

**FILE NUMBER:** Z201-103(CT)                      **DATE FILED:** October 6, 2020  
**LOCATION:** West line of Elsie Faye Heggins Street, south of Lyons Street  
**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 47 S  
**SIZE OF REQUEST:** ±18,595 sq. ft.                      **CENSUS TRACT:** 27.01

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**APPLICANT:** Kashif Riaz

**OWNER:** Fast Cashback Realty, LLC

**REQUEST:** An application for an MF-1(A) Multifamily 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 for the development of the property with nine multifamily dwelling units.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 and is currently undeveloped.
- The purpose of the request is to allow for the development of the property with nine multifamily dwelling units.

**Zoning History:**

There have been no zoning changes in the surrounding area, in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Elsie Faye Heggins Street	Minor Arterial	80 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request 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.

**ECONOMIC ELEMENT**

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.2** Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

**NEIGHBORHOOD PLUS PLAN**

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 our 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 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**Hatcher Station Area Plan (February 2013):**

The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood-serving retail, housing options and vocational enrichment opportunities. A critical priority is to progressively grow economic vibrancy in the area. Initial steps should include expanded continuing education and jobs training, support to small business entrepreneurs, and new employment-generating commercial uses.

**Zoning Strategies**

Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

The request proposes to develop the NC Neighborhood Commercial Subdistrict as a MF-1(A) Multifamily Subdistrict fits within the Hatcher Station Area Plan calling for a mixture of land uses in the area and to promote walkability and usage of the DART Rail Station. (The station is .80 miles from the site.)

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NC within Planned Development District No. 595	Undeveloped
<b>North</b>	NC within Planned Development District No. 595	Retail
<b>West</b>	R-5(A) within Planned Development District No. 595	Undeveloped
<b>East</b>	R-5(A) within Planned Development District No. 595 RS-I within Planned Development District No. 595	Undeveloped
<b>South</b>	R-5(A) within Planned Development District No. 595	Undeveloped

**Land Use Compatibility:**

The request is for an MF-1(A) Multifamily Subdistrict on the subject site. The applicant proposes nine dwelling units on the property. The applicant proposes garages below each unit to provide parking for the residences and three additional parking spaces for guest parking for the development. The straight zoning request will address the required parking but not require the proposed garages.

Uses surrounding the request site consist of an undeveloped tract to the east, a retail use to the north, south of the site are undeveloped tracts of land, and east, across Elsie Faye Heggins Street, are undeveloped as well.

MF-1(A) Subdistricts are composed mainly of single family, duplex, and multifamily dwellings and certain uniformly developed multifamily dwelling sections. These districts are medium density districts and are located in certain areas close into the center of the city and at various outlying locations. The area regulations are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. The MF-1(A) District coincides with the surrounding uses and future development for the area.

Staff supports the zoning change as the MF-1(A) Subdistrict can serve as a buffer from the NC Neighborhood Commercial Subdistrict to the R-5(A) Residential Subdistrict, add housing stock to the area, and fits within the area plan proposed for the site.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
<b>Existing:</b> NC Retail	0'	15' adjacent to residential OTHER: No Min	0.5 FAR	30'	40%	Neighborhood serving retail
<b>Proposed:</b> MF-1(A)	15'	5' for duplex 10' other/ 10' duplex 15' & 10' other	No Max.	36'  RPS does apply to the site from R-5(A) District	60% res 25% nonres	Multifamily

Use comparison table for existing and proposed districts:

<b>MF-1(A) Proposed</b>	<b>NC Existing</b>
<p><u>(A) Agricultural uses.</u> Crop production.</p>	<p><u>(A) Agricultural uses.</u> Community garden. Market garden. [SUP]</p>
<p><u>(B) Commercial and business service uses.</u> None permitted.</p>	<p><u>(B) Commercial and business service uses.</u> Catering service. [SUP]</p>
<p><u>(C) Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>	<p><u>(C) Industrial uses.</u> None permitted.</p>
<p><u>(D) Institutional and community service uses.</u> Adult day care facility. [SUP] Cemetery or mausoleum. [SUP] Child-care facility. [SUP] Church. College, university or seminary. [SUP] Community service center. [SUP] Convalescent and nursing homes, hospice care, and related institutions. [RAR] Convent or monastery. Foster home. Hospital. [SUP] Library, art gallery, or museum. [SUP] Public or private school. [SUP]</p>	<p><u>(D) Institutional and community service uses.</u> Adult day care facility. Child-care facility. Church. Community service center. [SUP] Library, art gallery, or museum. Public or private school. [SUP]</p>
<p><u>(E) Lodging uses.</u> None permitted.</p>	<p><u>(E) Lodging uses.</u> None permitted.</p>
<p><u>(F) Miscellaneous uses.</u> Carnival or circus (temporary). [By special authorization of the building official.] Temporary construction or sales office.</p>	<p><u>(F) Miscellaneous uses.</u> Temporary construction or sales office.</p>
<p><u>(G) Office uses.</u> None permitted.</p>	<p><u>(G) Office uses.</u> Financial institution without drive-in window.</p>

	<p>Medical clinic or ambulatory surgical center. [Plasma or blood donation center prohibited.]</p> <p>Office.</p>
<p>(H) <u>Recreation uses.</u></p> <p>Country club with private membership. [RAR]</p> <p>Private recreation center, club, or area. [SUP]</p> <p>Public park, playground, or golf course.</p>	<p>(H) <u>Recreation uses.</u></p> <p>Private recreation center, club, or area. [SUP]</p> <p>Public park, playground, or golf course.</p>
<p>(I) <u>Residential uses.</u></p> <p>College dormitory, fraternity, or sorority house.</p> <p>Duplex.</p> <p>Group residential facility. [See Section <a href="#">51A-4.209(3)</a>.]</p> <p>Handicapped group dwelling unit. [See Section <a href="#">51A-4.209 (3.1)</a>.]</p> <p>Multifamily.</p> <p>Retirement housing.</p> <p>Single family.</p>	<p>(I) <u>Residential uses.</u></p> <p>Live-work unit. [Only one dwelling unit per lot.]</p>
<p>(J) <u>Retail and personal service uses.</u></p> <p>None permitted.</p>	<p>(J) <u>Retail and personal service uses.</u></p> <p>Auto service center. [By SUP in NC(E) Enhanced only.]</p> <p>Commercial parking lot or garage. [SUP]</p> <p>Dry cleaning or laundry store.</p> <p>Furniture store. [5,000 square feet or less.]</p> <p>General merchandise store. [Must be 3,500 square feet or less.]</p> <p>Mortuary, funeral home, or commercial wedding chapel. [SUP]</p> <p>Motor vehicle fueling station. [By SUP in NC(E) Enhanced only.]</p> <p>Personal service uses. [Massage establishment and tattoo or body piercing studio prohibited.]</p> <p>Restaurant without drive-in or drive-through service. [RAR]</p>
<p>(K) <u>Transportation uses.</u></p> <p>Transit passenger shelter.</p> <p>Transit passenger station or transfer center. [SUP]</p>	<p>(K) <u>Transportation uses.</u></p> <p>Transit passenger shelter.</p>
<p>(L) <u>Utility and public service uses.</u></p> <p>Electrical substation. [SUP]</p> <p>Local utilities. [SUP or RAR may be required. See Section <a href="#">51A-4.212(4)</a>.]</p> <p>Police or fire station. [SUP]</p>	<p>(L) <u>Utility and public service uses.</u></p> <p>Local utilities. [SUP or RAR may be required. See Section <a href="#">51A-4.212(4)</a>, "Local utilities."]</p> <p>Police or fire station. [SUP]</p>

<p>Radio, television, or microwave tower. [SUP]          Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]          Utility or government installation other than listed. [SUP]</p>	<p>Post office. [SUP]          Tower/antenna for cellular communication. [SUP]</p>
<p>(M) Wholesale, distribution, and storage uses.          Recycling drop-off container. [See Section 51A-4.213 (11.2).]          Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]</p>	<p>(M) Wholesale, distribution, and storage uses.          None permitted.</p>

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirements for multifamily uses require one space per bedroom with an additional .25 spaces for guest parking unless required parking is restricted to resident parking only. The applicant will need to meet this requirement at the permitting stage of the development.

**Landscaping:**

Landscaping of the property must be provided in accordance with Article X, as amended.

**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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a “H” and “I” MVA clusters to the north and south, west, south and east.

Z201-103(CT)

**List of Officers**

**Fast Cashback Realty, LLC**

Kashif Riaz, Sole Officer



Z201-103(CT)

**CPC ACTION**  
**January 9, 2020**

**Motion:** It was moved to recommend **approval** of an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street.

Maker: MacGregor  
Second: Hampton  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 200 Mailed: 8  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Kashif Riaz, 4905 Mulholland Dr., Plano, TX, 75074  
Against: None



 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u>Z201-103</u> Date: <u>1/7/2021</u>
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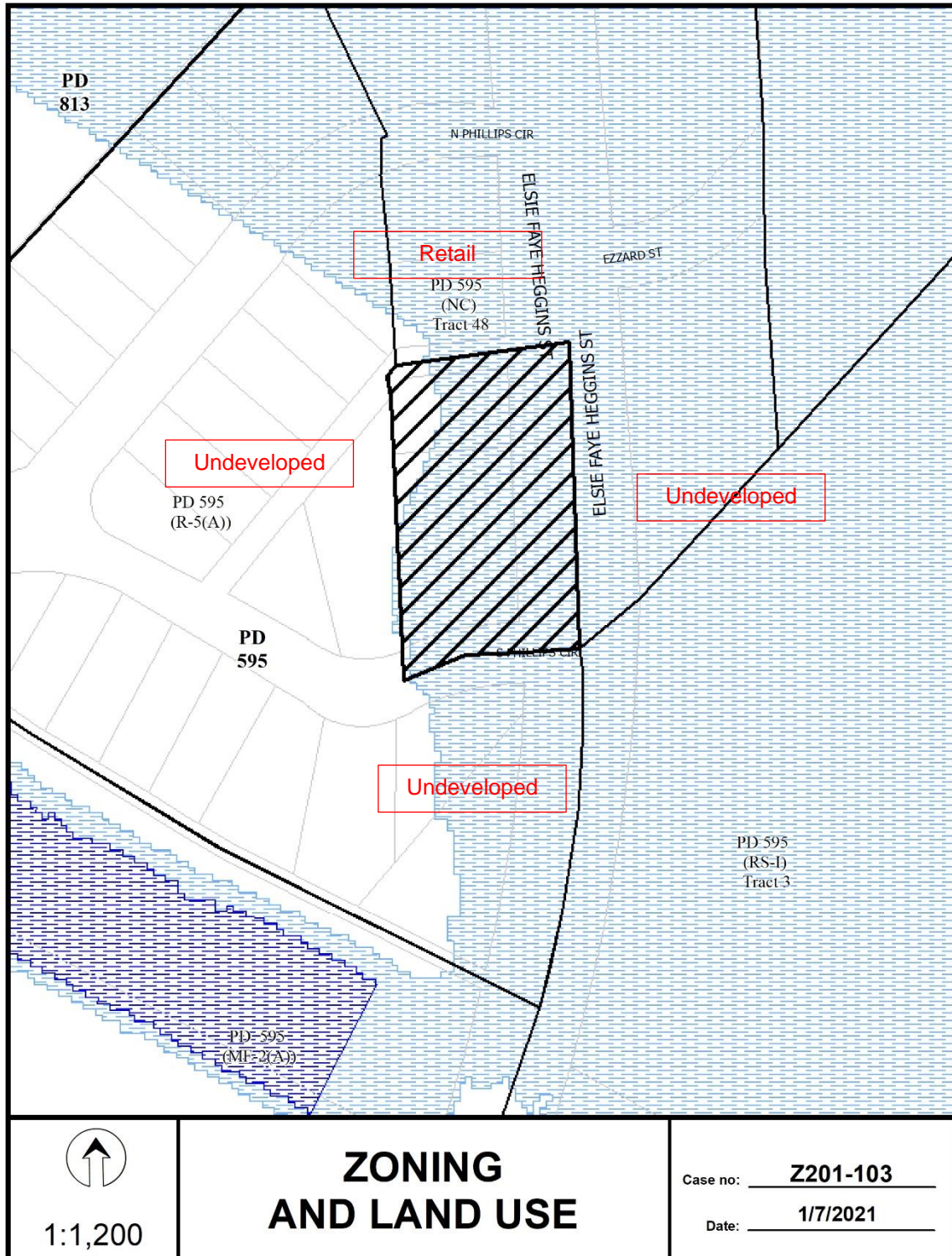


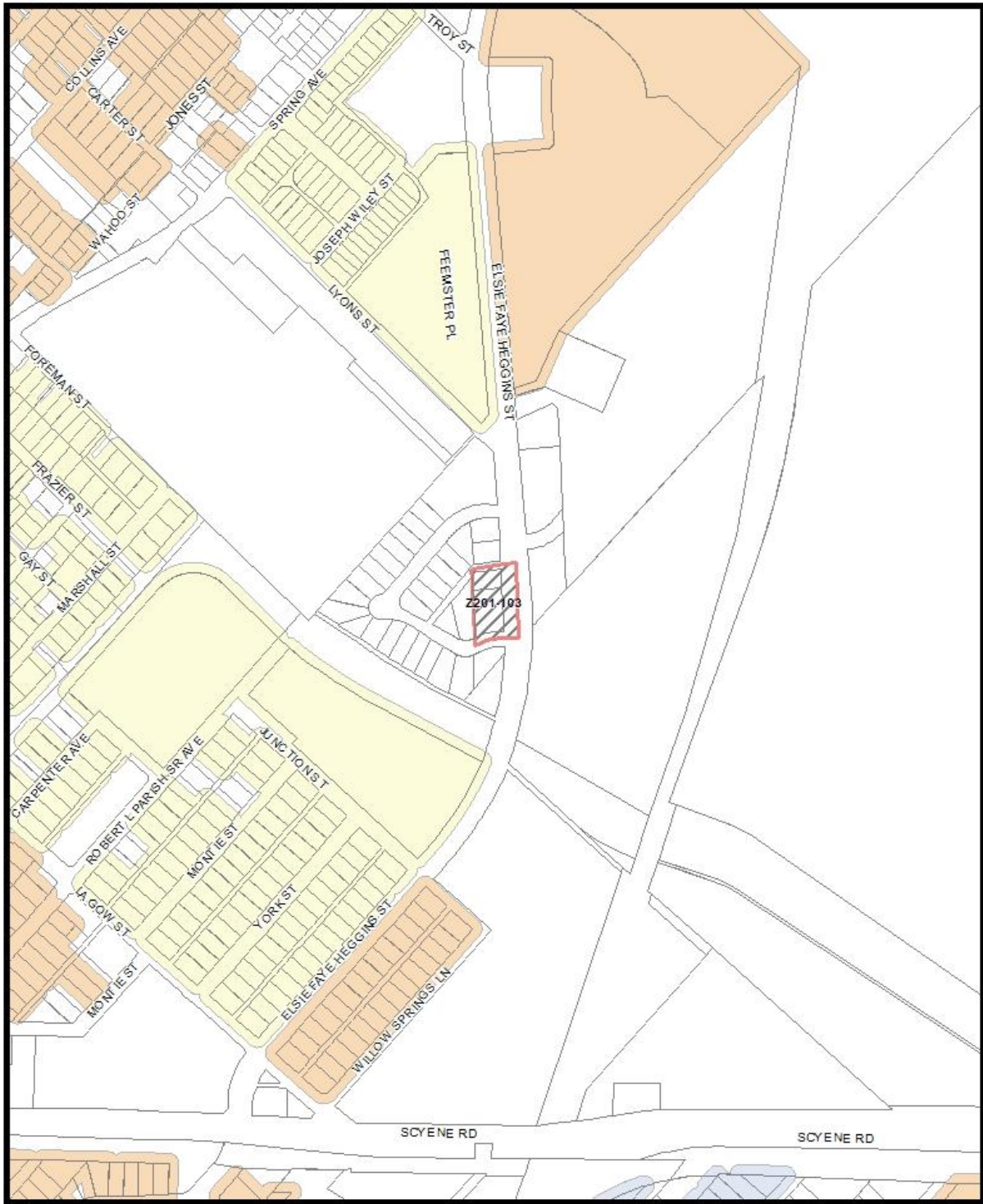
1:1,200

# AERIAL MAP

Case no: Z201-103

Date: 1/7/2021





MVACluster A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 1/7/2021

**CPC RESPONSES**



<u>8</u>	Property Owners Notified (29 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>1/21/2021</u>	Date

**Z201-103**  
**CPC**



1:1,200

Z201-103(CT)

01/20/2021

## ***Reply List of Property Owners***

***Z201-103***

***8 Property Owners Notified    0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4525 ELSIE FAYE HEGGINS ST	FAST CASHBACK REALTY LLC
	2	4600 ELSIE FAYE HEGGINS ST	BLAINES MOTOR SUPPLY INC
	3	4838 ELSIE FAYE HEGGINS ST	DALLAS HOUSING AUTHORITY
	4	4625 ELSIE FAYE HEGGINS ST	JONES CALVIN
	5	3334 PHILLIPS CIR	SMITHSON JAMES L
	6	3331 PHILLIPS CIR	JACKSON FLOYD
	7	4531 ELSIE FAYE HEGGINS ST	TRAN VU QUANG &
	8	3311 PHILLIPS CIR	SMITHSON JAMES L