

**FILE NUMBER:** Z234-311(MB)                      **DATE FILED:** August 13, 2024

**LOCATION:** On the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue.

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 4 acres                      **CENSUS TRACT:** 48113012210

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**REPRESENTATIVE:** Jennifer Hiromoto

**OWNER:** Bethel Baptist Tabernacle

**APPLICANT:** Karrington Realty

**REQUEST:** An application for a Planned Development District for TH-3(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to setbacks, dwelling unit density, lot coverage, lot size, and landscaping.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an R-7.5(A) Single Family District.
- The request site is approximately 4 acres in size.
- Site is currently developed with a church.
- The applicant wishes to develop detached single-family houses on the site in a shared access development configuration.
- To build to the desired conceptual plan, the applicant requests modifications to the base TH-3(A) Townhouse District. These modifications include increased front and side yard setbacks, increased dwelling unit density, increased lot coverage, decreased lot size, and changes to shared access development standards.

**Zoning History:**

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

1. **Z223-122:** On October 25, 2023, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District partially with Specific Use Permit No. 608 for a private school and day care center and Specific Use Permit No. 2075 for a tower/antenna for cellular communication, on the south corner of Ferguson Road and Hibiscus Drive.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Ferguson Road	Principal Arterial	100' Bike Plan
Hibiscus Drive	Local street	-
Pasteur Avenue	Local street	-

**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:**

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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** ensure that zoning is flexible enough to respond to changing economic conditions.

**URBAN DESIGN**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design and character.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**GOAL 4 ATTRACT AND RETAIN MIDDLE CLASS**

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

**Area Plans:**

The 2-Points to White Rock East Area Plan was adopted in March 2013. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by Lakeland Drive at Ferguson Road, northeast to Oates Drive, east to LaPrada Drive and south back to IH 30.

The Plan identifies the location of the area of request as an Urban Neighborhood building block. These are intended to be pedestrian-friendly neighborhoods, with an emphasis on variety in housing choices.

The request generally complies with the following goals of the area plan:

**Goal QL.5: Housing:** A wide range of attractive, affordable, accessible housing options

**Goal UD.1:** Create attractive neighborhoods and streets with landscaping and streetscape amenities that welcome residents and visitors to White Rock East.

**Goal LU.3:** Appropriate zoning for residential districts that are desired and/or needed in the community.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family w/ SUP No. 1615	Church, cell tower
<b>North</b>	R-7.5(A)	Church, masonic lodge
<b>South</b>	MF-2(A) Multifamily	Multifamily
<b>East</b>	MF-2(A)	Multifamily
<b>West</b>	PD 1105	Church, private school/day care, library, multifamily (under construction)

**Necessity for a Planned Development District:**

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses

developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide detached single-family housing in a small-lot configuration. Under the city's existing development code, the only zoning districts that allow for lots of this size are the MF-1(A) and MF-2(A) Multifamily Districts, which allow duplex and multifamily uses in addition to single family. The TH-3(A) Townhouse District the proposal is based on requires a minimum lot size of 2,000 square feet. Additionally, standard Shared Access Development (S.A.D.) regulations limit an S.A.D. to 36 units. When a parcel is developed as shared access with greater than 36 units, connectivity between parts of the parcel must be severed in order to meet this limitation, or a PD must be used to increase the allowable units.

In considering a request for a PD, it is important to consider both the benefits and drawbacks of proposed deviations and enhancements. The proposed development would provide denser housing than what is possible in a base district while still promoting a detached single-family character, striking a balance of density. Additionally, the proposed design standards enhance the pedestrian realm, furthering the goals of the 2 Points to White Rock East Area Plan more substantially than if a development were built under base zoning code. As such, staff is supportive of the requested planned development district.

**Land Use Compatibility:**

The area of request is currently developed with a church.

The immediate surroundings of the site are a mix of churches and multifamily buildings, as well as a private school/day care and a library. The area is generally residential in nature, served by Ferguson Road.

The proposed conditions allow for greater density than would typically be allowable in a standard TH-3(A) Townhouse District. The conditions will require the houses to be detached single family. The proposed conditions will also allow the site to be platted as a Shared Access Development, in which internal roads and utilities are privately owned and maintained.

In addition to the deviations from base code, the applicant proposes design standards that will improve the public realm and desirability of the development. These include pedestrian-scale

lighting that must be provided along public sidewalks and adjacent to public streets, and open space within the development. As such, staff finds that the proposed use is compatible with the surrounding land uses.

**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	Side/rear: 5 feet	7,500 sqft	No max	30 feet	Residential: 45%
<u>Base TH-3(A)</u>	None	Side: none for single family Rear: none for single family	Min. 2,000 sqft for single family	No max	36 feet	Residential: 60%
<u>Proposed new PD</u>	5 feet*	Side: 5 feet* Rear: none	Min. 1,750 sqft Max. 53 dwelling units	No max	36 feet	Residential: 75%

\*Setbacks for a shared access development are assessed as a whole for the entire development.

**Design Standards**

The proposed PD includes the following design standards:

- Public sidewalks of a minimum 6 feet
- Internal sidewalks must be provided on one side of each access drive.
- Pedestrian scale lighting must be provided along public sidewalks and adjacent to public streets.
- A minimum of 6,000 square feet of open space is required.

The proposed design standards enhance the pedestrian realm by creating an environment that is more appealing to street users, including pedestrians. This furthers the intention of the 2 Points to White Rock East Area Plan to develop this area as an Urban Neighborhood. Additionally, the provisioning of internal sidewalks improves safety and the pedestrian environment for residents, encouraging pedestrian access for residents to the neighborhood.

**Landscaping:**

Landscaping must be provided in accordance with Article X. The district will be evaluated as a shared access development with 11-36 lots.

**Parking:**

The proposed conditions follow the base development code off-street parking requirements in 51A-4.200. One space is required per dwelling unit. Additional guest parking is provided per the conceptual plan.

**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 "I" MVA area.

Z234-311(MB)

## List of Officers

### **Karrington Realty**

Gary Hasty, Manager

### **Bethel Baptist Tabernacle (DBA Impact @ Bethel)**

Donny Sadler, Senior Pastor

Mike Chism, Associate Pastor



**PROPOSED  
PD CONDITIONS.**

**SEC. 51P- \_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_. Ordinance No. \_\_\_\_\_ amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

**SEC. 51P- \_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located on the southeast side of Ferguson Road, south of Pasteur Avenue. The size of PD \_\_\_\_ is approximately 4.0 acres.

**SEC. 51P- \_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.

**SEC. 51P- \_\_\_\_.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: conceptual plan.

**SEC. 51P- \_\_\_\_.105. CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P- \_\_\_\_.106. DEVELOPMENT PLAN.**

- (a) For single family uses and accessory uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For a tower/antenna for cellular communication, a site plan required by a Specific Use Permit may serve as the development plan.

(c) For all other uses, a development plan must be approved by the city plan commission before issuance of any building permit.

**SEC. 51P-\_\_\_.107. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the TH-3(A) Townhouse District is subject to DIR in this district; etc.

**SEC. 51P-\_\_\_.108. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this planned development district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(c) An accessory community center (private) is permitted by right.

**SEC. 51P-\_\_\_.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front yard. Minimum front yard is five feet for single family structures.
- (b) Side and rear yard. Minimum side yard setback is five feet and no rear yard setback.
- (c) Density. Maximum number of dwelling units permitted on the Property is 53.
- (d) Lot coverage. Maximum lot coverage is 75 percent for residential structures. The

shared access area is excluded for the calculation of lot coverage.

(e) Lot size. Minimum lot area for residential use is 1,750 square feet. For a shared access development, the shared access area is excluded in the calculation of lot size.

(f) Stories. Maximum number of stories is two.

(g) Single family structure spacing. Single family structure spacing is not required for a shared access development.

**SEC. 51P-\_\_\_.110. FENCES.**

For single family uses, an eight-foot-high solid fence is permitted along Ferguson Road and six-foot-high solid fence along Hibiscus Avenue and Pasteur Avenue. Solid fence panels are allowed within five feet of Ferguson Road, Hibiscus Avenue, and Pasteur Avenue. Pedestrian gates located near the shared access points must be provided within perimeter fencing to connect interior sidewalks to the street.

**SEC. 51P-\_\_\_.111. OFF-STREET PARKING AND LOADING.**

Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

**SEC. 51P-\_\_\_.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_.113. LANDSCAPING.**

(a) Landscaping and tree mitigation must be provided in accordance with Article X. For the purposes of landscaping, this district is treated as a shared access development with 11-36 lots.

(b) Plant material must be maintained in a healthy, growing condition.

**SEC. 51P-\_\_\_.114. SIGNS.**

Signs must comply with the provisions for non-business zoning districts contained in Article VII.

**SEC. 51P-\_\_\_.115. SHARED ACCESS POINTS.**

For a shared access development, a maximum of 53 residential lots may be served by four shared access points.

**SEC. 51P-\_\_\_.116. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the city.

(c) Guest parking spaces must be screened from the street by landscaping or solid fencing of a minimum height of six feet.

(d) Within a shared access development, internal sidewalks of a minimum width of four feet must be provided one side of the access drive.

(e) A minimum six-foot-wide unobstructed sidewalk with a minimum five-foot wide-buffer is required along all public street frontages. The required buffer width may be reduced when transit infrastructure, utilities, or existing right of way dimensions prevent the full width.

(f) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(g) A minimum of 6,000 square feet of open space is required.

(1) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(2) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths,

or shade structures.

**SEC. 51P-\_\_\_.117.                    COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

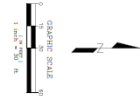
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**PROPOSED CONCEPTUAL PLAN**



SECTION NAME: CONCEPTUAL PLAN FOR 14 LOTS  
 804 HENDERSON

OWNER	14 LOTS
APPLICANT	SINGLE-FAMILY
TOTAL DENSITY	53
MIN. LOT AREA	MIN. PROPOSED
MIN. FRONT SETBACK	MIN. PROPOSED
MIN. SIDE SETBACK	MIN. PROPOSED
MIN. REAR SETBACK	MIN. PROPOSED
MIN. BALCONY SETBACK	MIN. PROPOSED
MIN. BUILDING HEIGHT	MIN. PROPOSED
MIN. BUILDING SETBACK	MIN. PROPOSED
MIN. LOT COVERAGE	MIN. PROPOSED
MIN. PARKING	MIN. PROPOSED
MIN. PARKING PER 1000 SQ FT	MIN. PROPOSED
MIN. PARKING PER 1000 SQ FT	MIN. PROPOSED



NO.	DATE	APP.

Scale: 1" = 30'  
 Designed by: J.J.V.  
 Drawn by: J.J.V.  
 Checked by: J.J.V.  
 Date: 01/03/2025

**CONCEPT PLAN**  
 FERGUSON ROAD TOWNHOMES  
 CITY OF DALLAS, TEXAS

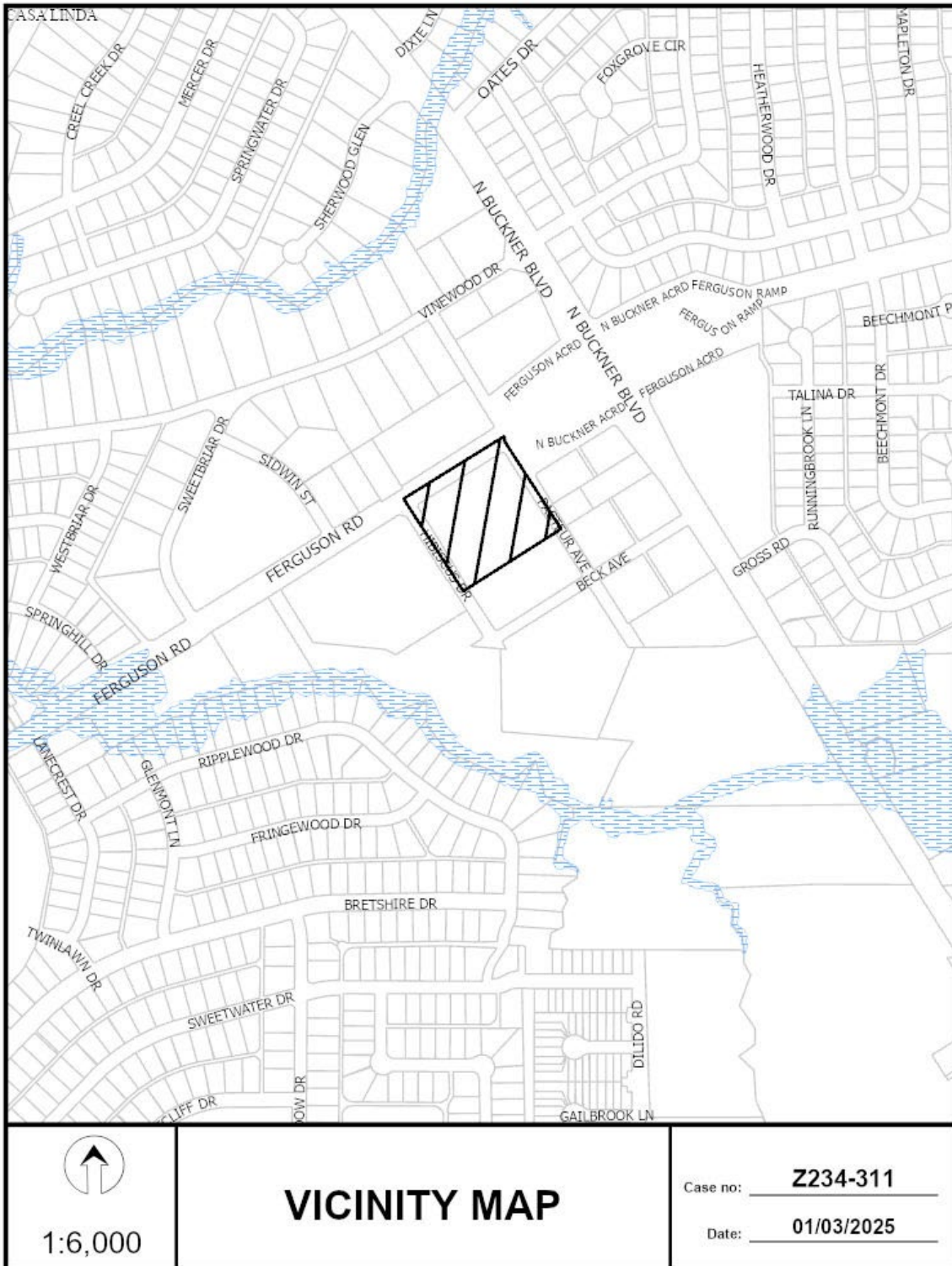
**DEVELOPER**  
 KARRINGTON REALTY

THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY AND IS NOT INTENDED FOR CONSTRUCTION PERMITTING OR RECORDING PURPOSES. ANY VARIATIONS FROM THE ORIGINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. DATE: 01/03/2025. VASQUEZ ENGINEERING, L.L.C. TX REG. P-12256

**VASQUEZ ENGINEERING, L.L.C.**  
 1919 S. Shiloh Road  
 Suite 440, LB 44  
 Garland, Texas 75042  
 Ph: 972-275-2948  
 TX Registration # F-12256

PROPOSED CONCEPTUAL PLAN (DETAIL)

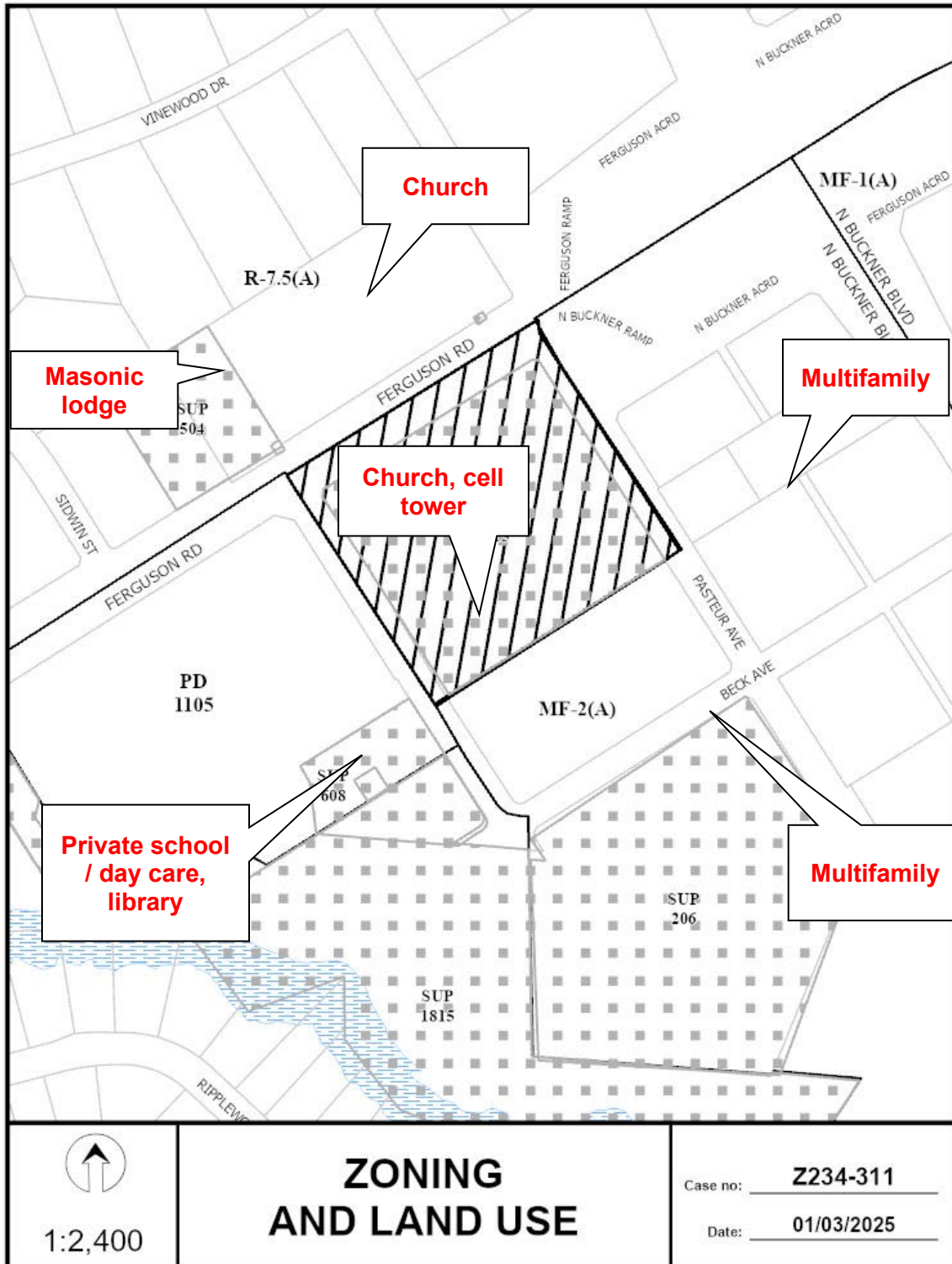


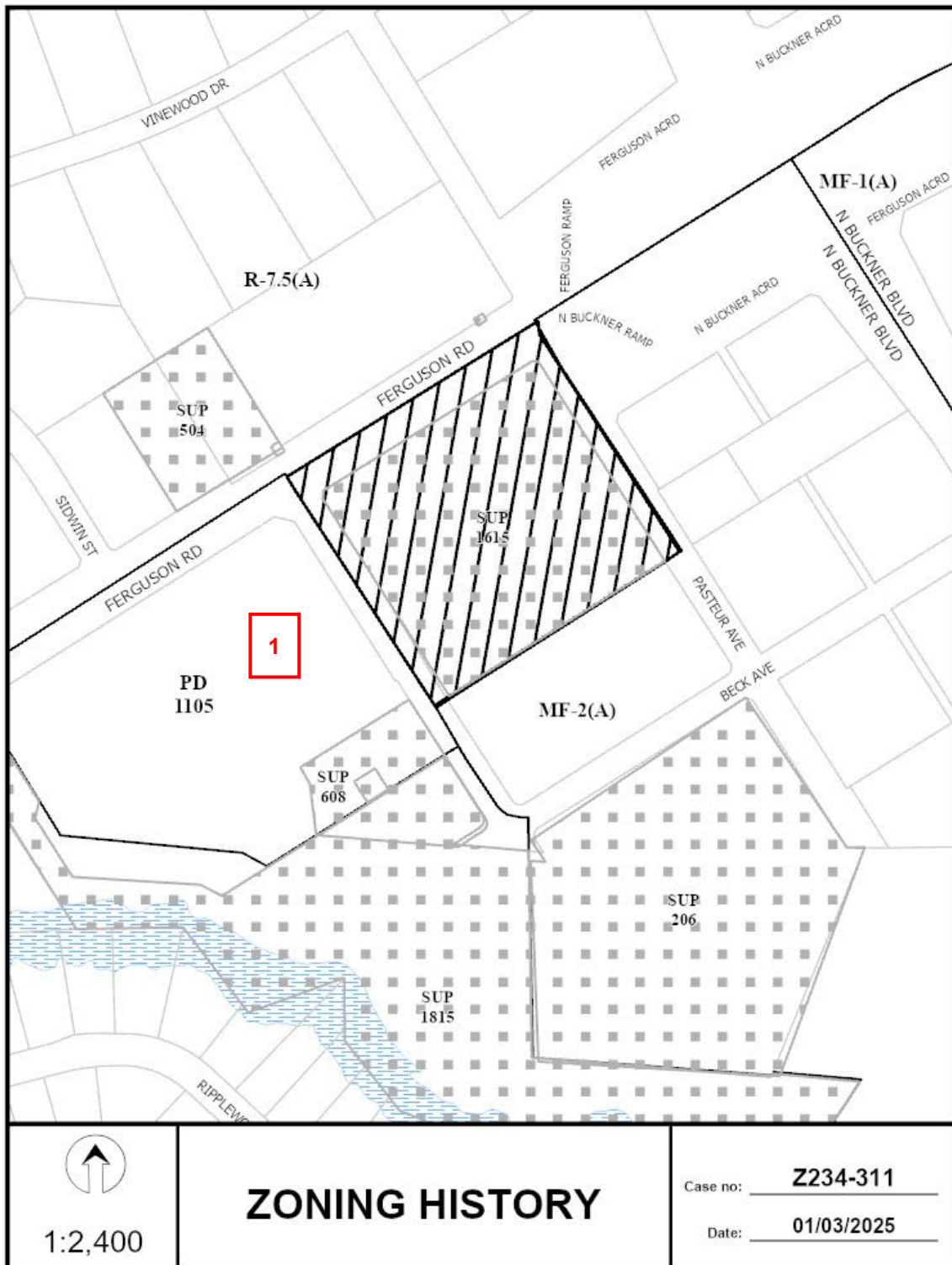


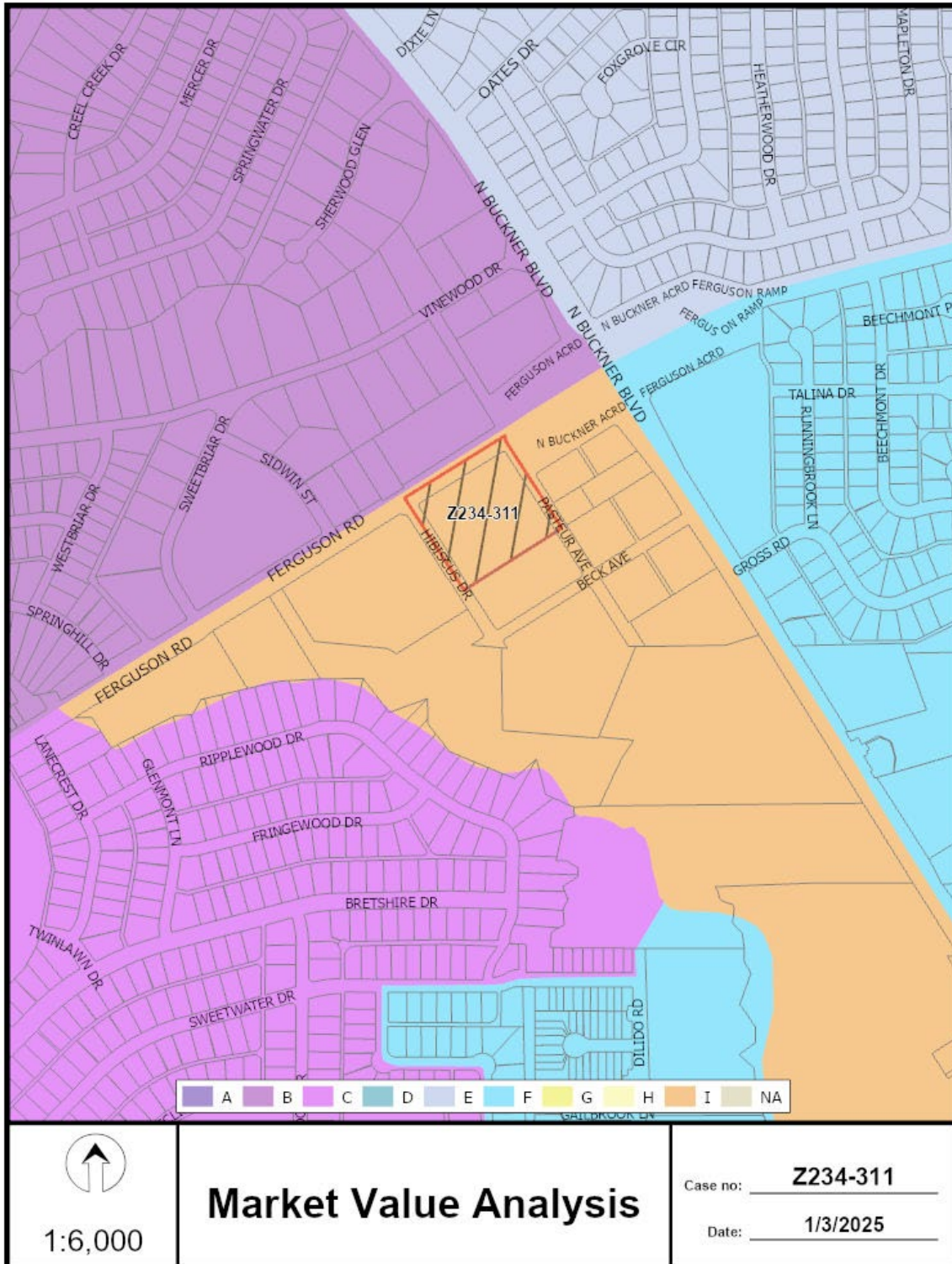


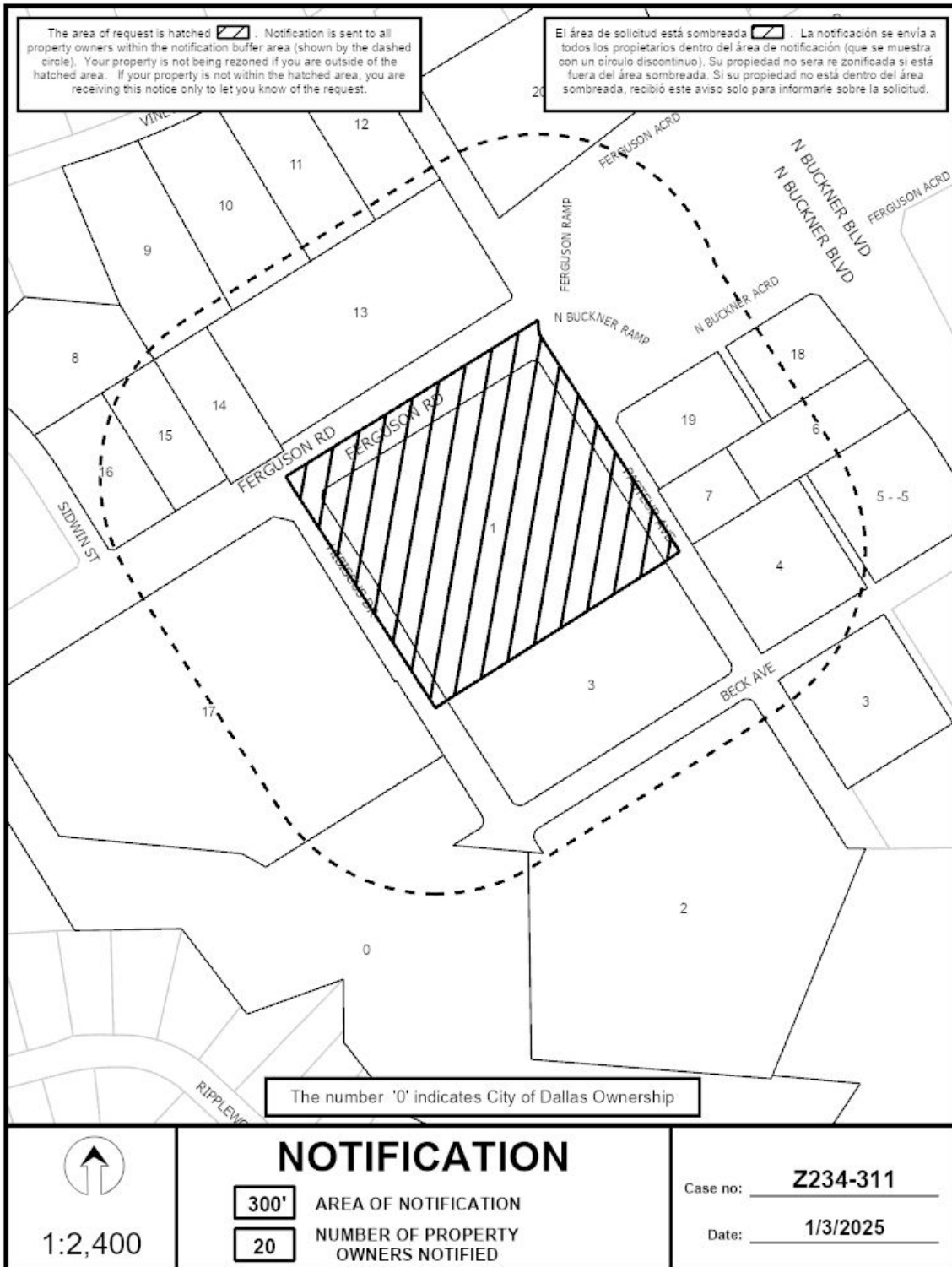


 1:2,400	<h1>AERIAL MAP</h1>	Case no: <u>          Z234-311          </u> Date: <u>          01/03/2025          </u>
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01/03/2025

***Notification List of Property Owners***

***Z234-311***

***20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9314 FERGUSON RD	BETHEL BAPTIST TABERNACLE
2	9312 BECK AVE	WHITE ROCK RESIDENCE HOLDINGS
3	9420 BECK AVE	LAKE LOFTS LP THE
4	9405 BECK AVE	LAKE LOFTS LP THE
5	9405 BECK AVE	LAKE LOFTS LP THE
6	2625 N BUCKNER BLVD	NGUYEN HUY &
7	2630 PASTEUR AVE	N INVESTMENT LLC
8	2524 SIDWIN ST	ALLEN PHILLIP R & LAUREL ESTATE OF
9	9264 VINEWOOD DR	HAMILTON RUTH P
10	9308 VINEWOOD DR	STANFORD JOHN M & BETTE D
11	9316 VINEWOOD DR	THUEMMEL KEITH ERIK &
12	9324 VINEWOOD DR	MEYER CLINT & DEBBI
13	9333 FERGUSON RD	GREATER GOLDEN GATE
14	9225 FERGUSON RD	ROY STANLEY LODGE
15	9217 FERGUSON RD	BETHEL ROMANIAN APOSTOLIC CHURCH
16	2534 SIDWIN ST	JANOSEK SANDRA GAIL
17	9220 FERGUSON RD	DHFC ESTATES AT FERGUSON
18	2615 N BUCKNER BLVD	UGM CALVERT CIMARRON
19	2614 PASTEUR AVE	UGM CALVERT CIMARRON
20	2525 N BUCKNER BLVD	NEW COVENANT PRESBYTERIAN