

FILE NUMBER: Z212-344(MP) **DATE FILED:** September 16, 2022

LOCATION: South line of Ranchero Lane, between Mona Lane and Duncanville Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±12.26 acres **CENSUS TRACT:** 48113016533

APPLICANT: CCM Engineering

OWNER: Willian E Hymes Revocable Trust

REQUEST: An application for an R-7.5(A) Single Family District on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to change the minimum lot size for residential development from 10,000 square feet per lot to 7,500 square feet per lot.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The property is currently undeveloped.
- The proposed use is single family housing.
- The property is accessed from Ranchero Lane.
- The proposed change would not alter the allowable uses. Primarily, it would change the minimum lot size for residential development from 10,000 square feet per lot to 7,500 square feet per lot.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ranchero Lane	Local	55 feet ROW

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 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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

NEIGHBORHOOD PLUS

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

GOAL 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

GOAL 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family District	Undeveloped / Single Family
North	R-10(A) Single Family District	Single Family
East	R-7.5(A) Single Family District	Single Family
South	R-10(A) Single Family District, City of Duncanville	Undeveloped, Single Family
West	R-10(A) Single Family District	Single Family

Land Use Compatibility:

The area of request is an approximately 12.26-acre undeveloped parcel with access to Ranchero Lane and is currently zoned an R-10(A) District. Properties to the north and west are developed as single family and zoned an R-10(A) District. South of the subject site, there is an undeveloped parcel zoned an R-10(A) District and the city limits of Duncanville. Property east of the site is developed as single-family under an R-7.5(A) District.

The proposed change in zoning does not alter the permitted uses on the property. Staff supports the request as it does not significantly the allowable land uses or development pattern under which the property can be developed.

Development Standards

DISTRICT	SETBACKS		Minimum Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-10(A) Single Family	30'	6'	1 Dwelling Unit / 10,000 sq. ft.	30'	45%	None	Single family
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit / 7,500 sq. ft.	30'	45%	None	Single family

The primary difference between the existing R-10(A) and R-7.5(A) districts is the minimum lot size, which would be reduced from 10,000 square feet to 7,500 square feet. 7,500 square feet is the allowable minimum on all of the properties to the east. 10,000 square feet is the allowable minimum on all of the properties to the west.

Generally, minimum residential lot sizes can be a barrier to the development of housing and reduce the flexibility under which homes can be built. Although under the proposed zoning the applicant could plat lots as low as 7,500 square feet, lots within a proposed subdivision could be larger, as there is no maximum on the lot size in R-7.5(A) zoning.

For example, the proposed change could allow for some homes on lots of 8,000 square feet, and others on lots of greater than 10,000.

This may be necessary in portions of a development to allow amenities and infrastructure to be installed near homes while maintaining an overall lot pattern. As residential development generally must account for a degree of space for streets, infrastructure, and other amenities, a degree of variety in lot sizes can allow for a more cohesive layout when conditions necessitate a slightly smaller lot size. As such, staff supports the proposed change in order to accomplish city policies of promoting cohesive development and providing housing diversity.

The proposed change also slightly alters the minimum front setback from 30 feet to 25 feet and alters the side and rear setbacks from 6 feet to 5 feet. It does not alter the maximum height, lot coverage, or uses. As such, residential development under the current zoning would appear similarly in height, massing, and orientation as would under the proposed zoning.

Complete review for the requirements of an appropriate residential subdivision will be assessed at the platting and permitting phase of development.

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 a single-family use in an R-7.5(A) District is one space per unit.

Market Value Analysis:

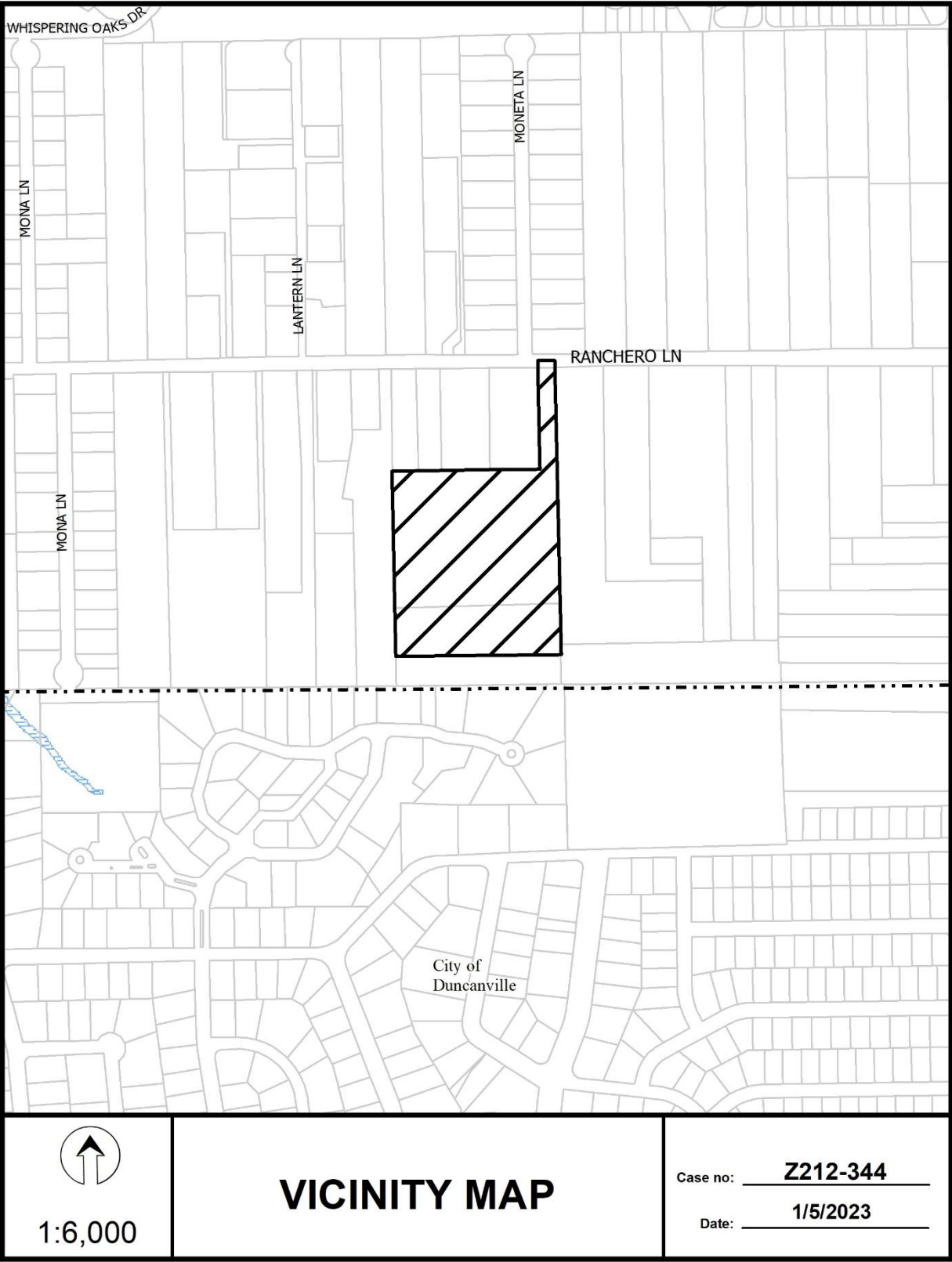
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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

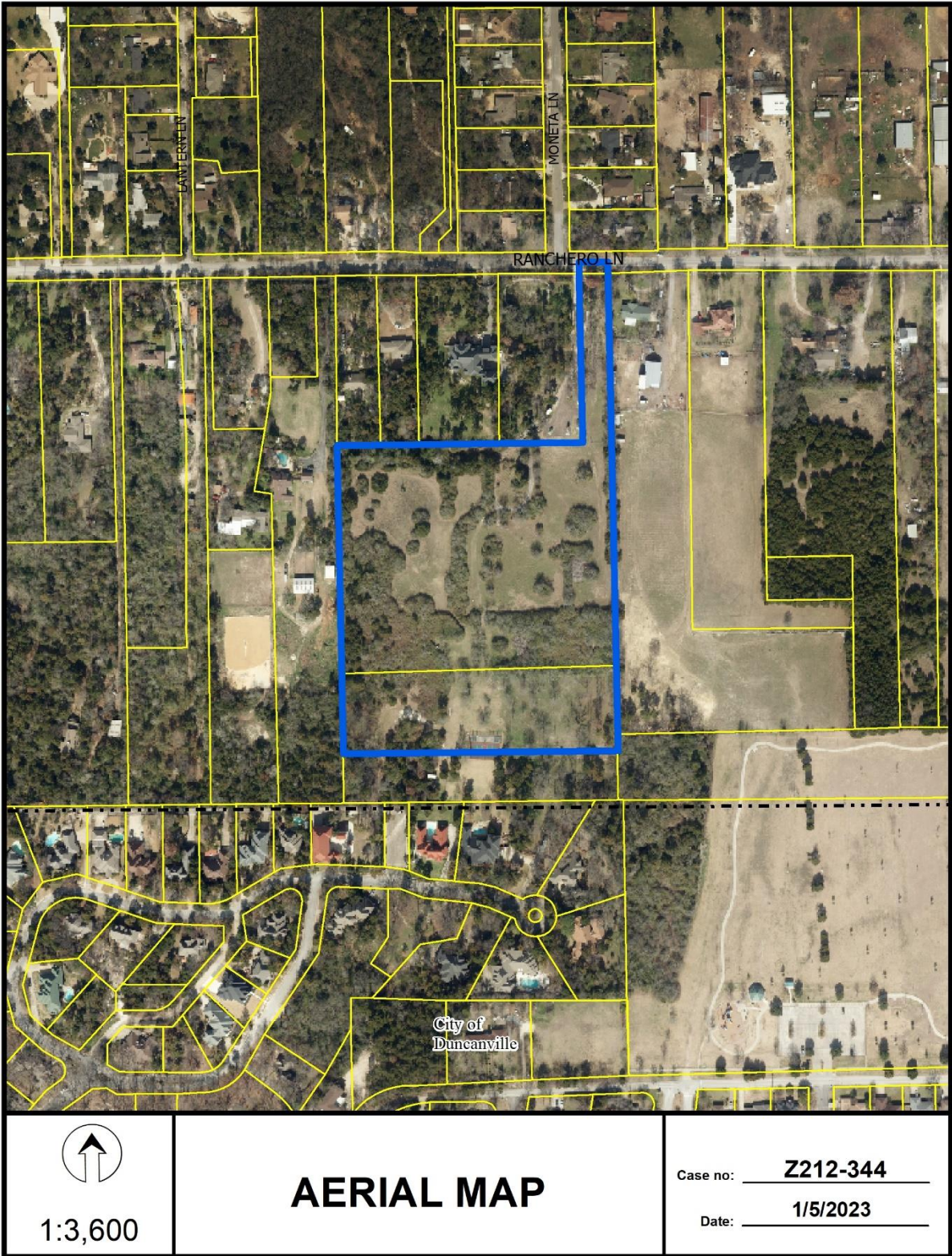
Z212-344(MP)

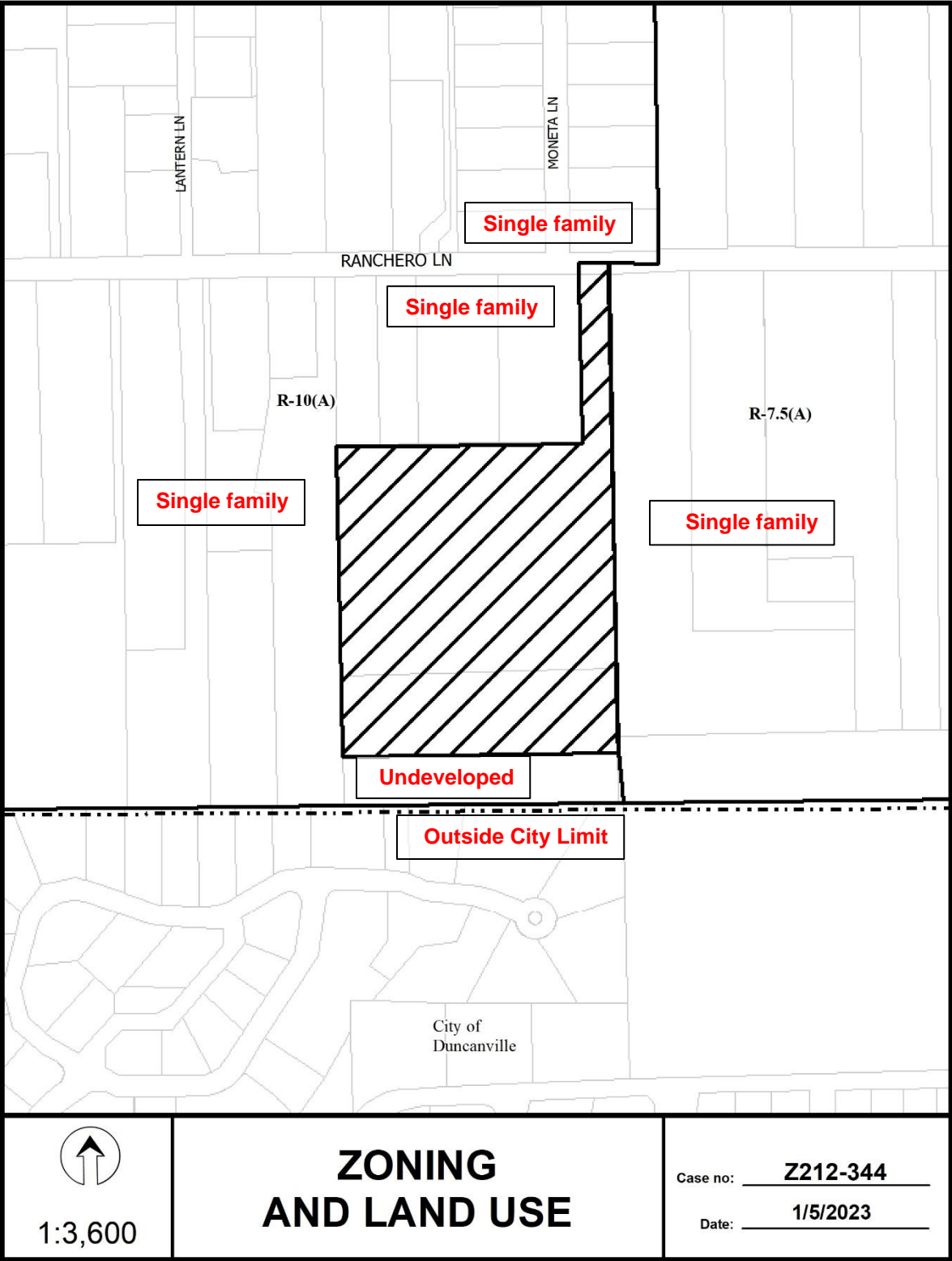
strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is located within an “F” MVA cluster.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

This property is a Sole Proprietorship to WILLIAMS E. HYMES REVOCABLE TRUST.









Market Value Analysis

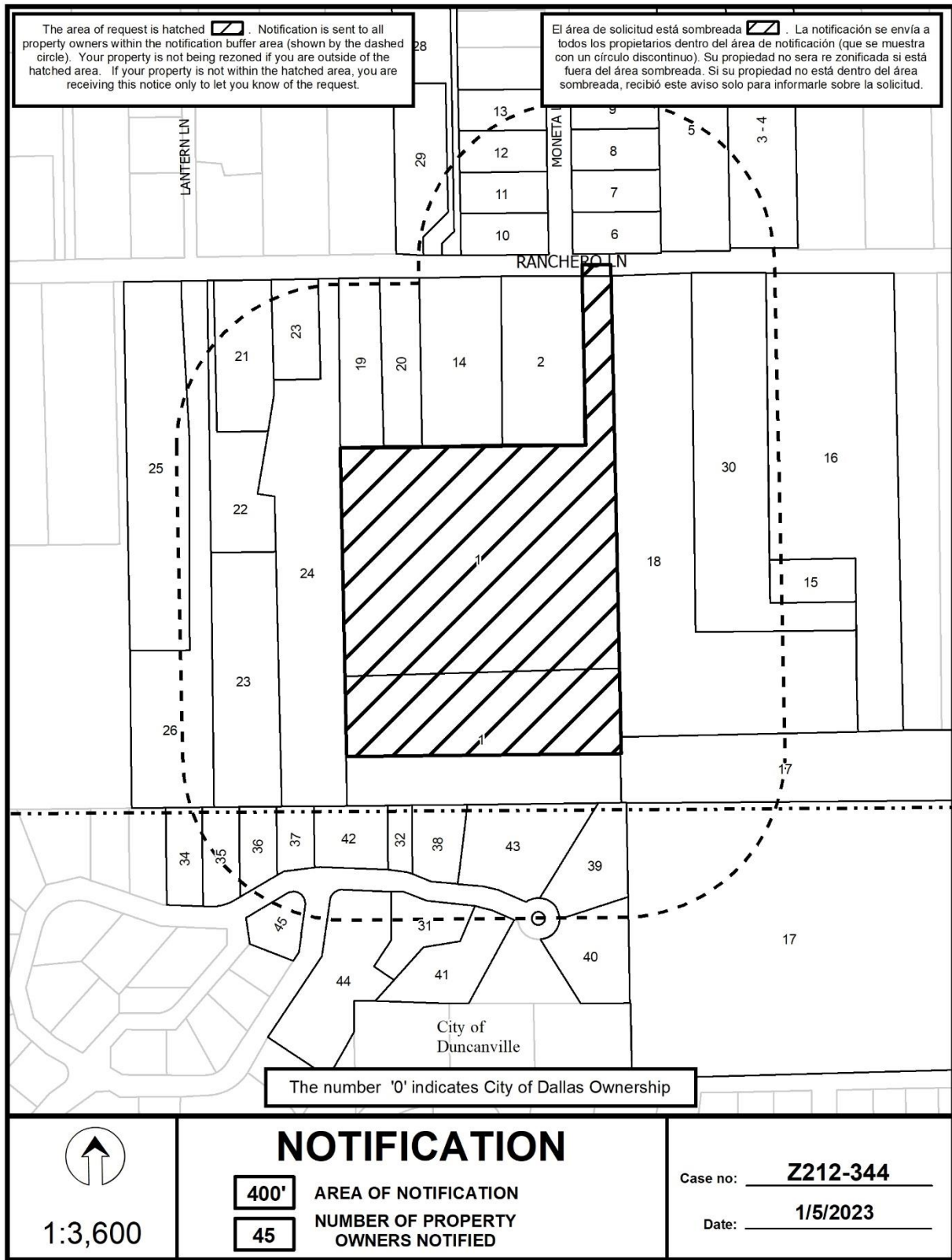
A	B	C	D	E	F	G	H	I	NA
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1:6,000

Market Value Analysis

Printed Date: 1/5/2023



01/05/2023

Notification List of Property Owners***Z212-344******45 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5320 RANCHERO LN	HYMES WILLIAM E REVOCABLE TRUST
2	5320 RANCHERO LN	CARDOZA JUVENTINO & JEANIE
3	5237 RANCHERO LN	AGUILAR JESUS & BLANCA
4	5237 RANCHERO LN	AGUILAR JESUS & BLANCA
5	5301 RANCHERO LN	CARDOZA JUAN JAVIER
6	5323 RANCHERO LN	SERRATO ISMAEL JR &
7	5338 MONETA LN	PUENTES RAMON HERRERA &
8	5328 MONETA LN	CAVAZOS JESUS M
9	5318 MONETA LN	NULISCH LARRY V SR & F
10	5347 MONETA LN	ISBON SHIRLEY JUNE
11	5337 MONETA LN	MENDOZA JESSE
12	5327 MONETA LN	CERDA CRYSTAL GUADALUPE
13	5317 MONETA LN	DAVIS JANIS RHEA
14	5438 RANCHERO LN	CARDOZA JUVENTINO & JEANIE
15	5226 RANCHERO LN	BENAVIDES GUSTAVO &
16	5226 RANCHERO LN	BENAVIDES GUSTAVO
17	5206 RANCHERO LN	DUNCANVILLE CITY OF
18	5316 RANCHERO LN	CARDOZA ALFONSO C
19	5454 RANCHERO LN	PARKER RANDLETT JR
20	5448 RANCHERO LN	CARDOZA JUVENTION
21	5544 RANCHERO LN	ROBLES BIANCA &
22	5548 RANCHERO LN	WEBB JAMES
23	5548 RANCHERO LN	VULY FAMILY LIVING TRUST
24	5510 RANCHERO LN	VULY FAMILY LIVING TRUST
25	5612 RANCHERO LN	BRUNER DON WILLIAM
26	5606 RANCHERO LN	SANCHEZ ARTURO & GABRIELA

01/05/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5511 RANCHERO LN	BEEKMAN GARY JOHN
28	5511 RANCHERO LN	VANROOY STEPHEN T
29	5511 RANCHERO LN	CAMSTAM LP
30	5310 RANCHERO LN	AGUILAR CANDELARIO
31	100 CHURCHILL DOWNS	HAGWOOD JAMES
32	100 CHURCHILL DOWNS	THOROUGHBRED HILLS HOA
33	100 CHURCHILL DOWNS	THOROUGHBRED HILLS HOA
34	8 EQUESTRIAN TRL	PRICE SHARON K &
35	6 EQUESTRIAN TRL	GUDMUNDSON GLEN &
36	4 EQUESTRIAN TRL	PARK DONGRAE & OK HEE
37	2 EQUESTRIAN TRL	JOURDEN RANDY &
38	5 CHURCHILL DOWNS	MARKO DAVID LARRY
39	11 CHURCHILL DOWNS	WILLIAMS CAROLYN A
40	10 CHURCHILL DOWNS	WARREN MELVIN L & QUEEN E
41	6 CHURCHILL DOWNS	HAGWOOD JAMES W
42	1 CHURCHILL DOWNS	RUGWANI MADAN M & SANDHYA M
43	7 CHURCHILL DOWNS	HYMES WILLIAM E & SUSAN R
44	2 CHURCHILL DOWNS	MOSER RICHARD S &
45	11 BELMONT PL	HUGHES CARROLL H &