

FILE NUMBER: Z-26-000048 **DATE FILED:** March 17, 2026

LOCATION: Northeast line of Mt. Auburn Avenue, between Gurley Avenue and East Grand Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 7,500 sq. ft. **CENSUS TRACT:** 48113001204

OWNER/APPLICANT: Molly McGetrick and Leslie Weihs Gravel

REQUEST: An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134.

SUMMARY: The purpose of the request is to allow duplex use.

STAFF RECOMMENDATION: Approval, subject to an amended Exhibit 134A.

CPC RECOMMENDATION: Approval, subject to an amended Exhibit 134A.

PLANNED DEVELOPMENT DISTRICT 134:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=134>

BACKGROUND INFORMATION:

- The area of request is currently being developed with a duplex. A permit for a duplex was issued in 2022.
- PD 134 accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The only uses permitted within Subarea A are single family and duplex uses and uses permitted in the R-7.5 Single Family District.
- The current duplex use does not comply with PD 134 land use map, which designates the parcel as single family; therefore, the applicants are requesting that the property be rezoned to the duplex use within Planned Development District 134 Subarea A.
- The ordinance associated with this case would allow staff to encode an updated digital version of the land use map Exhibit 134A. The draft digital land use map is attached to this report. Staff notes that the practical challenges of reading and interpreting the existing document can contribute to difficulties at permitting.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Mt. Auburn Ave.	Local Street	--

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:

214

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.

The applicant’s request is consistent with the characteristics of the Community Residential placetype. The request particular aligns with Housing Choice + Access Objective A, Provide a Mix of Housing Types and Affordabilities to Meet Diverse Needs.

Land Use:

	Zoning	Land Use
Site	Subarea A within PD 134	Duplex
North	Subarea A within PD 134	Single family

East	Subarea A within PD 134	Single family and duplex
South	Subarea A within PD 134	Single family
West	Subarea A within PD 134	Single family and duplex

Land Use Compatibility:

The site is currently developed with a duplex. The character of the area is predominantly single family detached with a substantial number of duplexes as well.

The site lies within Planned Development District No. 134 Subarea A. This PD accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The only uses permitted within Subarea A are single family and duplex uses and uses permitted in the R-7.5 Single Family District.

The standards for development follow those of the R-7.5 Single Family District, with a minimum front yard setback of 10’ and other setback deviations, detailed in the table below. These standards apply to both duplexes and single family houses.

Staff supports the proposed rezoning to a duplex use because it is in line with the character and existing development of the neighborhood and will increase the housing stock. Nearby duplexes or entitlements for duplexes further support this request, with six lots designated for duplex use on the existing land use map within the site’s block.

Development Standards

Following is a comparison of the development standards of the R-7.5 Single Family District, the PD 134 single family and duplex standards, and the D(A) Duplex District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
For comparison: R-7.5 Single Family	25'	5'	Min. lot size is 7,500 sqft	30'	45% residential	Min. lot width 55'	Single family
Existing PD 134 Single Family and Duplex	10'	5'	Min. lot size is 7,250 sqft	30'	45% residential	Min. lot width 50'	Single family, duplex

For comparison: D(A) Duplex	25' ²	Single family: 5' Duplex: 5' side, 10' rear	Min. lot size is 6,000 sqft	36'	60% residential		Single family, duplex
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¹ Setbacks on interior lots are the same as, or between, setbacks of closest adjacent structures. Structure on vacant corner lot must conform to setback that is within 5% of setback of closest adjacent structure within same block.

² Would impose greater setback on properties in the future due to blockface continuity standards.

The proposed change does not alter any of the development standards of the existing zoning, and duplexes developed under this district would be subject to the same standards established in PD 134 Subarea A. Only the use would be changed.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

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

Use	Existing	Proposed
	PD 134 Single Family	PD 134 Duplex
AGRICULTURAL USES		
Animal production	•	•
Commercial stable	•	•
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
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		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
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		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
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		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
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 a duplex use is one

As with any minimum required parking, these ratios only reflect the minimum amount required.

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 "F" MVA area.

**CPC Action
May 7, 2026**

Motion: It was moved to recommend **approval** to amend the land use map to allow a duplex use, subject to an amended Exhibit 134A, on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the northeast line of Mt. Auburn Avenue, between Gurley Avenue and East Grand Avenue.

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

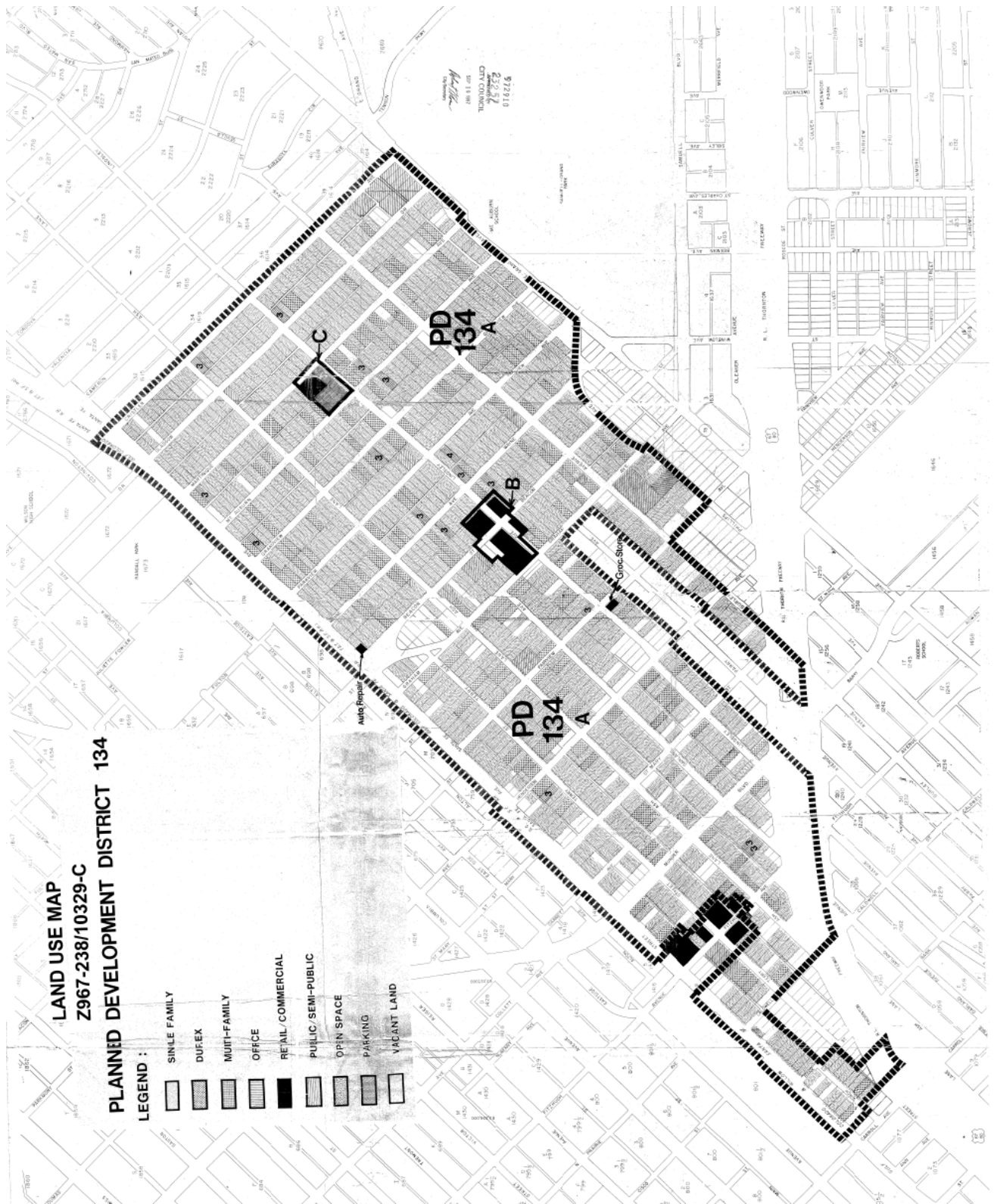
Notices: Area: 200 Mailed: 34
Replies: For: 2 Against: 1

Speakers: For: None

For (Did not speak): Leslie Gravel, 1026 Mount Auburn Ave., Dallas, TX, 75223

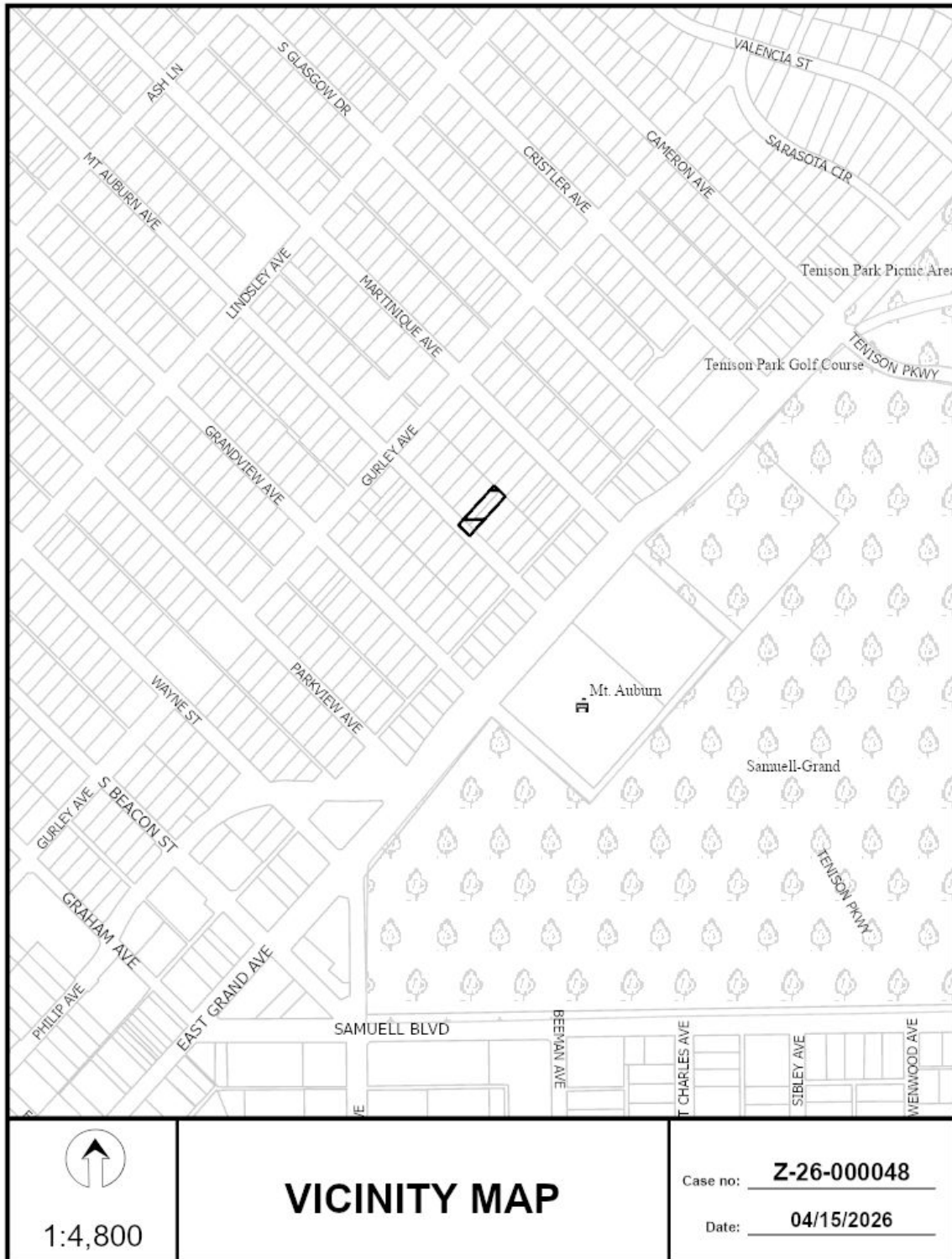
Against: None

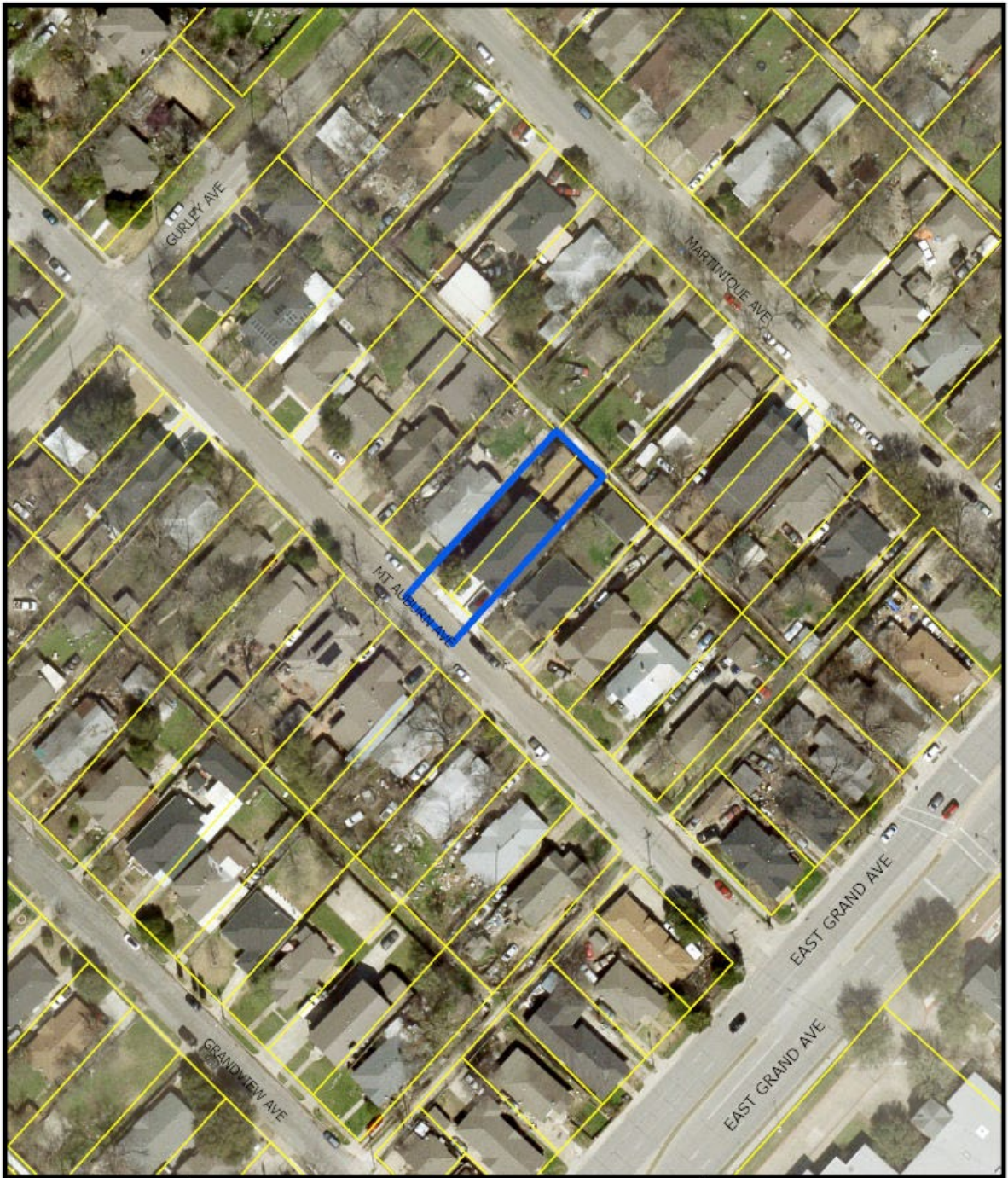
EXISTING LAND USE MAP



PROPOSED AMENDED LAND USE MAP





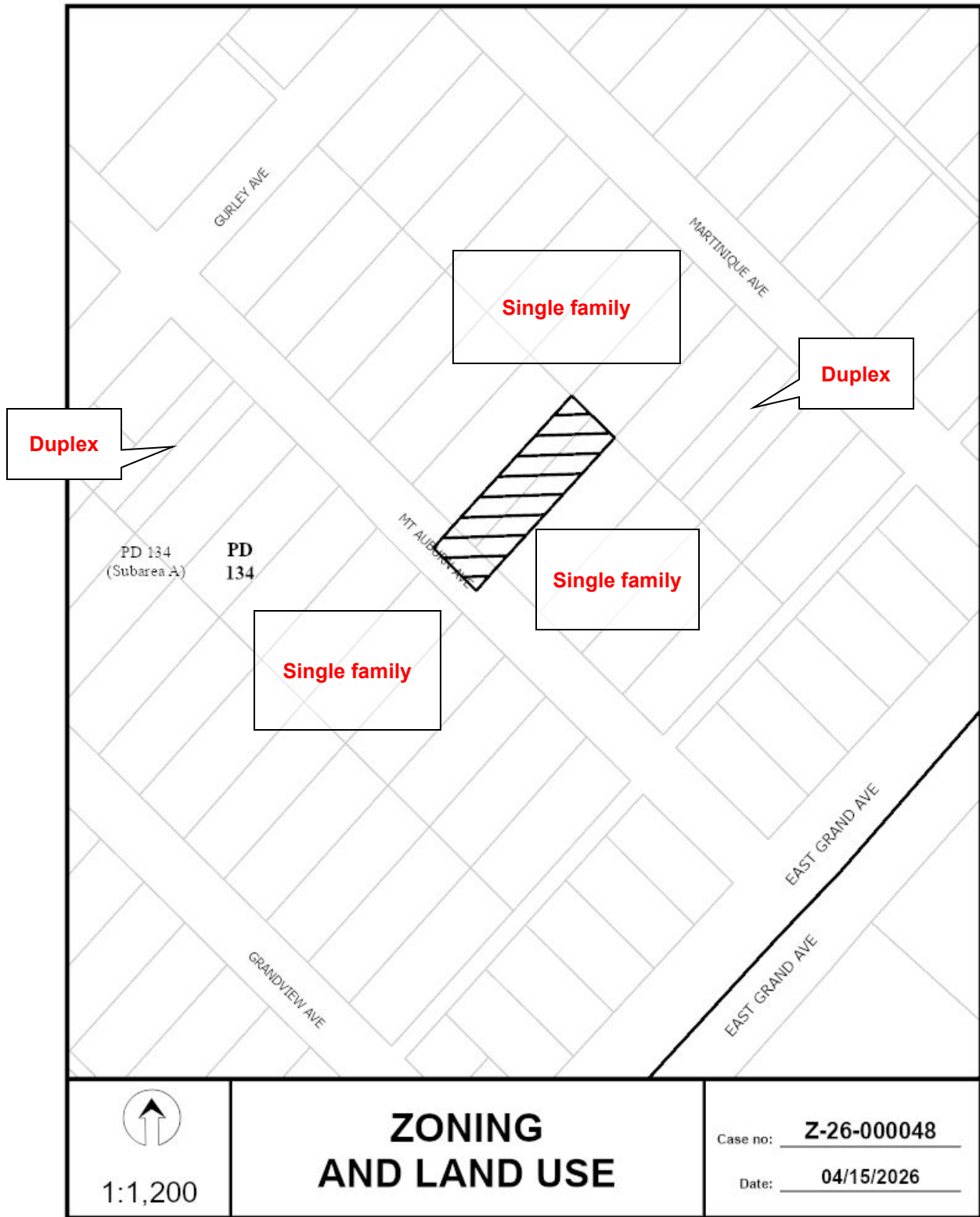


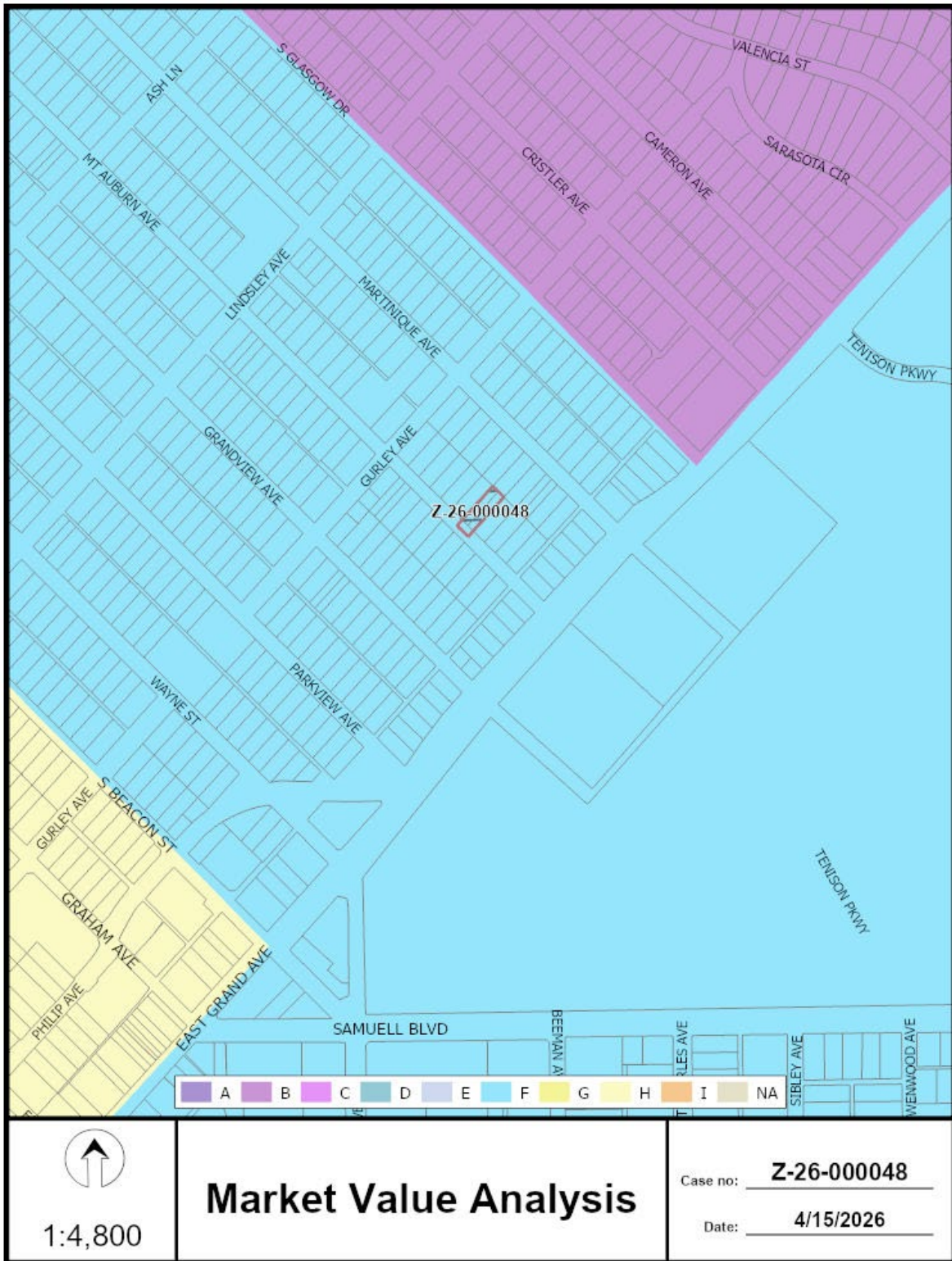
1:1,200

AERIAL MAP

Case no: Z-26-000048

Date: 04/15/2026







<u>34</u>	Property Owners Notified (37 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>1</u>	Replies in Opposition (1 parcel)
<u>200'</u>	Area of Notification
<u>5/7/2026</u>	Date

Z-26-000048
CPC



1:1,200

05/06/2026

Reply List of Property Owners**Z-26-000048****34 Property Owners Notified****2 Property Owners in Favor****1 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	1028 MT AUBURN AVE	MCGETRICK MOLLY E
O	2	1026 MT AUBURN AVE	GRAVEL LESLIE WEIHS &
	3	1102 GRANDVIEW AVE	CROSSFIRE KIDS
	4	1030 GRANDVIEW AVE	MARTINEZ JOSE
	5	1026 GRANDVIEW AVE	GURERRERO GUMARO & MARIA
	6	1022 GRANDVIEW AVE	RUELAS GENEVIEVE S
	7	1018 GRANDVIEW AVE	NEW START REMODELING
	8	1014 GRANDVIEW AVE	LAHOMA HALL DEVELOPMENT
	9	1115 MT AUBURN AVE	Taxpayer at
	10	1107 MT AUBURN AVE	CMCR INVESTMENTS LLC
	11	1103 MT AUBURN AVE	LYNCH ALYSON CLARISSE
	12	1031 MT AUBURN AVE	COLON ROJELIO & MARIA
	13	1027 MT AUBURN AVE	LOPEZ MARIA G
O	14	1023 MT AUBURN AVE	JETTON JASMINE HOPE &
	15	1019 MT AUBURN AVE	TINAJERO JOSE & IDALIA
	16	1015 MT AUBURN AVE	FHIG LP
	17	1011 MT AUBURN AVE	DIVOT LP
	18	1007 MT AUBURN AVE	GORDON DAVID
	19	1110 MT AUBURN AVE	TORRES SALVADOR
	20	1104 MT AUBURN AVE	GUEVARA JOSE J &
	21	1030 MT AUBURN AVE	HERBAS JOSE DELGADILLO
	22	1018 MT AUBURN AVE	WILLIAMS WILLIAM G &
	23	1014 MT AUBURN AVE	CODA PROPERTIES LIMITED PARTNERSHIP
	24	1006 MT AUBURN AVE	AYALA ALFREDO EST OF
	25	1111 MARTINIQUE AVE	JUBERA EDWARD JR
X	26	1107 MARTINIQUE AVE	VILLARRUEL ARACELI & ALEJANDRO

Z-26-000048

05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1101 MARTINIQUE AVE	Taxpayer at
	28	1103 MARTINIQUE AVE	KLAUS MARIA EDUARDA XIMENES
	29	1031 MARTINIQUE AVE	ESCOBEDO CESAR ALONSO EST OF &
	30	1027 MARTINIQUE AVE	Taxpayer at
	31	1023 MARTINIQUE AVE	RICO SUSANA JUAREZ
	32	1019 MARTINIQUE AVE	HILL STACEY
	33	1015 MARTINIQUE AVE	ZUNIGAJUAREZ PATRICIA &
	34	1011 MARTINIQUE AVE	JUAREZ MARIO &