

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 20, 2025**

**Planner: Teaseia Blue, MBA**

**FILE NUMBER:** Z245-139(TB)

**DATE FILED:** December 30, 2024

**LOCATION:** East line of Carbondale Street south of Fellow Lane

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** ±6,081 SF

**CENSUS TRACT:** 48113020200

**OWNER/APPLICANT:** Juan Gonzalez

**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 for the construction of a single-family house.

**STAFF  
RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned CS Commercial Service District R-5(A) and on a vacant lot located on BLK A/7646 Lot 3.
- The area of request abuts a R-5(A) Single Family District the east.
- The area of request is surrounded by single family homes built in the 1980s to the north and south.
- Geographically located in Southeast Dallas, approximately 13 miles from Downtown.
- This lot has 51 feet of frontage on Carbondale Street.

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type           | Existing/Proposed ROW |
|---------------------|----------------|-----------------------|
| Carbondale Street   | Minor Arterial | –                     |

**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 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

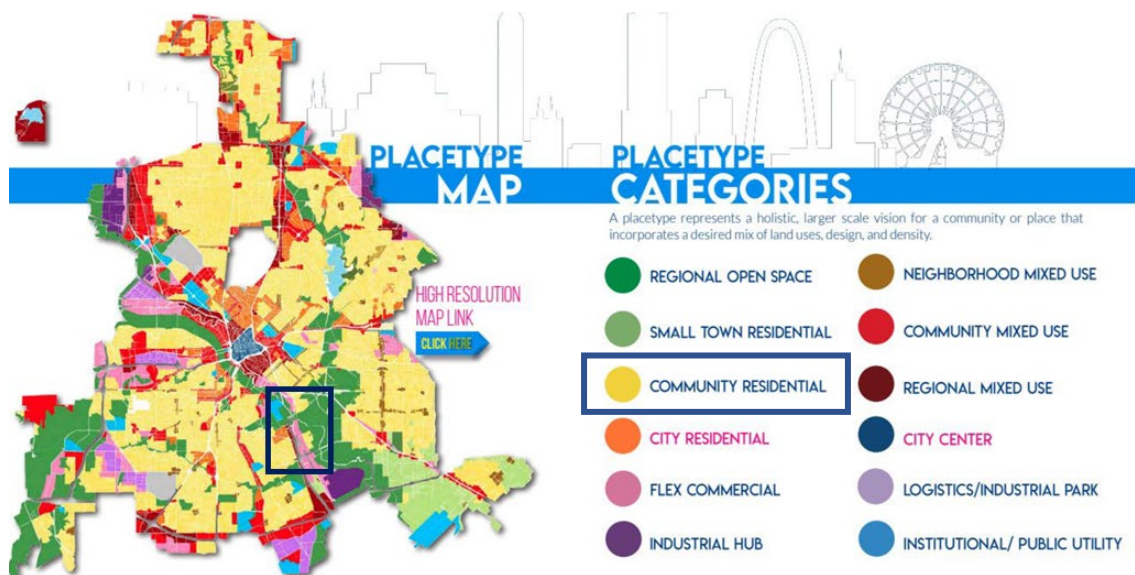
The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Community Residential Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached, in conjunction with supporting land uses which includes: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype primary focus on creating vibrant, family-friendly environments. Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. The plan for this placetype is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization.

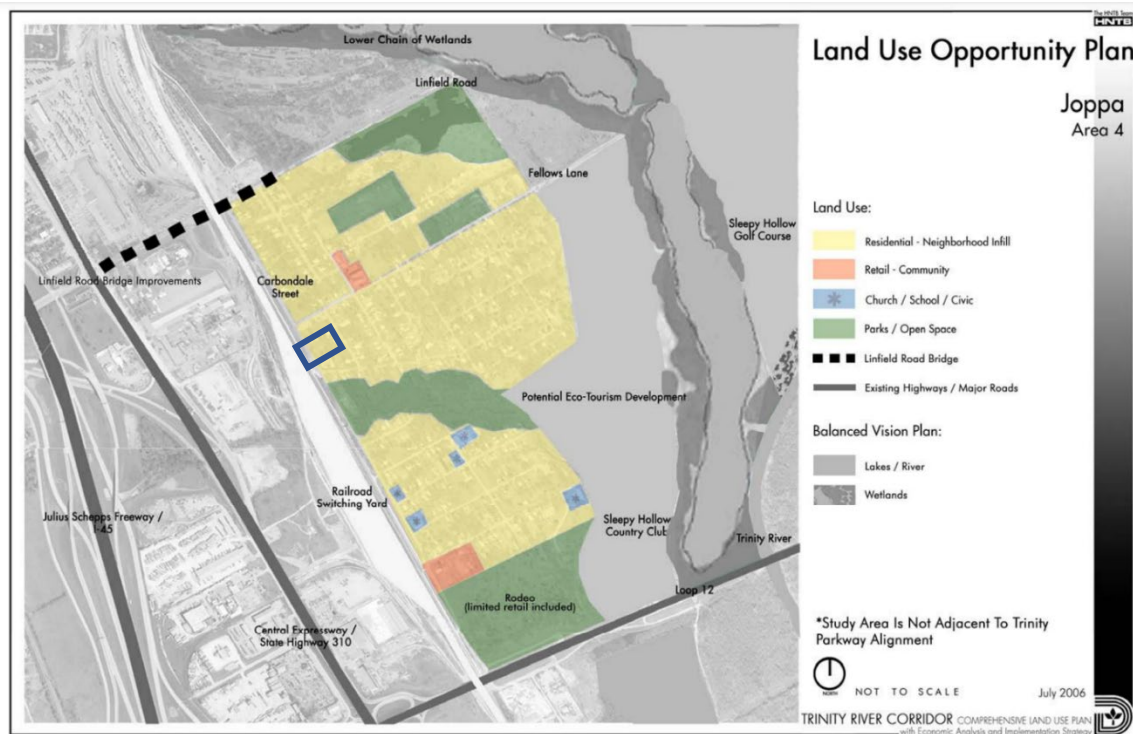
The request to rezoning BLK A/7646 Lot 3 is in character with the Community Residential Placetype goals. Although the existing zoning of CS Commercial Service District calls for more commercial uses due to the adjacency to the Union Pacific railroad, these uses have yet to be developed along the Carbondale Street corridor. Rezoning this property to R-5(A) Single Family District will encourage the revitalization of residential single-family homes to match the existing home to the north and south of the property, extend the narrative of a R-5(A) Single Family District (as shown to the east), and regain the quality of single family neighborhoods to compliment the primary focus of the Community Residential Placetype

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



### Trinity River Corridor Comprehensive Land Use Study 2005 Revised 2009

This request is in the I-45 Gateway District, Joppa study area 4. The study area is between Linfield Road and Loop 12, adjacent to the Union Pacific railroad switching yard. The highest priority for future land use in this area is support for the neighborhood's maintenance and revitalization. The area of request within this study is planned for Residential - Neighborhood Infill uses shown in blue below.



**Land Use:**

|              | <b>Zoning</b>  | <b>Land Use</b>                           |
|--------------|--|---|
| <b>Site</b>  | CS Commercial Service District                                       | Undeveloped Land                          |
| <b>North</b> | CS Commercial Service District                                       | Single Family & Undeveloped Land          |
| <b>East</b>  | R-5(A) Single Family District & NS(A) Neighborhood service district. | Single Family & Commercial Retail         |
| <b>South</b> | CS Commercial Service District                                       | Office, Single Family, & Undeveloped Land |
| <b>West</b>  | IR Industrial / research district.                                   | Railroad, Industrial, & commercial        |

**Land Use Compatibility:**

The area of request is currently zoned a CS Commercial Service District and undeveloped. The request sits on an approximately 6,081-square-foot lot located on the east line of Carbondale Street south of Fellow Lane and is adjacent to a single-family house (to the south).

To the north of the property are single family uses and undeveloped land. To the east are single family, church, and retail uses. To the south are office and single family uses, as well as, undeveloped land. To the west are industrial and commercial uses. There is also a railroad to the west that runs parallel to Carbondale Street.

Since this property is located in a Community Residential Placetype which supports single family detached and attached uses as one of the primary land uses, staff finds the applicant’s requested zoning change to an R-5(A) Single Family District to be appropriate and compatible with the surrounding area. Additionally, this request fits into the goal of the Community Residential Placetype and will further the encouragement of revitalizing residential single-family lots within this area.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

**Development Standards:**

The following is a comparison chart of the development standards for the current CS Commercial Service District and the proposed R-7.5(A) Single Family District.

| District            | Setbacks |   | Density  | Height           | Lot Cvrq.   | Special Standards                      | Primary Uses  |
|---------------------|----------|---|--|------------------|---|--|---|
|                     | Front    | Side/Rear   |  |                  |   |  |   |
| Existing:<br>CS     | 15'      | 20' adj to res<br>Other: no min.                              | 0.75 FAR overall<br>0.5 office/lodging/retail combined | 45'<br>3 stories | 80%   | Proximity<br>Slope<br>Visual Intrusion | Commercial & business service, supporting retail, personal service & office |
| Proposed:<br>R-5(A) | 20'*     | 5' single family structures & 10' other permitted structures. | No Max<br>Min lot area – 5,000 sf                      | 30'              | 45% residential structures<br>25% nonresidential structures |  | Single Family & Handicapped group dwelling units                            |

\*With the existing houses on the block sitting back 20 feet along Carbondale Street, the rezone of the property will trigger block continuity for all future uses along the corridor of Carbondale for BLK A/7646.

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**LEGEND**

|   |   |
|---|---|
|   | Use prohibited, highlighted row = use prohibited by deed restrictions |
| • | 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, 51A-4.213           |

| Land Use  | CS Existing | R-7.5(A) Proposed |
|---|-------------|-------------------|
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |             |                   |
| Building repair and maintenance shop                        | R           |                   |
| Bus or rail transit vehicle maintenance or storage facility | R           |                   |
| Catering service  | •           |                   |
| Commercial bus station and terminal                         | D,S,«       |                   |
| Commercial cleaning or laundry plant                        | R           |                   |
| Custom business services                                    | •           |                   |
| Custom woodworking, furniture construction, or repair       | •           |                   |
| Electronics service center                                  | •           |                   |
| Job or lithographic printing                                | R           |                   |
| Labor hall  | S           |                   |
| Machine or welding shop                                     | R           |                   |
| Machinery, heavy equipment, or truck sales and services     | R           |                   |
| Medical or scientific laboratory                            | •           |                   |
| Technical school  | •           |                   |
| Tool or equipment rental                                    | •           |                   |
| Vehicle or engine repair or maintenance                     | R           |                   |
| <b>INDUSTRIAL USES</b>                                      |             |                   |
| Gas drilling and production                                 | S           | S                 |
| Industrial (inside) for light manufacturing                 | •           |                   |
| Temporary concrete or asphalt batching plant                | S           | S                 |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>             |             |                   |
| Adult day care facility                                     | DIR         | S                 |
| Cemetery or mausoleum                                       | S           | S                 |
| Child-care facility   | •           | S                 |
| Church  | •           | •                 |
| College, university, or seminary                            | •           | S                 |
| Community service center                                    | S           | S                 |
| Convent or monastery  | •           | S                 |

| Land Use   | CS Existing | R-7.5(A) Proposed |
|--|-------------|-------------------|
| Foster home  |             | S                 |
| Halfway house  | S           |                   |
| Hospital   | R           |                   |
| 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                               | S           |                   |
| Hotel or motel   | R,S,«       |                   |
| Lodging or boarding house                                  | •           |                   |
| Overnight general purpose shelter                          | «           |                   |
| <b>MISCELLANOUS USES</b>                                   |             |                   |
| Attached non-premise sign.                                 | S           |                   |
| Carnival or circus (temporary)                             | «           | «                 |
| Hazardous waste management facility                        |             |                   |
| Temporary construction or sales office                     | •           | •                 |
| <b>OFFICE USES</b>   |             |                   |
| Alternative financial establishment                        | S           |                   |
| Financial institution without drive-in window              | •           |                   |
| Financial institution with drive-in window                 | R           |                   |
| 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           | •           |                   |
| Handicapped group dwelling unit                            |             | «                 |
| <b>Single family</b>                                       |             | •                 |
| <b>RETAIL AND PERSONAL SERVICE USES</b>                    |             |                   |



| <b>Land Use</b>  | <b>CS Existing</b> | <b>R-7.5(A) Proposed</b> |
|--|--------------------|--------------------------|
| <b>Alcoholic beverage establishments.</b>                                      | «                  |                          |
| <b>Ambulance service</b>   | R                  |                          |
| <b>Animal shelter or clinic without outside runs</b>                           | R                  |                          |
| <b>Animal shelter or clinic with outside runs</b>                              | S,«                |                          |
| <b>Auto service center</b>   | R                  |                          |
| <b>Business school</b>   | •                  |                          |
| <b>Car wash</b>  | R                  |                          |
| <b>Commercial amusement (inside)</b>   | S,«                |                          |
| <b>Commercial amusement (outside)</b>  | D                  |                          |
| <b>Commercial motor vehicle parking</b>  | S                  |                          |
| <b>Commercial parking lot or garage</b>  | R                  |                          |
| <b>Convenience store with drive-through</b>                                    | S                  |                          |
| <b>Drive-In theater</b>  | S                  |                          |
| <b>Dry cleaning or laundry store</b>   | •                  |                          |
| <b>Furniture store</b>   | •                  |                          |
| <b>General merchandise or food store 3,500 square feet or less</b>             | •                  |                          |
| <b>General merchandise or food store greater than 3,500 square feet</b>        | •                  |                          |
| <b>General merchandise or food store 100,000 square feet or more</b>           | S                  |                          |
| <b>Home improvement center, lumber, brick or building materials sales yard</b> | R                  |                          |
| <b>Household equipment and appliance repair</b>                                | •                  |                          |
| <b>Liquefied natural gas fueling station</b>                                   | S                  |                          |
| <b>Liquor store</b>  | •                  |                          |
| <b>Mortuary, funeral home, or commercial wedding chapel</b>                    | •                  |                          |
| <b>Motor vehicle fueling station</b>   | •                  |                          |
| <b>Nursery, garden shop, or plant sales</b>                                    | •                  |                          |
| <b>Outside sales</b>   | S                  |                          |
| <b>Paraphernalia shop</b>  | S                  |                          |
| <b>Pawn shop</b>   | •                  |                          |
| <b>Personal service use</b>  | •                  |                          |
| <b>Restaurant without drive-in or drive-through service</b>                    | R                  |                          |

| Land Use   | CS Existing | R-7.5(A) Proposed |
|--|-------------|-------------------|
| Restaurant with drive-in or drive-through service    | D           |                   |
| Swap or buy shop                                     | S           |                   |
| Taxidermist  | •           |                   |
| Temporary retail use                                 | •           |                   |
| Theater  | •           |                   |
| Truck stop   | S           |                   |
| Vehicle display, sales, and service                  | R           |                   |
| <b>TRANSPORTATION USES</b>                           |             |                   |
| Commercial bus station and terminal                  | D           |                   |
| Heliport   | S           |                   |
| Helistop   | S           |                   |
| Private street or alley                              |             | S                 |
| Railroad passenger station                           | S           |                   |
| 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 substation                                | •           | S                 |
| Local utilities                                      | S,R,«       | S,R,«             |
| Police or fire station                               | •           | S                 |
| Post office  | •           |                   |
| Radio, television, or microwave tower                | R           | S                 |
| Tower/antenna for cellular communication             | «           | «                 |
| Utility or government installation other than listed | S           | S                 |
| <b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>     |             |                   |
| Auto auction   | S           |                   |
| Building mover's temporary storage yard              | S           |                   |
| Contractor's maintenance yard                        | R           |                   |
| Freight terminal                                     | R           |                   |
| Manufactured building sales lot                      | R           |                   |
| Mini-warehouse                                       | •           |                   |
| Office showroom/warehouse                            | •           |                   |
| Outside storage                                      | R           |                   |

| Land Use   | CS Existing | R-7.5(A) Proposed |
|--|-------------|-------------------|
| Petroleum product storage and wholesale            | S           |                   |
| 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           | S           |                   |
| Trade center                                       | •           |                   |
| Vehicle storage lot                                | S           |                   |
| Warehouse  | R           |                   |

**Landscaping:**

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

**Parking:**

The applicant will be required to comply with minimum off-street parking ratios for all uses in accordance with Chapter 51A.

**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 target intervention strategies more precisely 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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

Z245-139(TB)

**List of Officers**

Juan Gonzalez, Property owner



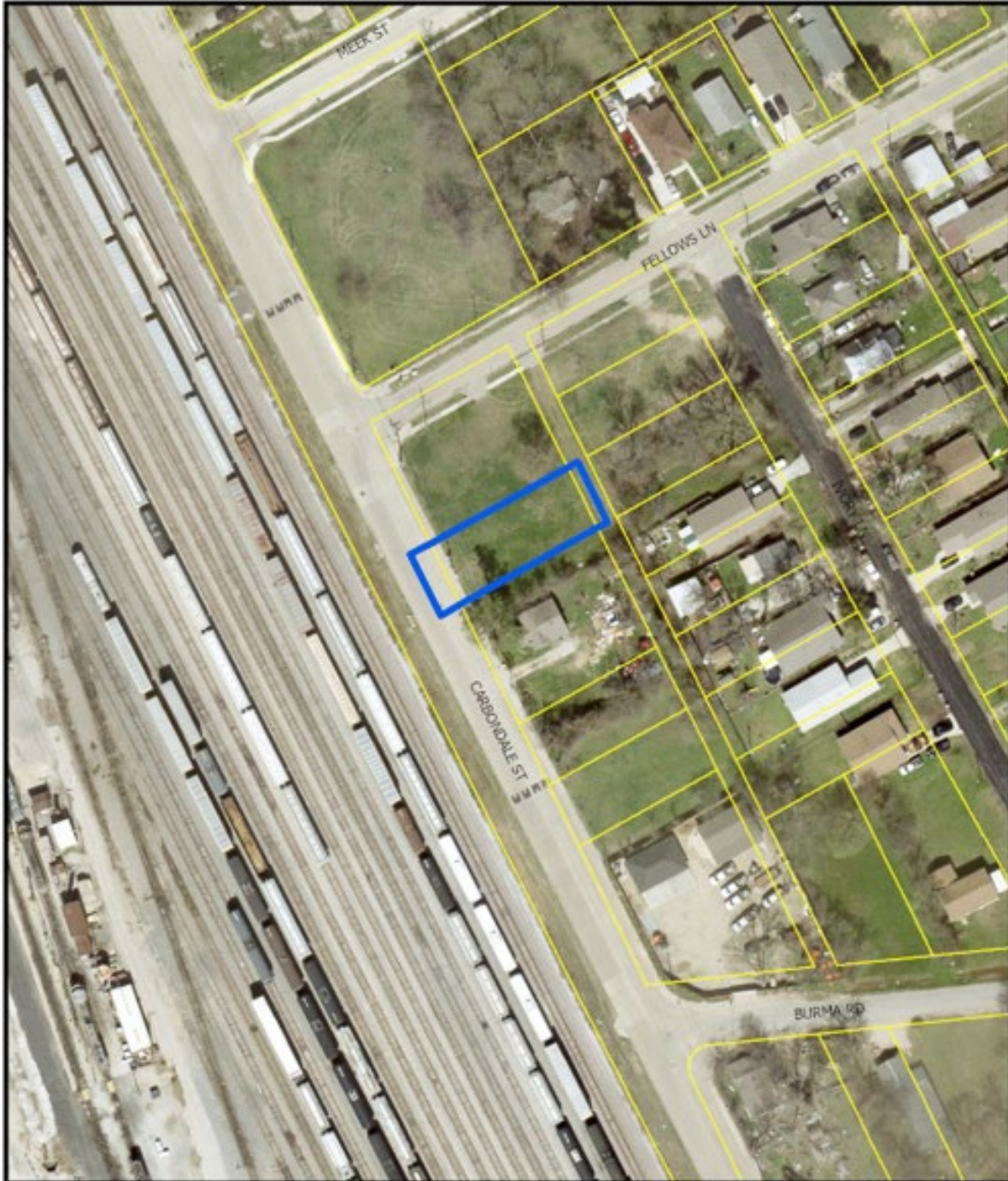
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### VICINITY MAP

Case no: **Z245-139**

Date: **01/22/2025**

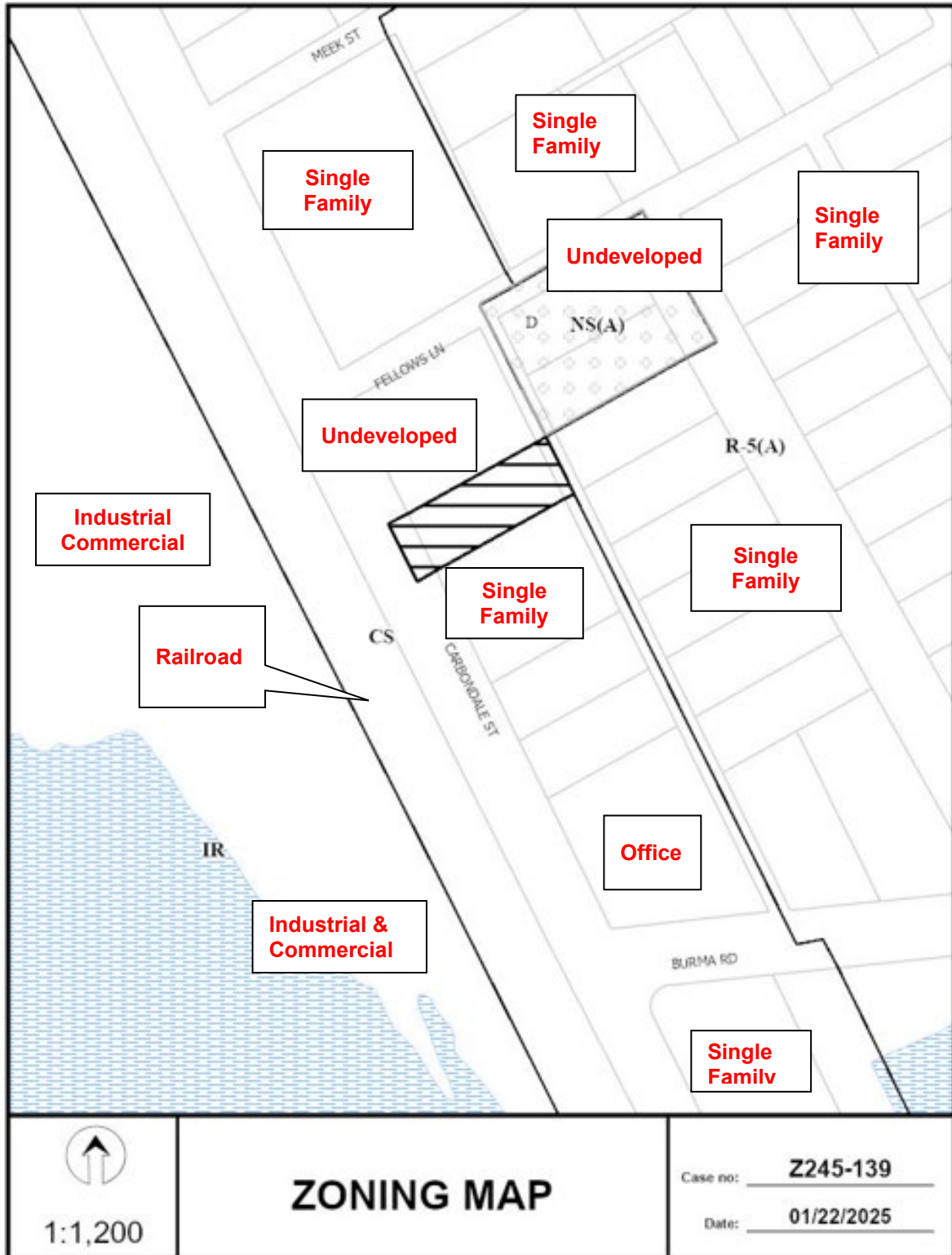




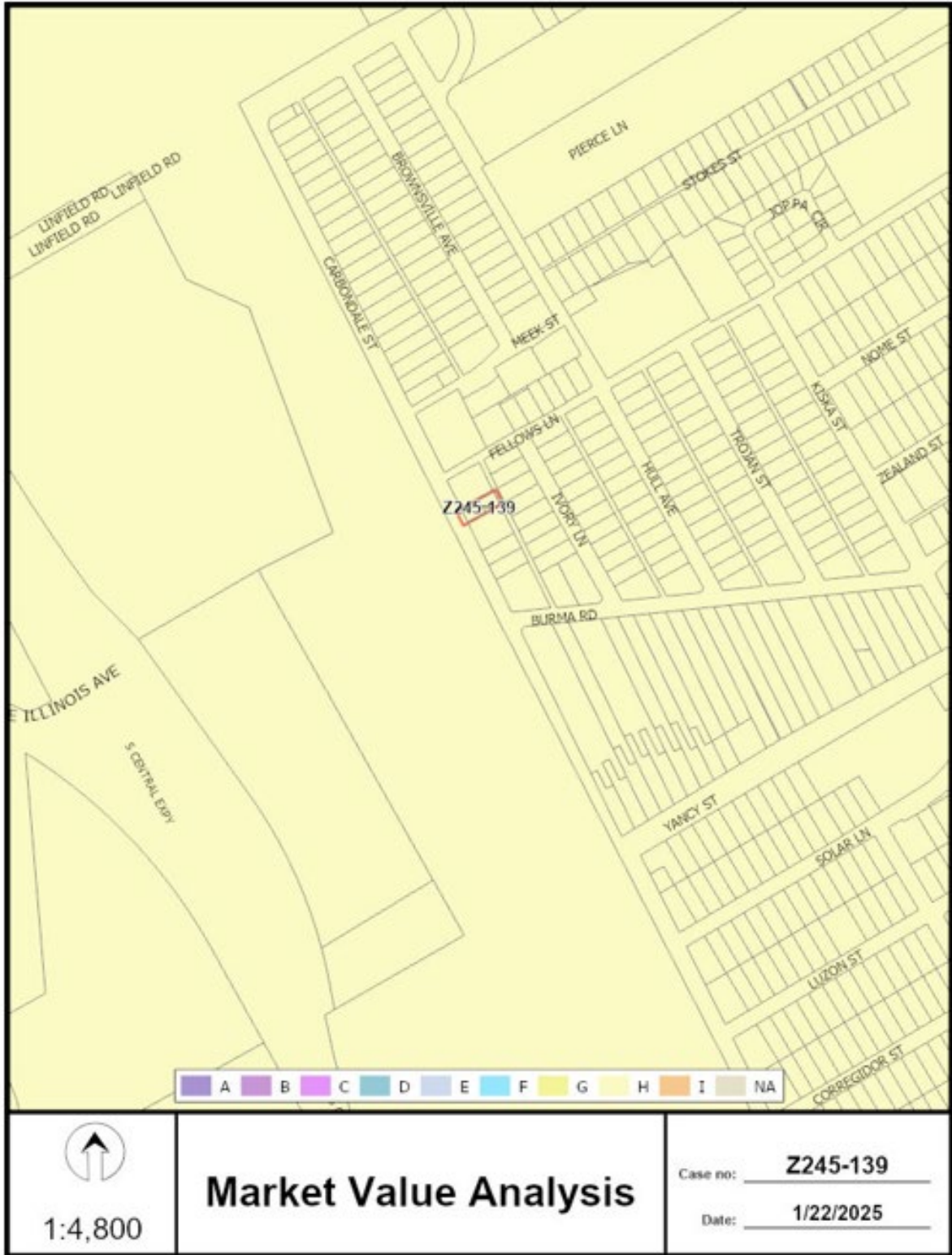
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# AERIAL MAP

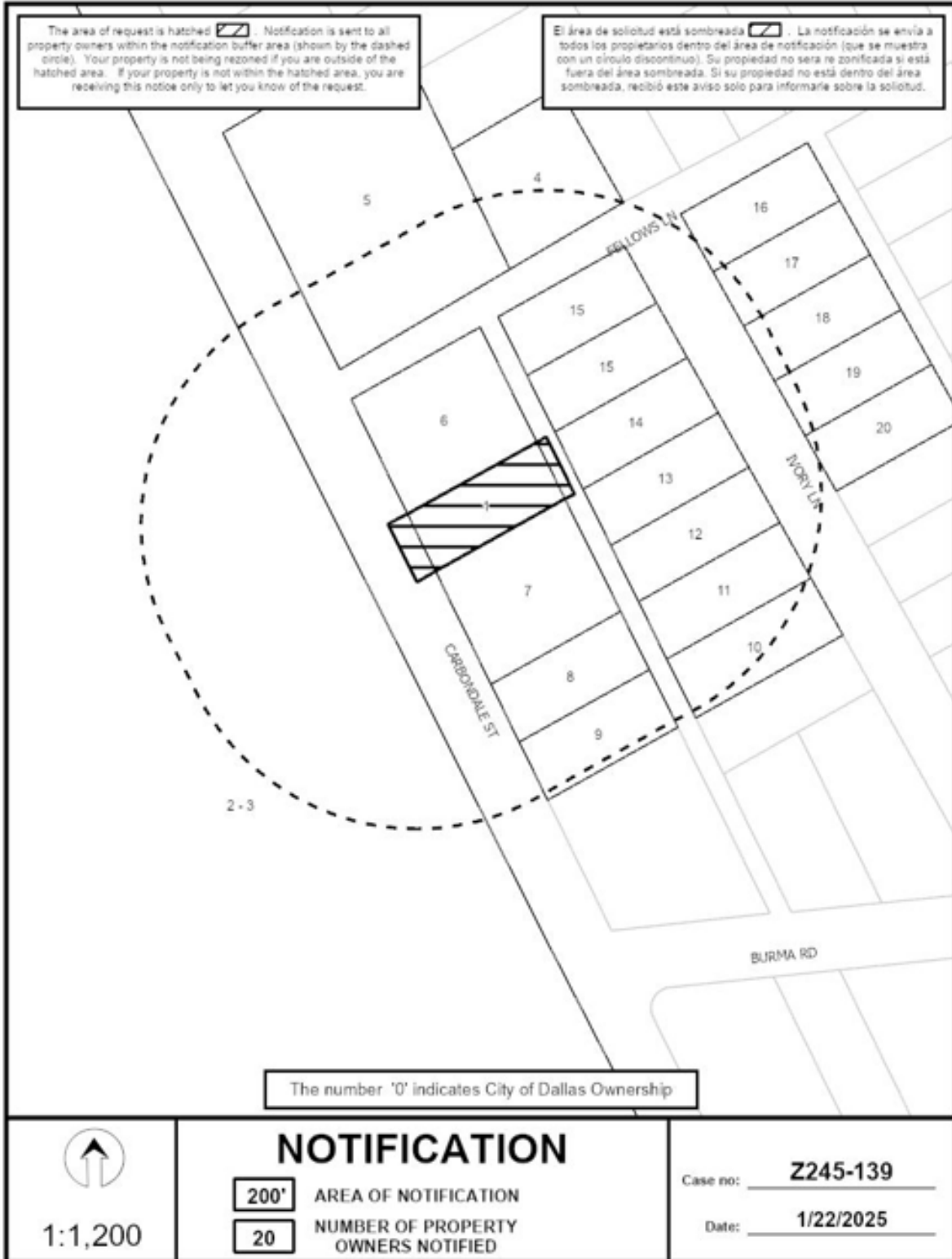
Case no: Z245-139  
Date: 01/22/2025











01/22/2025

***Notification List of Property Owners******Z245-139******20 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>               |
|-----------------------|-----------------------|-----------------------------------|
| 1                     | 7912 CARBONDALE ST    | GONZALEZ JUAN                     |
| 2                     | 4401 LINFIELD RD      | ST LOUIS S W RAILWAY CO           |
| 3                     | 9999 NO NAME ST       | UNION PACIFIC RR CO               |
| 4                     | 4515 FELLOWS LN       | WILLIAMS DELVIN LEE               |
| 5                     | 4509 FELLOWS LN       | Taxpayer at                       |
| 6                     | 7902 CARBONDALE ST    | WASHINGTON PAMELA A               |
| 7                     | 7916 CARBONDALE ST    | RICHMOND JOYCE                    |
| 8                     | 7924 CARBONDALE ST    | REDD GLENDA DENISE &              |
| 9                     | 7928 CARBONDALE ST    | Taxpayer at                       |
| 10                    | 7927 IVORY LN         | REED LANITA ANNETTE               |
| 11                    | 7923 IVORY LN         | WILLIAMS PHYLLIS                  |
| 12                    | 7919 IVORY LN         | ATILANO FELIPE DE JESUS MANRIQUEZ |
| 13                    | 7915 IVORY LN         | LAY EH K & THA B                  |
| 14                    | 7909 IVORY LN         | LAWRENCE VERONICA                 |
| 15                    | 7905 IVORY LN         | PLEASANT CAROLYN J                |
| 16                    | 7904 IVORY LN         | THOMPSON DELVEETA                 |
| 17                    | 7908 IVORY LN         | JOHNSON VICTORIA                  |
| 18                    | 7912 IVORY LN         | WILLIAMS CHRISTELLA               |
| 19                    | 7916 IVORY LN         | CRAWFORD GWEN J LIFE ESTATE &     |
| 20                    | 7920 IVORY LN         | JACKSON MARLON EST OF &           |