

FILE NUMBER: Z201-357(KC) **DATE FILED:** September 30, 2021**LOCATION:** Southwest corner of Canada Drive and (the terminus of)
Darien Street**COUNCIL DISTRICT:** 6 **MAPSCO:** 44 E**SIZE OF REQUEST:** Approx. 0.13 acres **CENSUS TRACT:** 0101.01

REPRESENTATIVE: Permitted Department (Audra Buckley)**APPLICANT:** River Edge Investments LLC (Josh Correa)**OWNER:** Enoch Correa**REQUEST:** An application for a R-5(A) Single-Family District on property
zoned as CR Community Retail District.**SUMMARY:** The purpose of the request is to allow for a single-family home
on the site.**CPC RECOMMENDATION:** Approval.**STAFF RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- The property is in CR Community Retail zoning district.
- The proposal includes developing this property as a single-family home.
- Single-family residential is prohibited within the CR Community Retail district.
- This site is located south of the Trinity River. The levee is to the north of this site.

Zoning History:

There have been three zoning cases on three sites in the surrounding area in the past five years.

1. **Z189-370:** On March 25, 2020, City Council approved an application for an R-5(A) Single Family District on property zoned a CR Community Retail District at the north line of Canada Drive, northwest of the terminus of Finis Street.
2. **Z201-136:** On September 22, 2021, City Council approved a Planned Development District for R-5(A) Single Family District uses on property zoned CR Community Retail District at the north line of Canada Drive, between Darien Street and Finis Street.
3. **Z201-313:** On October 7, 2021, the City Plan Commission recommended approval for an application for 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. The case is scheduled to be heard by the City Council on December 8, 2021.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Canada Dr.	Minor Arterial	80'
Darien St.	Local Street	56'

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 request complies 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 1.1.1 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.

Land Use:

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	CR Community Retail	Church, Single-Family
East	CR Community Retail	Church, Single-Family, Undeveloped
South	CR Community Retail, R-5(A) Single Family District	Single-Family, Undeveloped
West	R-5(A) Single Family District	Single-Family, Undeveloped

Land Use Compatibility:

The site is currently undeveloped. The properties north and east of the site are churches. The properties surrounding the site south and west, along with east of the place of worship, are all single-family residential uses. Just north of the place of worship that is located across Canada Dr. is the Trinity River. There are several undeveloped properties throughout the area.

The existing CR district is comprised of a total of ten lots at this location and is surrounded by property zoned R-5(A), PD 1070, or A(A). Six of the existing lots within the CR district are currently developed with single family or institutional uses, with the remaining lots being undeveloped.

With the exception of the institutional use located north and east of the area of request, most of the properties in this area are undeveloped or single-family homes. The area of request was zoned as CR Community Retail District in 1989. The area of request 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 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 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.

Land Use Comparison Chart:

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

LEGEND

	Use prohibited
X	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-5(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	X	X
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	X	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	X	
Commercial cleaning or laundry plant		
Custom business services	X	
Custom woodworking, furniture construction, or repair		

	Existing	Proposed
Use	CR	R-5(A)
Electronics service center	X	
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	S
Technical school		
Tool or equipment rental	X	X
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	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	X	X
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	X	S
Foster home		S
Halfway house		
Hospital	S	

	Existing	Proposed
Use	CR	R-5(A)
Library, art gallery, or museum	X	S
Open-enrollment charter school or private school	S	
Public or private school		S
Public school other than an open-enrollment charter school	R	
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Attached Non-premise sign		
Carnival or circus (temporary)	X, ★	X, ★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	X	X
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	X	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	X	
Office	X	
RECREATION USES		
Country club with private membership	X	S
Private recreation center, club, or area	X	S
Public park, playground, or golf course	X	X
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	X	
Duplex		
Group residential facility		
Handicapped group dwelling unit		X
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		X
RETAIL AND PERSONAL SERVICE USES		

	Existing	Proposed
Use	CR	R-5(A)
Alcoholic beverage establishments.	★	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	S	
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	
Dry cleaning or laundry store	X	
Furniture store	X	
General merchandise or food store 3,500 square feet or less	X	
General merchandise or food store greater than 3,500 square feet	X	
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	X	
Liquefied natural gas fueling station		
Liquor Store	X	
Mortuary, funeral home, or commercial wedding chapel	X	
Motor vehicle fueling station	X	
Nursery, garden shop, or plant sales	X	
Outside sales		
Paraphernalia shop	S	
Pawn shop		
Personal service use	X	
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		

	Existing	Proposed
Use	CR	R-5(A)
Temporary retail use	X	
Theater	X	
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	X	X, ★
Transit passenger station or transfer center	S, ★	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	X	
Electrical generating plant		
Electrical substation	X	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	X	S
Post office	X	
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		

	Existing	Proposed
Use	CR	R-5(A)
Mini-warehouse	S	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		

Based on the above listed table, the number of uses permitted in a CR Community Retail District will be greatly reduced with the proposed request of an R-5(A) Single Family District. The main uses permitted in an R-5(A) Single Family District are agricultural and residential uses by right and other uses are mostly permitted by right with a specific use permit.

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density/ FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: 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	Retail and personal service, office
Proposed: R-5(A) Single Family	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 trigger residential proximity slope on the sides that abut a commercial district thus having an impact in the surrounding properties that will remain within the CR district. It is important to note that this is an existing condition due to the CR district being surrounded by R-5(A) and CR. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and institutional uses, staff considers that the current uses will not be negatively affected by this zoning change.

Landscaping:

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

Parking:

Off-street parking will be provided in accordance with the requirements of the Dallas Development Code, as amended. A single-family home requires one off-parking space in 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 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 not in an MVA cluster. The properties surrounding the site are in a "G" MVA cluster.

List of Partners/Principals/Officers

Applicant: River Edge Investments, LLC.

Directors / Officers

- Joshua Correa, president/secretary

CPC ACTION
DECEMBER 2, 2021

Motion: It was moved to recommend **approval** of a R-5(A) Single-Family District on property zoned as CR- Community Retail District, at the southwest corner of Canada Drive and (the terminus of) Darien Street.

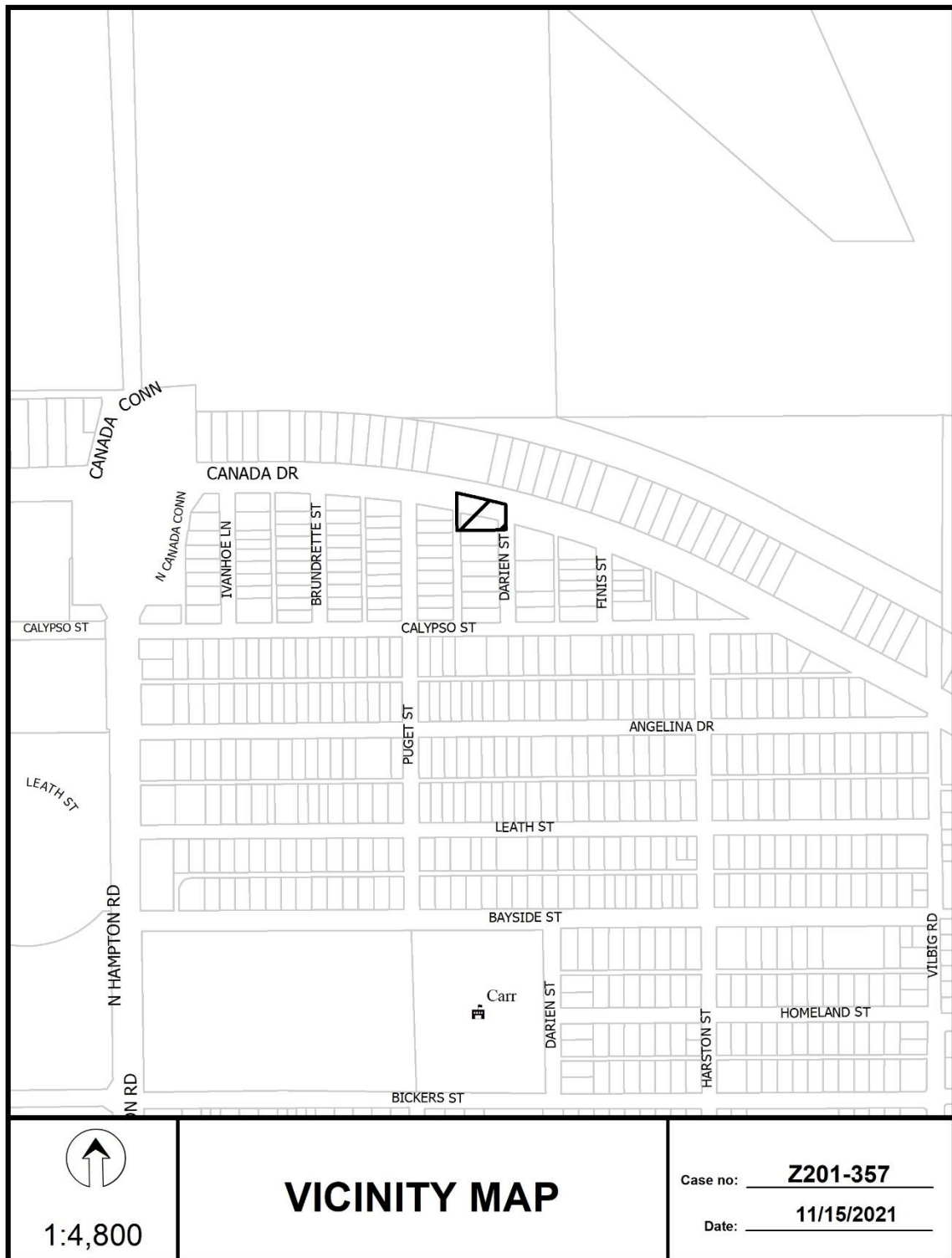
Maker: Stanard
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson,
Blair, Jung, Suhler, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 1 - Anderson
Vacancy: 2 - District 3, District 10

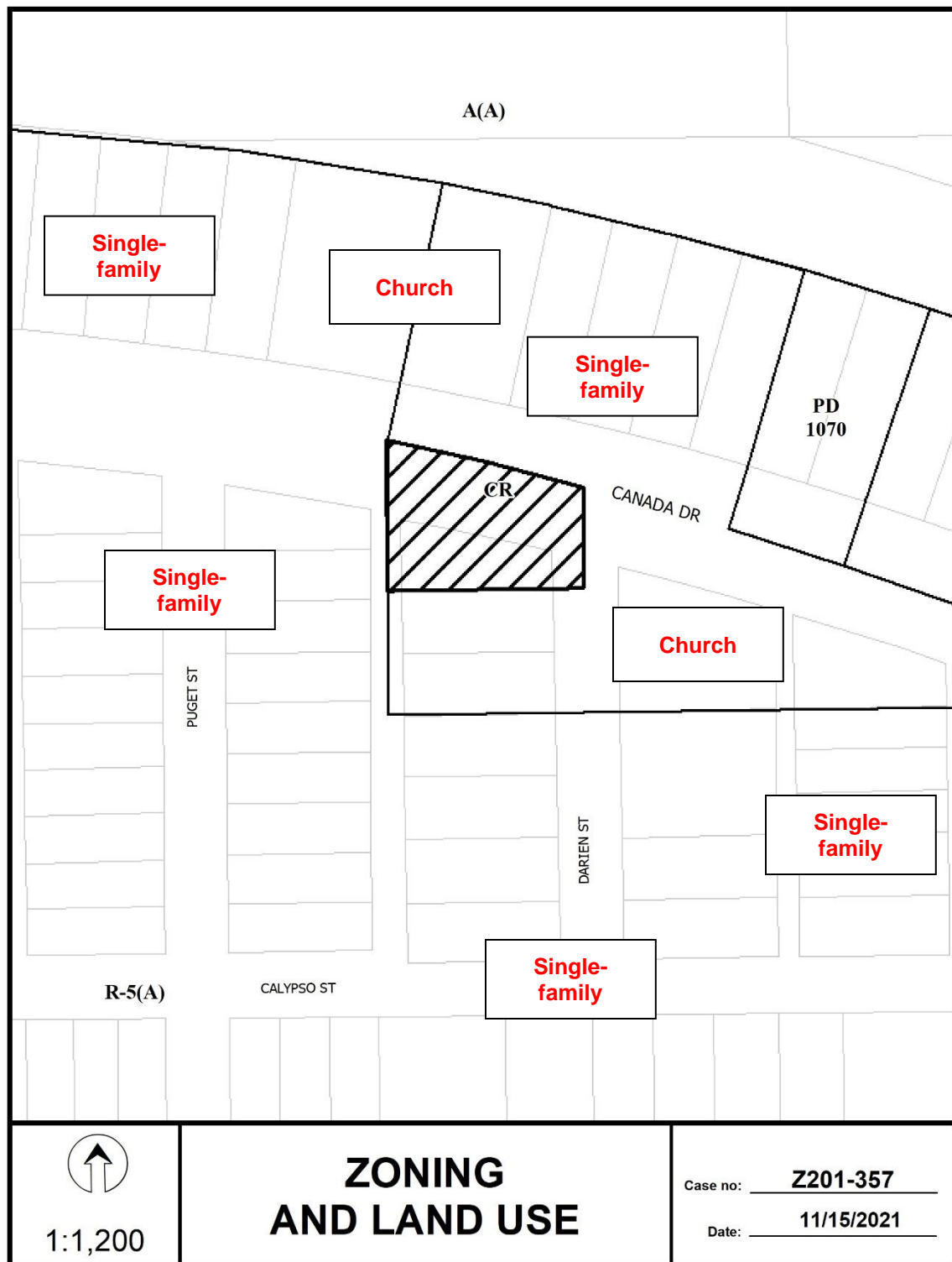
Notices:	Area:	200	Mailed:	29
Replies:	For:	2	Against:	0

Speakers: None













Market Value Analysis

A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/15/2021

CPC RESPONSES



12/01/2021

Reply List of Property Owners***Z201-357******29 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4027 DARIEN ST	RIVER EDGE INVESTMENTS LLC
	2	2003 CANADA DR	SULTAN AKBAR
	3	1955 CANADA DR	RIVERS EDGE INVESTMENTS LLC
	4	1959 CANADA DR	KCT HOLDINGS LLC
	5	1951 CANADA DR	CARTER FAYE DELL &
	6	1947 CANADA DR	CHAVEZ CHRISTOPHER &
	7	1943 CANADA DR	FARAHANI AHMAD
	8	4039 PUGET ST	HARPER JAMES E
	9	4035 PUGET ST	MELESIO OCTAVIO &
	10	4031 PUGET ST	BARNA JAMESON WILLIAM
	11	4027 PUGET ST	4027 PUGET LLC
O	12	4023 PUGET ST	EBRAHIM RAEESA &
	13	4036 PUGET ST	OLVERA CESAR & JESSICA MARIA
	14	4030 PUGET ST	GIPSONFRAZIER MARSHA &
	15	4026 PUGET ST	BROWN MARK
	16	4022 PUGET ST	VILLASENOR CESAR
O	17	4018 PUGET ST	WILLIAMSON SHORUNDA W
	18	4016 PUGET ST	BROWN JESSIE L
	19	4010 PUGET ST	MOSQUEDA EMMA
	20	4023 DARIEN ST	WASHINGTON TERRY C & GENOVA
	21	4019 DARIEN ST	RIVERA MARIA DEL ROSARIO
	22	4015 DARIEN ST	MEDINA VICTORIA RAMOS
	23	4011 DARIEN ST	MODKINS DONOBRA &
	24	4030 DARIEN ST	IGLESIA JESUCRISTO TE AMA
	25	4010 DARIEN ST	FRIELS RESHELL SHELBY
	26	4019 FINIS LN	HOWARD CATHY ELIZABETH

Z201-357(KC)

12/01/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4015 FINIS LN	MIMS WILLIAMS MILDRED LEE
	28	1967 CANADA DR	MACEDONIA BAPTIST CHURCH
	29	1979 CANADA DR	MACEDONIA BAPTIST CHURCH