

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 17, 2022

Planner: Michael V. Pepe

FILE NUMBER: Z212-201(MP)-1

DATE FILED: March 1, 2022

LOCATION: On the north line of Neches Street, between Cedar Hill Avenue and Woodlawn Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ±2,600 square feet.

CENSUS TRACT: 0042.01

OWNER: Moises Romero

APPLICANT/REPRESENTATIVE: Ramon Aranda

REQUEST: An application for a new subdistrict within Planned Development District No. 160, on property zoned Tract 1B within Planned Development District No. 160

SUMMARY: The purpose of the request is to amend the minimum lot size in order to develop a single-family home.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

PREVIOUS CPC ACTION: At the October 13, 2022 hearing, the City Plan Commission moved to hold the case number advisement to November 17, 2022.

PLANNED DEVELOPMENT DISTRICT NO. 160

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20160.pdf>

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- The property is zoned Tract 1B within Planned Development District No. 160 and uses R-7.5 as a base.
- PD No. 160 was approved September 21, 1983 and has been amended three times subsequently. The size of PD 160 is approximately 133.513 acres and is divided into 6 subdistricts.
- The property consists of a lot that is undersized for the minimum lot size set by PD No. 160 and was previously developed as a home in similar pattern as the duplexes to the east.
- The applicant is requesting to amend PD No. 160 to reduce the minimum lot size, only for this lot, to 2,500 square feet, so that the property can be developed.
- The applicant is proposing to develop the property as a single-family home, which would be the only allowable main use.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Neches Street	Local	-

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.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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 DEVELOPMENT PRIORITIES

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.2.8 Target business recruitment to match industry with specific geographic areas.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.2.4 Enhance retail, industrial and business operations.

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 160 Tract 1B	Undeveloped
North	PD No. 160 Tract 1B	Single-Family
East	PD No. 160 Tract 1B	Duplex
South	PD No. 160 Tract 1B	Duplex
West	PD No. 160 Tract 1B	Single-Family

Land Use Compatibility:

The property is currently located within Planned Development District No. 160, which is based on R-7.5 and allows single family and duplex uses. There are duplexes to the northeast, east, south, and southeast. To the west, there is a single-family home

The proposed change is necessary to allow the lot to be effectively developed, as the lot is smaller than the required 3,625-square-foot minimum size per the PD No. 160.

The proposed change is consistent with the surrounding development pattern and past use of the property. The change would allow scale and massing of housing similar to other properties along this block of Neches Street. The established pattern consists of duplexes and single family on lots of similar size to the subject property.

The new subdistrict, although only applied to one property, would support, and contribute to the area's consistent development pattern, as it would enable development of one of the few undeveloped properties within the neighborhood.

The base regulations of PD No. 160 remain in place on the property under the requested conditions.

Development Standards:

<u>DISTRICT</u>	Setbacks		Height	Lot Size	Lot Coverage	Primary Uses
	Front	Side / Rear				
Existing	Same as closest adjacent structure	5'	30'	3,625 square feet	45%	Single Family, Duplex
PD 160 Tract 1B						
Proposed PD 160 Tract 1D	5'	5'	30'	2,500 square feet	65%	Single Family

The proposed development standards accommodate the proposed development of a single-family home in a manner that is consistent with the surrounding area. The front setback would be fixed at 5 feet, which is similar to the other homes fronting the block. The lot size is also consistent with the duplexes to the east, and the same effective unit density as multi-unit properties in the immediate vicinity. The lot coverage of 65% is necessary to develop the small lot and is consistent with properties to the east and southeast.

Parking:

The proposed development is required to provide parking in accordance with Chapter 51, which requires one space per single family unit. The proposed development would require one off street space. The conditions prohibit parking within the front yard.

Landscaping:

Landscaping on the property must be provided landscaping must be provided in accordance with Article X. This would require one on-site tree.

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 located within the “D” MVA category.

Proposed PD Conditions

ARTICLE 160.

SEC. 51P-160.101. LEGISLATIVE HISTORY.

PD 160 was established by Ordinance No. 17976, passed by the Dallas City Council on September 21, 1983. Ordinance No. 17976 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17976 was amended by Ordinance No. 20802, passed by the Dallas City Council on November 14, 1990; Ordinance No. 23624, passed by the Dallas City Council on August 26, 1998; and Ordinance No. 23849, passed by the Dallas City Council on April 14, 1999. (Ord. Nos. 10962; 17976; 20802; 23624; 23849; 25508)

SEC. 51P-160.102. PROPERTY LOCATION AND SIZE.

PD 160 is established on property generally located south of Colorado Boulevard, west of Zang Boulevard, and north of Davis Street. The size of PD 160 is approximately 133.513 acres. (Ord. Nos. 17976; 20802; 25508; 29743)

SEC. 51P-160.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. 25508)

SEC. 51P-160.104. USES PERMITTED.

- (a) Tracts Ia, Ib, and Ic. The following use regulations apply to Tracts Ia, Ib, and Ic:
 - (1) An existing residential structure may not be remodeled or replaced to increase the existing number of dwelling units in the structure or on the building site. Any multiple-family or duplex structure that is remodeled to decrease the number of dwelling units in the structure shall thereafter be limited to the lesser number of dwelling units.
 - (2) Except as otherwise provided in this subsection, development in these tracts is limited to those uses permitted in an R-7.5 Single-Family District.

(3) Attached single-family dwelling units may only be constructed on existing vacant parcels of land.

(b) Tracts IIa, IIb, and IIc. The following use regulations apply to Tracts IIa, IIb, and IIc:

(1) An existing residential structure used as a single-family dwelling may be converted to a duplex, but not to a multiple-family use.

(2) Residential development is limited to single-family attached or detached dwelling units, duplexes, and those uses permitted in an R-7.5 Single-Family District.

(3) Except as provided in Paragraph (4), nonresidential development is limited to those uses permitted in an O-1 Office District.

(4) On Tract IIc only, surface parking is a permitted use. (Ord. Nos. 17976; 23624; 25508)

SEC. 51P-160.105. DEVELOPMENT STANDARDS.

(a) Tracts Ia, Ib, and Ic. The following development standards apply to all uses in Tracts Ia, Ib, and Ic:

(1) Front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within five percent of the setback of the closest adjacent structure within the same block.

(2) A minimum side yard setback of five feet is required for detached single-family dwelling units. Attached single-family dwelling units must have one side yard setback of five feet.

(3) Minimum lot size for development on existing vacant parcels of land is 3,625 square feet.

(4) Minimum lot width for development on existing vacant parcels of land is 25 feet.

(5) No more than two single-family dwelling units may be attached together.

(6) No off-street parking is permitted in front of the front building line.

(7) Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to these tracts as if they were located in an R-7.5 Single-Family District.

(b) Tracts IIa, IIb, and IIc.

(1) Nonresidential uses. The following development standards apply to all nonresidential uses in Tracts IIa, IIb, and IIc:

(A) Front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within five percent of the setback of the closest adjacent structure within the same block.

(B) A minimum side yard setback of five feet is required for all buildings and structures.

(C) Except for surface parking uses located on Tract IIc, minimum lot width is 50 feet.

(D) Except for surface parking uses located on Tract IIc, maximum lot width is 100 feet.

(E) No off-street parking is permitted in front of the front building line.

(F) The following additional regulations apply to surface parking uses on Tract IIc:

(i) Hours of operation are restricted to the hours from 6:30 a.m. through 10:00 p.m. Monday through Friday, 7:00 a.m. through 10:00 p.m. Saturday, and 8:00 a.m. through 10:00 p.m. Sunday.

(ii) Prior to issuance of a certificate of occupancy for a surface parking use, a landscape plan must be submitted to the city plan commission for approval that contains solid screening a minimum of four feet in height along the entire western portion of the upper tier parking surface, as shown on Exhibit 160A, and a minimum of six feet in height along the southern property line. The solid screening must consist of evergreen plant materials approved by the city arborist in accordance with Article X.

(G) Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to all nonresidential uses in these tracts as if they were located in an O-1 Office District.

(2) Residential uses. The following development standards apply to all residential uses in Tracts IIa, IIb, and IIc:

(A) Front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within five percent of the setback of the closest adjacent structure within the same block.

(B) A minimum side yard setback of five feet is required for detached single-family dwelling units. Attached single-family dwelling units must have one side yard setback of five feet.

(C) Minimum lot size is 3,625 square feet.

(D) Minimum lot width is 25 feet.

(E) No more than two single-family dwelling units may be attached together.

(F) No off-street parking is permitted in front of the front building line.

(G) Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to all residential uses in these tracts as if they were located in an R-7.5 Single-Family District. (Ord. Nos. 17976; 23624; 25508)

(c) Tracts IId. The following development standards apply to all uses in Tract IId

(1) The only main land use permitted is a single family dwelling.

(2) Maximum lot coverage is 65%.

(3) Minimum lot size is 2,500 square feet

(4) Front yard setback is 5 feet. Side yard setback is 5 feet. Rear yard setback is 5 feet.

(5) Maximum Height is 30 feet.

(6) No off-street parking is permitted in front of the front building line.

(7) Landscaping must be provided in accordance with Article X.

SEC. 51P-160.106. EXISTING USES AND STRUCTURES.

All legal uses and structures existing in this PD on September 21, 1983, are legal conforming uses and structures under this article. (Ord. Nos. 17976; 25508)

SEC. 51P-160.107. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the

satisfaction of the director of public works and transportation. (Ord. Nos. 17976; 25508; 26102)

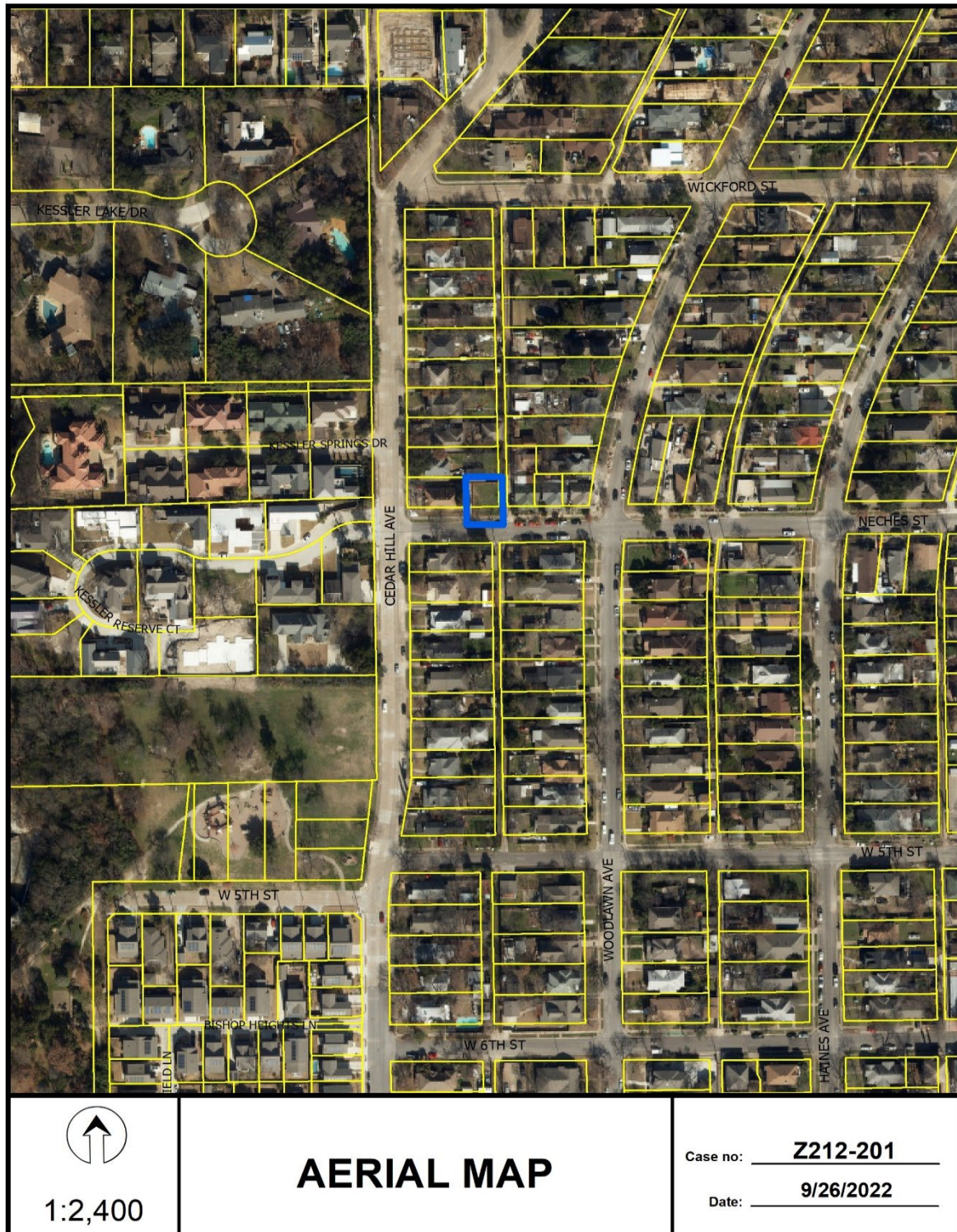
SEC. 51P-160.108. COMPLIANCE WITH CONDITIONS.

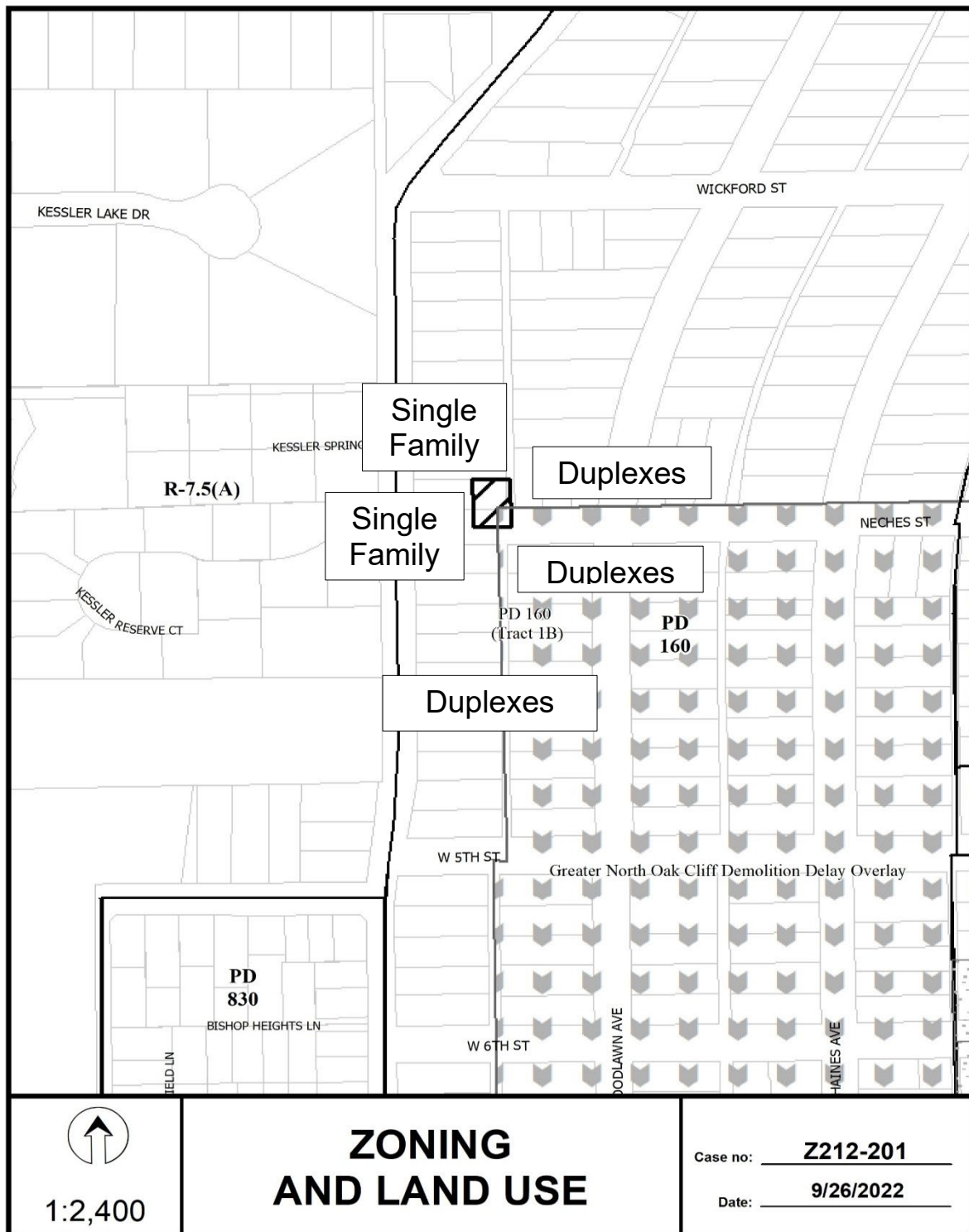
The building official shall not issue a certificate of occupancy until there has been full compliance with this article and with the construction codes and all other applicable ordinances of the Dallas City Code. (Ord. Nos. 17976; 25508)

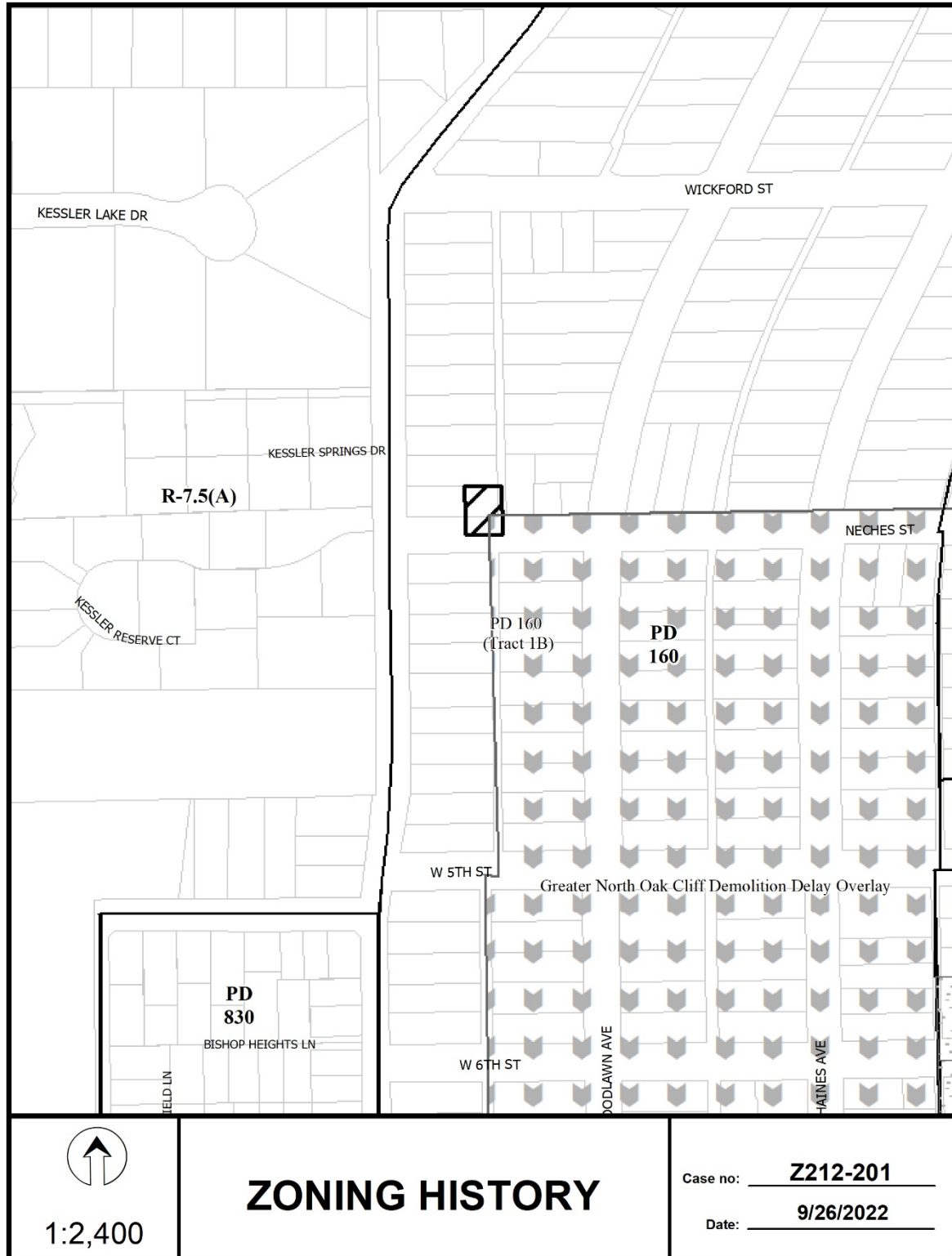
SEC. 51P-160.109. ZONING MAP.

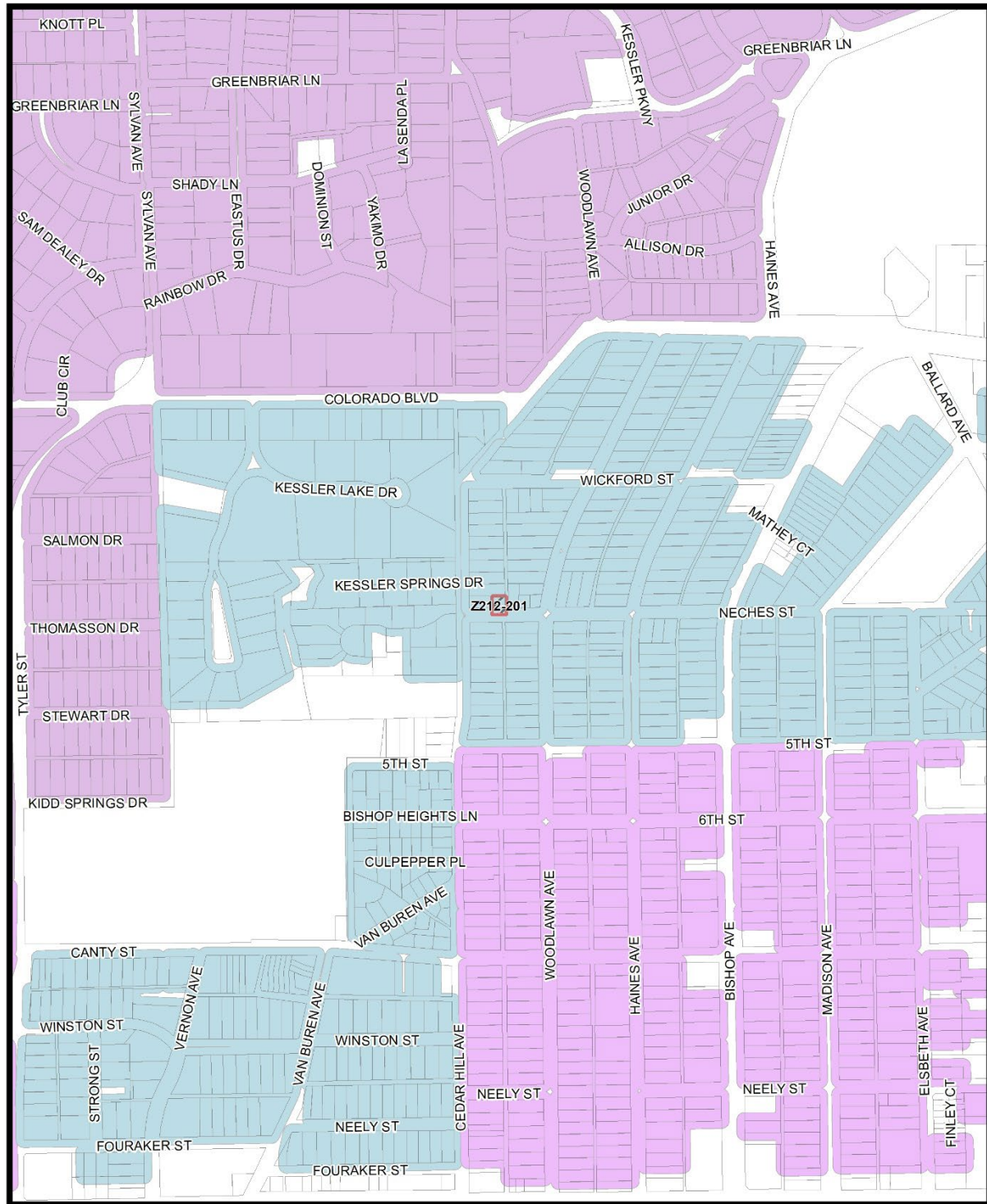
PD 160 is located on Zoning Map Nos. K-6 and L-6. (Ord. Nos. 17976; 25508)









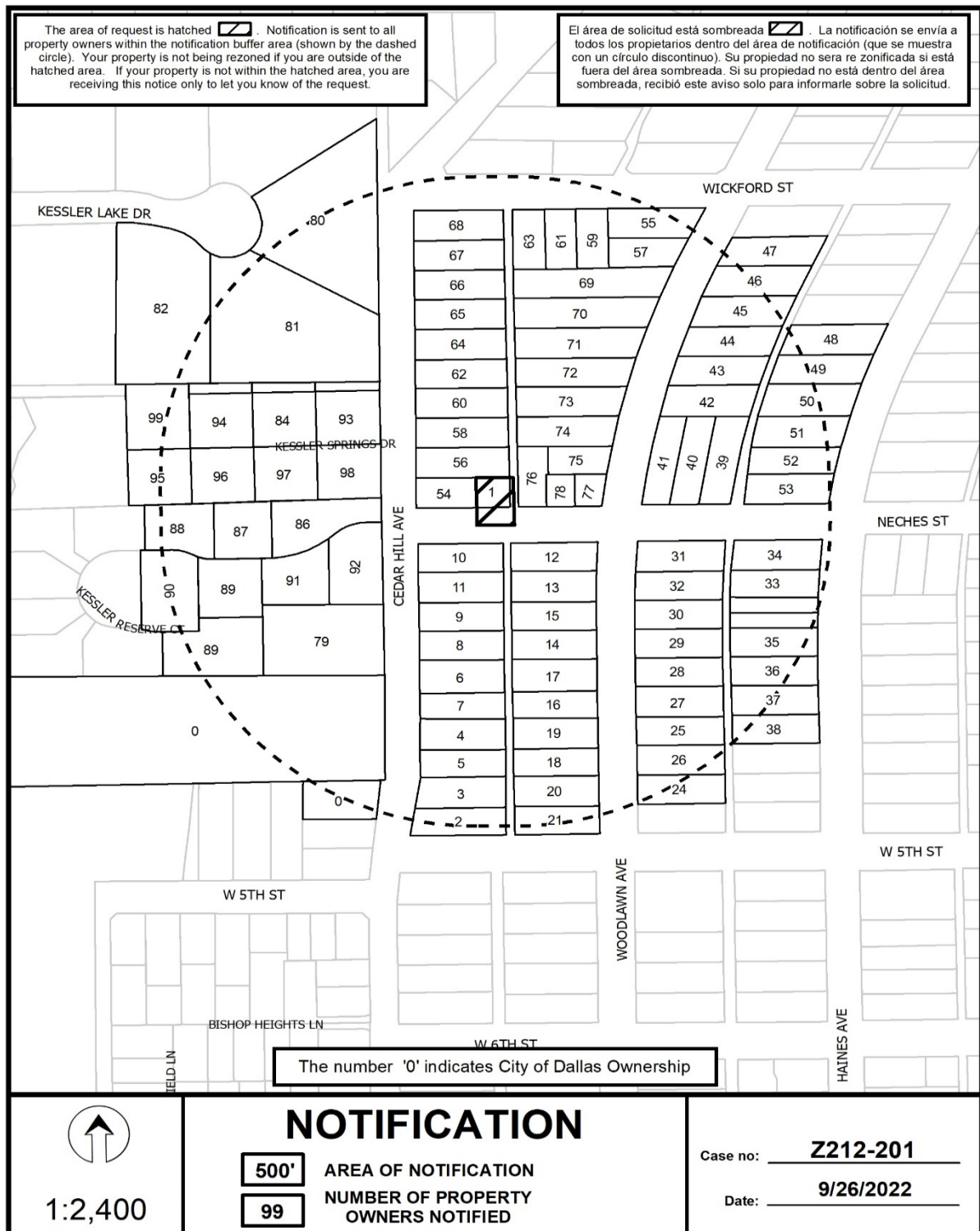


MVAC Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 9/26/2022



09/26/2022

Notification List of Property Owners***Z212-201******99 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	615 NECHES ST	ULOHO SAMSON
2	1002 CEDAR HILL AVE	CRUTCHFIELD FAMILY TRUST
3	1006 CEDAR HILL AVE	VEGA PEDRO & OLIVIA
4	1014 CEDAR HILL AVE	ESQUIVEL GENEVIEVE
5	1010 CEDAR HILL AVE	ROBSON JEAN D
6	1022 CEDAR HILL AVE	CURRY REBECCA L
7	1018 CEDAR HILL AVE	HANSEN MICHAEL &
8	1026 CEDAR HILL AVE	CHANEY WILLIAM C
9	1028 CEDAR HILL AVE	OLIVAS CARLOS
10	1038 CEDAR HILL AVE	NAYLON GEORGE M &
11	1032 CEDAR HILL AVE	MACIAS JUANA M
12	1037 WOODLAWN AVE	MARTIN KENNETH S & CHARLOTTE E
13	1033 WOODLAWN AVE	BROUSSARD DANAEL
14	1025 WOODLAWN AVE	SEGURA SYLVIA
15	1029 WOODLAWN AVE	PENCE RYAN
16	1019 WOODLAWN AVE	ESKUE WANDA M
17	1023 WOODLAWN AVE	TEJEDA FLORENTINO V &
18	1009 WOODLAWN AVE	NEGRETE JOSE L & MARIA
19	1011 WOODLAWN AVE	FLUITT JERED W &
20	1005 WOODLAWN AVE	MENDEZ PEDRO
21	1001 WOODLAWN AVE	PROPHETE MARIE &
22	1033 HAINES AVE	MARTINEZ JOSE C &
23	1031 HAINES AVE	LOPEZ LETICIA IBARRA
24	1004 WOODLAWN AVE	ORNELAZ RAYMOND C
25	1014 WOODLAWN AVE	BETANCOURT NOEL SILVA &
26	1010 WOODLAWN AVE	JONES ANNE MARIE &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1018 WOODLAWN AVE	YARATHA RAHUL
28	1020 WOODLAWN AVE	NUCHE SAM
29	1024 WOODLAWN AVE	CASTANON ESTEBAN &
30	1028 WOODLAWN AVE	THOMAS BROOKS
31	524 NECHES ST	SALAZAR ARMIDA
32	1032 WOODLAWN AVE	BLISS JACQUELYN JO
33	1035 HAINES AVE	RAYMUNDO JOSE DE J &
34	1039 HAINES AVE	BELITZ LILA PACE &
35	1025 HAINES AVE	FAUSTINO AUDRA ELISE
36	1023 HAINES AVE	NAKHODA WILLIAM ZEIN &
37	1019 HAINES AVE	FLORES JOSE & MARIA
38	1015 HAINES AVE	JARAMILLO ALEJANDRO &
39	521 NECHES ST	PEREZ EVERADO & LUCIA
40	525 NECHES ST	BREN ADAM
41	527 NECHES ST	VILLEGAS MARY
42	1114 WOODLAWN AVE	PARTIDA KEESHA NICOLE
43	1120 WOODLAWN AVE	LUDY CHRISTY
44	1122 WOODLAWN AVE	BROOKS NICHOLAS STANHOPE &
45	1124 WOODLAWN AVE	MENDEZ LUIS & GADALUPE
46	1132 WOODLAWN AVE	MERLINO ANDREW P & LYNNE
47	1134 WOODLAWN AVE	RICHEY JULIE MARIE
48	1123 HAINES AVE	TORRES DESIDERIO A &
49	1119 HAINES AVE	JUAREZ MARIA ISABEL &
50	1113 HAINES AVE	ALEEM JEFFREY K & DIANE FAITH
51	1111 HAINES AVE	MORENO HECTOR A
52	1107 HAINES AVE	IBARRA JUAN J & SOCORRO
53	1103 HAINES AVE	MENDOZA JESUS
54	1102 CEDAR HILL AVE	ROMERO MOISES A
55	1143 WOODLAWN AVE	MUNOZ JOSE DEJESUS
56	1106 CEDAR HILL AVE	GAYTAN JOSE DE LA LUZ &
57	1139 WOODLAWN AVE	MALM PRESTON & CARLY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1108 CEDAR HILL AVE	ULM DONALD RAY
59	514 WICKFORD ST	SIMCIK DAVID C
60	1114 CEDAR HILL AVE	ROBERTS JASON E
61	518 WICKFORD ST	WING CLAIRE M
62	1116 CEDAR HILL AVE	ROBERTSON ALLEN EDGAR JR &
63	522 WICKFORD ST	OBRIEN JEFFREY S
64	1122 CEDAR HILL AVE	SUSTAITA DIANNA &
65	1126 CEDAR HILL AVE	PEARSON BYRON CRAIG
66	1130 CEDAR HILL AVE	CORTES JAIME & ISABEL
67	1132 CEDAR HILL AVE	WILLIAMS MONICA C
68	1140 CEDAR HILL AVE	JOHNSON KIM DOUGLAS
69	1131 WOODLAWN AVE	ORTEGA SALVADOR & CLEOTILDE
70	1121 WOODLAWN AVE	RODRIGUEZ ENOS
71	1117 WOODLAWN AVE	LUGO MOSES &
72	1111 WOODLAWN AVE	VANEGAS KARLA
73	1109 WOODLAWN AVE	MONREAL ROGELIO
74	1105 WOODLAWN AVE	COFFEY TODD &
75	1103 WOODLAWN AVE	MACIAS ROBERTO & MONICA
76	609 NECHES ST	TORRES CONSUELO
77	1101 WOODLAWN AVE	MONREAL RAFAEL & ZENAIDA
78	607 NECHES ST	ROSANI MARIA &
79	1033 CEDAR HILL AVE	ORR JEREMY HARRIS &
80	607 KESSLER LAKE DR	BARBRE FAMILY TRUST
81	616 KESSLER LAKE DR	BARNES RELLEA YOWELL
82	626 KESSLER LAKE DR	HARVEY ALAN G & SABINE F
83	603 KESSLER LAKE DR	SCHOTTENHEIMER STEELE D
84	611 KESSLER LAKE DR	CAMP STEVEN S & DAWN E
85	619 KESSLER LAKE DR	LUTHER DAVID GASTON JR
86	605 KESSLER RESERVE CT	MANUEL JASON CAMPBELL &
87	615 KESSLER RESERVE CT	DUMAS RYAN P &
88	625 KESSLER RESERVE CT	MILANI ALEX &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	695 KESSLER RESERVE CT	SBE FAMILY LAND HOLDINGS LLC
90	634 KESSLER RESERVE CT	OCONNELL CHARLES J &
91	614 KESSLER RESERVE CT	PETER RENNY &
92	604 KESSLER RESERVE CT	FOSTER DONALD E JR &
93	603 KESSLER SPRINGS DR	SCHOTTENHEIMER STEELE D
94	619 KESSLER SPRINGS DR	LUTHER DAVID GASTON JR
95	626 KESSLER SPRINGS DR	ROSE DEAN T &
96	618 KESSLER SPRINGS DR	STEFFENS MARY A
97	610 KESSLER SPRINGS DR	REED RENEE
98	602 KESSLER SPRINGS DR	FOLSOM LANE
99	627 KESSLER SPRINGS DR	BTT LIVING TRUST