

CITY PLAN COMMISSION

THURSDAY, JULY 10, 2025

Planners: Michael V. Pepe

FILE NUMBER: Z-25-000038 / Z245-209(LC)

DATE FILED: April 21, 2025

LOCATION: East corner of Colonial Ave and Driskell St.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 7,586 sqft

CENSUS TRACT: 48113020900

APPLICANT: Anish Thakrar

OWNER: Invest in South Dallas Inc

REQUEST: An application for a TH-3(A) Townhouse Subdistrict, on property zoned R-5(A) Single Family Subdistrict within Planned Development District No 595, the South Dallas Fair Park Special Purpose District.

SUMMARY: The purpose of the request is permit the use of a duplex on site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request, commonly known as 3830 Colonial, is currently zoned R-5(A) Single Family Subdistrict within Planned Development District 595 and is undeveloped.
- The applicant proposes a duplex use. This use is permitted within the proposed TH-3(A) District.
- The applicant proposes deed restrictions which limit the height and the number of single family homes. Staff does not support the proposed deed restrictions.

Zoning History:

There have not been any zoning cases in the area of notification in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Colonial Avenue	Local	50 feet
Driskell Street	Local	50 feet

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.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 13, South Dallas GoLink

STAFF ANALYSIS:

Comprehensive Plan Consistency Review

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 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.

Consistency Review Recommendation

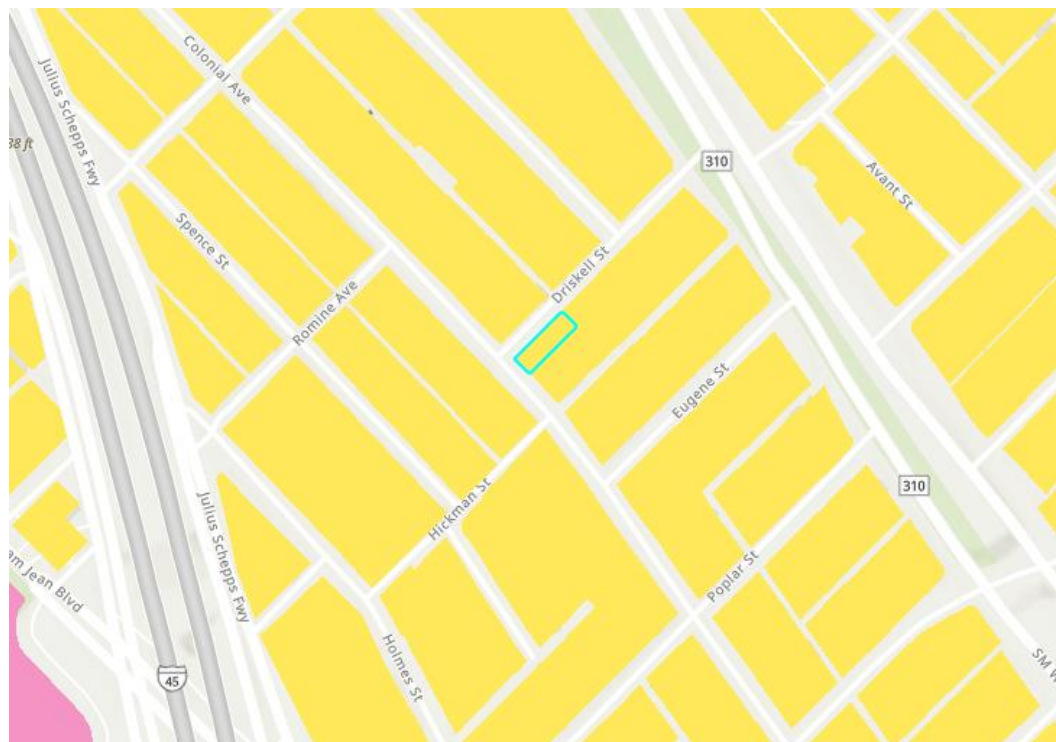
This zoning request **is consistent** with Forward Dallas 2.0 place-type of Community Residential. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Housing such as duplexes, townhomes, and multiplex should be designed to complement the scale and character of the surrounding neighborhood.

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.

Subject Property Placetype(s) Community Residential

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.



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.



Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family Subdistrict within PD No 595	Undeveloped
Northeast	R-5(A) Single Family Subdistrict within PD No 595	Residential
Southeast	R-5(A) Single Family Subdistrict within PD No 595	Residential
Southwest	R-5(A) Single Family Subdistrict within PD No 595	Residential
Northwest	R-5(A) Single Family Subdistrict within PD No 595	Residential

Land Use Compatibility:

Northeast of the site, are multiple duplexes. Northwest across Driskell is a duplex. There are single family houses to the southeast and southwest. The duplex / single family ratio on surrounding lots appears to be roughly 1/5 and there are duplex structures converted to single family structures.

Additional housing is appropriate for the site. The surrounding area supported by frequent transit and is in walking distance to area schools and community parks.

On a corner lot, better interaction with the public realm is possible for a home with two entries, such as a duplex.

Staff does not find deed restrictions appropriate for the type of request. The proposed district fits within the context of the area and with surrounding zoning districts. The deed restrictions as proposed do not offer public benefit.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Unit density	Height	Lot Coverage	Special Standards
	Front	Side /Rear				
Existing R-5(A)	20' min No max	SF 5'/5' Other 10'	1 SF / 5,000	30'	45% Res 25% Non res	
Proposed TH-3(A)	0' *Effective 20'	0' SF* Effective 5' Duplex 5/10 Other 10/15	1 SF / 2,000 1 Duplex / 6,000	36' Proposed DR 30'	60% Res 25% Non res	

Under blockface continuity, a 20 foot front setback would be required on both frontages to match the existing R-5(A) Districts.

Landscaping:

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

Parking:

Parking is required to be provided in accordance with Chapter 51A, as updated May 14, 2025. The updated code would require one space per unit for single family and duplex uses in the existing and proposed districts. The applicant may provide additional parking beyond these.

Market Value Analysis:

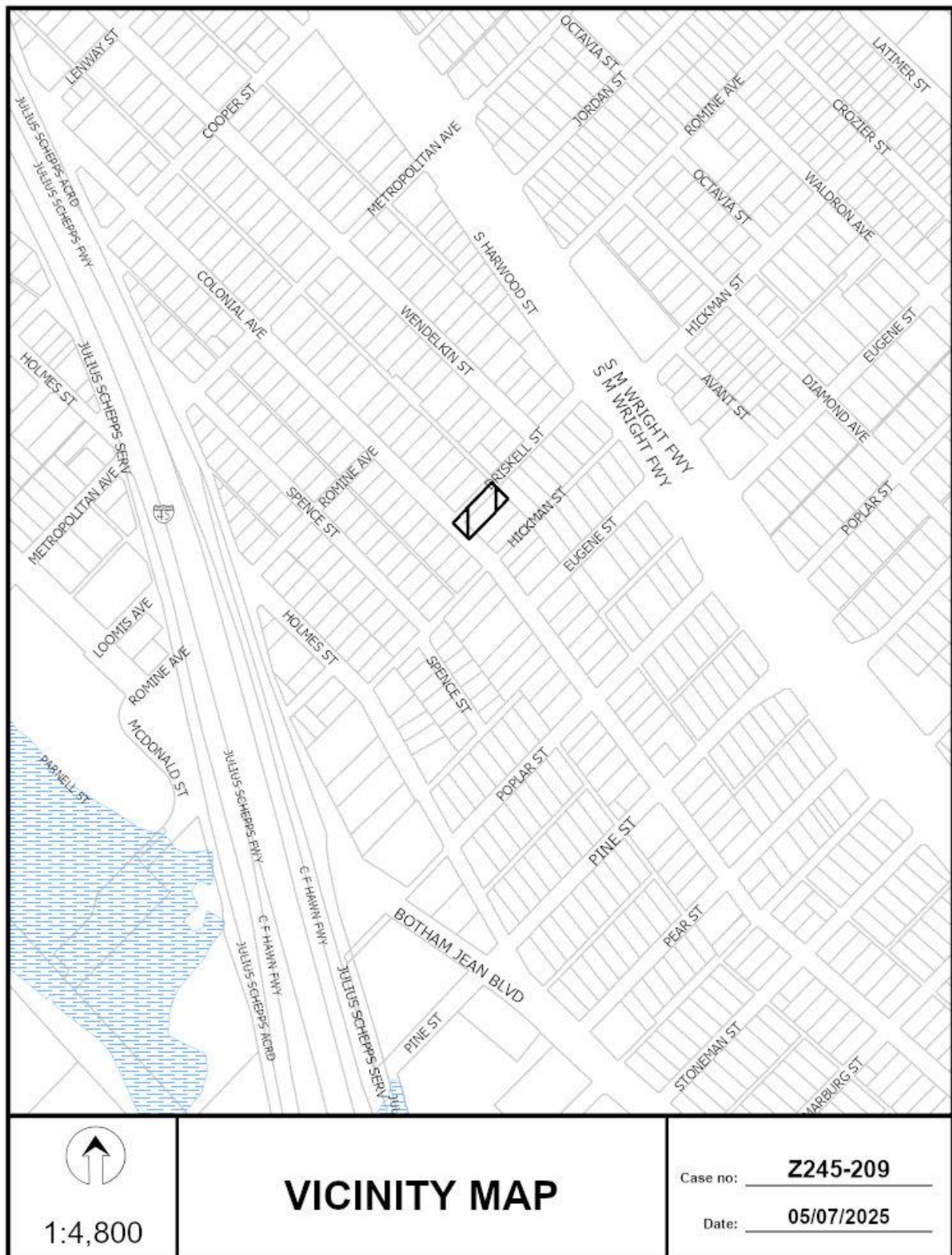
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 subject property is located within an "H" MVA category.

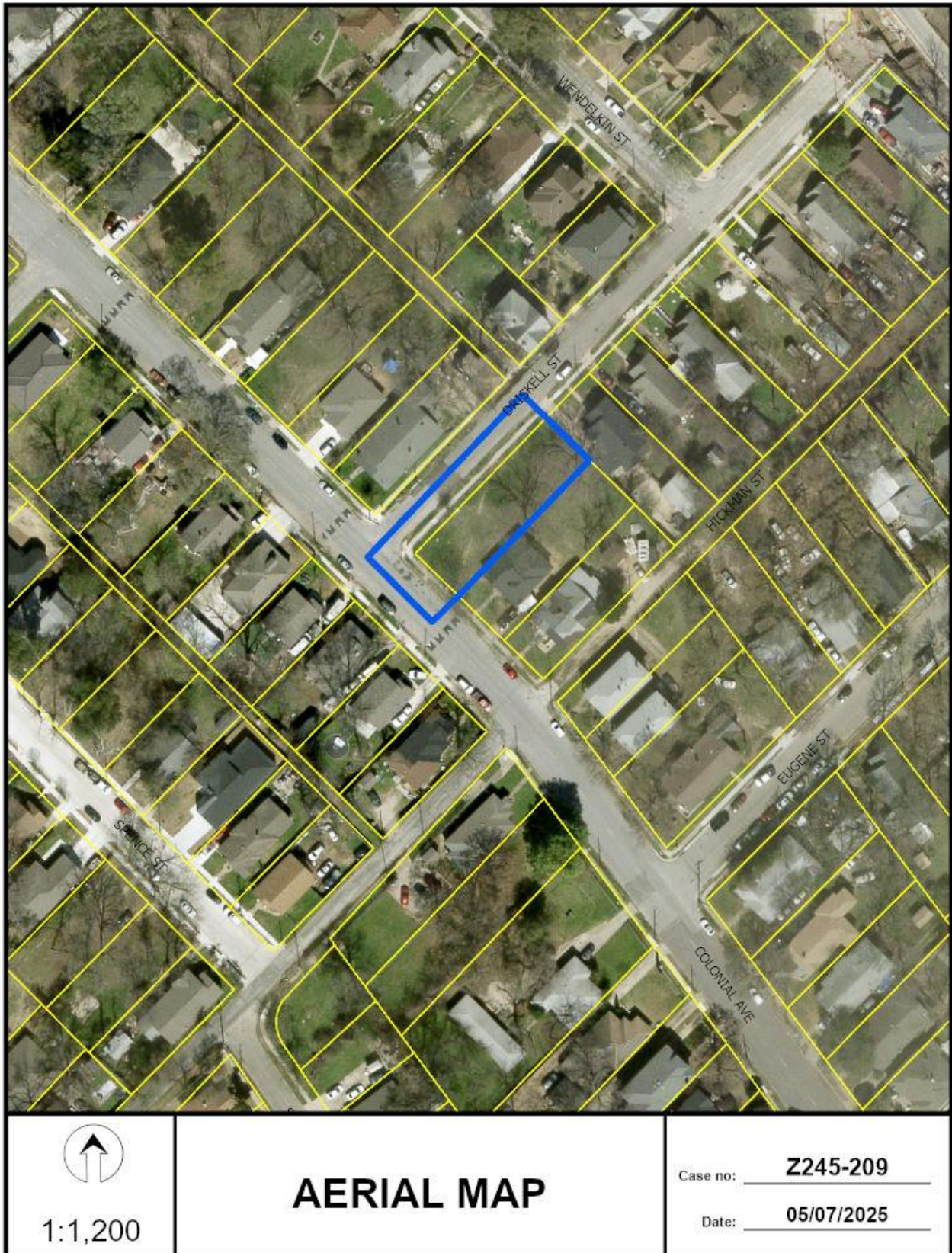
Applicant's Proposed Deed Restrictions

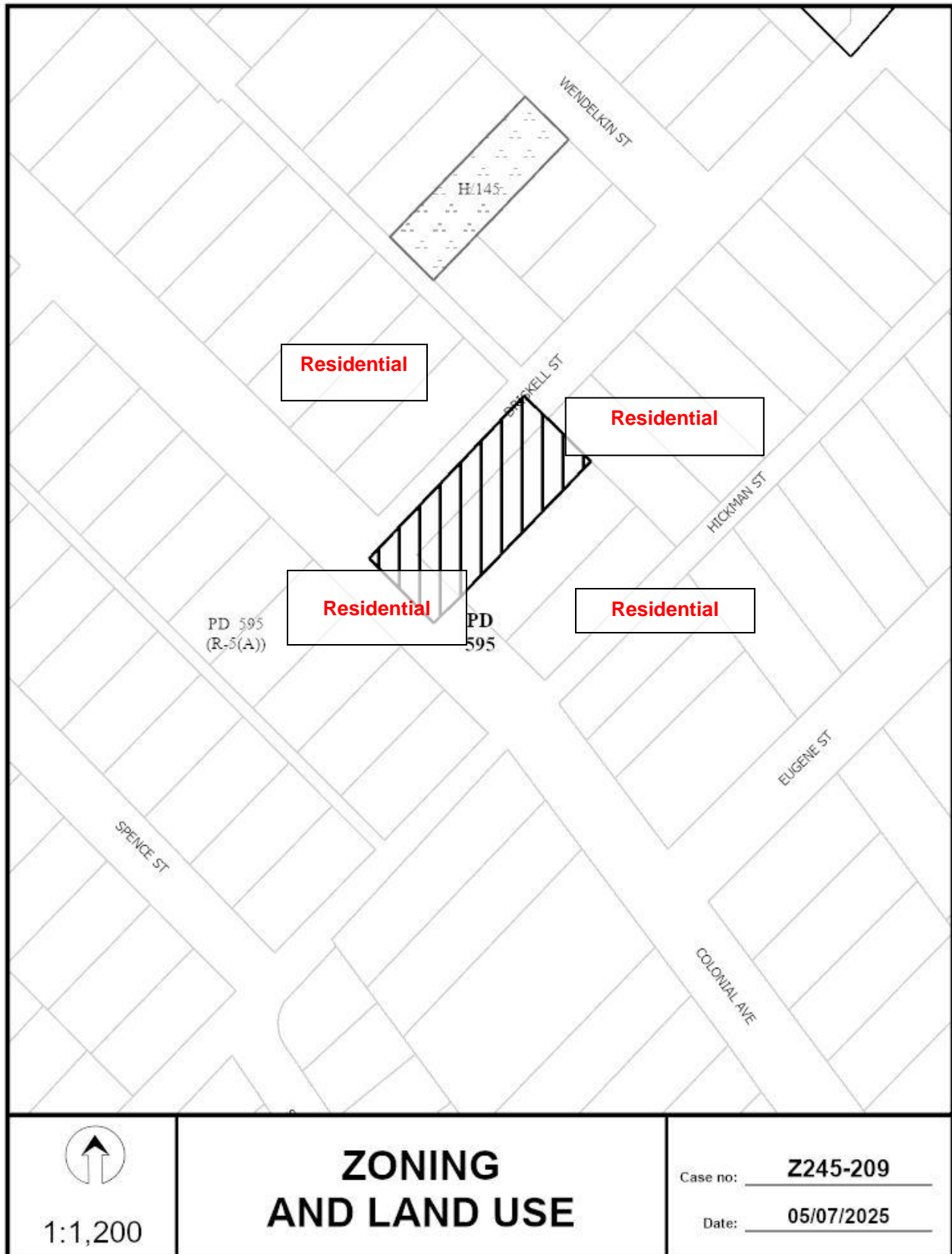
II.

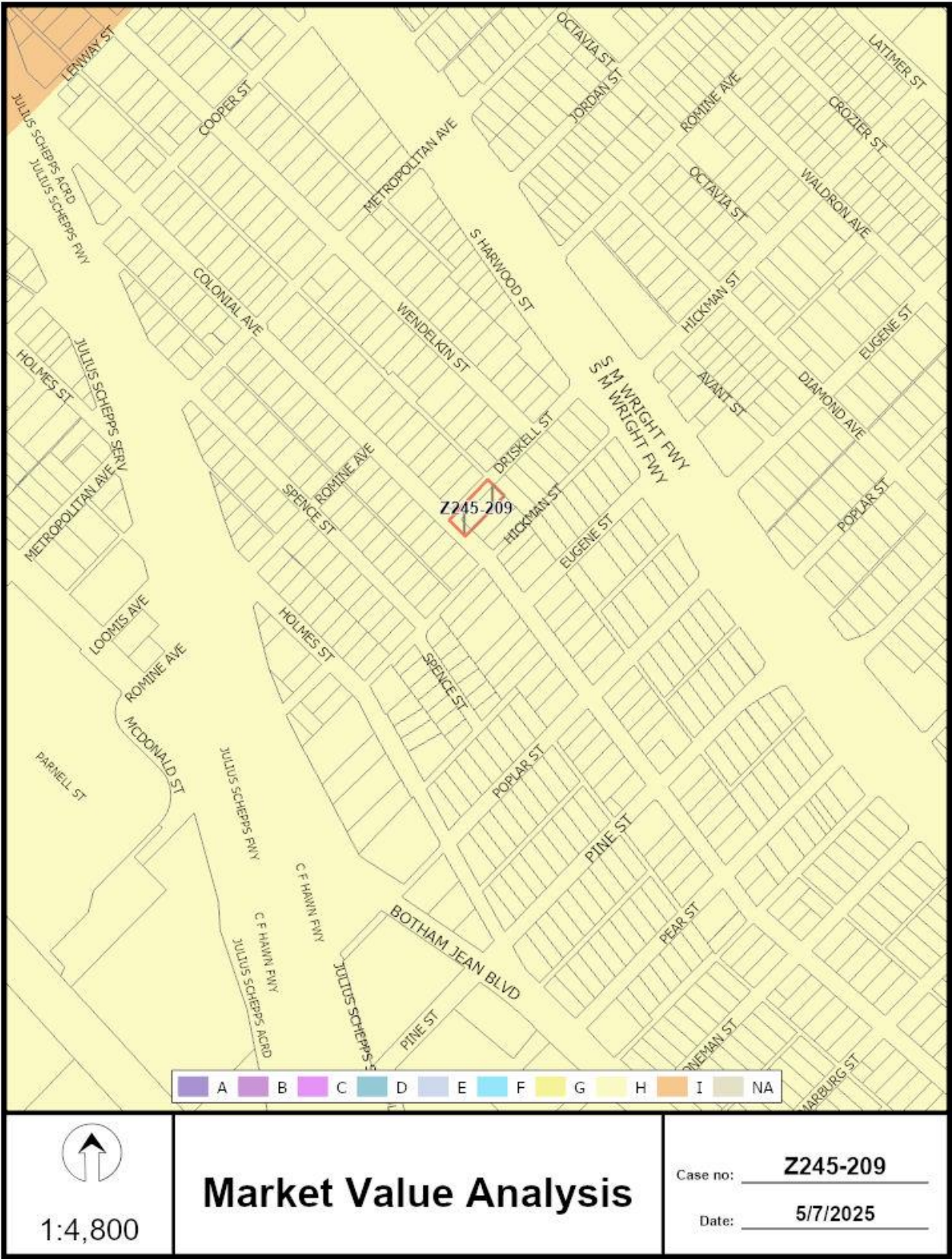
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

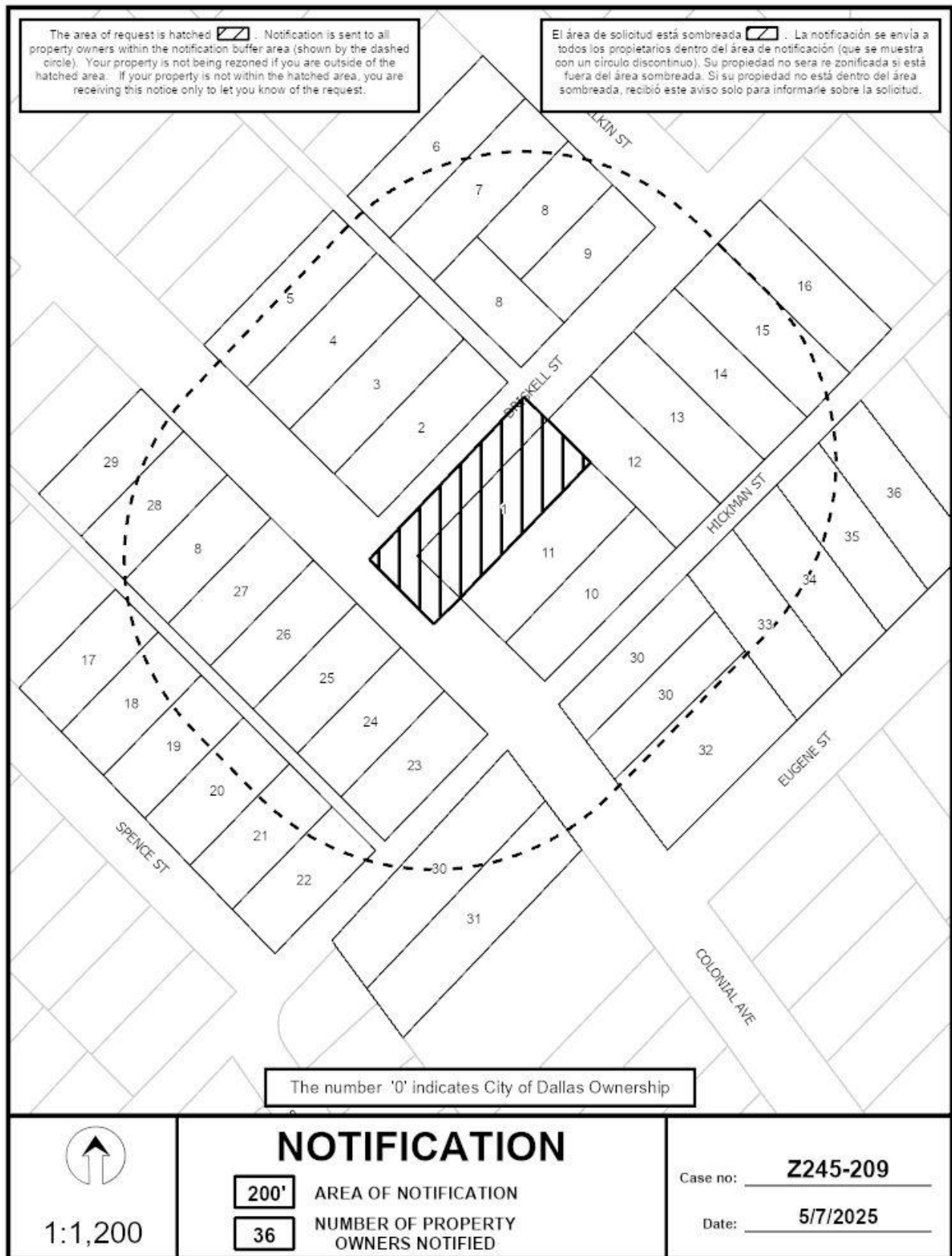
1. Maximum number of dwelling units is two.
2. Maximum structure height is 30 feet.











05/07/2025

Notification List of Property Owners***Z245-209******36 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3830 COLONIAL AVE	DALLAS HOUSING ACQUISITION &
2	3824 COLONIAL AVE	TOLES WILLIAM R
3	3820 COLONIAL AVE	SANDERS ALEXANDRA
4	3816 COLONIAL AVE	LAGOW DEVELOPMENT PROJECT LLC
5	3812 COLONIAL AVE	WALKER PATRICA A
6	3813 WENDELKIN ST	SELLER FINANCE HOMES LLC
7	3817 WENDELKIN ST	HARRIS CONSTANCE
8	1715 DRISKELL ST	PAYNE ISIAH
9	3823 WENDELKIN ST	PAYNE ISIAH
10	3838 COLONIAL AVE	BURSE LULA MAE
11	3834 COLONIAL AVE	CANELO ALBERT
12	1714 DRISKELL ST	HERNANDEZ DULCE
13	1718 DRISKELL ST	NONALDS PLACE LLC
14	1722 DRISKELL ST	HARRISON LINETTA M
15	1726 DRISKELL ST	A K LEGACY ACQUISITIONS LLC
16	1730 DRISKELL ST	KING LINDA & MICHAEL
17	3818 SPENCE ST	DALLAS HOUSING ACQUISITION &
18	3822 SPENCE ST	UNIVERSAL CORPORATE SERVICES
19	3826 SPENCE ST	JB III INVESTMENTS INC
20	3830 SPENCE ST	SANDJONG LIONEL KILOFONYUY
21	3834 SPENCE ST	HOLLINS FOREST
22	3838 SPENCE ST	GARCIA MARGARITA
23	3837 COLONIAL AVE	COBBIN PEACHES M
24	3833 COLONIAL AVE	NAVARRO ORLANDO
25	3829 COLONIAL AVE	EST REALTY LLC
26	3823 COLONIAL AVE	RCGA LLC

05/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3821 COLONIAL AVE	Taxpayer at
28	3815 COLONIAL AVE	CCI CITY EXCHANGERS INTERNATIONAL
29	3811 COLONIAL AVE	CCI CITY CHANGERS INTERATIONAL
30	3901 COLONIAL AVE	ALEXANDER RALPH V
31	3907 COLONIAL AVE	CAMARENA DONATO PEREZ
32	3908 COLONIAL AVE	BURSE LULA MAE
33	1715 EUGENE ST	GHOLSTON ADDIE H &
34	1719 EUGENE ST	COMBS MARGARET R EST OF
35	1723 EUGENE ST	HAVIV ZVIKA
36	1727 EUGENE ST	CARLOS D EASTER