

**FILE NUMBER:** Z234-286(MB) **DATE FILED:** July 17, 2024

**LOCATION:** Generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** 28.192 ac **CENSUS TRACT:** 48113005500

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**OWNER:** SW Region Conf. of the 7<sup>th</sup> Day Adventists

**APPLICANT:** DR Horton Homes

**REPRESENTATIVE:** Rob Baldwin

**REQUEST:** An application for 1) a TH-3(A) Townhouse District and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District.

**SUMMARY:** The purpose of the request is to allow development of single family housing.

**STAFF RECOMMENDATION:** Denial.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned primarily an R-7.5(A) Single Family District as well as an IR Industrial Research District. The area of request is undeveloped.
- The area of request is bounded by Arrow Road, Bonnie View Road, and Southerland Avenue.
- The applicant proposes to redevelop the property with single family housing.
- To accomplish this, they request a TH-3(A) Townhouse District.
- Additionally, applicant has volunteered deed restrictions pertaining to maximum dwelling units, spacing between dwelling units, open space, homeowner's associations, and street frontages.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Arrow Road	Local street	50 feet and 40 feet
Bonnie View Road	Local street	60 feet
Southerland Avenue	Local street	45 feet

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and has provided the following comment:

The proposed townhome district of this scale lacks development standards at permitting, which could lead to a development that maximizes dwelling unit counts over preserving neighborhood character and ensuring safety. The development code permits long, wide, and straight roads, long blocks, and front-loaded structures creating a series of continuous driveways, lacking front yards and clear sidewalks. The design would also compromise on-street parking, creating straight roads with wide pavement widths that encourage high-speed traffic and offer no pedestrian amenities.

**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 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

**Policy 1.1.1** Focus on Southern Sector development opportunities.

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**GOAL 1.3** PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

**Policy 1.3.3** 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.

**NEIGHBORHOOD PLUS PLAN**

**GOAL 4** ATTRACT AND RETAIN THE MIDDLE CLASS

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

**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.

**Trinity River Corridor Land Use Plan:**

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

The area of request is within the North Trinity Forest District. The plan designates the area as a “Residential Traditional” module, which is intended to have single family detached housing as the primary land use, making up about 65% of the land uses within such a module. The module also calls for about 10% of uses to be “Residential – Multi-family 2”.

The proposed use is for single family detached housing, which complies with the vision of the Trinity River Corridor Land Use Plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family District, IR Industrial Research District	Undeveloped
<b>North</b>	R-7.5(A) Single Family	Church, undeveloped, and single family
<b>East</b>	MF-2(A) Multifamily District	Undeveloped
<b>South</b>	R-7.5(A) Single Family	Community service center, single family
<b>West</b>	R-7.5(A) Single Family	Public or private school, single family

**Land Use Compatibility:**

The area of request is currently undeveloped. The site is generally surrounded by R-7.5(A) Single Family zoning immediately north, south, and west, with predominantly single-family houses. Part of the area of request is within an IR Industrial Research District, which includes a warehouse use outside of the area of request. Additionally, a large MF-2(A) Multifamily District exists to the east / south of the area of request and is undeveloped.

The applicant wishes to develop the site with single family housing and has requested a TH-3(A) Townhouse District. The Townhouse Districts allow for smaller lot sizes for single

family homes compared to the Single Family Districts, while the TH-3(A) district, in particular, allows for denser development than TH-1(A) or TH-2(A).

As the predominant land uses in the area are detached single family houses and the proposed deed restrictions will require the houses to be detached, staff finds that the proposal is compatible with the surrounding land uses. Additionally, the dedication of one acre of land for open space contributes to the area character by preserving a portion of the wooded, secluded nature of the area, rather than fully developing the site.

Staff recognizes the concerns of Transportation regarding design standards for roadways. The total right-of-way for streets built in this development, per the Dallas Street Design Manual, is 56 feet, with pavement widths of 36 feet. Parkways on each side must be ten feet. The Design Manual classifies TH-3(A) zoning districts alongside multifamily districts, whereas a smaller Townhouse District or a Single-Family District would be able to use narrower streets in conjunction with an alley.

Additionally, base code would allow for construction of driveways that are adjacent to each other, creating several curb cuts throughout the development which affect pedestrian safety and visibility. Separation of driveways by requiring additional spacing would improve the pedestrian realm and character of the development.

Staff finds that given the size of the proposed development, a planned development district with a conceptual plan and standards for street widths, driveway spacing, sidewalk and sidewalk buffer widths, and pedestrian amenities would be better suited for this site. Such a development would allow the density envisioned while also promoting a safer environment.

While the land use in and of itself is compatible with the surrounding area, the scale of the development and the accompanying base development standards raise concerns for staff, as outlined above. Therefore, staff finds that the development as proposed is incompatible with the surrounding uses.

**Development Standards**

Following is a comparison of the development standards of the current R-7.5(A) Single Family District and the requested TH-3(A) Townhouse District:

District	Setback		Density/Lot Size	Height	Lot Cvrg.	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: TH-3(A)	Zero feet <sup>1</sup>	Single family: No side/rear	No max density  Single family: Min. lot area 2,000 sqft	36'	60% residential 25% nonresidential		Single family, duplex

<sup>1</sup> Due to blockface continuity requirements, a 25-foot front yard setback would apply to any houses fronting Bonnie View Road and Southerland Avenue. However, proposed deed restrictions will prohibit frontage along Bonnie View and Southerland.

### Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. The only changes in permitted uses are that duplexes are allowed by-right (but would be forbidden under proposed deed restrictions) and that retirement housing is allowed by Specific Use Permit.

**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)	TH-3(A)
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
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		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
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
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
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	S	S
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		



	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
<b>RECREATION USES</b>		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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		S
Single family	•	•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
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		
General merchandise or food store greater than 3,500 square feet		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
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		
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		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	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
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
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		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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		

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in a TH-3(A) Townhouse District is one space. 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 “H” MVA area.

Z234-286(MB)

**List of Officers**

**Southwest Region Conference Association of Seventh Day Adventists**

Dr. Carlton P. Byrd, President

Jason C. North, Sr., Secretary, VP of Administration

**City Temple Community Development Corporation**

Dr. Carlton P. Byrd, President

**City Temple SDA Church**

Dr. Carlton P. Byrd, President

**DR Horton**

Donald R. Horton, Chairman of the Board

David Auld, President & CEO

Michael Murray, COO

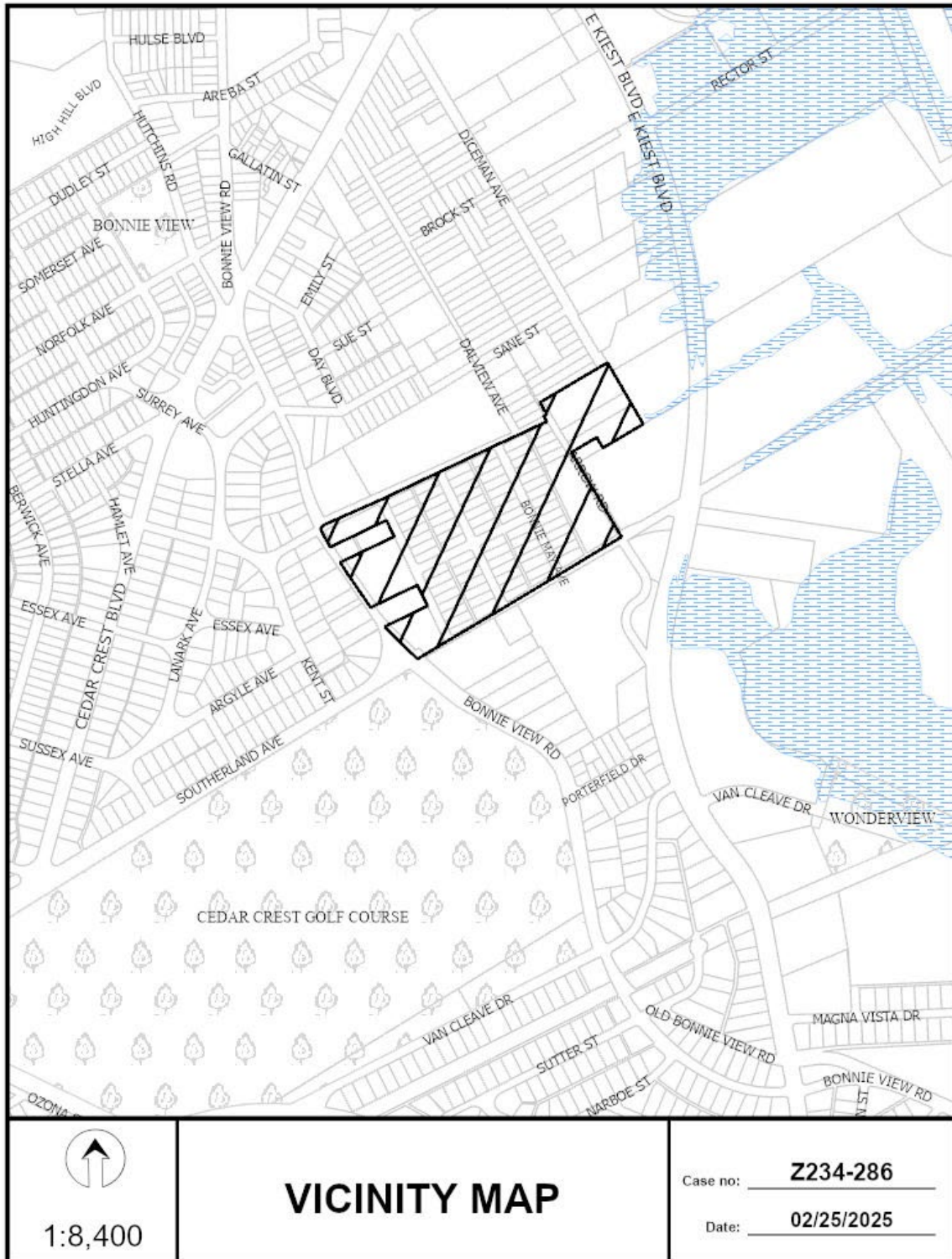
Paul Romanowski, CFO

Quadri Akamo, DVP of Land Development

**APPLICANT'S PROPOSED DEED RESTRICTIONS**

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

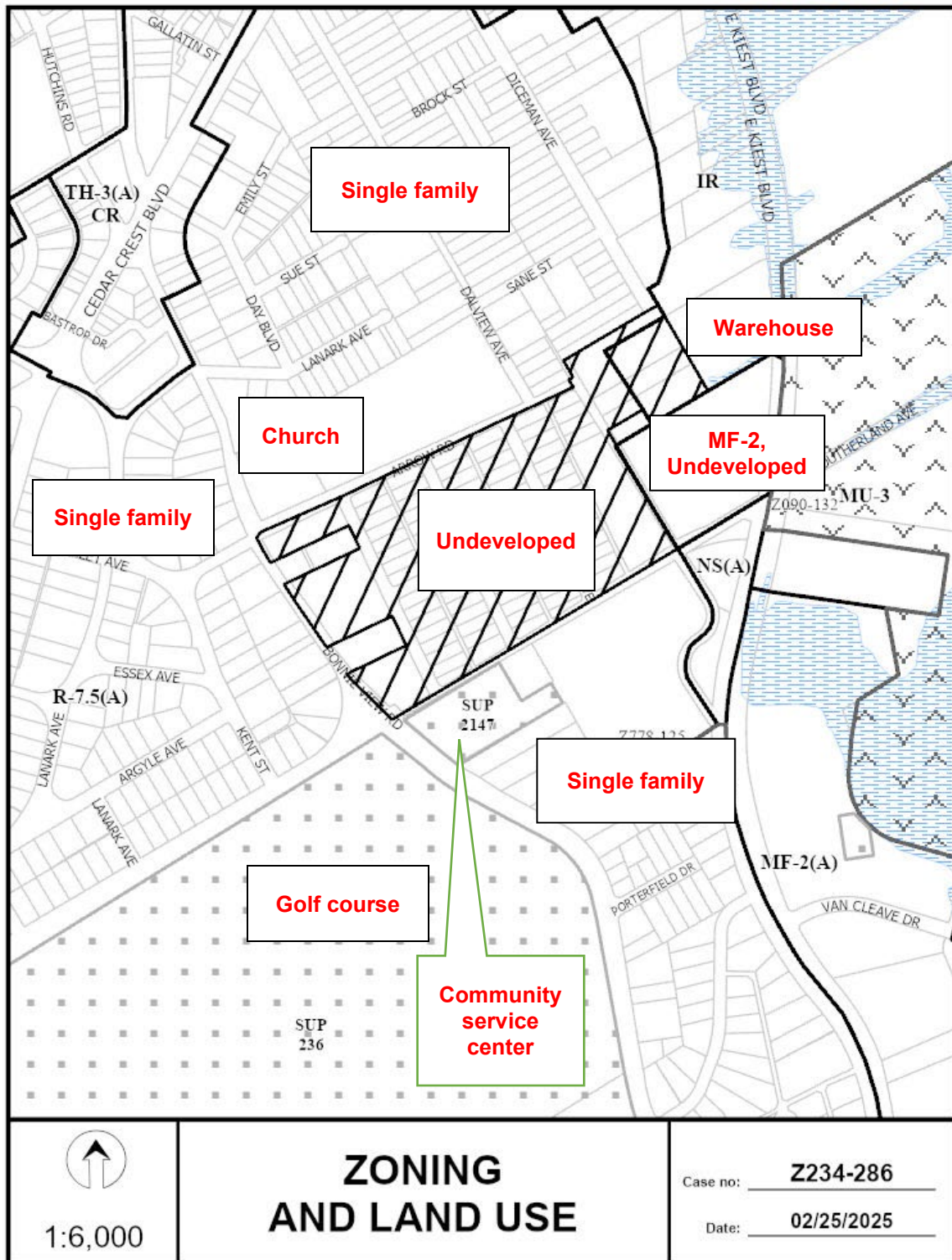
- (1) Maximum number of dwelling units is 200.
- (2) Minimum separation between dwelling units is three feet.
- (3) A minimum of 43,560 square feet of open space must be provided at the northeast corner of Bonnie View Road and Southerland Avenue.
- (4) A homeowner's association must be created for the maintenance of all common areas and open space.
- (5) Except for new streets, rights-of-way, and shared access drives, vehicular access is prohibited on Bonnie View Road and Southerland Avenue.

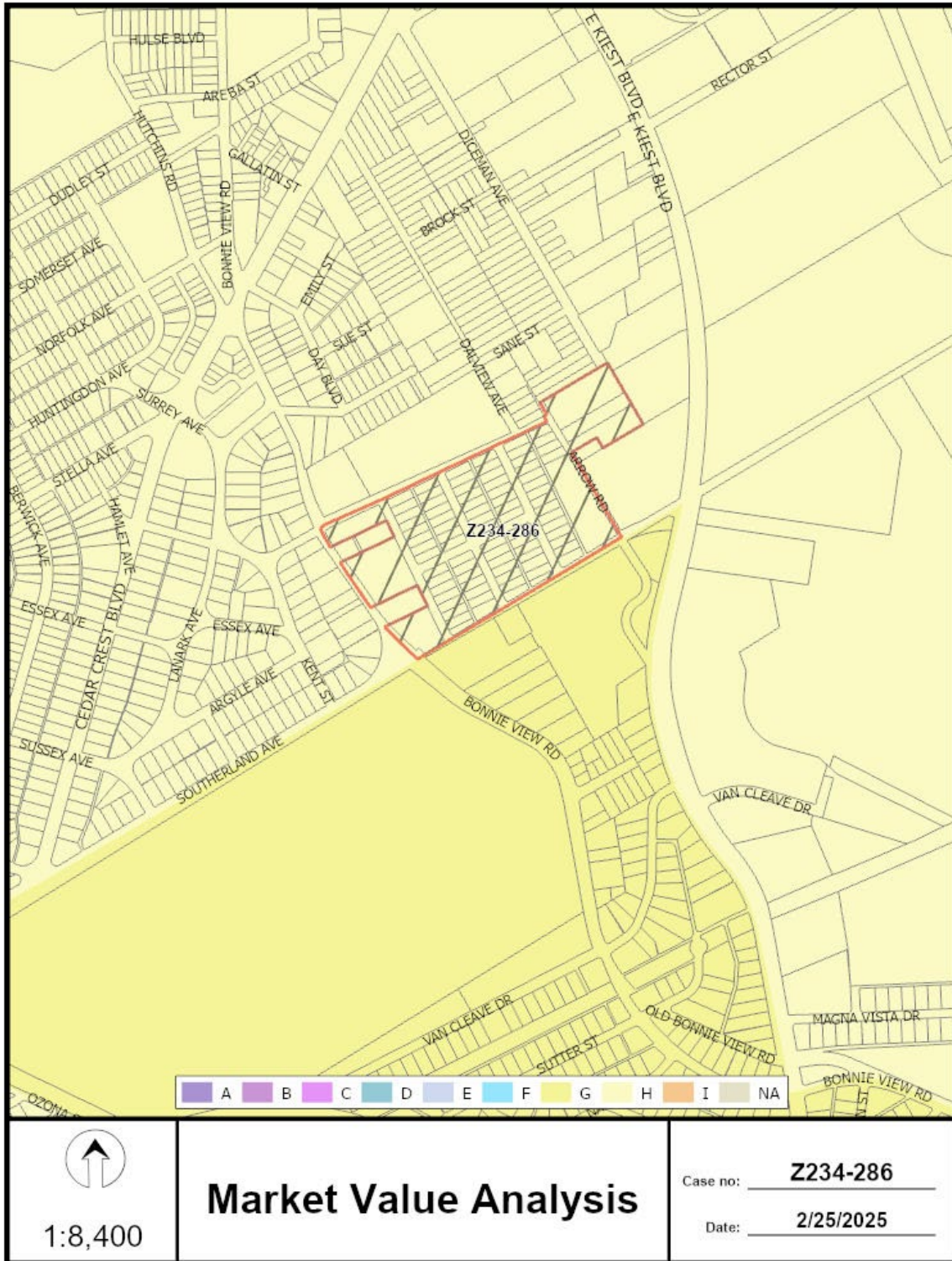


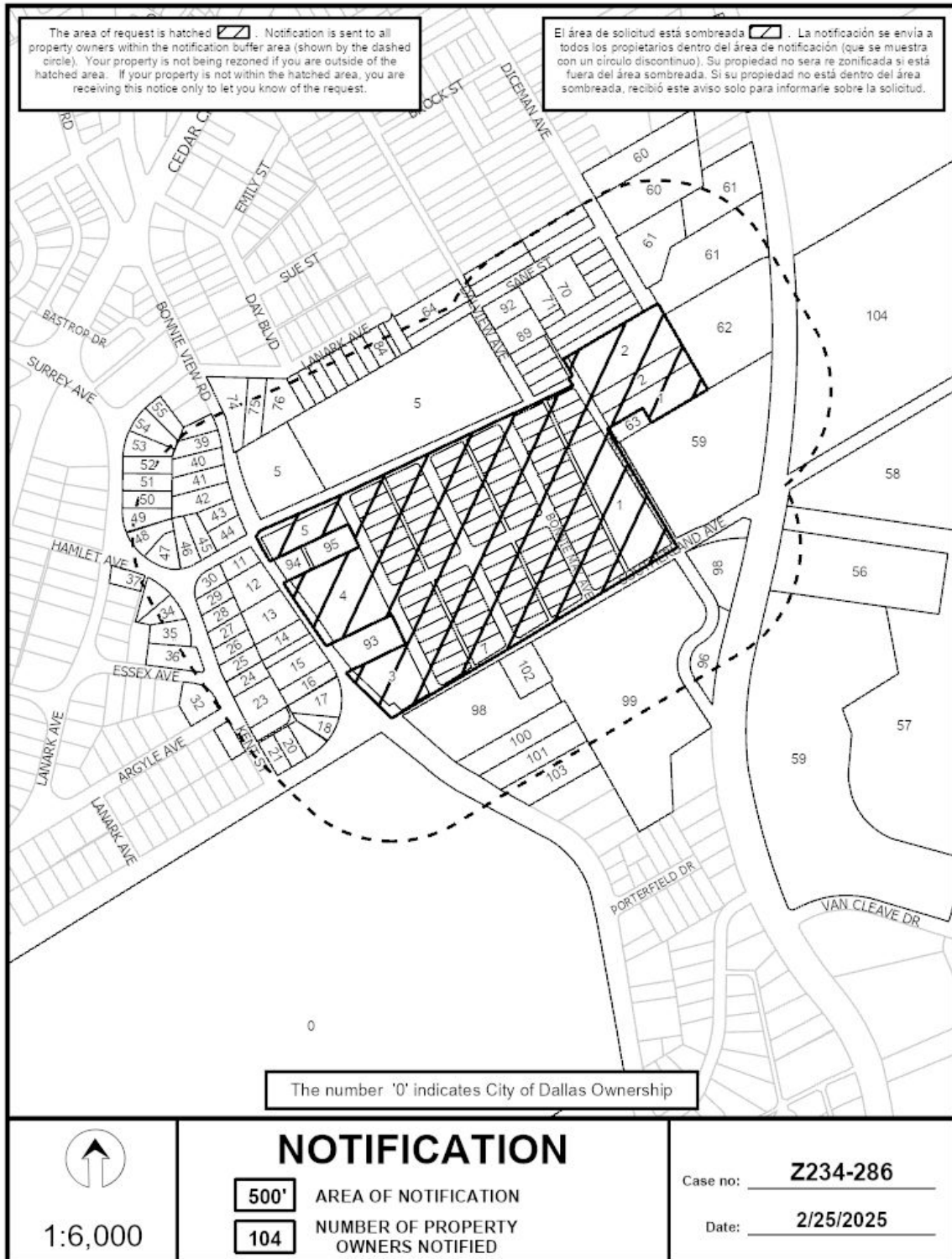


 1:6,000	<h2>AERIAL MAP</h2>	Case no: <u>    Z234-286    </u> Date: <u>    02/25/2025    </u>
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02/25/2025

***Notification List of Property Owners******Z234-286******104 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1610 ARROW RD	CITY TEMPLE COMMUNITY
2	1608 ARROW RD	SW REG CONFERENCE OF THE
3	1706 BONNIE VIEW RD	CITY TEMPLE SDA CHURCH
4	1638 BONNIE VIEW RD	SOUTHWEST REGION CONF
5	1505 DALVIEW AVE	SOUTHWEST REGION CONFERENCE ASSOC
6	1600 DEAN ST	CITY TEMPLE COMMUNITY
7	1720 DEAN ST	CITY TEMPLE COMMUNITY DEV CORP
8	1717 BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
9	1721 BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
10	1609 ARROW RD	CITY TEMPLE COMMUNITY
11	1603 BONNIE VIEW RD	HILBURN HANSEL ESTATE OF
12	1611 BONNIE VIEW RD	LUXURY CONSTRUCTION INC
13	1627 BONNIE VIEW RD	IGLEHART JASMINE D
14	1633 BONNIE VIEW RD	NOBLES MARJORIE N
15	1643 BONNIE VIEW RD	MURPHY JOHN H JR EST OF
16	1649 BONNIE VIEW RD	MOSBY LARRY E &
17	1653 BONNIE VIEW RD	HAWKINS PATRICIA
18	2123 SOUTHERLAND AVE	GALLES EDIDIONG &
19	2115 SOUTHERLAND AVE	PEREZ DANNY
20	2111 SOUTHERLAND AVE	LEE MARTHA
21	2107 SOUTHERLAND AVE	EDWARDS DWAYNE JUNE
22	1654 KENT ST	JACKSON WILLIE H JR & PETRICIOUS
23	1642 KENT ST	JACKSON PETRICIOUS LOUISE
24	1638 KENT ST	CRAYTON VIVIAN LEA
25	1632 KENT ST	WALKER JOHNNY
26	1626 KENT ST	WALKER PAULETTE

02/25/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1620 KENT ST	WATTLEY THOMAS J JR
28	1614 KENT ST	ROSIER ROBERT L
29	1608 KENT ST	BERRY WALTER III &
30	2112 HAMLET AVE	JONES YUL
31	2048 ARGYLE AVE	LYONS TAMMIE L
32	2030 ESSEX AVE	4547 INVESTMENTS LLC
33	2010 HAMLET AVE	CLARK ROSA VELMA
34	1615 KENT ST	ATKINS MARCUS
35	1623 KENT ST	COOPER BEVERLY
36	1627 KENT ST	LITTLETON MELBA JEAN
37	2026 LANARK AVE	HERNANDEZ ROGELIO
38	1519 BONNIE VIEW RD	MAYES TERENCE J
39	1523 BONNIE VIEW RD	JONES ALVIN &
40	1529 BONNIE VIEW RD	HLB ENTERPRISE LLC
41	1535 BONNIE VIEW RD	SALINAS VICENTE ZUNIGA
42	1541 BONNIE VIEW RD	VEGA ALFREDO
43	1547 BONNIE VIEW RD	JOHNSON HERBIE K
44	1553 BONNIE VIEW RD	RUIZ GEMIMA
45	2111 HAMLET AVE	MMM1 LLC A SERIES OF FRIENDS
46	2107 HAMLET AVE	BENNETT SHELIA &
47	2011 HAMLET AVE	JOHNS ALTON W
48	2106 LANARK AVE	ARANDA DESIREE
49	2114 LANARK AVE	SAEZ LUIS &
50	2120 LANARK AVE	GIDDINGS ERIC JAMES
51	2126 LANARK AVE	LEWIS ALBERTUS JR
52	2130 LANARK AVE	Taxpayer at
53	2138 LANARK AVE	HUBBARD TOM RAY
54	2206 LANARK AVE	SHAMLIN GEORGE C
55	2212 LANARK AVE	DAVIS REBECCA
56	3148 E Kiest BLVD	BABCORP 200 LTD
57	3148 E Kiest BLVD	WONDERVIEW PPTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3148 E Kiest Blvd	WONDERVIEW PROPERTIES LLC
59	2906 E Kiest Blvd	GH PARTNERS II LLC
60	1424 Diceman Ave	DESANI REALTY
61	3419 E Kiest Blvd	POWER BRAKE SALES & SUPPLY LLC
62	3333 E Kiest Blvd	KEYSTONE INV & DEV INC
63	1614 Arrow Rd	SANCHEZ VICTOR WALTER G &
64	1427 Dalview Ave	CARIA J SANTOS & RITA
65	1435 Dalview Ave	MARSH EDGAR A & ROSIE
66	1426 Dalview Ave	Taxpayer at
67	1428 Dalview Ave	ARZOLA ANTONIA L
68	1429 Diceman Ave	POPESCU SCOTT &
69	1427 Diceman Ave	YANG KEVIN
70	1120 Sane St	NAJERA MANUEL
71	1126 Sane St	KUBIS NEMORIA
72	1104 Sane St	OCD ALL DAY LLC
73	1519 Diceman Ave	OCD ALL DAY LLC
74	2310 Lanark Ave	GOOSBY DEBORAH L
75	2316 Lanark Ave	TAYLOR JACQUELYN D
76	2322 Lanark Ave	NEWTON JOSHUA B &
77	2402 Lanark Ave	BYNUM JAMES D
78	2406 Lanark Ave	WILLIAMS PEARL LIFE ESTATE
79	2410 Lanark Ave	GONCALVES LUIS & FILIPE
80	2414 Lanark Ave	FKH SFR C1 LP
81	2418 Lanark Ave	Taxpayer at
82	2422 Lanark Ave	PERSON CLAUDE O JR
83	2426 Lanark Ave	Taxpayer at
84	2430 Lanark Ave	Taxpayer at
85	2434 Lanark Ave	POMPA FIDENCIO &
86	2438 Lanark Ave	POMPA FIDENCIO &
87	1532 Dalview Ave	RILEY CHARLES E & VERA M
88	1528 Dalview Ave	WHITE LOUISE

Z234-286(MB)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1510 DALVIEW AVE	WALKER NATHASHA FERNESSA
90	1518 DALVIEW AVE	LOPEZ JUAN G & CARLA CASTAGNA
91	1514 DALVIEW AVE	ELIZALDE EMELIA RIVERA
92	1504 DALVIEW AVE	TIPPS RAYMOND III
93	1648 BONNIE VIEW RD	Taxpayer at
94	1612 BONNIE VIEW RD	HERMANDEZ PASTOR MOJICA &
95	1611 DEAN ST	WANG RUOLI
96	3031 E Kiest BLVD	HERNANDEZ JUAN F
97	3101 E Kiest BLVD	TIPS FAMILY LLC
98	3131 E Kiest BLVD	BONNIE Y LLC
99	2302 SOUTHERLAND AVE	BALLAS PROPERTIES LLC
100	1906 BONNIE VIEW RD	JOHNSON ANNIE MARIE
101	1910 BONNIE VIEW RD	DFW CASH 4 HOME INC
102	2228 SOUTHERLAND AVE	WILLIAMS DELORIS M
103	2008 BONNIE VIEW RD	LACY HARLAN R & MELANIE C
104	3200 E Kiest BLVD	SOUTHERLAND 37 LLC