

FILE NUMBER: Z234-123(WK) **DATE FILED:** November 7, 2023

LOCATION: Northeast corner of Bernal Drive and Shadrack Drive.

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 12,959 sf **CENSUS TRACT:** 48113010500

REPRESENTATIVE: Franco Zampella, Zasan Group

APPLICANT: Xochil Trejo

OWNER: Homexchange, LLC

REQUEST: An application for an NS(A) Neighborhood Service District on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a new retail/commercial development

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of the request is within an R-5(A) Single Family District.
- The site is currently undeveloped and the applicant proposes a 3,500 square foot retail/commercial development with four storefronts.
- The lot has frontage on Bernal Drive and Shadrack Drive.
- The stated purpose of the proposed NS(A) Neighborhood Service District is to accommodate convenience retail shopping, services, and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses.

Zoning History:

There have been no zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bernal Drive	Local Street	-
Shadrack Drive	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 requested NS(A) district is supported by the following land use goals and policies of the Comprehensive Plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The proposed NS(A) district would provide flexible, dynamic zoning and promote diverse land uses and walkability within the neighborhood. This zoning district allows long term flexibility for light commercial uses on the property.

Trinity River Corridor Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009.

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 property is located within the Residential Traditional Module. While this placetype generally calls for single family detached (65%), the module also calls for neighborhood retail and neighborhood office uses as secondary land uses, with up to 10% of land for each of those uses. As these uses do not have any zoned capacity within this broader module, neighborhood retail is appropriate on a specifically well suited site, such as this one.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family District	Undeveloped
North	R-5(A)	Single family
West	R-5(A)	Single family
South	R-5(A)	Public park
East	R-5(A)	Single family

Land Use Compatibility:

The request site is within a R-5(A) Single Family District and is currently vacant. The request is to change the zoning to a NS(A) Neighborhood Service District to develop a retail/commercial development that would support the surrounding residential uses.

The areas to the north, east, and west of the site are existing single family uses and the area across Bernal Drive to the south is occupied by Tipton Park. The applicant's proposed use of the site would support the existing single family developments in the area. While this proposed development is directly adjacent to the surrounding residential uses, the intensity of the use will be low and will provide services to the neighborhood.

Land Use Comparison

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

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

Use	Existing	Proposed
	R-5(A)	NS(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		

	Existing	Proposed
Use	R-5(A)	NS(A)
Commercial bus station and terminal		
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		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
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		
Adult day care facility	★	•
Cemetery or mausoleum	S	S
Child-care facility	★	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S

	Existing	Proposed
Use	R-5(A)	NS(A)
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		
Hospital		
Library, art gallery, or museum	S	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	R
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		S
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		

	Existing	Proposed
Use	R-5(A)	NS(A)
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		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-In theater		
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		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		S
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		

	Existing	Proposed
Use	R-5(A)	NS(A)
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
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		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S,R, ★	S,R, ★
Police or fire station	S	S
Post office		S
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

	Existing	Proposed
Use	R-5(A)	NS(A)
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		
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

District	Setbacks		Lot Cvrg.	Height	Density	Special Standards
	Front	Side/Rear				
Existing R-5(A)	20'	10'	45% res 25% non res	30'	1:5,000	None
Proposed NS(A)	15' (20' effective)	20' Adj to R	40%	30' 35' with slope (26' effective per RPS)	FAR 0.5	RPS

Any commercial development under an NS(A) district would generally require a smaller building scale than would the existing R-5(A).

Landscaping:

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

Parking:

Parking for the site will be determined by the intended use of the future occupant and will be determined upon permitting per section 51A-4.310 of the Dallas Development Code. The permitted retail and personal service uses generally range generally from 1 space per 100 square feet to 1 space per 333 square feet.

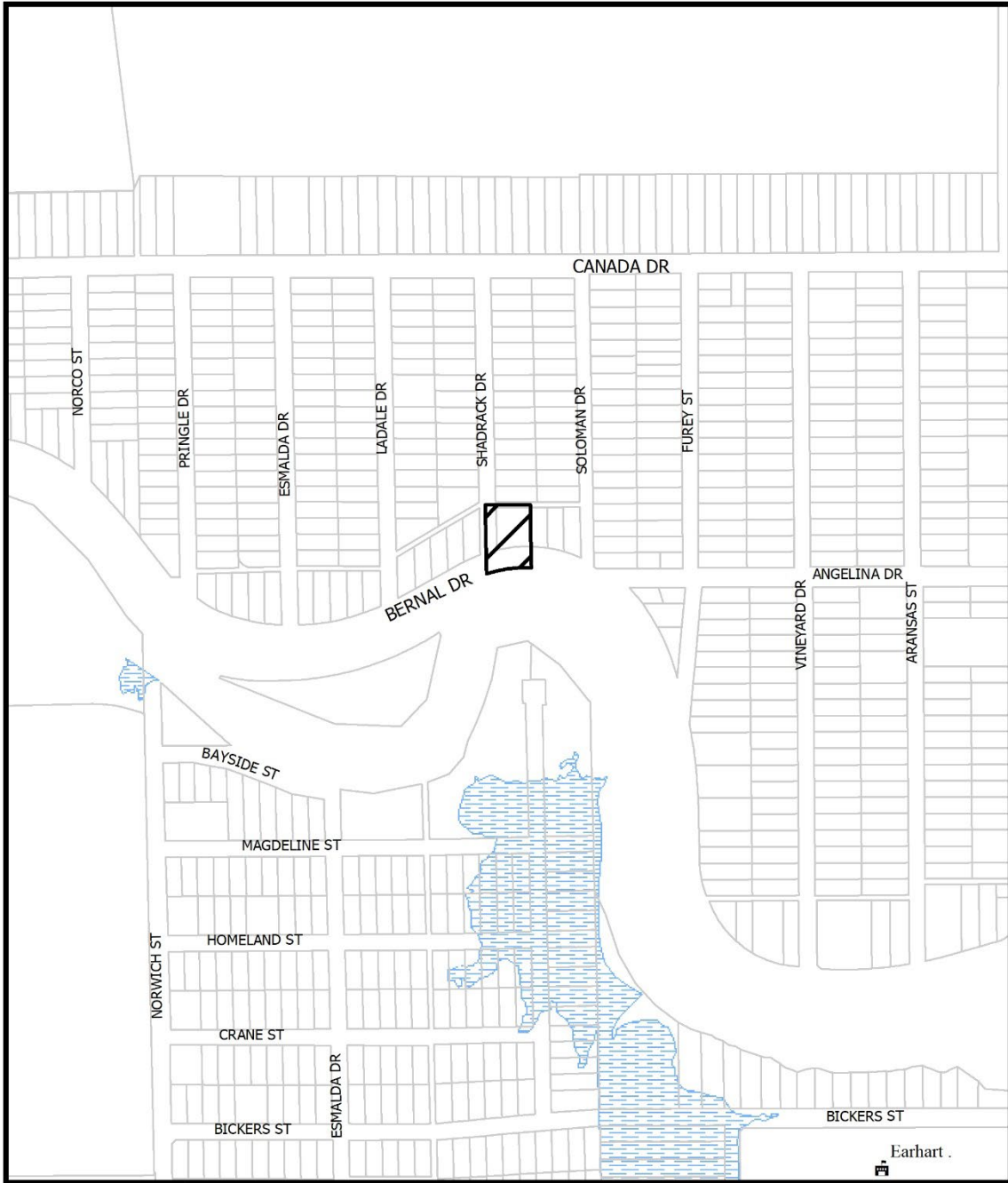
Market Value Analysis:


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 and the areas surrounding the north, east, and west are currently in a "H" MVA area. The area south of the request area is in an "E" MVA area.

Z234-123(WK)

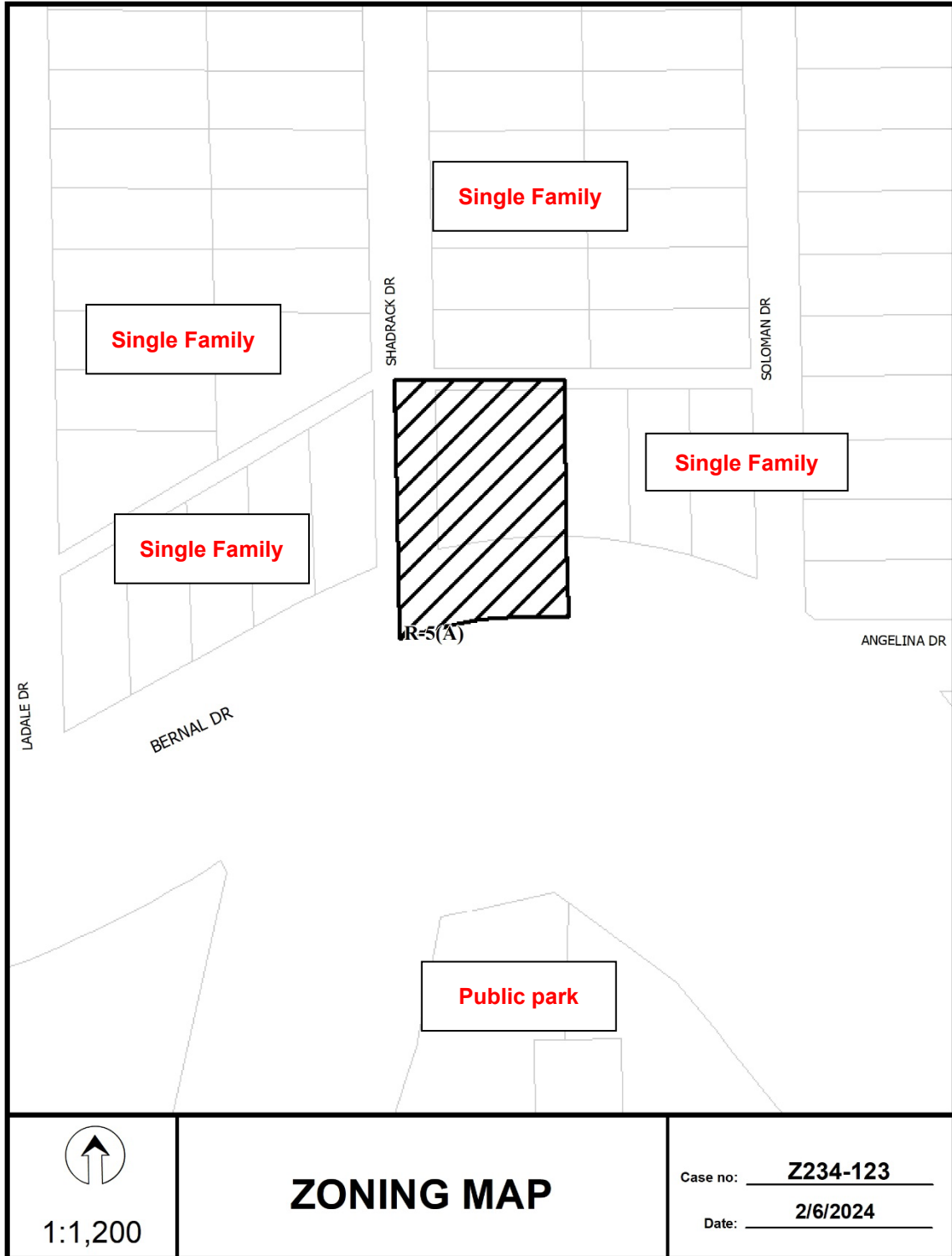
List of Officers

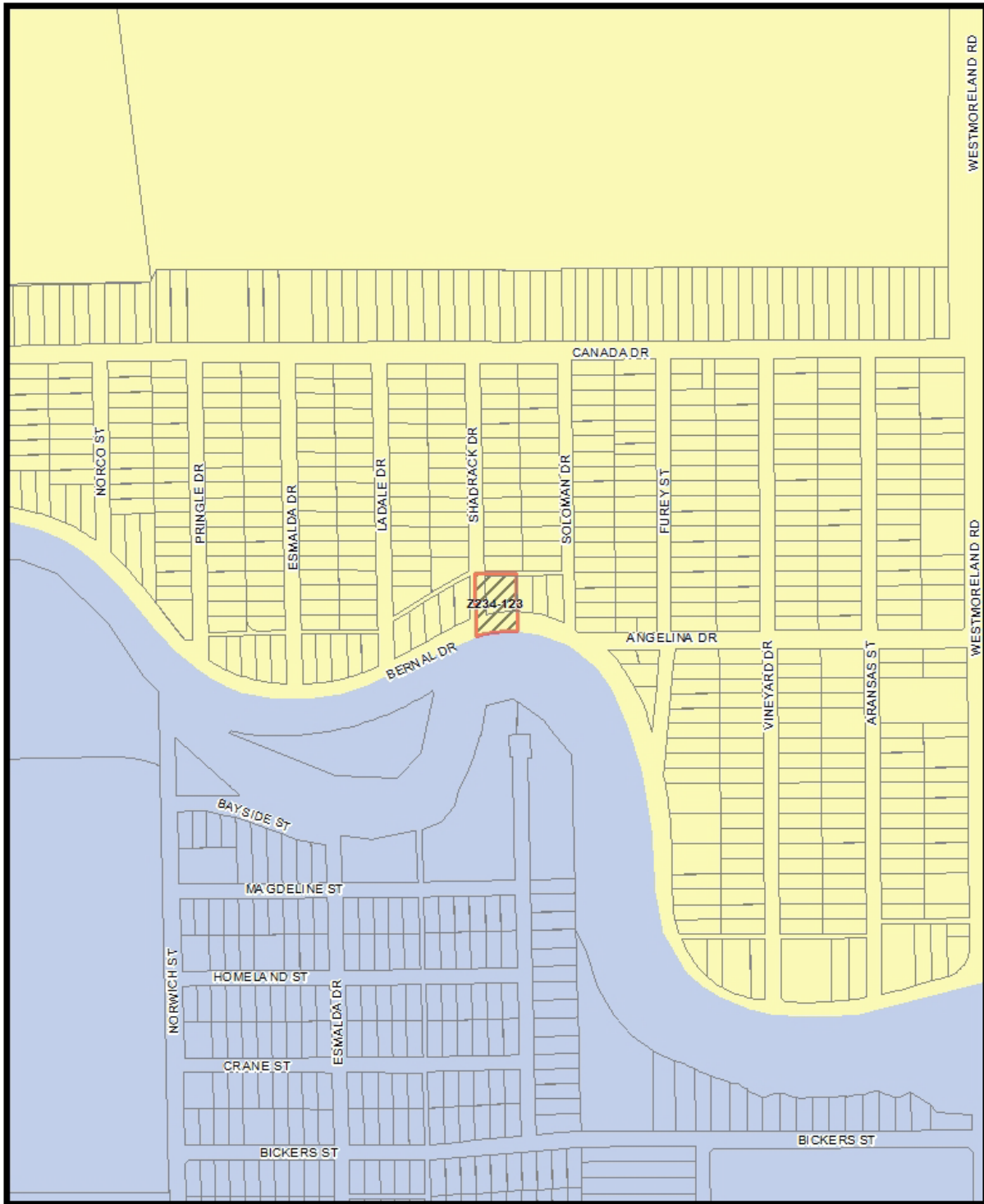
Homexchange LLC
Xochil Trejo



 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z234-123 </u> Date: <u> 2/6/2024 </u>
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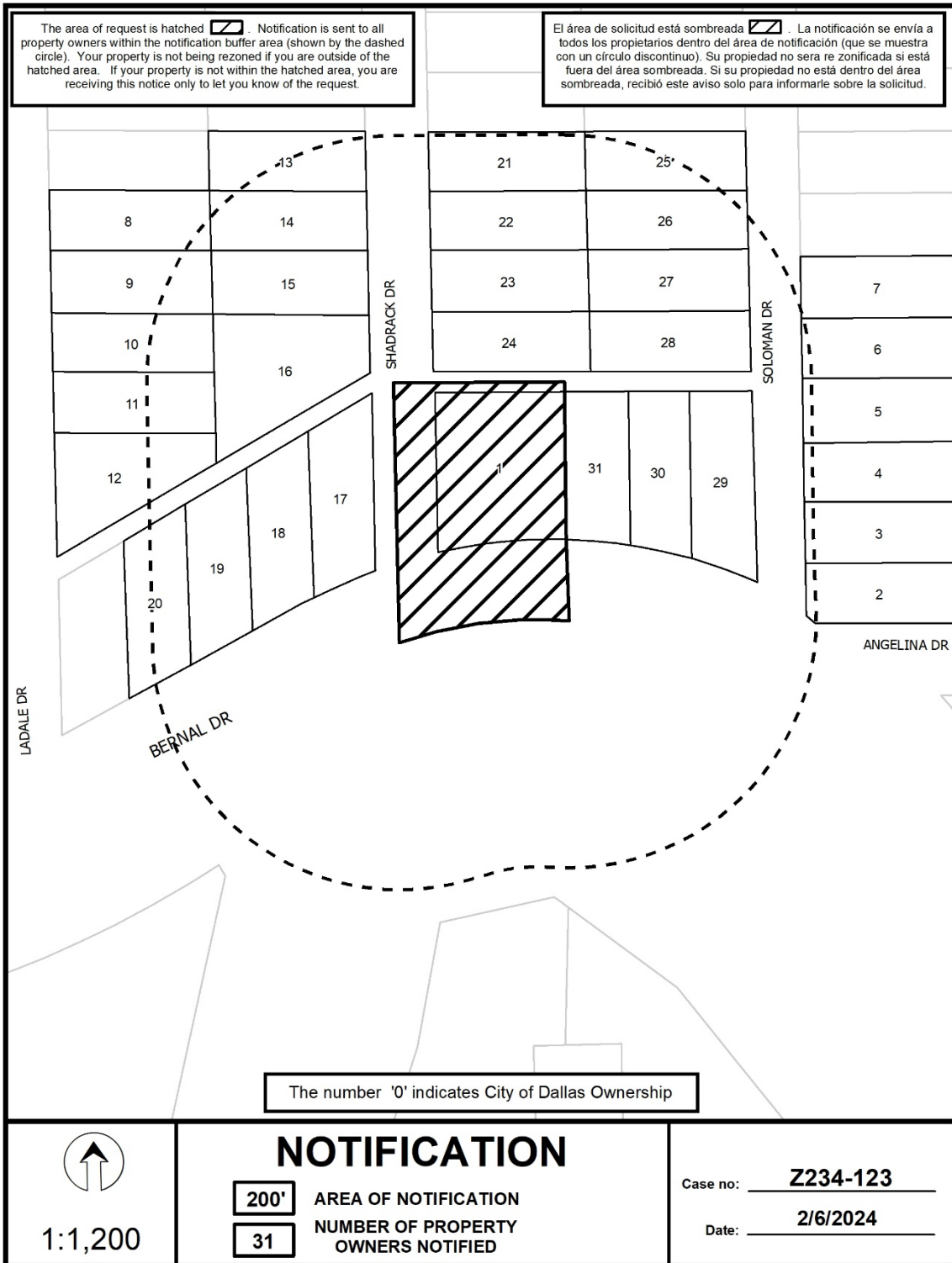


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 2/6/2024



02/06/2024

Notification List of Property Owners***Z234-123******31 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3551 BERNAL DR	HOMEX CHANGE LLC
2	4002 SOLOMAN DR	TTBI LLC
3	4006 SOLOMAN DR	MARTINEZ STEPHANIE & CONCEPCION JOHN
4	4010 SOLOMAN DR	NAVARRO ELEAZAR BUSTOS
5	4014 SOLOMAN DR	CASTILLO LESLEY JUDITH
6	4018 SOLOMAN DR	HERNANDEZ CONNIE
7	4022 SOLOMAN DR	CORONADO CESAR & IMELDA
8	4032 LADALE DR	CASTILLO JOSE L & ANA M
9	4030 LADALE DR	BARRON CARLOS & ROSARIO
10	4022 LADALE DR	JACKSON MARCELLA
11	4018 LADALE DR	NAVARRO KARLA
12	4016 LADALE DR	PHILLIPS JACQUELINE
13	4027 SHADRACK DR	CANTU OSCAR &
14	4023 SHADRACK DR	CLINTON KENNETH WAYNE
15	4019 SHADRACK DR	WARREN EARSHUND D
16	4015 SHADRACK DR	RIDLEY GLORY &
17	3603 BERNAL DR	ORTEGA MAGALY &
18	3607 BERNAL DR	ESCOBAR JOSE C &
19	3611 BERNAL DR	GARCIA DELSA &
20	3615 BERNAL DR	CASTILLO JOSE LUIS
21	4028 SHADRACK DR	LEWIS MICHAEL ALLEN
22	4024 SHADRACK DR	CASTILLO HECTOR A
23	4020 SHADRACK DR	SLOAN REGINA L
24	4016 SHADRACK DR	GUTIERREZ ELVIRA
25	4027 SOLOMAN DR	GUTIERREZ JULIAN &
26	4023 SOLOMAN DR	VARGAS MIGUEL

Z234-123(WK)

02/06/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4019 SOLOMAN DR	HALE JOSEPH
28	4015 SOLOMAN DR	GUTIERREZ JULIAN R &
29	3535 BERNAL DR	FREYREVARGAS JUAN A
30	3539 BERNAL DR	TREJO XOCHITL R
31	3543 BERNAL DR	TREJO MIGUEL A