

FILE NUMBER: Z245-129(CC)

DATE FILED: December 4, 2024

LOCATION: North line of Burma Road, between Kiska Street and Saipan Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ± 6,250 square feet

CENSUS TRACT: 48113020200

REPRESENTATIVE: Oliver Robinson

OWNER/APPLICANT: Tapper Investments 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 allow single family uses on site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is undeveloped and zoned a CR Community Retail District.
- The property was zoned CR 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 has been one zoning case in the area in the last five years.

1. **Z223-143:** On May 23, 2023, City Council approved a zoning change from a CR Community Retail District to an R-5(A) Single Family District, located on the southwest line of Burma Road, east of Kiska Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Burma Road	Local Street	-
Kiska Street	Local Street	-

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 review of 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.

Staff supports the proposed request, as it is within alignment with the area plan further described herein.

Area Plans:

Trinity River Corridor Area Plan

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](#))."

The request for a single-family residential use is in alignment with the area plan and Joppa neighborhood. Single-family use is suitable for this area; and therefore the request complies with the plan.

Land Use:

	Zoning	Use
Site	CR Community Retail District	Undeveloped
North	R-5(A) Single Family District	Single family
East	CR Community Retail District	Single family

South	CR Community Retail District	Undeveloped
West	R-5(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently undeveloped. The property abuts single family homes on all sides. The lot to the east is zoned a CR District, however to the west is zoned an R-5(A) District.

The area of request is currently zoned a CR Community Retail District. 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.

Development Standards:

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

District	Setback		Height	Lot Cvrg.	Primary Uses
	Front	Side/Rear			
Existing CR	15'	20'	54'	60%	Community-Serving Retail. Personal Service and Office uses
Proposed R-5(A)	20' ^{1,2}	5'	30'	45%	Single family

¹ 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.

² 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.

The existing CR 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 surrounding adjacent properties.

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 CR Community Retail District, on the north line of Burma Road between Kiska Street and Saipan 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

Notices:	Area: 200	Mailed: 29
Replies:	For: 0	Against: 0

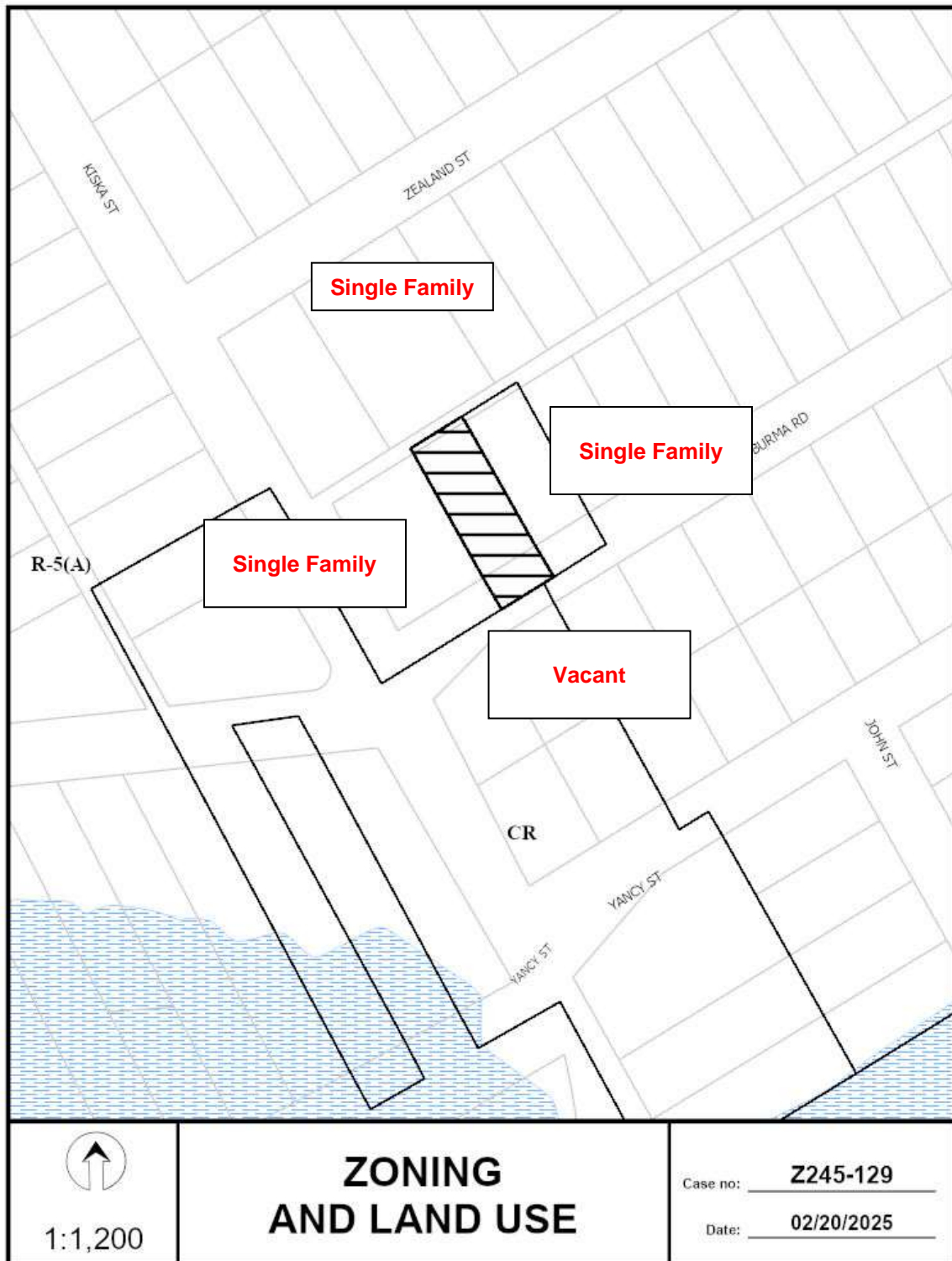
Speakers: For: None

For (Did not speak): Olive Robinson, 6930 Spanky Branch Dr., Dallas, TX, 75248

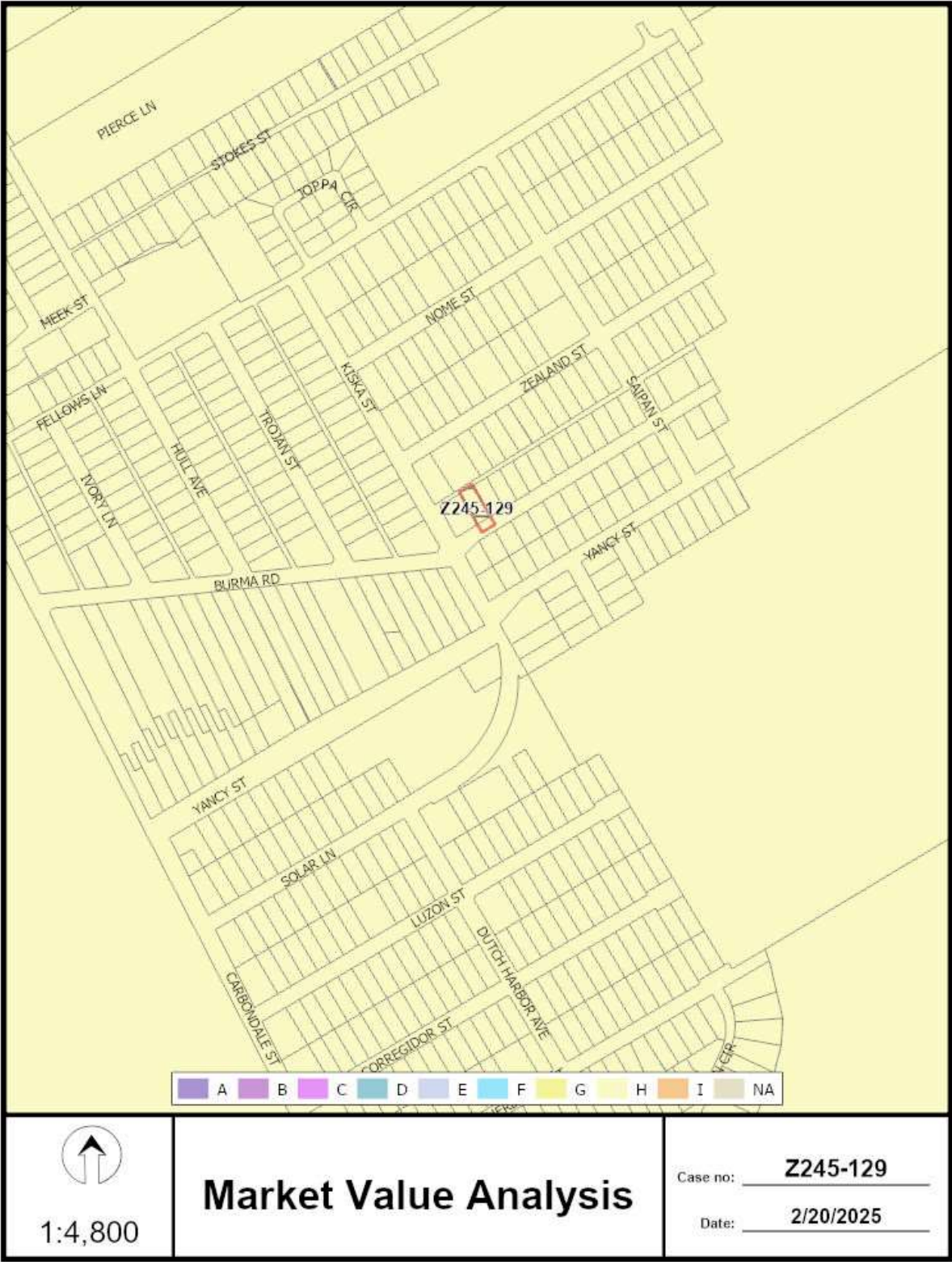
Against: None













03/05/2025
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Reply List of Property Owners***Z245-129******29 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4709	BURMA RD	ARNOLD MARILYN
2	8025	KISKA ST	CALLAHAN DOROTHY
3	8015	KISKA ST	SKYLER RHONDA L &
4	8011	KISKA ST	JACKSON ERMA JEAN EST OF
5	8003	KISKA ST	JONES THELMA
6	4644	BURMA RD	WILSON VALLON MONIQUE
7	4646	BURMA RD	MOUNT ELAM MISSIONARY
8	4706	ZEALAND ST	LOGAN PAULINE N
9	4714	ZEALAND ST	SHOFNER CAROL ANN C
10	4718	ZEALAND ST	WADE WILLIE JAMES
11	4722	ZEALAND ST	EDWARDS CYNTHIA
12	4726	ZEALAND ST	RUSSELL CAROLYN J & ALVIN
13	4730	ZEALAND ST	RAMOS SARA PATRICIA RIVERA
14	4705	BURMA RD	CAMPUZANO CYNTHIA
15	4711	BURMA RD	ARNOLD MARILYN
16	4717	BURMA RD	ERBY NAFEESA
17	4721	BURMA RD	VALENZUELA CARLOS RIVEROLL &
18	4725	BURMA RD	RAMIREZMOJICA JOAQUIN
19	4704	BURMA RD	MONTGOMERY GLADYS L EST
20	4708	BURMA RD	TOPLETZ INVESTMENTS
21	4712	BURMA RD	INTEGRITY INTVESTMENT I LLC
22	4716	BURMA RD	MARTIN FLORA EST OF
23	4720	BURMA RD	COCHRAN NANCY
24	4726	BURMA RD	CEJA RAFAEL &
25	4705	YANCY ST	BYRD INVESTMENT PROPERTIES LLC
26	4709	YANCY ST	SCOTT WALTER ET AL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4715	YANCY ST	DAL THANG DA & CING KHAN HAU
28	4719	YANCY ST	STEWART CARISSA
29	4725	YANCY ST	GRIFFIN SHEANETTA