

FILE NUMBER: Z-26-000040 **DATE FILED:** February 23, 2026

LOCATION: On the west line of South St. Augustine Road, north of South Seagoville Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 6.5102 acres **CENSUS TRACT:** 48113911701

OWNER: Marc English

APPLICANT: Pivotal Housing Partners, Brian McGeady

REPRESENTATIVE: Pape-Dawson Engineers, Gabby Villalovos

REQUEST: An application for MF-1(A) Multifamily District on property zoned R-7.5(A) Single Family District

SUMMARY: The purpose of the request is to allow the development of multifamily.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned R-7.5(A) District.
- The applicant is proposing to develop the site with multifamily. Therefore, they are requesting an MF-1(A) District.

Zoning History:

There has been one zoning case in the area in the last five years.

1. Z223-343: On May 22, 2024, the City Council approved an application for an amendment to Planned Development District No. 989 on the southeast corner of South Saint Augustine Drive and Grady Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
S. Saint Augustine Road	Community Collector	60 ft. BIKE PLAN

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
None

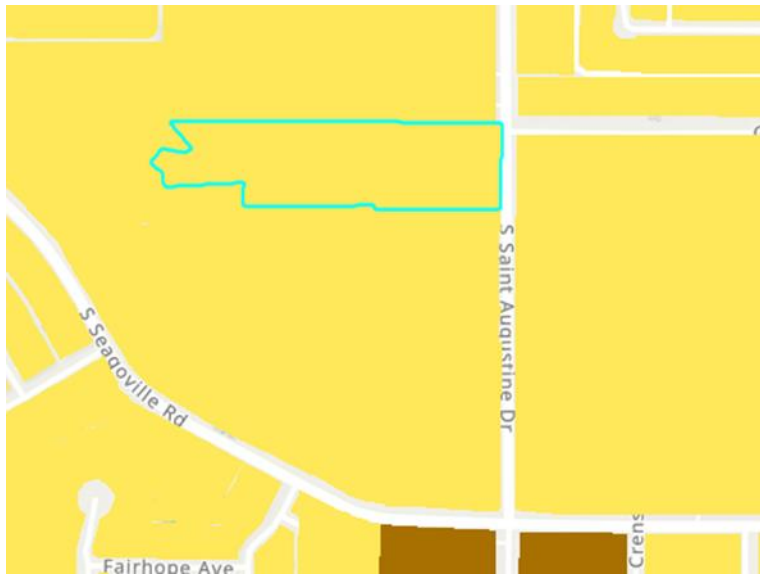
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

Placetypes:

Community Residential



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing

landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Encouraging the creation of new neighborhoods that are safe, pedestrian friendly, and provide diverse housing opportunities is one of the city's key economic development priorities.

The applicant's request is consistent with the characteristics of the Community Residential placetype.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) District	Undeveloped
North	PD 662	Public or private school
East	PD 989	Public or private school
South	R-7.5(A) District	Single family
West	R-7.5(A) District	Single family, undeveloped

Land Use Compatibility:

The area of request is currently undeveloped and is zoned R-7.5(A) District. The property adjacent to the north and the property across S. St. Augustine Drive on the east are both developed with schools. Properties to the west and south are developed with single family or are undeveloped.

The applicant is proposing to develop the site with multifamily. According to forwardDallas 2.0 Community Residential placetype, changes to areas with Community Residential neighborhoods should look to add housing in a way that is gently, sensitive to the existing context. Incompatible multiplex and apartment development should be located outside of existing single-family neighborhoods.

The subject property is along the community collector road with minimum width of 60-feet with a bike plan that can support a slightly higher residential density. The site is also within walking distance to a Neighborhood Mixed Use center and two area schools. Other MF zoning is in place and developed across St. Augustine. The applicant’s request will create additional housing options within the area and therefore, staff supports the proposed MF-1(A) Multifamily District request.

Development Standards:

The following is a comparison chart of the development standards for the current R-7.5(A) District and the proposed MF-1(A) District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25 ft.	5ft. SF Other: 10 ft. Side 15 ft. Rear	Min. lot size: 7,500 sq. ft.	30 ft.	45% Res. 25% Nonres.	Single family
Existing: MF-1(A)	15 ft.	0 ft. sf Duplex: 5 ft. Side 10 ft. Rear Other: 10 ft. Side 15 ft. Rear		36 ft.*	60% Res. 25% Nonres	Multifamily, Duplex & Single Family

*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet when developing a project with a significant multifamily portion would be applicable.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the current R-7.5(A) District and the proposed MF-1(A) District.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Existing
Use	R-7.5(A)	MF-1(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES	Not permitted	
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		

	Existing	Existing
Use	R-7.5(A)	MF-1(A)
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	★	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school		
Public school other than an open-enrollment charter school		
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES	Not permitted	

	Existing	Existing
Use	R-7.5(A)	MF-1(A)
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit	★	★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES	Not permitted	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		

	Existing	Existing
Use	R-7.5(A)	MF-1(A)
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R,★	S,R,★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

Off-street parking must be provided in accordance to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for multifamily is none required for multifamily developments with 20 dwelling units or less. One half space per dwelling unit for multifamily developments with more than 20 but less than 200 dwelling units. One space per dwelling unit for multifamily developments with 200 dwelling units or more. or multifamily uses with more than 20 but less than 100 dwelling units, 10 percent of required parking spaces must be marked for use by guests. For multifamily uses with 100 dwelling units or more, 15 percent of required parking spaces must be marked for use by guests.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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

Z-26-000040

List of Officers

OWNER

Individual

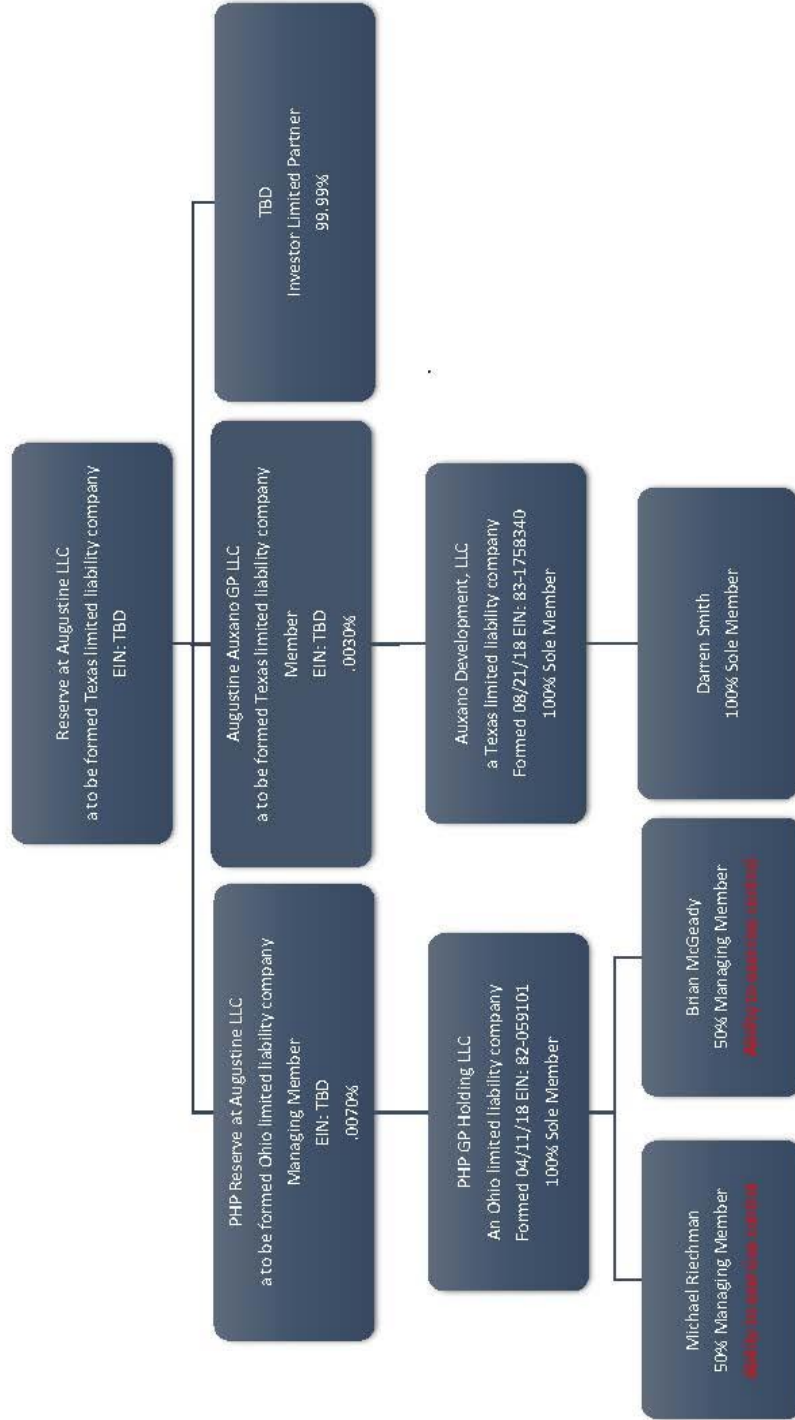
Marc S English

DEVELOPER

See attached organizational chart

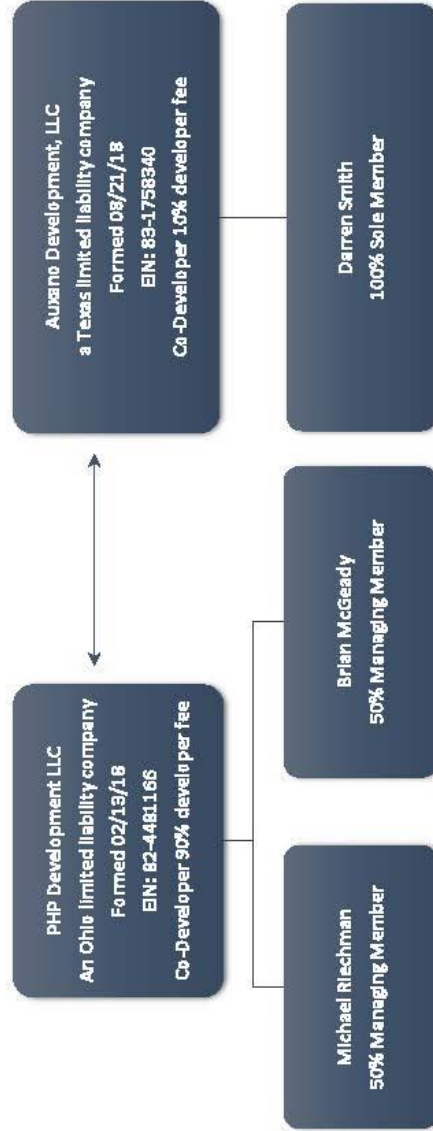
List of Officers
Organization Chart

Reserve at Augustine Ownership Organizational Structure



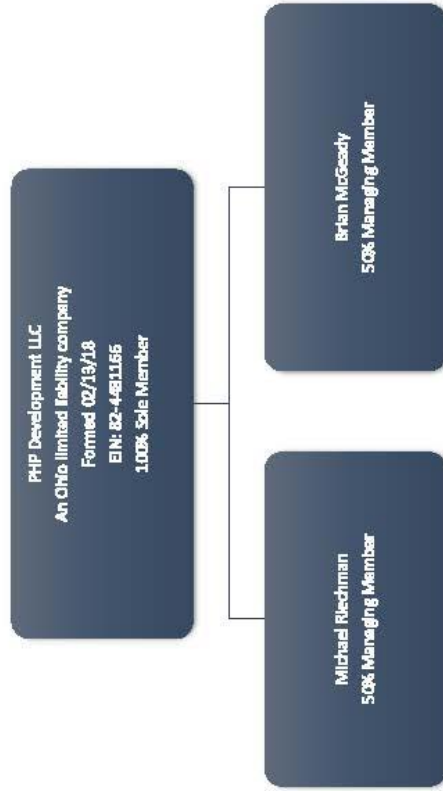
List of Officers
Organization Chart

Reserve at Augustine Developer Organizational Structure



List of Officers
Organization Chart

Reserve at Augustine Guarantor Organizational Structure



CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned R-7.5(A) Single Family District, on the west line of South St. Augustine Road, north of South Seagoville Road.

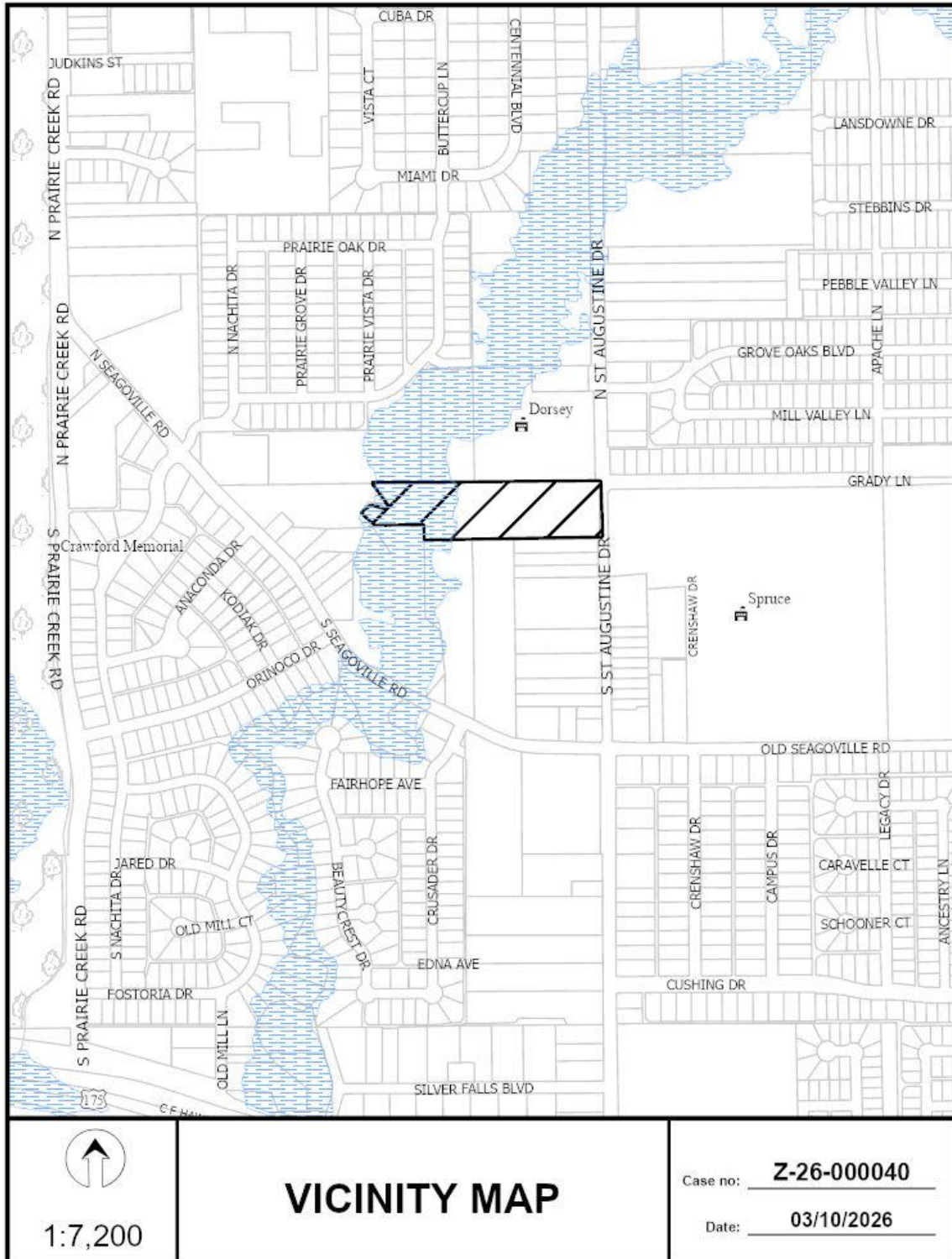
Maker: Serrato
Second: Herbert
Result: Carried: 13 to 0

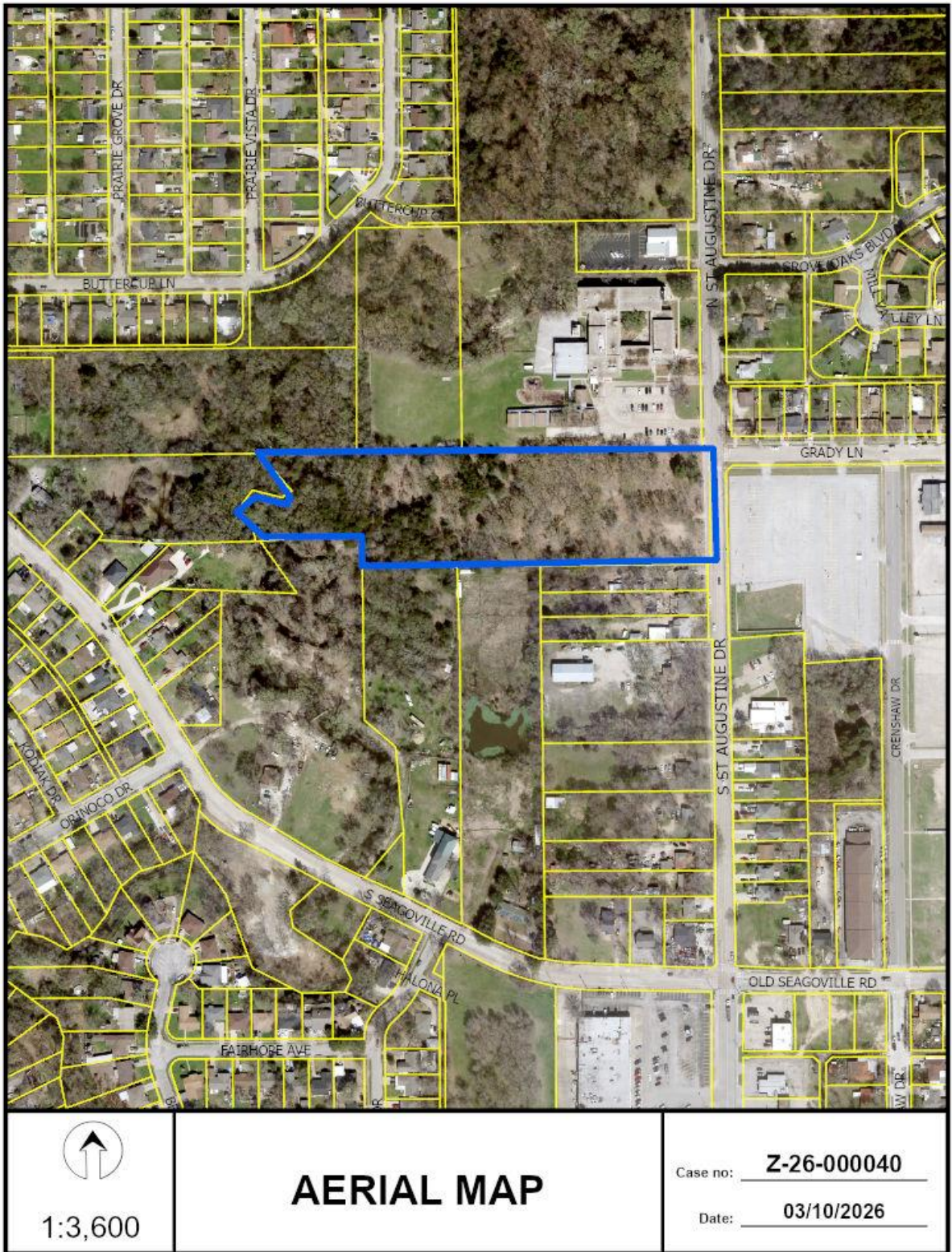
For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Franklin, Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

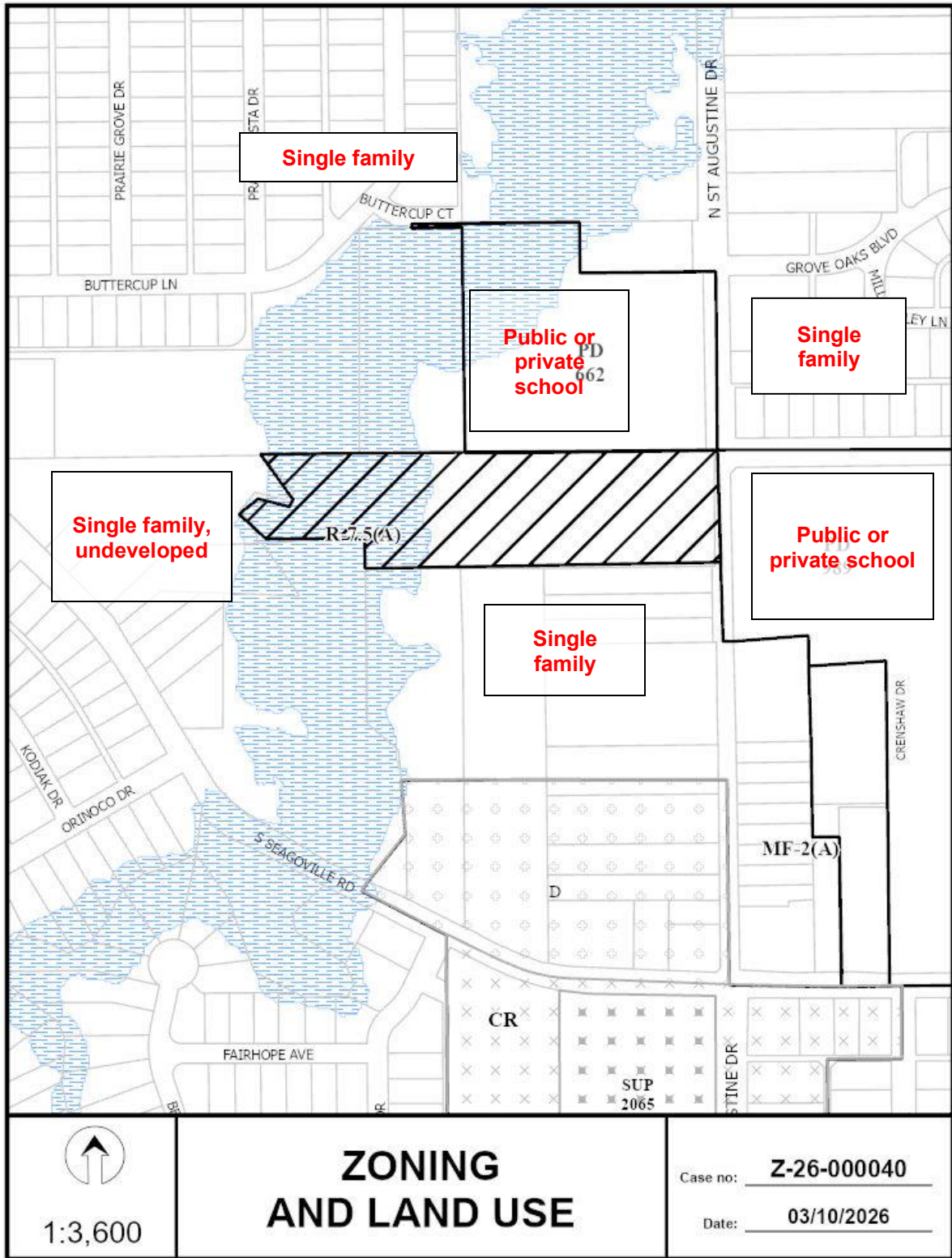
Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 4

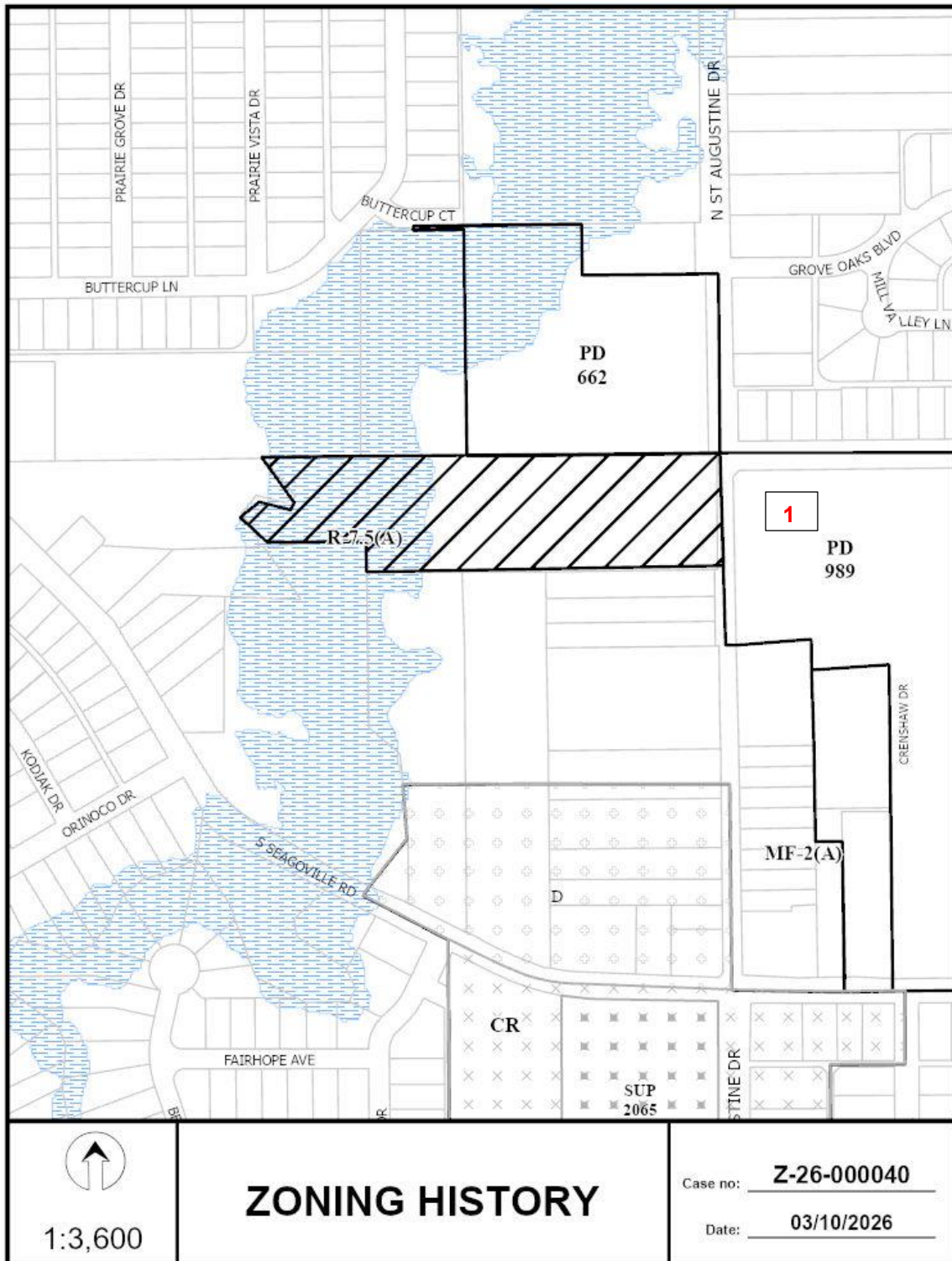
Notices:	Area: 400	Mailed: 34
Replies:	For: 1	Against: 1

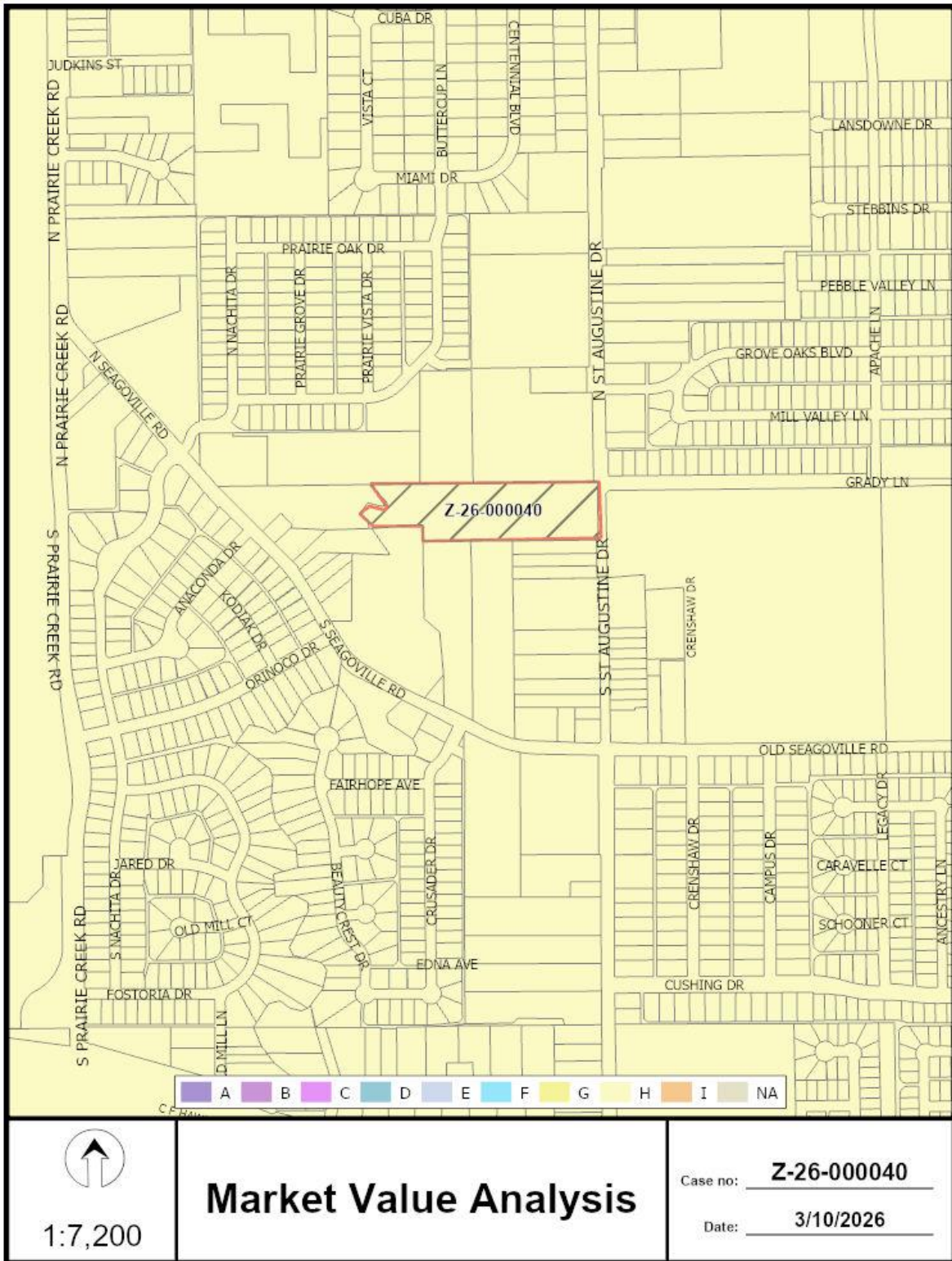
Speakers: None

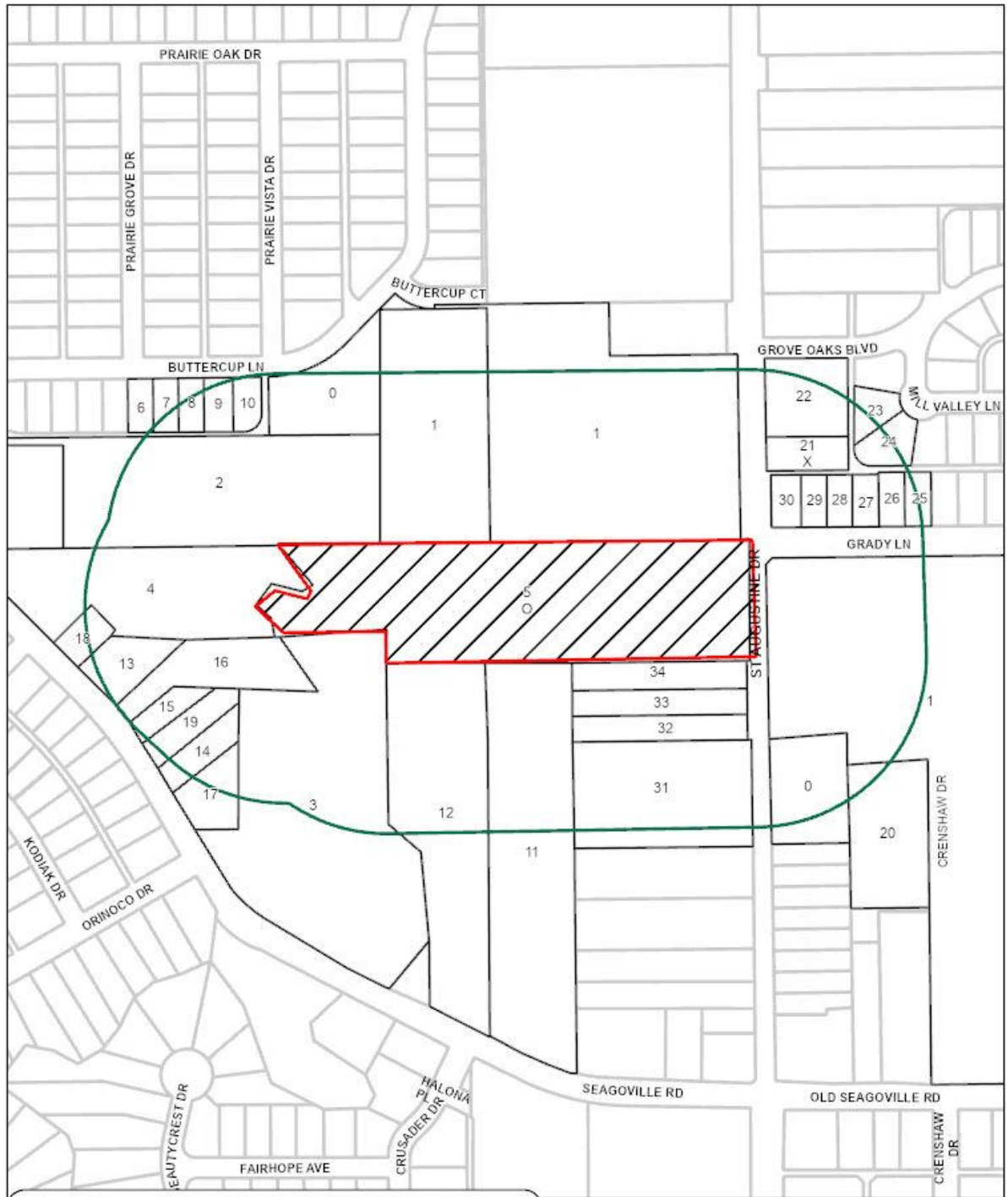












34	Property Owners Notified (38 parcels)
1	Replies in Favor (1 parcel)
1	Replies in Opposition (1 parcel)
400'	Area of Notification
4/9/2026	Date

Z-26-000040
CPC



1:3,600

04/08/2026

Reply List of Property Owners

Z-26-000040

34 Property Owners Notified

1 Property Owners in Favor

1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	133 N ST AUGUSTINE RD	Dallas ISD
	2	100 S SEAGOVILLE RD	ROBINSON HELEN CHARLENE FINLEY
	3	232 S SEAGOVILLE RD	BAHENA GREGORIO
	4	130 S SEAGOVILLE RD	MORIN RICHARD
O	5	115 S ST AUGUSTINE RD	ENGLISH MARC S
	6	132 BUTTERCUP LN	GONZALEZ ISIDRO &
	7	138 BUTTERCUP LN	VALDEZ JOSE GAONA
	8	144 BUTTERCUP LN	ALLEN ALLEN & DONNA S
	9	150 BUTTERCUP LN	PIRTLE ZATARIA T
	10	156 BUTTERCUP LN	MENDOZA MANUEL
	11	316 S SEAGOVILLE RD	Taxpayer at
	12	246 S SEAGOVILLE RD	MARTINEZ DINOICIO SR
	13	148 S SEAGOVILLE RD	GUERRERO JONATHAN
	14	172 S SEAGOVILLE RD	ROJASVILLEGAS NOEL &
	15	164 S SEAGOVILLE RD	AGUILAR JUAN
	16	156 S SEAGOVILLE RD	AGUILAR KARINA & JUAN JOSE
	17	176 S SEAGOVILLE RD	CHAVEZ JOSE BLAS CEPEDA
	18	140 S SEAGOVILLE RD	MONDRAGON JUANITA
	19	168 SEAGOVILLE RD	MARTINEZ JAIME & GUAJARDO AYME
	20	200 CRENSHAW DR	WOOD SHAUN D & JENNIFER L
X	21	128 N ST AUGUSTINE RD	SIMS JIMMY R LIFE ESTATE &
	22	134 N ST AUGUSTINE RD	LUNA SONIA IMELDA DE &
	23	9710 MILL VALLEY LN	RAMIREZ RAUL SERGIO &
	24	9714 MILL VALLEY LN	WIGGINS CAROLYN
	25	9635 GRADY LN	HARRELL DORA
	26	9629 GRADY LN	Taxpayer at

Z-26-000040

04/08/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9623 GRADY LN	AZA ZELENIA
	28	9617 GRADY LN	AZA EMILIO & MARIA R
	29	9611 GRADY LN	REYES EVA EDITH
	30	9605 GRADY LN	DN BRAYTON MANAGEMENT
	31	137 S ST AUGUSTINE RD	LOPEZ MARTINA SALAZAR
	32	133 S ST AUGUSTINE RD	LOPEZ MARTIN & TERESA
	33	129 S ST AUGUSTINE RD	TORRES ANA MARIA
	34	125 S ST AUGUSTINE RD	HERNANDEZ ISRAEL