
FILE NUMBER: Z-25-000069(MB) **DATE FILED:** June 23, 2025

LOCATION: Between the north terminus of North Boulevard Terrace and Plymouth Road

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 3.52 acres **CENSUS TRACT:** 48113006800

REPRESENTATIVE: Audra Buckley

OWNER/APPLICANT: Christian Chernock

REQUEST: An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District.

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

STAFF RECOMMENDATION: **Approval** of MF-2(A) Multifamily District and deed restrictions as volunteered by the applicant.

CPC RECOMMENDATION: **Approval** of MF-2(A) Multifamily District and deed restrictions as volunteered by the applicant.

PRIOR CPC ACTION: On September 4, 2025, CPC moved to hold this case under advisement until October 9, 2025. On October 9, 2025, CPC moved to hold this case under advisement until November 20, 2025. On November 20, 2025, CPC moved to hold the case under advisement until January 15, 2026.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District and is mostly undeveloped, with two homes on the southern end of the area of request.
- The request site is approximately 3.52 acres in size.
- The applicant wishes to develop multifamily housing on the site.
- As such, the applicant requests rezoning to MF-2(A) Multifamily District.
- On February 5, 2026, CPC recommended approval of MF-2(A) Multifamily District subject to deed restrictions volunteered by the applicant.
- The staff recommendation has changed from TH-3(A) Townhouse District to MF-2(A) Multifamily District with deed restrictions. This change was made based on a re-assessment of the proposal, including deed restrictions that substantially limit lot coverage to 30% rather than the standard 60%. This change, as well as other components of the proposed deed restrictions, would limit the total buildable area, thus reducing the impact on the neighborhood as compared with a base MF-2(A) Multifamily District. The buildable area and development potential would be in line with the prior recommendation of TH-3(A) Townhouse District, albeit in a multifamily building form rather than several attached or detached dwellings.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Boulevard Terrace	Local street	40 feet to 50 feet

Transit Access:

The area of request is within a half mile of the following transit services:

DART Bus
Route 9, 101

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 will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Multifamily is a secondary land use in the Community Residential placetype. As such, consideration must be given to the compatibility of the proposed land use in the context of the area. The proposed area is adjacent to an existing MF-2(A) Multifamily District, and much of the neighborhood on the southern end of Boulevard Terrace is zoned TH-3(A) Townhouse District. The site would have access to a major thoroughfare and transit.

Under SB 840, state legislation enacted in 2025 which amended municipal zoning authority over height and setback regulations, multifamily on this site is not limited to the typical 36-foot maximum height or the typical Residential Proximity Slope (RPS). Instead, a maximum height of 45 feet would apply to multifamily uses on this site. The building would not be required to step back or reduce its height as it would under normal RPS rules. This applies to all properties zoned MF-2(A) in the city today, including the lot adjacent to the south of the area of request.

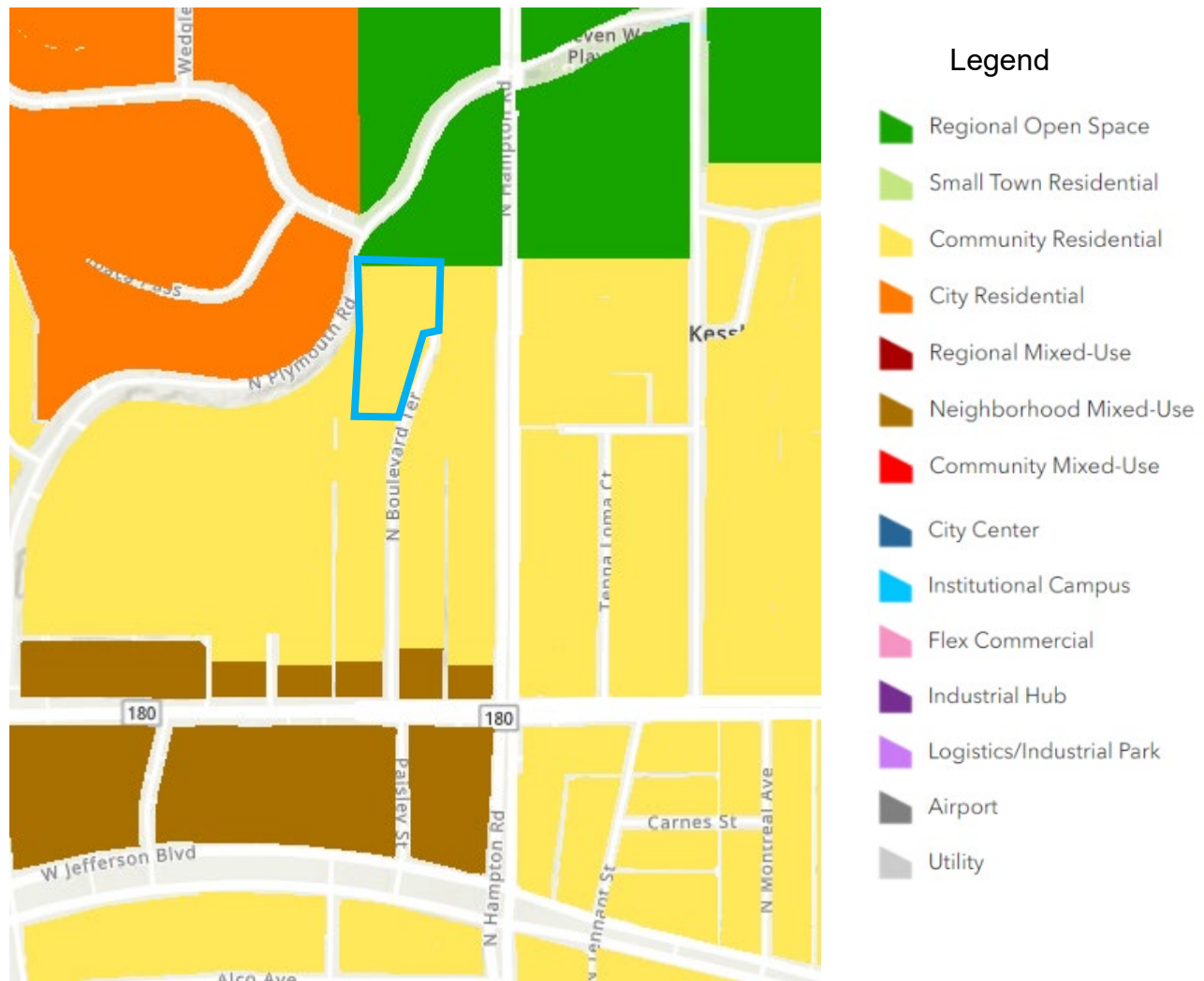
At initial review, staff found that an unencumbered MF-2(A) Multifamily District may be less compatible with the recommendations of the comprehensive plan, given the nature of the neighborhood and what is permissible under base MF-2(A) as well as the additional development standards of SB 840. The proposed deed restrictions provide substantial reductions in the total buildable area of the site, which in turn increases the compatibility with the existing neighborhood. While a multifamily building is a departure from what is

generally found in the neighborhood, the total impact vis-à-vis dwelling units, curb cuts, etc. would be the same or even lesser compared with the previously recommended TH-3(A) Townhouse District.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Vacant, single family, duplex
North	R-7.5(A) Single Family	Vacant
South	MF-2(A) Multifamily, TH-3(A) Townhouse	Single family
East	R-7.5(A) Single Family	Single family
West	PD 801	Multifamily

Land Use Compatibility:

The area of request is mostly undeveloped.

The immediate surroundings of the site are single family; the area of request does include a duplex. The MF-2(A) Multifamily area to the south is developed with single family houses. The TH-3(A) Townhouse area is developed with a mix of single family and duplexes.

When considering the placement of multifamily, staff evaluates several factors, including proximity to transportation, availability of services such as retail and schools, and the overall context in which the surrounding area is developed.

The site is within a half mile of two DART bus routes serving Hampton Road and Jefferson Boulevard. The site would have access to West Davis Street as well as Hampton Road. The construction of the connector between North Boulevard Terrace and North Plymouth Road will improve site access by providing an alternative route to and from Hampton Road.

The site is close to several retail options, including restaurants and grocery stores, along West Davis and the surrounding area. Additionally, the site is close to Louise Wolff Kahn Elementary School.

The surrounding community is predominantly single-family and duplex housing. While a large-scale development would be less appropriate, the conditions of this site would limit the overall envelope and structure of multifamily housing developed on the site. The proposed deed restrictions additionally limit the overall footprint of the site, thus reducing the number of dwelling units that would be built compared to an unencumbered MF-2(A) district. As such, staff finds that the proposed land use is compatible with the surrounding area.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing R-7.5(A)</u>	25 feet	5 feet	7,500 sqft	No max	30 feet	45% max.
<u>Requested MF-2(A)</u>	15 feet	Side: 10 feet Rear: 15 feet	No max density	No max	36 feet (45 feet under SB 840)	60% max
<u>With Deed Restrictions</u>	15 feet	Side: 10 feet Rear: 15 feet	No max density	No max	36 feet (45 feet under SB 840)	30% max.

1: SB 840 prohibits minimum lot size restrictions; SB 840 imposes 45 feet max height and restricts application of RPS

2: Blockface continuity applies

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

Parking:

Under the base development code, the required off-street parking for a development of this size is one-half space per dwelling unit. 10% of the required parking must be reserved for guests, and areas for anticipated loading, short-term drop-off / pick-up, and other such components must be identified at permitting. The proposed deed restrictions increase the required parking to one space per dwelling 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 strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “F” MVA area.

CPC Action

September 4, 2025

Motion: In considering an application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard

Terrace and Plymouth Road, it was moved to **hold** this matter under advisement until October 9, 2025.

Maker: Drobinski

Second: Hampton

Result: Carried: 13 to 0

For: 13 - Drobinski, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Sleeper,
Housewright, Sims, Hall, Kingston, Rubin

Against: 0

Absent: 1 - Franklin

Vacancy: 1 - District 12

Notices: Area: 300 Mailed: 24

Replies: For: 8 Against: 9

Speakers: For: None

Against: Joseph Beckham, 808 N. Hampton Rd., Dallas, TX,
75208

Chris Bowers, 1316 Village Creek Dr., Plano, TX, 75093

Laura Foster Ikel, 9109 Clearlake Dr., Dallas, TX, 75225

Angela Mobley, 808 N. Hampton Rd., Dallas, TX, 75208

Rebecca Mohr, 2736 Meteor St., Dallas, TX, 75211

October 9, 2025

Motion: In considering an application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard Terrace and Plymouth Road, it was moved to **hold** this matter under advisement until November 20, 2025.

Maker: Housewright

Second: Hampton

Result: Carried: 10 to 0

For: 10 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Franklin, Housewright,
Hall, Kingston, Rubin

Against: 0

Absent: 4 - Sims, Koonce, Kocks, Coffman

Vacancy: 1 - District 5

Notices: Area: 300 Mailed: 24

Replies: For: 9 Against: 11

Speakers: For: Audra Buckley, 1414 Bellevue St., Dallas, TX,
75215

Against: Lauren Ikel, 818 N. Hampton Rd., Dallas, TX,
75208

Yesenia Serrano, 4626 Jade Dr., Dallas, TX, 75232

Joseph Beckham, 808 N. Hampton Rd., Dallas, TX,
75208

Eugene Johnson, 726 N. Hampton Rd., Dallas, TX,
75208

November 20, 2025

Motion: In considering an application for a MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard

Terrace and Plymouth Road, it was moved to **hold** this matter under advisement until January 15, 2026.

Maker: Sims

Second: Housewright

Result: Carried: 14 to 1

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin Koonce,
Housewright, Coffman, Hall, Kingston, Rubin

Against: 1 - Kocks

Absent: 0

Vacancy: 0

Motion: It was moved to Call the Question.

Maker: Kingston

Second: Herbert

Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Forsyth,
Serrato, Carpenter, Wheeler-Reagan,
Franklin Koonce, Housewright, Kocks,
Coffman, Hall, Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 0

Notices: Area: 300

Mailed: 24

Replies: For: 9

Against: 11

Speakers: For: None

Against: Bob Ikel, 9109 Clearlake Dr., Dallas, TX, 75225

Angie Mobley, 808 N. Hampton Rd., Dallas, TX,
75208

Laura Ikel, 9109 Clearlake Dr., Dallas, TX, 75225

Rebecca Mohr, 2736 Mature St., Dallas, TX,
75211

Joseph Beckham, 808 N. Hampton Rd., Dallas,
TX, 75208

Yesenia Serrano, 4626 Jade Dr., Dallas, TX,
75232

Against (Did not speak): Eugene Johnson, 726 Hampton Rd., Dallas, TX,
75208

January 15, 2026

Motion: In considering an application for a MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard Terrace and Plymouth Road, it was moved to **hold** this matter under advisement until February 5, 2026.

Maker: Sims
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth,
Serrato, Carpenter, Wheeler-Reagan,
Franklin Koonce, Housewright, Kocks,
Coffman, Hall, Rubin

Against: 0
Absent: 1 - Kingston
Vacancy: 0

Notices:	Area: 300	Mailed: 23
Replies:	For: 2	Against: 4

Speakers: None

February 5, 2026

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to the revised deed restrictions volunteered by the applicant, on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard Terrace and Plymouth Road.

Maker: Sims
Second: Housewright
Result: Carried: 12 to 2

For: 12 - Sims, Hampton, Herbert, Serrato, Carpenter,
Wheeler-Reagan, Franklin Koonce,
Housewright, Hall, Kingston, Rubin

Against: 2 - Kocks, Coffman
Absent: 1 - Forsyth****
Vacancy: 0

****Unable to attend and was excused due to bereavement in his immediate family.

Notices:	Area:	300	Mailed:	20
Replies:	For:	8	Against:	1

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Christina Chernock, 1611 Rio Vista Dr., Dallas, TX, 75208
Emily Thompson, 1724 N. Blvd. Terrace, Dallas, TX, 75211

Against: Laura Ikel, 9109 Clearlake Dr., Dallas, TX, 75225
Rebecca Mohr, 2736 Mateur St., Dallas, TX, 75211
John Politis, 918 Westmount Ave., Dallas, TX, 75211
Bob Ikel, 9109 Clearlake Dr., Dallas, TX, 75225
Yesenia Serrano, 637 N. Blvd., Terrace, Dallas, TX, 75211
Angela Mobley, 808 N. Hampton Rd., Dallas, TX, 75208
Joseph Beckham, 808 N. Hampton Rd., Dallas, TX, 75208
Eugene Johnson, 726 N. Hampton Rd., Dallas, TX, 75208

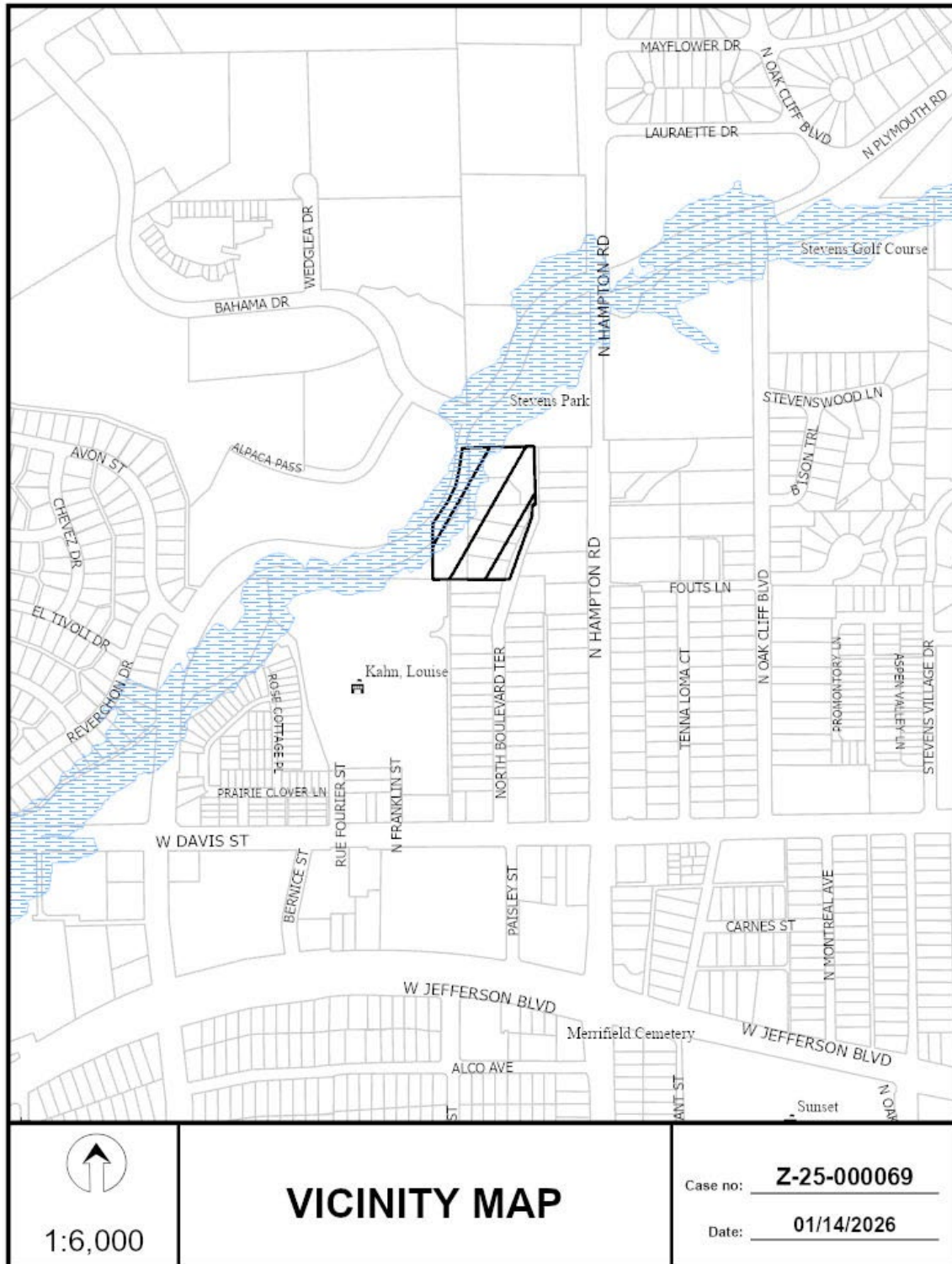
Against (Did not speak): Steve Hillburn, 103 N. Cavender St., Dallas, TX, 75211

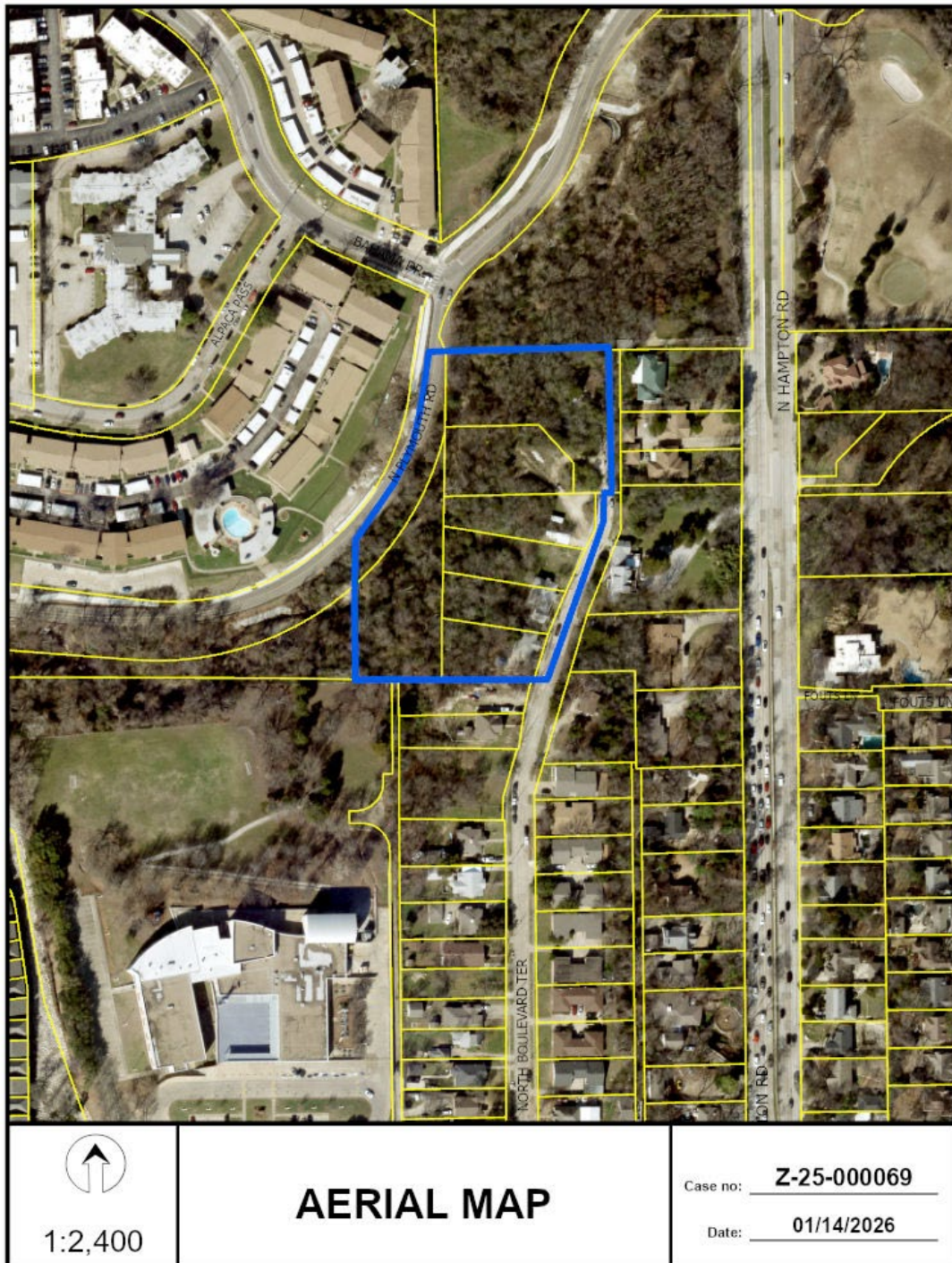
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

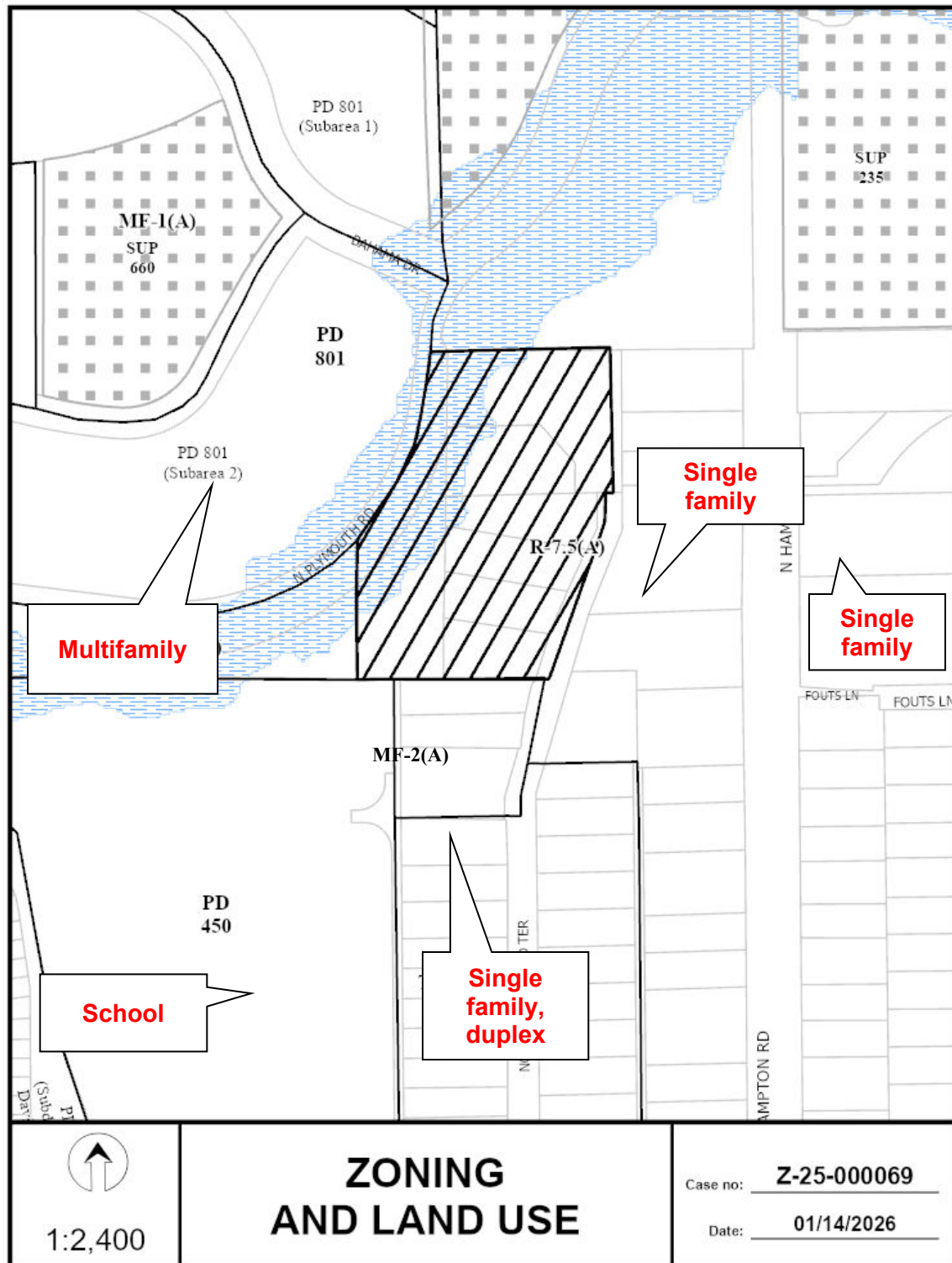
The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

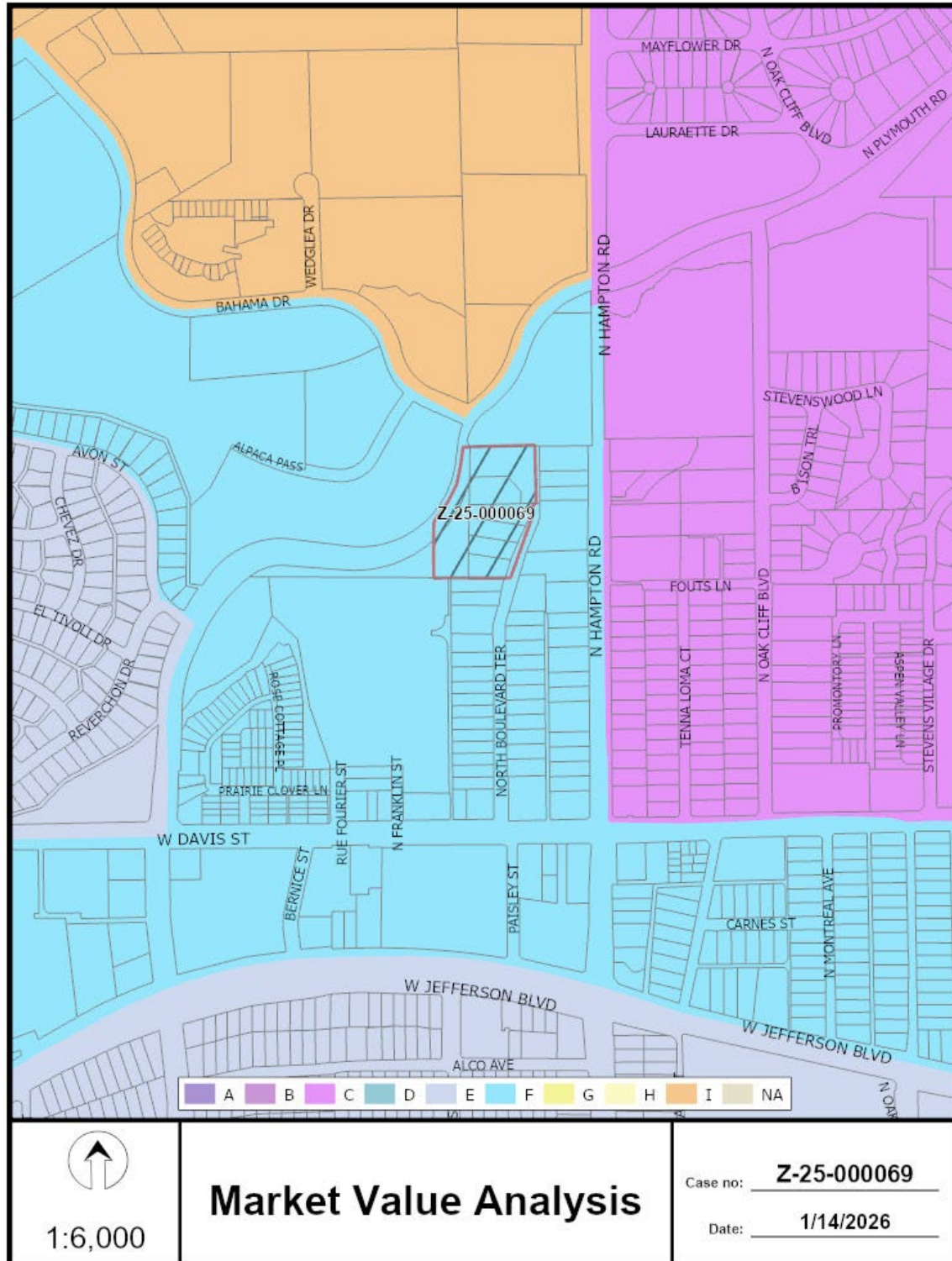
- (1) Short term rental lodging is prohibited.
- (2) Maximum lot coverage is 30 percent.
- (3) A minimum of one parking space per dwelling unit must be provided.
- (4) An environmental setback of 20 feet must be provided along the east line of the established FEMA floodplain line east of Coombs Creek. The following activities are prohibited within the 20-foot environmental setback, except as required for the maintenance of the existing natural vegetation or as approved by relevant regulatory authorities (e.g., US Army Corps of Engineers, Texas Commission on Environmental Quality):
 - (A) The construction or placement of buildings, structures, or impervious surfaces (e.g., pavement, concrete).
 - (B) The removal, clearing, or destruction of natural vegetation, including trees, shrubs, and undergrowth, except for the removal of invasive species, dead/diseased trees posing a safety hazard to an existing structure, or as part of an approved stream bank stabilization project.
 - (C) The application of pesticides, herbicides, and fertilizers.
 - (D) The dumping or storage of any waste, refuse, or hazardous materials is prohibited.
- (5) A pedestrian trail must be provided and maintained as an amenity for residents and guests of a multifamily development.
 - (A) The pedestrian trail may be located within the environmental setback, provided that:
 - (i) alignment of the pedestrian trail avoids areas of significant tree concentration to the maximum extent practicable; and
 - (ii) final alignment of the pedestrian trail is subject to approval by the city as part of construction plan review.
 - (B) Maximum width of the pedestrian trail is 10 feet.

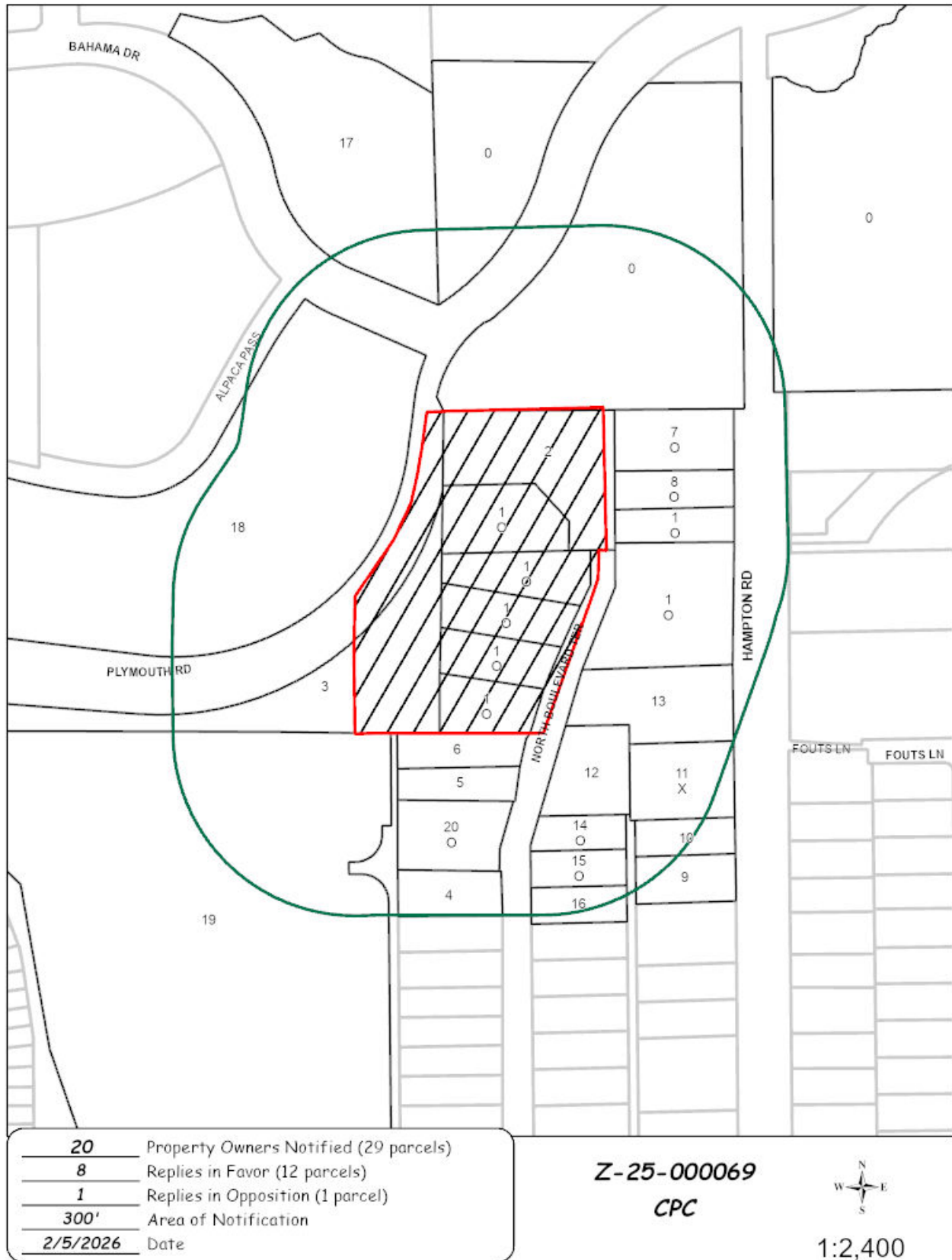
- (C) The pedestrian trail must comply with all applicable floodplain development regulations and drainage standards.
- (D) Pedestrian trail surfaces must be either pervious or semi-pervious materials, including stabilized decomposed granite, pervious concrete, or boardwalk sections (non-standard materials like timber, composite, or elevated decking) where appropriate according to and as approved by the city during construction plan review.
- (E) The property owner or owners' designee is responsible for ongoing maintenance, including repair of pedestrian trail surfaces and vegetation management.











02/04/2026

Reply List of Property Owners***Z-25-000069******20 Property Owners Notified******8 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	807 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
	2	845 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
	3	800 S PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
	4	721 N BOULEVARD TERRACE	ESCOBEDO MARIA ISABEL
	5	739 N BOULEVARD TERRACE	CASTRO JOSE A &
	6	743 N BOULEVARD TERRACE	CABALLERO RIGOBERTO
	9	723 N HAMPTON RD	CARRIZALES HELEN &
	10	727 N HAMPTON RD	PRADO JOSE LUIS JR
X	11	737 N HAMPTON RD	DAVIES THOMAS
	12	738 N BOULEVARD TERRACE	OPPELT PATRICIA
	13	809 N HAMPTON RD	LOPEZ IRENE MEZA
	16	720 N BOULEVARD TERRACE	LOPEZ ALBERTANO
	17	2403 BAHAMA DR	WAKHHII LTD
	18	811 N PLYMOUTH RD	WAK HH PARTNERS
	19	N FRANKLIN AVE	Dallas ISD
O	20	727 N BOULEVARD TERRACE	CARRION CROW HOLDINGS LLC
O	A1	732 N BOULEVARD TERRACE	DIOKPA CHINEDU
O	A2	724 N BOULEVARD TERRACE	Taxpayer at
O	A3	815 N HAMPTON RD	CHERNOCK CHRISTIAN
O	A4	821 N HAMPTON RD	CHERNOCK CHRISTIAN
O	A5	825 N HAMPTON RD	CARRION CROW HOLDINGS LLC
O	A6	827 N HAMPTON RD	CARRION CROW HOLDINGS LLC