

FILE NUMBER: Z201-313(MP)

DATE FILED: July 30, 2021

LOCATION: On the north line of Canada Drive, northwest of Darien Street

COUNCIL DISTRICT: 6

MAPSCO: 44 E

SIZE OF REQUEST: ± 0.19 Acres

CENSUS TRACT: 101.01

REPRESENTATIVE: James McGhee

APPLICANT/OWNER: KCT Homes 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 request is to rezone an undeveloped lot zoned CR Community Retail to R-5(A) Single Family District to develop as a single family home.
- It is adjacent to a single-family home, the Trinity levee, and a church. The property is protected from the floodplain by a levee on the north side.

Zoning History:

There have been two zoning change requests in the surrounding area in the past five years.

1. **Z189-370:** On March 25, 2020, the City Council approved a request for an R-5(A) Single Family District on property zoned a CR Community Retail District North line of Canada Drive, northwest of the terminus of Finis Street.
2. **Z201-136:** On September 22, 2021, the City Council approved a request for a Planned Development District for residential uses on property zoned a CR Community Retail District North line of Canada Drive, between Darien Street and Finis Street.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Minor Arterial	80 feet Bike plan

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 Riverside Module. This module is designated for Residential Riverside at the places where Westmoreland and Hampton Roads approach the Trinity River levee. These areas could provide more housing options for current area residents or others who want to live close to the Trinity's open spaces and amenities. These developments would be designed so they do not have a negative effect on the stability of adjacent neighborhoods.

The applicant's request is consistent with the goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	A(A) Agricultural	Trinity River
East	CR Community Retail	Single family
Southeast	CR Community Retail	Church
South	CR Community Retail	Undeveloped
West	CR Community Retail	Church

Land Use Compatibility

The area of request is comprised of a vacant lot fronting Canada Drive and zoned a CR Community Retail District. The applicant intends to build a single family home on the existing lot. The proposed development will conform to the R-5(A) Single Family District regulations. The request site is surrounded by single-family uses to the east, there are churches to the west and southwest, and the properties to the south are undeveloped.

The existing CR district is comprised of a total of twelve lots on both sides of Canada Drive, between Finis Street and the west line of Darien Street, and is surrounded by R-5(A), A(A) and CR districts. Six of the existing lots within the CR district are currently developed with single family and church uses, with the remaining lots being undeveloped. The continued rezoning of undeveloped commercially zoned lots to residential would bring consistency with surrounding land uses.

The area of request was zoned as CR Community Retail District in 1989 but based on historic aerial maps dating back to 1952, the area of request was previously developed as a single family home and does not have a history of commercial uses on the property. Meanwhile, single family uses have existed on the surrounding properties in historic aerials; therefore, the applicant's request is consistent with past and future proposed land uses within the vicinity.

After review of the existing development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff recognizes the positive benefits of the expansion of the R-5(A) single family district. 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 Bickers 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.

Use Comparison Table:

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
<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.	<u>Commercial and business 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"> -- Medical or scientific laboratory. [SUP] -- Tool or equipment rental. 	
<u>Industrial uses.</u> <ul style="list-style-type: none"> -- Gas drilling and production. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.] 	<u>Industrial uses.</u> <ul style="list-style-type: none"> -- 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> <ul style="list-style-type: none"> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. [SUP] -- Convent or monastery. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP] -- Public school other than an open-enrollment charter school. [RAR] 	<u>Institutional and community service uses.</u> <ul style="list-style-type: none"> -- 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] -- Foster home. [SUP] -- Library, art gallery, or museum. [SUP] -- Public or private school. [SUP]
<u>Lodging uses.</u> <ul style="list-style-type: none"> -- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general purpose shelter. [See Section 51A-4.205 (2.1)] 	<u>Lodging uses.</u> None permitted.
<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> -- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office. 	<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.
<u>Office uses.</u> <ul style="list-style-type: none"> -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. -- Office. 	<u>Office uses.</u> None permitted.
<u>Recreation uses.</u> <ul style="list-style-type: none"> -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course. 	<u>Recreation uses.</u> <ul style="list-style-type: none"> -- Country club with private membership. [SUP] -- Private recreation center, club, or area. [SUP]

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
	-- Public park, playground, or golf course.
<u>Residential uses.</u> -- College dormitory, fraternity, or sorority house.	<u>Residential uses.</u> -- Handicapped group dwelling unit. [See Section 51A-4.209(3.1).] -- Single family.* (proposed use)
<u>Retail and personal service uses.</u> -- Alcoholic beverage establishments. [See Section 51A-4.210 (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 51A-4.210(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. -- Paraphernalia shop. [SUP] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Swap or buy shop. [SUP] -- Temporary retail use. -- Theater.	<u>Retail and personal service uses.</u> None permitted.

Existing Zoning: CR Community Retail District	Proposed Zoning: R-5(A) Single Family District
<u>Transportation uses.</u> -- Transit passenger shelter. -- Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section 51A-4.211.]</i>	<u>Transportation uses.</u> -- Private street or alley. <i>[SUP]</i> -- Transit passenger shelter. <i>[See Section 51A-4.211.]</i> -- Transit passenger station or transfer center. <i>[SUP]</i>
<u>Utility and public service uses.</u> -- Commercial radio and television transmitting station. -- Electrical substation. -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. -- Post office. -- Radio, television or microwave tower. <i>[SUP]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i>	<u>Utility and public service uses.</u> -- Electrical substation. <i>[SUP]</i> -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. <i>[SUP]</i> -- Radio, television, or microwave tower. <i>[SUP]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i>
<u>Wholesale, distribution, and storage uses.</u> -- Mini-warehouse. <i>[SUP]</i> -- Recycling buy-back center. <i>[See Section 51A-4.213 (11).]</i> -- Recycling collection center. <i>[See Section 51A-4.213 (11.1).]</i> -- Recycling drop-off container. <i>[See Section 51A-4.213 (11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213 (11.3).]</i>	<u>Wholesale, distribution, and storage uses.</u> -- Recycling drop-off container. <i>[See Section 51A-4.213 (11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213 (11.3).]</i>

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density/ FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: CR	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	Retail and personal service, office
Proposed: R-5(A)	20'	5' (single family); 10' other uses	30'	45% SF; 25% others	1 DU/lot; 5,000 sq ft.		Single family

The proposed R-5(A) district will move the residential proximity slope generating line further west, thus having an impact in the surrounding properties that will remain within the CR district, to the east and west. 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.

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. The subject site and properties to the east, south and west are within Category H.

Z201-313(MP)

CPC ACTION
October 7, 2021

Z201-313(MP)

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District on property zoned CR Community Retail District, on the north line of Canada Drive, northwest of Darien Street.

Maker: Carpenter
Second: Rubin
Result: Carried: 11 to 0

For: 11 - MacGregor, Shidid, Carpenter, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Hampton
Vacancy: 3 - District 3, District 4, District 10

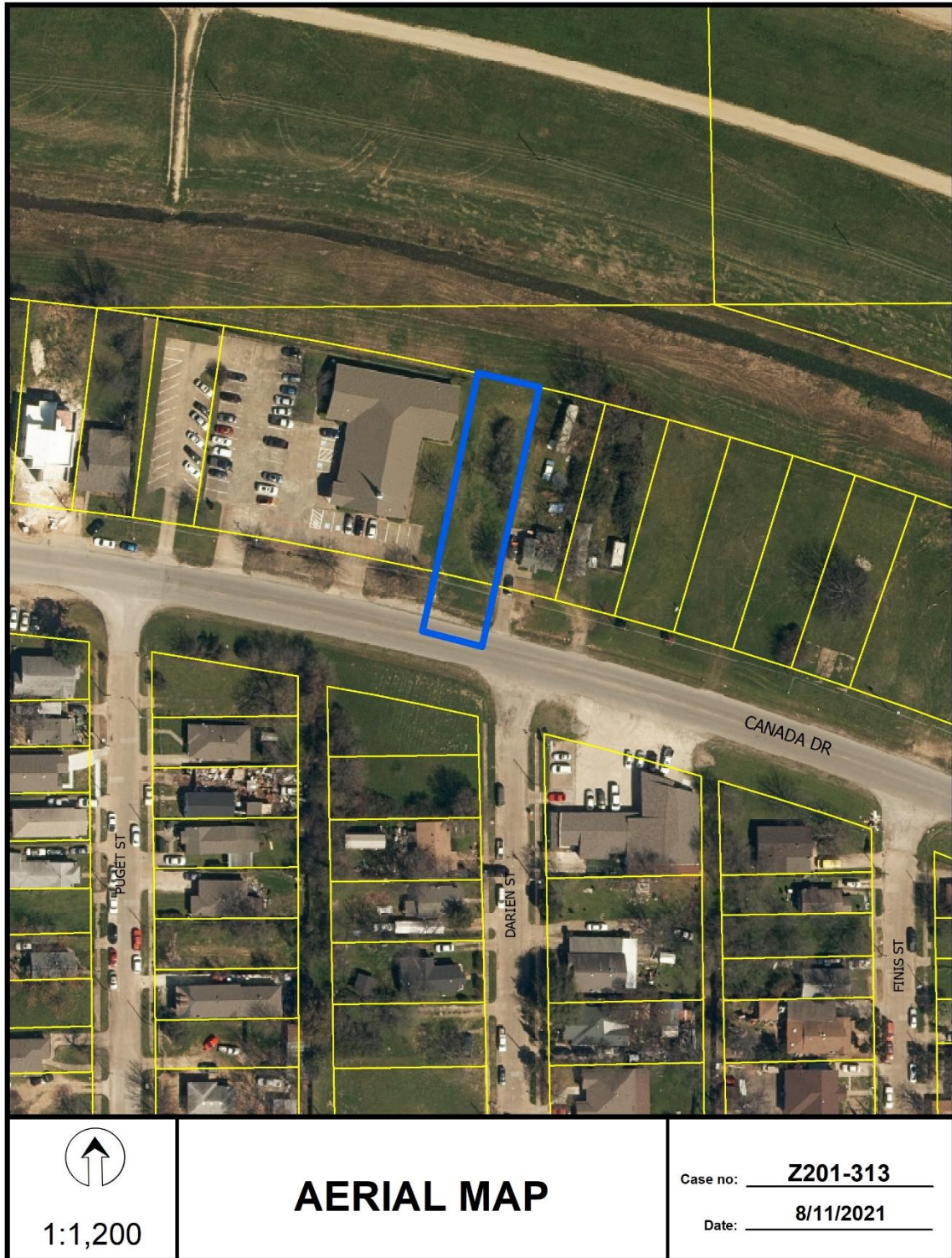
Notices:	Area: 200	Mailed: 19
Replies:	For: 0	Against: 0

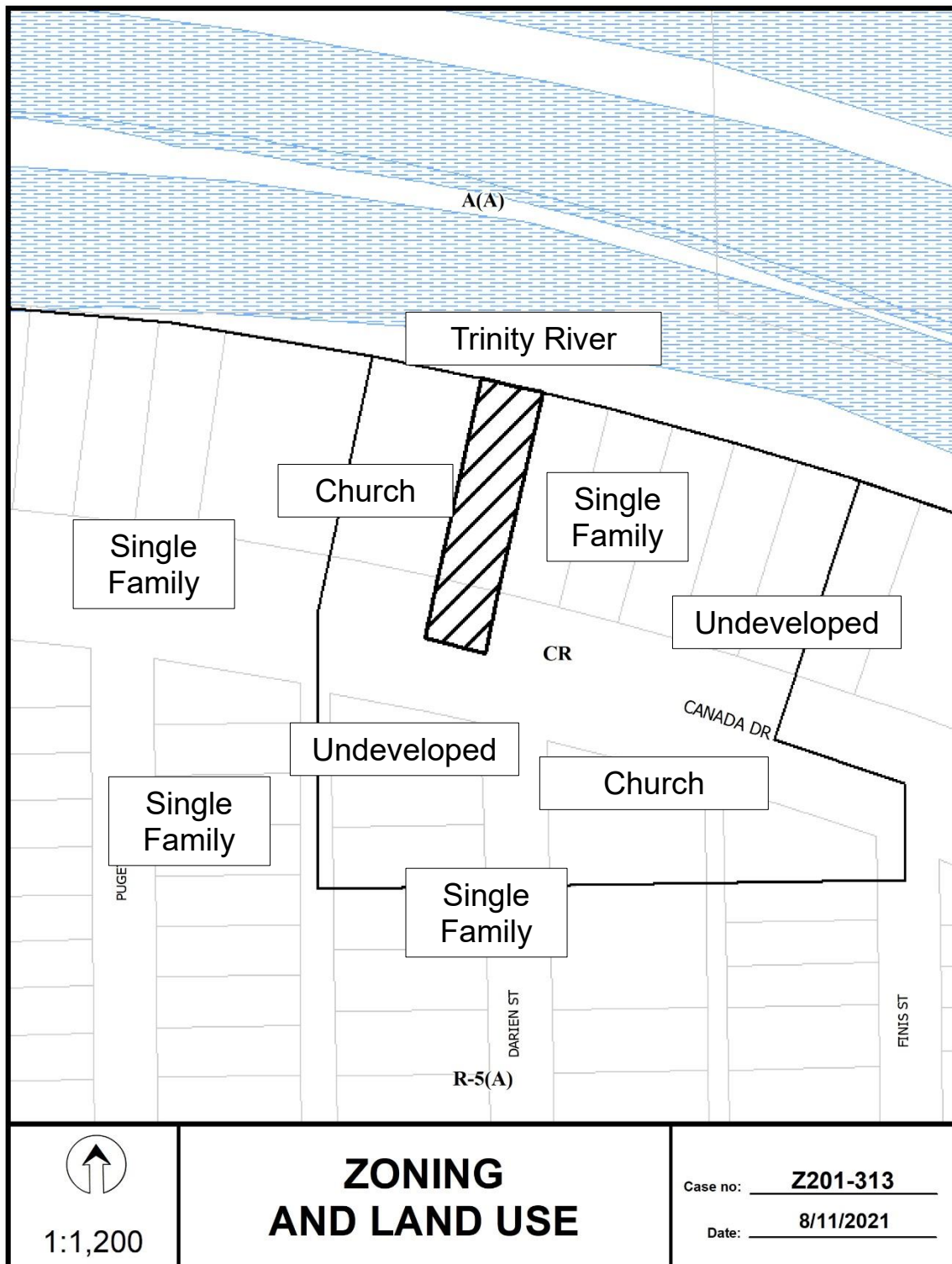
Speakers: For: None
For (Did not speak): James McGhee, 1402 Corinth St., Dallas, TX, 75215
Against: None

List of Officers

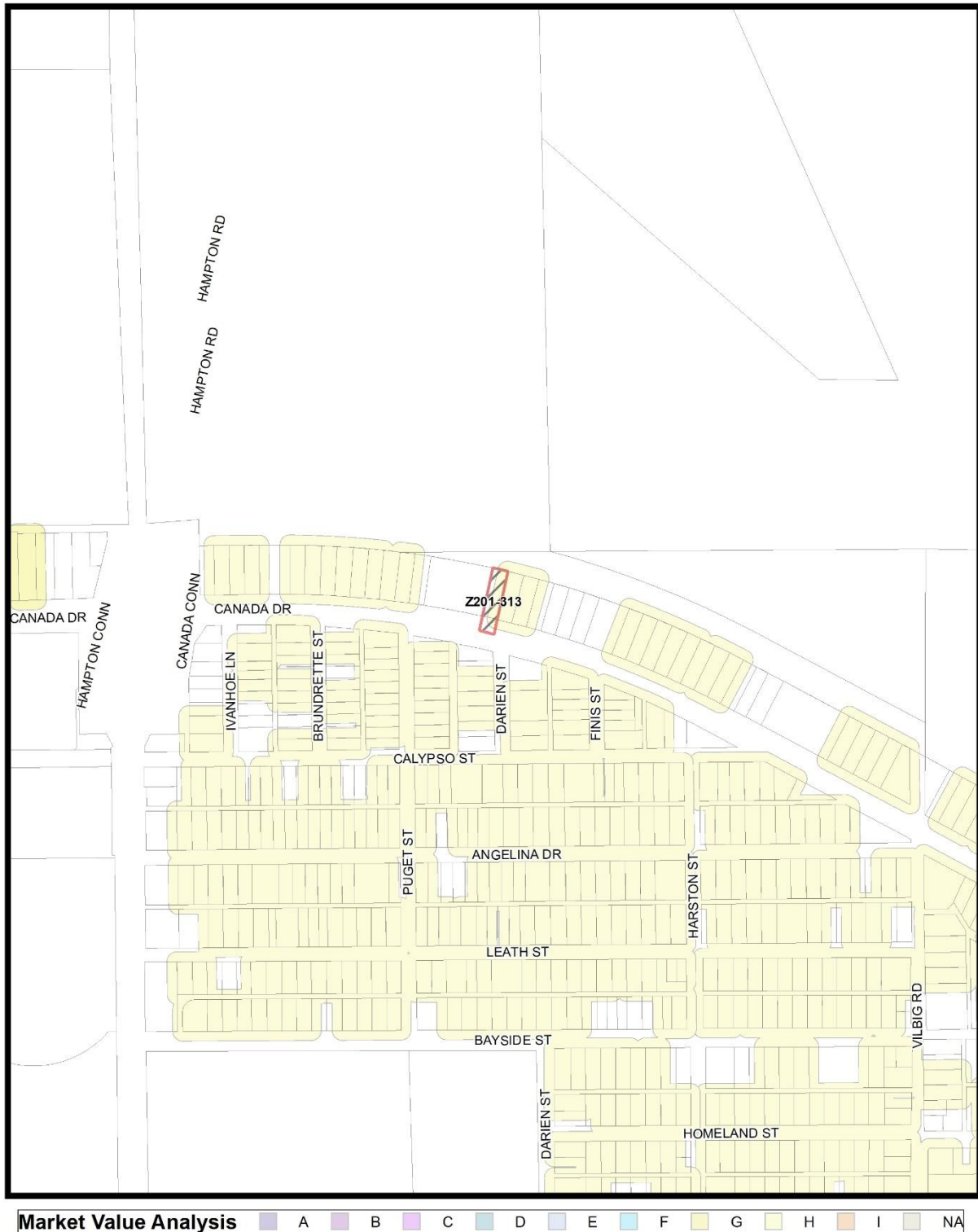
KCT Homes LLC, is the owner and responsible party for the proposed property for rezone. He is the only member of the LLC.











1:4,800

Market Value Analysis

Printed Date: 8/11/2021



10/06/2021

Reply List of Property Owners***Z201-313******19 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	1959	CANADA DR	ARROYO ANTONIO
2	1955	CANADA DR	RIVERS EDGE INVESTMENTS LLC
3	1951	CANADA DR	CARTER FAYE DELL &
4	1947	CANADA DR	CHAVEZ CHRISTOPHER &
5	1943	CANADA DR	SHERMAN JAMES
6	1939	CANADA DR	SHERMAN JAMES
7	4036	PUGET ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
8	4030	PUGET ST	GIPSONFRAZIER MARSHA &
9	4026	PUGET ST	BROWN MARK
10	4022	PUGET ST	HENRY NORMAN
11	4027	DARIEN ST	RIVER EDGE INVESTMENTS LLC
12	4023	DARIEN ST	WASHINGTON TERRY C & GENOVA
13	4019	DARIEN ST	RIVERA MARIA DEL ROSARIO
14	4015	DARIEN ST	MEDINA VICTORIA RAMOS
15	4030	DARIEN ST	IGLESIA JESUCRISTO TE AMA
16	4010	DARIEN ST	SHELBY FAYE DEAN
17	242	CANADA DR	EASON RICHARD B
18	1967	CANADA DR	MACEDONIA BAPTIST CHURCH
19	1979	CANADA DR	MACEDONIA BAPTIST CHURCH