

FILE NUMBER: Z190-207(PD) **DATE FILED:** February 19, 2020**LOCATION:** Southeast side of Herrling Street, northeast of 2nd Avenue**COUNCIL DISTRICT:** 7 **MAPSCO:** 46 V**SIZE OF REQUEST:** ± 17,850 sq. ft. **CENSUS TRACT:** 27.02

REPRESENTATIVE: Anish Thakrar**OWNER:** Anilkumar & Rama Thakrar Family Trust**REQUEST:** An application for a D(A) Duplex Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.**SUMMARY:** The purpose of this request is to allow for the development of three duplex structures. The applicant volunteered deed restrictions limiting the height to 30 feet.**CPC RECOMMENDATION:** **Approval**, subject to deed restrictions volunteered by the applicant.**STAFF RECOMMENDATION:** **Approval**, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- On September 26, 2001, the City Council approved the creation of PD No. 595 comprised of nine residential and nonresidential subdistricts.
- The site contains 17,850 square foot site of undeveloped land zoned for R-5(A) Single Family Subdistrict uses.
- The request site consists of three platted lots that have never been developed upon.
- The applicant seeks to rezone the site to a D(A) Duplex Subdistrict to allow for the construction of three one-story duplex structures (two units per lot).

Zoning History: There been no recent zoning request within the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Herrling Street	Local	24 feet	24 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street 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 generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

- Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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.

NEIGHBORHOOD PLUS STRATEGIC

GOAL 5.0 EXPAND HOME-OWNERSHIP

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

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

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

- Policy 7.1.2 Promote neighborhood-development compatibility.

Surrounding Land Uses:

	Subdistricts in PD No. 595	Land Use
Site	R-5(A)	Undeveloped
Northwest	R-5(A)	Undeveloped
Northeast	R-5(A)	Single Family
Southwest	CC	Church
Southeast	CC	Church

Land Use Compatibility:

The overall site is comprised of three parcels, which combined, total approximately 17,850 square feet of land. The purpose of this request is to change the zoning of the entire subject site to a D(A) Duplex District, which allows duplex uses.

Surrounding uses include undeveloped land to the northwest across Herrling Street, single family immediately adjacent to the northeast, and a church use to the southwest along Second Avenue and southeast. The zoning districts surrounding the request site to the southwest and southeast support uses that predominantly serve neighborhood and community needs and are consistent with the development of a residential duplex development immediately adjacent.

The applicant proposes three duplex structures after platting the site. The proposed development will maintain consistency with the adjacent R-5(A) Districts to the northwest and northeast since the development proposes to maintain a maximum height of 30 feet rather than the 36 feet permitted with the D(A) District through executing volunteered deed restrictions.

Staff supports the applicant's request (1) since the effect of rezoning would then be infill of a duplex use that is entirely suitable for the neighborhood, and (2) a D(A) Duplex District is considered as a compatible transitional use between retail and single family zoning with similar transitional zoning existing just southeast of the request site at the terminus of Spring Avenue and 1st Avenue.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PD 595 R-5(A) - Existing Single Family	**20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%	Min. Lot: 5,000 sq. ft.	Single family
PD 595 D(A) - Proposed Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft.	Duplex & single family

**Sec.4.401(a)(6) requires block continuity, thereby making the minimum front yard in this case, 20 feet due to adjacency and remainder of the block maintaining the R-5 District requirements.

Off-Street Parking:

Parking regulations will require compliance with Chapter 51A-4.209(2) of the Dallas Development Code requiring two spaces per dwelling.

Landscaping:

Landscaping of any development will be in accordance with the landscape regulations of PDD No. 595.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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. While the area of request is not located within an MVA cluster, surrounding properties to the northeast are categorized as being within a “I” MVA cluster.

List of Partners/Principals/Officers

Anilkumar and Rama Thakrar Family Trust

Anilkumar Thakrar	Trust member
Rama Thakrar	Trust member
Anish Thakrar	Trust member

CPC Action
May 14, 2020

Motion: It was moved to recommend **approval** of a D(A) Duplex Subdistrict, subject to deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast side of Herrling Street, northeast of 2nd Avenue.

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

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

Against: 0
Absent: 1 - Carpenter
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 0 Against: 0

Speakers: For: Anish Thakrar, 3208 Cole Ave., Dallas, TX, 75204
Against: None

Volunteered Deed Restrictions

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, Anilkumar and Rama Thakrar Family Trust ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the____Survey, Abstract No.____, City Block 2/1828, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Biniam Teffera by deed dated December 21, 2018, and recorded in Volume 2, Page 229, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

II.

HERRLING BLK 2/1828 LOT 4 5 & 6 INT201800333027 DD12182018 CO-DC 1828
002 00400 1001828 002

Having an address of: 3522 Herrling St, Dallas, Texas 75210

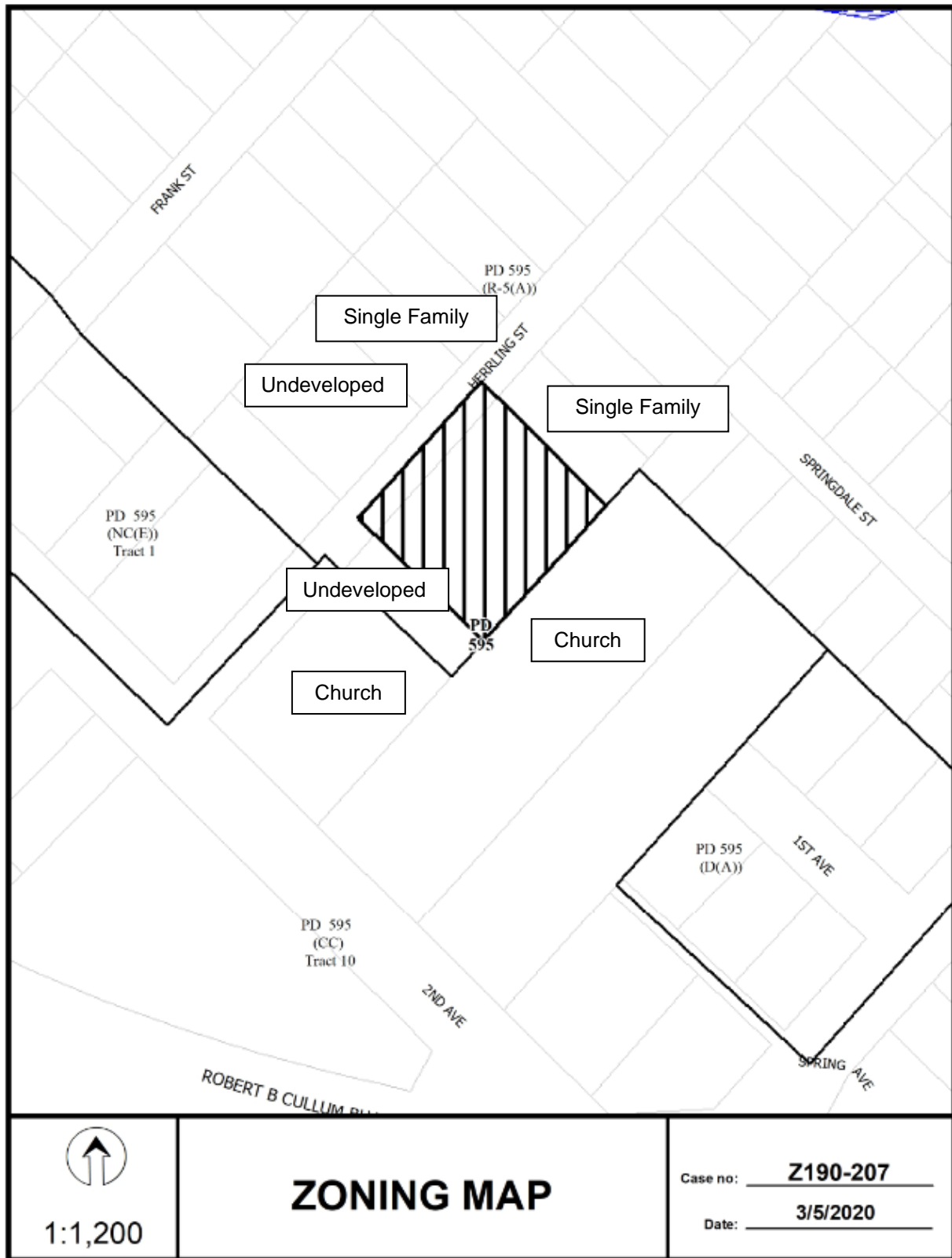
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

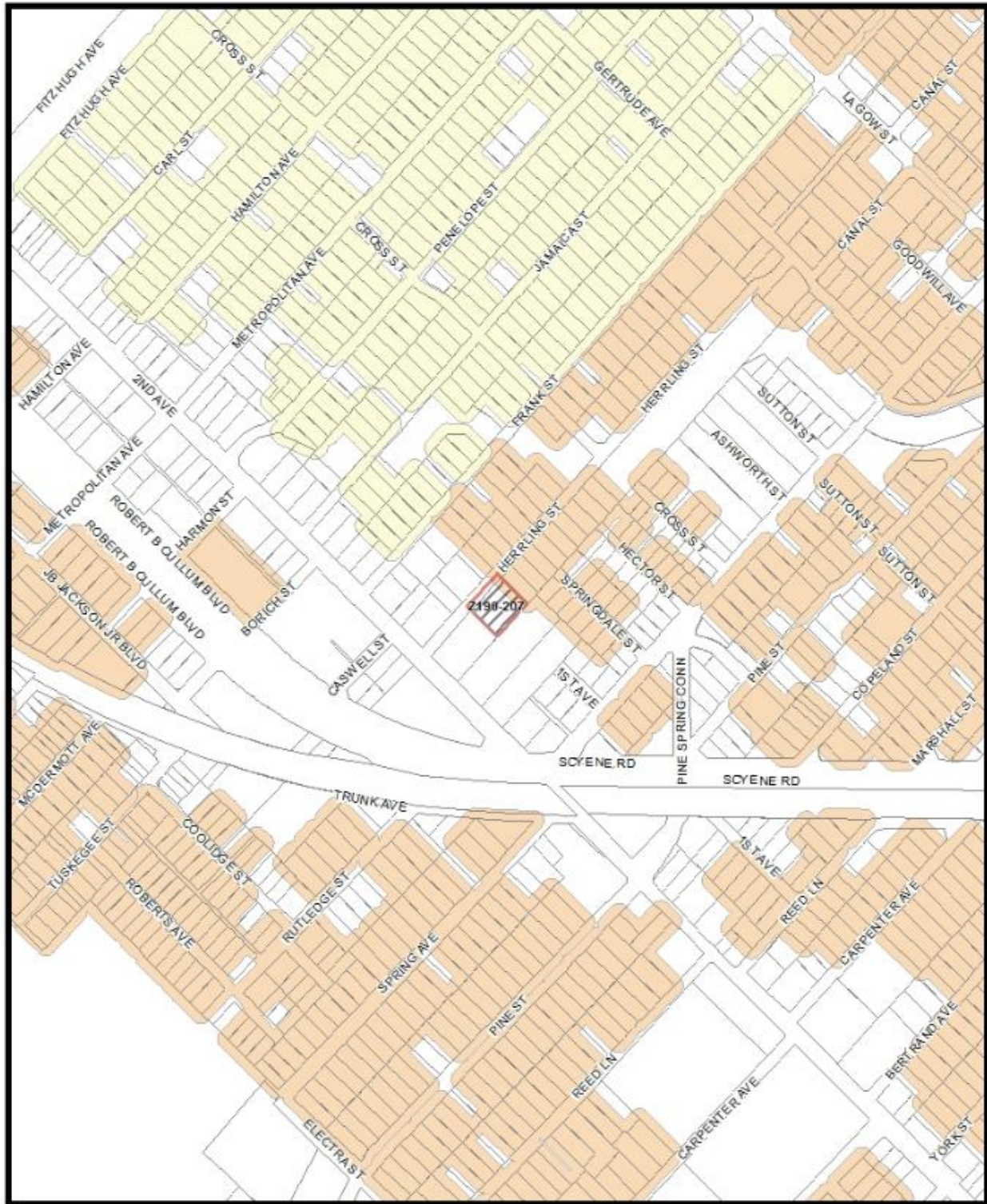
The maximum allowable building height on the property is thirty (30) feet.

Proposed Site Plan/Floor Plan
(for illustrative purposes only)









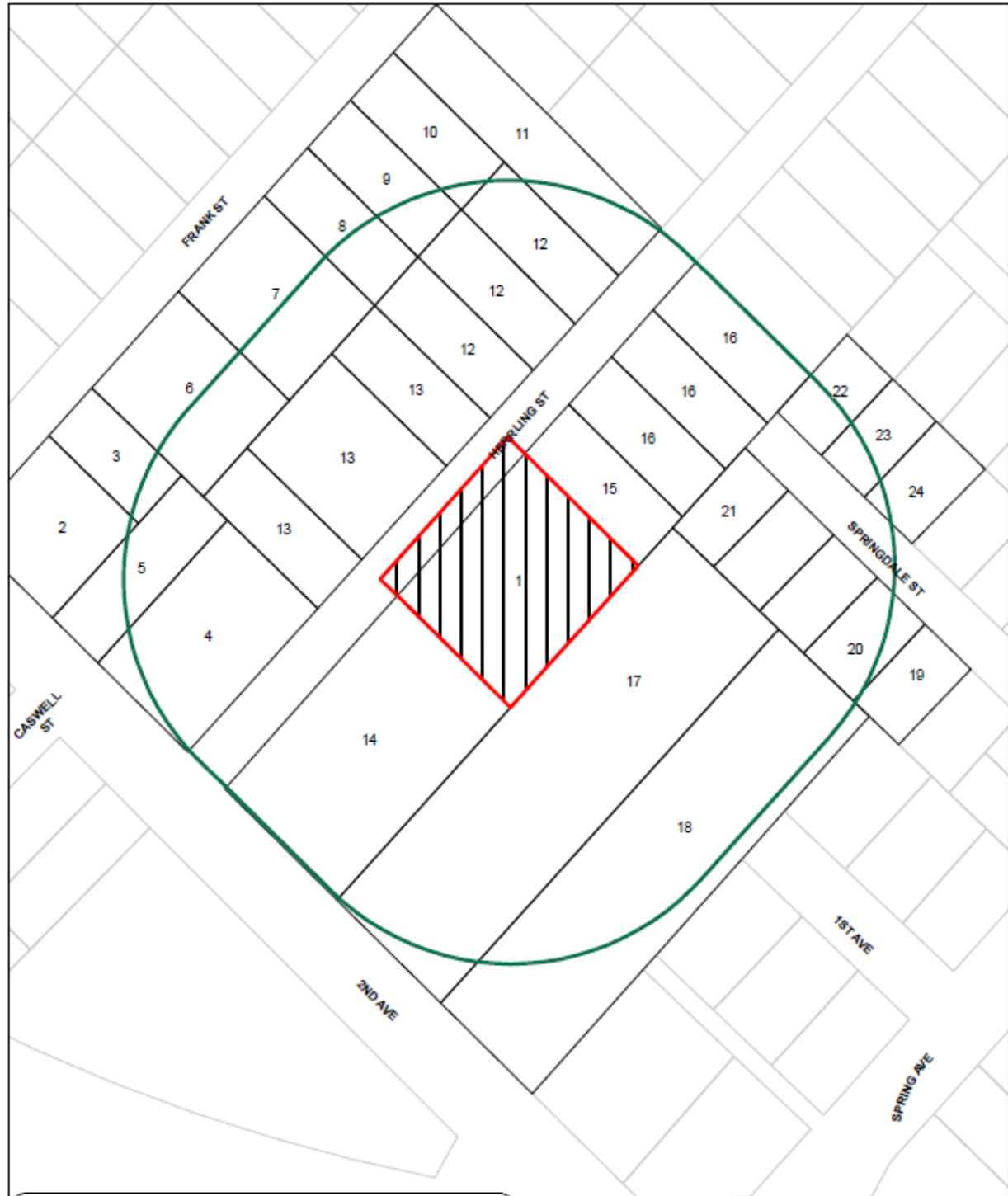
Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 3/5/2020

CPC RESPONSES



24	Property Owners Notified (32 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
5/14/2020	Date

Z190-207
CPC



1:1,200

05/13/2020

Reply List of Property Owners***Z190-207******24 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3522	HERRLING ST	THAKRAR ANIKUMA & RAMA
2	2524	2ND AVE	HENDLEY JAMES G &
3	3510	FRANK ST	MORELAND ESTHER MAE &
4	2542	2ND AVE	DAVIS ROBERT E JR & D'ANN
5	2536	S 2ND AVE	DAVIS ROBERT E JR & D'ANN
6	3514	FRANK ST	EC CONSTRUCTION LLC
7	3522	FRANK ST	ROSS MARY LF ESTAT
8	3530	FRANK ST	AMS GENERAL CONTRACTORS LLC
9	3602	FRANK ST	DAWSON DOROTHY LIFE EST
10	3604	FRANK ST	CLARKSON AARON
11	3610	FRANK ST	SMITH ELOISE JACKSON EST OF & ETAL
12	3605	HERRLING ST	KIMBROUGH INVESTMENTS LLC
13	3527	HERRLING ST	MOSES REALTY LTD
14	2616	2ND AVE	HOLY GROVE MISSIONARY BAPTIST CH
15	3530	HERRLING ST	KIMBROUGH ZACKARY J JR
16	3602	HERRLING ST	WILLIAMS SHANTAE
17	2702	S 2ND AVE	2702 SECOND AVE LLC
18	2706	S 2ND AVE	CITY PARK A LOT LP
19	2719	SPRINGDALE ST	THOMPSON SHERRY
20	2715	SPRINGDALE ST	WASHINGTON KENNETH D
21	2703	SPRINGDALE ST	GOOD URBAN DEVELOPMENT LLC
22	2702	SPRINGDALE ST	CENTENO MIGUEL RODRIGUEZ
23	2706	SPRINGDALE ST	SUNTRUP-SENSEMAN JEAN M TR
24	2710	SPRINGDALE ST	RATCLIFF JOSEPHINE EST OF