

FILE NUMBER: Z245-181(MB) **DATE FILED:** March 14, 2025

LOCATION: North line of Canada Drive, west of North Hampton Road

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 26,571 sqft **CENSUS TRACT:** 48113020500

REPRESENTATIVE: Audra Buckley

OWNER/APPLICANT: Joseph Loomis

REQUEST: An application for 1) an MU-1 Mixed Use District and 2) deed restrictions volunteered by the applicant on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow residential uses.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR Community Retail District and is undeveloped.
- The surrounding area is zoned CR Community Retail, with a planned development district (PD No. 508) to the south and an R-5(A) Single Family District to the East, across Hampton Road.
- The applicant wishes to develop a single family house on the site, while retaining certain uses allowed by the existing CR Community Retail District. As such, they request an MU-1 Mixed Use District and have volunteered deed restrictions to limit maximum heights and restrict certain uses.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Canada Drive	Local street	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 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 not consistent with Forward Dallas 2.0. Mixed Use development is a secondary land use in the Community Residential placetype. There are a number of location and design recommendations in Forward Dallas for this Placetype. A key component of those design recommendations is to limit the height to low rise. The proposed zoning change includes a change in height that would exceed the recommended height in this placetype. There are a number of other design and location recommendations in Forward Dallas which are also applicable though height would a major point.

In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

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:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Single family
North	R-7.5(A) Single Family	Single family
South	Planned Development District No. 409	School
East	NO(A) Neighborhood Office	Office
West	R-7.5(A) Single Family	Single family

Land Use Compatibility:

The request site is currently undeveloped. The applicant proposes to build a single family house on the site. Immediately west is what appears to be a single family house, while immediately east is what appears to be an abandoned retail store. Further west is a church, while Hampton Road separates the existing CR Community Retail District from the R-5(A) Single Family District to the east. To the south is a planned development district containing a church and school.

Staff supports the requested zoning change as the subject site is designated as Community Residential in Forward Dallas 2.0, and the West Dallas Land Use Study also calls for both single family and commercial/retail development along Canada Drive toward Hampton. The proposed MU-1 Mixed Use District would allow for a variety of uses compatible with both residential and retail uses. The proposed deed restrictions limit the intensity of the site to what is currently allowed with the CR Community Retail District. While a standard MU-1 district would allow for height greater than what is recommended by Forward Dallas 2.0, the proposed deed restrictions would limit the height to 54 feet, and height may be further limited by the deed restriction if the applicant so chooses. As such, staff finds that the request is compatible with the surrounding land uses.

Additionally, staff notes that the proposed MU-1 Mixed Use District provides greater compatibility and flexibility for the proposed use as opposed to a single-family district. MU-1 does not negatively impact the development rights of the adjacent CR Community Retail district while allowing single-family development; a purely residential district would impose RPS (Residential Proximity Slope) on the adjacent uses and hamper development that would otherwise be allowable and compatible for this area.

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	MU-1 (X = prohibited in DRs)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
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		S(X)
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	S(X)
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		

	Existing	Proposed
Use	CR	MU-1 (X = prohibited in DRs)
Alcoholic beverage manufacturing		
Gas drilling and production	S	S(X)
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(X)
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S(X)
Child or adult care facility	•	•
Church	•	•
College, university, or seminary	•	• (X)
Community service center	S	S (X)
Convalescent and nursing homes, hospice care, and related institutions		R (X)
Convent or monastery	•	• (X)
Foster home		• (X)
Halfway house		
Hospital	S	S (X)
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S (X)
Public school other than an open-enrollment charter school	R	R (X)
LODGING USES		
Extended stay hotel or motel		S (X)
Hotel or motel	S	R/S (X)
Lodging or boarding house	S	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		

	Existing	Proposed
Use	CR	MU-1 (X = prohibited in DRs)
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	• (X)
Duplex		•
Group residential facility		★ (X)
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		• (X)
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishment	★	★ (X)
Ambulance service	R	
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs		
Auto service center	R	R (X)
Business school	•	• (X)
Car wash	D	R (X)
Commercial amusement (inside)	★	★ (X)
Commercial amusement (outside)	S	S (X)
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	•	

	Existing	Proposed
Use	CR	MU-1 (X = prohibited in DRs)
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	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Mortuary, funeral home, or commercial wedding chapel	•	• (X)
Motor vehicle fueling station	•	• (X)
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	S (X)
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R (X)
Restaurant with drive-in or drive-through service	D	S (X)
Surface parking		
Swap or buy shop	S	S (X)
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•

	Existing	Proposed
Use	CR	MU-1 (X = prohibited in DRs)
Electrical generating plant		
Electrical substation	•	• (X)
Local utilities	★	★
Police or fire station	•	•
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		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
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	S (X)
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 MU-1 Mixed Use District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: CR	15'	20' adjacent to residential district, no min. otherwise	Max FAR: 0.5 office, 0.75 all uses combined	54'	60% max.		Retail
Proposed: MU-1 w/ deed restrictions	15' ¹	20' adjacent to residential district, no min. otherwise	15 du / ac	80-120' (deed restricted to 54')	80% max.		Mixed uses

1: Urban form setback requires additional 20-foot setback for portion of structure above 45 feet in height.

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 MU-1 Mixed Use District, two spaces will be 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 “H” MVA area.

APPLICANT'S PROPOSED DEED RESTRICTIONS

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

1. The following uses are prohibited:

Commercial and business service uses.

- Labor hall.
- Medical or scientific laboratory.

Industrial uses.

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.

Institutional and community service uses.

- Cemetery or mausoleum.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Hospital.
- Open-enrollment charter school or private school.
- Public school other than an open-enrollment charter school.

Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Short-term rental lodging.

Residential uses.

- College dormitory, fraternity, or sorority house.
- Group residential facility.
- Residential hotel.

Retail and personal service uses.

- Alcoholic beverage establishments.
- Auto service center.
- Bail bonds.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- General merchandise or food store 100,000 square feet or more.
- Massage Parlors.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Restaurant with drive-in or drive-through service.

-- Swap or buy shop.

-- Tattoo or body piercing studio. *[TATTOO OR BODY PIERCING STUDIO means a facility in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.]*

Utility and public service uses.

-- Electrical substation.

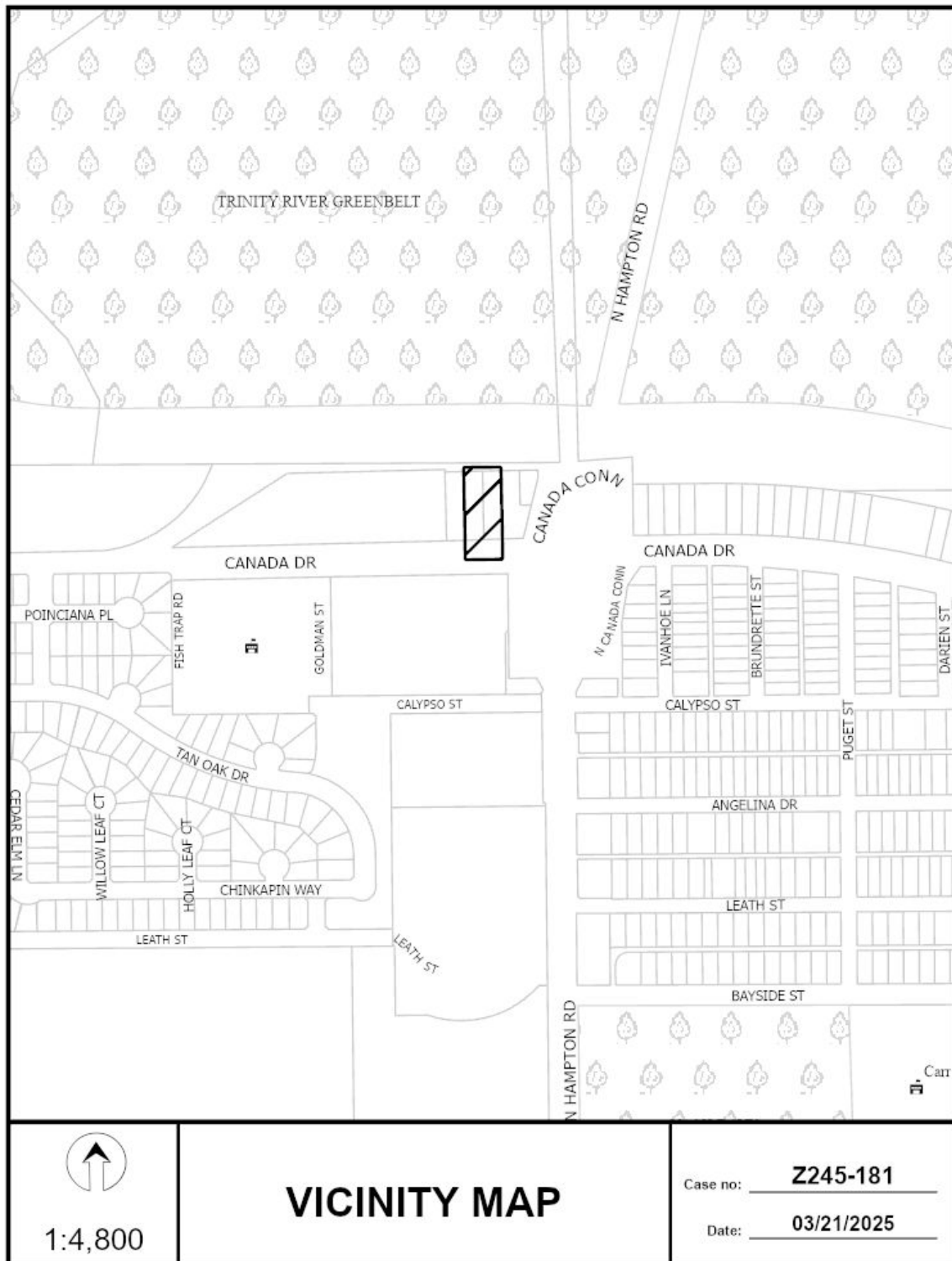
Wholesale, distribution, and storage uses.

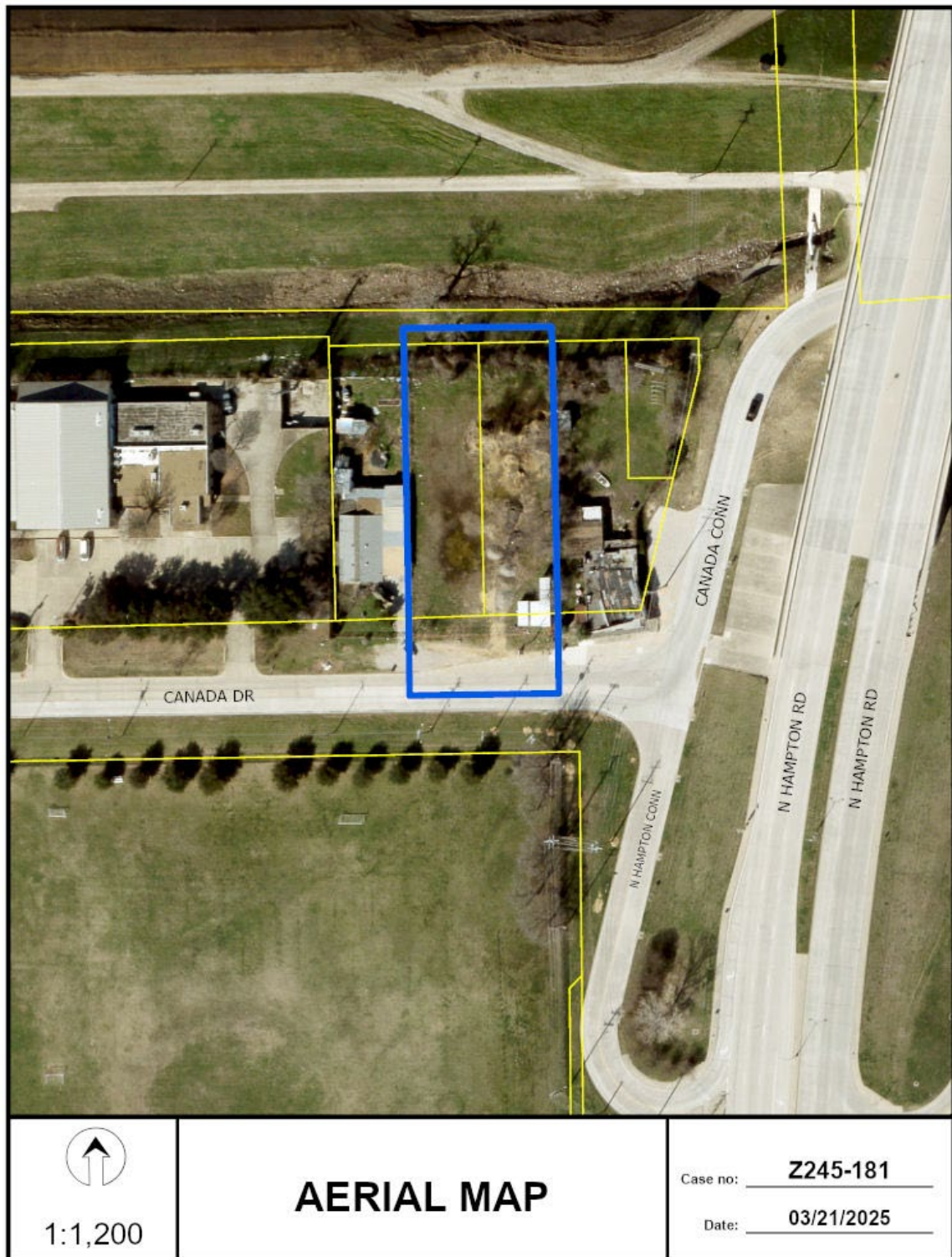
-- Mini-warehouse.

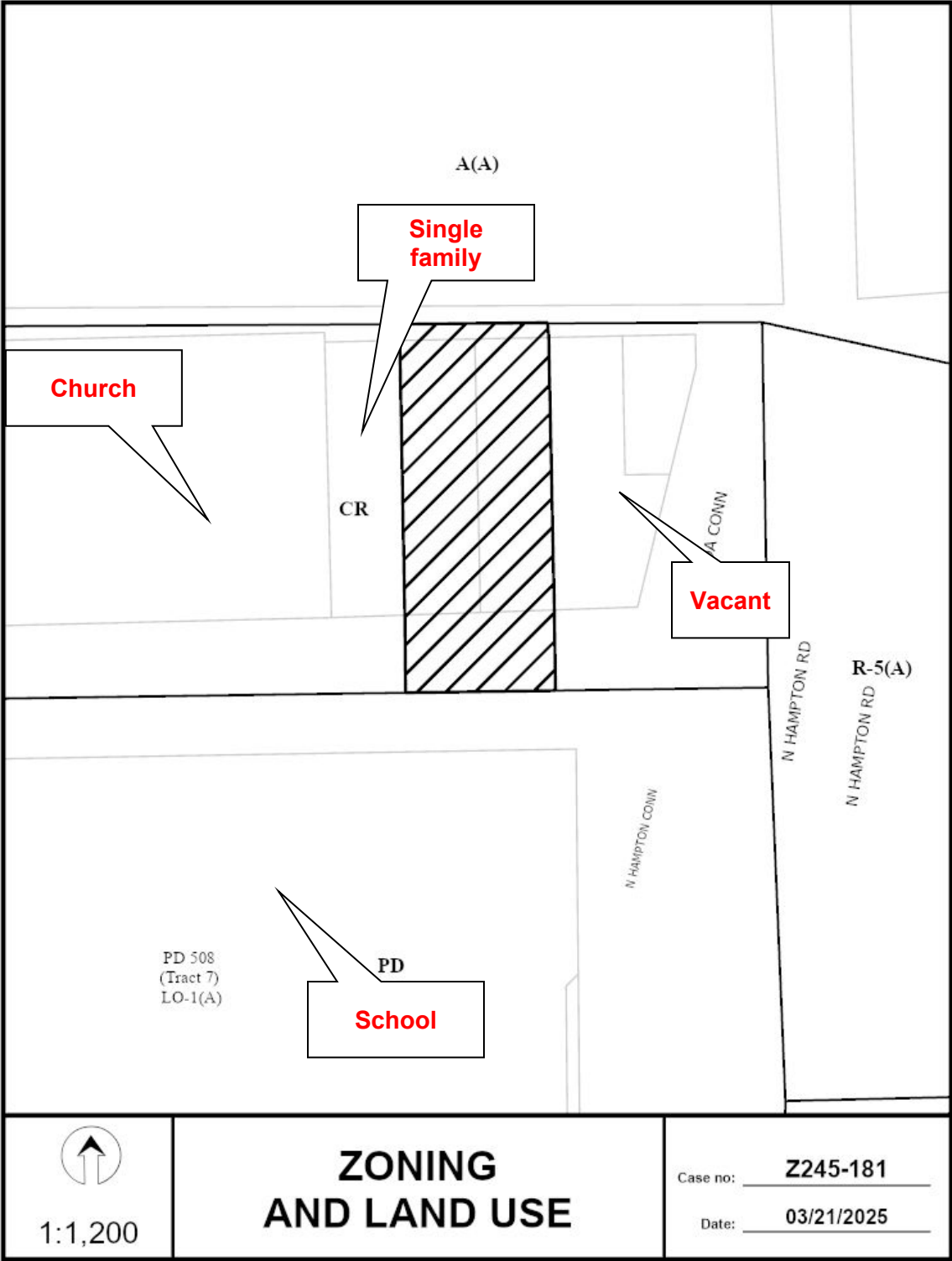
-- Recycling buy-back center.

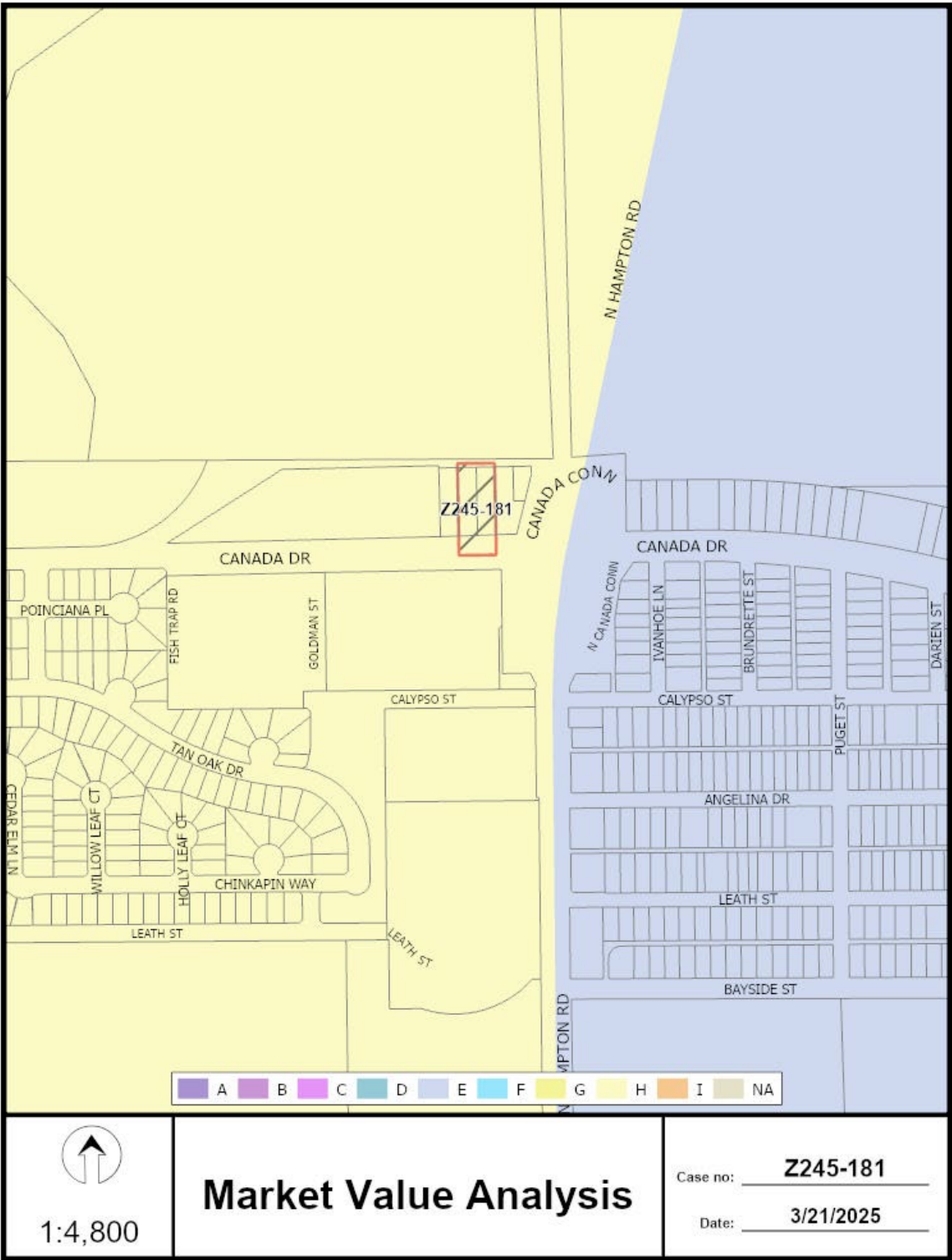
-- Recycling collection center.

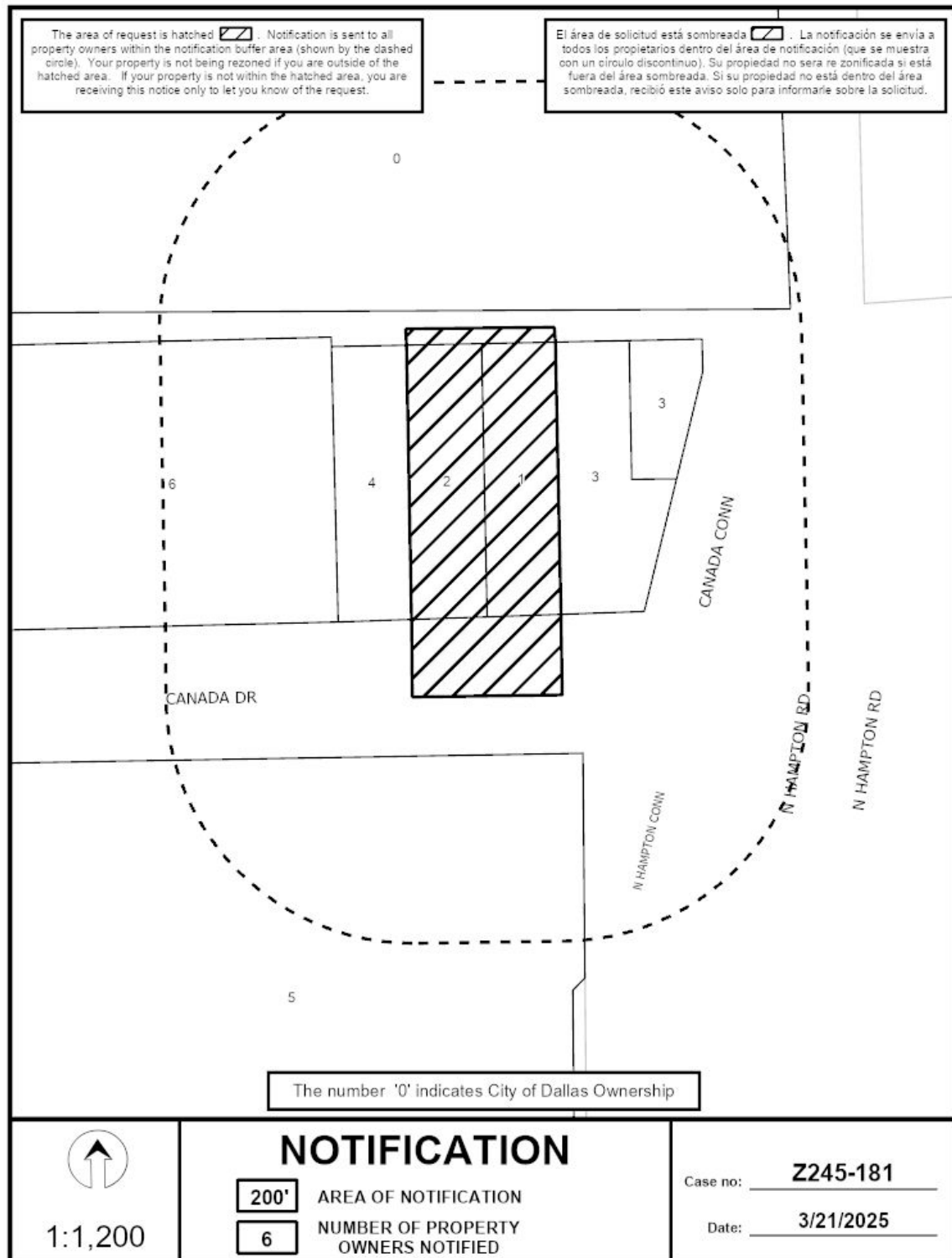
2. Maximum height is 54 feet.











03/21/2025

Notification List of Property Owners

Z245-181

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2111 CANADA DR	Taxpayer at
2	2115 CANADA DR	POWER DEVELOPMENT LLC
3	4100 N HAMPTON RD	TRINH LONG T & YEN C
4	2203 CANADA DR	ZAMORA DOLORES
5	2100 CANADA DR	WEST DALLAS COMMUNITY SCHOOL
6	2215 CANADA DR	WEST DALLAS COMMUNITY CHURCH