

FILE NUMBER: Z212-272(RM) **DATE FILED:** May 27, 2022

LOCATION: North line of Nomas Street, west of Puget Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 0.13-acre **CENSUS TRACT:** 101.01

REPRESENTATIVE: James McGee, Southern Dallas Progress

OWNER/APPLICANT: Jorge Lariz, Morris Developers [Sole Owner]

REQUEST: An application for an R-5(A) Single Family District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow single family on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR Community Retail District and is undeveloped.
- The applicant requests an R-5(A) Single Family District to allow single family on the site.
- Other property immediately along the east and west lines of Puget Street, between Nomas Street and Denison Street, is currently zoned a CR District. However, a majority of the surrounding neighborhood is currently zoned an R-5(A) District. The applicant's request is in line with a majority of the surrounding zoning in the area.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Nomas Street	Local Street	-
Puget Street	Local Street	-

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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

LAND USE ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Land Use:

	Zoning	Land Use
Site	CR	Undeveloped
North	CR	Church
Northeast	CR	Personal service use
East	CR	Undeveloped, church
South	R-5(A)	Single family
West	R-5(A)	Single family

Land Use Compatibility:

The area of request is currently zoned a CR Community Retail District along with a property on the east and west lines of Puget Street, between Nomas Street and Denison Street. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the later 1980s. The request area is currently undeveloped. Based on permit data, it appears there was previously a single-family home on the property that was demolished in 2009.

To the north of the request area is a church, and to the northeast is a personal service use. East of the property is undeveloped land as well as another church. To the south and west are single family uses. These single family uses, as well as a majority of the surrounding neighborhood, are currently zoned an R-5(A) District. Staff therefore finds the applicant’s requested R-5(A) District and proposed single family use to be compatible with the surrounding area.

Staff supports the applicant’s request and finds the proposed downzoning from a CR District to an R-5(A) District to be appropriate for this predominantly residential area. This compatibility is further reflected in the development standards comparison table below.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed R-5(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: CR	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail and personal service, office
Proposed: R-5(A)	20'	5'	1 du/5,000 sf	30'	45%		Single family

Landscaping:

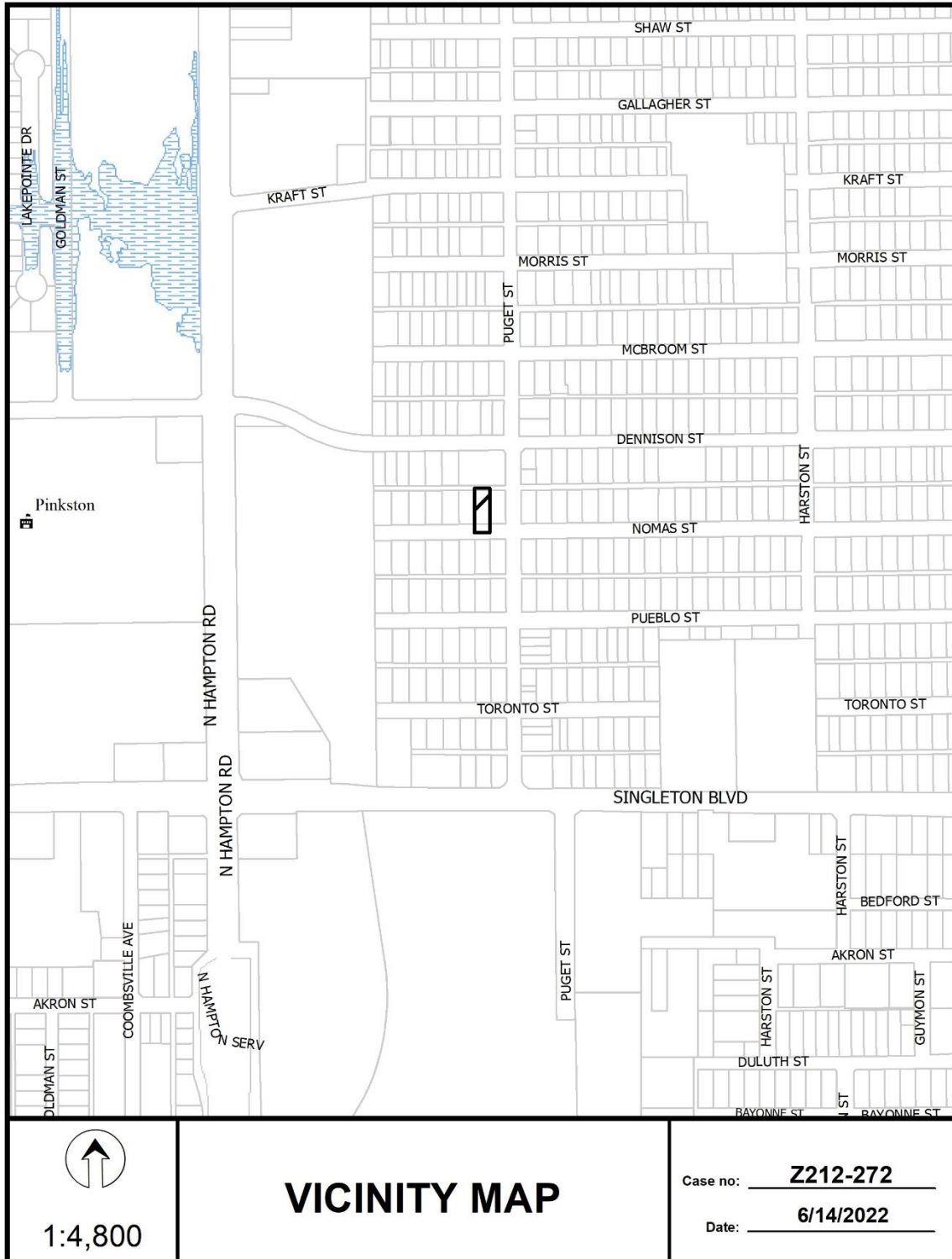
Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

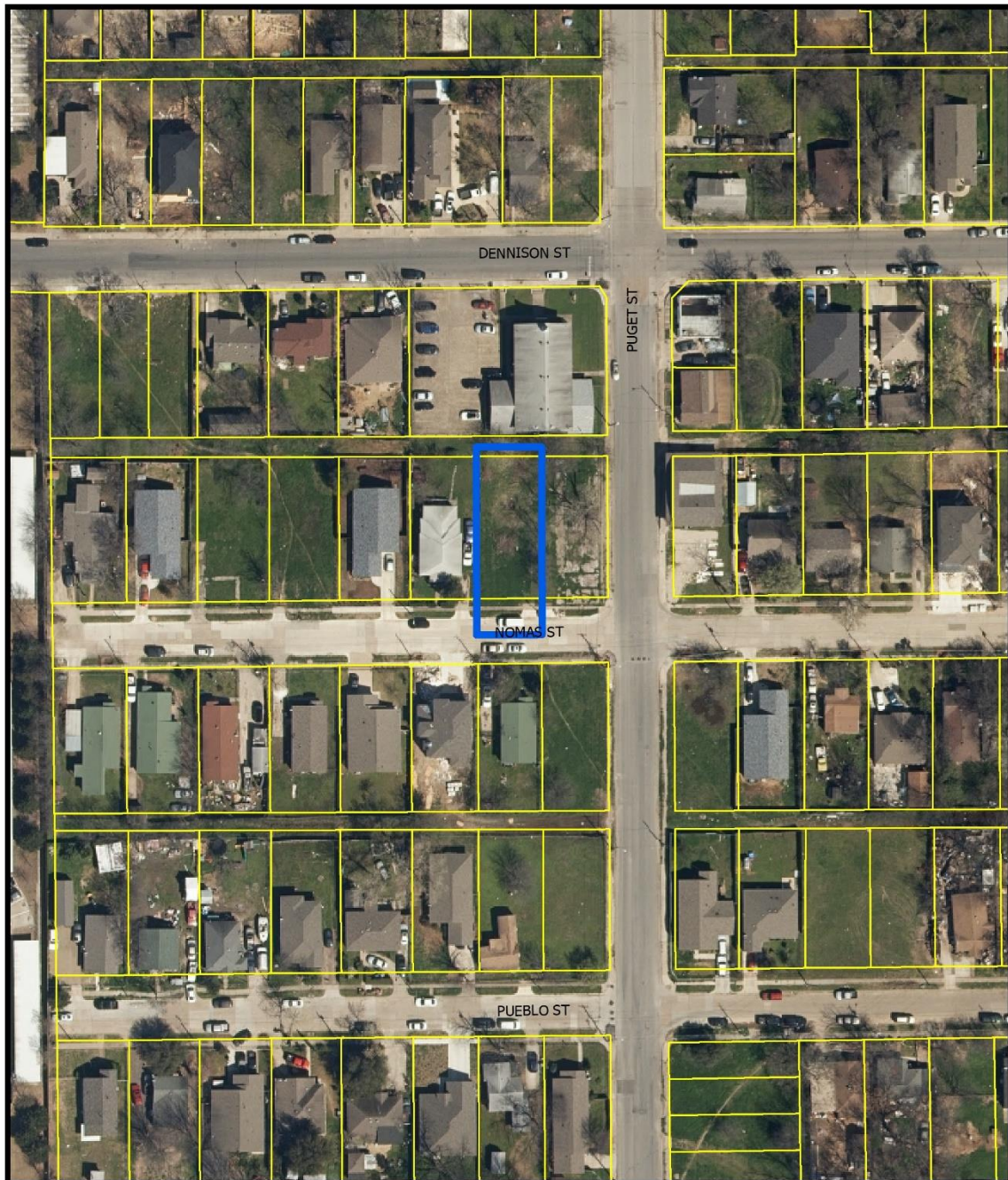
Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-5(A) District is one space. The applicant will be required to comply with standard parking ratios at permitting.

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 not currently within an MVA cluster. To the east and west are “I” MVA clusters, and to the north is an “H” MVA cluster.



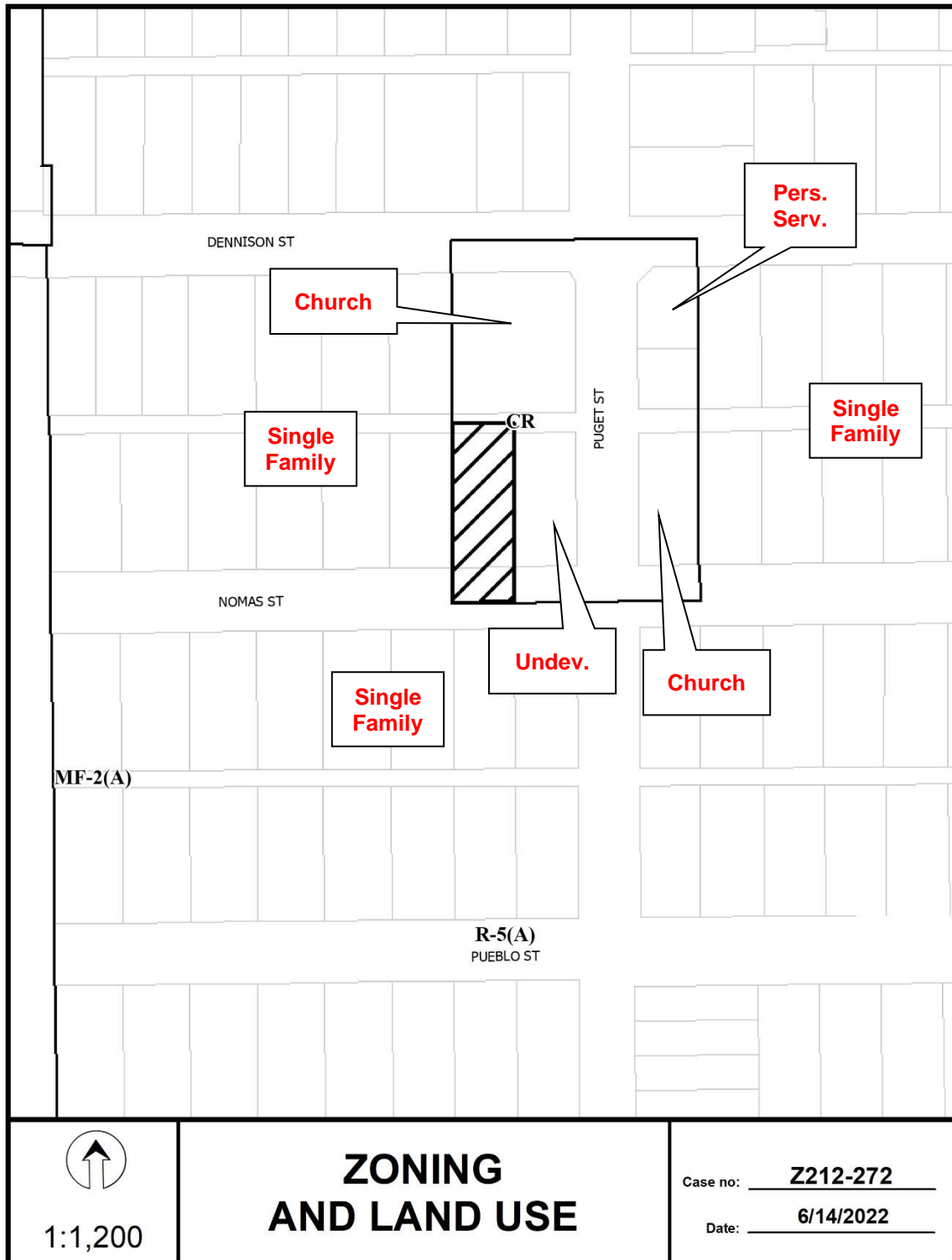


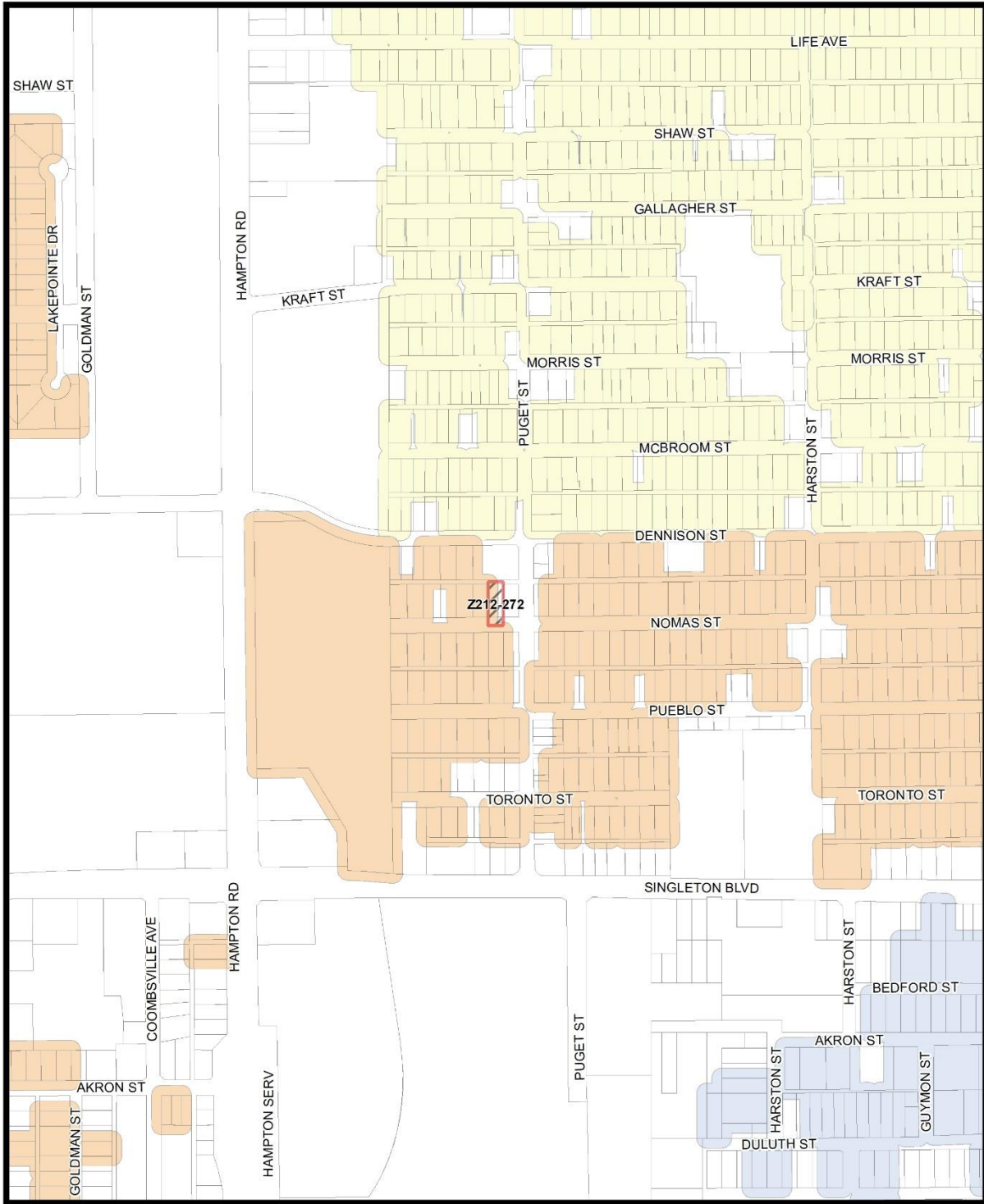
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AERIAL MAP

Case no: Z212-272

Date: 6/14/2022



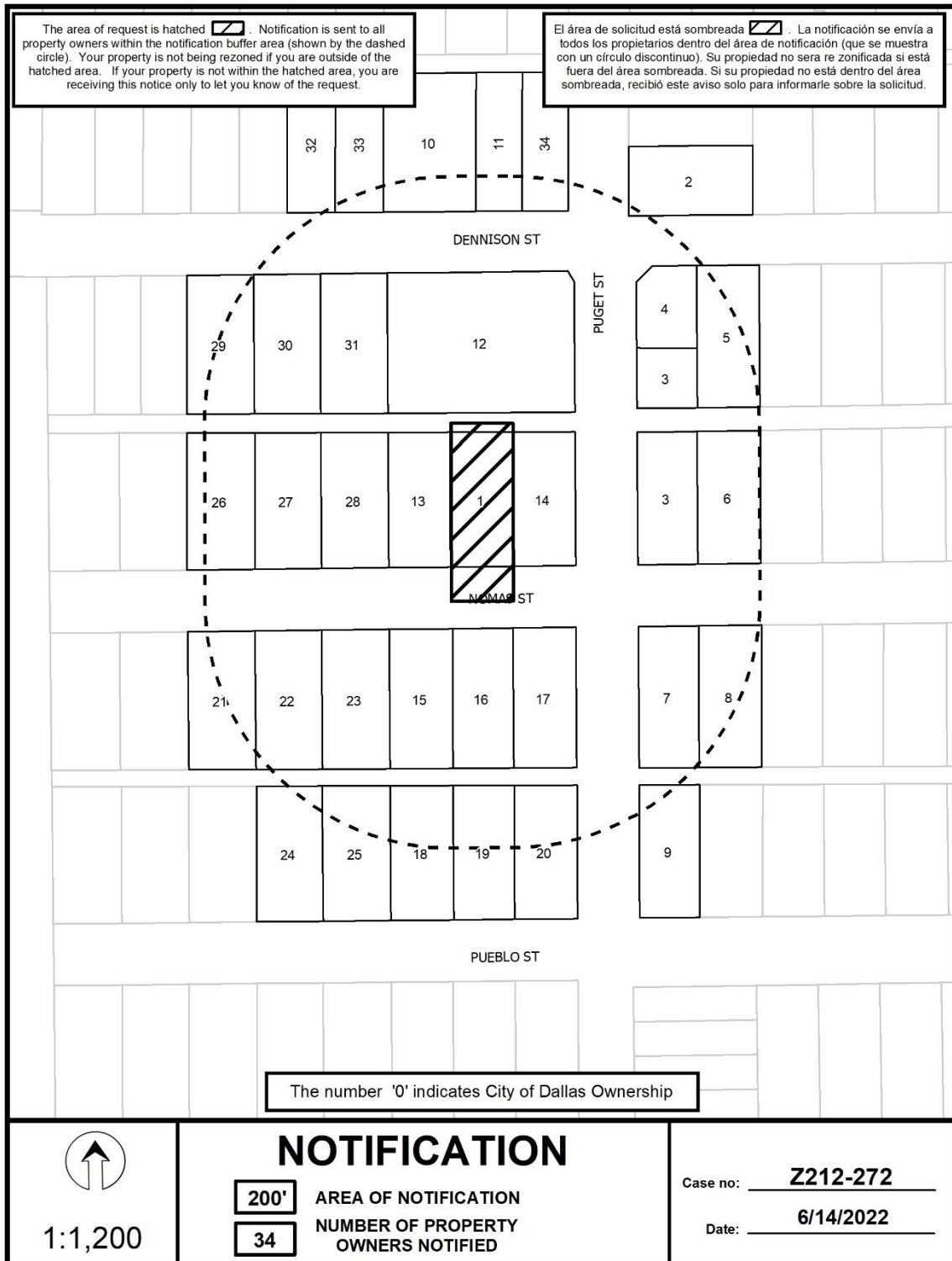


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 7/11/2022



06/14/2022

Notification List of Property Owners***Z212-272******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2007 NOMAS ST	CHEN BORJIUN
2	3300 PUGET ST	BUSBY EDDIE LEE JR
3	3236 PUGET ST	ROBINSON DEBORAH ANN
4	3240 PUGET ST	MCNEAL JAMES & MELBA
5	1966 DENNISON ST	GODER MATTHEW
6	1965 NOMAS ST	DEMOSS MARK & DEBRA
7	1970 NOMAS ST	Taxpayer at
8	1966 NOMAS ST	HOLCOMB ZACHARY SCOTT
9	1979 PUEBLO ST	CRUZ ISMAEL & YOLANDA
10	2011 DENNISON ST	DONJUAN LAURA E
11	2005 DENNISON ST	GARCIA JOSE FELIPE
12	3237 PUGET ST	FINNEY BILLIE MAE
13	2011 NOMAS ST	SEALS DOROTHY JEAN
14	3221 PUGET ST	LEFFELMAN BERNICE
15	2010 NOMAS ST	DAY TIMOTHY OLIVER &
16	2006 NOMAS ST	COOK THELMA
17	2002 NOMAS ST	FRIDIA VALERIE
18	2011 PUEBLO ST	WHITE LAURA LEE
19	2007 PUEBLO ST	DEAN ROBERT A
20	2007 PUEBLO ST	DEAN ROBERT A & LINDA J
21	2026 NOMAS ST	OLDS CAROLYN K
22	2020 NOMAS ST	CABALLERO RAMON &
23	2014 NOMAS ST	MUNOZ JOSE &
24	2021 PUEBLO ST	ARYA CUSTOM HOMES LLC
25	2015 PUEBLO ST	MERCADO ALFRED & ALMA
26	2027 NOMAS ST	RABB BEADIE PEARL ET AL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2021 NOMAS ST	ASCENCIO ELADIO VENCES &
28	2015 NOMAS ST	CAMPOS JOSE A &
29	2022 DENNISON ST	GARCIAFLORES ROSALIO
30	2018 DENNISON ST	LOWE GREG
31	2014 DENNISON ST	VILLALOBOS MACARIO C & MARGARITA
32	2019 DENNISON ST	SHETH HEMANG A
33	2015 DENNISON ST	DE PALACIOS FELIPE
34	3303 PUGET ST	GARCIA JOSE FELIPE