

**FILE NUMBER:** Z234-267(LG) **DATE FILED:** June 26, 2024

**LOCATION:** East corner of Carlton Garrett Street and Easley Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 17,845 sq. ft. **CENSUS TRACT:** 48113020800

---

**OWNER:** Blue Martin Estates, LLC

**APPLICANT:** Tayari K. Bluitt

**REQUEST:** An application for an FRTN F-Residential Transition 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 development.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**PLANNED DEVELOPMENT DISTRICT NO. 595**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

**BACKGROUND INFORMATION:**

- The area of request is currently undeveloped and zoned NC Subdistrict within PD No. 595, the South Dallas/Fair Park Special Purpose District.
- The applicant requests an FRTN Subdistrict to allow single-family development.
- The applicant is proposing to develop lots less than 5,000 square feet; therefore, they request an FRTN Subdistrict because the minimum lot requirement is 3,500 square feet as shown on the development standard section.

**Zoning History:**

There have been one zoning case in the area in the last five years.

1. Z223-232: On January 10, 2024, the City Council recommended approval of an application for an R-5(A) Single Family District on property zoned an NC Neighborhood commercial subdistrict within Planned Development District No. 495, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street; west of Bexar Street.
2. Z223-233: On January 10, 2024, the City Council recommended approval of an application for an R-5(A) Single Family District on property zoned an NC Neighborhood commercial subdistrict within Planned Development District No. 495, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Carlton Garrett Street	Local Street	40 ft.
Easley Street	Local Street	40 ft.

**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.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan (1.0) 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, since the application was filed prior to September 26, 2024.

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 1.1.2** Focus on Southern Sector development opportunities.

**ECONOMIC 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.

**Area Plan:**

**Trinity River Corridor Comprehensive 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 Comprehensive Land Use Study:

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>	PD No. 595 NC Subdistrict	Undeveloped
<b>Northeast</b>	PD No. 595 NC Subdistrict	Undeveloped, single family
<b>Southeast</b>	PD No. 595 NC Subdistrict	Undeveloped
<b>Southwest</b>	PD No. 595 NC Subdistrict	Undeveloped
<b>Northwest</b>	PD No. 595 R-5(A) Subdistrict	Undeveloped, single family

**Land Use Compatibility:**

The area of request is undeveloped and is zoned an NC Subdistrict within PD No. 595. Properties to the northwest, northeast, southeast, and southwest of the area of request are either undeveloped or developed with single family use. Various properties zoned NC Subdistrict within the vicinity are developed with a single-family use.

Although the R-5(A) Subdistrict is in place and surrounds the area of request toward the northwest, an RTN Subdistrict is considered more compatible with the existing housing than what would be developed according to R-5(A) standards. According to arial maps and Dallas County Appraisal District Records, parcels toward the northwest are under 5,000 sq. ft. and some are developed with single family. The RTN Subdistrict will also provide a good transition between the multifamily use within Planned Developed No. 856 on the south and the single family use toward the north.

The Dallas Development Code prescribes that the proposed RTN Subdistrict provides single-family and duplex living and is intended to serve as a land use transition between the more intense WMU or WR districts and established single-family neighborhoods. The RTN district may be a stand-alone district. The RTN district is a low-intensity district.

Additionally, the RTN Subdistrict would limit the area of request to the Townhouse, Manor House, Single Family House, Civic Building, and Open Space Lot development types. The applicant is requesting to rezone the property to an RTN Subdistrict to allow for the development of single family uses. Therefore, the allowable development types in the proposed RTN are compatible with the surrounding uses.

**Development Standards:**

The following is a comparison chart of the development standards for the current NC Subdistrict and the proposed FRTN Subdistrict.

District	Setback		Min. Lot Area	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: PD 595 (NC)	0' or 15' <sup>1</sup>	Not required, but if provided must be at least 5' 15' adj. to res.	0.5 FAR	30' 2 stories	40%	Office, retail, personal service
Proposed: PD 595 FRTN	TH: 5/15 MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	TH: 5/15 MH: 15 min Sf: 15 min Civ: 20' min O: 10' min	1,200 per TH unit, 7,000 for duplex (MH), 10,000 for 3-5 unit MH, min lot 3,500 sf for single family, 3,000 for Civ, 2,000 for Open Space	2 ½ stories 35' max	80% TH 60% MH, SF, Civ	Allowed Development Types: Townhouse, Manor House, Single Family House, Civic Building, Open Space Lot

<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.

RTN would require that new development on the subject site include 20 percent transparency, a primary entrance on Carlton Garrett Avenue, and encourage front porches within the front yard setback to be more in character with the surrounding homes.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended, and PD No. 595.

**Parking:**

In an RTN District, 1.5 spaces are required per single-family living unit, or three spaces per duplex and no parking reductions are permitted in the RTN District. Tandem parking is allowed for single-family living if they are both assigned to the same dwelling unit<sup>1</sup>.

**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 “H” MVA area.

**List of Partners/Principals/Officers**

Lisa N. Bluitt  
Managing Member & Executive Director

Tayari K. Bluitt  
President & Operations



Z234-267(LG)

**April 10, 2025**  
**CPC Action- Draft**

**Z234-267(LG)**

**Motion:** It was moved to recommend **approval** of an FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Carlton Garrett Street and Easley Street.

Maker: Rubin  
Second: Sleeper  
Result: Carried: 13 to 0

For: 13 - Chernock, Herbert Forsyth, Shidid,  
Carpenter\*, Wheeler-Reagan, Franklin,  
Sleeper, Housewright, Nightengale, Haqq,  
Hall, Rubin

Against: 0  
Absent: 2 - Hampton, Kingston  
Vacancy: 0

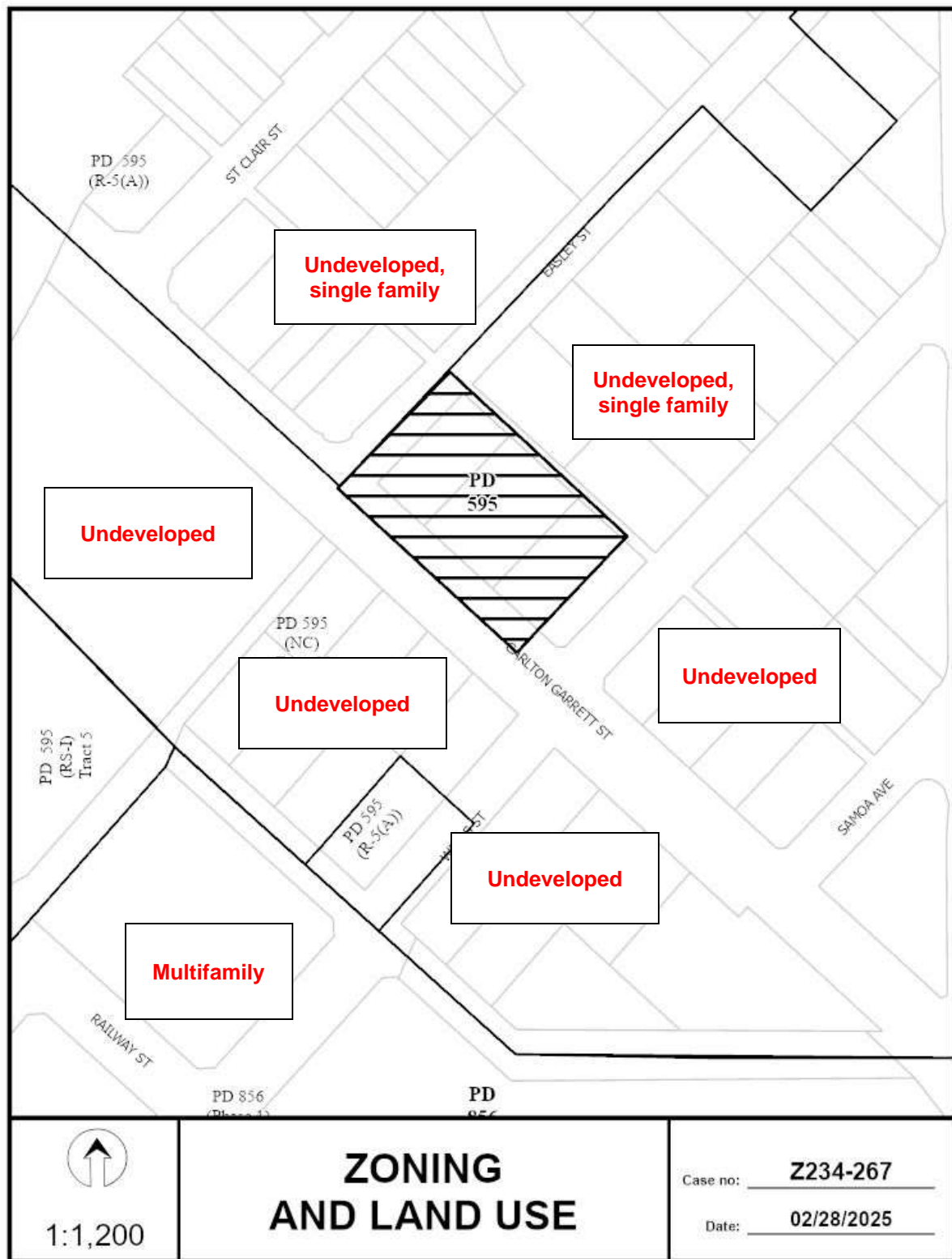
\*out of room, shown voting in favor

<b>Notices:</b>	Area: 200	Mailed: 28
<b>Replies:</b>	For: 1	Against: 0

**Speakers:** For: None

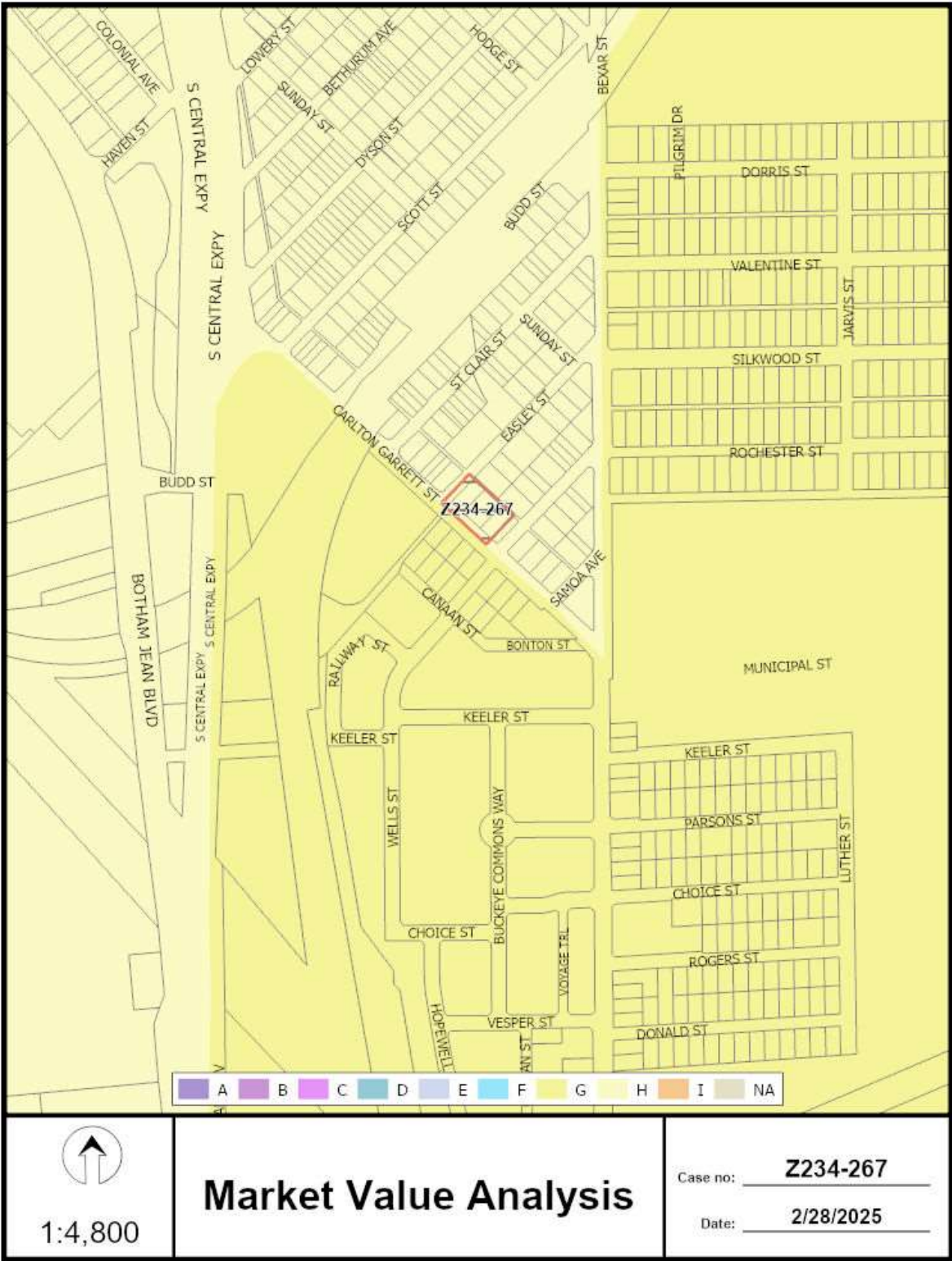
For (Did not speak): Tayari Bluitt, 8751 Collin McKinney Pkwy., McKinney, TX 75070  
Against: None













04/09/2025

***Reply List of Property Owners******Z234-267******28 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	6200	CARLTON GARRETT ST WHITE HAROLD L
	2	6204	CARLTON GARRETT ST WHITE HAROLD L
O	3	6248	CARLTON GARRETT ST BLUE MARLIN ESTATES LLC
	4	6100	CARLTON GARRETT ST WRIGHT JAMES E
	5	6106	CARLTON GARRETT ST MOSSLAMIZADEH ABON
	6	6108	CARLTON GARRETT ST MDD HOMES LLC
	7	2412	ST CLAIR DR CARTER JERRY M
	8	2414	ST CLAIR DR RINGWOOD DALE &
	9	2416	ST CLAIR DR TOSHO PROPERTIES INVESTMENT
	10	2420	ST CLAIR DR SWEENEY L E
	11	2422	ST CLAIR DR WARD WILLIAM
	12	2417	EASLEY ST MDD HOMES LLC
	13	2410	EASLEY ST BENNERS WILL H III &
	14	2527	WELLS ST CONFIA HOMES LLC
	15	2519	WELLS ST BAAGILU VENTURES LLC
O	16	2517	WELLS ST VELOZ JOSE ALFREDO HERNANDEZ &
	17	6306	CARLTON GARRETT ST WARREN IRENE
	18	2516	WELLS ST Taxpayer at
	19	2522	WELLS ST Taxpayer at
	20	2519	SAMOA AVE STRANGE & SONS DEVELOPMENT LLC
	21	6216	CANAAN ST MITCHELL CORNELIUS
	22	6218	CANAAN ST ARRELLANO YAQUELIN B
	23	2405	WELLS ST CTE HOMES LLC
	24	6309	CARLTON GARRETT ST CITYBUILD COMMUNITY DEVELOPMENT CORP
	25	6307	CARLTON GARRETT ST CITYBUILD COMMUNITY DEVELOPMENT CORP
	26	6301	CARLTON GARRETT ST JONES MILLER L

Z234-267(LG)

04/09/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6302	CANAAN ST	CITYBUILD COMMUNITY DEVELOPMENT CORP
28	2418	ST CLAIR DR	CLAYBURTON EMMA LOIS