

**FILE NUMBER:** Z-26-000056

**DATE FILED:** March 19, 2026

**LOCATION:** Northwest line of Herrling St., between South 2nd Avenue and Cross St.

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 6,250 square feet.

**CENSUS TRACT:** 48113002703

**APPLICANT/ OWNER:** Anish A Thakrar / Invest in south Dallas LLC

**REQUEST:** An application for TH-3(A) Townhouse Subdistrict, on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow the development of two new housing units on the lot.

**STAFF  
RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-5(A) Single Family Subdistrict within Planned Development District 595 and is undeveloped.
- The surrounding area contains a significant number of nonconforming duplexes.
- The purpose of the request is to rezone the property to a compatible district that allows duplex use on the site.
- The applicant proposes a duplex use. This use is permitted within the proposed TH-3(A) District.

**Zoning History:**

There has been one zoning case in the area in the past five years:

1. **Z234-174:** On November 13, 2024, City Council approved a zoning change from an R-5(A) Single Family Subdistrict within Planned Development District 595 to a TH-3(A) Townhouse Subdistrict within Planned Development District No. 595 on property located along the northwest line of Herrling Street, northeast of 2nd Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed ROW
Herrling Street	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

**Transit Access:**

The following transit services are located within ½ mile of the site:

**DART Bus Routes:**

13, 216

**STAFF ANALYSIS:**

## Comprehensive Plan:

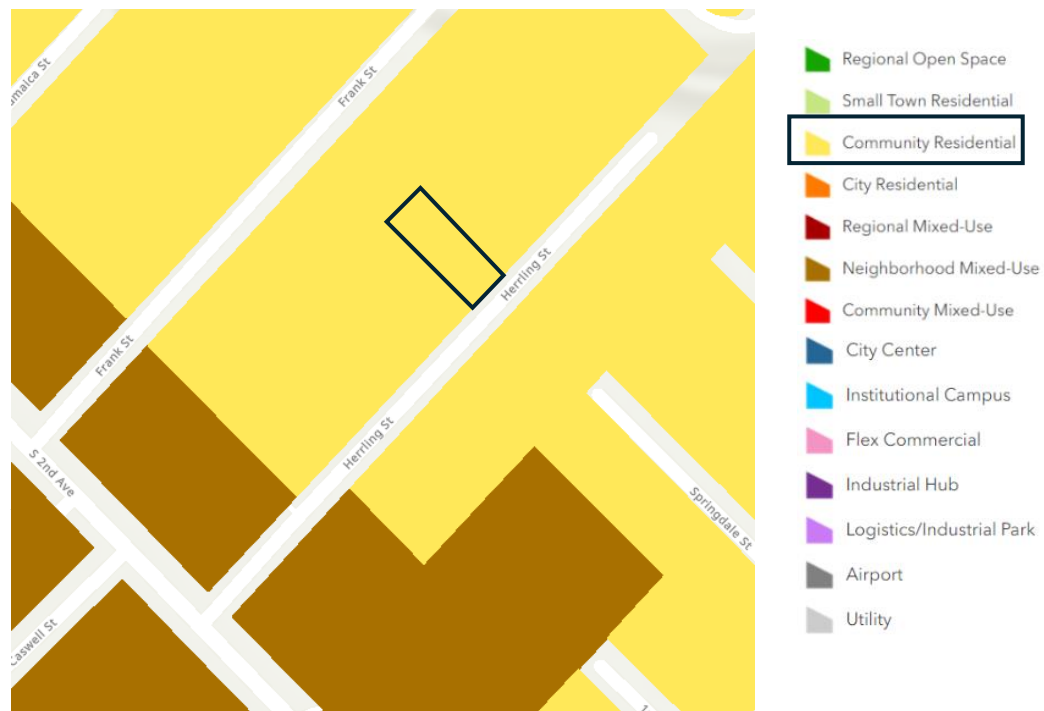
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the **Community Residential** placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed request aligns with the land uses and intent of this placetype and is therefore **consistent** with the forwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



**South Dallas Fair Park Area Plan:**

The South Dallas/Fair Park Area Plan (May 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. The plan focuses on implementation and action, emphasizing updated land use and zoning regulations, new housing and design standards, and strategies to preserve neighborhood character while accommodating diverse housing options. A central objective of the plan is to reduce nonconformities and promote compatible infill development that reflects the established residential patterns of South Dallas neighborhoods.

The proposed change is consistent with the Area Plan’s guiding principles for Land Use & Zoning and Housing & Design. It supports the long-term vision of stabilizing existing neighborhoods, easing displacement pressures, and ensuring that new housing types remain compatible with the historic character of the neighborhood. By allowing duplex use, this rezoning maintains consistency with surrounding development while advancing the plan’s call for zoning updates that promote equitable and context-sensitive housing opportunities.

**Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) Single Family Subdistrict, PD 595	Undeveloped
<b>Northeast</b>	R-5(A) Single Family Subdistrict, PD 595	Single family, Duplex
<b>Southeast</b>	R-5(A) Single Family Subdistrict, PD 595	Single family, Duplex
<b>Northwest</b>	R-5(A) Single Family Subdistrict, PD 595	Undeveloped
<b>Southwest</b>	R-5(A) Single Family Subdistrict, MF-1 subdistrict, PD 595	Duplex

**Land Use Compatibility:**

The area of request is currently undeveloped and zoned R-5(A) Single Family Subdistrict within Planned Development District 595. Surrounding properties are also zoned R-5(A) within PD 595 and are primarily residential in character, consisting of a mix of single-family homes, duplexes, and undeveloped parcels.

To the northeast and southeast, properties are developed with single-family homes and duplexes. To the northwest, properties remain undeveloped. To the southwest, properties include a mix of single-family and duplex uses.

The presence of nonconforming duplexes in the area reflects an established pattern of attached housing that predates current zoning standards. In addition, nearby properties

have been more recently rezoned to allow duplex development, indicating a gradual transition toward accommodating attached residential forms.

Staff finds that the proposed rezoning to TH-3(A) is compatible with the surrounding land use pattern. The request aligns with both the existing development context and recent zoning actions in the area, while allowing for a form of housing that is already present and evolving within the neighborhood.

**Development Standards**

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Primary Uses
	Front	Side/Rear				
<b>Existing PD 595 R-5(A)</b>	20'	Res: 5' Other: 10'	30'	1 unit / 5,000 sqft	Res: 45% Nonres: 25%	Single family
<b>Proposed PD 595 TH-3(A)</b>	0' <sup>1</sup>	SF: 0' <sup>2</sup> / 0' Duplex: 5'/10' Other: 10'/10'	36'	12 units per acre minimum lot area: 2,000 per SF 6,000 per duplex <sup>3</sup>	Res: 60% site Nonres: 25%  80% per lot	Single family, duplex

<sup>1</sup>Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. So, the lots in the area of request would be subject to a 20-foot front yard due to the adjacent R-5(A) Subdistrict lots.

<sup>2</sup> TH-3(A) picks up the single family side yard where it abuts a great district.

<sup>3</sup> The TH-3(A) Townhouse District does not permit more than 12 dwelling units per acre. The existing lot size would result in a maximum of 1.72 dwelling units. However, per the Zoning Review Division, the minimum lot area for residential use controls over the maximum dwelling unit density. The minimum lot size for duplex structures is 6,000 square feet. As the lot is 6,250 square feet in size, this development would be permitted.

**Parking:**

Parking must be provided in accordance with the requirements of PD No. 595 and Chapter 51A, as amended. The requirement for a single family use in a TH district is one space per unit.

**Landscaping:**

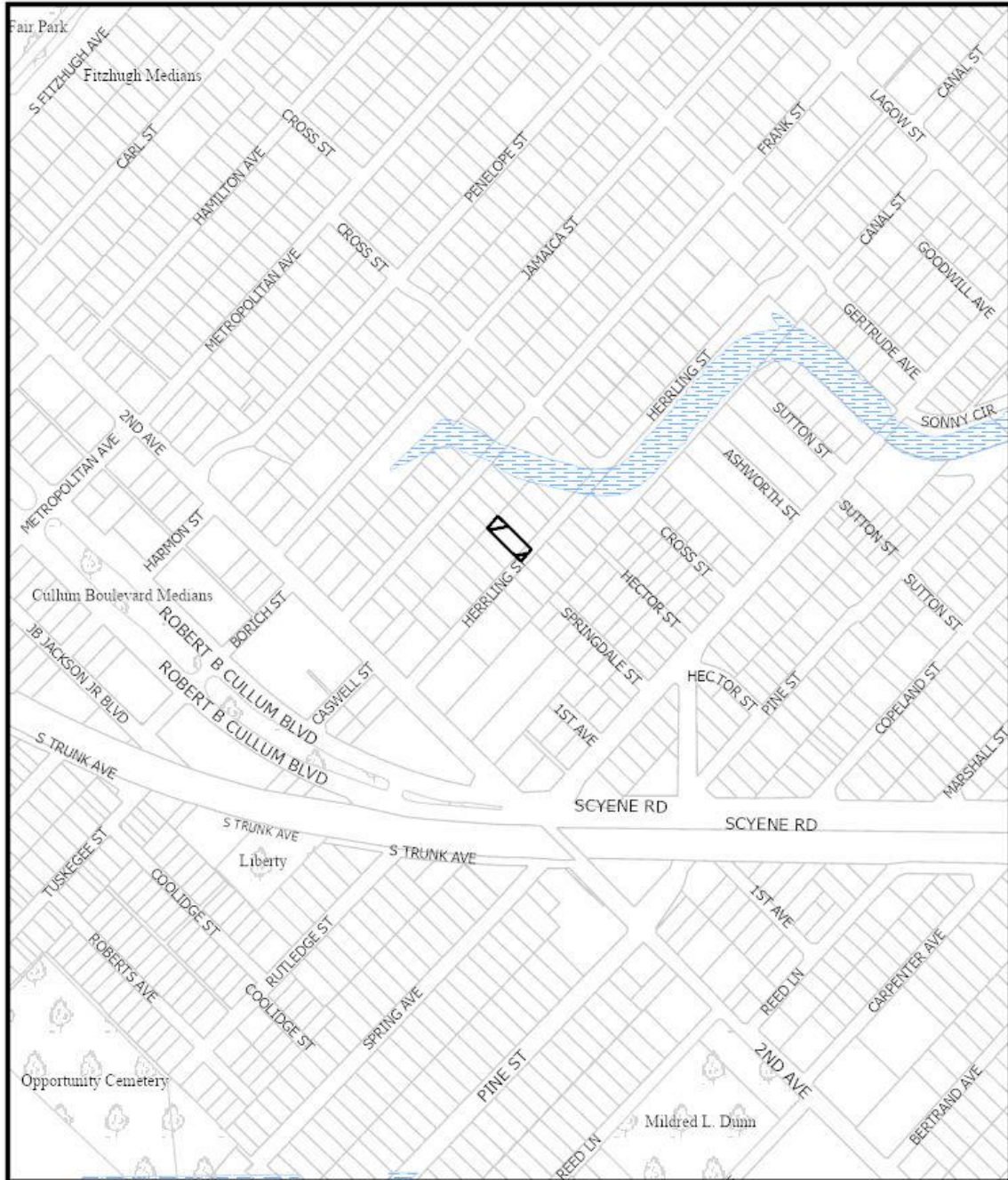
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

**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 target intervention strategies more precisely 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 in an “H” MVA area.

## List of Officers

Anish A Thakrar - Owner

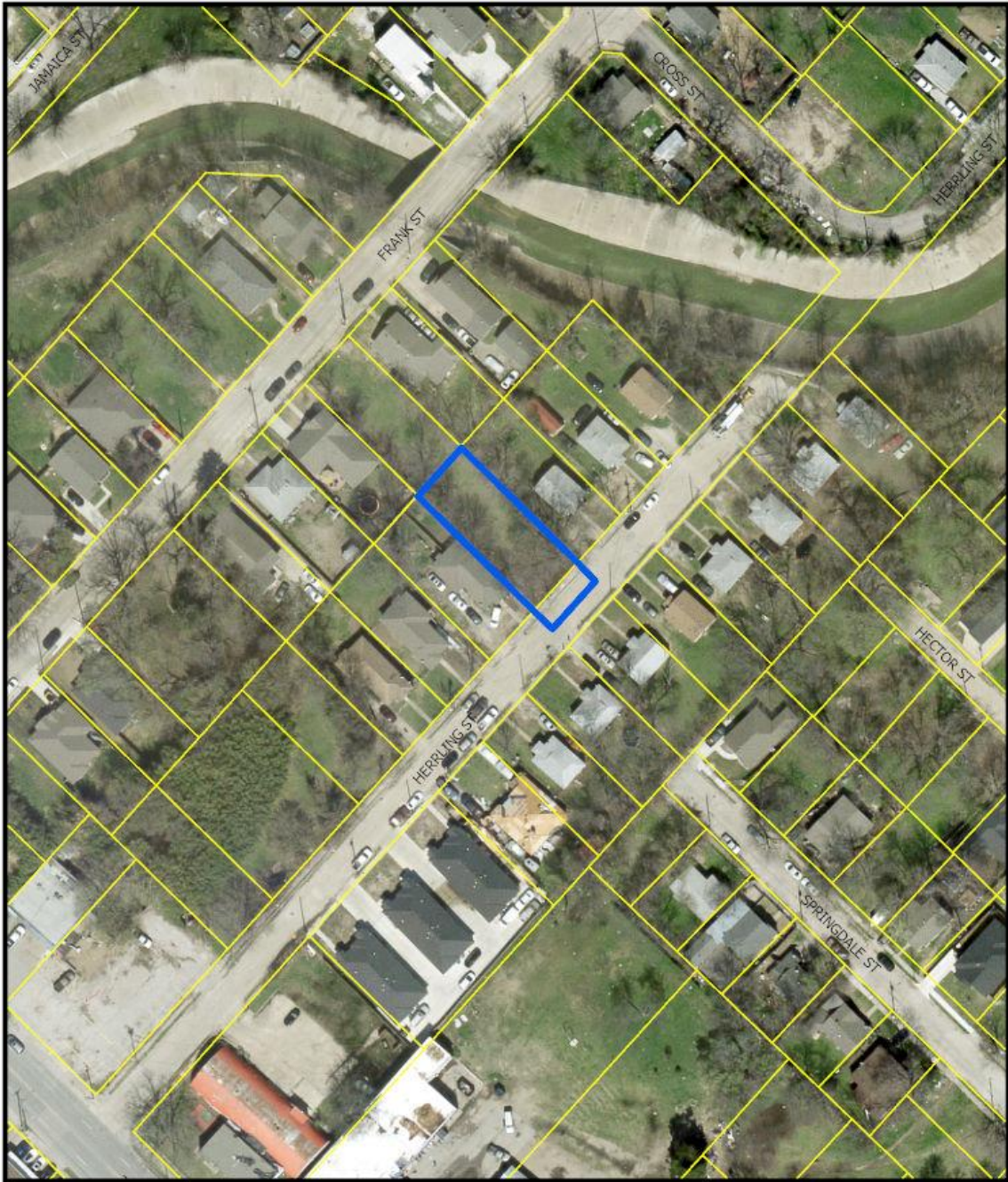


1:4,800

# VICINITY MAP

Case no: **Z-26-000056**

Date: **04/07/2026**

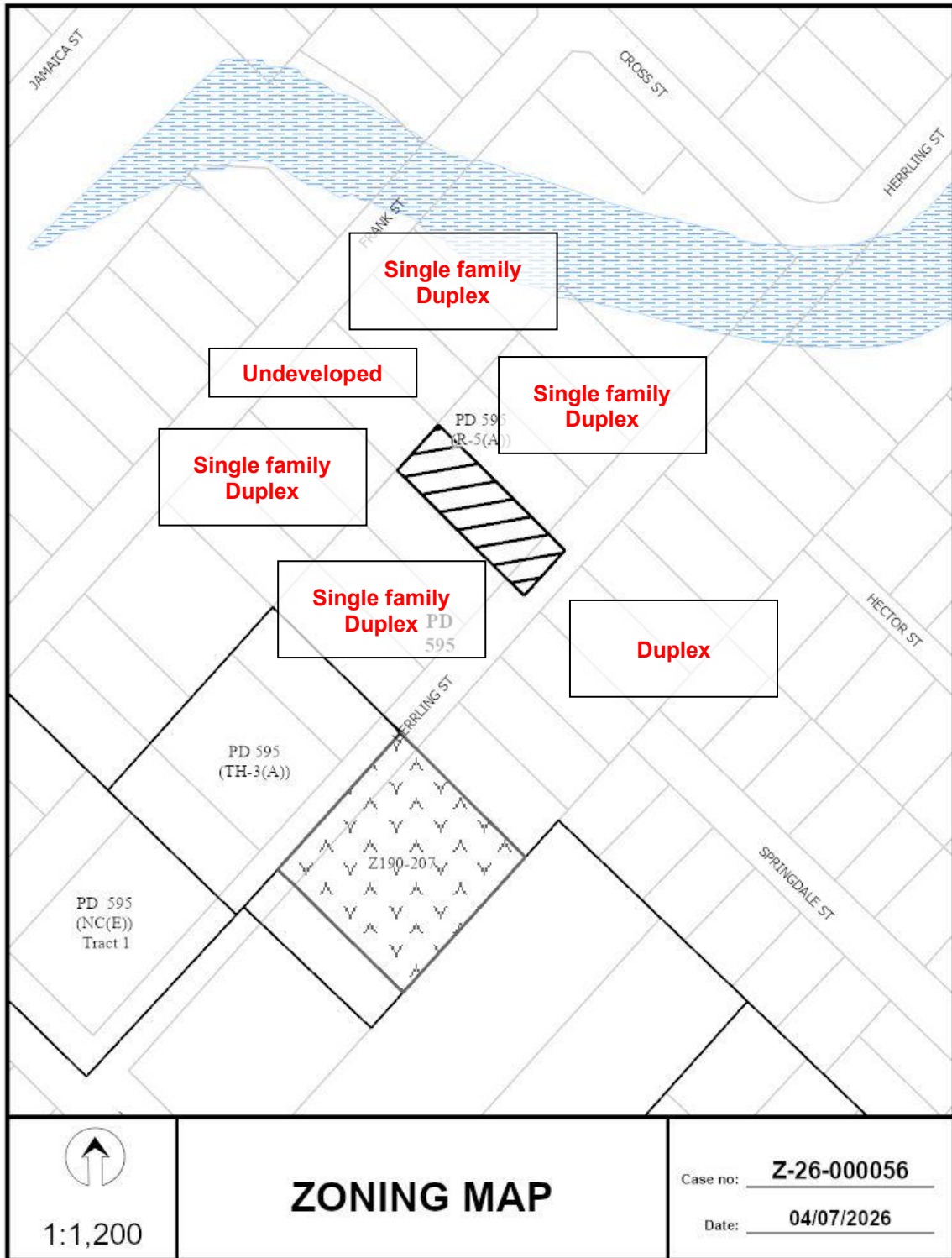


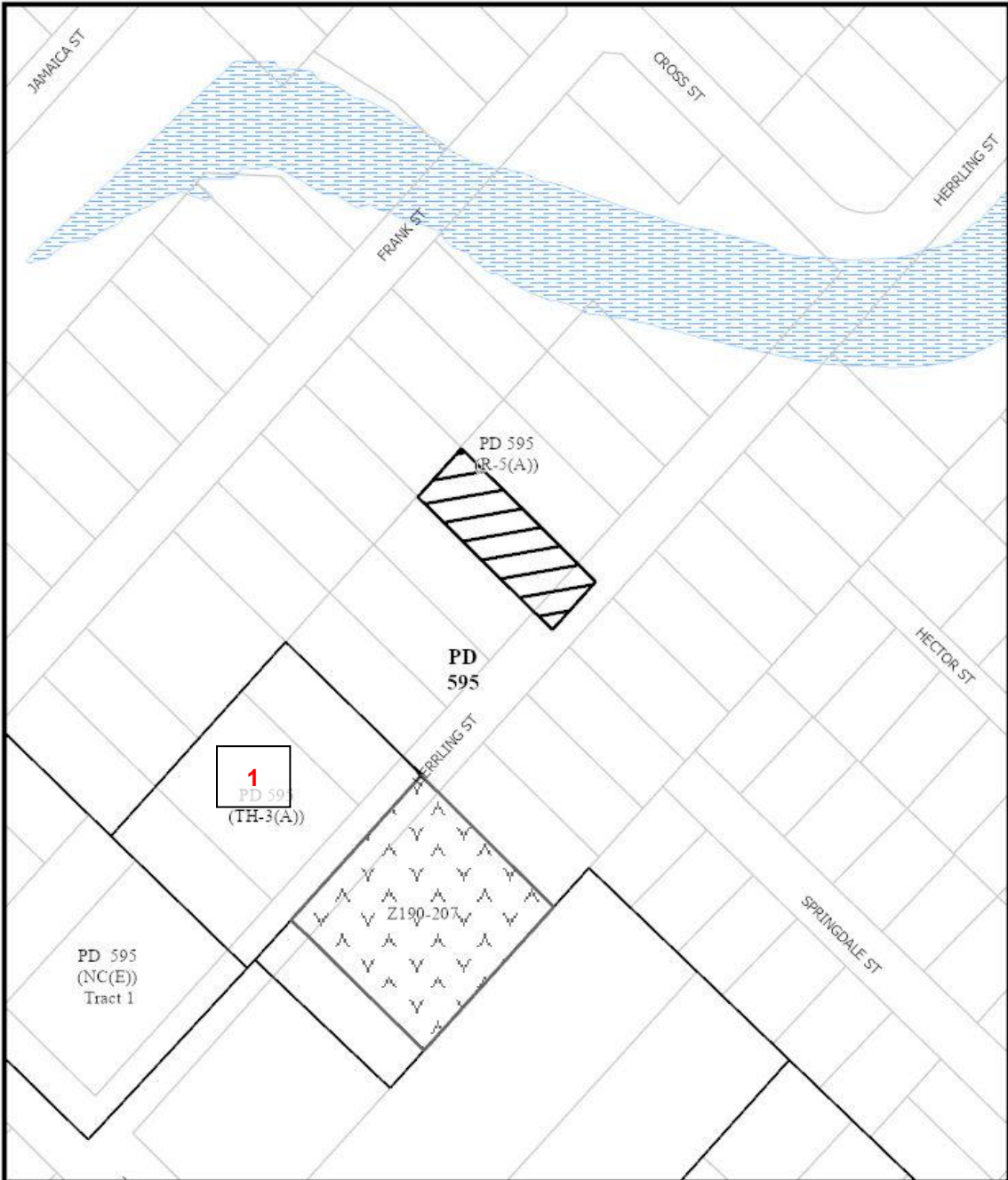
1:1,200

# AERIAL MAP

Case no: Z-26-000056


Date: 04/07/2026




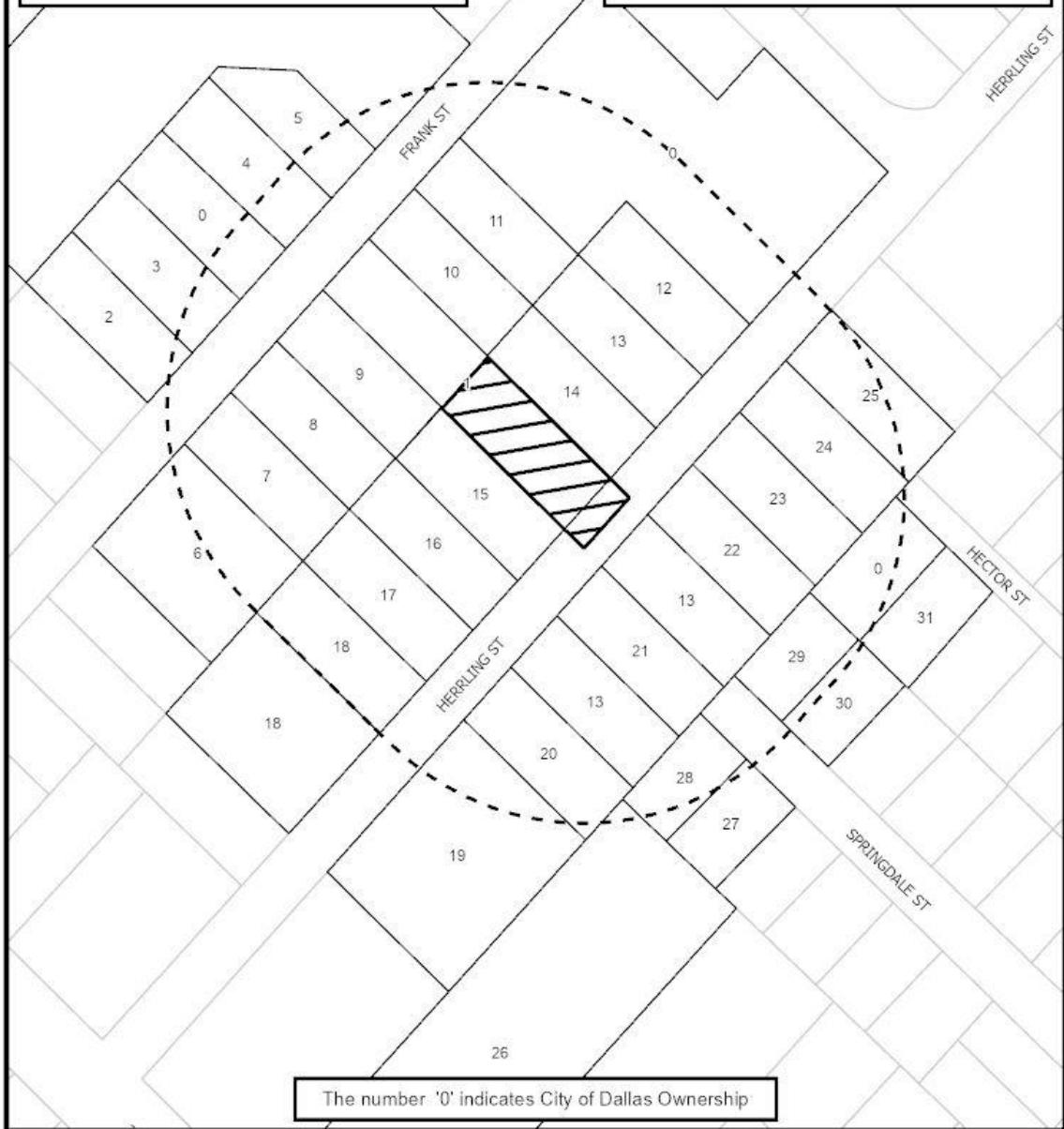


 1:1,200	<h2>ZONING HISTORY</h2>	Case no: <u>Z-26-000056</u> Date: <u>04/07/2026</u>
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The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: <b>Z-26-000056</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">31</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>4/7/2026</b>

04/07/2026

## ***Notification List of Property Owners***

***Z-26-000056***

### ***31 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3610 FRANK ST	INVEST IN SOUTH DALLAS LLC
2	3531 FRANK ST	PEREZ GUSTAVO & JANNET ALVAREZ
3	3603 FRANK ST	PHAM TIEN THOMAS QUANG
4	3611 FRANK ST	BANKS WALTER L &
5	3615 FRANK ST	APRACE INVESTMENTS LLC
6	3522 FRANK ST	ROSS MARY LF ESTAT
7	3530 FRANK ST	3 SAM LLC
8	3602 FRANK ST	DAWSON DOROTHY LIFE EST
9	3604 FRANK ST	Taxpayer at
10	3614 FRANK ST	HARRIS HELEN EST OF
11	3618 FRANK ST	ASHFORD DESTINY LANETTE
12	3623 HERRLING ST	Taxpayer at
13	3619 HERRLING ST	WILLIAMS SHANTAE
14	3615 HERRLING ST	Taxpayer at
15	3605 HERRLING ST	Taxpayer at
16	3603 HERRLING ST	Taxpayer at
17	3529 HERRLING ST	COUCH PROPERTIES LLP
18	3527 HERRLING ST	MOSES REALTY LLC SERIES 3
19	3522 HERRLING ST	INVEST IN SOUTH DALLAS LLC
20	3530 HERRLING ST	Taxpayer at
21	3606 HERRLING ST	Taxpayer at
22	3614 HERRLING ST	Taxpayer at
23	3618 HERRLING ST	Taxpayer at
24	3622 HERRLING ST	Taxpayer at
25	3626 HERRLING ST	Taxpayer at
26	2702 S 2ND AVE	2702 SECOND AVE LLC

04/07/2026

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	2707 SPRINGDALE ST	Taxpayer at
28	2703 SPRINGDALE ST	GOOD URBAN DEVELOPMENT LLC
29	2702 SPRINGDALE ST	NYAMOGO JOSEPH
30	2706 SPRINGDALE ST	NORTH POINT HOMES LLC
31	2707 HECTOR ST	BAIG MANAGEMENT CORP