

**FILE NUMBER:** Z223-233(GB) **DATE FILED:** March 14, 2023

**LOCATION:** North line of Wells Street and Canaan Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 0.11 acre **CENSUS TRACT:** 48113011500

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** CTE Homes, LLC

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

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

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped.
- The applicant proposes to develop the property with a single-family residence.
- To accomplish this, the applicant requests an R-5(A) Single Family Subdistrict within PD No. 595.

**Zoning History:**

There have not been any zoning cases in the area in the past five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Wells Street	Local Street	40 foot

**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 to review engineering plans at permitting to comply with city standards.

**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:

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

## **NEIGHBORHOOD PLUS**

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

### **Area Plan:**

#### **Trinity River Corridor Land Use Study**

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

The request complies with the following land use goals and policies of the Trinity River Corridor Plan:

The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a group of neighborhoods that offer residents a wide range of choices, from classic homes on tree-lined streets to apartments in high-rise mixed-use buildings overlooking the Trinity lakes.

#### **South Dallas/Fair Park Economic Development Plan**

This South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community

commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

1. Holistic Strategy
2. Improve Basic Attributes
3. Increase Resources
4. Financial Support and Technical Assistance
5. Encourage Corridor Reinvestment

The applicant’s request is compatible with the South Dallas/Fair Park Economic Development Plan. The addresses the need to redevelop vacant lots and buildings.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NC Subdistrict within PD No. 595	Undeveloped
<b>Northwest</b>	NC Subdistrict within PD No. 595	Undeveloped
<b>Northeast</b>	NC Subdistrict within PD No. 595	Undeveloped, single family
<b>Southeast</b>	NC Subdistrict within PD No. 595	Undeveloped
<b>Southwest</b>	PD No. 856	Multifamily

**Land Use Compatibility:**

The property is currently undeveloped. The property is zoned an NC Subdistrict within PD No. 595. To the northwest, northeast, and southeast is undeveloped property. There is also single family to the northeast. To the southwest is multifamily.

The NC Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. The applicant is requesting to rezone the property to an R.5(A) Subdistrict to allow for the construction of a single-family home. The proposed construction of a single-family residence will be compatible with the neighboring single-family uses.

### 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 or PD No. 595

	Existing	Proposed
Use	NC Subd.	R-5(A) Subd.
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Community garden	•	•
Crop production		•
Market garden	S	S
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	S	
Commercial cleaning or laundry plant		
Custom business services		
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		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		
Gas drilling and production		S

Use	NC Subd.	R-5(A) Subd.
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		★
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	•	S
Cemetery or mausoleum		S
Child-care facility	•	S
Church	•	•
College, university, or seminary		S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		S
Foster home		S
Halfway house		
Hospital		
Library, art gallery, or museum	•	S
Public or private school	S	S
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment		
Financial institution without drive-in window	•	
Financial institution with drive-in window		

Use	NC Subd.	R-5(A) Subd.
Medical clinic or ambulatory surgical center	★	
Office	•	
<b>RECREATION USES</b>		
Country club with private membership		S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		
Handicapped group dwelling unit		★
Live-work unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center	★	
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	S	
Convenience store with drive-through		
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		
Mortuary, funeral home, or commercial wedding chapel	S	

Use	NC Subd.	R-5(A) Subd.
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	R	
Restaurant with drive-in or drive-through service		
Surface accessory remote parking		★
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	★
Transit passenger station or transfer center		S
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation		S
Local utilities	★	★
Police or fire station	S	S
Post office	S	
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	S	★
Utility or government installation other than listed		S
Water treatment plant		



Use	NC Subd.	R-5(A) Subd.
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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		

**Development Standards**

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

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: NC SD in PD 595	0' or 15' <sup>1</sup>	Not required but if provided side/rear must be at least 5  15' adj to res <sup>2</sup>	0.5 FAR	30' 2 stories	40%	Proximity Slope <sup>3</sup>	Office, retail, personal service
Proposed: R-5(A) SD in PD 595	20' <sup>4</sup>	5' for single family structures 10' for others	1 du/5,000 sf	30'	45% for Single Family 25% for others	-----	Single Family

<sup>1</sup> No front yard is required, but if a front yard is provided, it must be a minimum of 15 feet with landscaping

<sup>2</sup> If approved, R-5(A) lot would impose 15-foot side and rear setback on adjacent NC lots

<sup>3</sup> If approved, R-5(A) lot would impose residential proximity slope on adjacent NC lots

<sup>4</sup> If approved, R-5(A) lot would impose 20-foot front yard on adjacent NC lots due to blockface continuity

**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 policymakers 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

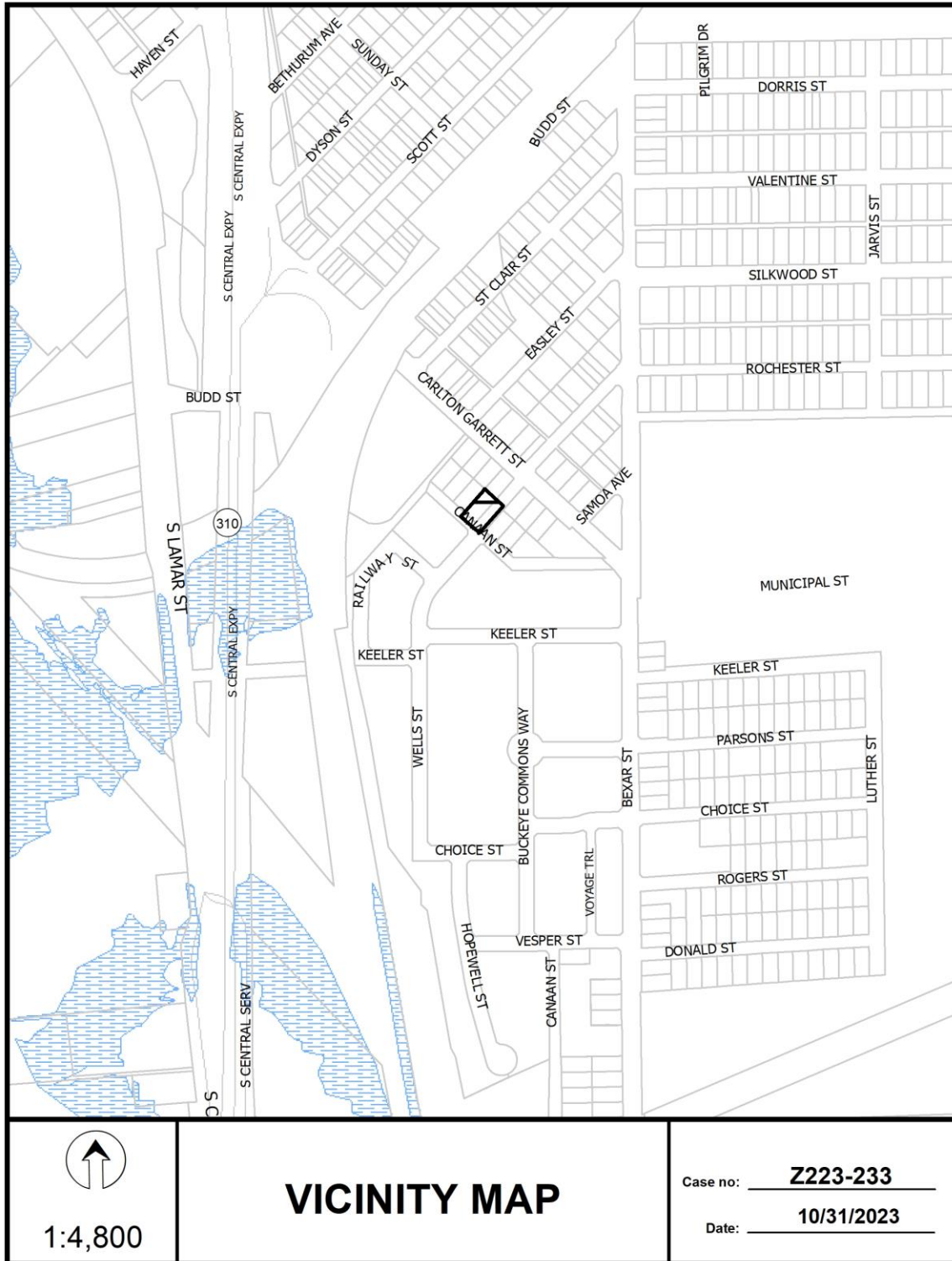
actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not located within a MVA cluster.

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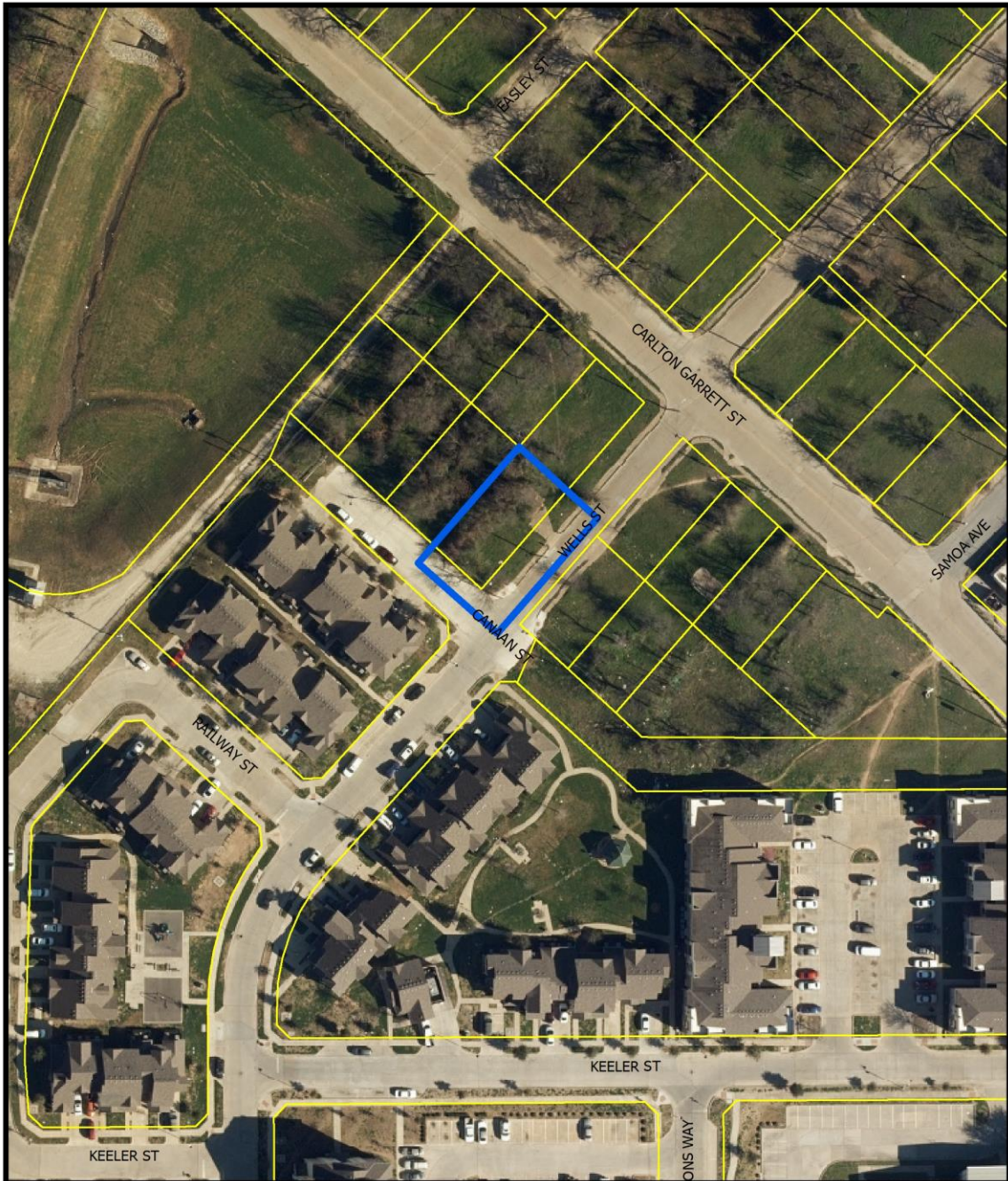
**List of Officers**

CTE Homes, LLC

Carolyn Khoury, Manager





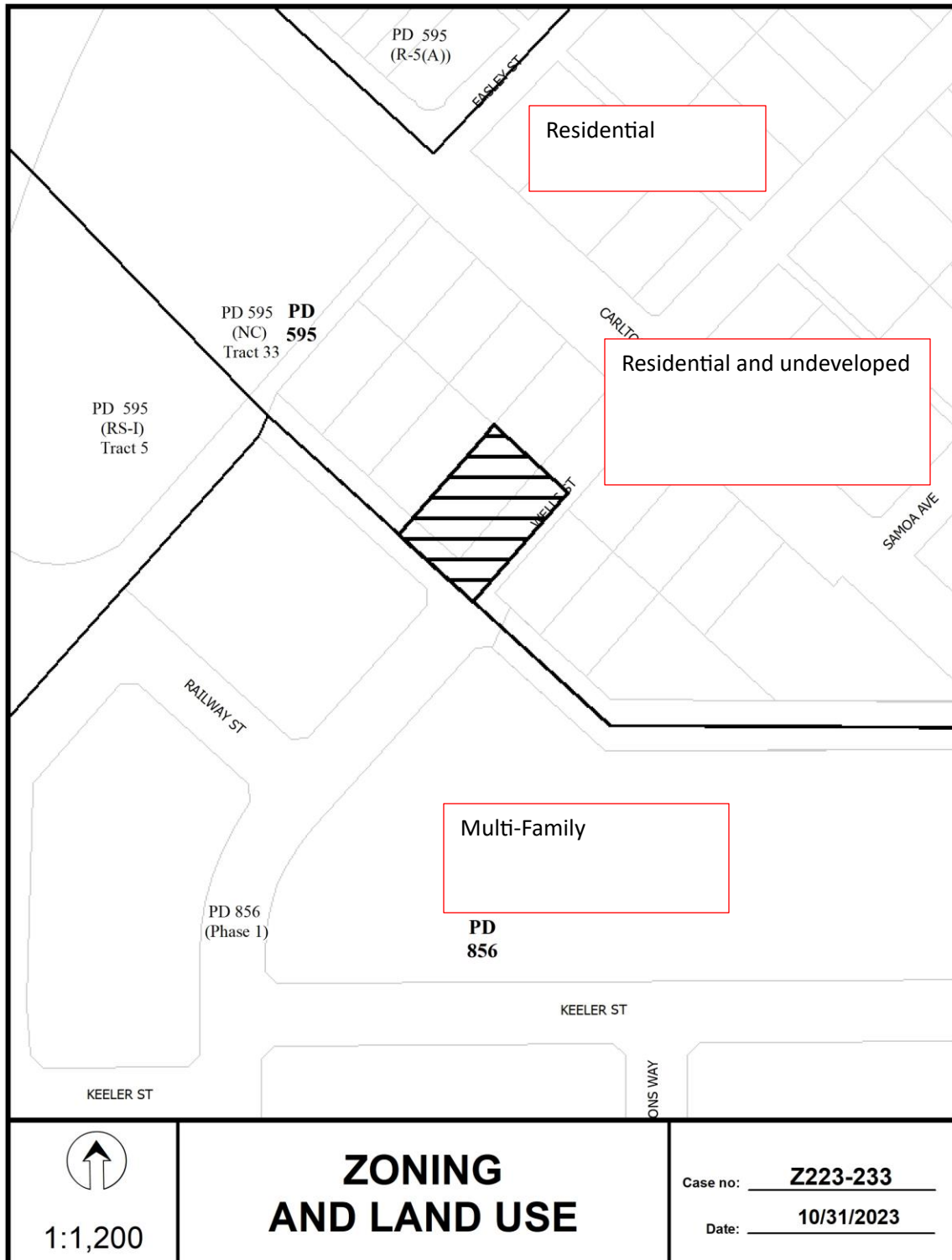


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# AERIAL MAP

Case no: Z223-233

Date: 10/31/2023

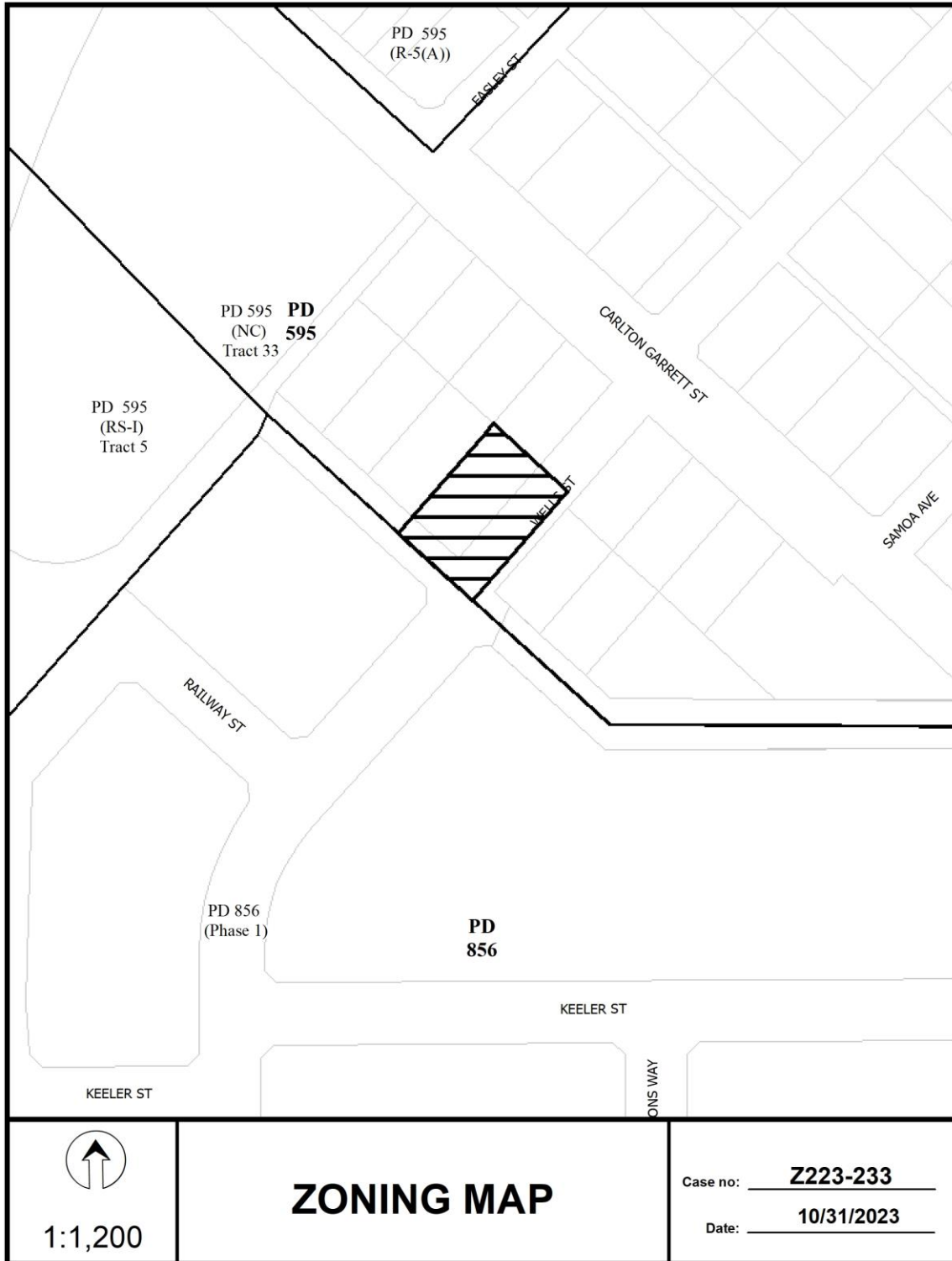


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# ZONING AND LAND USE

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# ZONING MAP

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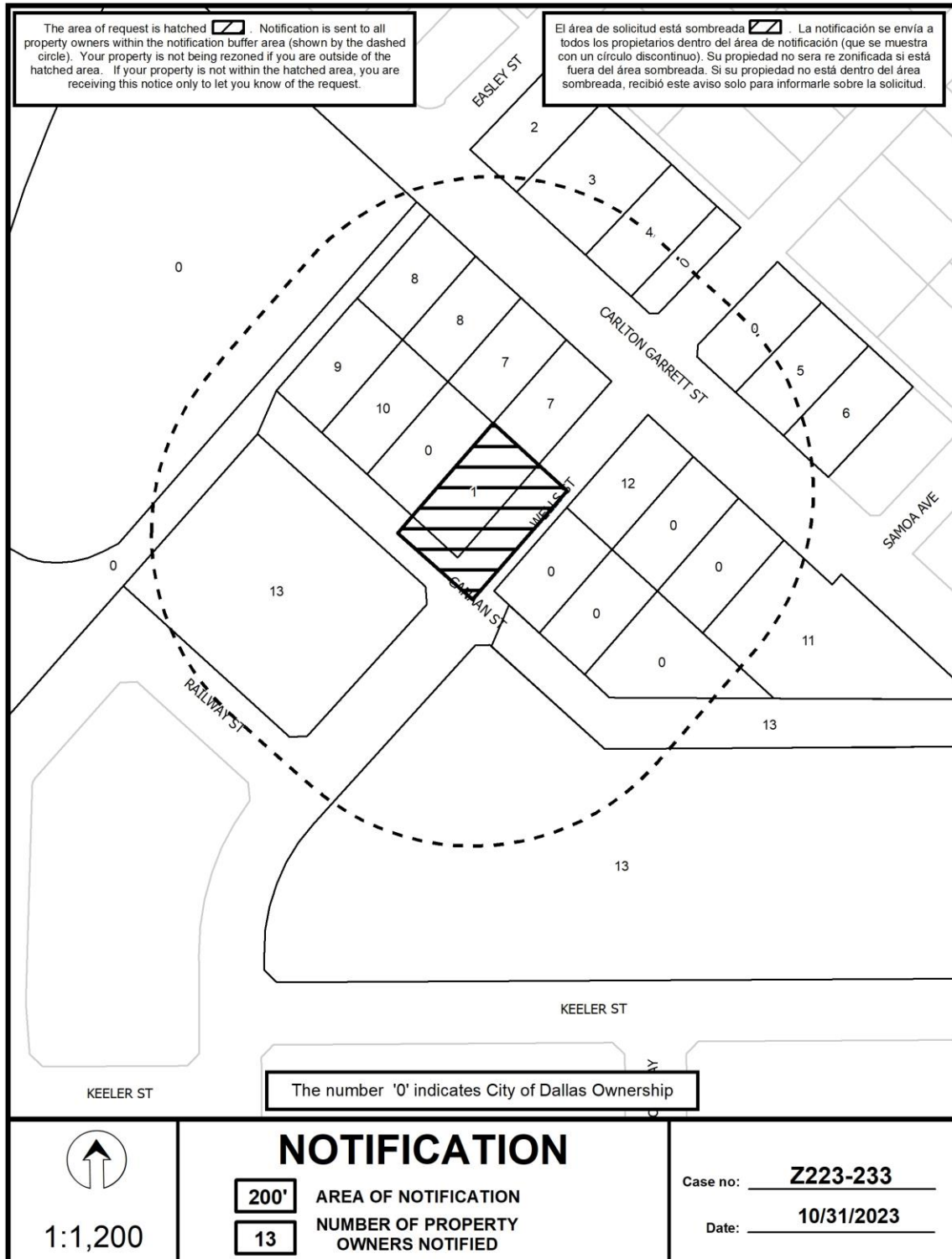


Market Value Analysis A B C D E F G H I NA

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# Market Value Analysis

Printed Date: 10/31/2023



10/31/2023

***Notification List of Property Owners***

***Z223-233***

***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2473 WELLS ST	CTE HOMES LLC
2	6200 CARLTON GARRETT ST	WHITE HAROLD L
3	6204 CARLTON GARRETT ST	WHITE HAROLD L
4	6248 CARLTON GARRETT ST	AFFLUENCY HOMES LLC
5	6306 CARLTON GARRETT ST	WARREN IRENE
6	6310 CARLTON GARRETT ST	BAAGILU VENTURES LLC
7	6211 CARLTON GARRETT ST	WOMEN THAT SOAR LLC
8	6207 CARLTON GARRETT ST	CONFIA HOMES LLC
9	6216 CANAAN ST	MITCHELL CORNELIUS
10	6218 CANAAN ST	ARRELLANO YAQUELIN B
11	6407 CARLTON GARRETT ST	CITY BUILD COMMUNITY DEVELOPMENT CORP
12	6301 CARLTON GARRETT ST	JONES MILLER L
13	6901 CANAAN ST	DALLAS HOUSING AUTHORITY