

FILE NUMBER: Z245-175(MB) **DATE FILED:** March 5, 2025
LOCATION: North line of West Jefferson Boulevard, east of North Tennant Street
COUNCIL DISTRICT: 1
SIZE OF REQUEST: Approx. 15,246 sq. ft. **CENSUS TRACT:** 48113004500

REPRESENTATIVE: Audra Buckley

OWNER/APPLICANT: Bishop House, LLC – Leighton Durham III

REQUEST: An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow an office.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is developed with a single family house.
- The surrounding area is predominantly single family, with an office within an NO(A) Neighborhood Office District immediately to the east.
- The applicant wishes to use the site for an office. As such, they request an NO(A) Neighborhood Office District.
- On May 8, 2025, City Plan Commission recommended approval of the request.

Zoning History:

There have been no zoning cases in the area within the last five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W Jefferson Boulevard	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Compressive 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. Offices are a secondary land use in the Community Residential placetype. It is a less prevalent land use in the area. There are a number of location recommendations within this placetype for this future land use. The subject property is located on a major street, West Jefferson Boulevard. It is located in the mid-block but adjacent to an existing office and across the street from a high school. The property appears to be currently used as a single large lot family residential unit.

The proposed zoning district would limit the height of the building (low-rise) to a height recommended within the placetype. The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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	Single family
North	R-7.5(A) Single Family	Single family
South	Planned Development District No. 409	School
East	NO(A) Neighborhood Office	Office
West	R-7.5(A) Single Family	Single family,

Land Use Compatibility:

The request site is currently developed with a single-family house. The applicant proposes to utilize the existing structure as an office.

The immediate surroundings of the site are predominantly single-family houses, with an office immediately east of the site. Additionally, a school is south of the site across West Jefferson Boulevard.

Staff supports the requested zoning change as the subject site is located adjacent to an office use, and is along a major thoroughfare. The site is also in close proximity to a commercial node at the intersection of Hampton Road and West Jefferson Boulevard, as well as DART bus service. Residential Proximity Slope and residential buffer zone and screening requirements will reduce the impact of an NO(A) Neighborhood Office District on adjacent residential uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

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	R-7.5(A)	NO(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		

	Existing	Proposed
Use	R-7.5(A)	NO(A)
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
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		
Cemetery or mausoleum	S	S
Child or adult care facility	S	•
Church	•	•
College, university, or seminary	S	
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	
Foster home	S	
Halfway house		
Hospital		
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	R
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	•	•

	Existing	Proposed
Use	R-7.5(A)	NO(A)
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
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		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
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		

	Existing	Proposed
Use	R-7.5(A)	NO(A)
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
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		L
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		S
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	★	★
Police or fire station	S	S

	Existing	Proposed
Use	R-7.5(A)	NO(A)
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
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		

Development Standards

Following is a comparison table showing differences between the development standards of the current R-7.5(A) Single Family District and the proposed NO(A) Neighborhood Office District.

District	Setback		Density/Lot Size	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential		Single family
Proposed: NO(A)	15' ¹	20' adjacent to residential district, no min. otherwise	None	35' for structure with gable/hip/gambrel roof, 30' otherwise ²	50% max.		Office

1: Blockface continuity will require a 25' front yard setback.

2: Residential Proximity Slope (RPS) will limit height.

Landscaping:

Landscaping must be provided in accordance with Article X.

Parking:

Parking must be provided in accordance with the Dallas Development Code. Current requirements are one space per 333 square feet of floor area.

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.

CPC Action

May 8, 2025

Motion: It was moved to recommend **approval** of an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District, on the north line of West Jefferson Boulevard, east of North Tennant Street.

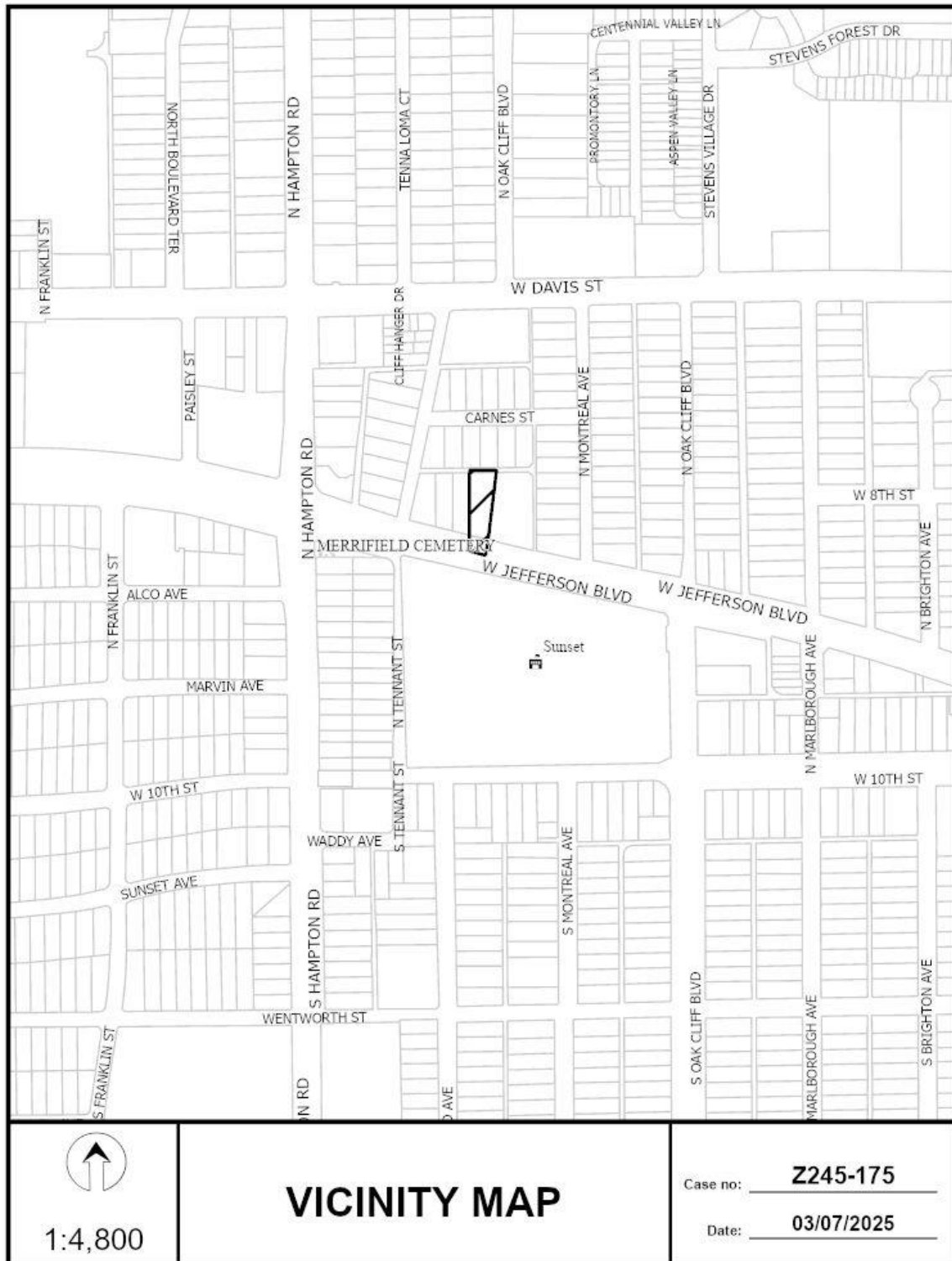
Maker: Chernock
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Haqq,
Hall, Kingston

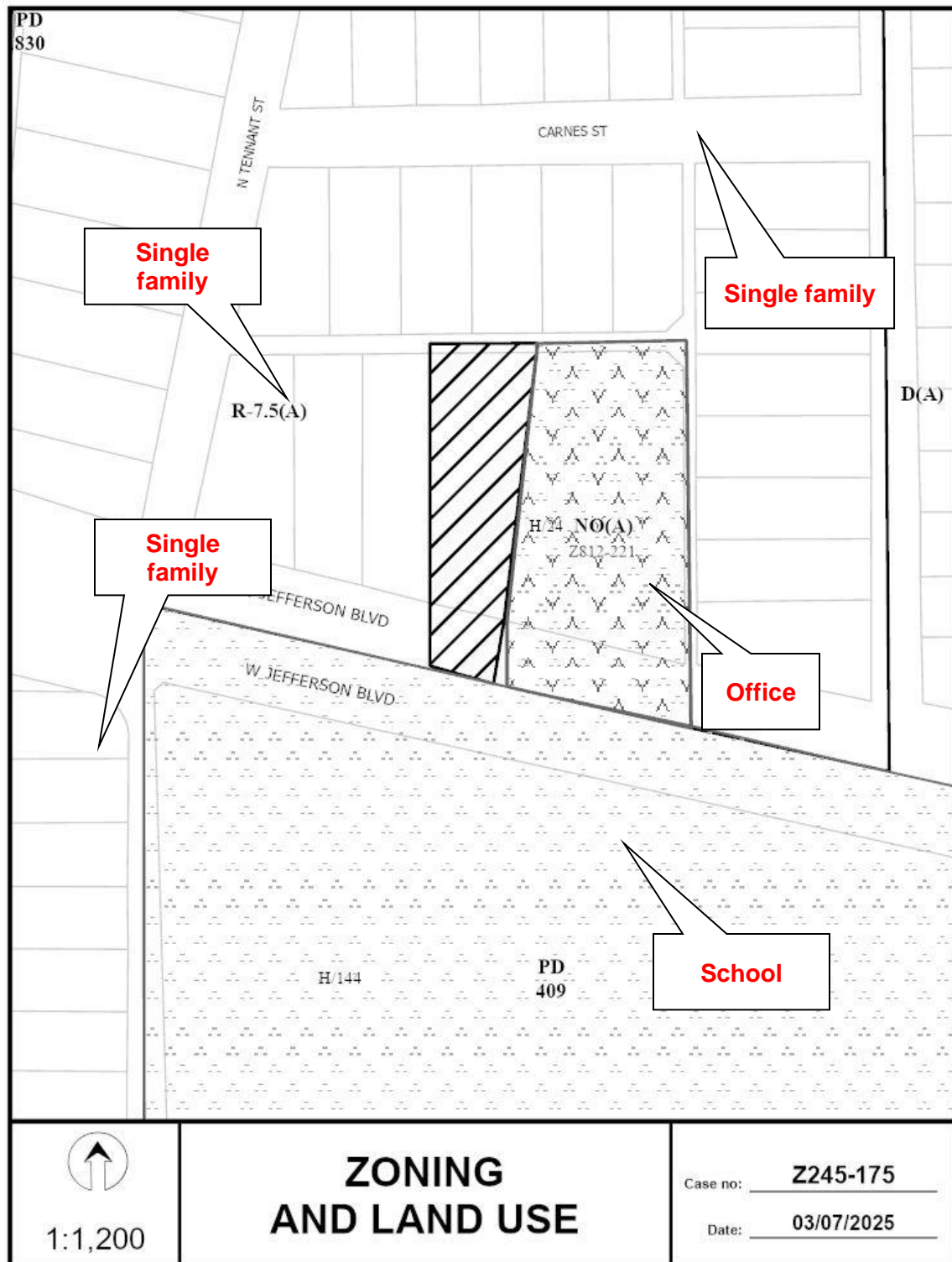
Against: 0
Absent: 1 - Rubin
Vacancy: 0

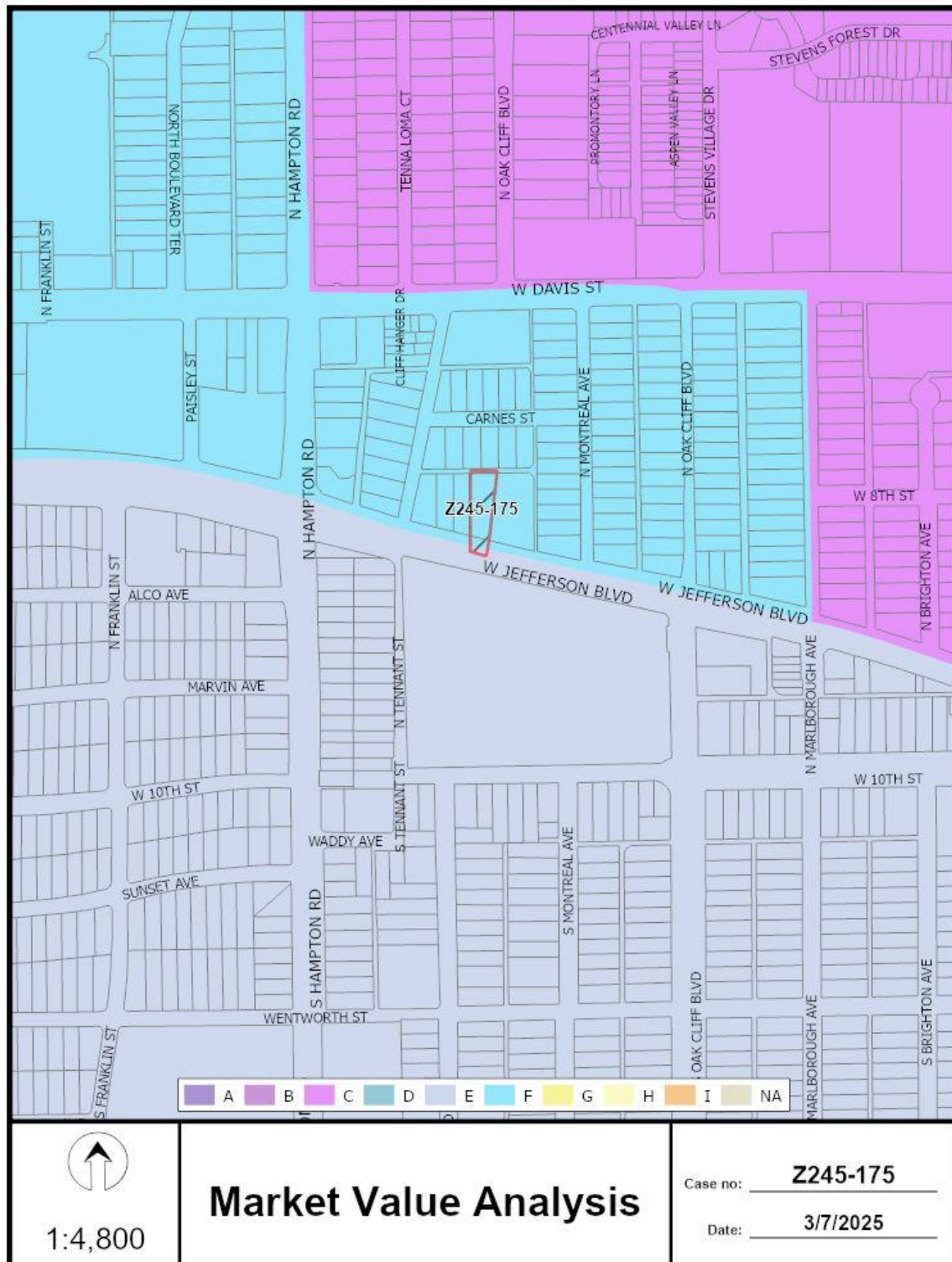
Notices:	Area: 200	Mailed: 24
Replies:	For: 0	Against: 2

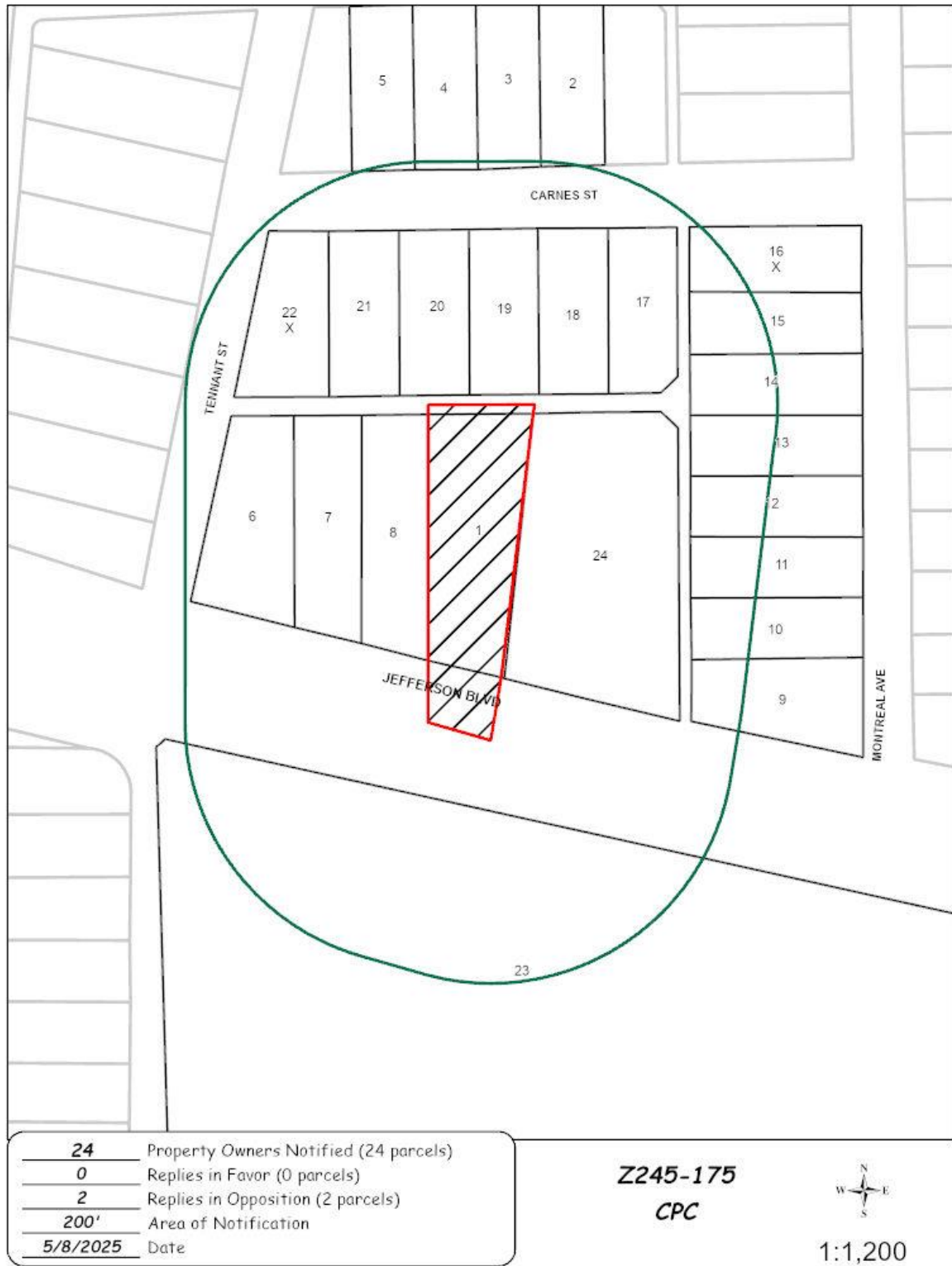
Speakers: None











05/07/2025

Reply List of Property Owners***Z245-175******24 Property Owners Notified******0 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2227 W JEFFERSON BLVD	BISHOP MARY RHEA
	2	2219 CARNES ST	WEINERT RICHARD &
	3	2223 CARNES ST	PILAND RICHARD A
	4	2227 CARNES ST	JENKINS BARRY L
	5	2231 CARNES ST	GARZA RICHARD T &
	6	2241 W JEFFERSON BLVD	LUGO DELIA M
	7	2237 W JEFFERSON BLVD	CALMIA KATHY M & GARY H
	8	2233 W JEFFERSON BLVD	COVARRUBIAS MARIA CARMEN
	9	305 N MONTREAL AVE	MORTENSEN VIBEKE MANTHEY
	10	311 N MONTREAL AVE	REED JONATHAN ANDREW
	11	315 N MONTREAL AVE	MILES JOHN P III &
	12	401 N MONTREAL AVE	AMARO FRANCISCO SISUMBO &
	13	407 N MONTREAL AVE	DERAMUS BILLY K EST OF
	14	411 N MONTREAL AVE	ZABALDANO DANIEL RYAN &
	15	413 N MONTREAL AVE	CARROLL MAC
X	16	417 N MONTREAL AVE	HERRERA DIANA CHRISTINA &
	17	2214 CARNES ST	SPENCE PATRICK &
	18	2218 CARNES ST	PHILLIPS JOANNA SCOTT
	19	2222 CARNES ST	VAZQUEZ JUAN & ISABEL C
	20	2226 CARNES ST	GANACHEAU KERRI
	21	2230 CARNES ST	RAMIREZ ARTHUR R &
X	22	2234 CARNES ST	CHAMBERS DARAN & WENDY
	23	2120 W JEFFERSON BLVD	Dallas ISD
	24	2223 W JEFFERSON BLVD	CEDAR CREST LLC