City of Dallas

Z245-209(LC)

City Plan Commission

Michael Pepe
Planning & Development
City of Dallas

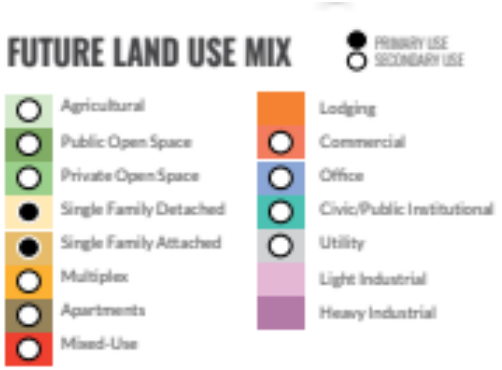
Request

- An application for 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 east corner of Colonial Ave and Driskell St.
- The purpose of the request is permit the use of a duplex on site.
- Approx. 7,586 sqft

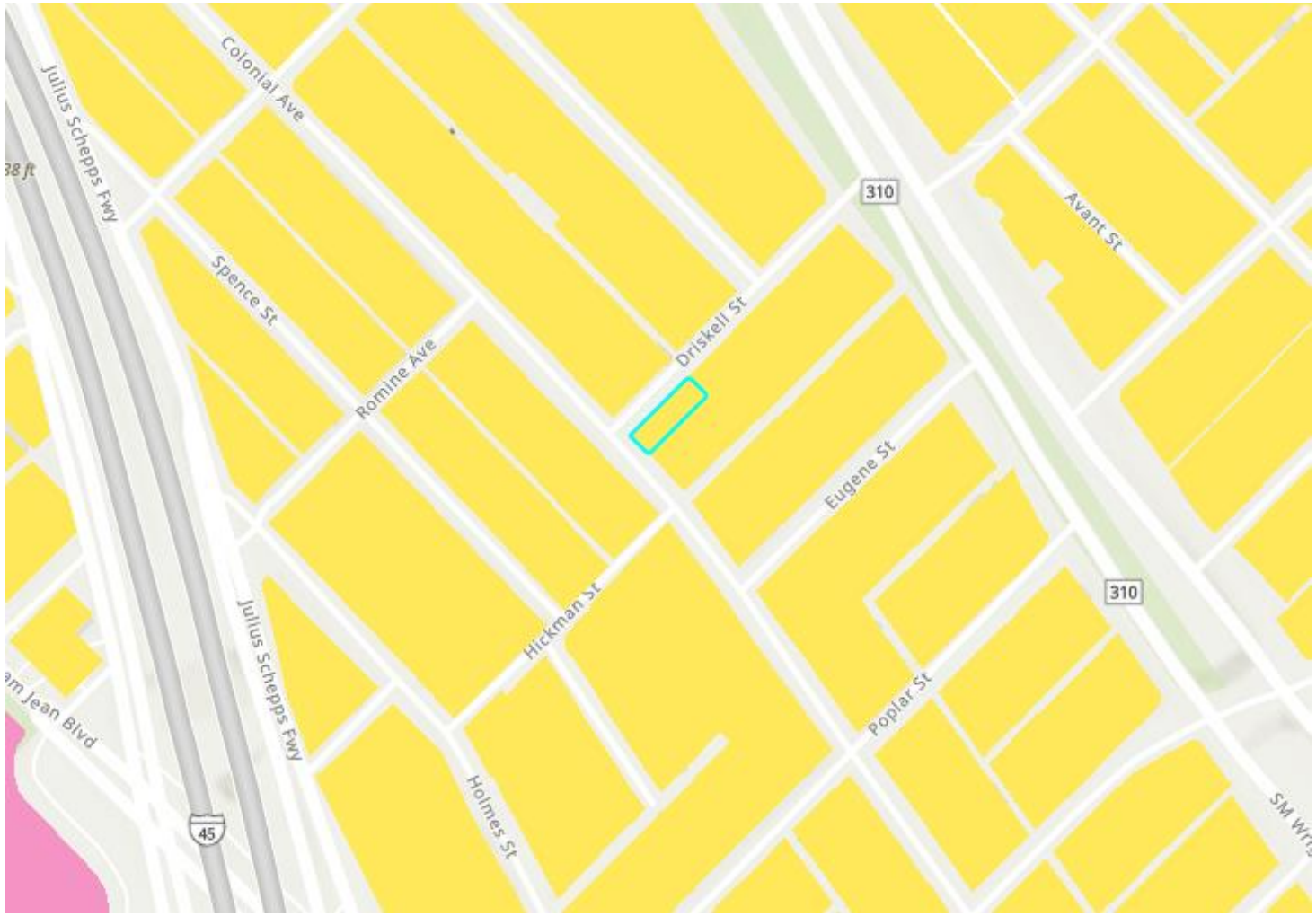
Background

- Commonly known as 3830 Colonial, is currently zoned R-5(A) with PD 595
- Proposing TH-3(A) Subdistrict
- Proposing deed restrictions
  - Staff does not support, individual consideration

Placetype


FUTURE LAND USE MIX
PRIMARY USE
SECONDARY USE
Agricultural
Public Open Space
Private Open Space
Single Family Detached
Single Family Attached
Multiplex
Apartments
Mixed-Use
Lodging
Commercial
Office
Civic/Public Institutional
Utility
Light Industrial
Heavy Industrial


LOCAL EXAMPLES
THEME CONNECTIONS

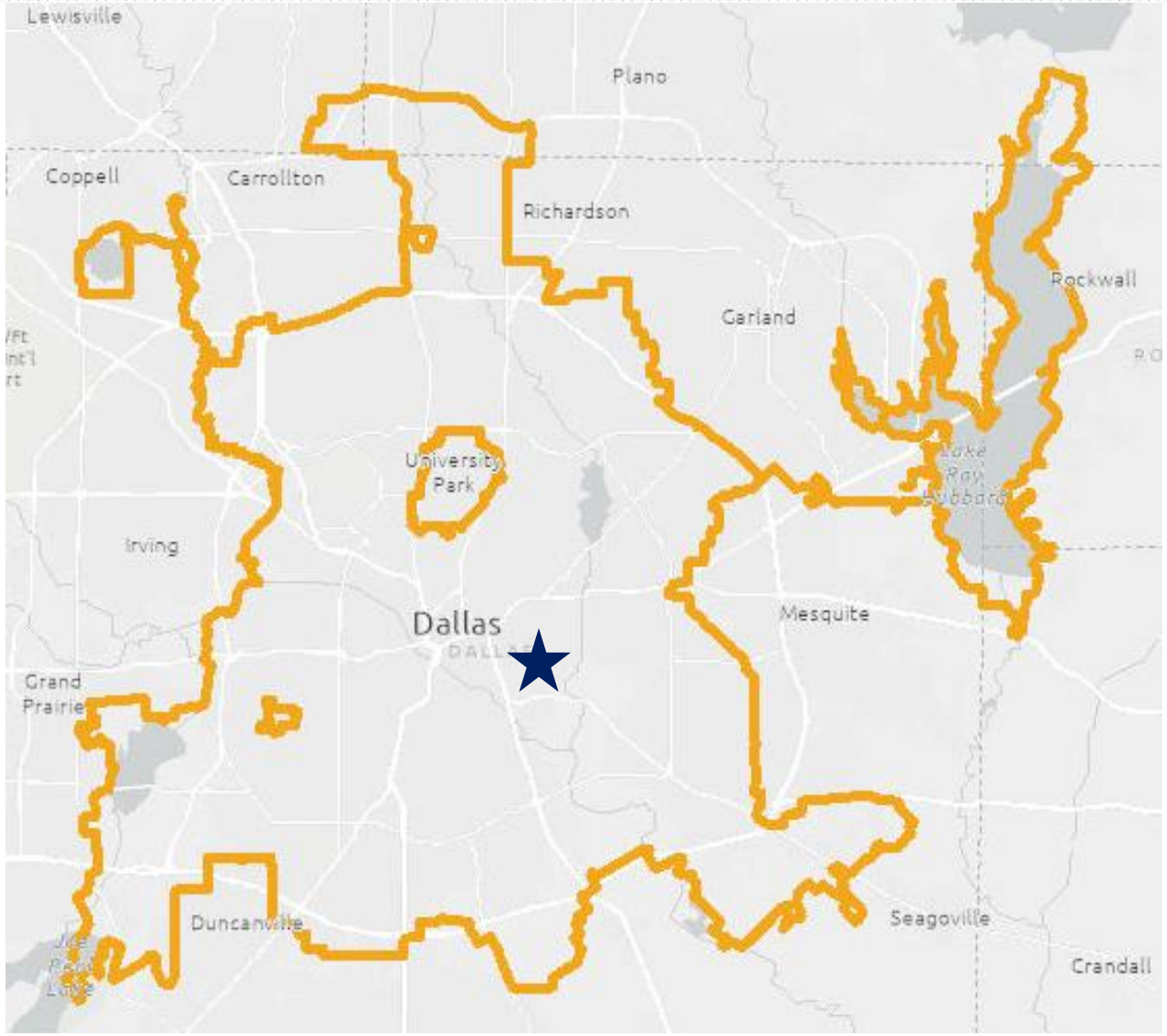

Colonial Ave
Julius Schepps Fwy
Spence St
Romine Ave
Driskell St
310
Avant St
Eugene St
Hickman St
Julius Schepps Fwy
310
Poplar St
Holmes St
45

Location Map

Map source: ArcGIS

N

not to scale



LEGEND

Dallas City Limits

Site

Aerial Map



LEGEND

Property/parcel

N

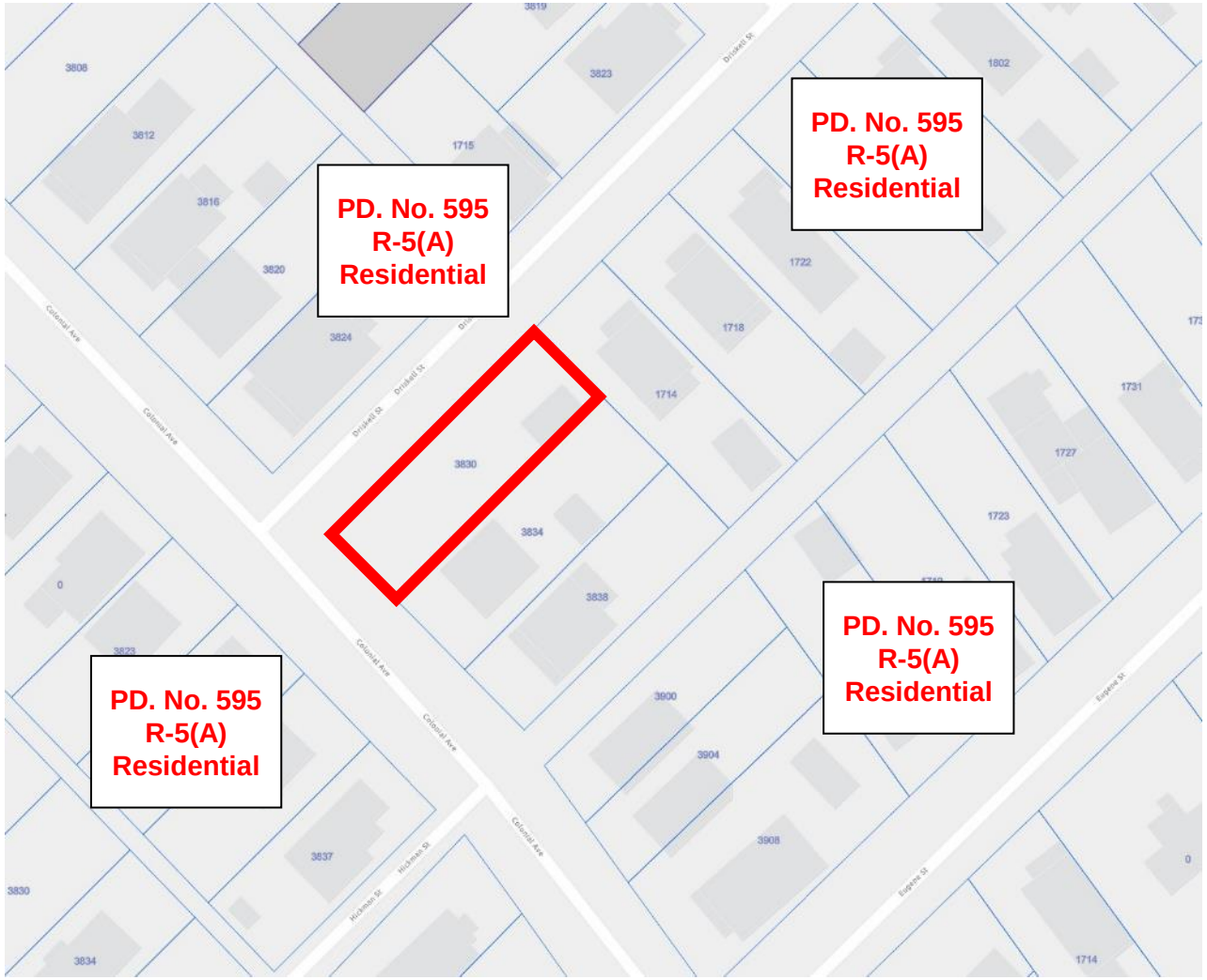
not to scale

Map sources: ArcGIS, City of Dallas Zoning Map 2.2

Zoning Map

The duplex / single family ratio on surrounding lots appears to be roughly 1/5

Duplexes converted to single family



LEGEND

AOR

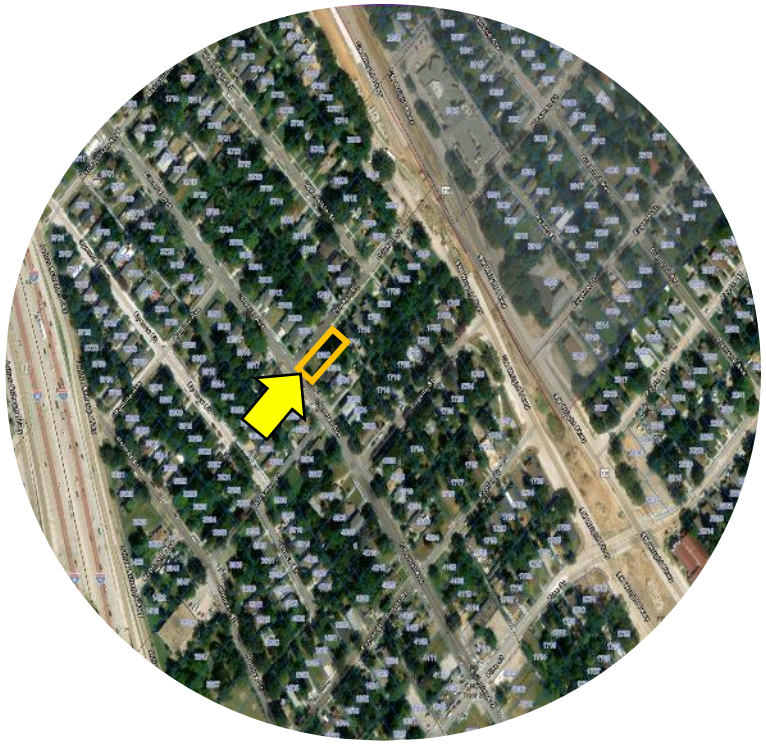
N

not to scale

Site Visit Images







Site visit photos captured by planner 5.9.25

zoning signs posted along frontage of property

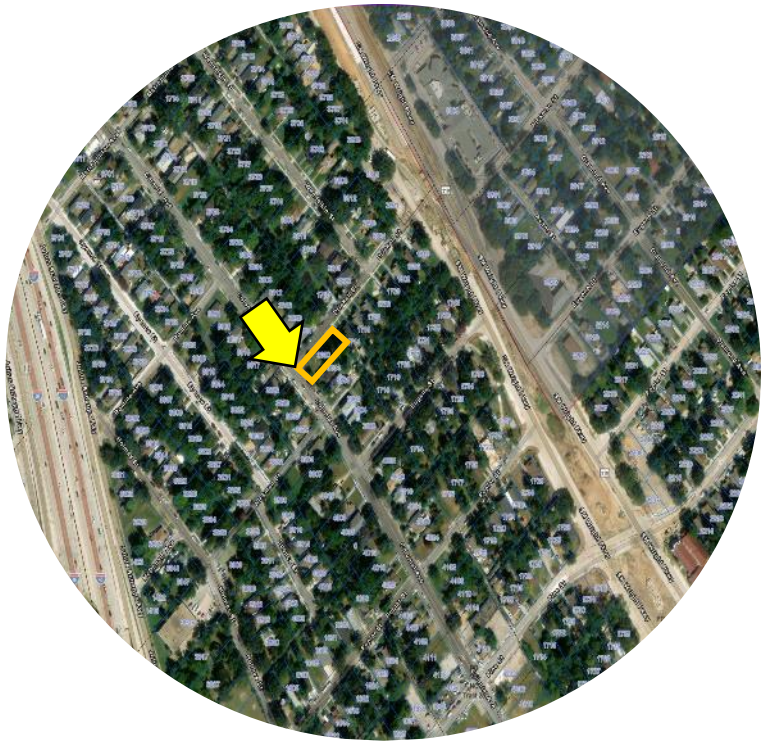
N

not to scale

Site Visit Images







Site visit photos captured by planner 5.9.25

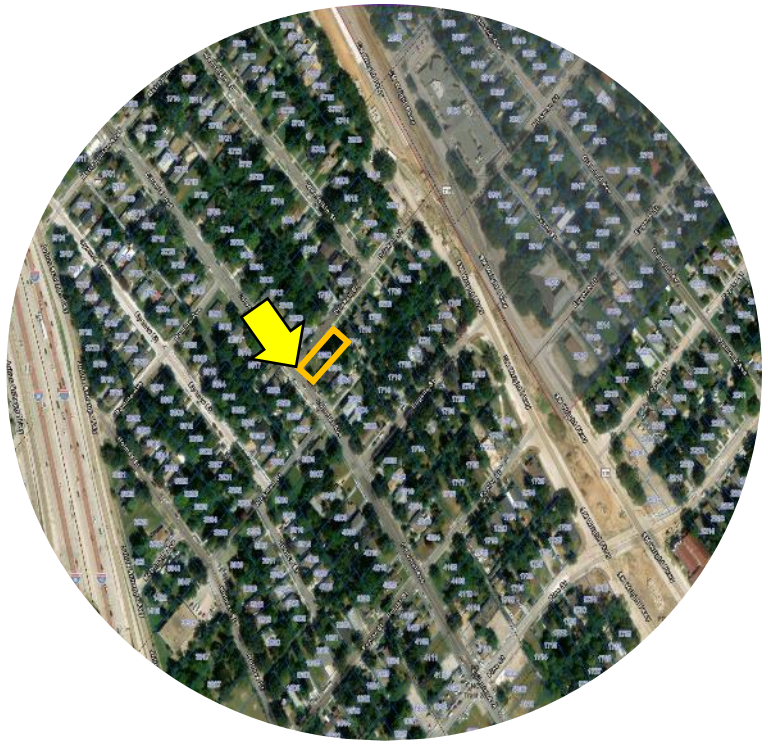
zoning signs posted along frontage of property

N

not to scale

Site Visit Images





Site visit photos captured by planner 5.9.25

zoning signs posted along frontage of property

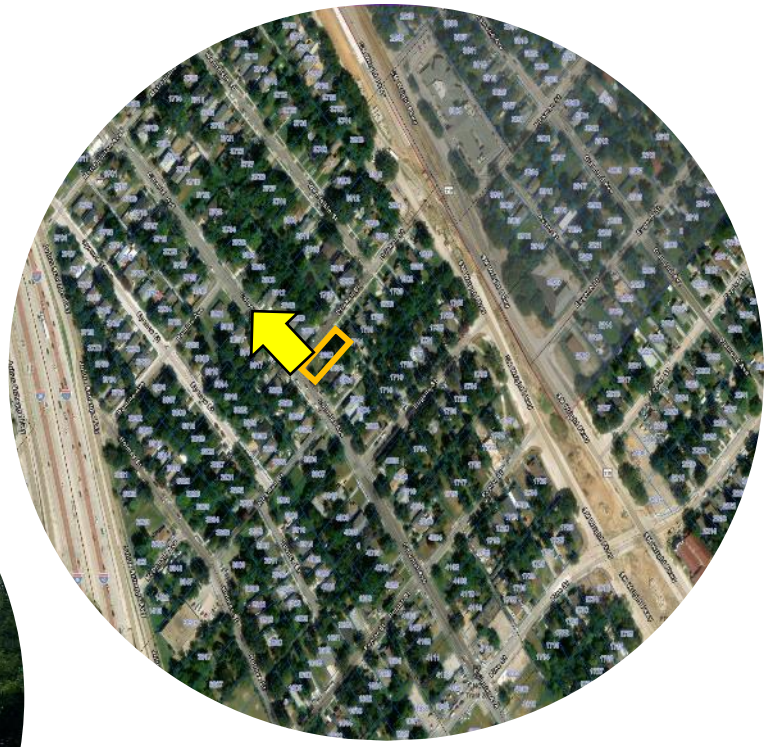
N

not to scale

Site Visit Images







Site visit photos captured by planner 5.9.25

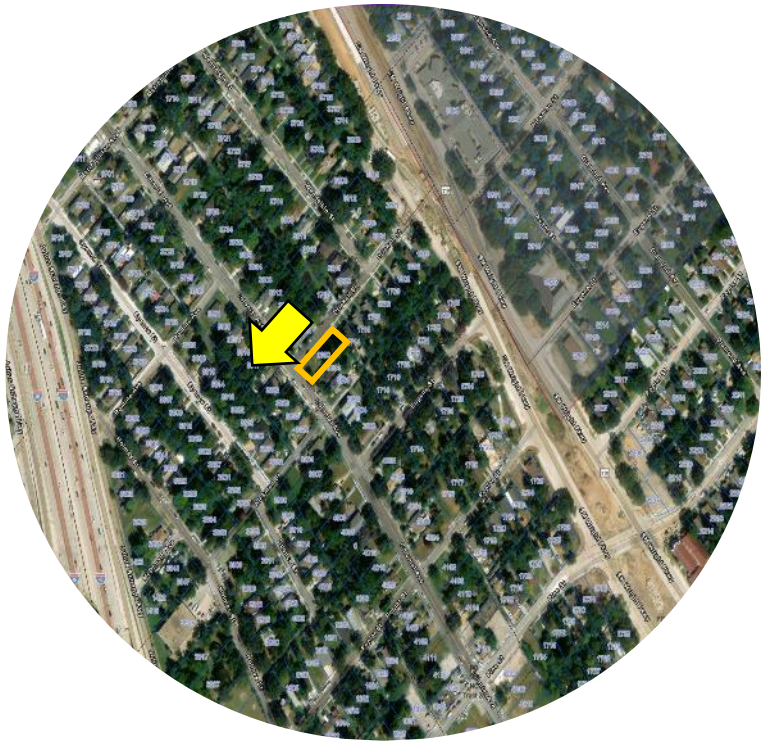
zoning signs posted along frontage of property

N

not to scale

Site Visit Images





Site visit photos captured by planner 5.9.25

zoning signs posted along frontage of property

N

not to scale

Development Standards

DISTRICT	SETBACKS		Unit density	Height	Lot Coverage	Special Standards
	Front	Side /Rear				
Existing R-5(A)	20’ min No max	SF 5’/5’ Other 10’	1 SF / 5,000	30’	45% Res 25% Non res	
Proposed TH-3(A)	0’ *Effective 20’	0’ SF* Effective 5’ Duplex 5/10 Other 10/15	1 SF / 2,000 1 Duplex / 6,000	36’ Proposed DR 30’	60% Res 25% Non res	

Staff Recommendation

- Approval of TH-3(A)

City of Dallas

Z245-209(LC)

City Plan Commission

Michael Pepe
Planning & Development
City of Dallas