

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Giahanna Bridges

FILE NUMBER: Z223-282(GB)

DATE FILED: June 12, 2023

LOCATION: West corner of South Lancaster Road and Marfa Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 0.152 acres

CENSUS TRACT: 48112005700

REPRESENTATIVE: Sherry Flewellen

OWNER/APPLICANT: Uptown Reinvestment, LLC

REQUEST: An application for a MU-1 Mixed Use District on property zoned a CR Community Retail District

SUMMARY: The purpose of the request is to allow a duplex use on the property.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On January 18, 2024, the City Plan Commission held this item under advisement to February 15, 2024. On February 15, 2024, the City Plan Commission held this item under advisement to March 7, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District.
- This property is currently developed with a duplex.
- The lot has frontage on South Lancaster and Marfa Avenue.
- The applicant proposes to use a portion of the property to allow a duplex use.
- To accomplish this, they request a MU-1 Mixed Use District.
- There have been no changes made to the request since the last hearing.

Zoning History:

There have not been any zoning cases in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	80 foot / 80 foot Bike Plan
Marfa Avenue	Local	30 foot

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 to review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN ELEMENT

GOAL 5.1 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION

Policy 6.2.3 Develop, adopt, and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver if fees, parking reduction; tax abatement; zoning incentives; and other solutions utilized nationally,

GOAL 6.3 ALIGN PLANNING, FUNDING AND COMMUNITY INVESTMENTS WITHIN A QUARTER MILE OF DART STATIONS TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT

Policy 6.3.1 Work with DHA and DART and other agencies to pilot a mixed income TOD project on publicly-owned land to expand housing options near transit and facilitate accessibility to jobs and other services.

Area Plan:

Dallas TOD Lancaster Corridor Station Area Plan was adopted by City Council in February 2013. The Lancaster Corridor area features a concentration of commercial, retail, office, service, and public and institutional facilities along Lancaster Road and the DART Blue Line, with the Kiest and VA Medical Center Stations anchoring the north and south ends of the corridor. The Lancaster Corridor area is envisioned as a thriving, walkable mixed-use corridor that provides a range of high-quality, neighborhood-serving retail, employment opportunities, and housing options with safe multi-modal access between key destinations.

The site is within the residential area around the two DART stations along Lancaster corridor that have experienced population decline. The concept plan envisions the land use type to be urban mixed-use and urban neighborhood which will incorporate new housing options, as well as new commercial and job opportunities and providing links to transit. The applicant's request is consistent with the goals and policies of the Dallas TOD Lancaster Corridor Station Area Plan.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Duplex
North	CR Community Retail District	Retail
West	CR Community Retail District	Single family/duplex
East	CS Commercial Service District	Retail, undeveloped
South	CR Community Retail District	Motor Vehicle Fueling Station

Land Use Compatibility:

The area of request is currently zoned CR Community Retail District. To the north of this site is developed with retail uses, to the south is developed with a motor vehicle fueling station, to the west is developed with single-family homes and duplexes, and to the east

is developed with retail and undeveloped areas. Currently, the area of request is developed with a duplex. The proposed use is compatible with the surrounding uses. An MU-1 district would be less restrictive than a D(A) Duplex District and could accomplish the applicant's proposed goals. MU-1 zoning district would also eliminate any difficulties in developing adjacent properties and would not disrupt neighboring residential uses.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed MU-1 District.

District	Setback		Density	Height	Lot Cvrg.	FAR	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	*20	No maximum	54'	60%	-----	Retail, personal service, office
Proposed: MU-1	15' Urban Form: 20' above 45'	20' ** adj from residential	Base no mixed-use project: 15 Mixed-Use Project with Mix 2 categories: 20 Mixed-use project with Mix of 3 or more categories: 25	90'	80%	No MUP:0.8 MUP-2: 0.9 MUP-3: 0.85(no res) 0.95(res	Office, Retail, Multifamily, Hotel

Per Sec. 51A-4.122(i), 20 feet where adjacent to or directly across an alley from R, R(A), D, D(A), TH(A), CH, MF, OR MF(A) district and
(ii) no minimum in all other cases

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 a duplex is two spaces per dwelling unit. The applicant would be required to comply with standard parking ratios at permitting.

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 located an “H” MVA category.

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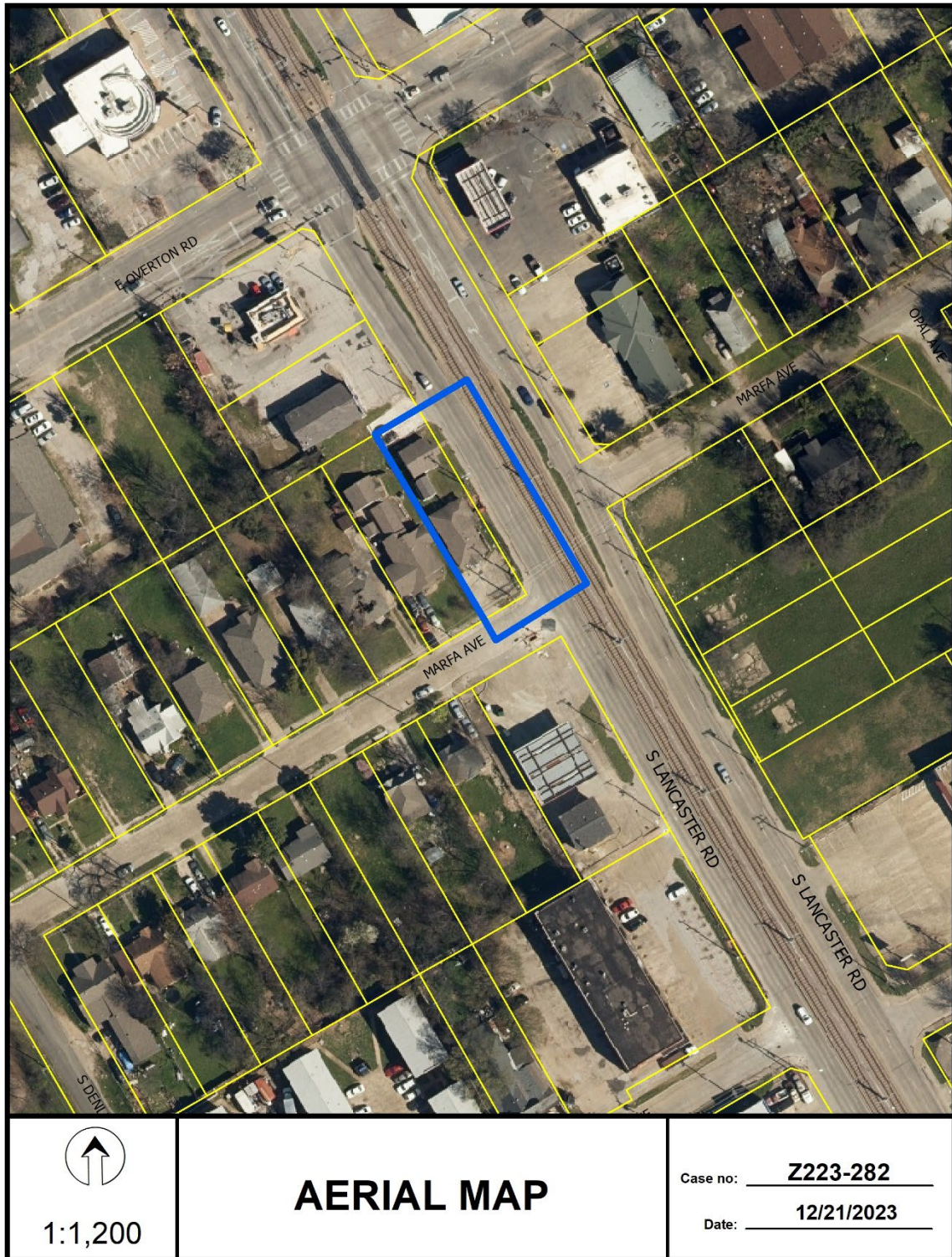
List of Officers

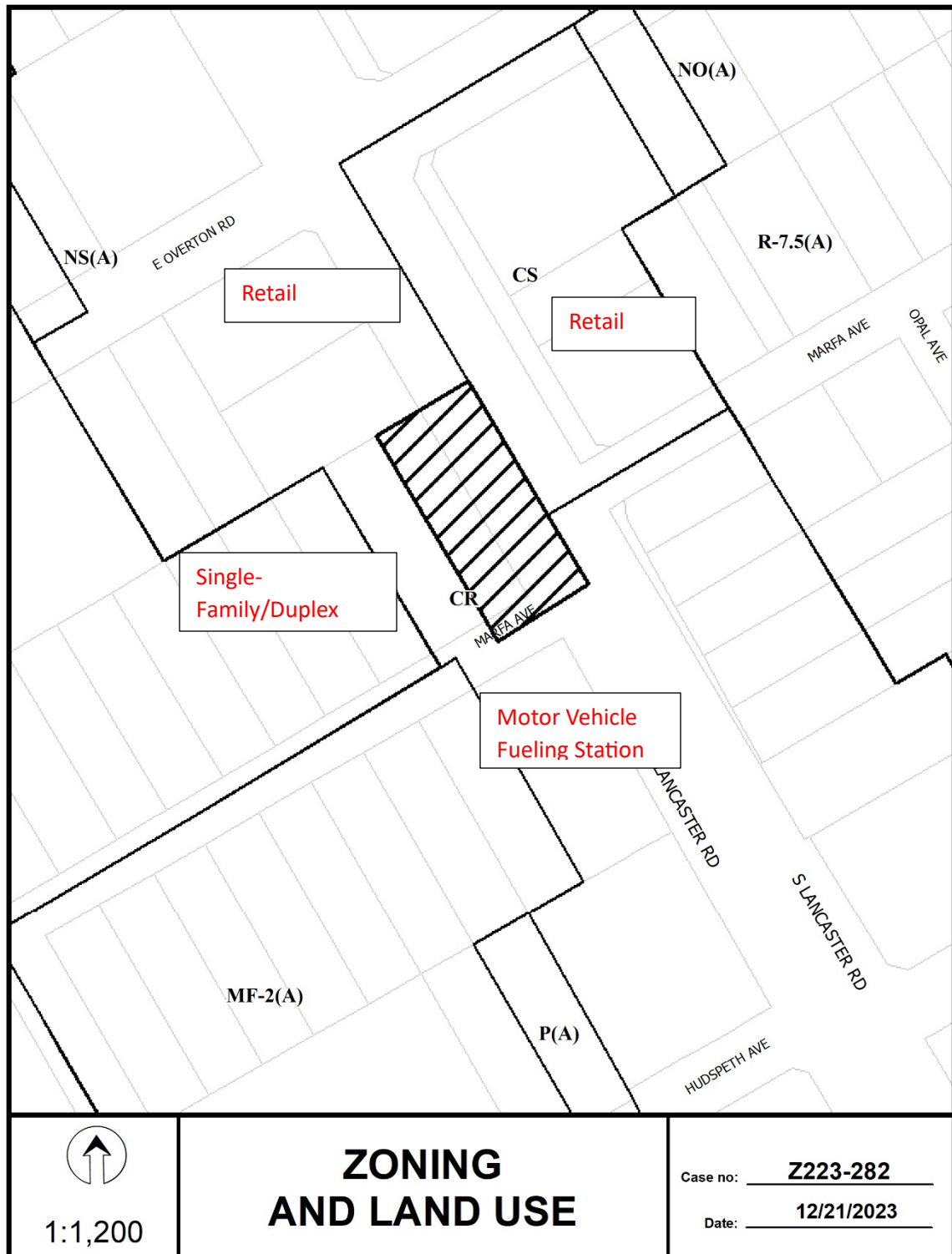
Applicant: Manolo Design Studio

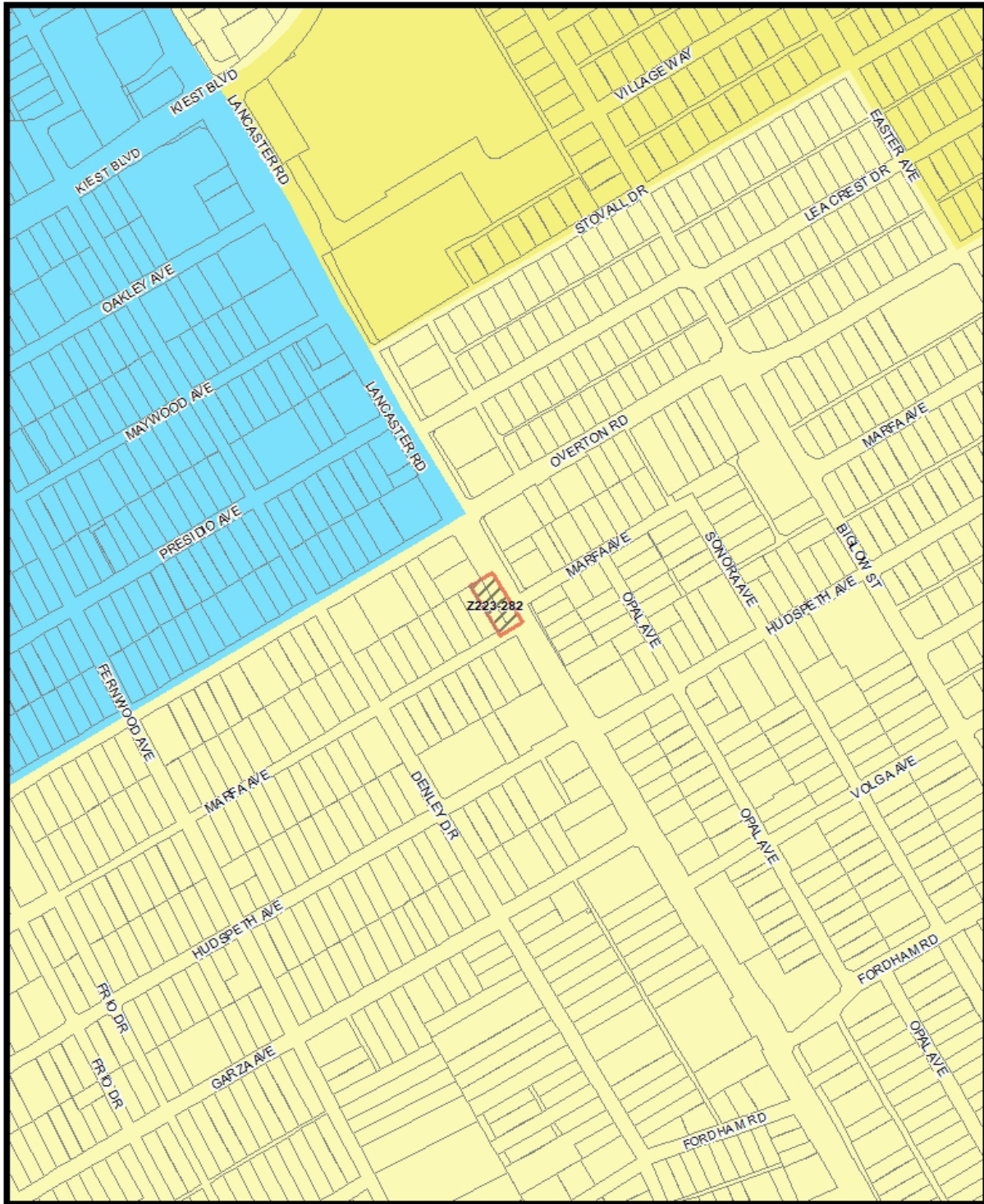
Owner: Mayra J Rebollar

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



1:4,800

Market Value Analysis

Printed Date: 12/21/2023



12/21/2023

Notification List of Property Owners***Z223-282******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1739 MARFA AVE	UPTOWN RE INVESTMENTS
2	3605 S LANCASTER RD	FRIS CHKN LLC % CAJUN OPERATING CO
3	3611 S LANCASTER RD	FLEWELLEN KARON R
4	1726 E OVERTON RD	MCGRIFF BENNIE
5	1722 E OVERTON RD	BATON REVOCABLE TRUST THE
6	1723 MARFA AVE	RODRIQUEZ FERNANDO C
7	1727 MARFA AVE	WILLIAMS CHARLES T JR &
8	1731 MARFA AVE	HANEUL VENTURES LLC
9	1735 MARFA AVE	THOMAS WILLIE F
10	3701 S LANCASTER RD	TNE PROPERTIES LLC
11	1730 MARFA AVE	ENAMORADO AGUSTIN GUEVARA
12	1726 MARFA AVE	KARINA CARMEN
13	1722 MARFA AVE	MALDONADO GENARO
14	1718 MARFA AVE	JMR HOMES LLC
15	3620 S LANCASTER RD	JEBODYS RENTAL LLC
16	3618 S LANCASTER RD	Taxpayer at
17	1819 MARFA AVE	LEFFALL ESTICLLITA
18	3711 OPAL AVE	CITY WIDE COMMUNITY DEVELOPMENT
19	3706 S LANCASTER RD	CITY WIDE COMMUNITY
20	3702 S LANCASTER RD	CITY WIDE COMMUNITY
21	1818 MARFA AVE	Taxpayer at
22	3718 S LANCASTER RD	CITY WIDE COMMUNITY DEV CORP
23	3602 S LANCASTER RD	MIRAMAR BRANDS HOLDINGS LLC
24	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
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