

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JANUARY 14, 2026

ACM: Robin Bentley

FILE NUMBER: Z-25-000109

DATE FILED: September 8, 2025

LOCATION: North line of Canada Drive, northeast of Darien Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 8,515 sqft

CENSUS TRACT: 481113010101

REPRESENTATIVE: Paul Arce

OWNER: Lamont Perkins

APPLICANT: Lisbeth Araque

REQUEST: An application for R-7.5(A) Single Family District on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow a single-family residence.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped.
- The surrounding area is predominantly single family residential.
- The applicant wishes to use the site for a single-family residence.

Zoning History:

There have been two (2) zoning cases in the area within the last five (5) years:

1. **Z245-182:** On June 25, 2025, City Council approved an application for an R-5(A) Single Family District on property zoned a CR Community Retail District.
2. **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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Canada Drive	Minor Arterial	80'

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:

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 detached is a primary land use in the Community Residential placetype. Single-family residential is a very prevalent land use in the area. The subject property is located on a local street, Canada Drive. The subject property is in the mid-block but adjacent to existing single family detached residential homes and across the street from a church. The property appears to be currently vacant.

In this placetype, and for this future land use, Forward Dallas 2.0 recommends that design be sensitive to the community context, with early and meaningful community engagement playing a significant role in decision-making. The proposed zoning district would impose more restrictive development standards but remains consistent with the design recommendations for the Community Residential placetype.

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-scale 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.

Area Plan

Trinity River Corridor Comprehensive Land Use Study 2005 Revised 2009: The subject site falls within the boundaries of the Trinity River Corridor Comprehensive Land Use Study area, where it is designated as Residential Traditional, with single-family

detached units identified as the primary land use. The proposed application is consistent with the preferred land use framework established in the Study for the West Dallas District.

Dallas Floodway Encroachment Area: This site is located within the Dallas Floodway Encroachment Area. Before a construction permit can be issued, Building Inspection (BI) must determine whether the proposed construction is within 250 feet of the toe of the levee. If it is, four sets of drawings must be submitted for review by BI, Public Works & Transportation (PWT), Stormwater & Transportation Services (STS), and the U.S. Army Corps of Engineers (USACE). These drawings should include plans, sections, utilities, staging, drainage, and a geotechnical report.

Land Use:

	Zoning	Land Use
Site	CR Community Retail	Single family
North	A(A) Agricultural District	Trinity River Levee
South	CR Community Retail	Church
East	CR Community Retail	Vacant
West	R-5(A) Single Family	Single family

Land Use Compatibility:

The request site is currently undeveloped. The applicant proposes to build a single-family residence.

The immediate surroundings of the site are predominantly single-family houses, with a church immediately south of the site.

Staff supports the requested zoning change given that the subject site is adjacent to single-family residential uses and fronts a minor arterial thoroughfare. Additionally, the site is in close proximity to compatible land uses that typically support low-density residential development, including churches, parks, and schools.

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-7.5(A)
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		
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		
INDUSTRIAL USES		

	Existing	Proposed
Use	CR	R-7.5(A)
Alcoholic beverage manufacturing		
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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
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
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	*	
MISCELLANEOUS USES		
Carnival or circus (temporary)	Special authorization of the	Special authorization of the

	Existing	Proposed
Use	CR	R-7.5(A)
	building official	building official
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	S
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
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		•
RETAIL AND PERSONAL SERVICE USES		
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)	S	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
Drive-in theater		

	Existing	Proposed
Use	CR	R-7.5(A)
Dry cleaning or laundry store	•	
Furniture store	•	
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		
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		
TRANSPORTATION USES		
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	

	Existing	Proposed
Use	CR	R-7.5(A)
Electrical generating plant		
Electrical substation	•	S
Local utilities	S/R	S/R
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		
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	
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-7.5(A) Single Family District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards
	Front	Side/Rear				
Current: CR	15'	Adj. to or across alley from res. district : 20' 0' in all other cases	None; FAR: 0.5 for office uses 0.75 for all uses combined	54'	60%	DIR req. based on trip generation Visual Intrusion
Proposed: R-7.5(A)	25'	Side: 5' single family structures. 10' for other permitted structures Rear: 5' for single family structures and 15' for other permitted structures	None; Min. lot area for residential use is: 7,500 square feet	30'	45% for residential structures 25% for nonresidential structures	

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code. Current requirements are one (1) space per dwelling unit.

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.

CPC ACTION

November 20, 2025

Motion: It was moved to recommend **approval** of a R-7.5(A) Single Family District on property zoned CR Community Retail District, on the north line of Canada Drive, northeast of Darien Street.

Maker: Carpenter

Second: Herbert

Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 0

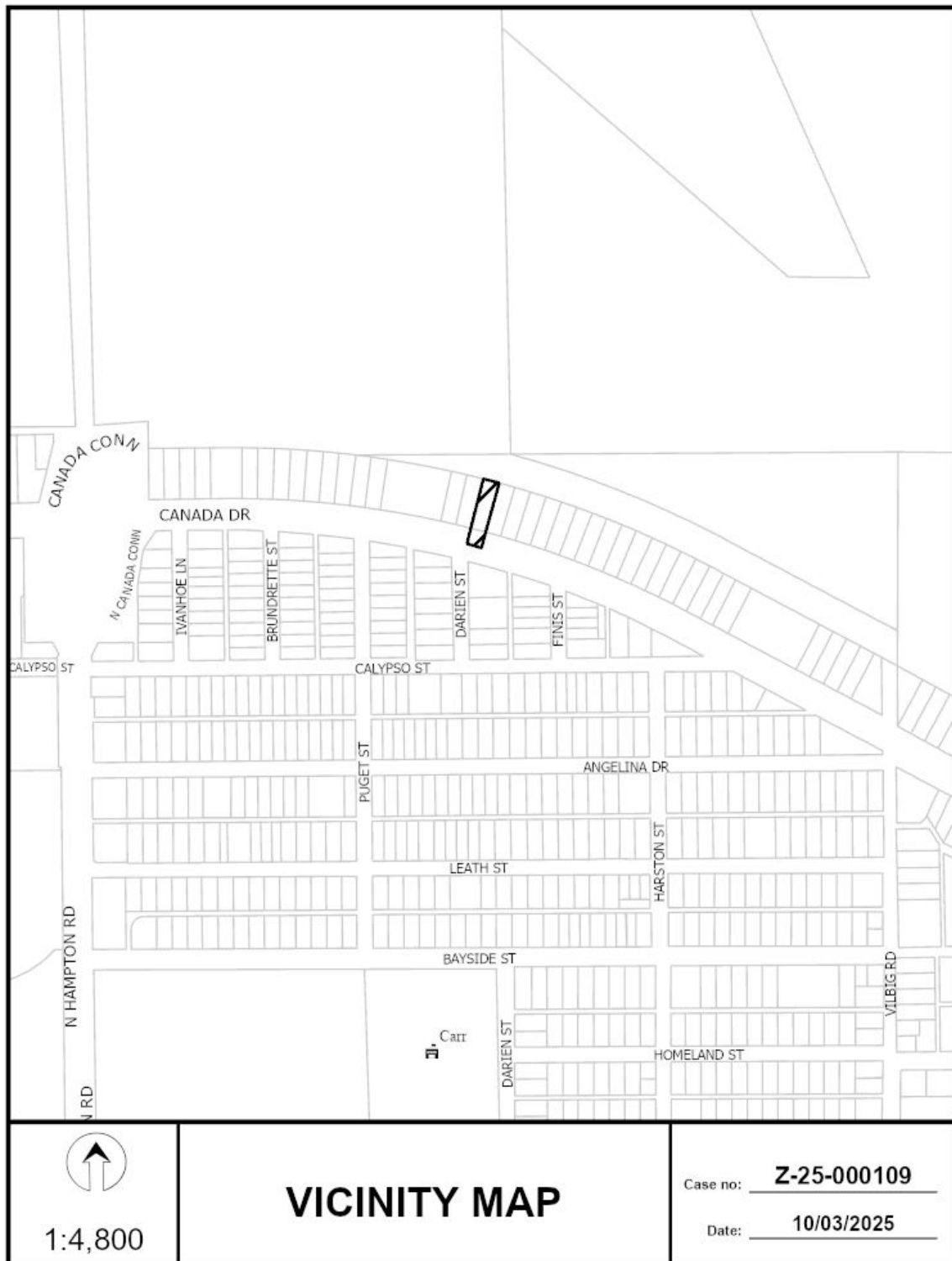
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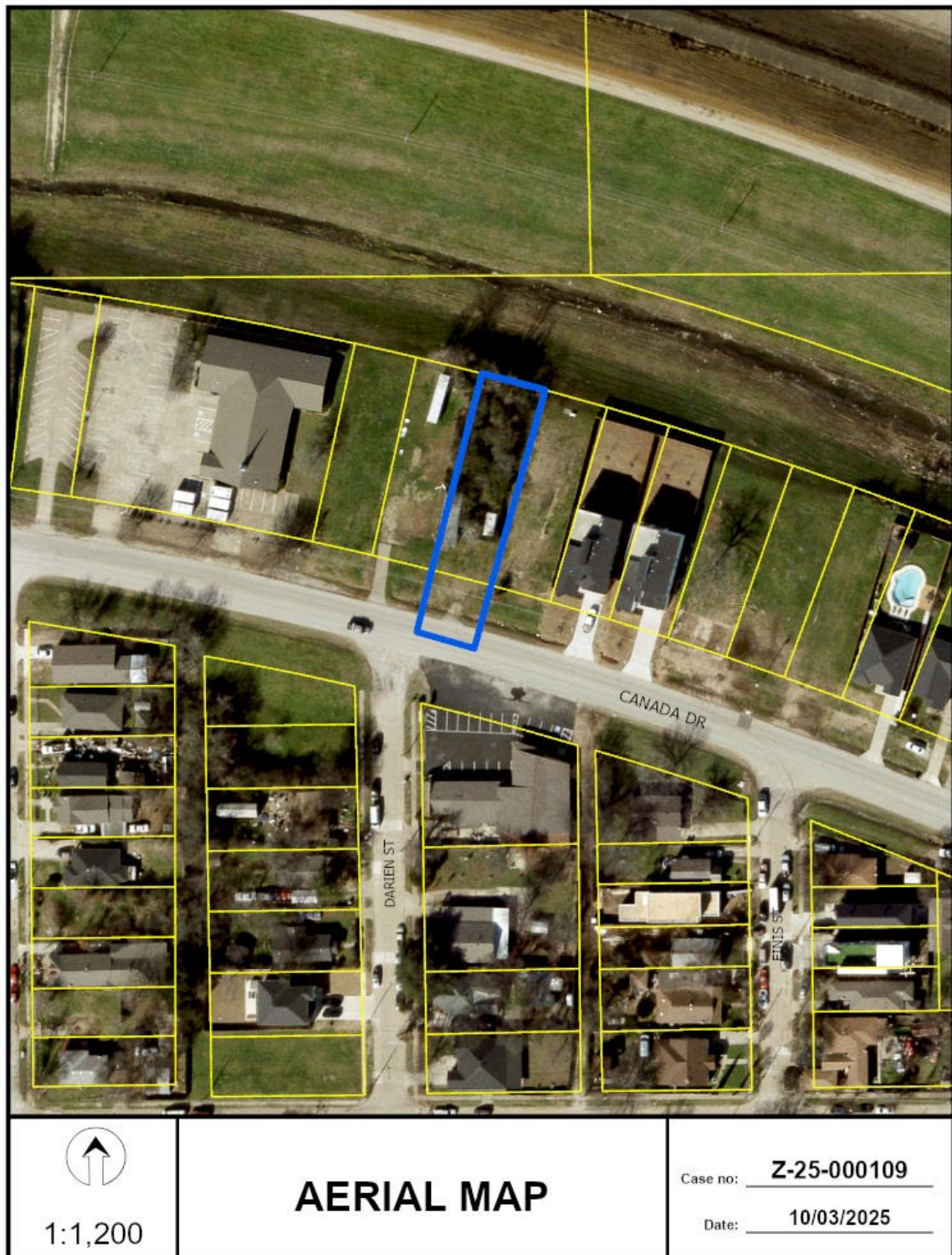
Mailed: 18

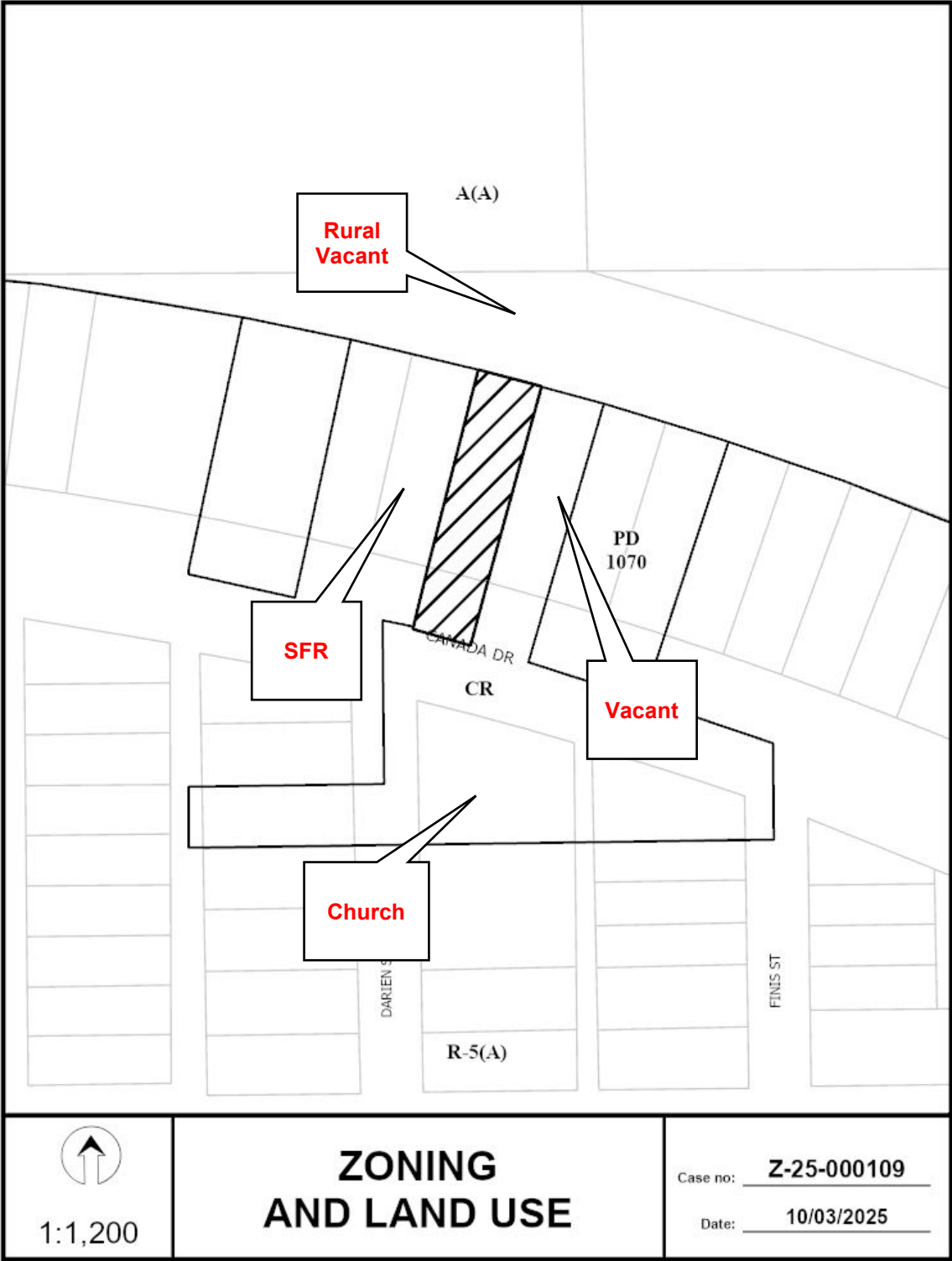
Replies: For: 0

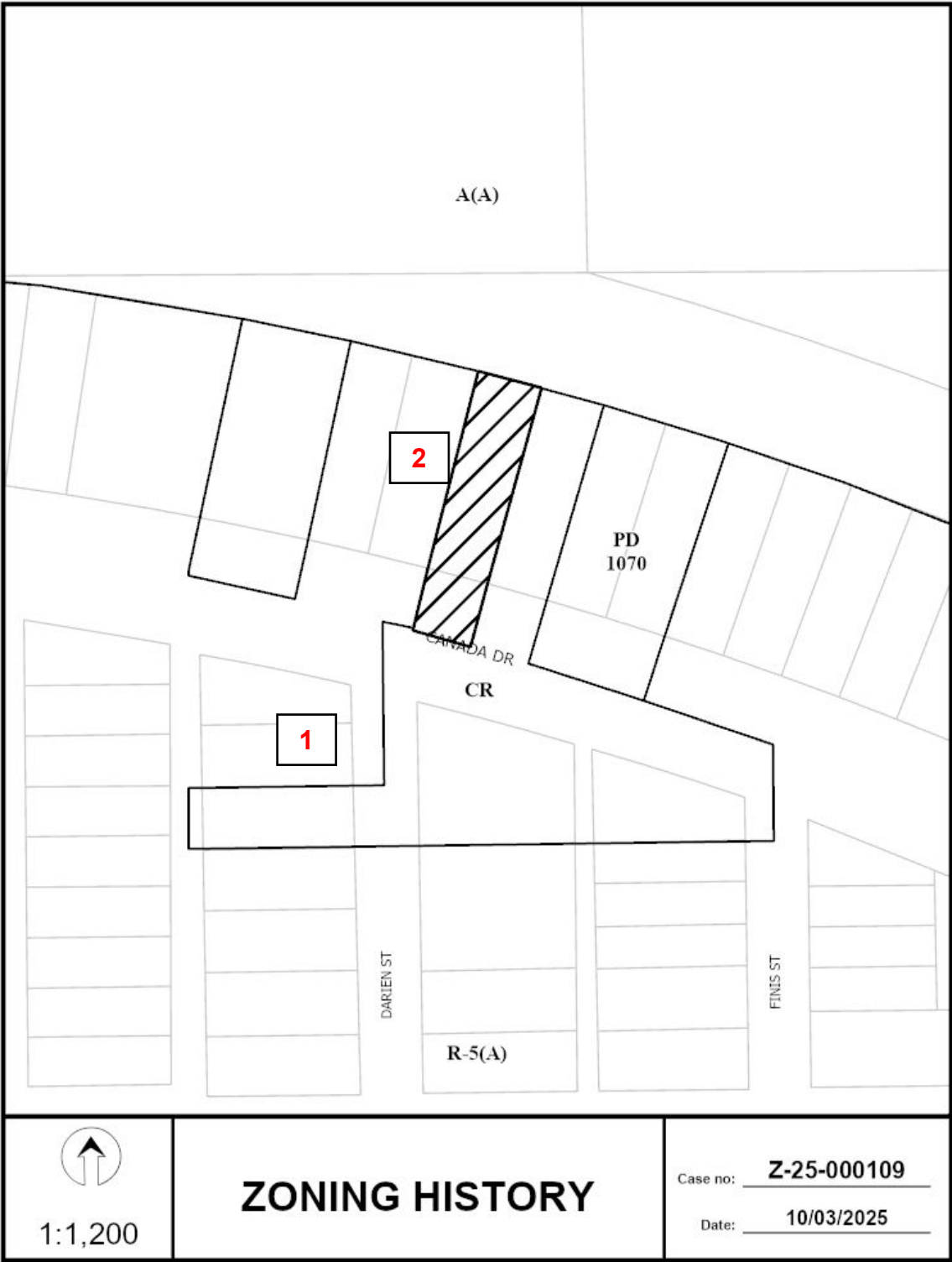
Against: 0

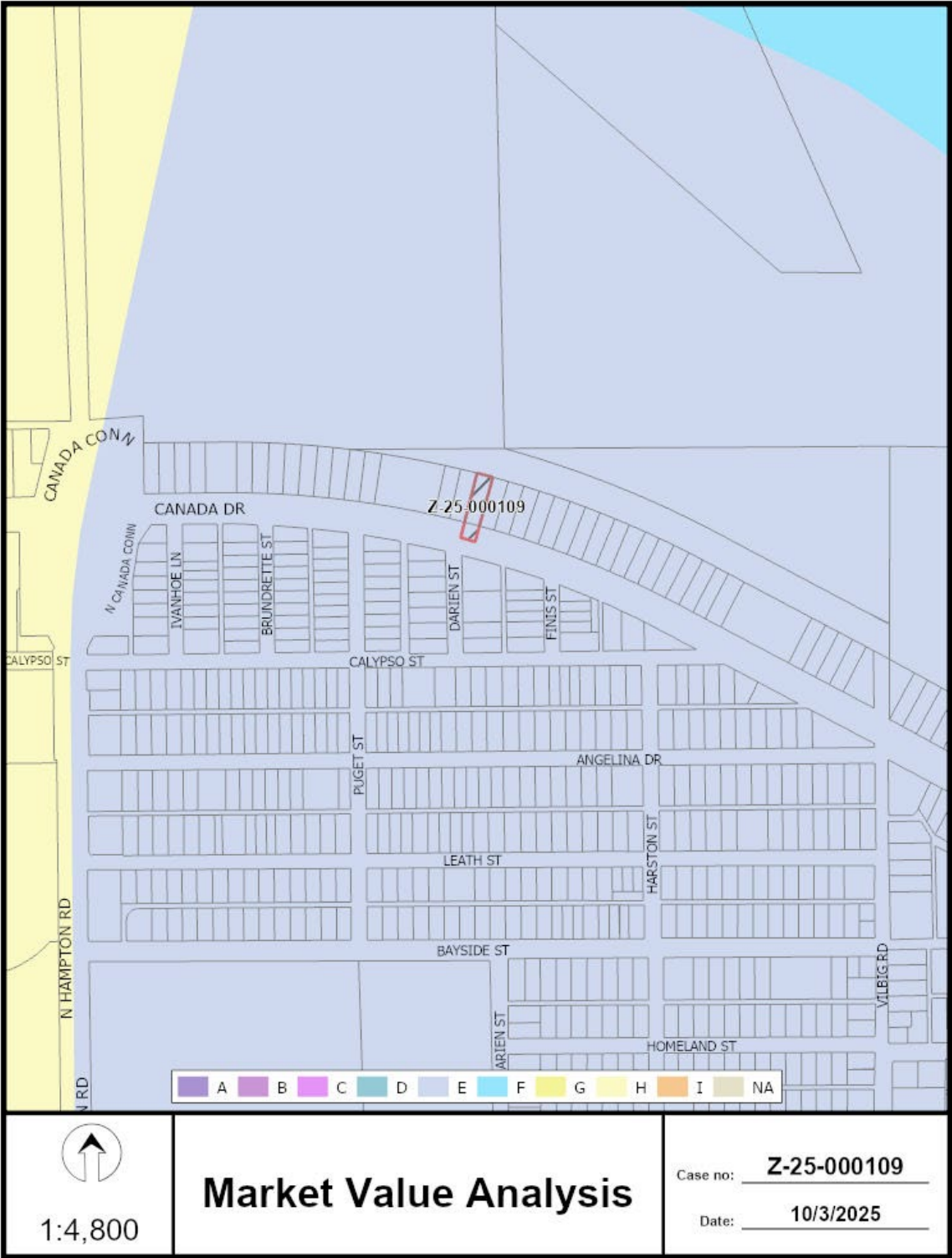
Speakers: None













11/19/2025

Reply List of Property Owners***Z-25-000109******18 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	1951	CANADA DR	CARTER FAYE DELL &
2	1955	CANADA DR	OLUDOIYI JULIUS JUWON
3	1959	CANADA DR	KCT HOLDINGS LLC
4	1947	CANADA DR	CHAVEZ CHRISTOPHER &
5	1943	CANADA DR	CARLO NATALINO & HEAVEN JEGGER
6	1939	CANADA DR	OLUDOIYI JULIUS J
7	1935	CANADA DR	FODAP LLC
8	4036	PUGET ST	OLVERA CESAR & JESSICA MARIA
9	4027	DARIEN ST	Taxpayer at
10	4023	DARIEN ST	WASHINGTON TERRY C & GENOVA
11	4019	DARIEN ST	RIVERA MARIA DEL ROSARIO
12	4015	DARIEN ST	MEDINA VICTORIA RAMOS
13	4030	DARIEN ST	IGLESIA JESUCRISTO TE AMA
14	4010	DARIEN ST	FRIELS RESHELL SHELBY
15	4019	FINIS LN	HOWARD CATHY ELIZABETH
16	4015	FINIS LN	MIMS WILLIAMS MILDRED LEE
17	242	CANADA DR	EASON RICHARD B
18	1967	CANADA DR	MACEDONIA BAPTIST CHURCH