

FILE NUMBER: Z234-321(LC) **DATE FILED:** August 20, 2024

LOCATION: South line of Compton Street, west of the intersection of Compton Street and Glidden Street.

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 3,920 square feet **CENSUS TRACT:** 48113021000

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: Anderson Noble Group, LLC

REQUEST: An application for an R-5(A) Single Family District on property zoned an LI Light Industrial District.

SUMMARY: The purpose of the request is to rezone the property to allow residential uses on the site.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- Currently zoned LI Light Industrial District.
- Undeveloped lot with existing stairs, existing wall to the east, vegetation to the south and residential uses surrounding in immediate area.
- This lot has frontage only on Compton Street.
- Geographically located in Southern Dallas, approx. 4 miles from downtown.
- Purpose of the request is to rezone to R-5(A) for a single family home.
- To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

There have been one zoning cases in the area in the last five years.

1. **Z234-198:** An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive.
[Under review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Compton Street	Local Street	--
Glidden 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.

The request would comply with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

NEIGHBORHOOD PLUS

POLICY 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Active Area Plans

Dallas Zoo Land Use Study:

Location:

The study area is bounded by R.L. Thornton Freeway (I-35E) to the north and west, Cedar Creek and Fernwood Ave. to the east and Winters Street and Cedar Creek to the south.

Vision:

The Dallas Zoo Area Land Use Study is a vision plan for the Dallas Zoo Area community, with an overall goal that focuses on revitalization strategies and policy guidance for future growth and development in this area.

Summary:

The Dallas Zoo Area Land Use Study included a review of existing conditions, an analysis of the issues were identified by community stakeholders and by the findings of the study team. Five goals and objectives were suggested by the steering committee, below are the list of the goals and objectives, along with a brief description of recommendations.

- 1). Create a Revitalization Plan, 2). Improve Community Infrastructure, 3). Encourage Economic Development, 4). Improve Community Transportation, and 5). Create Implementation Strategies and Recommended Actions.

An analysis of land use and conditions revealed revitalization is linked to the stability of uses in the area and growth requires supportive land use and zoning compatibility. Recommendations included: discouraging residential hotels as these were deemed an incompatible compatible land use and encouraging additional single-family housing on vacant land, as well as community service oriented, retail and restaurant uses. Economic development recommendations included concentration on Beckley Avenue. Recommended transportation and infrastructure improvements included pedestrian and bicycle connections from Ewing and Beckley Avenues and along Clarendon Drive, periodic debris removal for Cedar Creek and area wide sidewalk improvements.

Staff Analysis:

The area plan listed is important to note due to the location of the subject site not being within the limits of the boundaries of the land use plan, but directly adjacent. After review of the area plans, staff finds that the request aligns with the purpose and goals listed.

The future land use plan map shows specific categories for the ideal scenario. Within those land use categories there are specific uses that the plan deems suitable per category. The future land use plan map identifies the area of request as appropriate for the community corridor and within that identified corridor the appropriate uses listed are mixed use high density, residential urban and residential traditional uses. The applicant's request for a new single-family development aligns with the recommended land use types mentioned. Therefore, staff finds the proposal for a new single-family home, to be compatible with the overall vision of the Dallas Zoo Land Use Study Plan.

Land Use:

	Zoning	Land Use
Site	LI Light Industrial District	Undeveloped lot
North	LI Light Industrial District	Residential; Single Family
South	LI Light Industrial District	Residential; Single Family
East	LI Light Industrial District & R-5(A) Single Family District	Residential; Single Family
West	LI Light Industrial District	Undeveloped lots and residential

Land Use Compatibility:

The area of request is currently zoned LI Light Industrial District, undeveloped area and (approx. 3,920 square feet in total size).

Majority of the property is adjacent to LI Light Industrial District with single family residential homes. This can be seen to the North, West and South of the property. To the immediate East of the property is R-5(A) Single Family District with residential homes. With the immediate area being mostly composed of residential, although the zoning differs, staff finds the applicant's requested zoning change to an R-5(A) Single Family District to be appropriate and compatible with the surrounding and immediate area. The applicant is willing to do what is necessary to ensure compliance with any code requirements to honor existing residential uses. Therefore, staff believes the request would fit in this exact area and within the existing fabric of the neighborhood. The max height of the proposed structure would be 30 feet, which meets the max height allowed, providing another way the proposal would fit within the existing character of the

neighborhood and zoning. Furthermore, there are no existing industrial uses established on this block or immediately adjacent to the subject property, displaying justification for the requested zoning change and proposed use.

Staff is in support of the applicant’s requested zoning district. 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 LI Light Industrial District and the proposed R-5(A) Single Family District.

District	Setback		Density	Height	Lot Cvg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: LI Light Industrial	15'	30' adj. to res Other: no min.	1.0 FAR overall 0.75 office/retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: R-5(A) Single Family	20'	5'	1 Dwelling Unit/5,000 sq. ft.	30'	45%		Single family

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

	Existing	Proposed
Use	LI	R-5(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		

	Existing	Proposed
Use	LI	R-5(A)
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	
Commercial bus station and terminal	•	
Commercial cleaning or laundry plant	R	
Custom business services	•	
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	
Job or lithographic printing [3,500 sf or less.]	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	•	
INDUSTRIAL USES		
Alcoholic beverage manufacturing	R	
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		
Adult day care facility	•	
Cemetery or mausoleum	S	S

	Existing	Proposed
Use	LI	R-5(A)
Child-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	S	
Hospital	S	
Library, art gallery, or museum		S
Open enrollment charter school or private school	S	
Public or private school	R	S
Surface accessory remote parking		
LODGING USES		
Extended stay hotel or motel	S	
Hotel or motel	R,S, ★	
Lodging or boarding house	•	
Overnight general purpose shelter	★	
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign	S	
Carnival or circus (temporary)	★	★
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	R	
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		

	Existing	Proposed
Use	LI	R-5(A)
Group residential facility		
Handicapped group dwelling unit		★
Live-work unit. [Only one dwelling unit per lot.]		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	★	
Ambulance service		
Animal shelter or clinic without outside runs	•	
Animal shelter or clinic with outside runs	S, ★	
Auto service center	R	
Business school	•	
Car wash	R	
Commercial amusement (inside)	S, ★	
Commercial amusement (outside)		
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store	•	
Food or beverage store. [SUP if less than 5,000 sf.]		
Furniture store	•	
General merchandise store.		
General merchandise or food store 3,500 square feet or less	•	
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station	S	
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station	•	

	Existing	Proposed
Use	LI	R-5(A)
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		
Taxidermist	•	
Temporary retail use	•	
Theater	•	
Tobacco shop		
Truck stop	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal	R	
Heliport	S	
Helistop	S	
Private street or alley		S
Railroad passenger station	S	
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	S	
Electrical generating plant		
Electrical substation	•	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S

	Existing	Proposed
Use	LI	R-5(A)
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
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	R	
Accessory Use	PD. No. 595 subdistrict NC	PD. No. 595 subdistrict R-5(A)
Community center (private)		S
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	
Home occupation		
Medical/infectious waste incinerator	S, ★	
Outside display of merchandise		
Outside sales		
Outside storage		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

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

According to Article X there are requirements that this site will need to meet, including street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#) residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

(i) Where screening is required, one minimum three-inch caliper large or medium tree.

(ii) Where screening is not required:

(aa) one large or medium tree and three small trees;

(bb) one large or medium tree and three large evergreen shrubs;

(cc) one large or medium tree, two small trees, and one large evergreen shrub;

or

(dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Based on the layout of the site, residential buffer zone would be required for the west, south, and potentially the east portions of the property. Due to the existing wall and vegetation on the eastern boundary of the site the applicant may be able to use these existing elements to count towards their RBZ requirements for that specific portion of the property. The applicant would be required to meet the RBZ through new planting for the remaining western and southern portions of the property. The buffer must be an average of 10' wide and include 1 large or medium tree per 40'. If site conditions present constraints for meeting their large tree requirement within the RBZ language then an exception of two small trees can be provided and spaced accordingly, in lieu of the required large or medium tree, (10.125(b)(2)).

Street Buffer Zone (SBZ):

Per [SEC. 51A-10.125](#) street buffer zone is the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress. The minimum requirements are as follows:

Right-of-way	Average Depth	Minimum Depth	Maximum Depth
Freeways	15 feet	5 feet	50 feet
Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

Since Compton Street is labeled as a local and residential collector, the minimum requirements would be an average depth of 7.5 feet. This means the landscaped area provided along the length of the lot would need to be at least 7.5 feet wide from the property line to allow adequate planting. The street buffer zone requires 1 large tree or medium tree planted every 40 feet within the frontage of the property. To determine the quantity the equation is to take the length of the lot frontage and divide that by 40. The lot frontage totals 45 feet, which divided by 40 will be a requirement of approx. 1 large tree. Upon further review of the site it was discovered that there are currently overhead utilities. This will affect the type and size of tree that can be planted in the street buffer zone as all new trees will need to be planted so they do not encroach upon utilities. Therefore, the applicant has the option to substitute two small trees for every one large/medium tree requirement, (10.125(b)(1)) and has the option of selecting small trees that are compliant with Article X's list of approved plant species. With the change in this requirement from 1 large/medium tree to 2 small trees, the new quantity will be approx. 2 trees to be planted in the SBZ frontage.

Parking:

Under the requested R-5(A) Single Family District, the applicant proposes a new single-family home. Pursuant to the Dallas Development Code, the off-street parking requirement for single family use within R-5(A) Single Family District is 1 space.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed R-5(A) Single Family District.

Market Value Analysis:

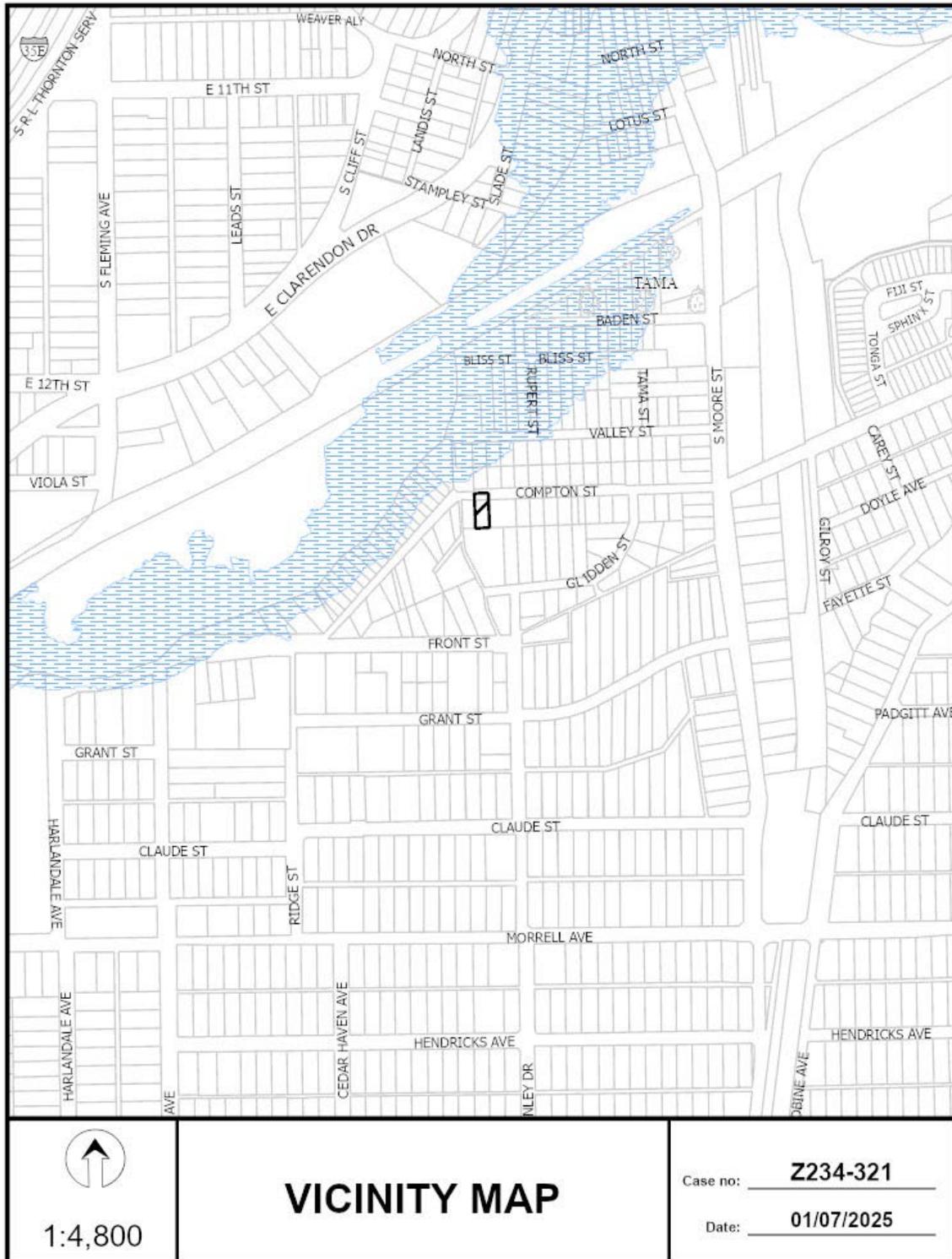
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

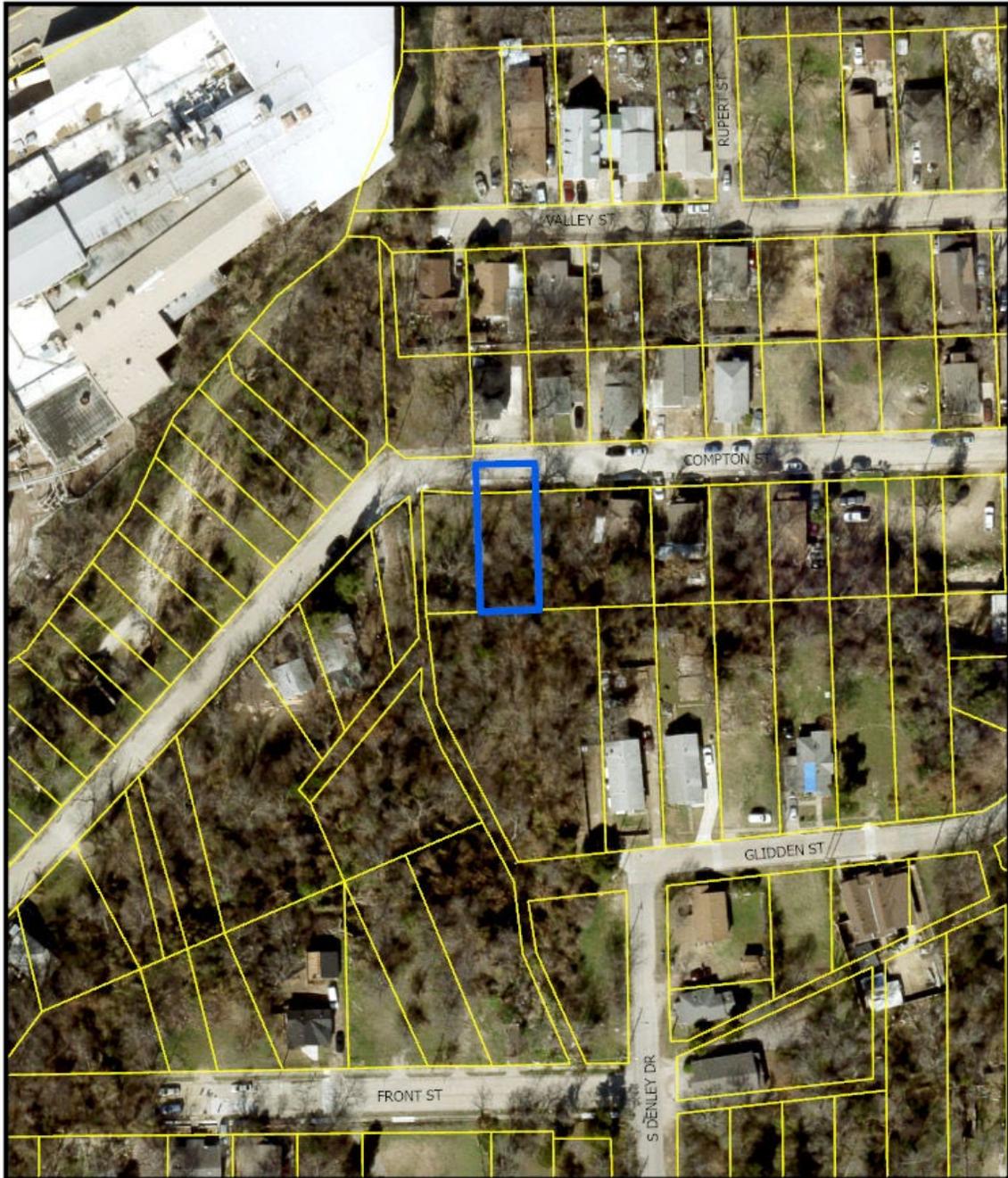
Z234-321(LC)

List of Officers

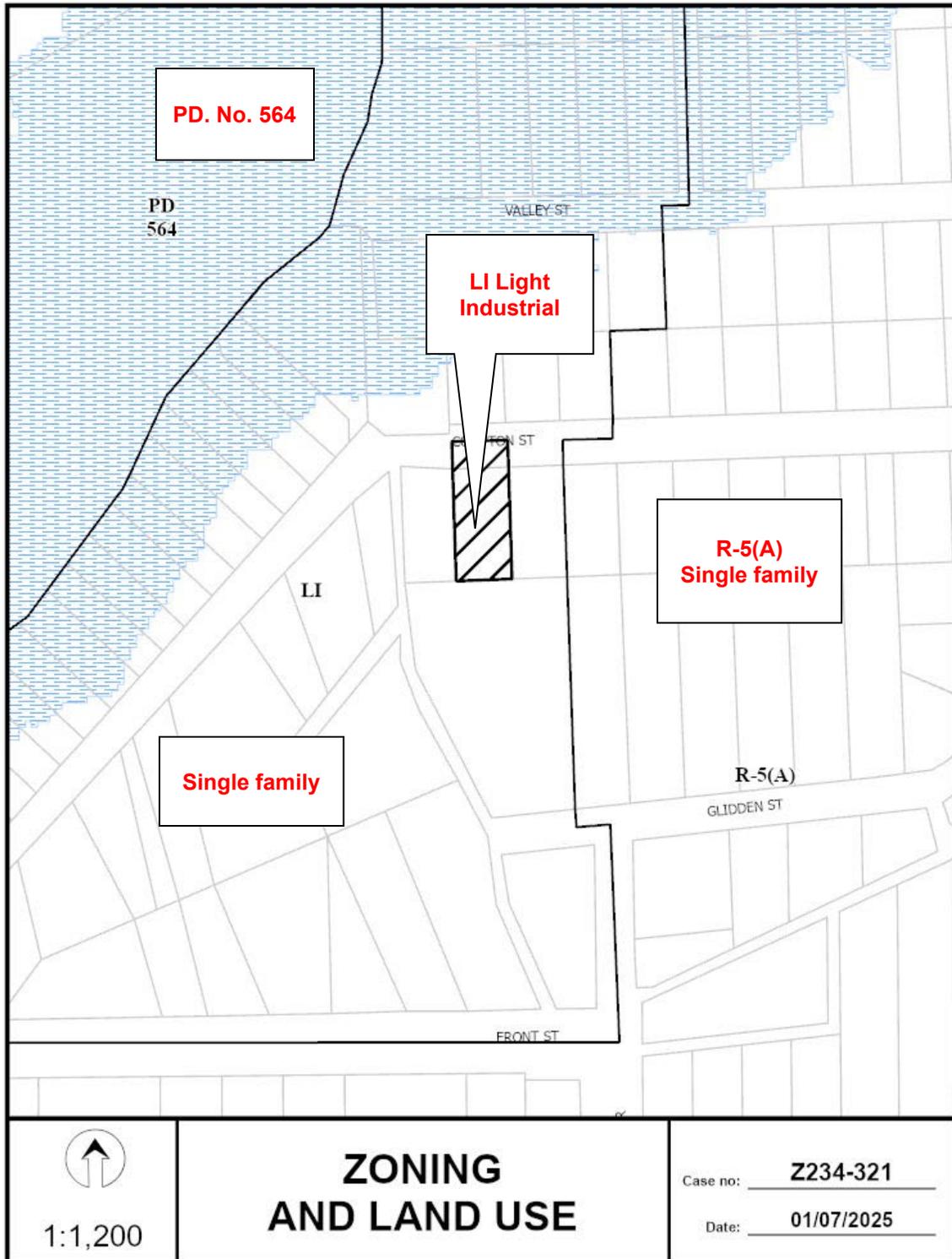
Anderson Noble Group, LLC

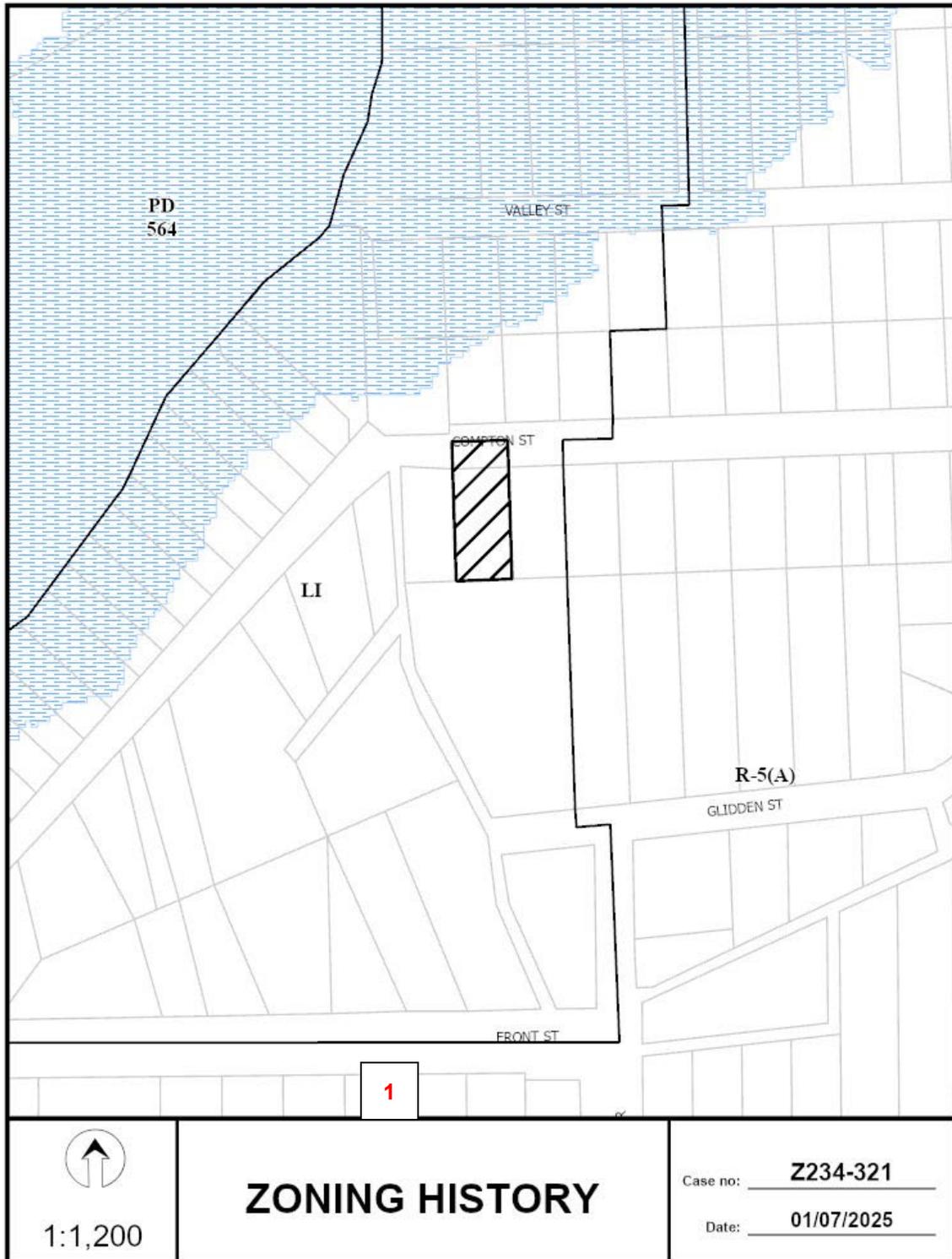
Michael Okpata, Director/Owner



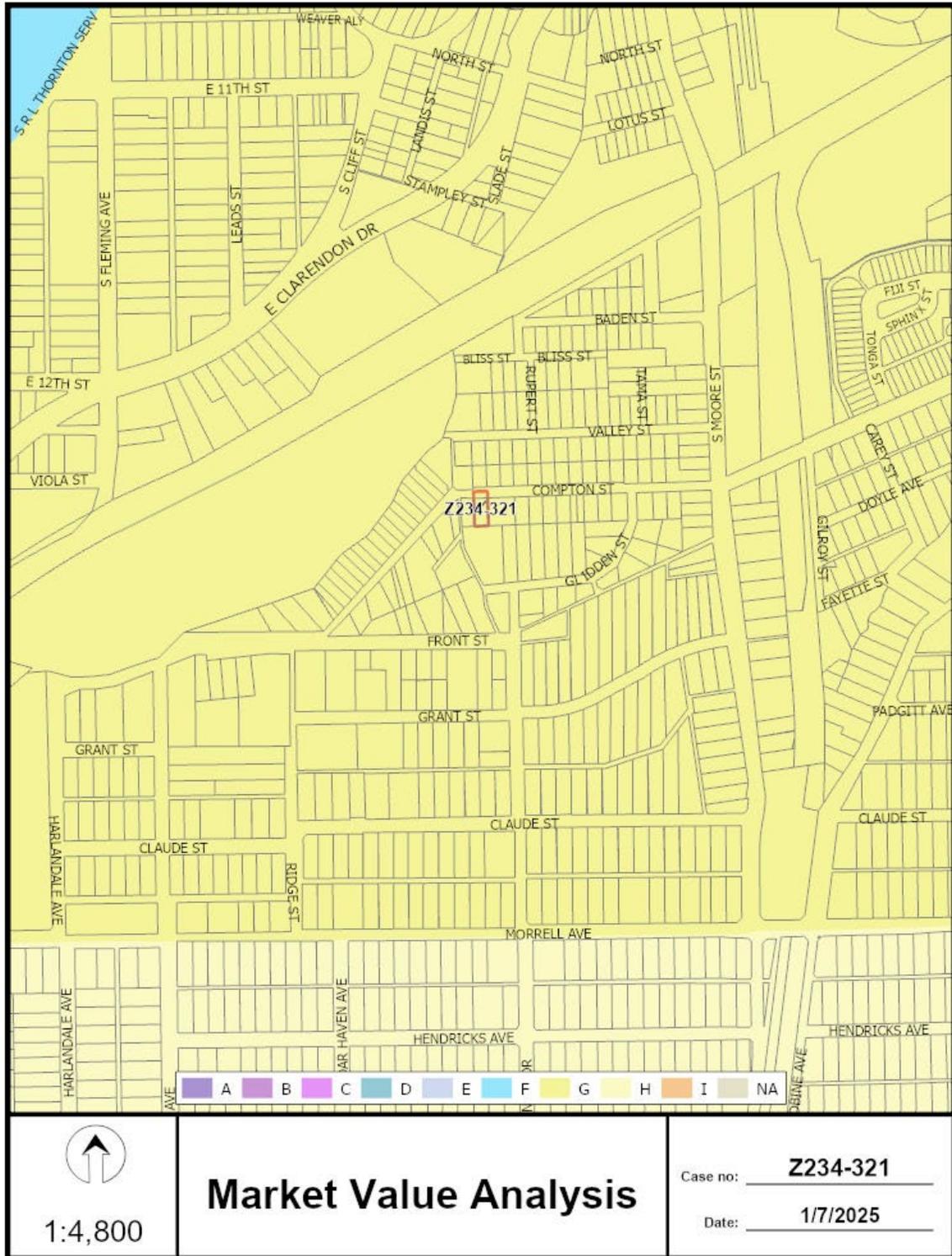


 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u> Z234-321 </u> Date: <u> 01/07/2025 </u>
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Z234-321(LC)





01/07/2025

Notification List of Property Owners***Z234-321******38 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1232 COMPTON ST	ANDERSON NOBLE GROUP LLC
2	1311 COMPTON ST	OIBARA CATTLE FAMILY HOLDINGS LLC
3	1307 COMPTON ST	LITTLES BETTY JUNE
4	1301 COMPTON ST	YDY LLC
5	1243 COMPTON ST	MORALES GERARDO &
6	1239 COMPTON ST	GILLESPIE ALESIA GREEN
7	1235 COMPTON ST	TOVIAS MARIA EPETANIA VARGAS
8	1231 COMPTON ST	LOPEZ EMELY
9	1222 VALLEY ST	LOPEZ KIMBERLY
10	1224 VALLEY ST	HERNADEZ MARTIN &
11	1228 VALLEY ST	MARTINEZ PANFILO &
12	1232 VALLEY ST	MARTINEZ PANFILO
13	1301 VALLEY ST	EVANS ANNIE
14	1302 VALLEY ST	VARGAS JOSE I BELTRAN
15	1306 VALLEY ST	AS HOME REMODELING LLC
16	1308 COMPTON ST	GONZALEZ JOSE A MARTINEZ &
17	1302 COMPTON ST	IBARRA JUAN GONZALEZ
18	1240 COMPTON ST	WILLIAMS FRANCES
19	1228 COMPTON ST	NEW WAVE REAL ESTATE
20	1225 GLIDDEN ST	BLAIR PROPERTY HOLDINGS SERIES
21	1229 GLIDDEN ST	SALINAS ELIDA
22	1303 GLIDDEN ST	MCCOLLUMS ORANGE JOHN JR EST OF &
23	1305 GLIDDEN ST	PERRY TAMIKA
24	1309 GLIDDEN ST	ARMSTRONG CECIL E
25	1223 VALLEY ST	MCMILLAN MICHAEL WAYNE
26	1227 VALLEY ST	RODRIGUES JOEL & RAFAELA

Z234-321(LC)

01/07/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1231 VALLEY ST	BELTRAN EMELY
28	1227 COMPTON ST	MIDDLEMAN REAL ESTATE GROUP
29	1223 COMPTON ST	RYLIE MOBILE HOME PARK LLC
30	1215 COMPTON ST	THOMPSON MARTHA
31	1209 COMPTON ST	DRITCH EVELYN &
32	1218 COMPTON ST	THOMPSON MARTHA ESTATE
33	1212 COMPTON ST	THOMPSON THOMAS
34	1215 FRONT ST	Taxpayer at
35	1219 FRONT ST	Taxpayer at
36	1219 NO NAME ST	NEARER TO NATURE LLC
37	1206 COMPTON ST	DYNASTY DEVELOPMENT
38	1120 E CLARENDON DR	ROCK TENN CO MILL DIV