

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, OCTOBER 22, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-204(LC) / Z-25-000040

DATE FILED: August 12, 2024

LOCATION: North line of Ithaca Street, between Ivanhoe Lane and Brundrette Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 39,204 sq. ft.

CENSUS TRACT: 481130043003

APPLICANT: Jennifer Hiromoto, Buzz Urban Planning

OWNER: Sebastian Properties LLC

REQUEST: An application for D(A) Duplex District with consideration for MF-2(A) Multifamily District on property zoned IR Industrial Research District.

SUMMARY: The purpose of the request is to allow residential uses.

STAFF RECOMMENDATION: Approval of MF-2(A) Multifamily District.

CPC RECOMMENDATION: Approval of D(A) Duplex District, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned IR Industrial Research District and consists of six undeveloped lots.
- The applicant proposes duplex uses on each lot. This use is permitted within the proposed D(A) Duplex District and the staff recommended MF-2(A) Multifamily District.
- The applicant proposes deed restrictions which regulate aesthetic features of the 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
Ivanhoe Lane	Local	50 feet
Ithaca Street	Local	50 feet
Brundrette 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 101

STAFF ANALYSIS:

Comprehensive Plan:

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 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.

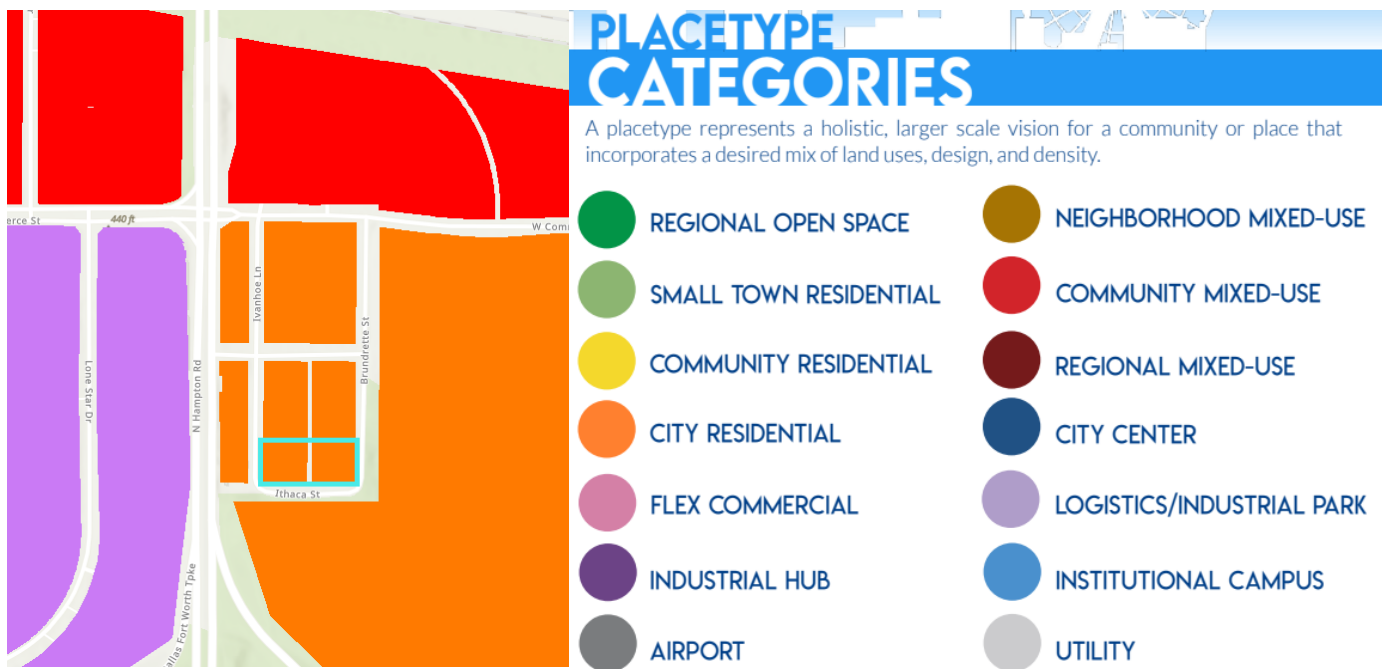
The proposed zoning change for D(A) Duplex District is generally **not** consistent with Forward Dallas 2.0. Single family development is a secondary land use in the City Residential placetype. Secondary uses may be appropriate on certain sites within a placetype, but the higher intensity nature of the area and the corners lots are not as well suited to single family uses. Staff's recommendation of MF-2(A) Multifamily would allow for more appropriate utilization of the site and a mix of residential uses, consistent with the placetype of City Residential.

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: City Residential

City Residential neighborhoods primarily consist of high and midrise multifamily development, complemented by townhomes and duplex housing. For City Residential areas surrounding Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Mixed-use buildings in urban areas, generally developed vertically (multiple uses in a single building), also offer retail and commercial amenities along fixed transit/transportation nodes, hubs, and corridors.



Land Use:

	Zoning	Land Use
Site	IR Industrial Research District	Undeveloped
North	IR Industrial Research District, MU-1 Mixed Use District with deed restriction [Z178-103]	Duplex, undeveloped
East	IR Industrial Research District	Undeveloped
South	IR Industrial Research District with SUP 98 for a Quarry	Undeveloped
West	IR Industrial Research District	Single family

Land Use Compatibility:

Small pockets of residential are developed in the surrounding area despite the IR Zoning, as these structures were built prior to residential being prohibited in Industrial zoning. North of the site, there is a duplex and an undeveloped property. East of the site across Brundrette St, there is undeveloped property. South across Ithaca St, there is undeveloped property. To the west across Ivanhoe Ln, there are two single family homes and an undeveloped lot.

The area is generally zoned industrial. However, Forward Dallas calls for the transition of the site and surrounding area toward City Residential and Community Mixed Use. The recommended MF-2(A) would allow an appropriate amount of housing for the long term direction for the area, with access to major roads nearby, with area set aside for community serving retail in the Community Mixed Use areas along West Commerce.

The D(A) district would only permit density lower than called for than the placetype. The greater setbacks of the D(A) District would also negatively impact future walkability around the site.

Staff does not find deed restrictions appropriate for the type of request. The proposed district fits within the future placetype context of the area. The deed restrictions as proposed do not offer public benefit. There is also not an established pattern to maintain using restrictions.

Land Use Comparison:

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	<u>Existing</u>	<u>Requested</u>	<u>Recommended</u>
Use	IR	D(A)	MF-2(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	R		
Bus or rail transit vehicle maintenance or storage facility	R		

Catering service	•		
Commercial bus station and terminal			
Commercial cleaning or laundry plant	R		
Custom business services	•		
Custom woodworking, furniture construction, or repair	•		
Electronics service center	•		
Job or lithographic printing	R		
Labor hall	S, ★		
Machine or welding shop	R		
Machinery, heavy equipment, or truck sales and services	R		
Medical or scientific laboratory	•		
Technical school	•		
Tool or equipment rental	•		
Vehicle or engine repair or maintenance	•		
INDUSTRIAL USES			
Alcoholic beverage manufacturing	R		
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)	★		
Industrial (inside) for light manufacturing	•		
Industrial (outside)	★		
Medical/infectious waste incinerator	S		
Metal salvage facility			
Mining			

Municipal waste incinerator	S		
Organic compost recycling facility	S		
Outside salvage or reclamation			
Pathological waste incinerator	S		
Temporary concrete or asphalt batching plant	★	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	S	S
Cemetery or mausoleum	S	S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	•	S	S
Community service center	•	S	S
Convalescent and nursing homes, hospice care, and related institutions			R
Convent or monastery		S	•
Foster home		S	•
Halfway house			
Hospital	R		S
Library, art gallery, or museum		S	S
Open-enrollment charter school or private school			
Public school other than an open-enrollment charter school			
Public or private school	S	S	S
LODGING USES			
Extended stay hotel or motel	S		

Hotel or motel	R		
Lodging or boarding house	•		•
Overnight general purpose shelter	★		
MISCELLANEOUS USES			
Attached non-premise sign.	S		
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility	★		
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment	S		
Financial institution without drive-in window	•		
Financial institution with drive-in window	R		
Medical clinic or ambulatory surgical center	•		
Office	•		
RECREATION USES			
Country club with private membership	•	S	R
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			
Alcoholic beverage establishments.	★		
Ambulance service			
Animal shelter or clinic without outside runs	•		
Animal shelter or clinic with outside runs	S, ★		
Auto service center	R		
Business school	•		
Car wash	R		
Commercial amusement (inside)	S, ★		
Commercial amusement (outside)			
Commercial motor vehicle parking	S		
Commercial parking lot or garage	R		
Convenience store with drive- through	S		

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			
General merchandise or food store 100,000 square feet or more			
Home improvement center, lumber, brick or building materials sales yard	R		
Household equipment and appliance repair	•		
Liquefied natural gas fueling station	S		
Liquor store			
Mortuary, funeral home, or commercial wedding chapel			
Motor vehicle fueling station	•		
Nursery, garden shop, or plant sales			
Outside sales			
Paraphernalia shop	S		
Pawn shop	•		
Personal service use up to 1,000 sq. ft. in floor area			
Personal service use	•		

Restaurant without drive-in or drive-through service	R		
Restaurant with drive-in or drive-through service	D		
Surface parking			
Swap or buy shop			
Taxidermist	•		
Temporary retail use	•		
Theater	•		
Truck stop	S		
Vehicle display, sales, and service	R		
TRANSPORTATION USES			
Airport or landing field	S		
Commercial bus station and terminal	R		
Heliport	R		
Helistop	R		
Private street or alley		S	
Railroad passenger station	S		
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	★	•
Transit passenger station or transfer center	S, ★	S	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•		

Electrical generating plant			
Electrical substation	•	S	S
Local utilities	S,R,★	S,R,★	S,R,★
Police or fire station	•	S	S
Post office	•		
Radio, television, or microwave tower	R	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Mounted cellular antenna			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	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			
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			
Trade center	•		
Vehicle storage lot			
Warehouse	R		

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side /Rear				
Existing IR	15' min No max	30'/30' adj res Else: 0	N/A FAR 2.0 total	200'	80%	RPS
Proposed D(A)	25'	SF 5'/5' Duplex 5'/10' Other 10'/10'	2/6,000 sqft	36'	60% Res 25% Non res	
Recommended MF-2(A)	15'	SF 0'/0' D 5'/10' Other 10'/15'	SF 1/1,000 D 1/3,000 Studio 1/800 sqft 1b 1/1,000 2b 1/1,200 +br 150	36'	60% res 50% nonres	RPS

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 proposed D(A) District. 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 "C" MVA category.

Z245-204(LC) / Z-25-000040

List of Partners / Officers

Sebastian Properties LLC

Walter Huerta

Mayra Huerta

Applicant's Proposed Deed Restrictions

II.

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

1. Front porches.

- a. Single-family and duplex structures must include a front porch with a minimum depth of six feet and a minimum width of six feet. Porches may not be fully enclosed.

2. Garage placement.

- a. If access from an improved alley is adequate at the determination of the building official, garages must be accessed from the alley.
- b. Where no improved alley access exists, detached garages must be located in the rear yard.
- c. Attached garages must be recessed at least five feet behind the front facade of the main building.

3. Stories.

- a. Buildings may not exceed two and one-half stories.

4. Driveways and front yard impervious coverage.

- a. Circular driveways are prohibited.

5. Windows.

- a. Minimum transparency for street-facing, ground story façade area is 20 percent.
- b. Windows on the ground story on the front facade must be operable.

6. Pitched roofs. Required for Lots 6, 8, and 10.

- a. When the height of a roof is above 20 feet, the roof type must be a pitched roof in a traditional gable or hip style, with a minimum slope of 4:12.
- b. Pitched roofs are limited to three residential structures on the Property.
- c. Flat roofs may not exceed 25 percent of the total roof area of a residential structure and may not be visible from the street. If a lot has two street frontages, this provision only applies to one frontage

6. Flat roofs.

- a. Roof decks must not be visible from the street, or front yard if there are two street frontages.
- b. Pitched roofs are limited to three residential structures on the Property: Lots 7, 9, and 11

7. Rental. Dwelling units may not be leased or rented for less than 30 consecutive days.

CPC Action

Motion: It was moved to recommend **approval** of a D(A) Duplex District, subject to public deed restrictions volunteered by the applicant, on property zoned IR Industrial Research District, on the north line of Ithaca Street between Ivanhoe Lane and Brundrette Street.

Maker: Carpenter
Second: Housewright
Result: Carried: 12 to 0

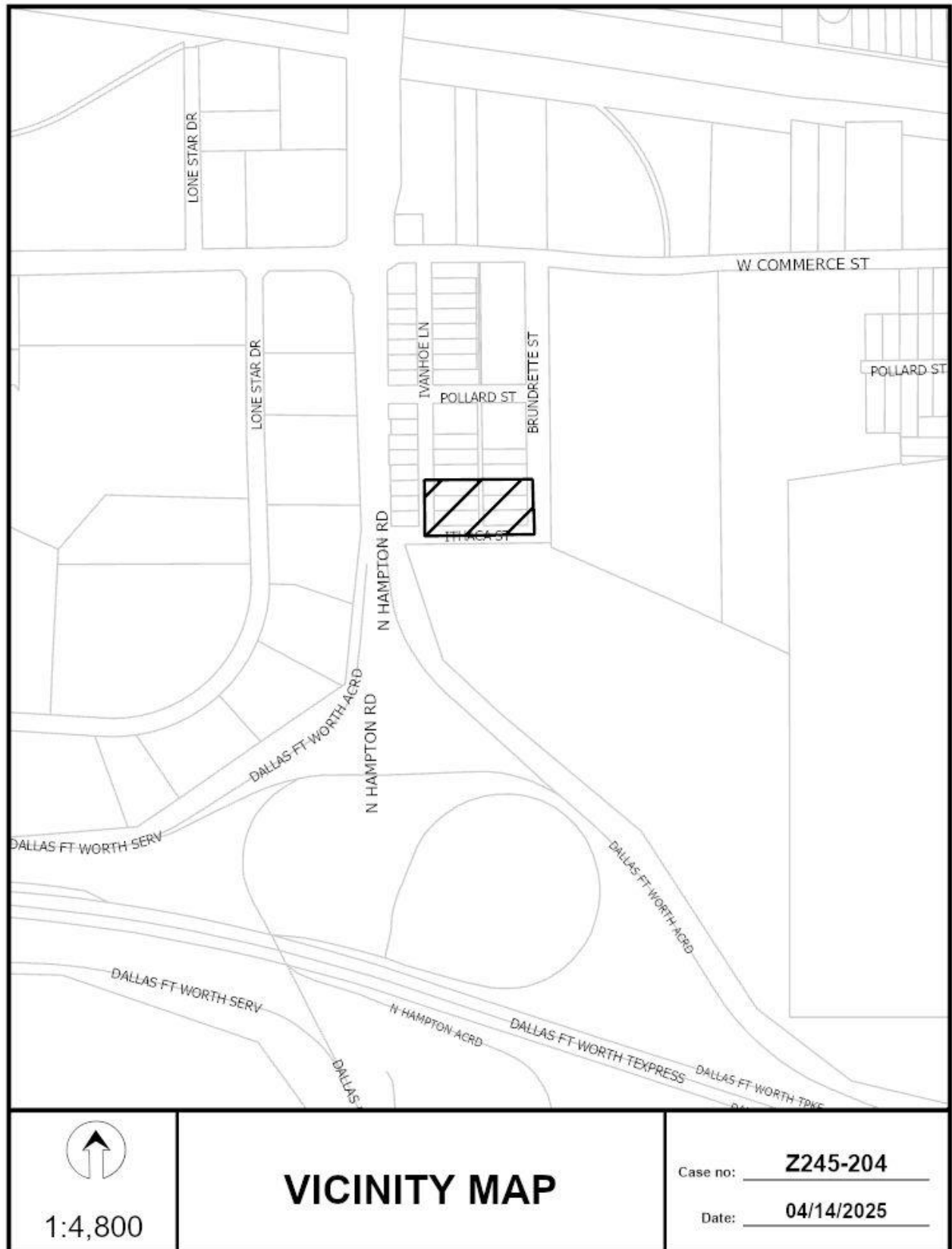
For: 12 - Drobinski, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Sleeper,
Housewright, Sims, Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Hall
Vacancy: 1 - District 12

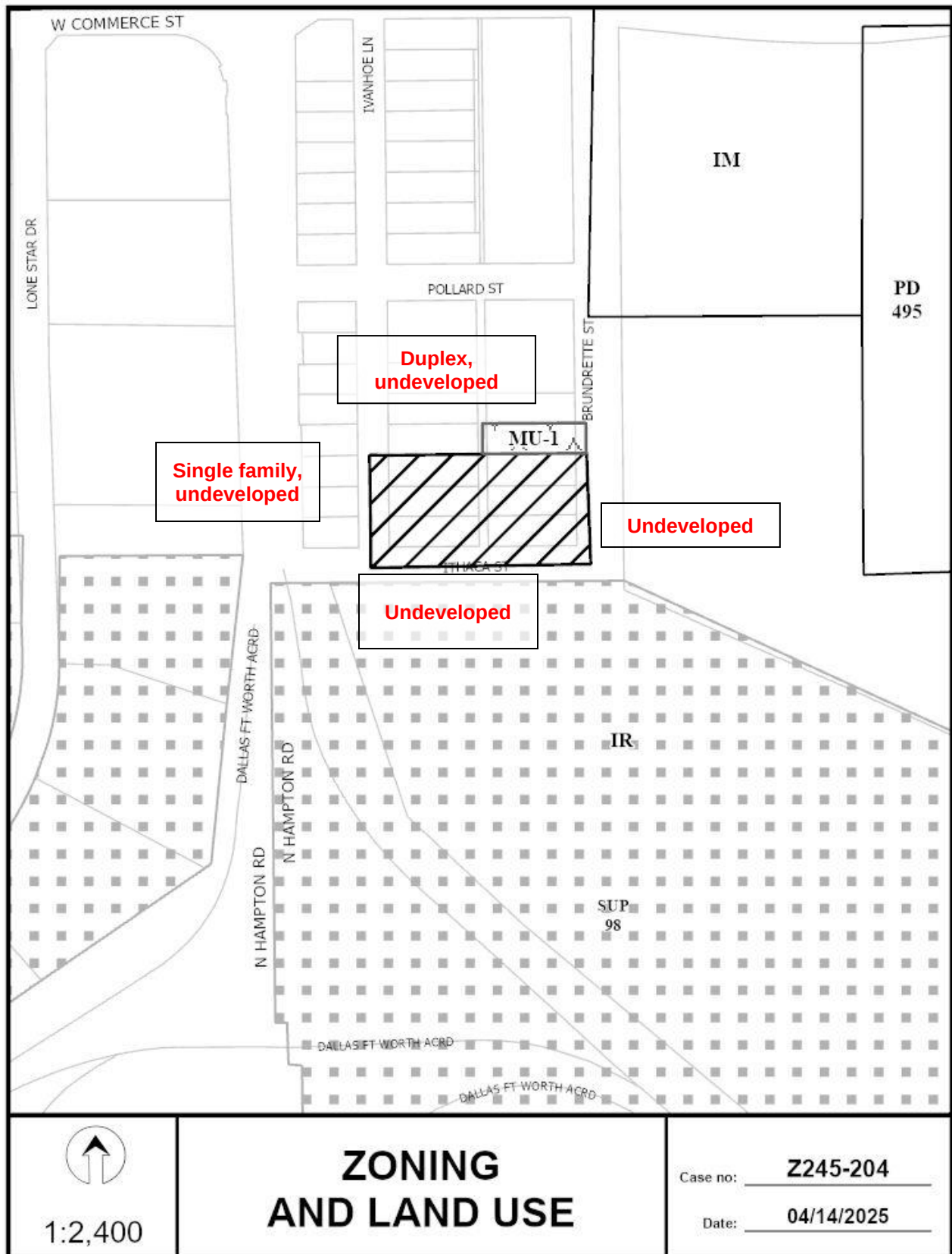
Notices: Area: 200 Mailed: 15

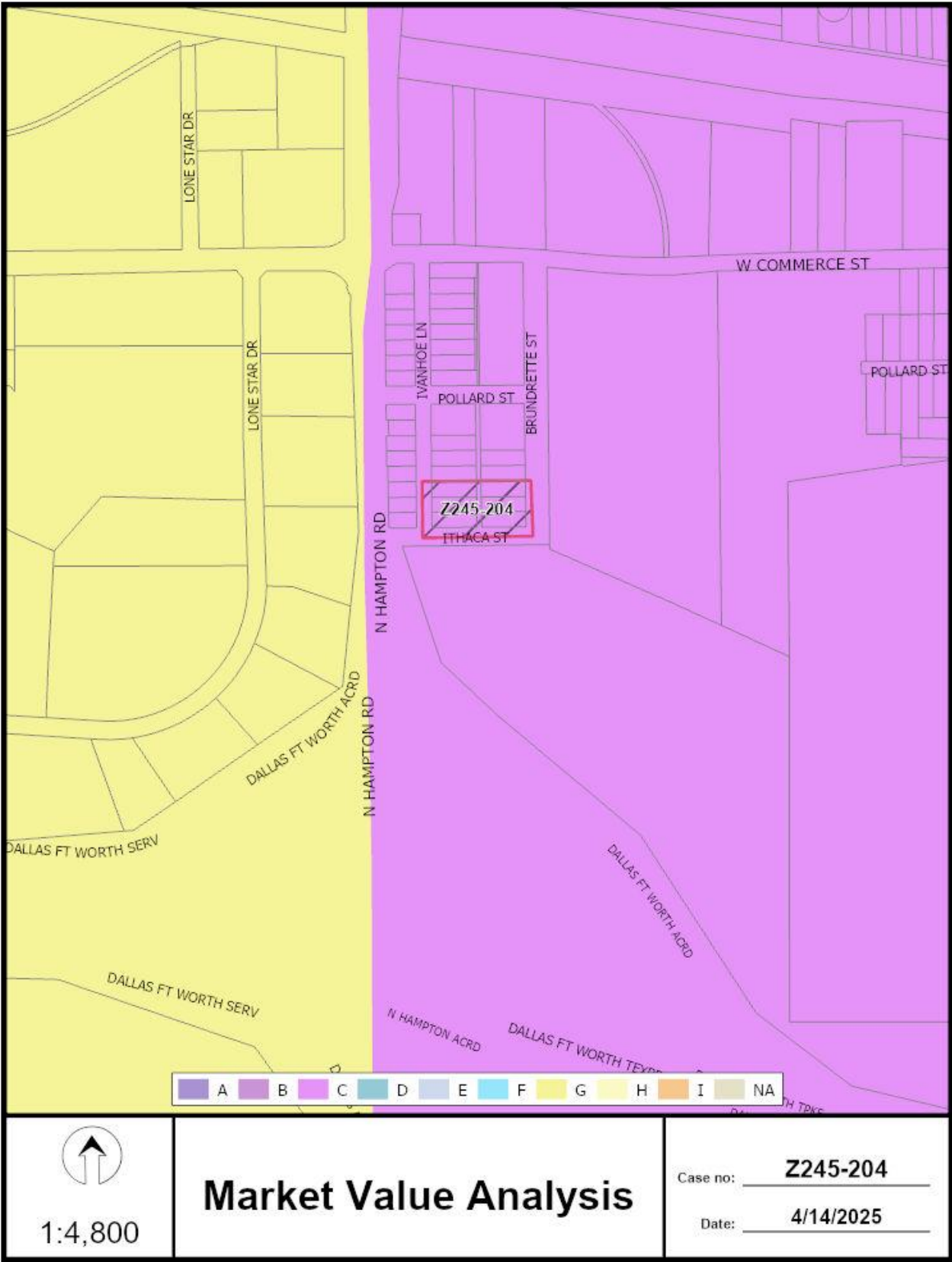
Replies: For: 1 Against: 0

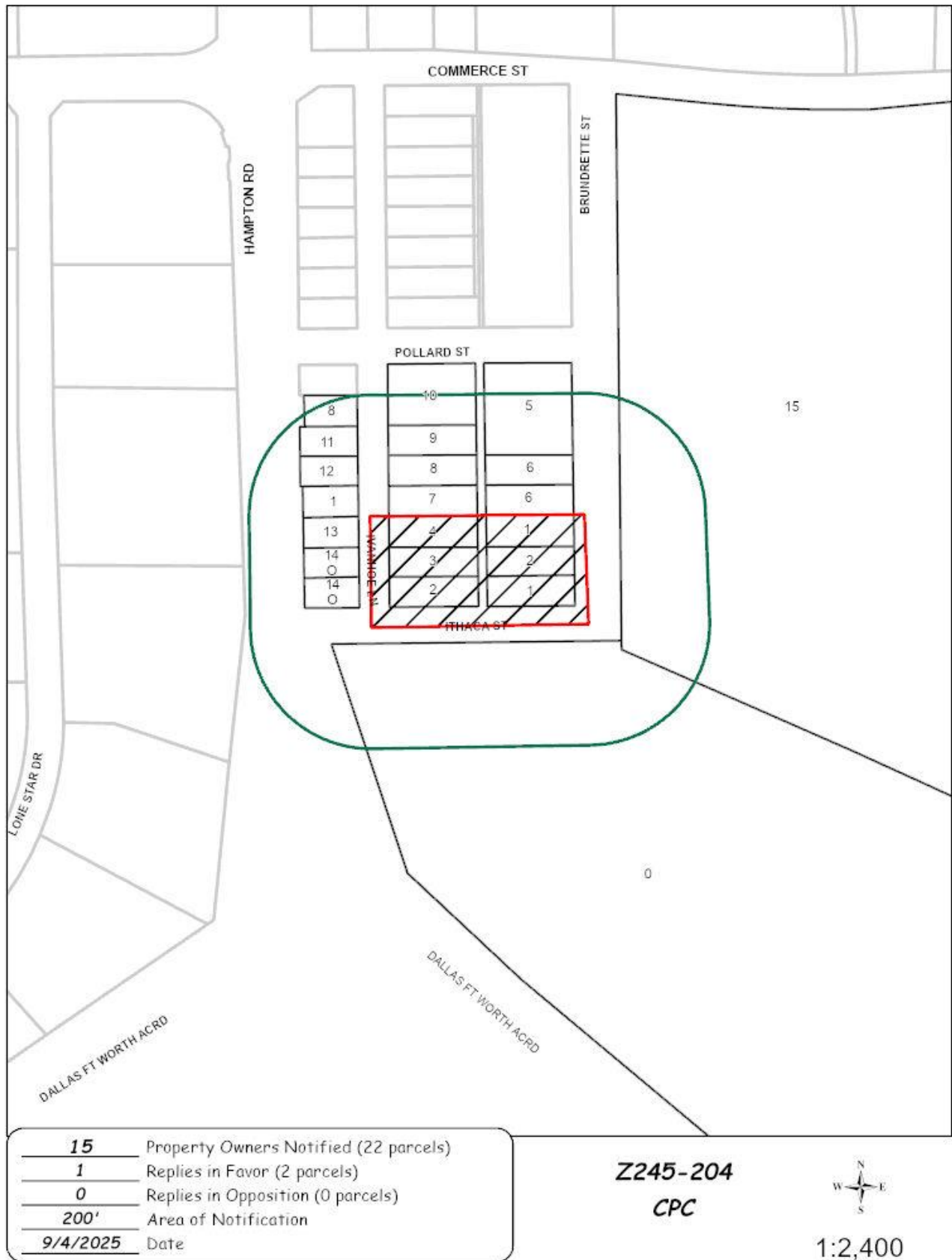
Speakers: For: Jeniffer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238
Against: None











09/03/2025

Reply List of Property Owners***Z245-204******15 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1911 BRUNDRETTE ST	SEBASTIAN PROPERTIES LLC
	2	1907 BRUNDRETTE ST	HUERTA WALTER & MAYRA
	3	1906 IVANHOE LN	SEBASTIAN PROPERTIES LLC
	4	1910 IVANHOE LN	SEBASTIAN PROPERTIES LLC
	5	2015 BRUNDRETTE ST	NAVA ALFONSO &
	6	2003 BRUNDRETTE ST	SMITHKIRKLEY LILLIAN &
	7	1912 IVANHOE LN	MARTINEZ JORGE
	8	2002 IVANHOE LN	DALLAS INDIAN REVIVAL CENTER
	9	2006 IVANHOE LN	DALLAS INDIAN REVIVAL
	10	2010 IVANHOE LN	DALLAS INDIAN REVIVAL CTR
	11	2007 IVANHOE LN	SPRINGFUL PROPERTIES LLC
	12	2003 IVANHOE LN	GARCIA ALBERTO &
	13	1911 IVANHOE LN	PADRON JUAN CARLOS
O	14	1907 IVANHOE LN	SPILLERS ALLEN
	15	2030 W COMMERCE ST	JORGENSEN EARLE M CO