

FILE NUMBER: Z223-232(GB) **DATE FILED:** March 14, 2023

LOCATION: Southeast line of Easley Street, west of Bexar Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.24 acre **CENSUS TRACT:** 48113020800

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: CTE Homes, LLC

REQUEST: An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow single family on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped.
- The lots are accessible from Easley Street.
- The applicant proposes to develop the property with a single-family residence.
- To accomplish this, the applicant requests an R-5(A) Single Family Subdistrict within PD No. 595.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z201-327:** On August 10, 2022, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Easley Street	Local Street	40 feet

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.

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 complies with the following land use goals and policies of the Comprehensive Plan:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

1. Collective impact framework
2. Alleviate poverty
3. Fight blight
4. Attract and retain the middle class
5. Expand homeownership
6. Enhance rental options

Area Plan:

Trinity River Corridor Comprehensive Land Use Study

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 request complies with the following land use goals and policies of the Trinity River Corridor Comprehensive Land Use Study:

The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a group of neighborhoods that offer residents a wide range of choices, from classic homes on tree-lined streets to apartments in high-rise mixed-use buildings overlooking the Trinity lakes.

South Dallas/Fair Park Economic Development Plan

This South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

1. Holistic Strategy
2. Improve Basic Attributes
3. Increase Resources
4. Financial Support and Technical Assistance
5. Encourage Corridor Reinvestment

The applicant’s request is compatible with the South Dallas/Fair Park Economic Development Plan. The plan seeks to redevelop vacant lots and buildings.

Land Use:

	Zoning	Land Use
Site	NC Subdistrict within PD No. 595	Undeveloped
Northwest	R-5(A) Subdistrict within PD No. 595	Single family
Northeast	NC Subdistrict within PD No. 595	Single family
Southeast	NC Subdistrict within PD No. 595	Single family
Southwest	NC Subdistrict within PD No. 595	Undeveloped

Land Use Compatibility:

The property is currently undeveloped. The property is zoned an NC Subdistrict within PD No. 595. Properties to the north, south, east, and west of the property are developed with single family uses and undeveloped areas.

The NC Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures is similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods. The applicant is requesting to rezone the property to an R.5(A) Subdistrict to allow for the construction of a single-family home. The proposed construction of a single-family residence will be compatible with the neighboring single-family uses.

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 or PD No. 595

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

Use	NC Subd.	R-5(A) Subd.
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
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
Child-care facility	•	S
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		
Hospital		
Library, art gallery, or museum	•	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		

Use	NC Subd.	R-5(A) Subd.
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
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		
Duplex		
Group residential facility		
Handicapped group dwelling unit		★
Live-work unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		•
RETAIL AND PERSONAL SERVICE USES		
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	S	
Convenience store with drive-through		
Dry cleaning or laundry store	•	
Furniture store	★	

Use	NC Subd.	R-5(A) Subd.
General merchandise or food store 3,500 square feet or less	★	
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Mortuary, funeral home, or commercial wedding chapel	S	
Motor vehicle fueling station	★	
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use	★	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service		
Surface accessory remote 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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation		S
Local utilities	★	★
Police or fire station	S	S

Use	NC Subd.	R-5(A) Subd.
Post office	S	
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	S	★
Utility or government installation other than listed		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		
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

Following is a comparison of the development standards of the current NC Subdistrict and the proposed R-5(A) Subdistrict.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: NC SD in PD 595	0' or 15' ¹	Not required but if provided side/rear must be at least 5 15' adj to res ²	0.5 FAR	30' 2 stories	40%	Proximity Slope ³	Office, retail, personal service
Proposed: R-5(A) SD in PD 595	20' ⁴	5' for single family structures 10' for others	1 du/5,000 sf	30'	45% for Single Family 25% for others	-----	Single Family

¹ No front yard is required, but if a front yard is provided, it must be a minimum of 15 feet with landscaping

² If approved, R-5(A) lots would impose 15-foot side and rear setback on adjacent NC lots

³ If approved, R-5(A) lots would impose residential proximity slope on adjacent NC lots

⁴ If approved, R-5(A) lots would impose 20-foot front yard on adjacent NC lots due to blockface continuity

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an R-5(A) District is one space. The applicant will be required to comply with standard parking ratios at permitting.

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

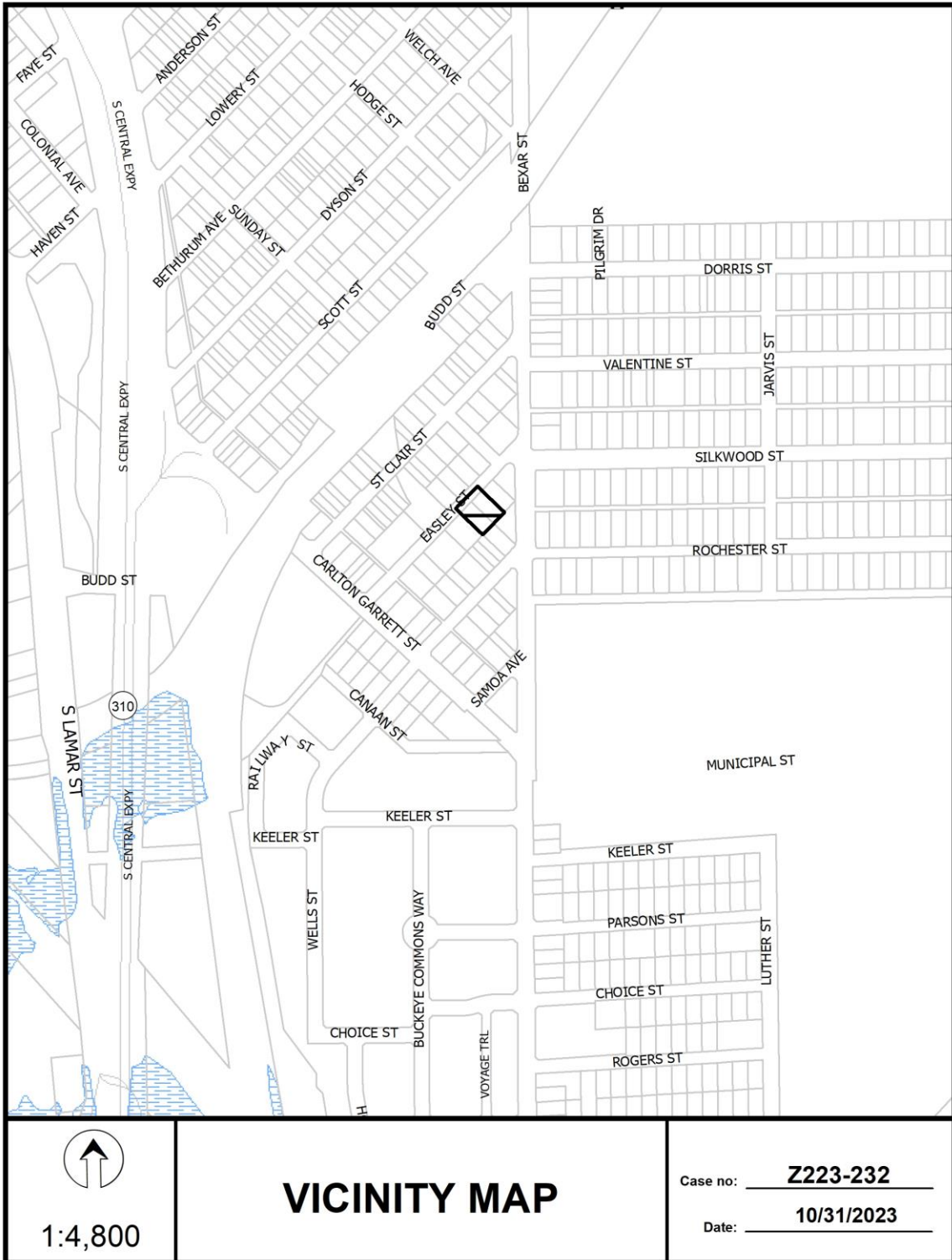
actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster. To the northwest and southeast are "I" MVA clusters, and to the northeast is an "E" MVA cluster.

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List of Officers

CTE Homes, LLC

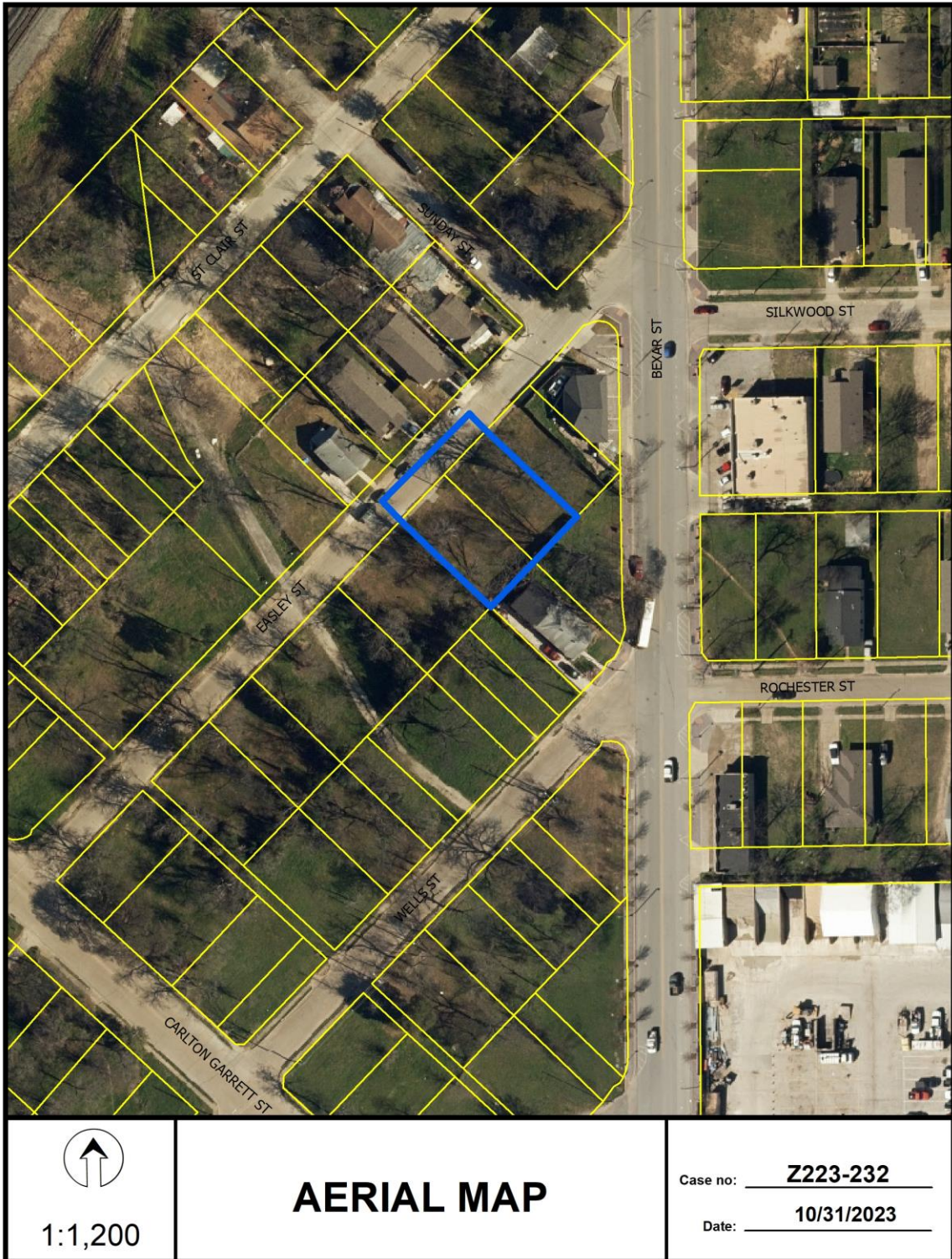
Carolyn Khoury, Manger

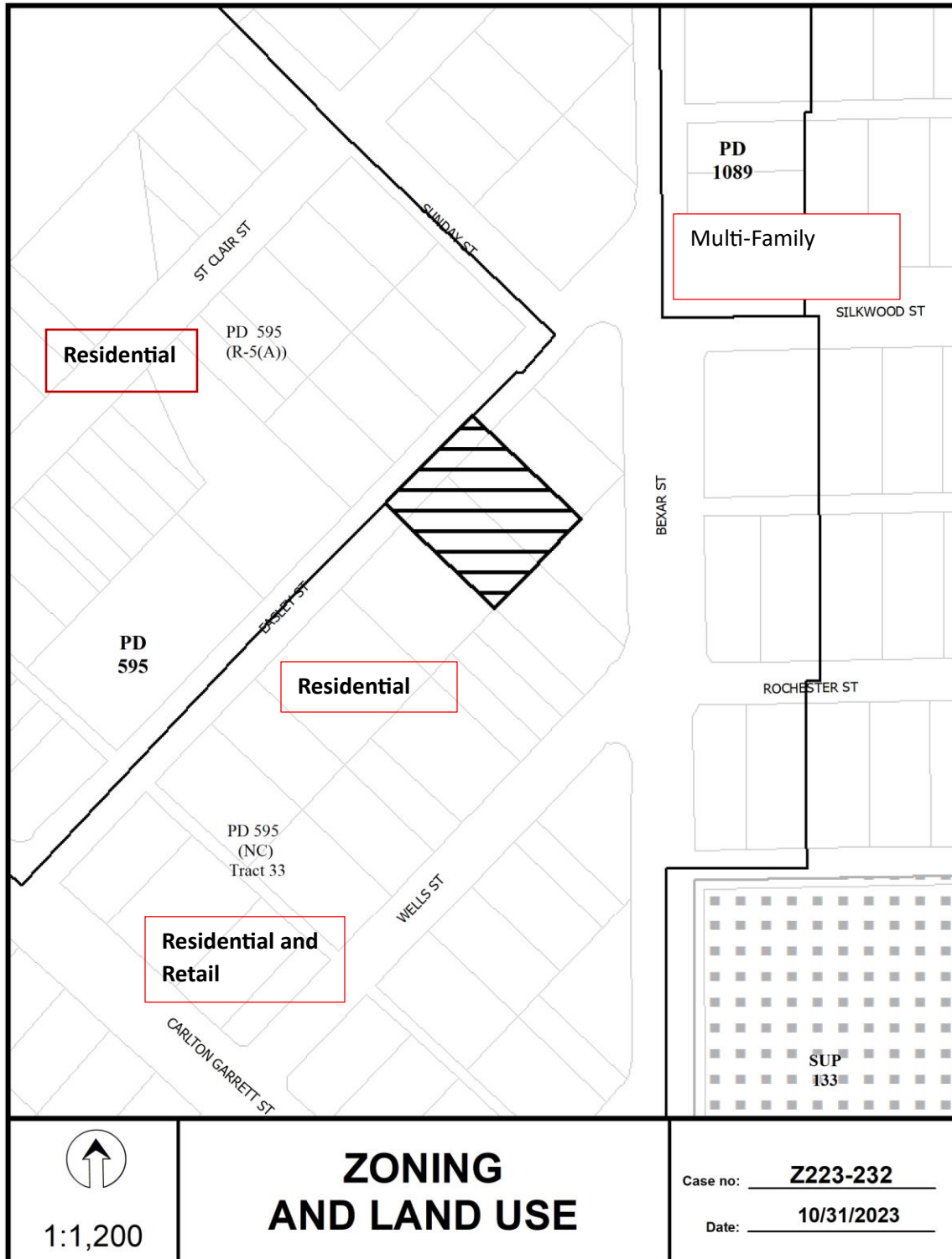


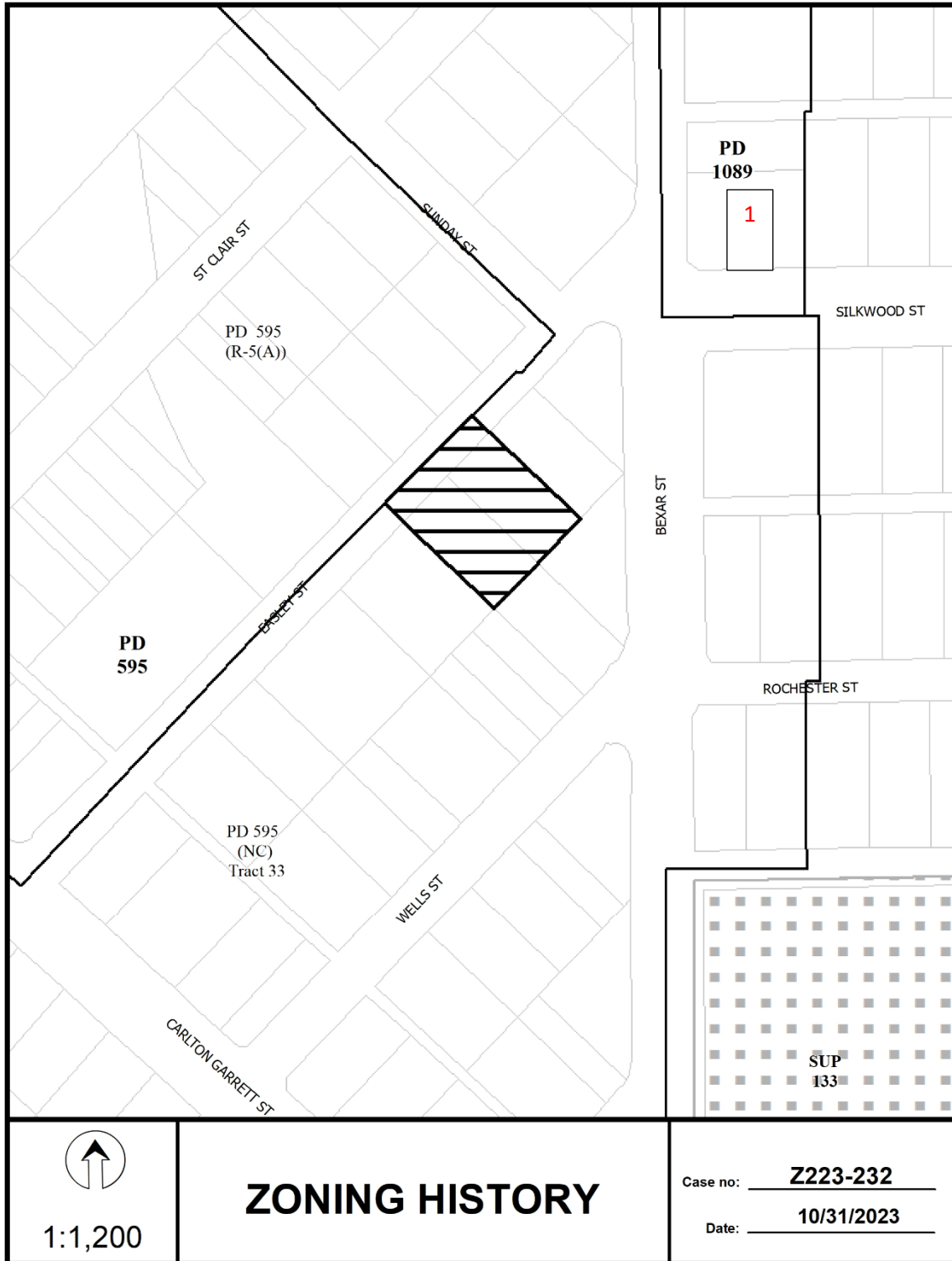
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VICINITY MAP

Case no: Z223-232
Date: 10/31/2023







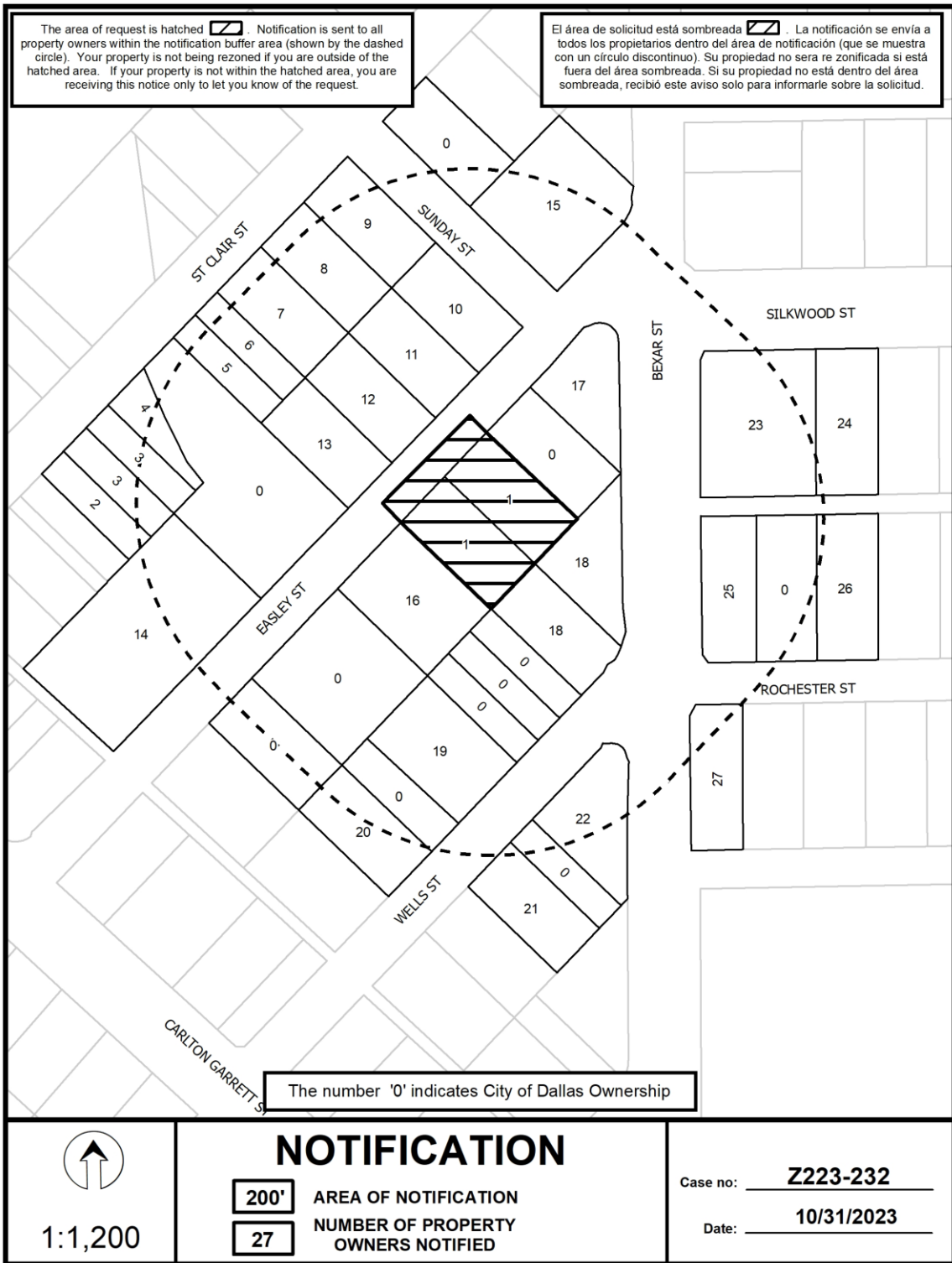


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 10/31/2023



10/31/2023

Notification List of Property Owners***Z223-232******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2434 EASLEY ST	CTE HOMES LLC
2	2420 ST CLAIR DR	SWEENEY L E
3	2422 ST CLAIR DR	DOLLSON DOROTHY M
4	2428 ST CLAIR DR	JACKSON HAROLD
5	2432 ST CLAIR DR	KING JOVAN
6	2434 ST CLAIR DR	HORSLEY MARTHA KENNEDY
7	2438 ST CLAIR DR	LOWERY BENNIE
8	2442 ST CLAIR DR	CERVANTES BENIGNO UBALDO &
9	2446 ST CLAIR DR	RAMIREZ NICOLAS &
10	2439 EASLEY ST	RAMIREZ PAULA
11	2441 EASLEY ST	GUTIERREZ EFRAIN PENA
12	2437 EASLEY ST	LOTT CAROLYN
13	2433 EASLEY ST	ARIK & KARIN SASON LLC
14	2417 EASLEY ST	SINGHAL FAMILY HOMES LLC &
15	2503 EASLEY ST	SHAH AMITA
16	2428 EASLEY ST	CITYBUILD COMMUNITY DEV CORP
17	6205 BEXAR ST	NTUD LLC
18	2539 WELLS ST	JONES SAUNDRA
19	2527 WELLS ST	CONFIA HOMES LLC
20	2519 WELLS ST	BAAGILU VENTURES LLC
21	2522 WELLS ST	EJIGU HAILU
22	2528 WELLS ST	MILLER TERRI
23	6204 BEXAR ST	HAI TAK ENTERPRISES INC
24	2608 SILKWOOD ST	GARCIA FRANCES &
25	2601 ROCHESTER ST	GRIFFIN ANGELA CHARISSE M &
26	2609 ROCHESTER ST	LAWLER CHARLIE W EST OF

Z223-232(GB)

10/31/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6306 BEXAR ST	EJIGU ENANU