservation must be provided in accordance with Article X, as amended.

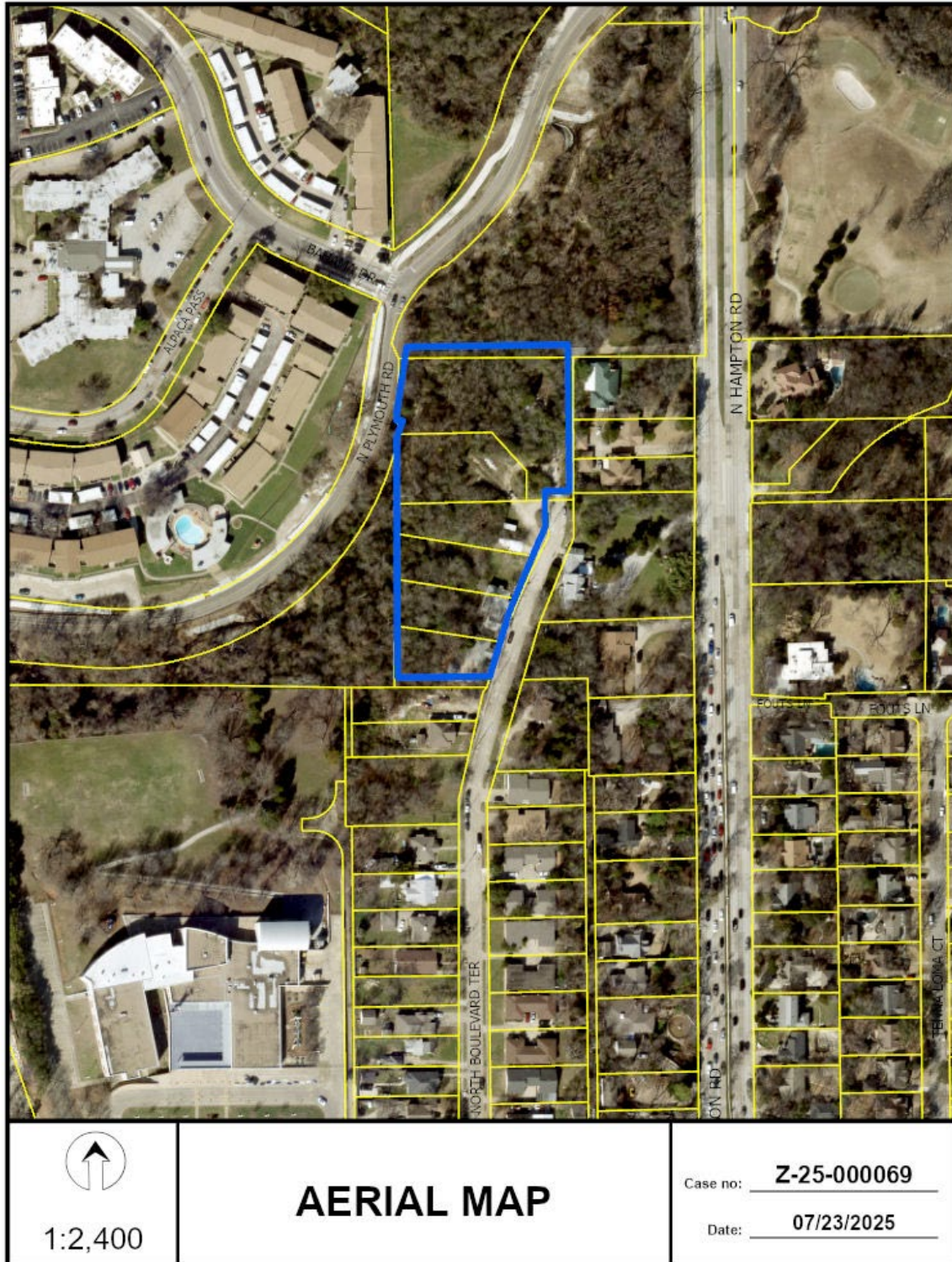
Parking:

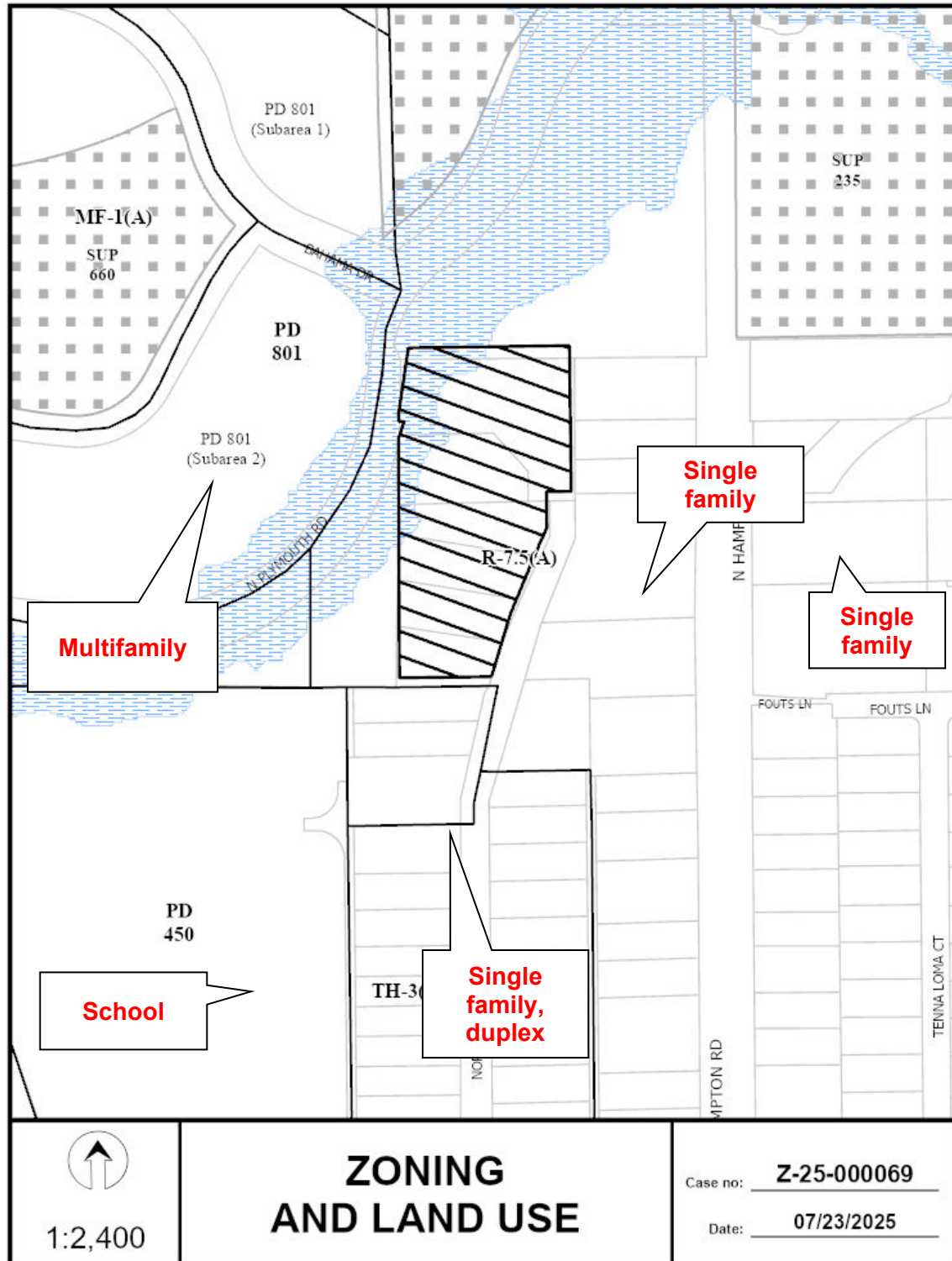
The proposed conditions follow the base development code off-street parking requirements in 51A-4.200 as updated May 14, 2025. For a development of this size, the required off-street parking is one-half space per dwelling unit. 10% of the required parking must be reserved for guests, and areas for anticipated loading, short-term drop-off / pick-up, and other such components must be identified at permitting.

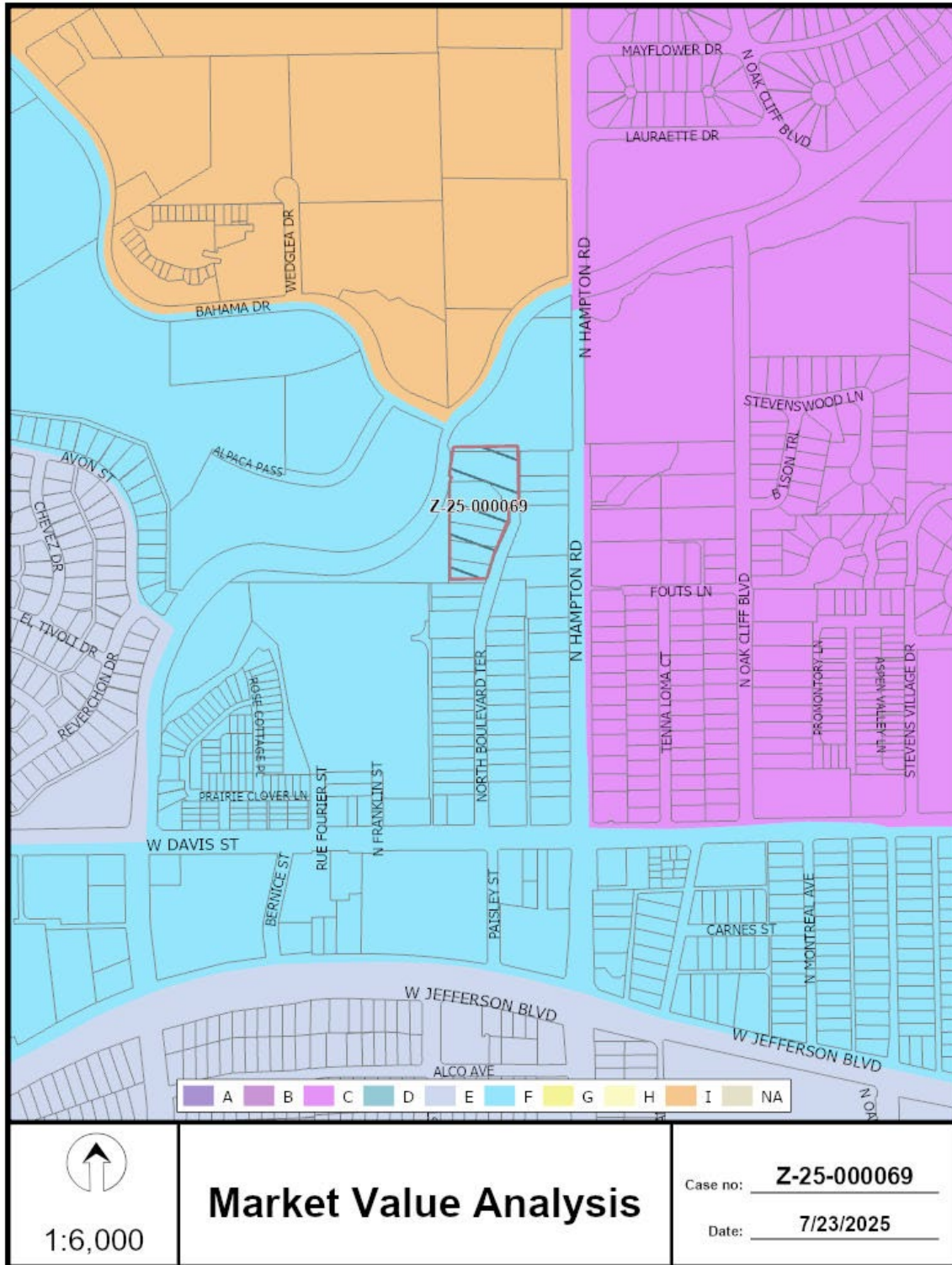
Market Value Analysis:

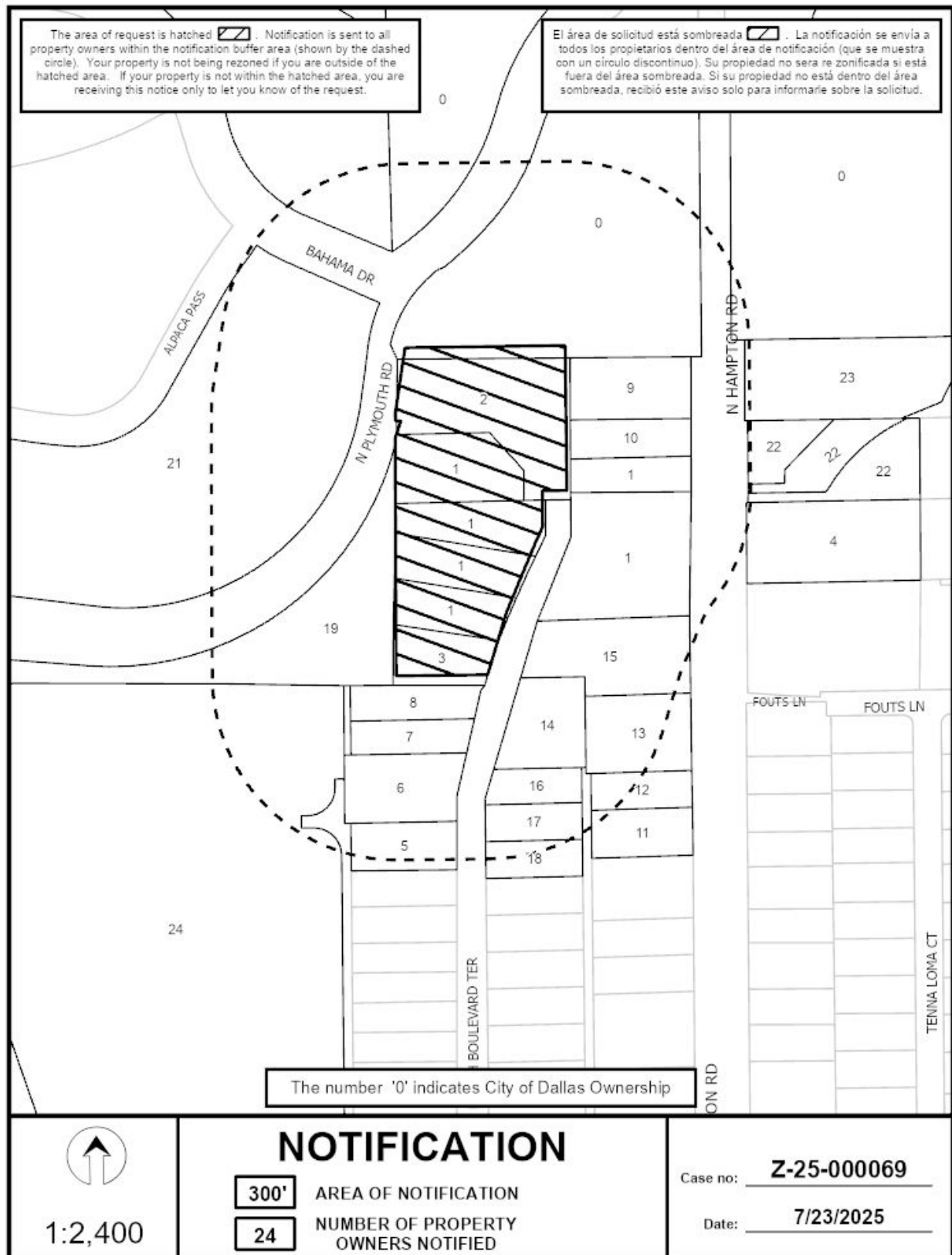
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 “F” MVA area.











07/23/2025

Notification List of Property Owners***Z-25-000069******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	807 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
2	845 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
3	803 N BOULEVARD TERRACE	CARRION CROW HOLDINGS LLC SERIES J
4	814 N HAMPTON RD	SHIRLEY CHARLES SCOTT & LISA WHITE
5	721 N BOULEVARD TERRACE	Taxpayer at
6	727 N BOULEVARD TERRACE	CARRION CROW HOLDINGS LLC
7	739 N BOULEVARD TERRACE	CASTRO JOSE A &
8	743 N BOULEVARD TERRACE	CABALLERO RIGOBERTO
9	827 N HAMPTON RD	CARRION CROW HOLDINGS LLC
10	825 N HAMPTON RD	CARRION CROW HOLDINGS LLC
11	723 N HAMPTON RD	CARRIZALES HELEN &
12	727 N HAMPTON RD	PRADO JOSE LUIS JR
13	737 N HAMPTON RD	DAVIES THOMAS
14	738 N BOULEVARD TERRACE	OPPELT PATRICIA
15	809 N HAMPTON RD	LOPEZ IRENE MEZA
16	732 N BOULEVARD TERRACE	DIOKPA CHINEDU
17	724 N BOULEVARD TERRACE	CELLAR DOOR HOMES LLC
18	720 N BOULEVARD TERRACE	LOPEZ ALBERTANO
19	800 S PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
20	2403 BAHAMA DR	WAKHHIII LTD
21	811 N PLYMOUTH RD	WAK HH PARTNERS
22	818 N HAMPTON RD	IKEL ROBERT GARTH &
23	834 N HAMPTON RD	BARNER BJORN O &
24	610 N FRANKLIN AVE	Dallas ISD