

CITY PLAN COMMISSION

THURSDAY, DECEMBER 7, 2023

Planner: Martin Bate

FILE NUMBER: Z223-278(MB)

DATE FILED: April 25, 2023

LOCATION: Southeast line of West Lawson Road, northeast of Golden Spur Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 0.26 acres

CENSUS TRACT: 48113017009

REPRESENTATIVE: Monica Hernandez, America Plans & Permits

OWNER/APPLICANT: Juan Romero [Sole Owner]

REQUEST: An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The purpose of the request is to allow development of a single-family house on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an A(A) Agricultural District. The property is currently undeveloped.
- The lot has frontage on West Lawson Road.
- The applicant proposes to develop this property with a two-story single-family home.
- To accomplish this, they request an R-10(A) Single Family District.

Zoning History:

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

1. **Z223-125:** On August 23, 2023, City Council approved a request for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District on the south corner of West Lawson Road and Lasater Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Lawson Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic. However, Transportation did identify that West Lawson Road is listed in the city thoroughfare plan as an M-6-D(A) roadway, which requires a minimum right-of-way of 100 feet (or 50 feet from the established centerline). Furthermore, the City of Dallas does not allow residential driveways on divided thoroughfares. Staff will continue review of 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 outlining 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 1.1.1 Focus on Southern Sector development opportunities.

Neighborhood Plus Plan:

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

East Kleberg Land Use Study:

The East Kleberg Land Use Study area is located 15 miles southeast of downtown Dallas, just east of the Interstate 635 and Interstate 20 interchange, and generally bounded by I-10 to the north; the city limit line of Dallas along Stark Road to the east; to the south by Seagoville Road; and to the west by Belt Line Road. The study area contains approximately 1,476 acres of land. The East Kleberg Land Use Study offers recommendations that relate to issues the City of Dallas can support, and it should be used as a working document to guide development that supports the vision of this area of Dallas as prescribed by its property owners and stakeholders.

The study includes a future land use map to guide in zoning and land use decisions to support quality of life and economic development. The subject site is located within Subarea 3 of the overall plan and designates the subject site as Neighborhood Services. However, the plan also indicates that existing A(A) zoning should be preserved and protected and recommends supporting R-1(ac) Single Family District and green open space for Subarea 3.

While the proposed zoning is not for an R-1(ac) Single Family District, staff believes that the proposed zoning complies with the spirit of the area plan, which is to promote the development of single family within the area.

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural	Undeveloped
Northwest	A(A)	Public school
East	CR Community Retail, A(A)	Undeveloped, Single-Family House
South	CR	Undeveloped
Southwest	A(A), MH(A)	Single-Family House, Manufactured Homes

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by another lot that was recently approved by City Council on August 23, 2023 to be zoned as CR Community Retail. To the north of the site is a public school. To the east are the new CR Community Retail lot as well as single-family uses. To the south, the new CR Community Retail lot extends behind the subject site. Immediately west are single family uses, and adjacent to those uses are manufactured homes.

The site is currently zoned an A(A) Agricultural District. This district is recognized as a transitional district which is temporarily low-density residential. The applicant proposes an R-10(A) Single Family District to permit development of a single-family house on the property. While the existing A(A) District permits the development of single-family houses, the required development standards are more restrictive than what would be permitted by the R-10(A) District.

While the subject site is surrounded by a newly-created CR District, the owner of that lot volunteered deed restrictions that prohibit over half the uses typically permitted by the CR District. The CR district does not have a minimum side or rear yard requirement when adjacent to an A(A) district, but requires a minimum side and rear yard of 20 feet adjacent to residential districts.

The subject site previously had a structure built on it, but Dallas Central Appraisal District records indicate that no improvements on the land have been assessed since 2016. As such, staff has determined that the proposed district would be compatible with the existing and planned uses, as well as the vision of the area in the East Kleberg Land Use Study.

Staff supports the proposed R-10(A) District as it will retain the residential character of the neighborhood.

Development Standards

Following is a comparison of the development standards of the current A(A) District and the proposed R-10(A) Single Family District.

District	Setback		Density	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: A(A)	50'	Side: 20' Rear (single family): 50' Rear (all other): 10'	1 du/3 ac	24'	10% residential 25% nonresidential		Agricultural
Proposed: R-10(A)	30' ¹	Single family: 6' Side (Other): 10' Rear (Other): 15'	1 du/ 10,000 sqft	30'	45% residential 25% nonresidential		Single family

¹ Due to blockface continuity requirements, a 50-foot front yard setback would apply to this lot.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	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

	Existing	Proposed
Use	A(A)	R-10(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 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)		

	Existing	Proposed
Use	A(A)	R-10(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining	S	
Municipal waste incinerator		
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
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	S
Halfway house		
Hospital	S	
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
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		

	Existing	Proposed
Use	A(A)	R-10(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S	
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater	S	
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		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	A(A)	R-10(A)
Household equipment and appliance repair		
Liquefied natural gas fueling station		
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		
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	S	
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	S	
Electrical generating plant		
Electrical substation	S	S
Local utilities	SR	SR
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station	S	
Sanitary landfill	S	

	Existing	Proposed
Use	A(A)	R-10(A)
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds	S	
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
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	S	
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

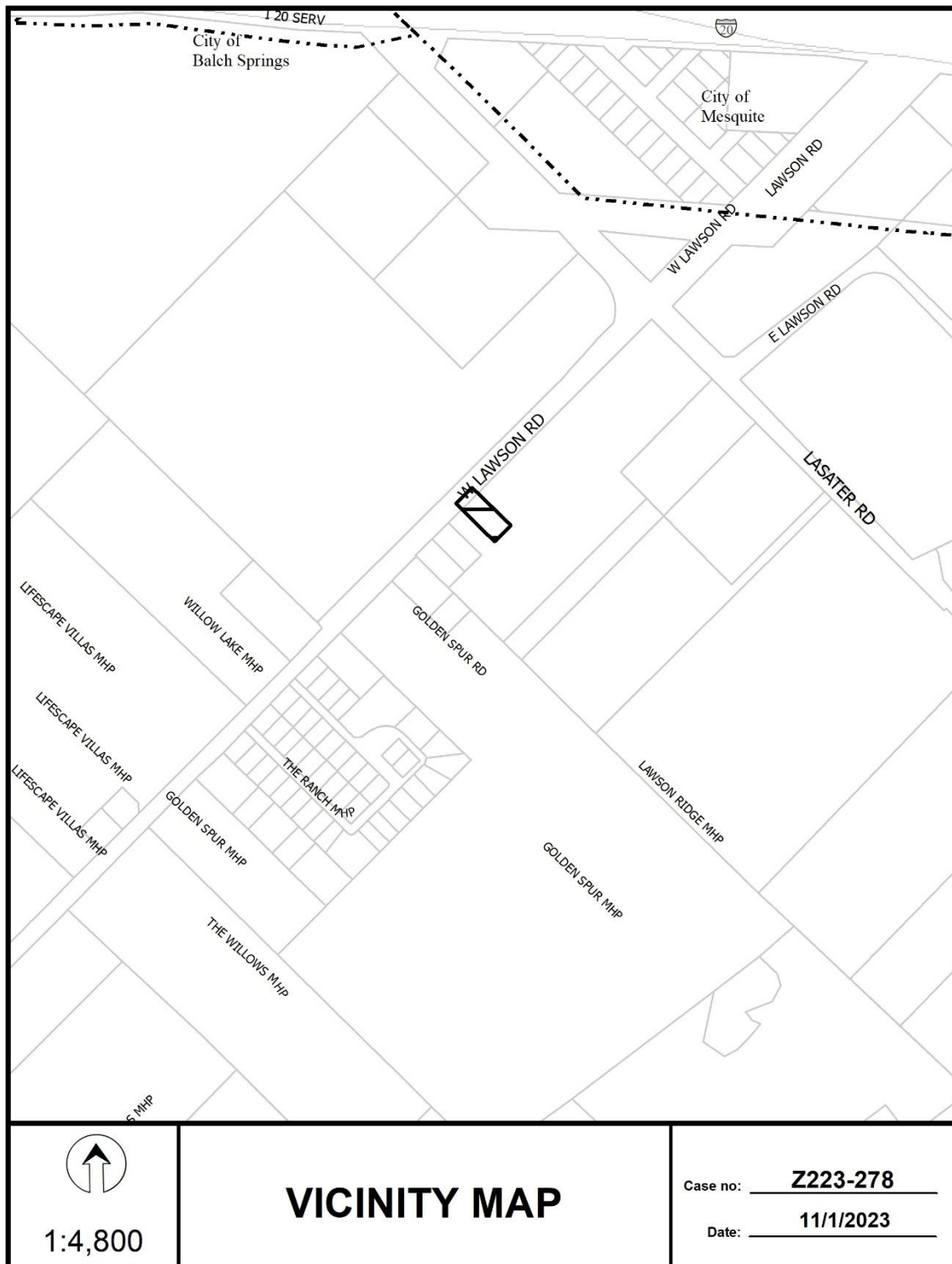
Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-10(A) District is two spaces. The applicant would be required to comply with standard parking minimums at permitting.

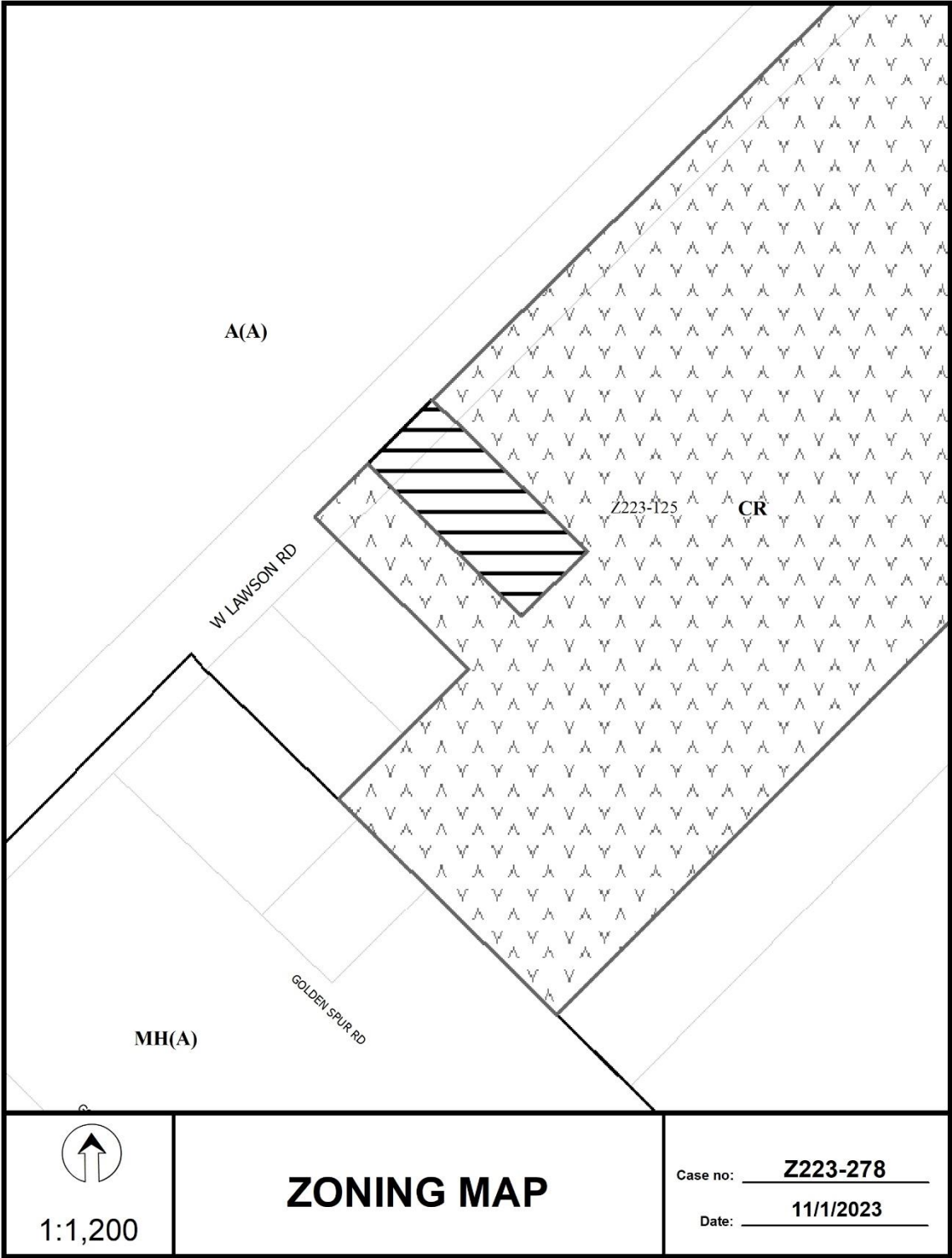
Market Value Analysis:

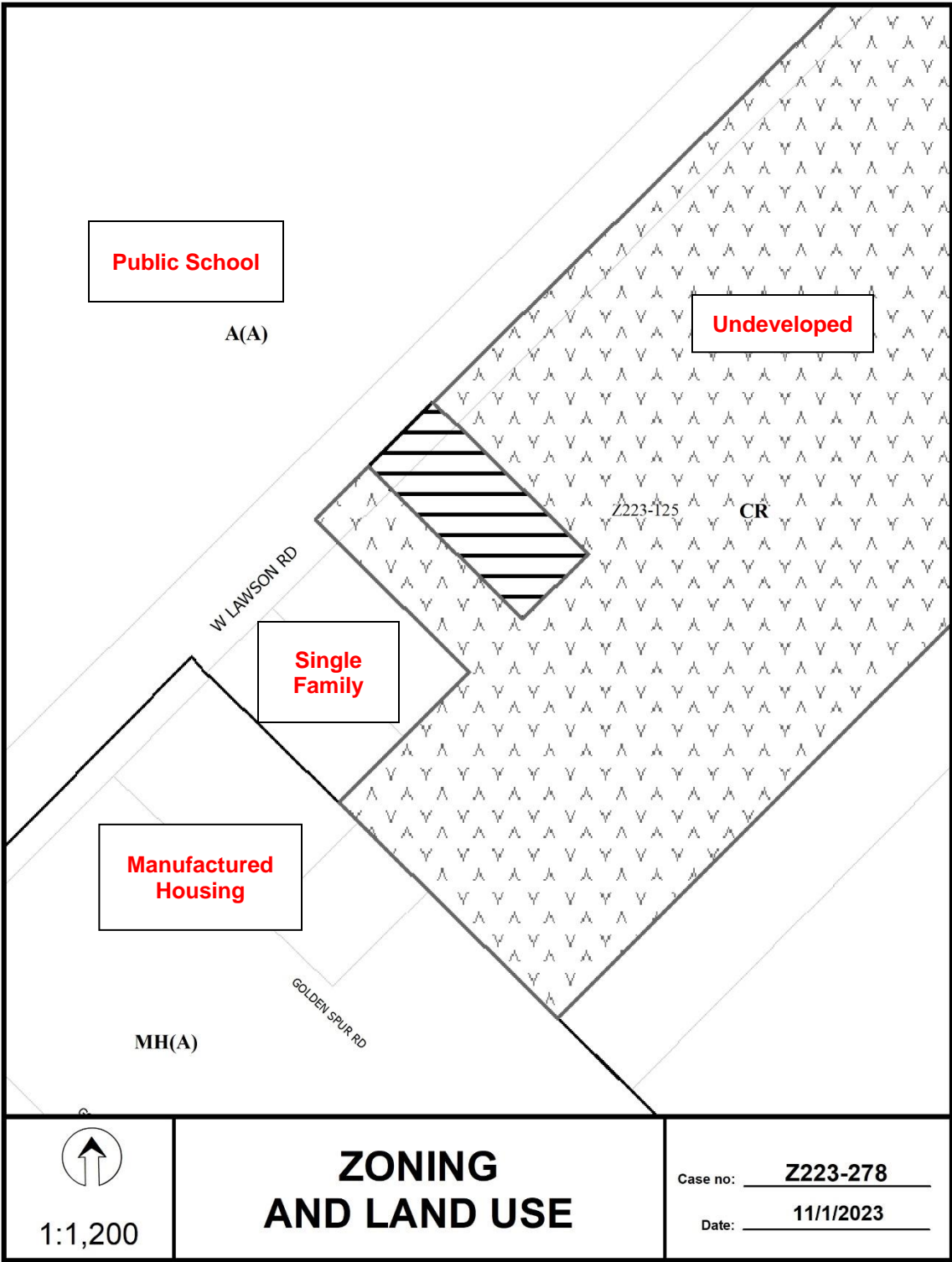
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective,

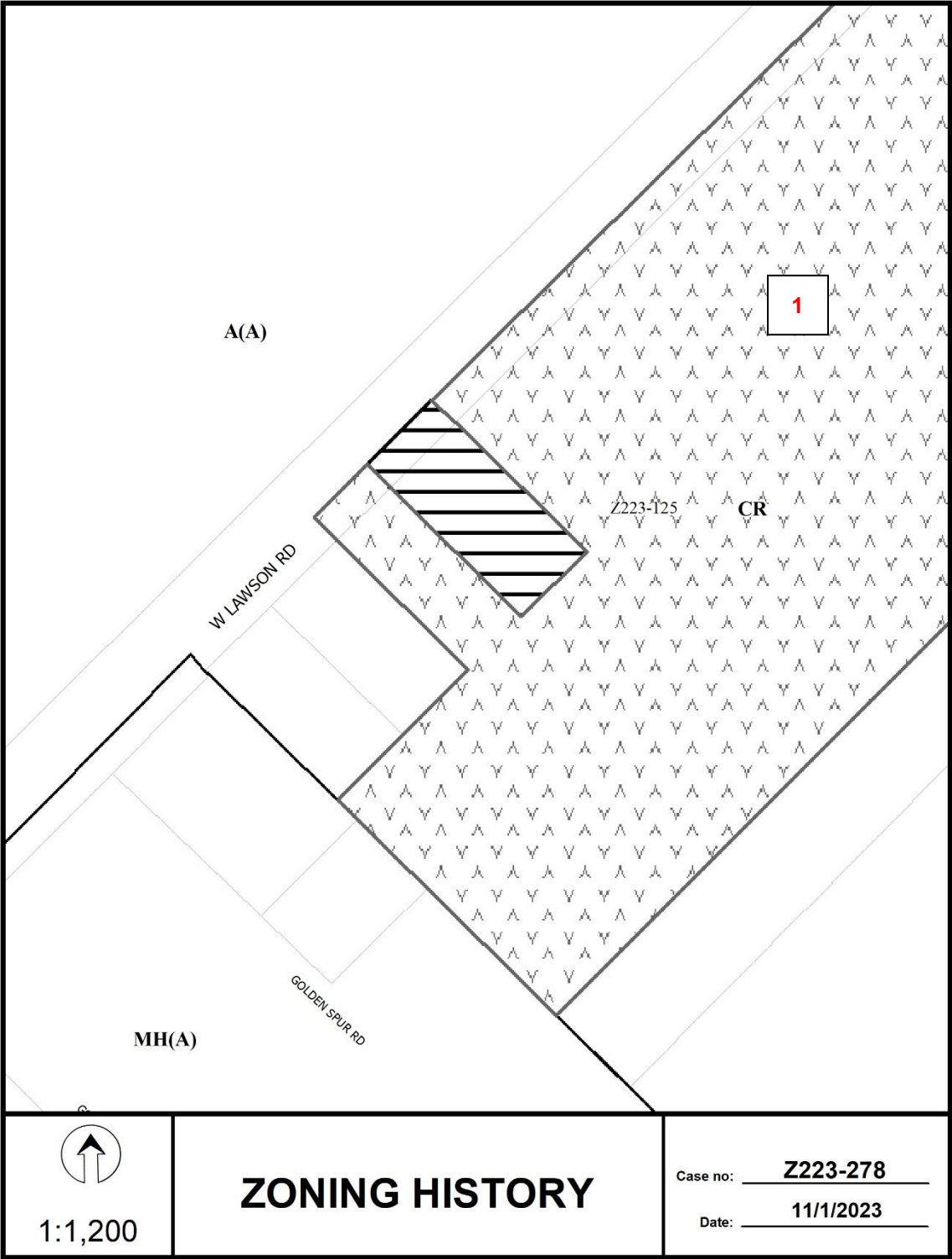
data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable 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 “E” MVA area. To the north is an “E” MVA cluster along Lasater Road. To the east is an “E” MVA cluster along Lasater Road. To the northwest is an “F” MVA cluster along West Lawson Road. To the southwest is an “E” MVA cluster along West Lawson Road.

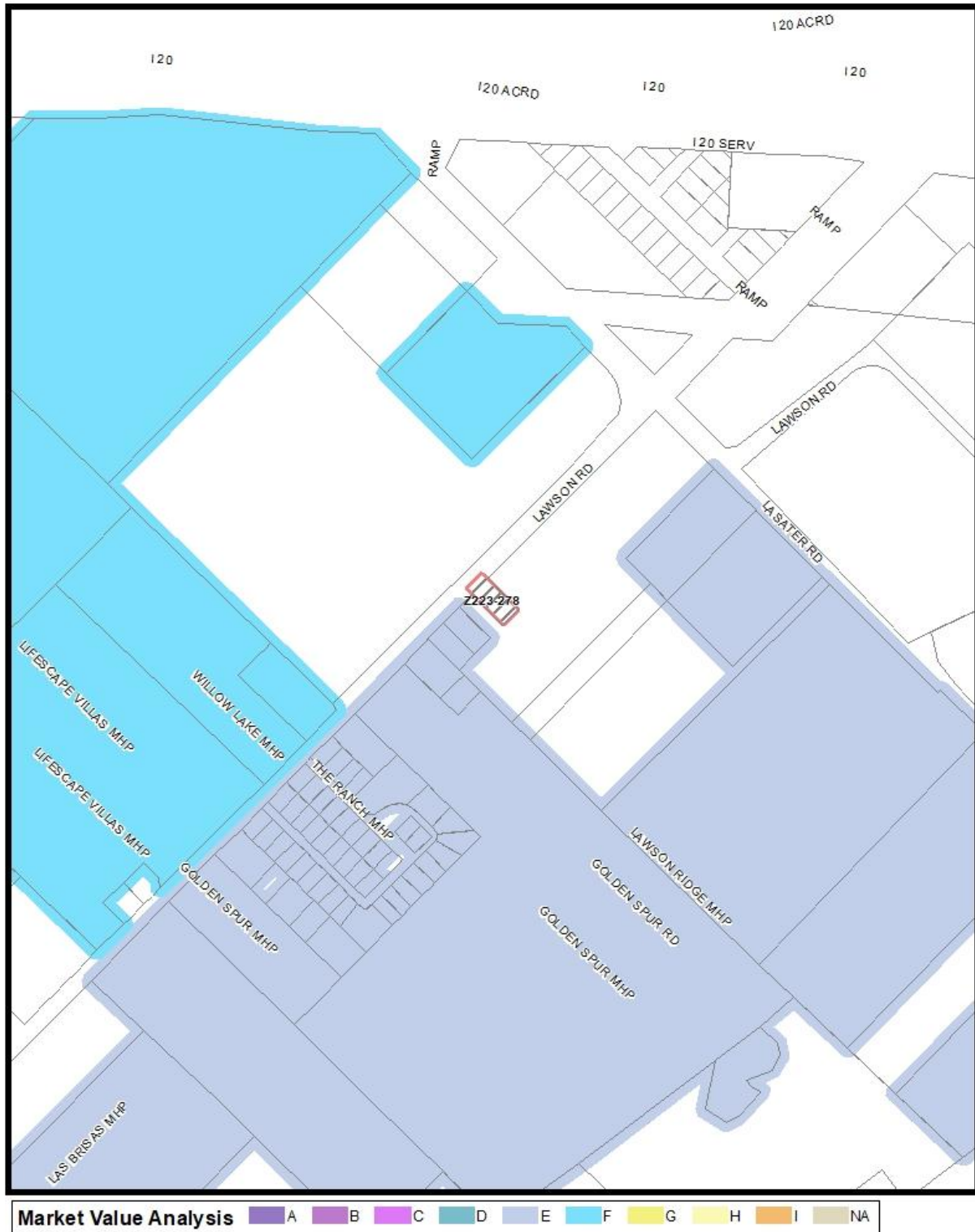








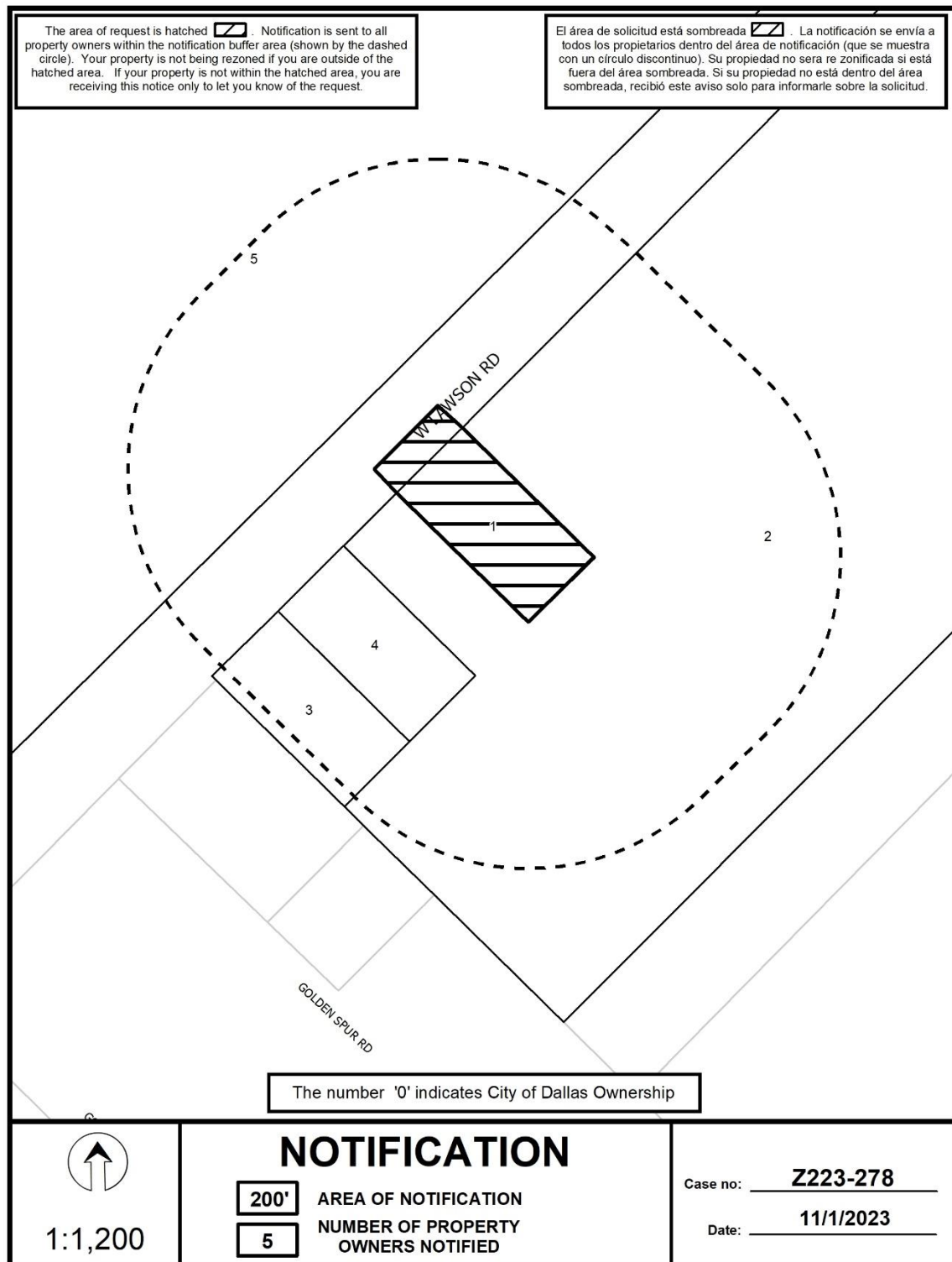




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Market Value Analysis

Printed Date: 11/1/2023



Z223-278(MB)

11/01/2023

Notification List of Property Owners

Z223-278

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	252 W LAWSON RD	LINO JUAN ROMERO
2	101 LAWSON RD	OM MATAJI LLC
3	260 W LAWSON RD	HALFORD BETTY J
4	256 W LAWSON RD	MOORE ROBERT E JR &
5	253 LAWSON RD	MESQUITE ISD