

FILE NUMBER: Z189-370(AU)

DATE FILED: September 30, 2019

LOCATION: North line of Canada Drive, northwest of the terminus of Finis Street

COUNCIL DISTRICT: 6

MAPSCO: 44 E

SIZE OF REQUEST: ± 0.59 Acres

CENSUS TRACT: 101.01

REPRESENTATIVE: Daniel P. Provost

APPLICANT/OWNER: Francisco Ortiz, FODAP LLC

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

SUMMARY: The purpose of the request is to develop the site with two single family dwellings under the regulations of the R-5(A) Single Family District.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The 0.59-acre area of request is comprised of two vacant lots fronting Canada Drive, within the Bikers Park Neighborhood. The area of request is zoned an CR Community Retail District.
- The applicant is intending to build two single family homes on the two lots under the R-5(A) Single Family District regulations.

Zoning History

There have been no 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 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.

Area Plan

In May 1999, City Council approved 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.

The 2050 Vision Statement for the Trinity River Corridor in Dallas 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 site is located within the Residential Traditional Module. This module recommends residential single-family detached as primary land uses, 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 Preferred Land Use Plan for the West Dallas District respects the concerns of area residents and stakeholders. The existing neighborhoods north of Singleton Boulevard will retain this character. The Residential Traditional land use module applied here maintains this development pattern. While this land use module can generally accommodate some multi-family, office and/or retail development, these uses should not extend into the single-family 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 Southeast	R-5(A) Single Family	Single family
South	CR Community Retail	Single family
Southwest	CR Community Retail	Church
West	CR Community Retail	Undeveloped

Land Use Compatibility

The 0.59-acre area of request is comprised of two vacant lots fronting Canada Drive, within the Bikers Park neighborhood. The area of request is zoned a CR Community Retail District.

The applicant is intending to build two single family homes on the two existing lots that comprise the area of request. 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 and south and church use to the southwest. Undeveloped properties are immediately adjacent to the west.

The existing CR district is comprised of a total of fourteen lots on both sides of Canada Drive, between Finis Street and the west line of Darien Street, and is surrounded by R-5(A) district on all sides. Six of the existing lots within the CR district are currently developed with single family and church uses, with the remaining lots being undeveloped.

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	RPS Visual intrusion	agricultural, commercial & business service, industrial, institutional and community services, lodging, office, recreational, retail and personal services, transportation utility and public service, wholesale, distribution, storage
Proposed: R-5(A)	20'	5' SF 10' Others	30'	45% SF 25% others	1DU/lot		Single family residential

Overall, the most significant changes in development rights would include changing the site to primarily single-family residential land uses, decreasing the maximum allowable lot coverage and height, and the additional special standards to protect the neighborhood.

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 south and west; however, it is important to note that this is an existing condition due to the CR district being surrounded by the R-5(A) district. 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.

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 Bikers Park neighborhood.

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 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 to orange, representing the weakest markets. The subject site is uncategorized. Adjacent properties to the east, south and west are within Category H.

List of Officers

FODAP, LLC

Francisco Ortiz - Partner

Daniel P Provost – Partner

CPC Action
February 6, 2020

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

Maker: Carpenter
Second: Housewright
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Housewright,
Schultz, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 3

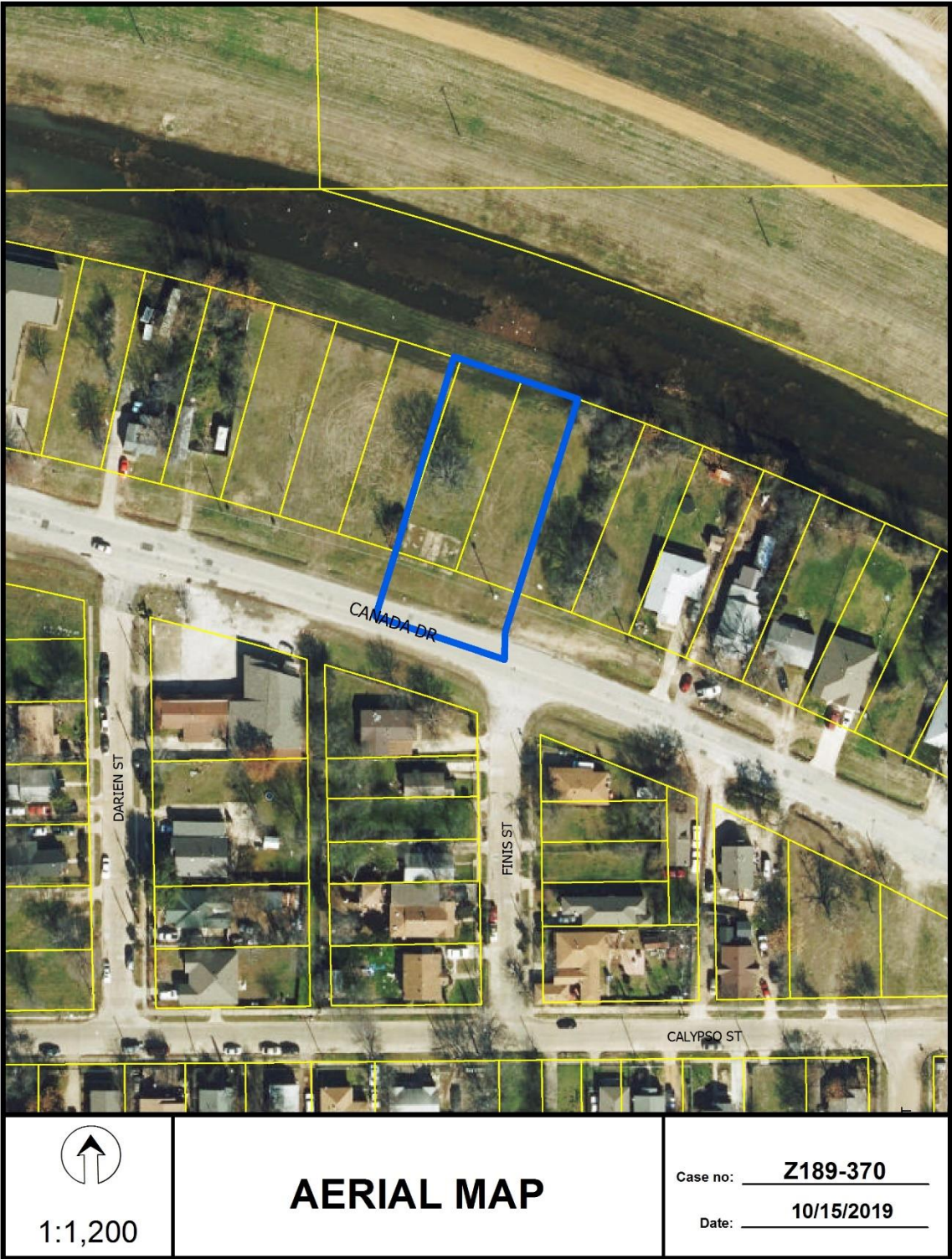
Notices: Area: 200 Mailed: 21
Replies: For: 0 Against: 1

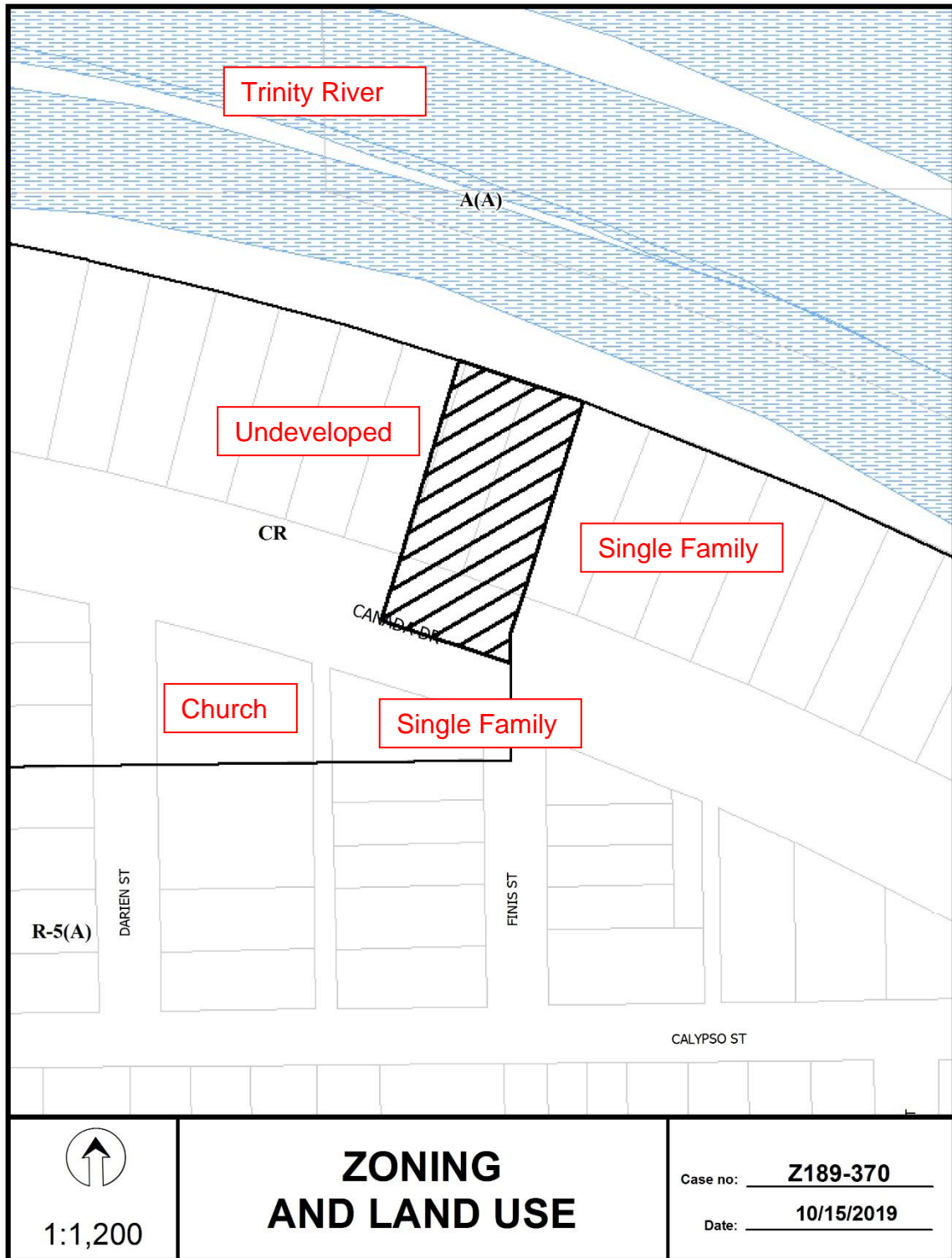
Speakers: For: None

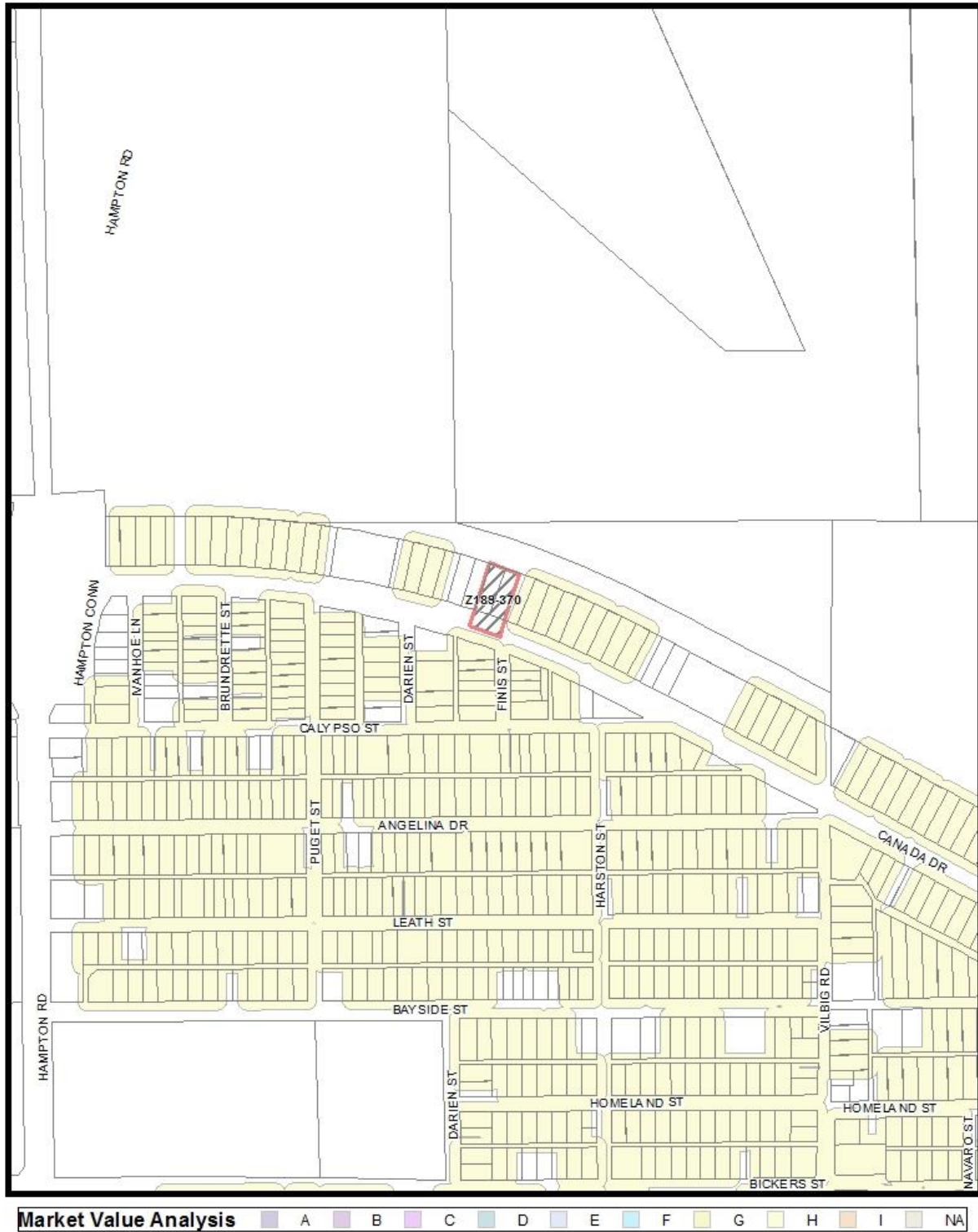
For (Did not speak): Dan Provost, 3824 Royal Ln., Dallas, TX, 75229
Francisco Ortiz, 3824 Royal Ln., Dallas, TX, 75229
James Sherman, 1943 & 1939 Canada Dr., Dallas

Against: None







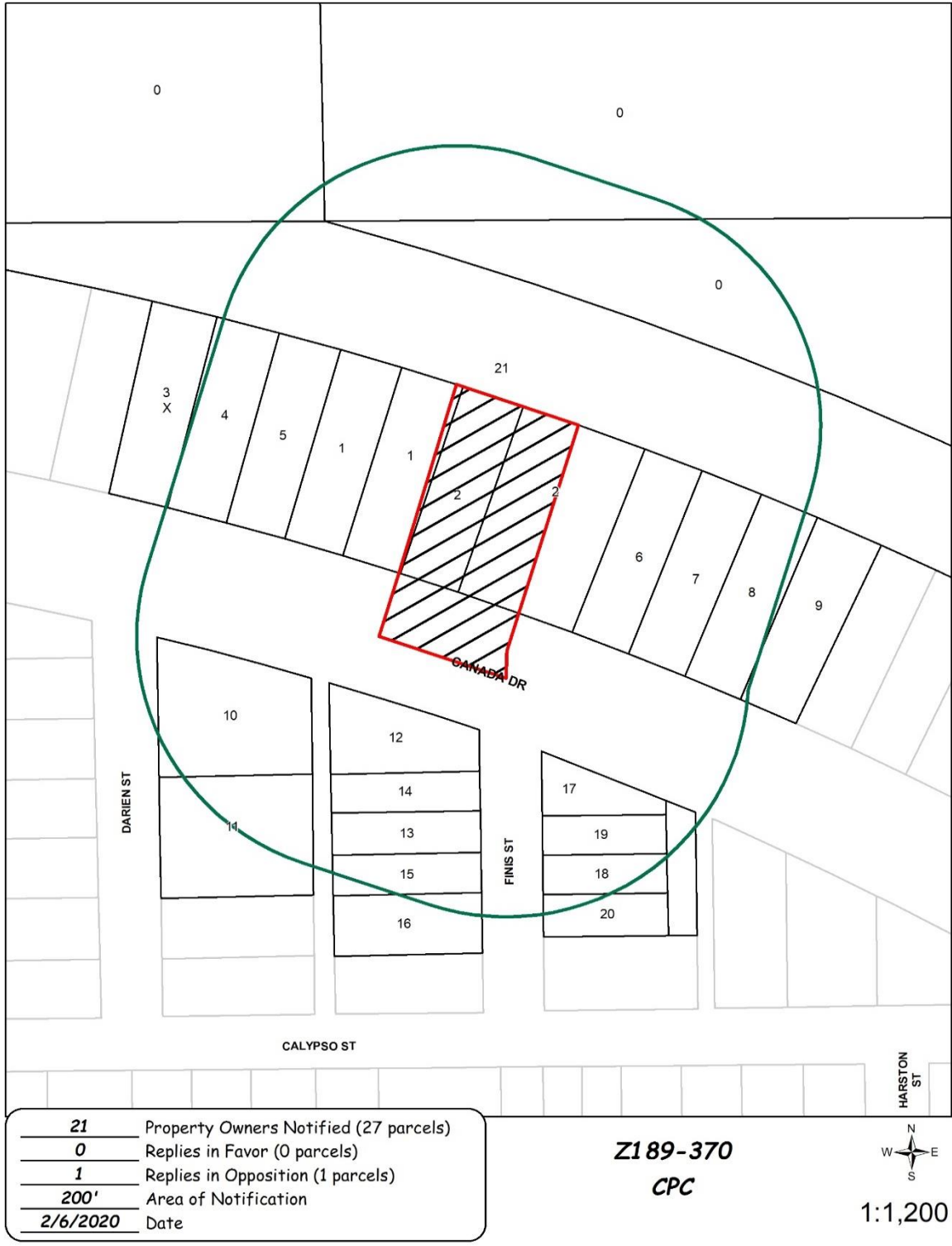


1:4,800

Market Value Analysis

Printed Date: 10/15/2019

CPC RESPONSES



02/05/2020

Reply List of Property Owners***Z189-370******21 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1943 CANADA DR	SHERMAN JAMES
	2	1935 CANADA DR	FODAP LLC
X	3	1955 CANADA DR	RIVERS EDGE INVESTMENTS LLC
	4	1951 CANADA DR	CARTER FAYE DELL &
	5	1947 CANADA DR	ALVARDO JOSE E &
	6	1923 CANADA DR	GAVILANES ESMERALDA
	7	1919 CANADA DR	SANCHEZ LONDY M &
	8	1915 CANADA DR	BECERRA JUAN & KYUNG
	9	1911 CANADA DR	LOPEZ MAURO ORLANDO
	10	4030 DARIEN ST	IGLESIA JESUCRISTO TE AMA
	11	4010 DARIEN ST	SHELBY FAYE DEAN
	12	4019 FINIS LN	HOWARD CATHY ELIZABETH
	13	4011 FINIS LN	KING ALBERT
	14	4015 FINIS LN	MIMS WILLIAMS MILDRED LEE
	15	4009 FINIS LN	SHAW C W ESTATE OF
	16	4007 FINIS LN	TORRES JOSE G
	17	4014 FINIS LN	FIELDS LEONARD
	18	4008 FINIS LN	STIGER JAMES M & HELEN
	19	4010 FINIS LN	HERNANDEZ ADEN
	20	4004 FINIS LN	HOOD DAVID & ARDIE LEE
	21	242 CANADA DR	EASON RICHARD B