

FILE NUMBER: Z-25-000121 **DATE FILED:** September 19, 2025

LOCATION: Northwest corner of McShann Road and Preston Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 25,875 sqft **CENSUS TRACT:** 48113009604

REPRESENTATIVE: Matthew Sheard

OWNER/APPLICANT: Caleb Mann

REQUEST: An application for RTN Residential Transition District on property zoned R-16(A) Single Family District.

SUMMARY: The purpose of the request is to allow residential uses limited to single family and duplex.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On February 5, 2026, CPC moved to hold this case under advisement until March 5, 2026. On March 5, 2026, CPC moved to hold this case under advisement until April 9, 2026.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-16(A) Single Family District and is developed with a house.
- The applicant wishes to develop the site with denser attached or detached housing.
- The yard, lot, space, and use regulations of R-16(A) Single Family District do not permit the applicant’s desired development.
- As such, applicant requests a zoning change to RTN Residential Transition District, which would allow for additional density, while applying standards to the design of new structures.
- There have been no changes to this application since the February 5, 2026 CPC meeting.

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 |
|----------------------------|--------------------|------------------------------|
| McShann Road | Local street | - |
| Preston Road | Principal Arterial | 100 feet |

Transit Access:

The area of request is within a ½ mile of the following transit services:

DART Bus
Route 22, 237

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:

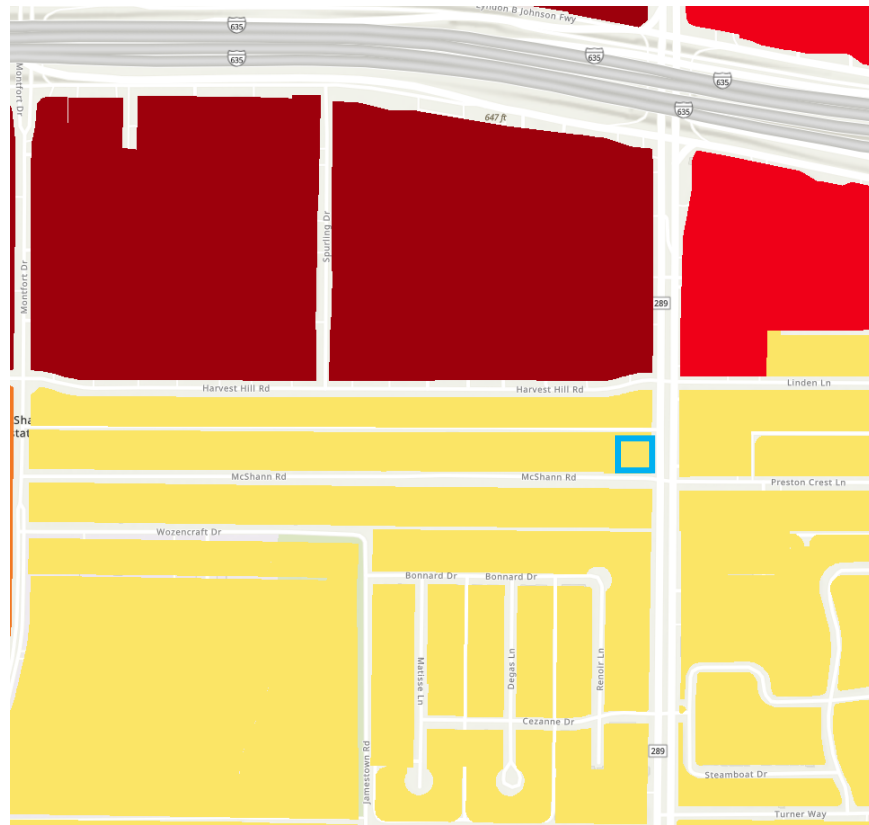
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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 location of the site at the corner of a principal arterial supports the proposed use. The RTN Residential Transition District's design standards improve compatibility with surrounding uses, including the requirement for alley-loaded garages.















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-16(A) Single Family | Single family |
| North | TH-2(A) Townhouse, MF-1(A) Multifamily | Single family, multifamily |
| South | R-16(A) Single Family, TH-1(A) Townhouse | Single family |
| East | NO(A) Neighborhood Office, R-16(A) Single Family | Office, church |
| West | R-16(A) Single Family | Single family |

Land Use Compatibility:

The area of request is developed with one house.

The existing subdivision is an R-16(A) Single Family neighborhood, with large lots typical of such a district. To the north across an alleyway is a TH-2(A) Townhouse District with attached single family housing. South of the subdivision is a development zoned TH-1(A) Townhouse District with detached single family housing. The area of request is in proximity to an RR Regional Retail District with substantial retail and other services, and has access to a major thoroughfare and IH 635.

When evaluating a request for greater density within or in proximity to established neighborhoods, staff considers the compatibility and placement of the site in relation to the particular subdivision and nearby developments. For this request, the location of the site at the corner of a major thoroughfare presents greater compatibility than if it were located in the middle of a local street. The proximity to large employment centers and nearby retail further supports additional density at this location.

The development standards of the RTN Residential Transition District would provide additional compatibility with the surrounding uses. The side yard setback adjacent to single-family districts for the Townhouse and Manor House building types is 10 feet, which mirrors the existing R-16(A) Single Family side yard setback. While the permitted height is 35 feet / 2.5 stories, staff finds that this is not inherently incompatible on the proposed build site, and staff notes that two-story properties are able to be built in an R-16(A) district.

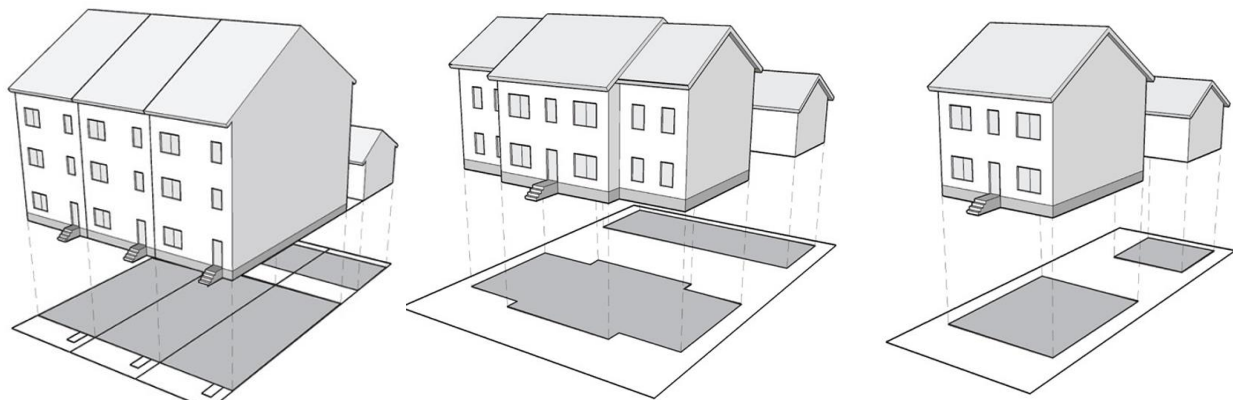
Additionally, the proposed RTN district requires that Townhouse, Manor House, and Single Family building types have garages accessed via alleys, except that Manor House and Single Family building types on a corner lot may utilize a side street for garage access. The configuration of the site is such

that Preston Road would likely be considered the side street, as the frontage along Preston is shorter than along McShann. However, the development code generally prohibits access to a divided thoroughfare from a single family development; therefore, alley access for the garages would be the most feasible solution for any building type.

As such, staff finds that the proposed RTN Residential Transition District is compatible with the surrounding land uses.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type. The restaurant/bar use category and retail sales use category are allowed under the Mixed Use Shopfront (Mu) and Single Story Shopfront (Ss) development types. Below are example images of the Townhouse, Manor House, and Single Family building types. The Manor House type is limited to a duplex under the RTN Residential Transition District.



Examples of Townhouse, Manor House, and Single Family building types

The applicant’s proposed use of the site would fall under the residential uses. Following is a comparison table showing differences in the permitted uses between the current R-7.5(A) Single Family District and the proposed RTN District. Blank cells indicate a comparable land use is not specified for that district.

| Existing: R-16(A) | Proposed: RTN |
|---|--|
| <u>Agricultural uses.</u> -- Crop production. | |
| <u>Commercial and business service uses.</u> None permitted. | <u>Commerce use categories.</u> -- Open space lot, by SUP only: commercial parking |

| Existing: R-16(A) | Proposed: RTN |
|---|--|
| | |
| <u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [SUP] | <u>Fabrication use categories.</u> None permitted. |
| <u>Institutional and community service uses.</u> -- Cemetery or mausoleum. [SUP] -- Child-care facility. [See 51A-4.204(3)] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster home. [RAR] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP] | <u>Civic use categories.</u> -- Civil building, place of worship |
| <u>Lodging uses.</u> None permitted. | <u>Commerce use categories.</u> None permitted. |
| <u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office. | |
| <u>Office uses.</u> None permitted. | <u>Office use categories.</u> None permitted. |
| <u>Recreation uses.</u> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course. | <u>Civic use categories.</u> -- Open space lot: Park or open space |
| <u>Residential uses.</u> -- Handicapped group dwelling unit. -- Single family. | <u>Residential use categories.</u> -- Th: single family living -- Mh: single family living (up to duplex) -- Sf: single family living |
| <u>Retail and personal service uses.</u> None permitted. | <u>Retail use categories.</u> None permitted. <u>Service and entertainment use categories.</u> None permitted. |
| <u>Transportation uses.</u> -- Private street or alley. [SUP]. -- Transit passenger shelter. [See 51A-4.211] | |

| Existing: R-16(A) | Proposed: RTN |
|---|---|
| -- Transit passenger station or transfer center. [SUP] | |
| <u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP] | <u>Civic use categories.</u> -- Open space lot: utilities. |
| <u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213(11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).] | |

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current R-16(A) District and the proposed RTN District. Included in the RTN column are the development standards applicable to the Townhouse development type. Development standards have been consolidated to indicate what is applicable to the context of this site. Blank cells indicate a requirement is not specified for that development standard.

| Standard | Existing: R-16(A) | Proposed: RTN (Townhouse development type) |
|--------------------------|-------------------|---|
| Front setback | 25' min | Primary street: 5' min / 15' max |
| Required street frontage | | Primary street: 70% min |
| Parking setback | | Primary street: 30' min, side street: 5' min Adj single family district: 10' min |
| Side setback | 10' min | Adj single family district: 10' min |
| Rear setback | 10' min | Adj single family district: 24' min |

| | | |
|------------------------------------|--------------------------|--|
| | | Adj multifamily/nonresidential district: 0 or 5' min Adj alley: 5' min |
| Density / Lot Area Required | 7,500 sqft min. lot size | 1,200 sqft. min. lot size |
| Height | 30' max | 2.5 stories / 35' max |
| Story height | | Ground story: 10' min / 15' max Upper story: 10' min / 15' max |
| Lot coverage | 45% max | 80% max |
| Transparency | | Ground story: 30% primary street, 25% side street Upper story: 20% primary/side streets |
| Entrance | | Required on primary street |
| Blank wall area | | Primary street: 30' max |
| Special standards | | Proximity slope* |

Landscaping:

Landscaping must be provided in accordance with Article XIII, as amended. One site tree must be provided in the front yard on individually-platted lots.

Parking:

Parking must be provided in accordance with Chapter 51A, with one parking space per dwelling unit under RTN.

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 a "B" MVA area.

List of Officers

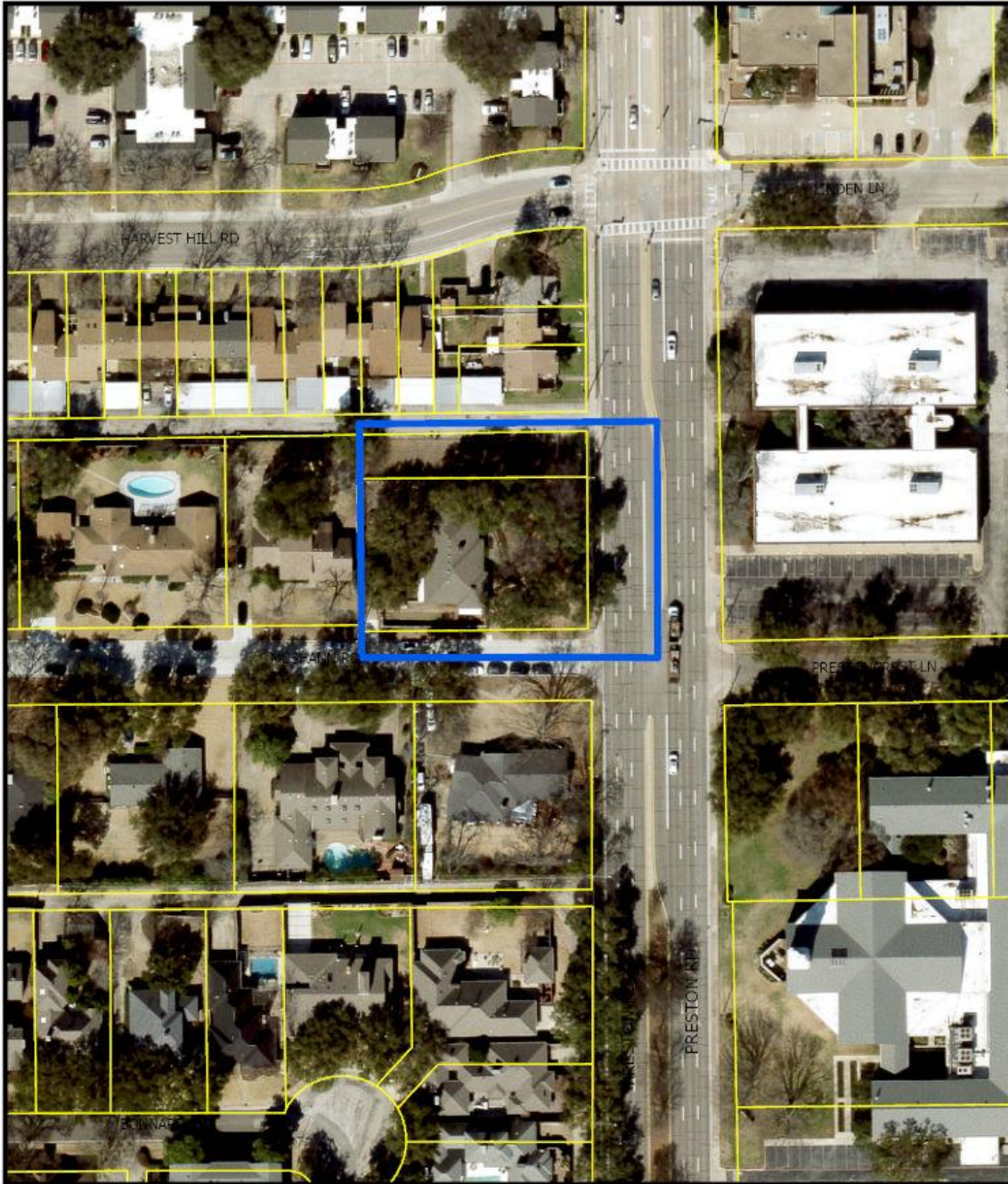
Dallas Torah Institute, d.b.a Dallas Area Torah Association

Oscar Rosenberg, President

Yehuda Abrams, Director

Jacob Winston, Director



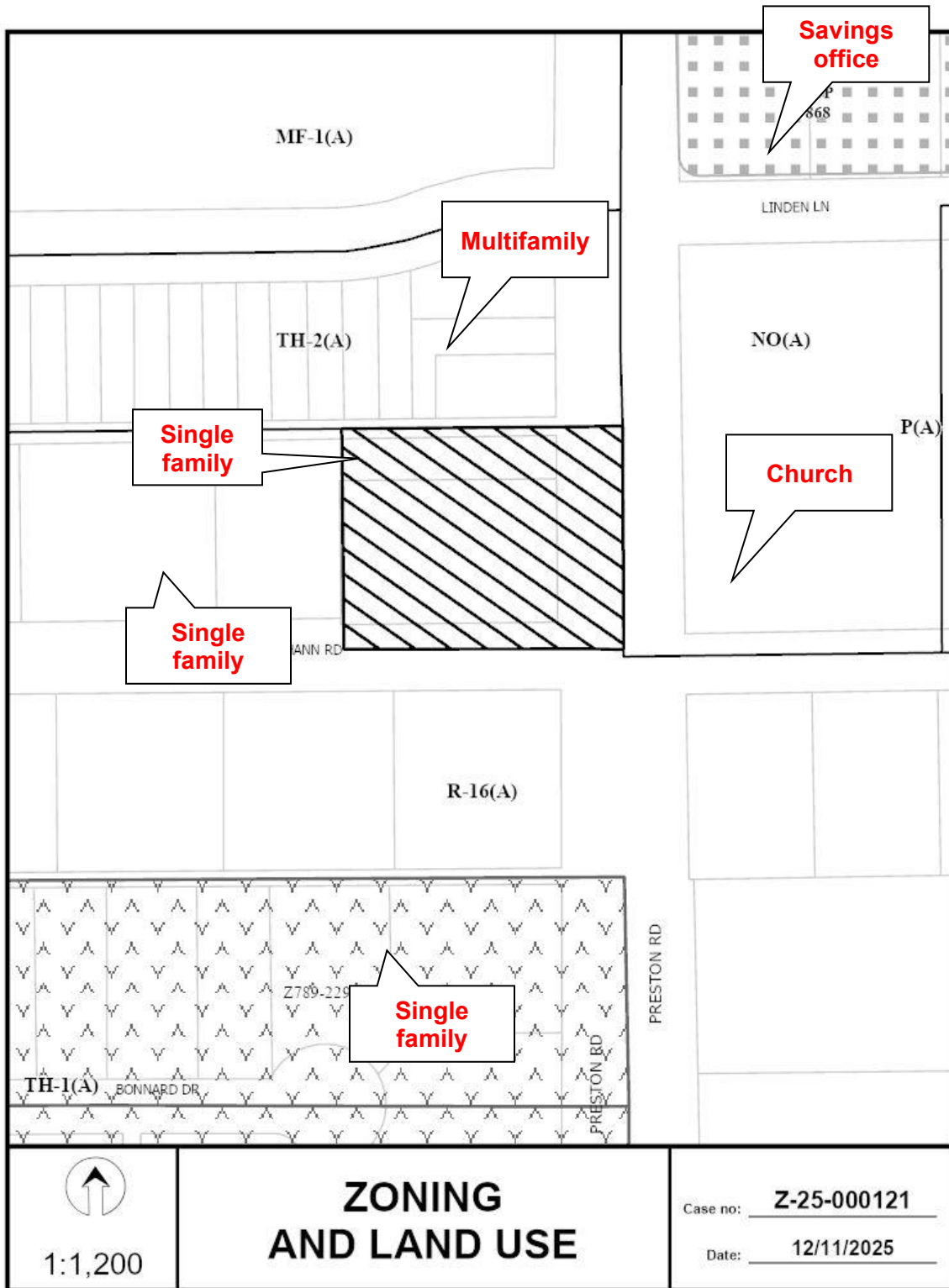


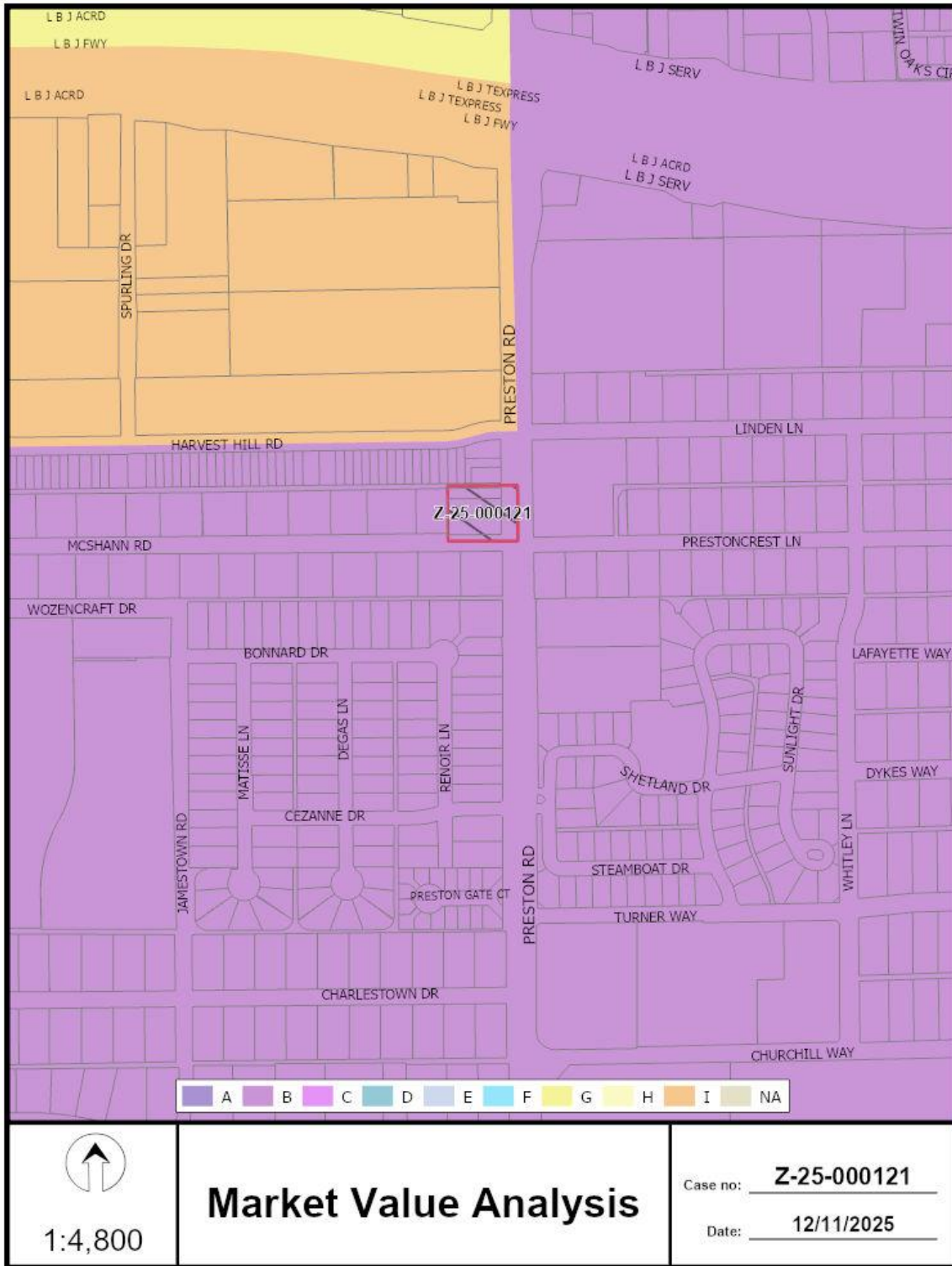
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
AERIAL MAP


Case no: Z-25-000121

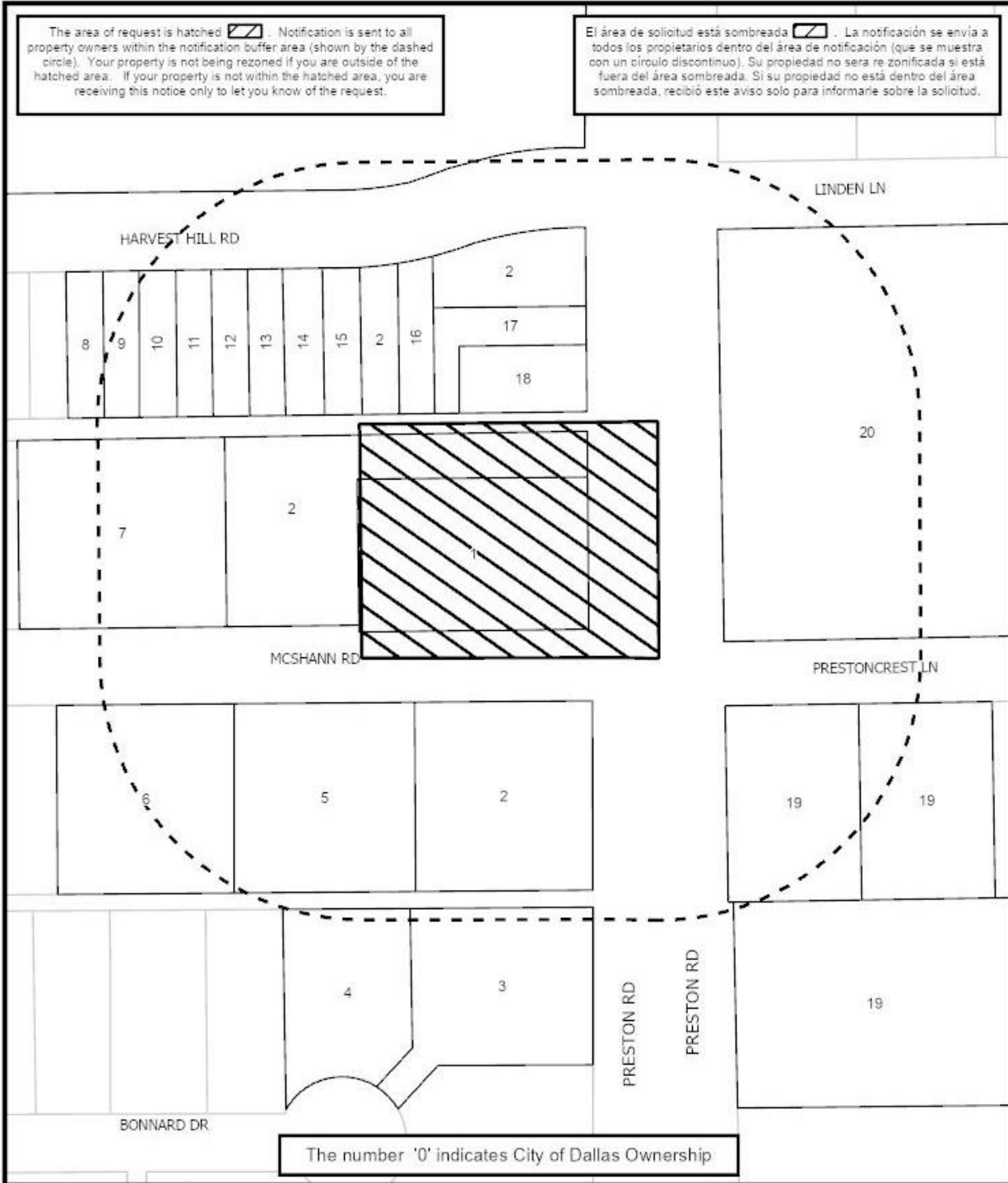
Date: 12/11/2025





The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re-zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

- 200'** AREA OF NOTIFICATION
- 104** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z-25-000121**
 Date: **12/11/2025**

12/11/2025

Notification List of Property Owners***Z-25-000121******104 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 12703 PRESTON RD | CLARK ANNIE EST OF |
| 2 | 5944 MCSHANN RD | DALLAS AREA TORAH ASSOCIATION |
| 3 | 5959 BONNARD DR | HARRISON CHRISTINE J & |
| 4 | 5955 BONNARD DR | KIM JULIAN D & VIVIAN LEE |
| 5 | 5934 MCSHANN RD | MCCARTY BOBBIE C LIVING TRUST |
| 6 | 5924 MCSHANN RD | TAUSSIG NICHOLAS |
| 7 | 5925 MCSHANN RD | CORTAS LINDA J |
| 8 | 5916 HARVEST HILL RD | DAVIS HARLAN |
| 9 | 5918 HARVEST HILL RD | DIEROLF CAROLYNN L |
| 10 | 5920 HARVEST HILL RD | GEZZ DAVID |
| 11 | 5922 HARVEST HILL RD | ECHEVERRIA MARIA ESTELA & |
| 12 | 5924 HARVEST HILL RD | GABBAY GIL |
| 13 | 5926 HARVEST HILL RD | ATTAL ALBERT A |
| 14 | 5928 HARVEST HILL RD | GELLER HERMANN & ANITA |
| 15 | 5930 HARVEST HILL RD | FRIED RANDALL |
| 16 | 5934 HARVEST HILL RD | JUNIPER TRUST THE |
| 17 | 12721 PRESTON RD | BENJAMIN DIANE & JEROME F |
| 18 | 12719 PRESTON RD | MOYAL DANIEL & VICTORIA |
| 19 | 12602 PRESTON RD | PRESTONCREST CHURCH OF CHRIST |
| 20 | 12700 PRESTON RD | PRESTONCREST CHURCH OF CHRIST |
| 21 | 5801 HARVEST HILL RD | MANCILLA FRANCISCO |
| 22 | 5801 HARVEST HILL RD | MANCILLA SERGIO F |
| 23 | 5801 HARVEST HILL RD | CEDER KELLY |
| 24 | 5805 HARVEST HILL RD | LEWALLEN ANDREE |
| 25 | 5805 HARVEST HILL RD | MARROQUIN DORA E |
| 26 | 5807 HARVEST HILL RD | VERVECKKEN VERRUSCHKA & |

12/11/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|-------------------------------|
| 27 | 5805 HARVEST HILL RD | GUIRGUIS YOUSRY Y |
| 28 | 5805 HARVEST HILL RD | PHANHPHENG SONESAMRETH |
| 29 | 5807 HARVEST HILL RD | K J PPTIES |
| 30 | 5807 HARVEST HILL RD | GILLEPSIE JONATHAN |
| 31 | 5809 HARVEST HILL RD | SALAZAR YOLANDA |
| 32 | 5809 HARVEST HILL RD | ON INVESTMENTS LLC |
| 33 | 5809 HARVEST HILL RD | GAYTAN JOSE & PATRICIA |
| 34 | 5809 HARVEST HILL RD | VARGAS MARTHA ALICIA MOLINA |
| 35 | 5811 HARVEST HILL RD | KURILECZ BARBARA W |
| 36 | 5811 HARVEST HILL RD | PARKER NANCY |
| 37 | 5815 HARVEST HILL RD | DUCKHAM PAUL W & LISA D |
| 38 | 5815 HARVEST HILL RD | CASON JANET E TRUST |
| 39 | 5819 HARVEST HILL RD | ASHLEY DAVID WILLIAM & |
| 40 | 5819 HARVEST HILL RD | MCSPADDEN JOHN |
| 41 | 5811 HARVEST HILL RD | LOCKE PROPERTIES TEXAS LLC |
| 42 | 5815 HARVEST HILL RD | ESTRADA BLANCA |
| 43 | 5815 HARVEST HILL RD | SAADIA EFRAIM & PARKER NANCY |
| 44 | 5817 HARVEST HILL RD | SAADIA EFRAIM & |
| 45 | 5817 HARVEST HILL RD | MALINA EUGENE |
| 46 | 5819 HARVEST HILL RD | GUTIERREZ ENRIQUETA & LUIS |
| 47 | 5819 HARVEST HILL RD | CUMLEY JAMES M |
| 48 | 5823 HARVEST HILL RD | K J PROPERTIES INC |
| 49 | 5823 HARVEST HILL RD | MUSSO FAMILY |
| 50 | 5821 HARVEST HILL RD | 1397 EAST 7TH ST RESIDENCE TR |
| 51 | 5821 HARVEST HILL RD | HERNANDEZ BENITO F JR & |
| 52 | 5823 HARVEST HILL RD | FATHY ERIK |
| 53 | 5823 HARVEST HILL RD | BAR OR ILAN LEVI & DAFNA ZOR |
| 54 | 5831 HARVEST HILL RD | EDUARDO SCHWARTZ TRUST |
| 55 | 5831 HARVEST HILL RD | LONGYEAR ANDREW H |
| 56 | 5833 HARVEST HILL RD | NORMAN DAISY M |
| 57 | 5833 HARVEST HILL RD | BOMIER JOANN |

12/11/2025

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--------------------------------|
| 58 | 5901 HARVEST HILL RD | CORONADO MARCO ANTONIO |
| 59 | 5903 HARVEST HILL RD | OVIEDO DAVID M |
| 60 | 5903 HARVEST HILL RD | MOYAL HANNA |
| 61 | 5833 HARVEST HILL RD | K J PROPERTIES INC |
| 62 | 5833 HARVEST HILL RD | PROPERTY MGMT INTEGRATION INC |
| 63 | 5901 HARVEST HILL RD | SCHONFELD REVOCABLE TRUST |
| 64 | 5901 HARVEST HILL RD | ELBAZ OREN |
| 65 | 5903 HARVEST HILL RD | BOREJDO JULIAN |
| 66 | 5907 HARVEST HILL RD | ON INVESRMENTS LLC |
| 67 | 5907 HARVEST HILL RD | BARIKE SHIMON |
| 68 | 5909 HARVEST HILL RD | VAZQUEZ JUAN MANUEL ENRIQUEZ & |
| 69 | 5907 HARVEST HILL RD | BLANKE TANA L |
| 70 | 5909 HARVEST HILL RD | AYUB NIGHAT |
| 71 | 5909 HARVEST HILL RD | GARCIA FRANCISCO & |
| 72 | 5915 HARVEST HILL RD | RIVAS RICARDO |
| 73 | 5915 HARVEST HILL RD | LINCH JAVAN |
| 74 | 5915 HARVEST HILL RD | STANLEY NEVA LEE |
| 75 | 5915 HARVEST HILL RD | ON INVESTMENTS LLC |
| 76 | 5917 HARVEST HILL RD | AGAYOV SHULAMIT |
| 77 | 5919 HARVEST HILL RD | CHHIM CHANSOPHEAP |
| 78 | 5919 HARVEST HILL RD | MCD INVESTMENT INC |
| 79 | 5921 HARVEST HILL RD | LAUTEN MICHAEL B |
| 80 | 5921 HARVEST HILL RD | ROMERO CARLOS J |
| 81 | 5923 HARVEST HILL RD | VAZQUEZ MARIA DELAPAZ |
| 82 | 5923 HARVEST HILL RD | AGAYOV ZEHAVIT |
| 83 | 5917 HARVEST HILL RD | AGAIOV SHLOMO |
| 84 | 5919 HARVEST HILL RD | ZARUM NETANEL YEHUDA |
| 85 | 5919 HARVEST HILL RD | BELMAREZ JAY F |
| 86 | 5921 HARVEST HILL RD | 1397 EAST 7TH STREET TR |
| 87 | 5921 HARVEST HILL RD | LIWAG NOAH ABILLE |
| 88 | 5923 HARVEST HILL RD | MASCARI DONATELLE L |

12/11/2025

| Label # | Address | Owner |
|----------------|----------------------|--------------------------|
| 89 | 5923 HARVEST HILL RD | HAGHIGHAT MOE |
| 90 | 5925 HARVEST HILL RD | HARKNESS EVE |
| 91 | 5927 HARVEST HILL RD | MAGNOLIA CF VENTURES LLC |
| 92 | 5927 HARVEST HILL RD | AVEDCISSIAN ROBERT |
| 93 | 5933 HARVEST HILL RD | KIBLAWI LIVING TRUST |
| 94 | 5935 HARVEST HILL RD | RICE HERBERT E TR ET AL |
| 95 | 5935 HARVEST HILL RD | HOLBROOK JEREMY |
| 96 | 5927 HARVEST HILL RD | MAGNOLIA CF VENTURES LLC |
| 97 | 5927 HARVEST HILL RD | PORRAS EDITH |
| 98 | 5933 HARVEST HILL RD | COLEMAN JULIUS |
| 99 | 5935 HARVEST HILL RD | GREES IVON R |
| 100 | 5931 HARVEST HILL RD | MORALES HERMENEGILDO A |
| 101 | 5931 HARVEST HILL RD | GONZALEZ BLANCA DELIA |
| 102 | 5931 HARVEST HILL RD | ZARRE EBRAHIM REZAI |
| 103 | 5931 HARVEST HILL RD | BANDJ INNOVATIONS LLC |
| 104 | 5937 HARVEST HILL RD | ABLON RACHELLE ELAINE |