

FILE NUMBER: Z-26-000056 **DATE FILED:** March 19, 2026

LOCATION: Northwest line of Herrling Street, between South 2nd Avenue and Cross Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 6,250 sq. ft. **CENSUS TRACT:** 48113002703

APPLICANT/ OWNER: Anish A Thakrar / Invest in South Dallas LLC

REQUEST: An application for TH-3(A) Townhouse Subdistrict, on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow the development of two new housing units on the lot.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-5(A) Single Family Subdistrict within Planned Development District 595 and is undeveloped.
- The surrounding area contains a significant number of nonconforming duplexes.
- The purpose of the request is to rezone the property to a compatible district that allows duplex use on the site.
- The applicant proposes a duplex use. This use is permitted within the proposed TH-3(A) District.

Zoning History:

There has been one zoning case in the area in the past five years:

1. **Z234-174:** On November 13, 2024, the City Council approved a zoning change from an R-5(A) Single Family Subdistrict within Planned Development District 595 to a TH-3(A) Townhouse Subdistrict within Planned Development District No. 595 on property located along the northwest line of Herrling Street, northeast of 2nd Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Herrling Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Bus Routes:

13, 216

STAFF ANALYSIS:

Comprehensive Plan:

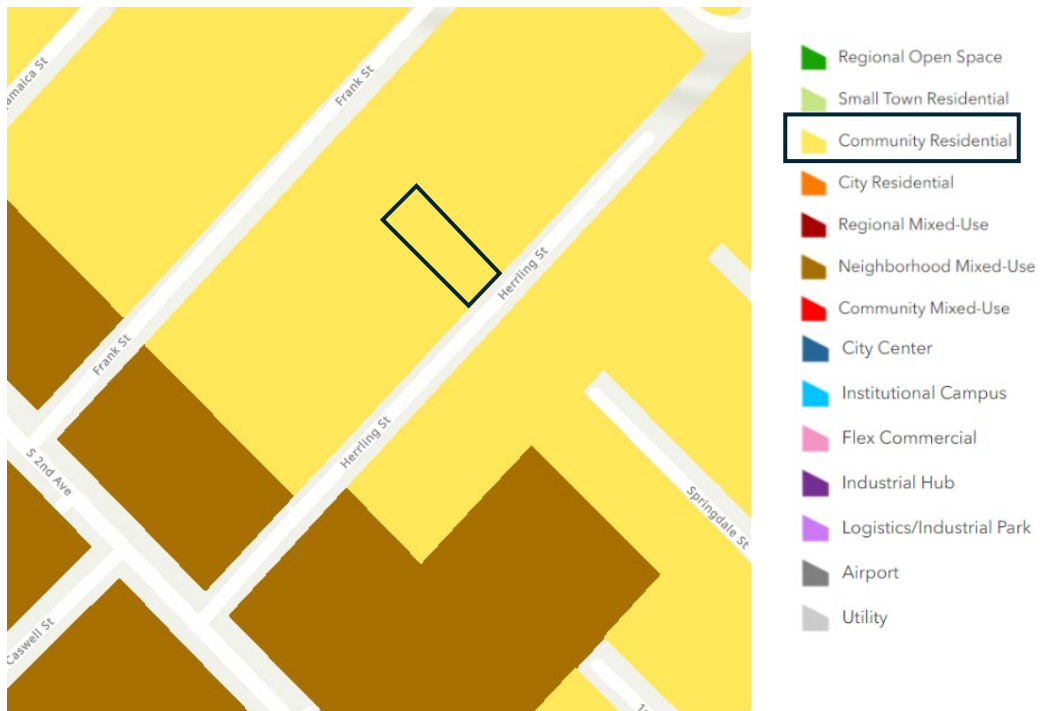
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the **Community Residential** placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed request aligns with the land uses and intent of this placetype and is therefore **consistent** with the forwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



South Dallas Fair Park Area Plan:

The South Dallas/Fair Park Area Plan (May 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. The plan focuses on implementation and action, emphasizing updated land use and zoning regulations, new housing and design standards, and strategies to preserve neighborhood character while accommodating diverse housing options. A central objective of the plan is to reduce nonconformities and promote compatible infill development that reflects the established residential patterns of South Dallas neighborhoods.

The proposed change is consistent with the Area Plan’s guiding principles for Land Use & Zoning and Housing & Design. It supports the long-term vision of stabilizing existing neighborhoods, easing displacement pressures, and ensuring that new housing types remain compatible with the historic character of the neighborhood. By allowing duplex use, this rezoning maintains consistency with surrounding development while advancing the plan’s call for zoning updates that promote equitable and context-sensitive housing opportunities.

Land Use

	Zoning	Land Use
Site	R-5(A) Single Family Subdistrict, PD 595	Undeveloped
Northeast	R-5(A) Single Family Subdistrict, PD 595	Single family, Duplex
Southeast	R-5(A) Single Family Subdistrict, PD 595	Single family, Duplex
Northwest	R-5(A) Single Family Subdistrict, PD 595	Undeveloped
Southwest	R-5(A) Single Family Subdistrict, MF-1 subdistrict, PD 595	Duplex

Land Use Compatibility:

The area of request is currently undeveloped and zoned R-5(A) Single Family Subdistrict within Planned Development District 595. Surrounding properties are also zoned R-5(A) within PD 595 and are primarily residential in character, consisting of a mix of single-family homes, duplexes, and undeveloped parcels.

To the northeast and southeast, properties are developed with single-family homes and duplexes. To the northwest, properties remain undeveloped. To the southwest, properties include a mix of single-family and duplex uses.

The presence of nonconforming duplexes in the area reflects an established pattern of attached housing that predates current zoning standards. In addition, nearby properties

have been more recently rezoned to allow duplex development, indicating a gradual transition toward accommodating attached residential forms.

Staff finds that the proposed rezoning to TH-3(A) is compatible with the surrounding land use pattern. The request aligns with both the existing development context and recent zoning actions in the area, while allowing for a form of housing that is already present and evolving within the neighborhood.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Height Stories</u>	<u>Density</u>	<u>Lot Coverage</u>	<u>Primary Uses</u>
	<u>Front</u>	<u>Side/Rear</u>				
Existing PD 595 R-5(A)	20'	Res: 5' Other: 10'	30'	1 unit / 5,000 sqft	Res: 45% Nonres: 25%	Single family
Proposed PD 595 TH-3(A)	0' ¹	SF: 0' ² / 0' Duplex: 5'/10' Other: 10'/10'	36'	12 units per acre minimum lot area: 2,000 per SF 6,000 per duplex ³	Res: 60% site Nonres: 25% 80% per lot	Single family, duplex

¹Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. So, the lots in the area of request would be subject to a 20-foot front yard due to the adjacent R-5(A) Subdistrict lots.

² TH-3(A) picks up the single family side yard where it abuts a great district.

³ The TH-3(A) Townhouse District does not permit more than 12 dwelling units per acre. The existing lot size would result in a maximum of 1.72 dwelling units. However, per the Zoning Review Division, the minimum lot area for residential use controls over the maximum dwelling unit density. The minimum lot size for duplex structures is 6,000 square feet. As the lot is 6,250 square feet in size, this development would be permitted.

Parking:

Parking must be provided in accordance with the requirements of PD No. 595 and Chapter 51A, as amended. The requirement for a single family use in a TH district is one space per unit.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in 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 target intervention strategies more precisely 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 in an “H” MVA area.

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List of Officers

Anish A Thakrar – Owner

CPC Action
MAY 7, 2026

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse Subdistrict, on property zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Herrling Street, between South 2nd Avenue and Cross Street.


Maker: Koonce
Second: Hampton
Result: Carried: 14 to 0

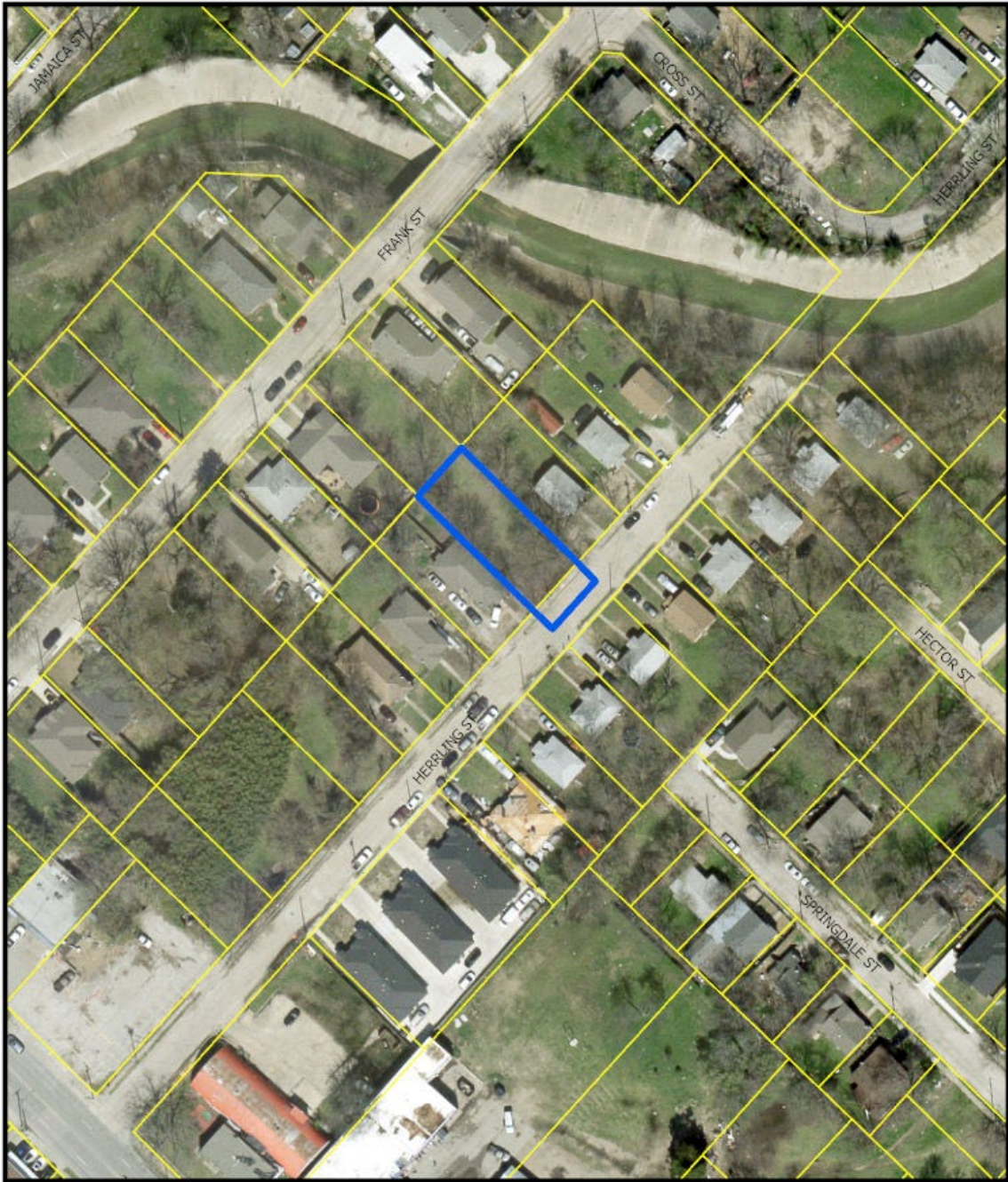
For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 31
Replies: For: 0 Against: 0

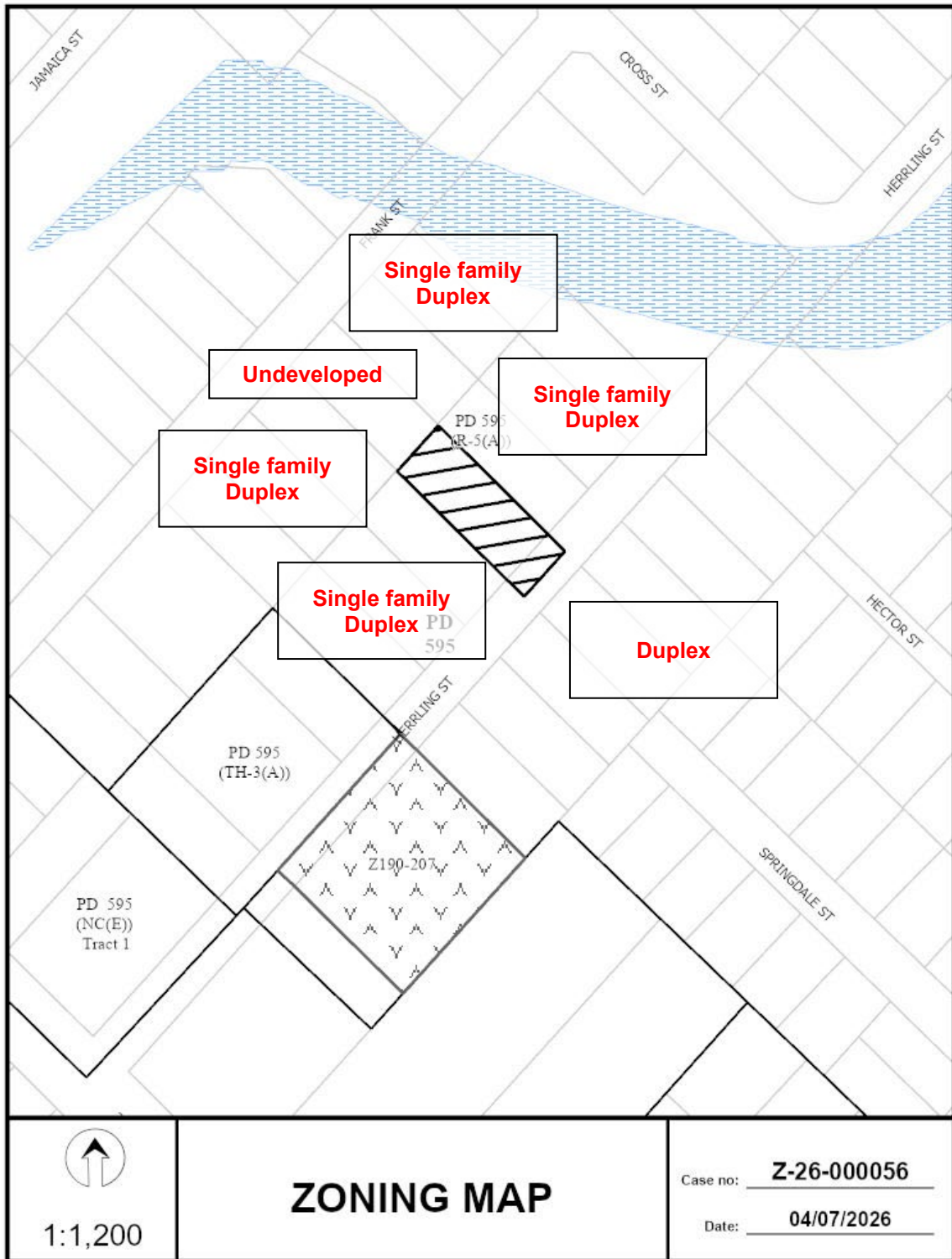
Speakers: None

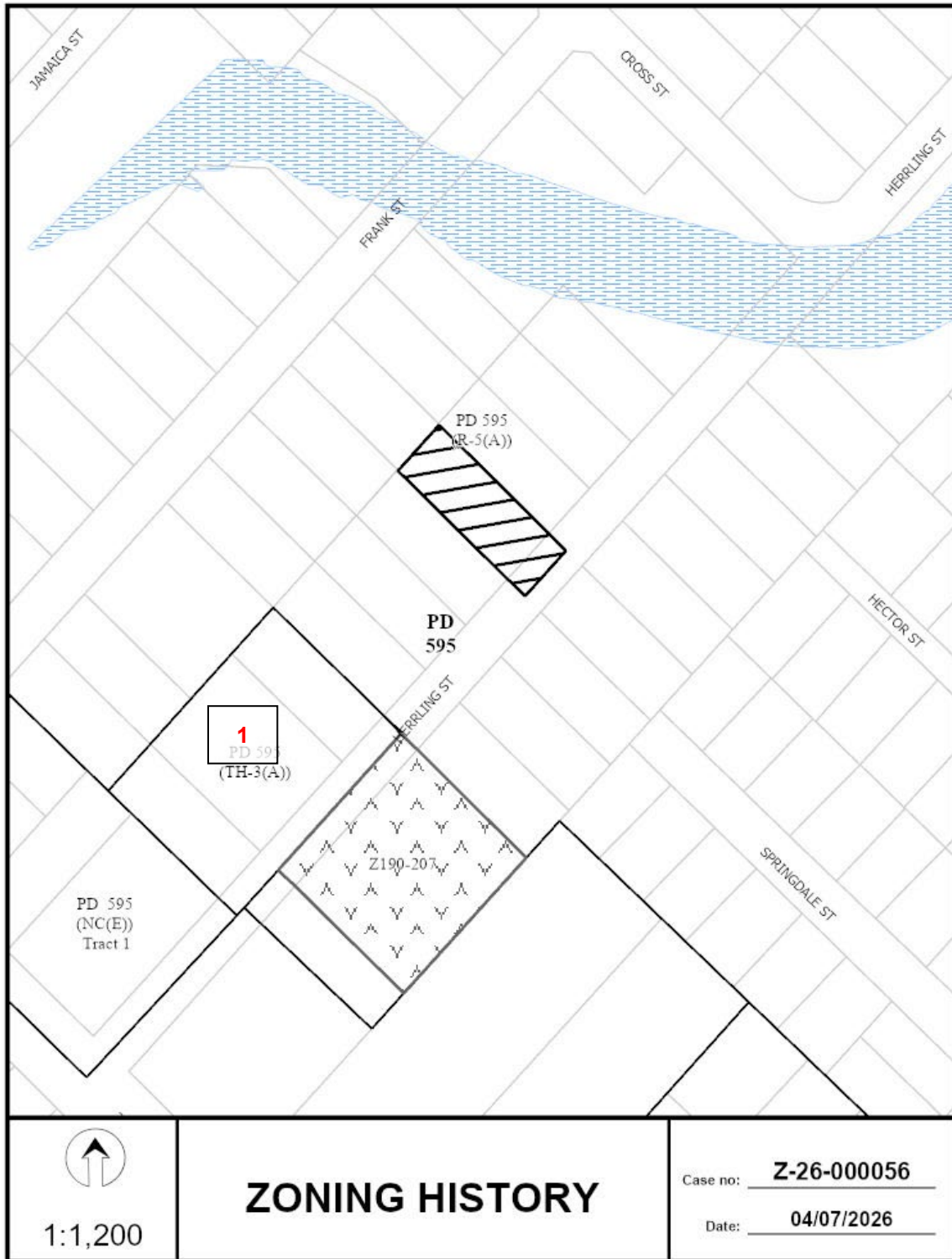


 1:4,800	<h2>VICINITY MAP</h2>	Case no: Z-26-000056 Date: 04/07/2026
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 1:1,200	<h2>AERIAL MAP</h2>	Case no: <u>Z-26-000056</u> Date: <u>04/07/2026</u>
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31	Property Owners Notified (38 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
5/7/2026	Date

Z-26-000056
CPC



1:1,200

05/06/2026

Reply List of Property Owners***Z-26-000056******31 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	3610	FRANK ST	INVEST IN SOUTH DALLAS LLC
2	3531	FRANK ST	PEREZ GUSTAVO & JANNET ALVAREZ
3	3603	FRANK ST	PHAM TIEN THOMAS QUANG
4	3611	FRANK ST	BANKS WALTER L &
5	3615	FRANK ST	APRACE INVESTMENTS LLC
6	3522	FRANK ST	ROSS MARY LF ESTAT
7	3530	FRANK ST	3 SAM LLC
8	3602	FRANK ST	DAWSON DOROTHY LIFE EST
9	3604	FRANK ST	Taxpayer at
10	3614	FRANK ST	HARRIS HELEN EST OF
11	3618	FRANK ST	ASHFORD DESTINY LANETTE
12	3623	HERRLING ST	Taxpayer at
13	3619	HERRLING ST	WILLIAMS SHANTAE
14	3615	HERRLING ST	Taxpayer at
15	3605	HERRLING ST	Taxpayer at
16	3603	HERRLING ST	Taxpayer at
17	3529	HERRLING ST	COUCH PROPERTIES LLP
18	3527	HERRLING ST	MOSES REALTY LLC SERIES 3
19	3522	HERRLING ST	INVEST IN SOUTH DALLAS LLC
20	3530	HERRLING ST	Taxpayer at
21	3606	HERRLING ST	Taxpayer at
22	3614	HERRLING ST	Taxpayer at
23	3618	HERRLING ST	Taxpayer at
24	3622	HERRLING ST	Taxpayer at
25	3626	HERRLING ST	Taxpayer at
26	2702	S 2ND AVE	2702 SECOND AVE LLC

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05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2707 SPRINGDALE ST	Taxpayer at
	28	2703 SPRINGDALE ST	GOOD URBAN DEVELOPMENT LLC
	29	2702 SPRINGDALE ST	NYAMOGO JOSEPH
	30	2706 SPRINGDALE ST	NORTH POINT HOMES LLC
	31	2707 HECTOR ST	BAIG MAN