

**FILE NUMBER:** Z245-130(CC)

**DATE FILED:** December 4, 2024

**LOCATION:** South line of Corregidor Street and east of Carbondale Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** ± 7,100 square feet

**CENSUS TRACT:** 48113020200

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**REPRESENTATIVE:** Oliver Robinson

**OWNER/APPLICANT:** Tapper Investments LLC

**REQUEST:** An application for an R-5(A) Single Family District on property zoned a CS Commercial Service District.

**SUMMARY:** The purpose of the request is to allow single family uses at the site.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is undeveloped and zoned a CS Commercial Service District.
- The property was zoned CS in 1989 and was intended for retail use. To date, no retail has been developed.
- The applicant is proposing a single family dwelling unit. Residential uses are prohibited in the existing zoning district.
- On March 6, 2025, the City Plan Commission recommended approval of the request.

**Zoning History:**

There have been three zoning cases in the area in the last five years.

1. **Z212-199:** On August 24, 2022, City Council approved a zoning change from a CS Commercial Service District to an MF-2(A) Multifamily District, located on the northeast corner of Corregidor Street and Carbondale Street.
2. **Z201-202:** On August 25, 2021, City Council approved a zoning change from a CS Commercial Service District to an R-5(A) Single Family District, located on the north line of Corregidor Street, east of Carbondale Street.
3. **Z201-286:** On November 18, 2021, the City Plan Commission recommended denial without prejudice of a zoning change from a CS Commercial Service District to an R-5(A) Single Family District, located on the northwest line of Luzon Street, east of Carbondale Street.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Corregidor Street	Local Street	-
Carbondale Street	Local Street	-

**Traffic:**

The Engineering Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue reviewing 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.

Forward Dallas indicates the subject area is suitable for residential use.

### **Area Plans:**

#### **Trinity River Corridor**

Adopted in March 2005 and revised in December 2009.

The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

The 2050 Vision Statement for the Trinity River Corridor in Dallas: 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 area of request is located within *I-45 Gateway District of the Trinity Corridor District Plan*. The Area Plan designates this area as Joppa neighborhood. The Joppa neighborhood "is protected and supported in this plan. Its preferred land use reflects a Neighborhood Traditional character ([Page 49](#))."

**Land Use:**

	<b>Zoning</b>	<b>Use</b>
<b>Site</b>	CS Commercial Service District	Undeveloped
<b>North</b>	R-5(A) Single Family District	Undeveloped
<b>East</b>	R-5(A) Single Family District	Single family
<b>South</b>	R-5(A) Single Family District	Single family
<b>West</b>	A(A) Agricultural District	Undeveloped

**Land Use Compatibility:**

The area of request is currently undeveloped. The property abuts single family homes and undeveloped.

The area of request is currently zoned an Commercial Service (CS). The applicant proposes to develop the property with a residential use. The proposed use is compatible with the adjacent R-5(A) District lots. Lastly the proposed is also supported by several goals and policies from the comprehensive plan and the Area Plan. Staff supports the requested rezoning to allow for the infill of this lot.

The existing homes range from a front yard setback of approximately 16 feet to 25 feet. The code of ordinances requires a minimum of 20 feet. This zoning change requires the applicant to be in compliance with the regulations; and therefore the setbacks for R-5(A) zoning district must be met. This will be reviewed by staff during the permitting process.

**Development Standards:**

Following is a comparison of the development standards of the existing Commercial Service (CS) District and the proposed R-5(A) District.

District	Setback		Height	Lot Cvrg.	Primary Uses
	Front	Side/Rear			
Proposed R-5(A)	20' <sup>1,2</sup>	5'	30'	45%	Proposed R-5(A)
Existing CS	15' adjacent to expressway	20' adjacent to R(A), D(A), TH(A), CH, MF(A)	45'	80%	Duplex and single family

<sup>1</sup> Per [Sec. 51A-4.401](#)(a)(5), if a lot runs from one street to another and has double frontage, a required front yard must be provided on both streets.

<sup>2</sup> Per [Sec. 51A-4.401](#)(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement.

<sup>3</sup> Applicant has volunteered deed restrictions that restrict the property to a maximum of two detached dwelling units.

The existing CS District does not allow residential uses. The applicant proposes to develop the site with a residential use. The proposed R-5(A) District allows single family uses, while restricting all commercial uses.

**Landscaping:**

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

**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 in an “H” MVA cluster that extends to all adjacent sides.

**List of Officers**

Tapper Investments LLC

Dino Tapper	Managing Member
Jay Truitt	General Manager

**CPC ACTION**  
**March 6, 2025**

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the south line of Corregidor Street and East of Carbondale Street.

Maker: Wheeler-Reagan  
Second: Chernock  
Result: Carried: 14 to 0

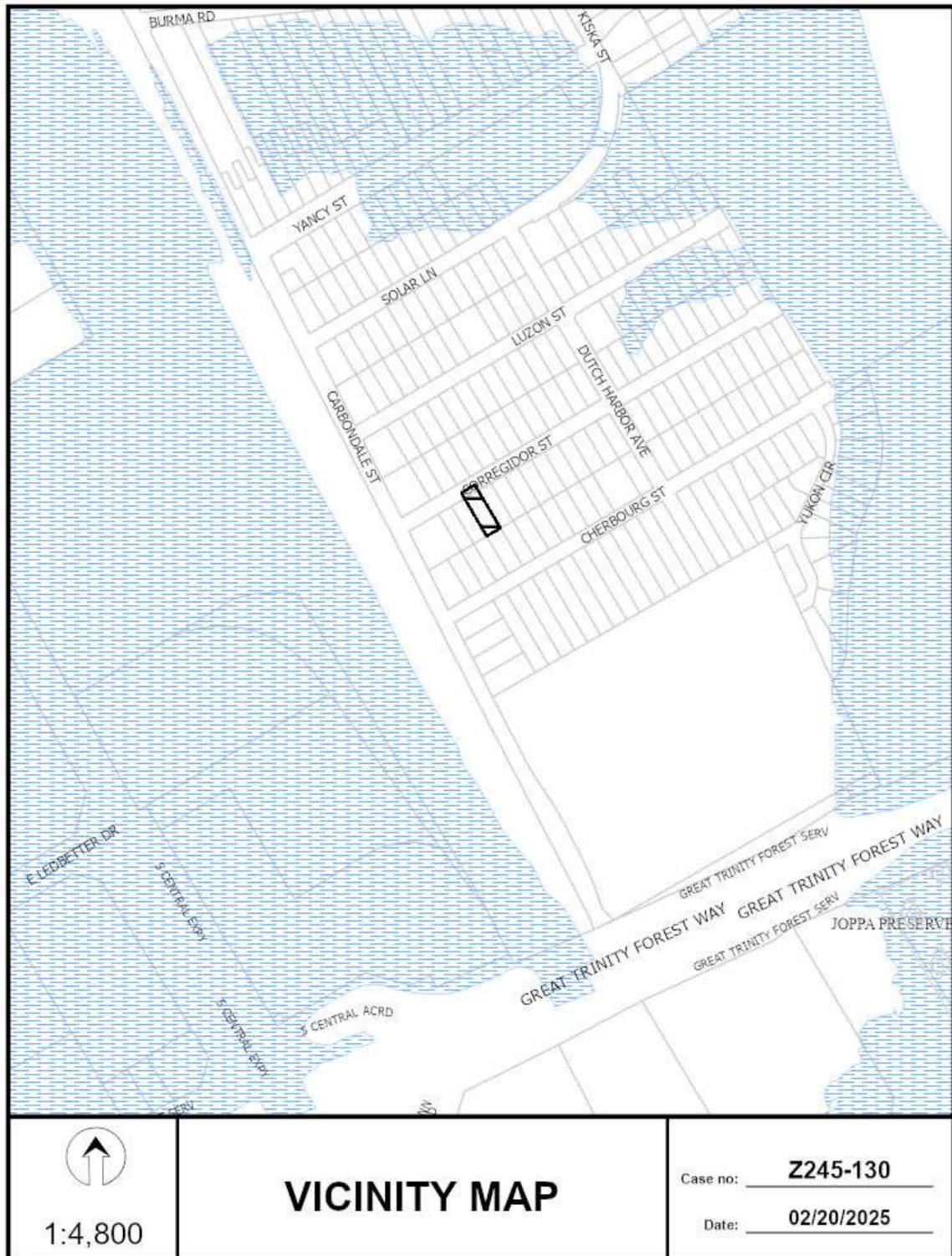
For: 14 - Chernock, Hampton, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Franklin,  
Sleeper, Housewright, Nightengale, Haqq,  
Hall, Kingston, Rubin

Against: 0  
Absent: 1 - Herbert  
Vacancy: 0

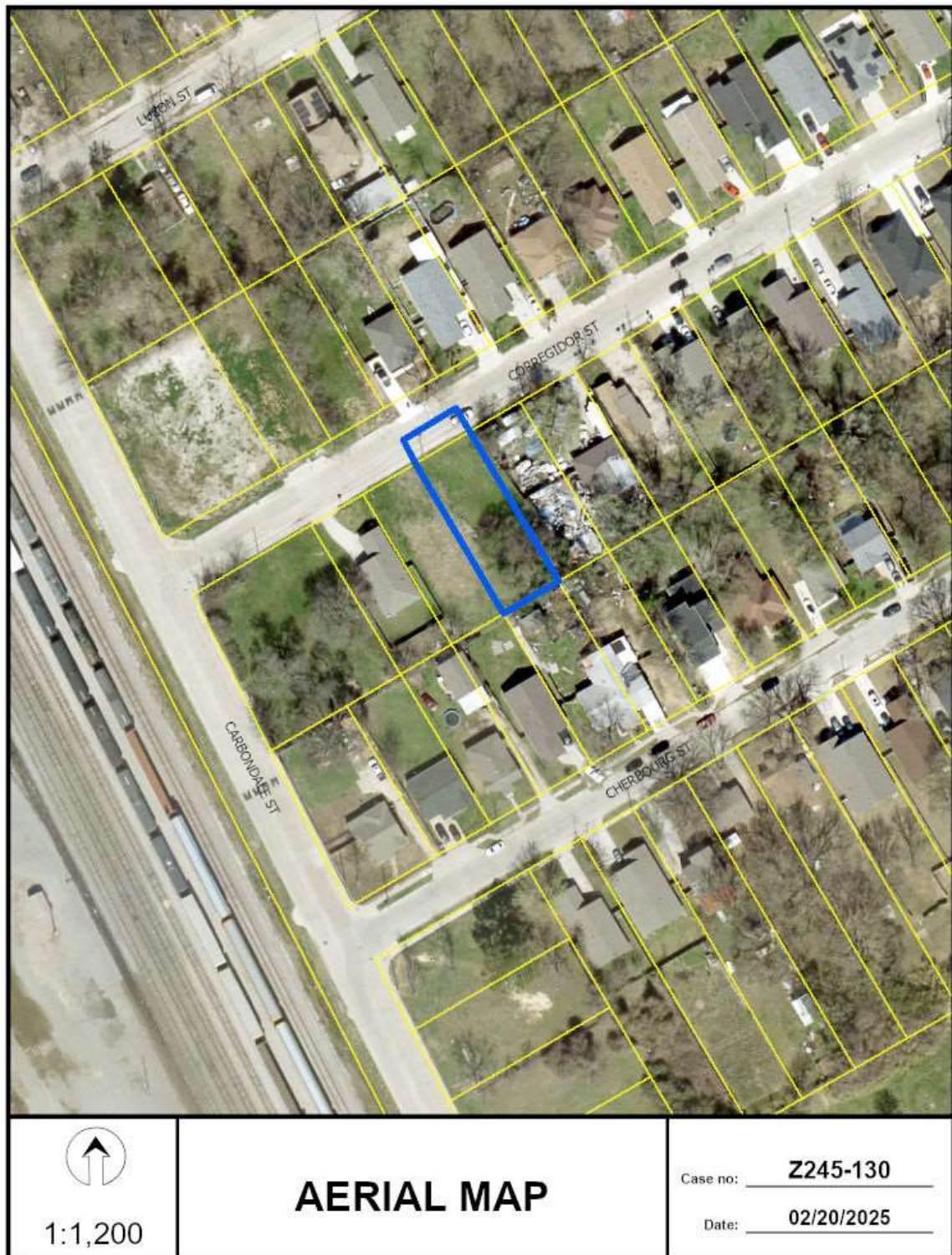
<b>Notices:</b>	Area: 200	Mailed: 37
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** For: None  
For (Did not speak): Oliver Robinson, 6930 Spanky Branch Dr., Dallas, TX, 75248  
Against: None





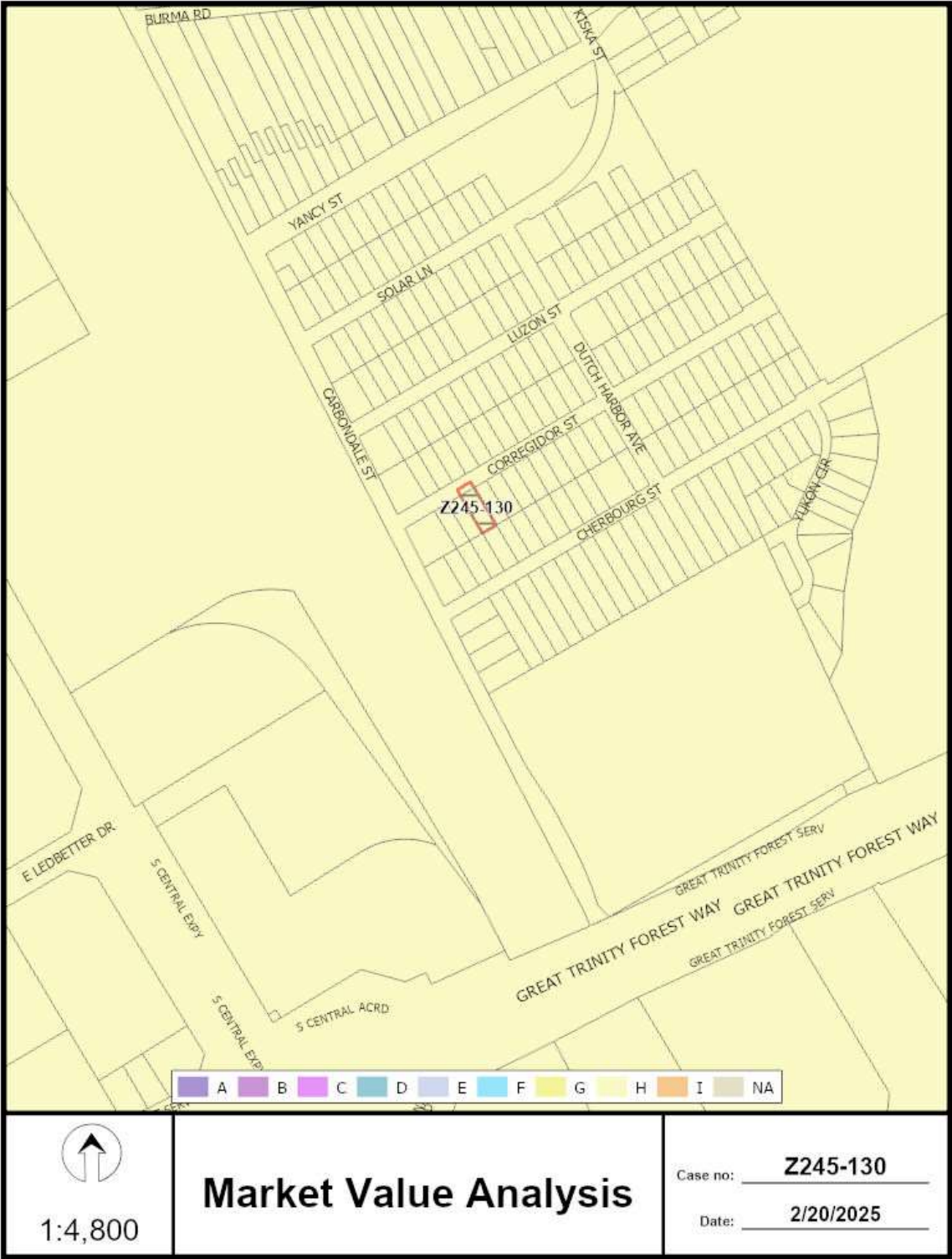














03/05/2025

***Reply List of Property Owners******Z245-130******37 Property Owners Notified******0 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	4520 CORREGIDOR ST	PATRICK SIMMONS INC
	2	4504 LUZON ST	DALLAS SKYFALL LLC SERIES
	3	4512 LUZON ST	WILLIS CARL &
	4	4516 LUZON ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
	5	4520 LUZON ST	LINZY VALRIE
	6	4524 LUZON ST	ARMSTRONG JOHNNY CLYDE
	7	4528 LUZON ST	BROWN CHARLITA E
	8	4532 LUZON ST	SOUTH CENTRAL CHURCH OF
	9	4505 CORREGIDOR ST	PARAGON REALTY GROUP LLC
	10	4519 CORREGIDOR ST	CASTANEDA MANUEL DEJESUS V &
	11	4523 CORREGIDOR ST	RIOSRODRIQUEZ JAVIER &
	12	4525 CORREGIDOR ST	HERRERA ARMANDO
	13	4531 CORREGIDOR ST	JACKSON KAREN E
	14	4535 CORREGIDOR ST	LEWIS HAROLD
	15	8240 CARBONDALE ST	LIVELY STONE HOLINESS CH
	16	4512 CORREGIDOR ST	JACKSON DANTE
	17	4516 CORREGIDOR ST	POSADA SAUL R
	18	4524 CORREGIDOR ST	DALLAS CITY OF COUNTYOF
	19	4528 CORREGIDOR ST	WHITE MARVIN G SR &
	20	4530 CORREGIDOR ST	HISLAND CORP
	21	4538 CORREGIDOR ST	LYNCH NAKIA LADAWN &
	22	4540 CORREGIDOR ST	PRICE DANIELLE NICOLE
	23	4505 CHERBOURG ST	RECENAS HURIEL &
	24	4509 CHERBOURG ST	NICHOLS JAYLA DIONDRIA
	25	4513 CHERBOURG ST	CRUZ SAUL
	26	4515 CHERBOURG ST	Taxpayer at

03/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4521	CHERBOURG ST	BROWN SHARON
28	4525	CHERBOURG ST	SPENCER PRESTON
29	4529	CHERBOURG ST	ADAMS SYLVESTA EUGENE
30	4533	CHERBOURG ST	FAVORS EVELYN &
31	4537	CHERBOURG ST	RCGA LLC
32	4541	CHERBOURG ST	JU PAW BLEH
33	4514	CHERBOURG ST	MORRISON HENRY III
34	4518	CHERBOURG ST	MUNYAGISHARI UMIMANA &
35	4522	CHERBOURG ST	ARJON FRANCISCO &
36	4526	CHERBOURG ST	JOHNSON PERRY L LIFE ESTATE
37	4530	CHERBOURG ST	HILTON HEAD FINANCE LLC