

**FILE NUMBER:** Z201-275(LG)

**DATE FILED:** June 3, 2021

**LOCATION:** Southwest corner of Bayside Street and Ladd Street

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 K

**SIZE OF REQUEST:** ± 0.155 Acres

**CENSUS TRACT:** 101.01

**REPRESENTATIVE:** Aubrey Quarles

**APPLICANT/OWNER:** Aubrey Quarles/McCaskell Affiliates, LLC

**REQUEST:** An application for an R-5(A) Single Family District on property zoned CR Community Retail District.

**SUMMARY:** The purpose of the request is to develop the site with a single family home.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

## BACKGROUND INFORMATION:

- The area of request is comprised of one undeveloped lot fronting Canada Drive and currently zoned a CR Community Retail District.
- The applicant intends to build one single family home on the lot under the R-5(A) Single Family District regulations.
- The property is protected from the floodplain by a levee on the north side.

**Zoning History:** There has been no recent zoning change requests in the surrounding area in the past five years.

### **Thoroughfares/Streets**

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Principal Arterial	80 feet with bike plan
Bayside Street	Local	-
Ladd Street	Local	-

### **Traffic**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

## STAFF ANALYSIS

### **Comprehensive Plan**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

## LAND USE ELEMENT

### **GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.1** Implement the Trinity River Corridor Plan.

### **GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift the approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

**GOAL 5. EXPAND HOMEOWNERSHIP**

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

**Area Plans**

In May 1999, City Council approved the West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area. The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

The applicant's request for a residential zoning district is consistent with the goals and policies of the West Dallas Comprehensive Land Use Study.

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. 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 request site is located within the Residential Traditional Module. This module recommends residential single-family detached homes as primary land use, a combination of residential multifamily, retail neighborhood, office neighborhood, and civic uses as secondary land-uses, and parks and open spaces and single-family estate as optional land uses. The request site is also located within the West Dallas District. Within this district the existing single-family residential uses, both in the interior and along the riverfront, are recommended to be protected and enhanced. The Residential Traditional land use module applied here maintains this development pattern. The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

### **Surrounding Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR Community Retail	Undeveloped
<b>North</b>	CR Community Retail	Undeveloped
<b>East</b>	CR Community Retail	Institutional
<b>Southeast</b>	CR Community Retail	Public Park
<b>South</b>	CR Community Retail	Single family, Undeveloped Land
<b>Southwest/West</b>	CR Community Retail	Single Family

### **Land Use Compatibility**

The request site is surrounded by single-family uses to the west, south and southwest. Undeveloped properties are immediately adjacent to the west.

The existing CR district is comprised of a total of sixteen lots on both sides of Canada Drive, between Borger Street and the west line of Ladd Street, and is surrounded by R-5(A) and A(A) districts. Eight of the existing lots within the CR district are currently developed with single family and institutional uses, with the remaining lots being undeveloped.

With the exception of the institutional use east of the area of request, most of the properties in this area have been developed as single family homes. The area of request was zoned as CR Community Retail District in 1989. Based on historic aerial maps dating back to 1952, the area of request has a history of being developed as a single family home. Aerials show that in 1952, a single family home was located on the site, but then sometime between 1958 and 1968, the single family home was demolished. Building permit records show that a permit was obtained in 1979 to construct a single family, which was later demolished in 2013. Meanwhile, single family uses have existed on the surrounding properties in historic aerials; therefore, the applicant's request is consistent with historical and future proposed land uses within the vicinity.

Staff recognizes the necessity to preserve the character of the existing R-5(A) single-family neighborhood. The proposed zoning change is consistent with the development and zoning patterns found in the area, and especially with the need to preserve the single-family character of Bikers Park neighborhood. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

### **Development Standards**

District	Setbacks		Height (max)	Lot Coverage (max)	Density/ FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
<b>Existing:</b> CR Community Retail	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	Residential Proximity Slope (RPS)	Retail and Personal Service, Office
<b>Proposed:</b> R-5(A) Single Family	20'	5' (single family); 10' other uses	30'	45% SF; 25% others	1 DU/lot; 5,000 sq. ft.	Site of Origination for RPS	Single Family

The proposed R-5(A) district will move the residential proximity slope generating line on all areas within the vicinity of the site, thus having an impact on the surrounding properties that will remain within the CR district, since this residential zoned lot will be surrounded by CR properties if this request is approved. It is important to note that this is an existing condition due to the CR district being surrounded by R-5(A), CR and A(A) districts. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and church uses, staff considers that the current uses will not be negatively affected by this zoning change.

### **Use Comparison Table**

<b>Existing Zoning: CR Community Retail District</b>	<b>Proposed Zoning: R-5(A) Single Family District</b>
<u>Agricultural uses.</u> -- Crop production.	<u>Agricultural uses.</u> -- Crop production.
<u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- Catering service. -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. [SUP] -- Tool or equipment rental.	<u>Commercial and business service uses.</u> None permitted.
<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]	<u>Industrial uses.</u> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]
<u>Institutional and community service uses.</u> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. [SUP] -- Convent or monastery.	<u>Institutional and community service uses.</u> -- Adult day care facility. [SUP] -- Cemetery or mausoleum. [SUP] -- Child-care facility. [SUP] -- Church. -- College, university or seminary. [SUP] -- Community service center. [SUP] -- Convent or monastery. [SUP]

<b>Existing Zoning:</b> <b>CR Community Retail District</b>	<b>Proposed Zoning:</b> <b>R-5(A) Single Family District</b>
<ul style="list-style-type: none"> <li>-- Hospital. <i>[SUP]</i></li> <li>-- Library, art gallery, or museum.</li> <li>-- Open-enrollment charter school or private school. <i>[SUP]</i></li> <li>-- Public school other than an open-enrollment charter school. <i>[RAR]</i></li> </ul>	<ul style="list-style-type: none"> <li>-- Foster home. <i>[SUP]</i></li> <li>-- Library, art gallery, or museum. <i>[SUP]</i></li> <li>-- Public or private school. <i>[SUP]</i></li> </ul>
<u>Lodging uses.</u> <ul style="list-style-type: none"> <li>-- Hotel and motel. <i>[SUP]</i></li> <li>-- Lodging or boarding house. <i>[SUP]</i></li> <li>-- Overnight general purpose shelter. <i>[See Section <a href="#">51A-4.205</a> (2.1)]</i></li> </ul>	<u>Lodging uses.</u> None permitted.
<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> <li>-- Attached non-premise sign. <i>[SUP]</i></li> <li>-- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i></li> <li>-- Temporary construction or sales office.</li> </ul>	<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> <li>-- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i></li> <li>-- Temporary construction or sales office.</li> </ul>
<u>Office uses.</u> <ul style="list-style-type: none"> <li>-- Alternative financial establishment. <i>[SUP]</i></li> <li>-- Financial institution without drive-in window.</li> <li>-- Financial institution with drive-in window. <i>[DIR]</i></li> <li>-- Medical clinic or ambulatory surgical center.</li> <li>-- Office.</li> </ul>	<u>Office uses.</u> None permitted.
<u>Recreation uses.</u> <ul style="list-style-type: none"> <li>-- Country club with private membership.</li> <li>-- Private recreation center, club, or area.</li> <li>-- Public park, playground, or golf course.</li> </ul>	<u>Recreation uses.</u> <ul style="list-style-type: none"> <li>-- Country club with private membership. <i>[SUP]</i></li> <li>-- Private recreation center, club, or area. <i>[SUP]</i></li> <li>-- Public park, playground, or golf course.</li> </ul>

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house.	<u>Residential uses.</u> -- Handicapped group dwelling unit. [See Section <a href="#">51A-4.209</a> (3.1).] -- <b>Single family.* (proposed use)</b>
<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [See Section <a href="#">51A-4.210</a> (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Car wash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section <a href="#">51A-4.210</a> (b)(7)(B).] -- Commercial amusement (outside). [SUP] -- Commercial parking lot or garage. [RAR] -- Convenience store with drive-through. [SUP] -- 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. [SUP] -- Home improvement center, lumber, brick or building materials sales yard. [DIR] -- Household equipment and appliance repair. -- Liquor store. -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales.	<u>Retail and personal service uses.</u> None permitted.



Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
<ul style="list-style-type: none"> <li>-- Paraphernalia shop. [SUP]</li> <li>-- Pawn shop.</li> <li>-- Personal service uses.</li> <li>-- Restaurant without drive-in or drive-through service. [RAR]</li> <li>-- Restaurant with drive-in or drive-through service. [DIR]</li> <li>-- Swap or buy shop. [SUP]</li> <li>-- Temporary retail use.</li> <li>-- Theater.</li> </ul>	
<u>Transportation uses.</u> <ul style="list-style-type: none"> <li>-- Transit passenger shelter.</li> <li>-- Transit passenger station or transfer center. [By SUP or city council resolution. See Section <a href="#">51A-4.211.</a>]</li> </ul>	<u>Transportation uses.</u> <ul style="list-style-type: none"> <li>-- Private street or alley. [SUP]</li> <li>-- Transit passenger shelter. [See Section <a href="#">51A-4.211.</a>]</li> <li>-- Transit passenger station or transfer center. [SUP]</li> </ul>
<u>Utility and public service uses.</u> <ul style="list-style-type: none"> <li>-- Commercial radio and television transmitting station.</li> <li>-- Electrical substation.</li> <li>-- Local utilities. [SUP or RAR may be required. See Section <a href="#">51A-4.212(4).</a>]</li> <li>-- Police or fire station.</li> <li>-- Post office.</li> <li>-- Radio, television or microwave tower. [SUP]</li> <li>-- Tower/antenna for cellular communication. [See Section <a href="#">51A-4.212(10.1).</a>]</li> <li>-- Utility or government installation other than listed. [SUP]</li> </ul>	<u>Utility and public service uses.</u> <ul style="list-style-type: none"> <li>-- Electrical substation. [SUP]</li> <li>-- Local utilities. [SUP or RAR may be required. See Section <a href="#">51A-4.212(4).</a>]</li> <li>-- Police or fire station. [SUP]</li> <li>-- Radio, television, or microwave tower. [SUP]</li> <li>-- Tower/antenna for cellular communication. [See Section <a href="#">51A-4.212(10.1).</a>]</li> <li>-- Utility or government installation other than listed. [SUP]</li> </ul>
<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> <li>-- Mini-warehouse. [SUP]</li> <li>-- Recycling buy-back center. [See Section <a href="#">51A-4.213</a> (11).]</li> <li>-- Recycling collection center. [See Section <a href="#">51A-4.213</a> (11.1).]</li> <li>-- Recycling drop-off container. [See Section <a href="#">51A-4.213</a> (11.2).]</li> </ul>	<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> <li>-- Recycling drop-off container. [See Section <a href="#">51A-4.213</a> (11.2).]</li> <li>-- Recycling drop-off for special occasion collection. [See Section <a href="#">51A-4.213</a> (11.3).]</li> </ul>

<b>Existing Zoning: CR Community Retail District</b>	<b>Proposed Zoning: R-5(A) Single Family District</b>
-- Recycling drop-off for special occasion collection. [See Section <a href="#">51A-4.213</a> (11.3).]	

### **Parking**

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A single-family use requires one parking space per dwelling unit when located within an R-5(A) District.

### **Landscaping**

Landscaping must 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 policymakers 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 to orange, representing the weakest markets. A portion of the subject site is uncategorized, but majority of the site is within MVA Category “H”. Adjacent properties to the west are also within Category H.

**CPC ACTION**  
**August 19, 2021**

**Motion:** It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned CR Community Retail District, at the southwest corner of Bayside Street and Ladd Street.

Maker: Stinson  
Second: Schwope  
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Jung, Suhler, Schwope,  
Murphy, Garcia

Against: 0  
Absent: 3 - Johnson, Blair, Rubin  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 19  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Aubrey Quarles, 3981 Silver Meadow Ln., Grande Prairie, TX, 75052  
Against: None

Z201-275(LG)

**List of Officers**

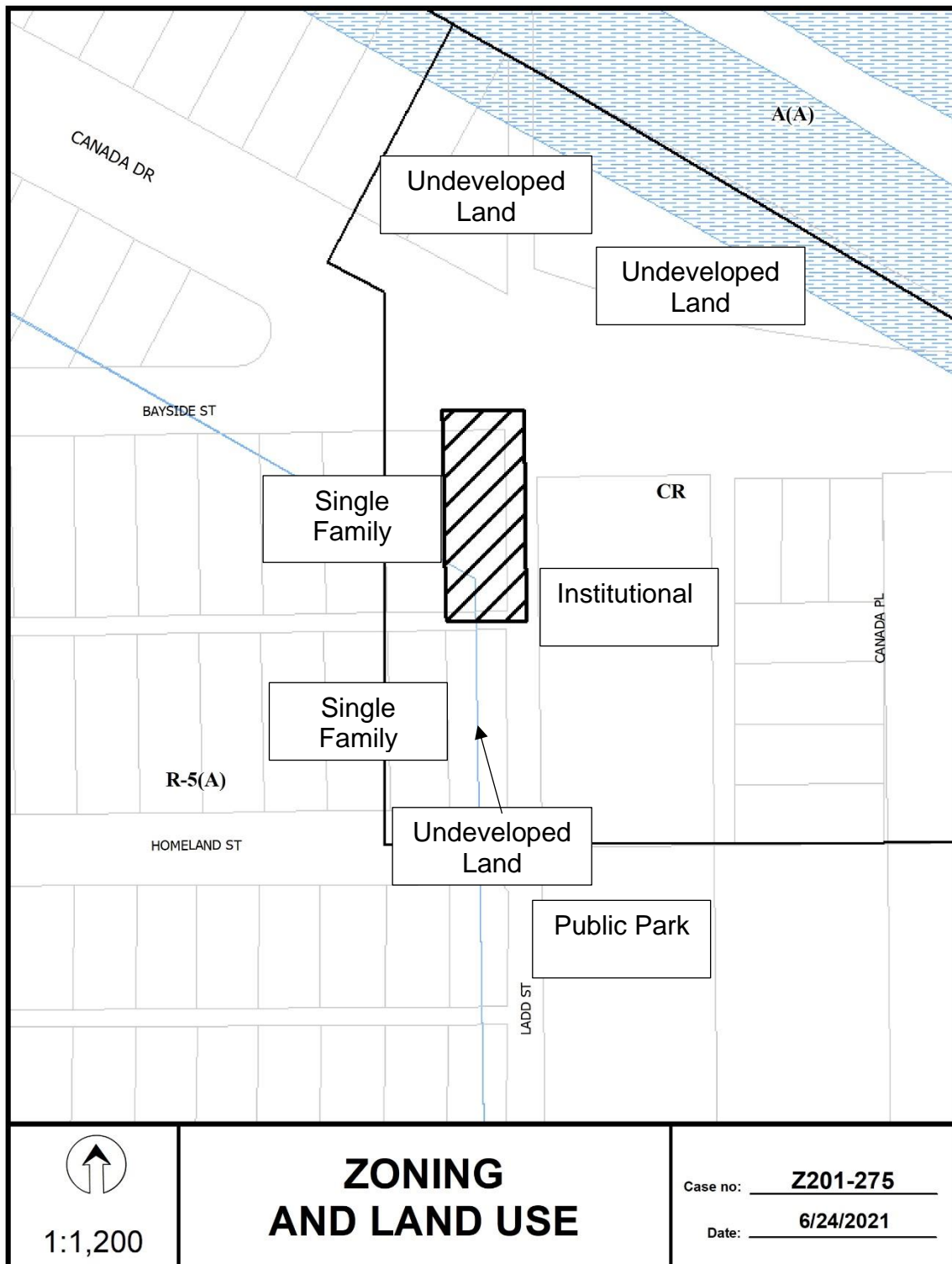
McCaskell Affiliates, LLC

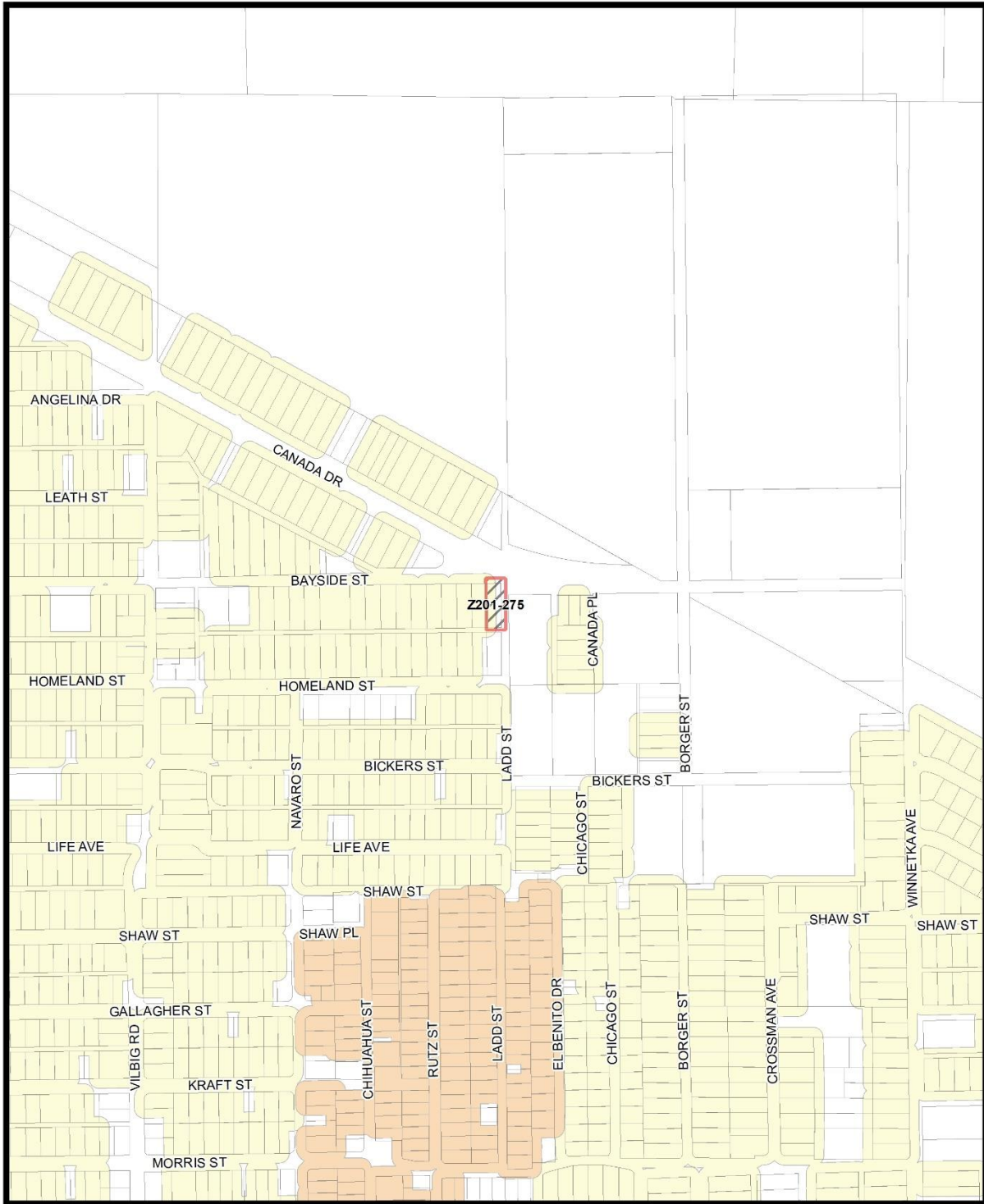
Aubrey Quarles, Sole Owner











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



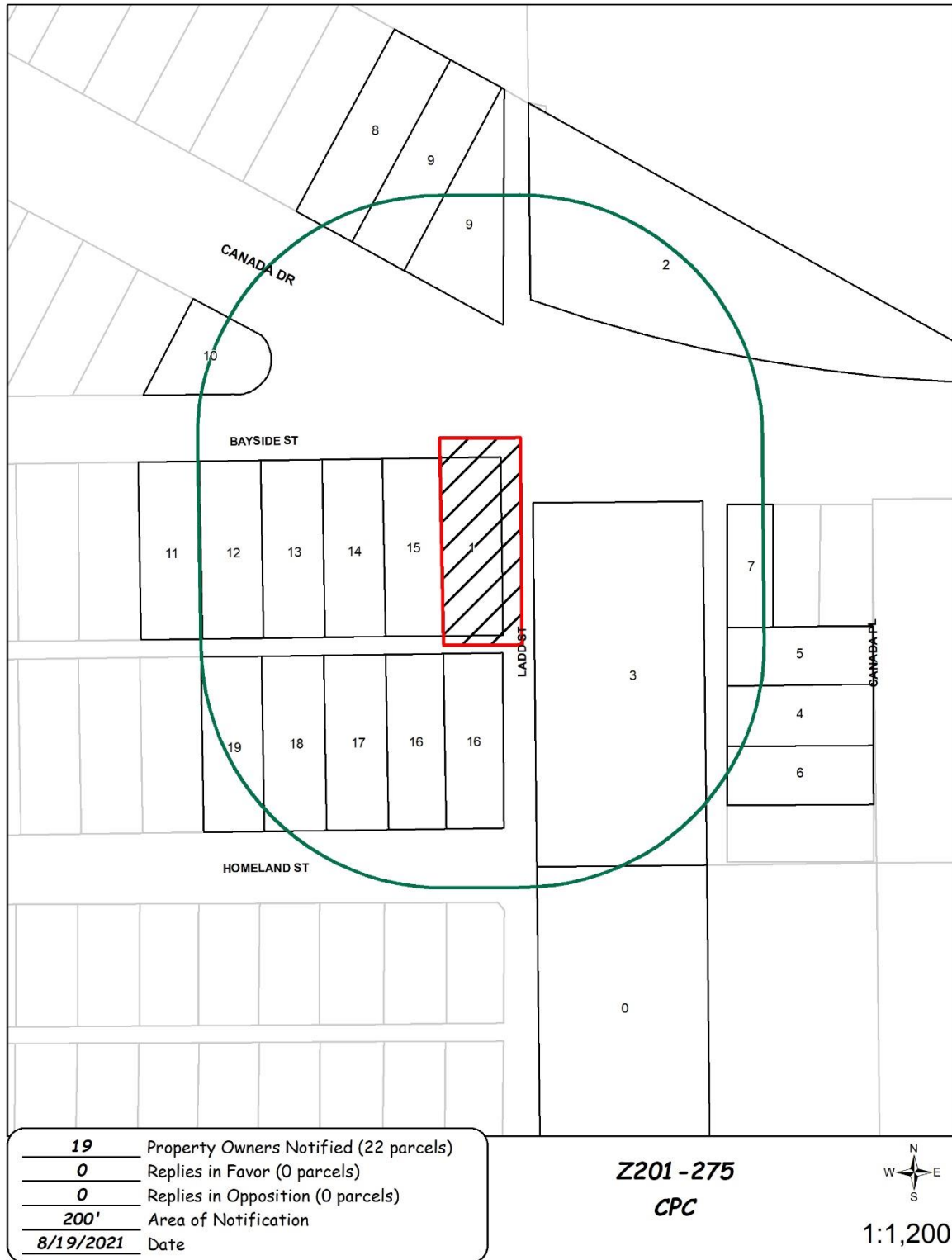
1:4,800

# Market Value Analysis

Printed Date: 6/24/2021



## CPC RESPONSES



08/18/2021

***Reply List of Property Owners******Z201-275******19 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1502	BAYSIDE ST	HOLLINS JOHN &
2	1425	CANADA DR	TRINITY POINT LLC
3	3730	LADD ST	GREATER DALLAS NATIONAL LATINO PEACE
4	1412	CANADA DR	MARTINEZ ADELA
5	1416	CANADA DR	HERNANDEZ JOSE JUSTINO &
6	1410	CANADA DR	DELEON SYLVIA
7	1432	CANADA DR	MARTINEZ SILVERIO
8	1513	CANADA DR	PAN FENGYING
9	1509	CANADA DR	CARRANZA JUAN
10	1519	BAYSIDE ST	WILLIAMS FRIED CHICKEN
11	1522	BAYSIDE ST	TORRES FELIPE
12	1518	BAYSIDE ST	REQUENA LEONARDO
13	1514	BAYSIDE ST	Taxpayer at
14	1510	BAYSIDE ST	WEBBER HERMAN
15	1506	BAYSIDE ST	WEBBER HERMAN
16	1503	HOMELAND ST	HERNANDEZ ANGELICA MARIA
17	1511	HOMELAND ST	TORRES J GUADALUPE &
18	1515	HOMELAND ST	Taxpayer at
19	1517	HOMELAND ST	HERENANDEZ MONICO