

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, APRIL 14, 2021**

**ACM: Dr. Eric A. Johnson**

**FILE NUMBER:** Z201-129(CT) **DATE FILED:** November 13, 2020

**LOCATION:** East line of South Marsalis Avenue, north of Ann Arbor Avenue

**COUNCIL DISTRICT:** 4 **MAPSCO:** 65 E

**SIZE OF REQUEST:** ±1.42 acres **CENSUS TRACT:** 59.01

---

**OWNER/APPLICANT:** Patricia Hawkins

**REQUEST:** An application for a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow for the development of the property with townhome dwelling units.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

## BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) District and is currently undeveloped.
- The purpose of the request is to allow for the development of the property with townhome dwelling units.

### Zoning History:

There have been no zoning changes in the surrounding area, in the past five years.

### Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Marsalis Avenue	Minor Arterial	100 feet
Ann Arbor Avenue	Community Collector	60 feet

### Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request will not significantly impact the surrounding roadway system.

## STAFF ANALYSIS

### Comprehensive Plan

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The applicant's request is consistent with the following goals and policies of the comprehensive plan.

## ECONOMIC ELEMENT

### GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.2** Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

## NEIGHBORHOOD PLUS PLAN

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

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

### Land Use:

	Zoning	Land Use
<b>Site</b>	R-7.5(A) Single Family District	Undeveloped
<b>North</b>	R-7.5(A) Single Family District	Single Family
<b>West</b>	R-7.5(A) Single Family District	Single Family
<b>East</b>	R-7.5(A) Single Family District	Single Family
<b>South</b>	CR Community Retail	Retail
<b>Southeast</b>	CR Community Retail with D Liquor Control Overlay	Retail

### Land Use Compatibility:

The request is for an TH-1(A) Townhouse District on the subject site. The applicant proposes townhouse dwellings on the property. At this time, the applicant does not have a set number of proposed dwellings for the property. Under the existing R-7.5(A) zoning, the site would be allowed to develop with approximately eight single family homes on the property. The proposed TH-1 Zoning would allow for approximately nine townhomes on the property.

Uses surrounding the request site consist of single family dwellings to the west, north, and east of the subject site and a general merchandise or food store uses to the south and southeast of the subject site.

The proposed TH-1(A) District is considered a low-density, single family district. The subject site will perform as a buffer from the intensity of the CR Community Retail District to the south and the R-7.5(A) District to the north. The property is located on the east line of South Marsalis, a minor arterial, and is just north of Ann Arbor Avenue, a community collector, being near the intersection of these streets limits the intrusion into the surrounding neighborhood. Due to more restrictive setback of R-7.5(A) District that shares

the block face with the subject site, block continuity would create a 25-foot setback for the property.

Staff supports the zoning change as the TH-1(A) District can serve as a buffer from the CR Community Retail District and the R-7.5(A) Single Family District and add housing stock to the area.

### **Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
<b>Existing:</b> R-7.5(A)	25'	5' For single family structures  OTHER: Side: 10' Rear: 15'	1 DU/ 7,500 sq. ft.	30'	45% for res 25% for non res	Single Family
<b>Proposed:</b> TH-1(A)	No Minimum  Due to more restrictive setback of R-7.5(A) District, block continuity would require a 25' setback for the property	No min. for single family  Side: 5' for duplex 10' other  Rear: 10' duplex & 10' other	6 DU per acre	36'	60% res 25% nonres	Single Family

### **Uses:**

The uses in the R-7.5(A) and TH-1 Districts are very similar. Both districts are classified as single family districts. Most uses that required obtain a Specific Use Permit are standard across both districts. The TH-1 District does allow for more residential uses including duplex and retirement housing by Specific Use Permit. Below is a use comparison table for existing and proposed districts:

<b>R-7.5(A) – Existing</b>	<b>TH-1(A) – Proposed</b>
(A) <u>Agricultural uses.</u> -- Crop production	(A) <u>Agricultural uses.</u> -- Crop production.
(B) <u>Commercial and business service uses.</u> None permitted.	(B) <u>Commercial and business service uses.</u> None permitted.
(C) <u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	(C) <u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
(D) <u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]	(D) <u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university, or seminary. [SUP] -- Community service center. [SUP] -- Convalescent and nursing homes, hospice care, and related institutions. [SUP] -- Convent or monastery. [SUP] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]
(E) <u>Lodging uses.</u> None permitted.	(E) <u>Lodging uses.</u> None permitted.
(F) <u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	(F) <u>Miscellaneous uses.</u> -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.
(G) <u>Office uses.</u> None permitted.	(G) <u>Office uses.</u> None permitted.
(H) <u>Recreation uses.</u> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course.	(H) <u>Recreation uses.</u> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP] -- Public park, playground, or golf course
(I) <u>Residential uses.</u> -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family.	(I) <u>Residential uses.</u> -- Duplex. -- Retirement housing. [SUP] -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]

<b>R-7.5(A) – Existing</b>	<b>TH-1(A) – Proposed</b>
	-- Single family.
(J) <u>Retail and personal service uses.</u> None permitted.	(J) <u>Retail and personal service uses.</u> None permitted
(K) <u>Transportation uses.</u> -- Private street or alley. [SUP] -- Transit passenger shelter. [See Section 51A-4.211.] -- Transit passenger station or transfer center. [SUP]	(K) <u>Transportation uses.</u> -- Private street or alley. [SUP] -- Transit passenger shelter. -- Transit passenger station or transfer center. [SUP]
(L) <u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212 (10.1).] -- Utility or government installation other than listed. [SUP]	(L) <u>Utility and public service uses.</u> -- Electrical substation. [SUP] -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).] -- Police or fire station. [SUP] -- Radio, television, or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] -- Utility or government installation other than listed. [SUP]
(M) <u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	(M) <u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for single family uses in the TH-1(A) District require one space per dwelling unit. The applicant will need to meet this requirement at the permitting stage of the development.

**Landscaping:**

Landscaping of the property must be provided in accordance with 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 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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a “G” cluster to the west and “H” cluster to the north and east.

**CPC ACTION**  
**MARCH 4, 2021**

**Motion:** It was moved to recommend **approval** of a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of South Marsalis Avenue, north of Ann Arbor Avenue.

Maker: Jackson  
Second: Murphy  
Result: Carried: 14 to 0

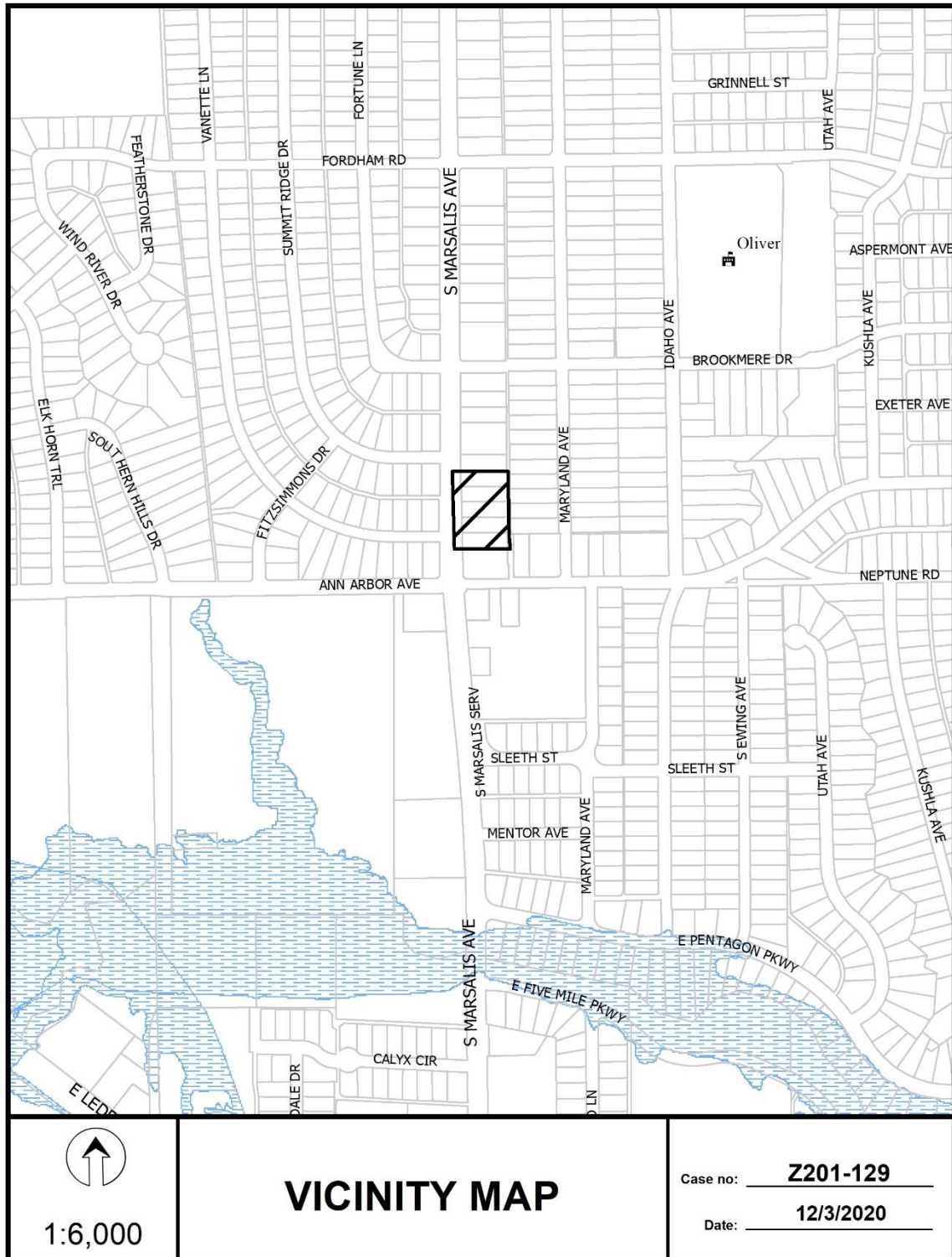
For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin

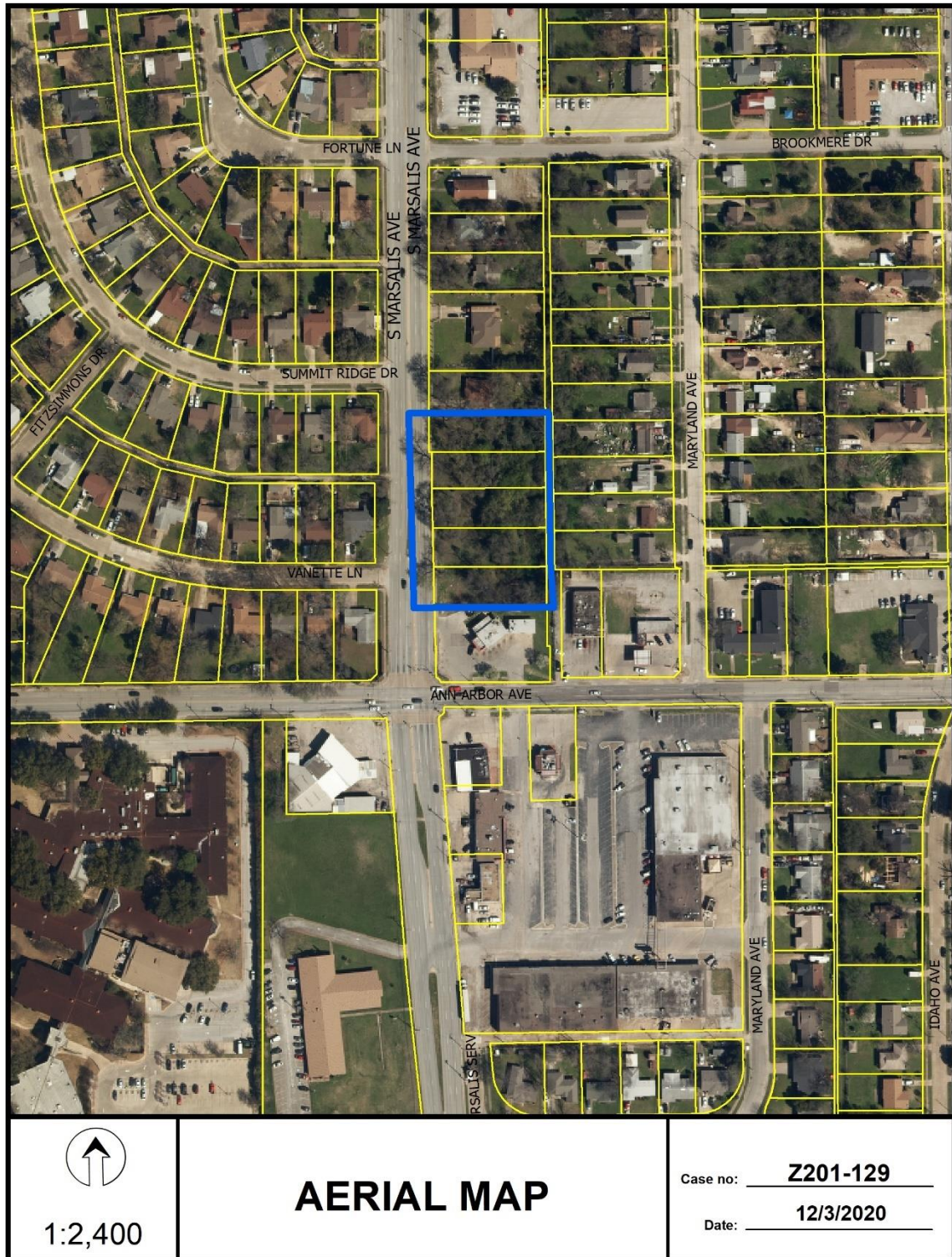
Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 300 Mailed: 52  
**Replies:** For: 4 Against: 1

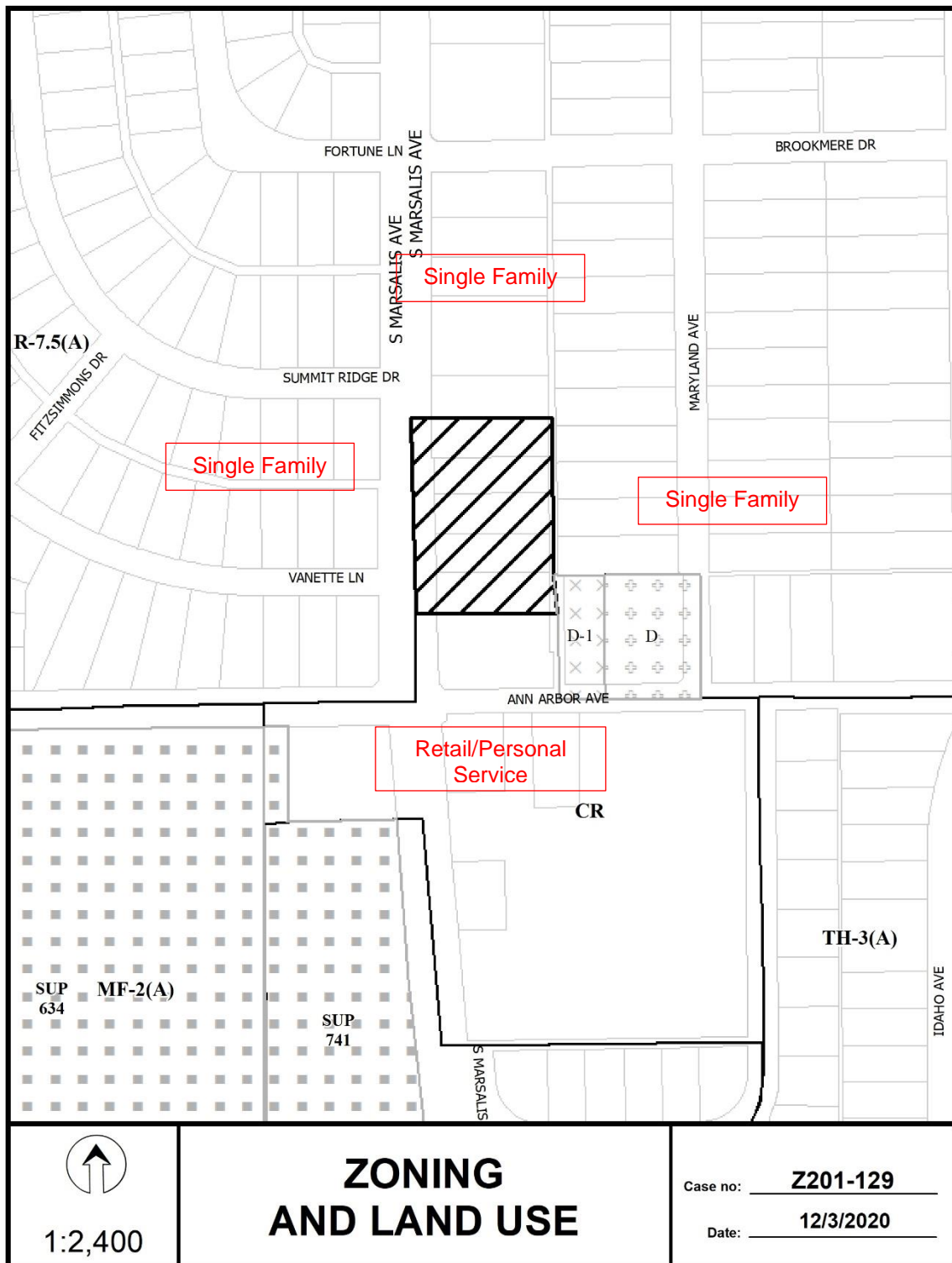
**Speakers:** For: None  
For (Did not speak): Patricia Hawkins, 1653 Bonnie View Rd., Dallas, TX, 75203  
Against: None

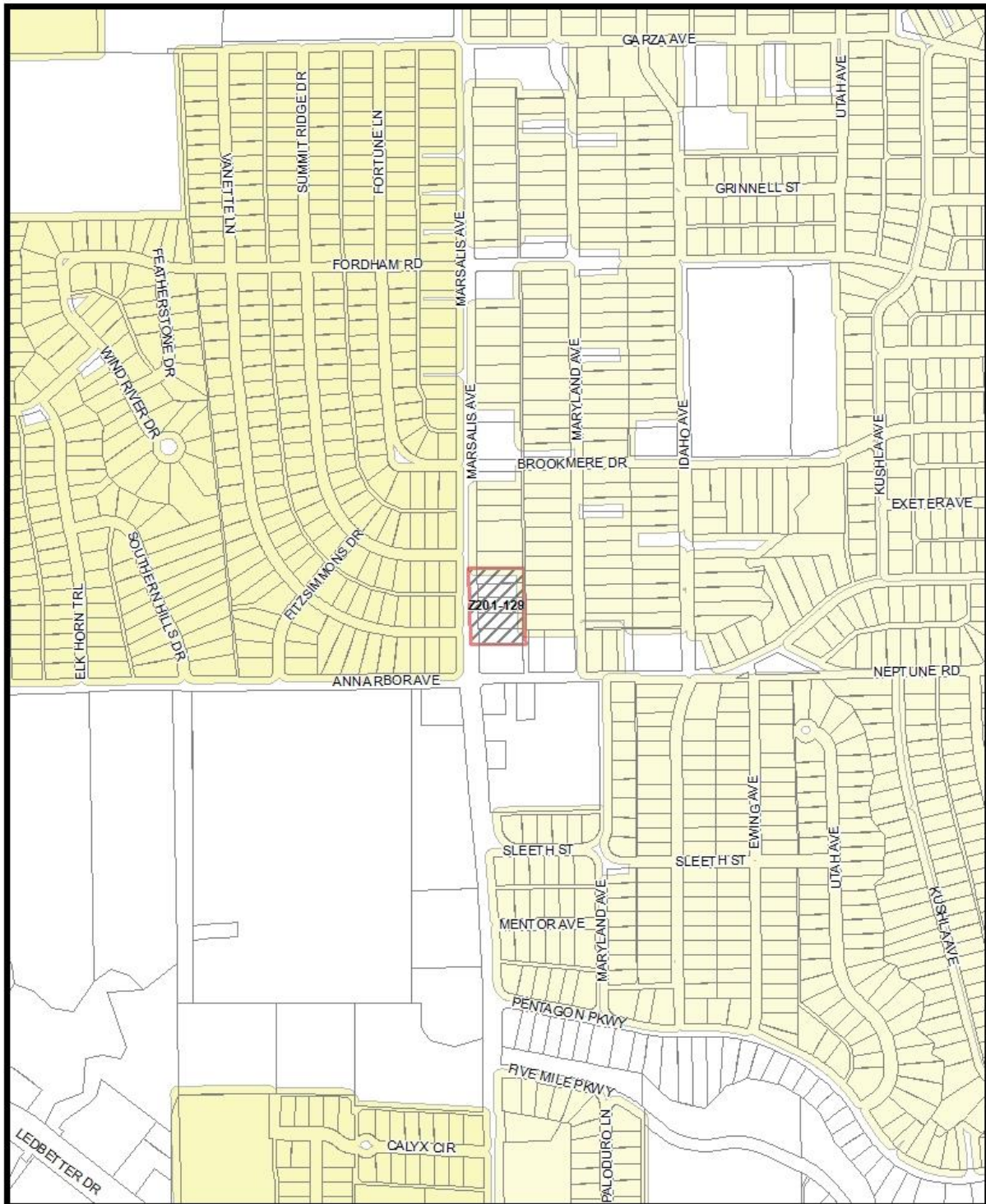












Market Value Analysis A B C D E F G H I NA

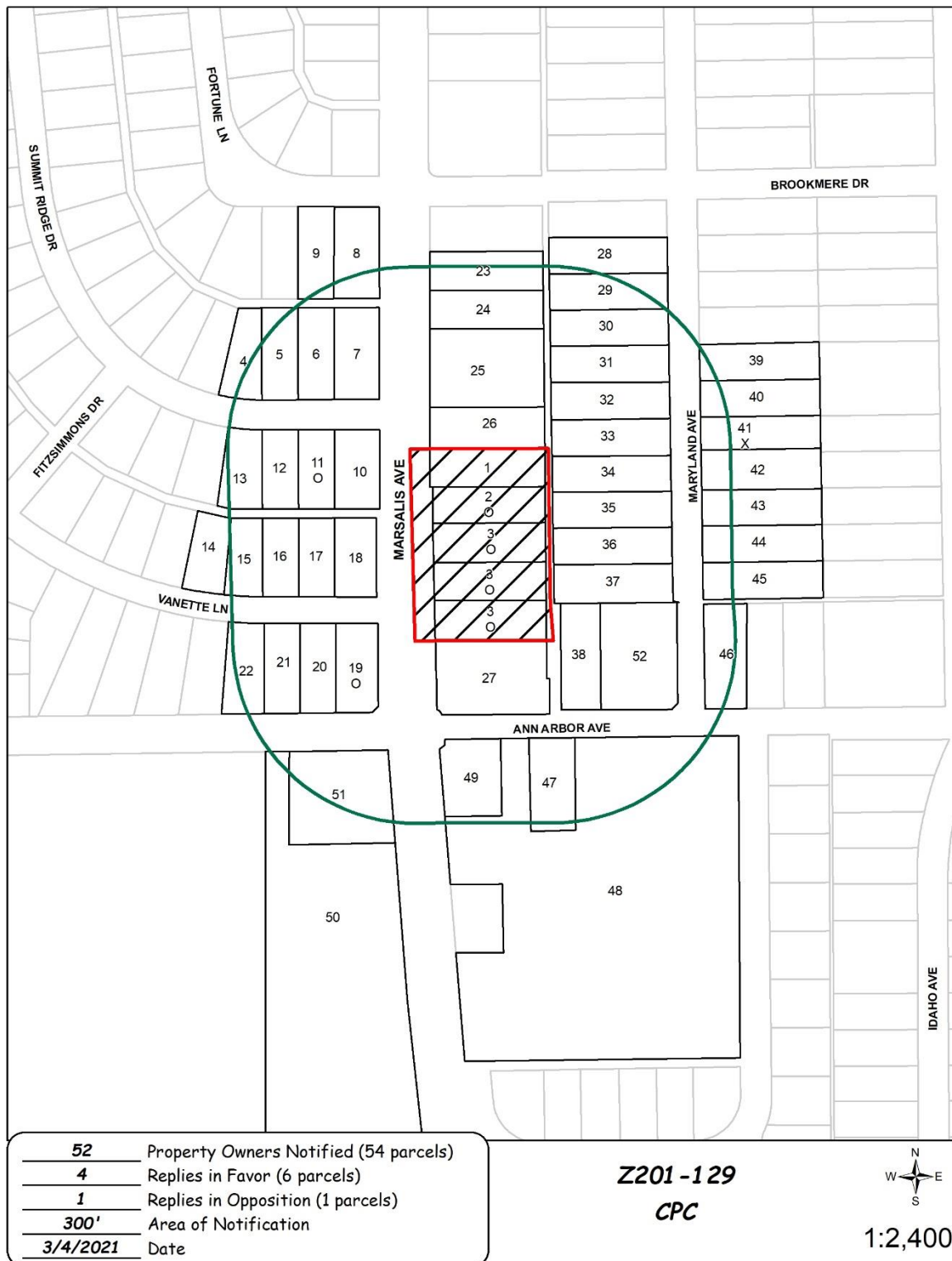


1:6,000

# Market Value Analysis

Printed Date: 12/3/2020

## CPC RESPONSES



03/03/2021

***Reply List of Property Owners******Z201-129******52 Property Owners Notified 4 Property Owners in Favor 1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4304 S MARSALIS AVE	HAWKINS PATRICIA JO ANN
O	2	4310 S MARSALIS AVE	HAWKINS PATRICIA DEAL
O	3	4314 S MARSALIS AVE	HAWKINS PATRICIA
	4	4242 SUMMIT RIDGE DR	DUPREE MINNIE L
	5	4246 SUMMIT RIDGE DR	ALLEN KELTON
	6	4250 SUMMIT RIDGE DR	HAWKINS SYBIL L
	7	4254 SUMMIT RIDGE DR	Taxpayer at
	8	4149 FORTUNE LN	GRADY HAZEL
	9	4145 FORTUNE LN	GILLESPIE CHONITA NICOLE
	10	4255 SUMMIT RIDGE DR	LEE LELA MAE
O	11	4251 SUMMIT RIDGE DR	JACKSON WILLIE FAYE
	12	4247 SUMMIT RIDGE DR	HERNANDEZ MARIA ELENA
	13	4243 SUMMIT RIDGE DR	HENDERSON HELEN
	14	4328 VANETTE LN	FLORES MANUEL U MONSIVAIS
	15	4334 VANETTE LN	WILSON LENITTA Y
	16	4340 VANETTE LN	TAY VICENTE NECH
	17	4344 VANETTE LN	WASHINGTON WILLIS L
	18	4350 VANETTE LN	JACKSON CHARLES E
O	19	4349 VANETTE LN	CROMWELL DEVELOPMENT CORP
	20	4343 VANETTE LN	JONES LILLIE JOYCE
	21	4339 VANETTE LN	REEVES GEORGIA
	22	4335 VANETTE LN	HAYES MAE H
	23	4208 S MARSALIS AVE	CARROLL ROSITA L
	24	4212 S MARSALIS AVE	TAY VICENTE NECH
	25	4218 S MARSALIS AVE	WHITFIELD PHILLIP JAY
	26	4226 S MARSALIS AVE	Taxpayer at

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4328 S MARSALIS AVE	GHIMIRE SUNITA S
	28	4207 MARYLAND AVE	STEELE JIMMY & DORETHA
	29	4213 MARYLAND AVE	STEELE JIMMY F & DORETHA L
	30	4217 MARYLAND AVE	CAZARES GONZALO G
	31	4223 MARYLAND AVE	DELRIO OTELO
	32	4227 MARYLAND AVE	ALMAZAN JOSE &
	33	4231 MARYLAND AVE	ESPINO ALBERTO N GARCIA
	34	4237 MARYLAND AVE	HOLCOMB IRMA GONZALEZ
	35	4241 MARYLAND AVE	PALACIOS HERMAN
	36	4247 MARYLAND AVE	PERSPECTIVE PLUS LLC
	37	4251 MARYLAND AVE	VICTORY HOUSING VESTERS LLC
	38	717 E ANN ARBOR AVE	HOANG CHAU & TU HUYNH
	39	4222 MARYLAND AVE	DOMINGUEZ CECILIA
	40	4224 MARYLAND AVE	LAMAS DARLA
X	41	4230 MARYLAND AVE	DUNHAM GEORGE W JR
	42	4236 MARYLAND AVE	RUIZ ALBERTICO
	43	4240 MARYLAND AVE	Taxpayer at
	44	4246 MARYLAND AVE	MAYAGALLEGOS ANGEL &
	45	4250 MARYLAND AVE	NOLASCO EVER G
	46	803 E ANN ARBOR AVE	CHURCH AT NINEVEH THE
	47	710 E ANN ARBOR AVE	HERRON ALFRED
	48	4478 S MARSALIS AVE	GALLOWAY HERRON REALTORS
	49	4404 S MARSALIS AVE	JEFFERS J C
	50	4501 S MARSALIS AVE	NORTH TX CONFERENCE OF
	51	4405 S MARSALIS AVE	ZARATE HERLINDA
	52	727 E ANN ARBOR AVE	AGESHEN MALCOLM A