

**FILE NUMBER:** Z245-182(MB) **DATE FILED:** March 14, 2025

**LOCATION:** East line of Darien Street, south of Canada Drive

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 6,098 sqft **CENSUS TRACT:** 48113010101

---

**REPRESENTATIVE:** Audra Buckley

**OWNER/APPLICANT:** Mary Jane Fogarty [R Brothers Homes LLC]

**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 permit residential uses.

**STAFF RECOMMENDATION:** Approval.

## **BACKGROUND INFORMATION:**

- The area of request is currently zoned a CR Community Retail District and is undeveloped.
- The surrounding area is primarily zoned R-5(A) Single Family. The nearby lots zoned CR Community Retail are either churches or undeveloped. The remainder of the area is developed with single family houses.
- The applicant wishes to develop a single family house on the site, as such they request an R-5(A) Single Family District.

## **Zoning History:**

There have been four zoning cases in the area within the last five years:

1. **Z201-136:** On September 22, 2021, City Council approved an application for an R-5(A) Single Family District on property zoned CR Community Retail District with consideration given to a Planned Development District for R-5(A) Single Family District uses on the north line of Canada Drive, between Darien Street and Finis Street.
2. **Z201-313:** On December 8, 2021, City Council approved an application for an R-5(A) Single Family District on property zoned CR Community Retail District, located on the north line of Canada Drive, northwest of Darien Street.
3. **Z201-357:** On January 19, 2022, City Council approved an application for a R-5(A) Single-Family District on property zoned as CR Community Retail District, located at the southwest corner of Canada Drive and (the terminus of) Darien Street.
4. **Z212-143:** On April 27, 2022, City Council approved an application for an R-5(A) Single Family District on property zoned CR Community Retail District, located on the north line of Canada Drive, north of Darien Street.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Darien Street	Local street	50 feet
Canada Drive	Minor Arterial	80 feet

## **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, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. Single family is a primary land use in the Community Residential placetype. It is the predominant land use in the area.

### **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) Single Family	Undeveloped
<b>North</b>	R-5(A), CR Community Retail	Single family, church
<b>South</b>	CR, R-5(A)	Single family
<b>East</b>	CR	Church
<b>West</b>	R-5(A)	Single family

**Land Use Compatibility:**

The request site is currently undeveloped. The applicant proposes to build a single family house on the site. Immediately north of the site is a single family house, immediately north is a vacant lot zoned R-5(A). To the west of the site is additional single family housing. Immediately east of the site is a church. The area in general is predominantly developed with single-family housing, with two churches in the vicinity.

Staff supports the requested zoning change as the subject site is designated as Community Residential in Forward Dallas 2.0, which supports single family housing in such a placetype. As the majority of the area is zoned R-5(A) and is developed with single family housing, staff views the requested change as compatible with the surrounding land uses.

## Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. Uses that differ between districts (e.g., one is allowed in the existing district and not allowed in the proposed district, or vice versa) are highlighted in yellow.

### 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

	Existing	Proposed
Use	CR	R-5(A)
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	
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	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing		

	Existing	Proposed
Use	CR	R-5(A)
Gas drilling and production	S	S
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	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Cemetery or mausoleum	S	S
Child or adult care facility	•	★
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	S	
Library, art gallery, or museum	•	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	S
<b>LODGING USES</b>		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
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	•	•

	Existing	Proposed
Use	CR	R-5(A)
<b>OFFICE USES</b>		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
<b>RECREATION USES</b>		
Country club with private membership	•	S
Private recreation center, club, or area	•	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		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishment	★	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	★	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
Drive-in theater		
Dry cleaning or laundry store	•	
Furniture store	•	
General merchandise or food store 3,500 square feet or less	•	

	Existing	Proposed
Use	CR	R-5(A)
General merchandise or food store greater than 3,500 square feet	•	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
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	S
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S

	Existing	Proposed
Use	CR	R-5(A)
Local utilities	★	★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
<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	S	
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 table showing differences between the development standards of the current CR Community Retail District and the proposed R-5(A) Single Family District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: CR	15' <sup>1</sup>	20' adjacent to residential district, no min. otherwise	Max FAR: 0.5 office, 0.75 all uses combined	54'	60% max.		Retail
Proposed: R-5(A)	20'	5' for single family	Min. lot size 5,000 sqft	30'	45% max.		Single family

1: Blockface continuity requires 20' front yard setback.

### Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

### Parking:

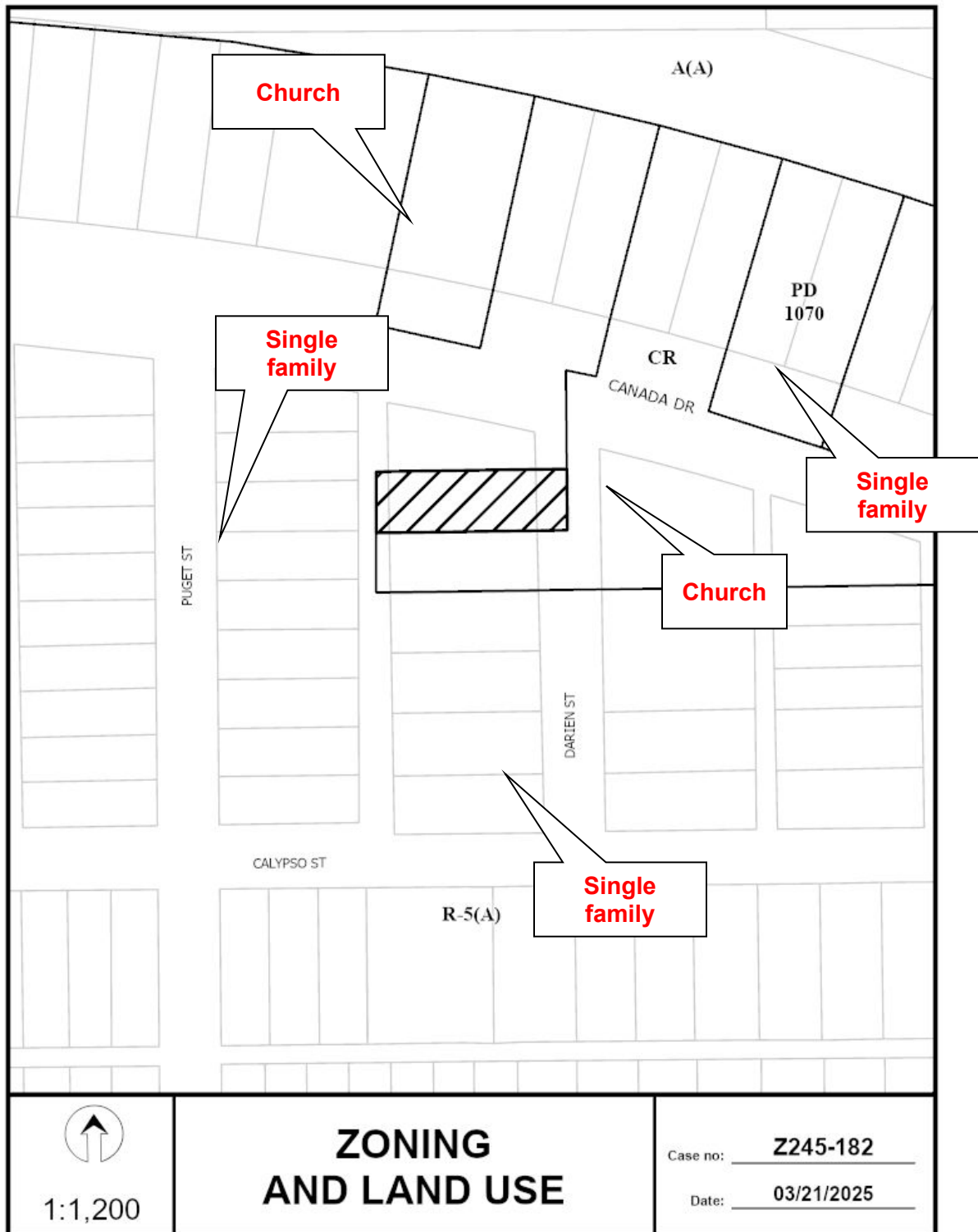
Parking must be provided in accordance with the Dallas Development Code. For single family dwellings in an R-5(A) Single Family District, one parking space is required.

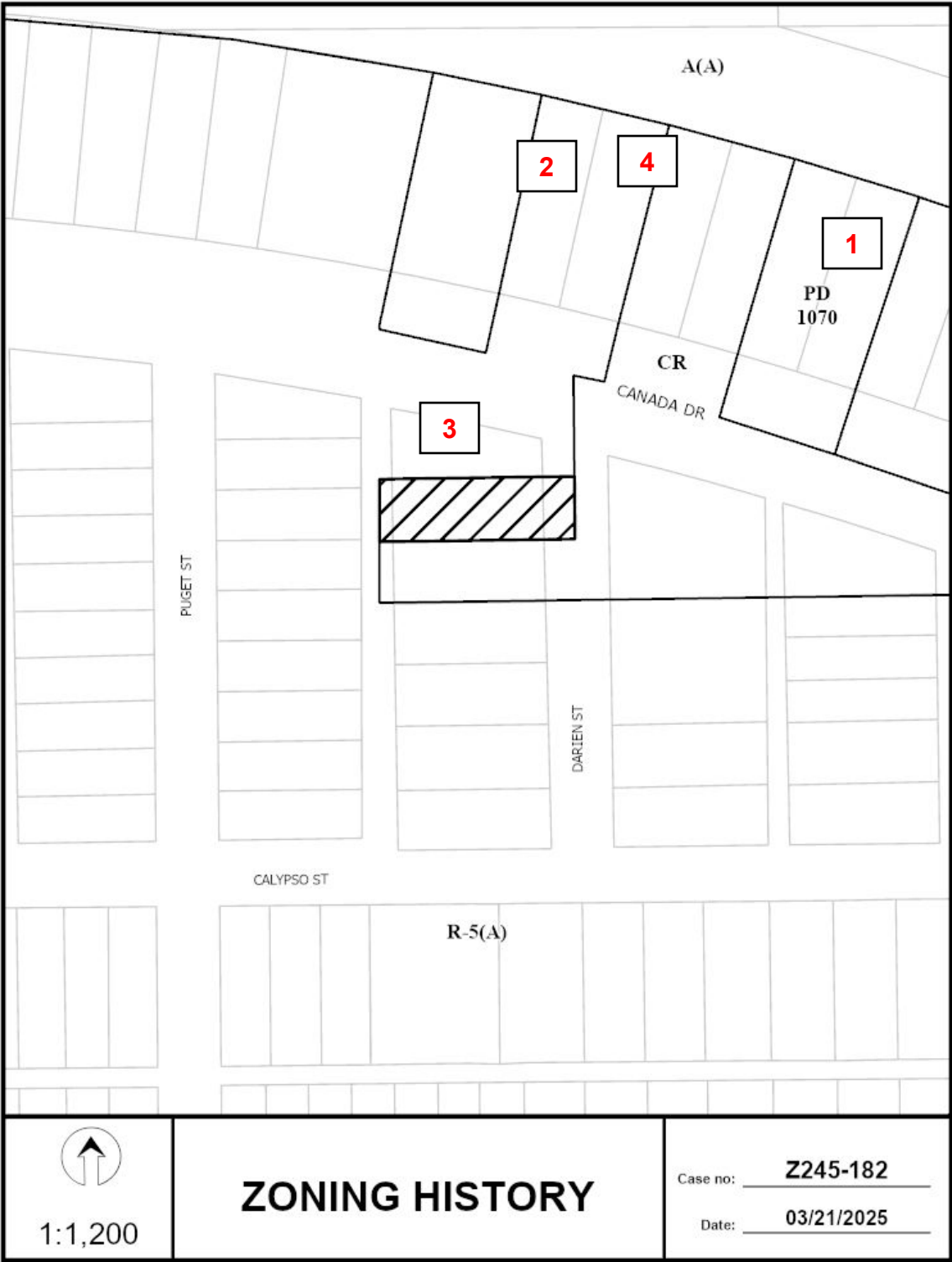
**Market Value Analysis:**

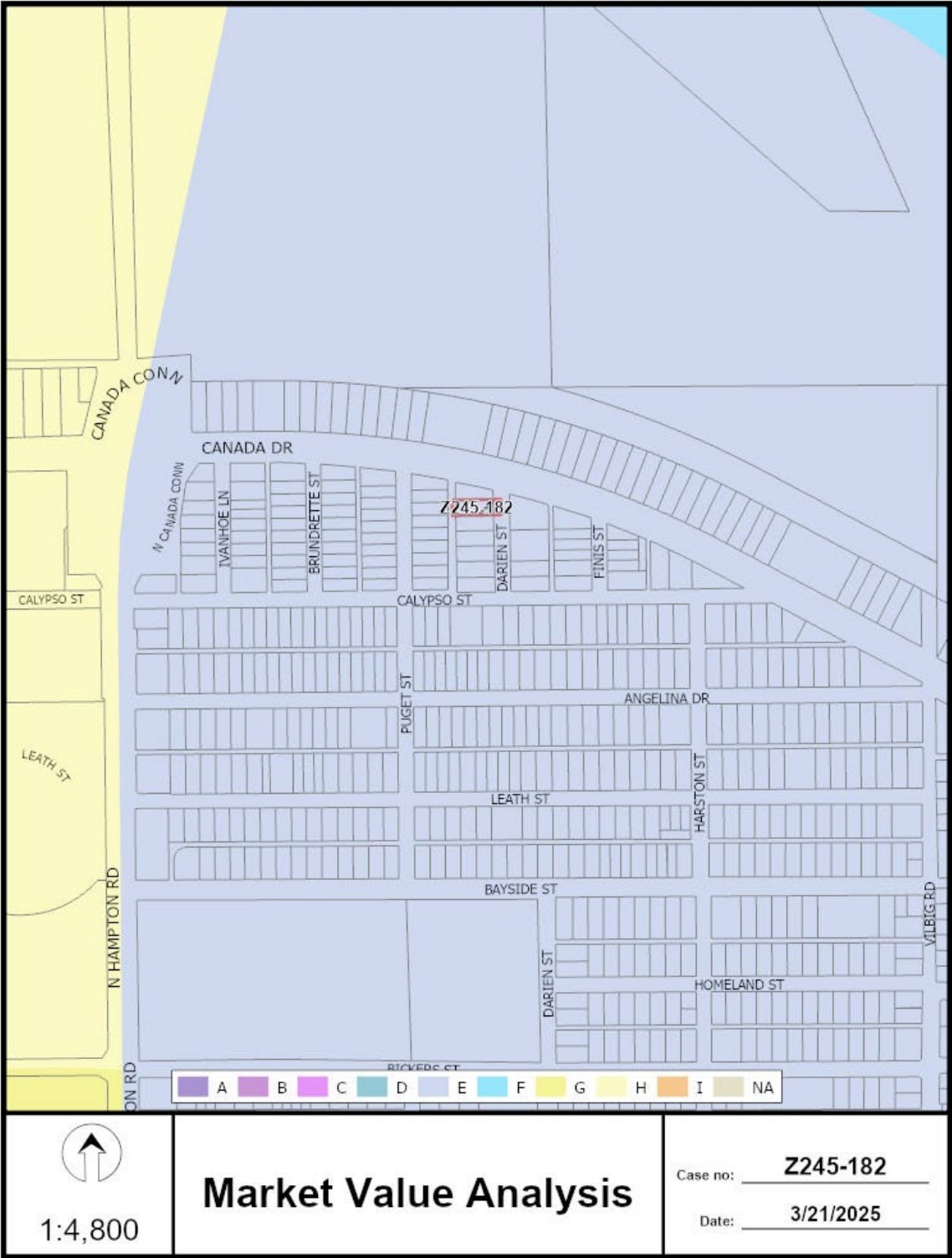
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 within an “E” MVA area.

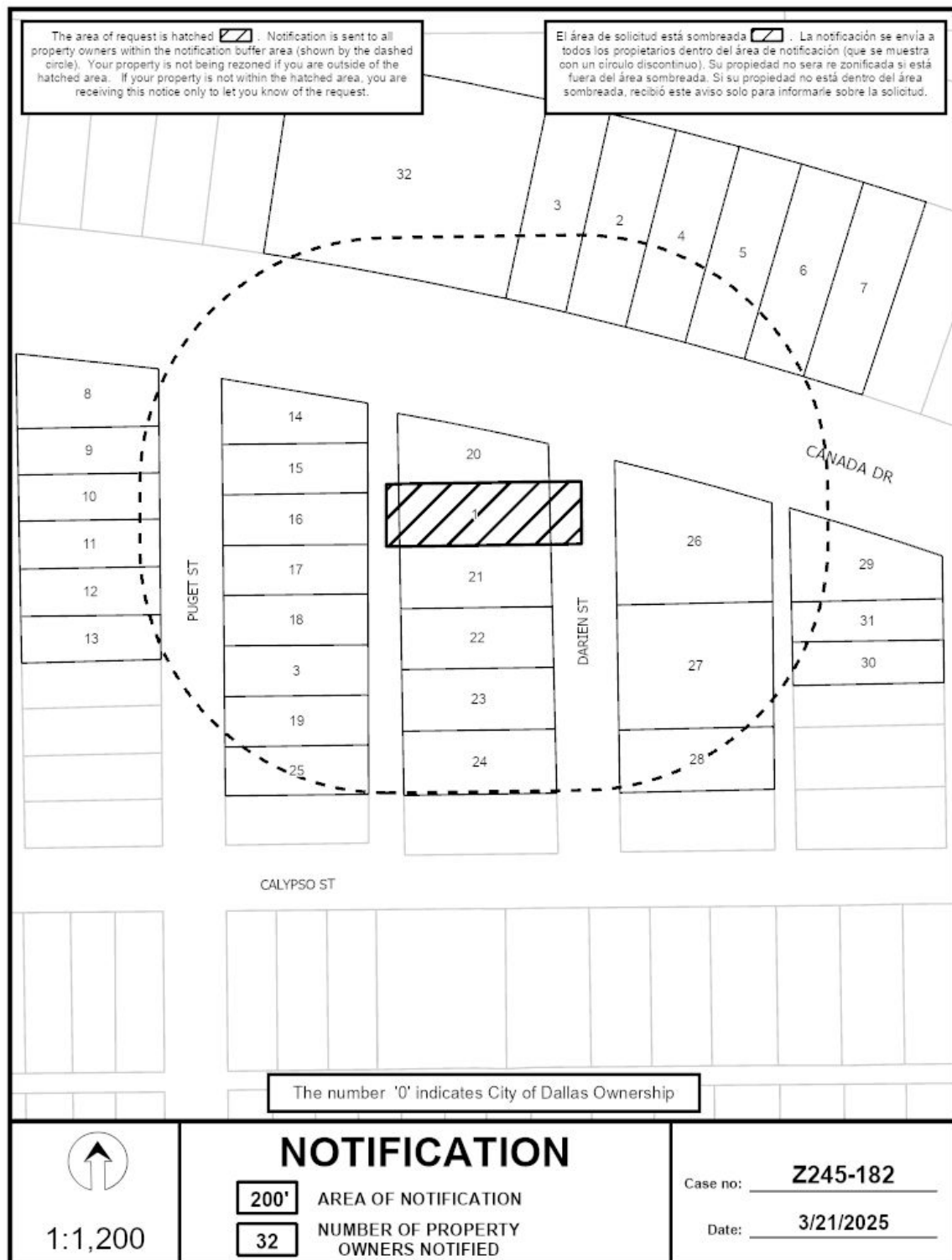












03/21/2025

***Notification List of Property Owners******Z245-182******32 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4023 DARIEN ST	WASHINGTON TERRY C & GENOVA
2	1955 CANADA DR	OLUDOYI JULIUS JUWON
3	1959 CANADA DR	KCT HOLDINGS LLC
4	1951 CANADA DR	CARTER FAYE DELL &
5	1947 CANADA DR	CHAVEZ CHRISTOPHER &
6	1943 CANADA DR	CARLO NATALINO & HEAVEN JEGGER
7	1939 CANADA DR	OLUDOYI JULIUS J
8	4039 PUGET ST	HARPER JAMES E
9	4035 PUGET ST	MELESIO OCTAVIO &
10	4031 PUGET ST	KATUSHABE EVA SUSAN
11	4027 PUGET ST	4027 PUGET LLC
12	4023 PUGET ST	EBRAHIM RAEESA &
13	4019 PUGET ST	LALANI SANA &
14	4036 PUGET ST	OLVERA CESAR & JESSICA MARIA
15	4030 PUGET ST	GIPSONFRAZIER MARSHA &
16	4026 PUGET ST	ESANGBEDO ERMA
17	4022 PUGET ST	VILLASENOR CESAR
18	4018 PUGET ST	WILLIAMSON SHORUNDA W
19	4010 PUGET ST	MOSQUEDA EMMA
20	4027 DARIEN ST	Taxpayer at
21	4019 DARIEN ST	RIVERA MARIA DEL ROSARIO
22	4015 DARIEN ST	MEDINA VICTORIA RAMOS
23	4011 DARIEN ST	MODKINS DONOBRA &
24	4005 DARIEN ST	GLYNN GEORGE
25	4006 PUGET ST	LOCKETT ROBERT
26	4030 DARIEN ST	IGLESIA JESUCRISTO TE AMA

Z245-182(MB)

03/21/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4010 DARIEN ST	FRIELS RESHELL SHELBY
28	4006 DARIEN ST	ALVARADO JOSE E
29	4019 FINIS LN	HOWARD CATHY ELIZABETH
30	4011 FINIS LN	OLUDOYI JULIUS J
31	4015 FINIS LN	MIMS WILLIAMS MILDRED LEE
32	1967 CANADA DR	MACEDONIA BAPTIST CHURCH