

FILE NUMBER: Z223-220(MP) **DATE FILED:** March 2, 2023

LOCATION: North line of West Camp Wisdom Road, between Clark Road and Royal Cedar Way

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±4.836 acres **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Steven Uetrecht

APPLICANT: Thomas M. Gaubert

OWNER: TMG Irrevocable Trust

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an NS(A) Neighborhood Service District with deed restrictions [Z889-187 Tract 2] and an A(A) Agricultural District.

SUMMARY: The purpose of the request is to permit residential uses on the site.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On September 19, 2024, the City Plan Commission held this item under advisement until October 10, 2024. On October 10, 2024, the City Plan Commission held this item under advisement until October 24, 2024. On October 24, 2024, the City Plan Commission held this item under advisement until November 21, 2024.

BACKGROUND INFORMATION:

- The area of request is zoned an NS(A) Neighborhood Service District and is currently undeveloped.
- The applicant is proposing to develop the site with residential uses.
- The existing deed restrictions prohibit general merchandise or food store 3,500 square feet or less and motor vehicle fueling station. Generally, this still permits by right Office category uses, Institutional and community service uses, Personal Service uses, and Restaurant without drive-in or drive-through service, as well as any of the uses permitted in NS(A) through SUP. The deed restrictions should not affect the development of residential uses.
- The requested MF-2(A) Multifamily District is more appropriate than the existing NS(A) Neighborhood Service District along a major thoroughfare and within walking distance to transit, educational facilities, and retail services.
- There have not been any changes since the previous posting.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Camp Wisdom Road	Principal Arterial	100 foot /107 foot ROW Bike Plan

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 ANALYSIS:

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 proposed MF-2(A) Multifamily District 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 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

Goal 4 Attract and Retain the Middle Class

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

Goal 5 Expand Homeownership

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Goal 6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Overall, the proposed change advances the Comprehensive Plan’s goals to encourage a healthy mix of housing types, and strengthen neighborhood character and identity through complementary development. It also furthers Neighborhood Plus goals of widening housing options and improving housing desirability.

Land Use:

	Zoning	Land Use
Site	NS(A) Neighborhood Service District with deed restrictions [DR Z889-187_Tract 2], A(A) Agricultural District	Undeveloped
North	Planned Development District No. 938, A(A) Agricultural District	Multifamily, undeveloped
East	A(A) Agricultural District, TH-1(A) Townhouse District	Undeveloped, Single family
South	City of Duncanville	Outside city limit
West	Planned Development District No. 938	Multifamily

Land Use Compatibility:

The area of request is currently undeveloped. Property to the north and west are built out as multifamily under PD No. 938. Property to the east along West Camp Wisdom is a single family subdivision built out under TH-1(A). Properties to the south are outside of city limit within City of Duncanville. Staff finds that the proposed district is complementary with surrounding uses and zoning districts.

The proposed MF-2(A) would allow multiple residential uses including single family, duplex, retirement housing, and multifamily. Any of these residential options would be appropriate on the site, but generally, a higher density and more flexible building and lot formats, than those allowed by the existing zoning would be more appropriate along a major road. Along this portion of Camp Wisdom, the proposed use is consistent with multifamily uses to the west and could be supported by nearby retail uses and schools.

Land Use Comparison:

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 as applicable

	Existing	Proposed
Use	NS(A)	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
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		
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		

	Existing	Proposed
Use	NS(A)	MF-2(A)
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	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital		
Library, art gallery, or museum	•	S
Open enrollment charter school or private school	S	S
Public school other than an open enrollment charter school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		•
Overnight general purpose shelter		
MISCELLANEOUS USES		
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	•	

	Existing	Proposed
Use	NS(A)	MF-2(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	S	•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		•
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		
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		
Convenience store with drive-through		
Dry cleaning or laundry store	•	
Furniture store		
General merchandise or food store 3,500 square feet or less	•	
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more.		

	Existing	Proposed
Use	NS(A)	MF-2(A)
Mortuary, funeral home, or commercial wedding chapel.		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station	S	
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 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	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/CC	S/CC
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office	S	
Radio, television, or microwave tower	S	S

	Existing	Proposed
Use	NS(A)	MF-2(A)
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		
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

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing NS(A)	15' min Effective min: 50' No Max	SF: 5'/5' Other: 10' side 15' rear	1 unit / 7,500 sqft	30'	Res: 45% Other: 25%	No design standards
Proposed MF-2(A)	15' min Effective min: 50' No Max	SF: 0'/0' Duplex: 5'/10' Other: 10'/10'	Base lot area per unit: SF: 1,000 sqft Duplex 3,000 sqft Multifamily: Studio: 800 sqft 1 BR: 1,000 sqft 2 BR: 1,200 sqft + BR: +150 sqft With provision of MIH: No minimum lot area	36' 5% at 61%-80% AMI: 51' 10% at 61%-80% AMI: 66' 10% at 61%-80% AMI; and 5% at 81%-100% AMI: 85'	Res: 60% Other: 50% 5% at 61%-80% AMI: 80% 10% at 61%-80% AMI: 80% 10% at 61%-80% AMI; and 5% at 81%-100% AMI: 85%	Proximity Slope UFS (If MIH) 4.1107 (If MIH)

*Effective heights limited by RPS, ranging from 26' on the eastern property boundary to max district height at property center

The proposed MF-2(A) allows appropriately sited density. Height and building setbacks would limit the development standards to be compatible with nearby residential.

Although the change would increase the allowable height on the property to 36 feet in the base zoning, the height would be limited by residential proximity slope on the periphery of the property. Additionally, A(A) District within the block would impose blockface continuity on the subject property, which would entail 50 foot front setback on Camp Wisdom.

As with any property zoned MF-2(A), mixed income bonuses are available to multifamily and retirement uses and are listed above. Those bonuses would also entail the requirement of the design standards of 4.1107. As such, should the applicant utilize a height bonus, this height would also be limited by RPS.

Landscaping:

Landscaping and tree preservation are required in accordance with Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a single family use in MF-2(A) is two spaces per unit. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Should the applicant include a mixed income housing component, this requirement would be reduced to one-half space per unit.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 currently in an “F” MVA cluster.

**Existing Deed Restrictions
(No Changes Proposed)**

That the undersigned, L & S DEVELOPMENT COMPANY, does hereby impress all of the above-described property, hereinafter referred to as THE PROPERTY, with the following deed restrictions to wit:

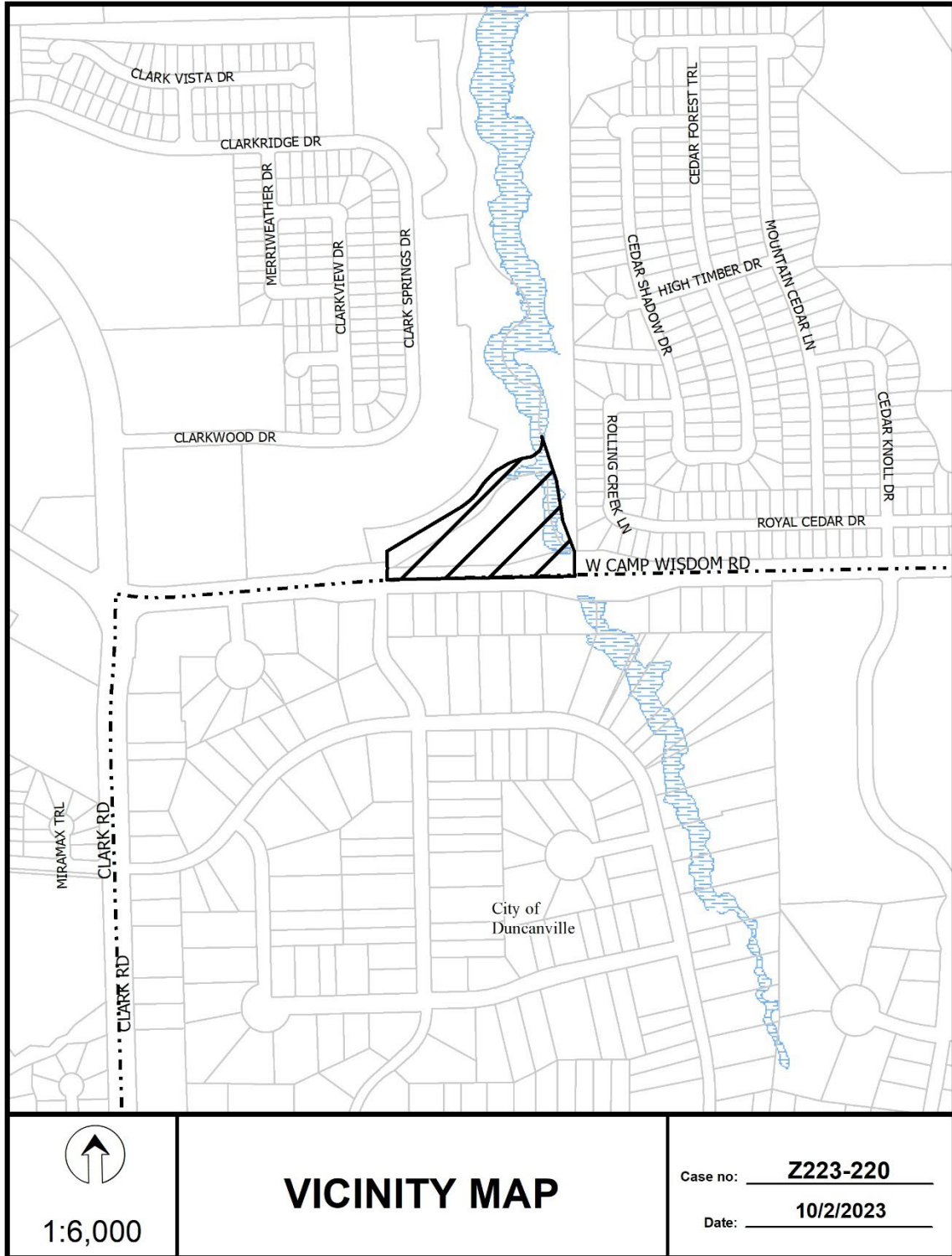
1. USES: The following uses are not permitted on THE PROPERTY:
 - (i) general merchandise or foodstore 3500 square feet or less, and
 - (ii) motor vehicle fueling station.
2. DEFINITIONS: All definitions of CHAPTER 51A "DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended, apply and are incorporated into this document as if recited herein.

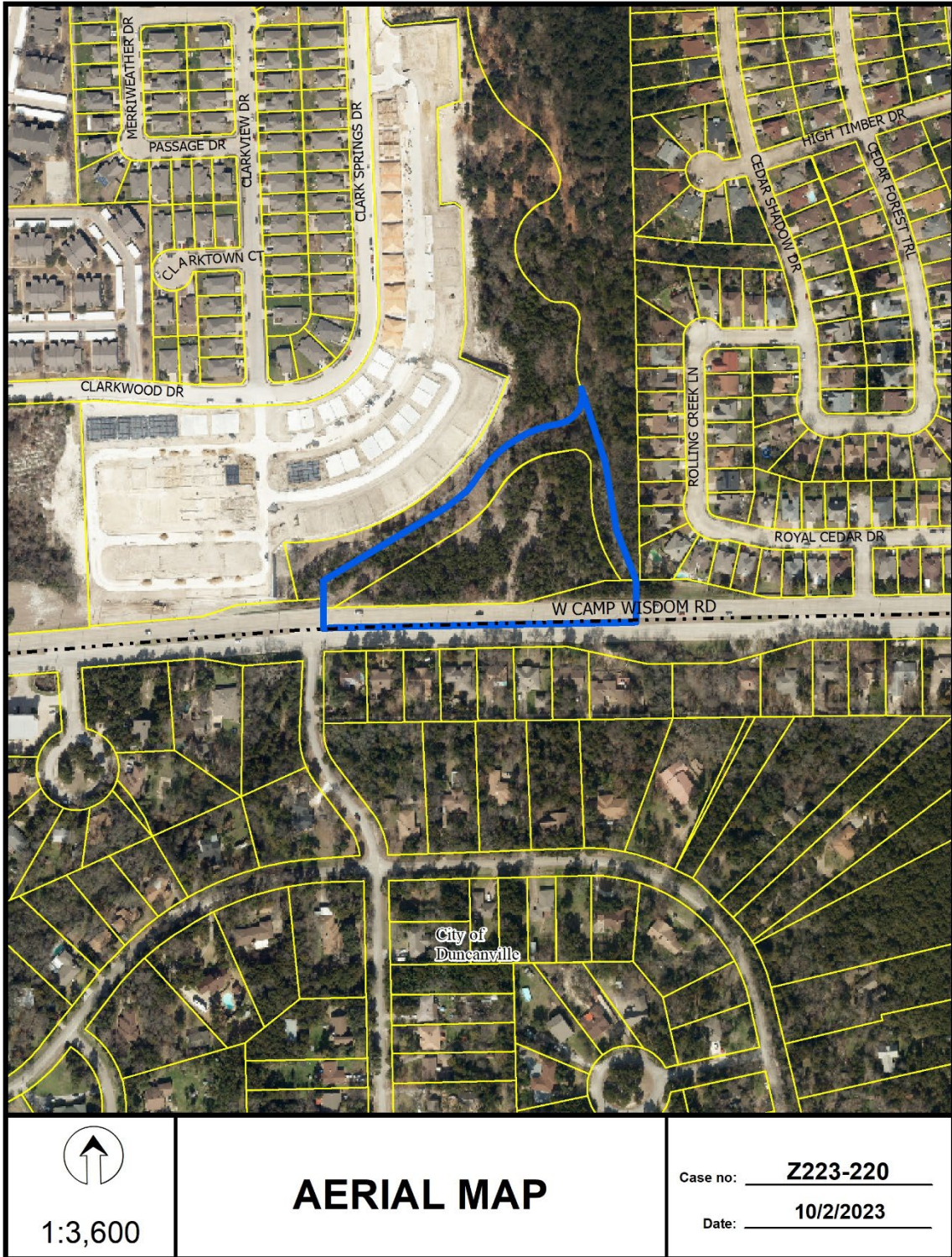
Applicant's Volunteered Deed Restrictions

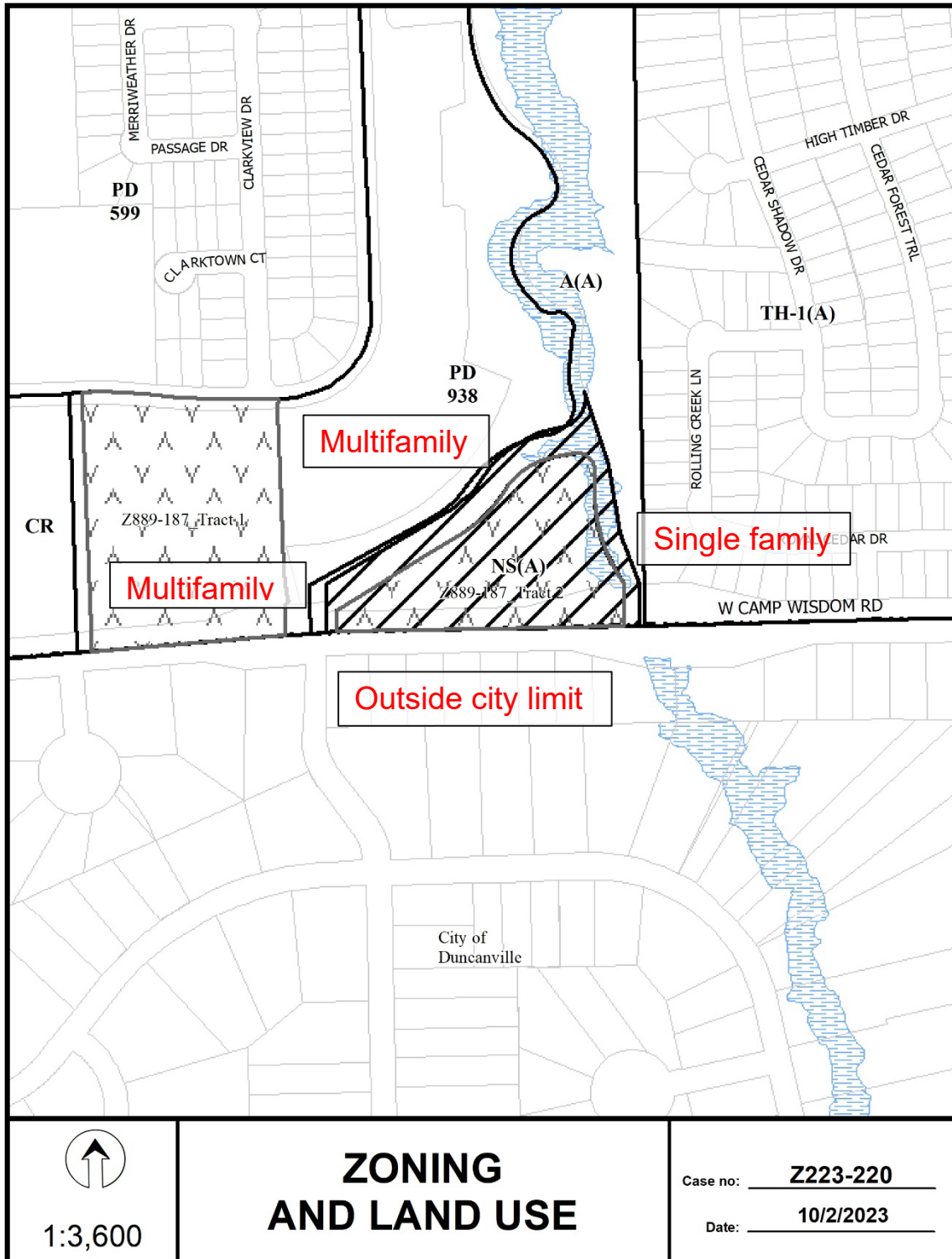
223-220 Proposed Deed Restriction

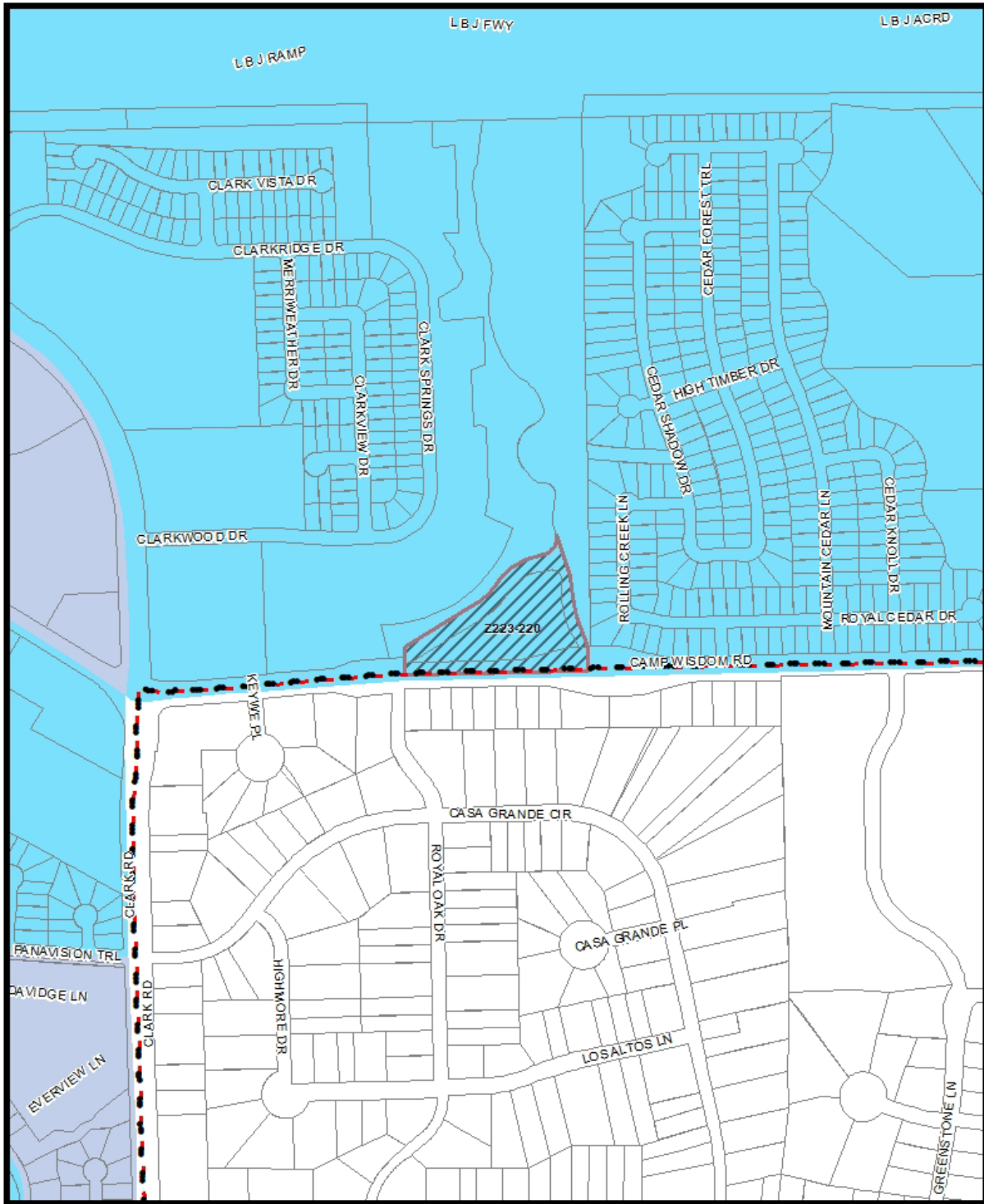
The owner proposes the following restriction on top of the proposed MF-2(A) zoning:

-Development is prohibited within 55 feet from the centerline of Artesian Creek.



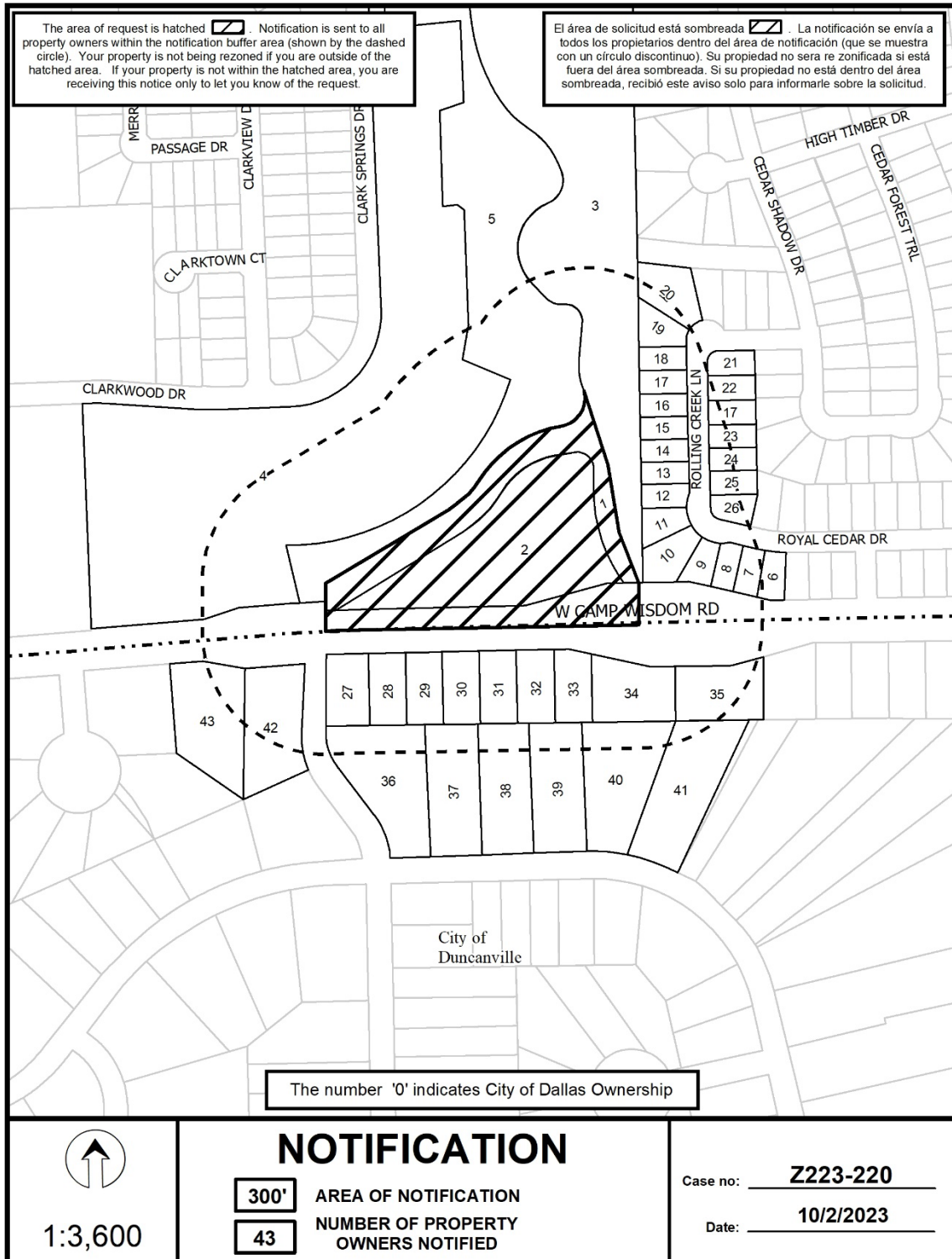






Market Value Analysis

Printed Date: 1/23/2024



10/02/2023

Notification List of Property Owners***Z223-220******43 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	40810 LBJ FWY	THOMAS M GAUBERT IRREVOCABLE TRUST
2	6000 W CAMP WISDOM RD	GAUBERT THOMAS M IRREVOCABLE TR
3	40810 LBJ FWY	GAUBERT 1 LLC
4	8200 CLARK SPRINGS DR	SEVENSEAS X LLC
5	40850 LBJ FWY	WILDWOOD FOUNDATION
6	6516 ROYAL CEDAR DR	HARVEY DANDREA L
7	6520 ROYAL CEDAR DR	RESCHMAN ROBERT ANTHONY
8	6524 ROYAL CEDAR DR	RODRIGUEZ JUAN CARLOS
9	6528 ROYAL CEDAR DR	GARCIA JOSE ROMEO
10	6935 ROLLING CREEK LN	GONZALEZ VICKY
11	6931 ROLLING CREEK LN	BOWMAN WILLIAM D
12	6927 ROLLING CREEK LN	FLORES SALVADOR LUCIO LOPEZ
13	6923 ROLLING CREEK LN	HUBBARD CHARYA LASHAE
14	6919 ROLLING CREEK LN	SANCHEZ INOCENCIA C
15	6915 ROLLING CREEK LN	ESCOBAR FRANCIS V LIFE ESTATE
16	6911 ROLLING CREEK LN	HALL SHIQUITA
17	6907 ROLLING CREEK LN	SFR JV1 20191 BORROWER LLC
18	6903 ROLLING CREEK LN	GIBBS LAURA
19	6823 ROLLING CREEK LN	IBARRA NOEL
20	6819 ROLLING CREEK LN	SHUMATE COLIN R & RANDEE
21	6904 ROLLING CREEK LN	CONWRIGHT CRAIG & CYNTHIA
22	6908 ROLLING CREEK LN	HEREDIA ARILIUSKA PLOL
23	6916 ROLLING CREEK LN	KNIGHT BONITA L
24	6920 ROLLING CREEK LN	BROWN GARY A & VICKEY L
25	6924 ROLLING CREEK LN	SMITH RONDAL B & JANICE E
26	6928 ROLLING CREEK LN	DIOSDADO ROSA

Z223-220(MP)

10/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1226 W CAMP WISDOM RD	BURSON GERALD D
28	1222 W CAMP WISDOM RD	EVANS TONY & VIRGINIA R
29	1218 W CAMP WISDOM RD	EDWARDS MATTIE
30	1214 W CAMP WISDOM RD	ROBINSONWHITE MABLE LEE
31	1210 W CAMP WISDOM RD	WOOTEN LE ROY JR &
32	1206 W CAMP WISDOM RD	DRISCOLL THOMAS B &
33	1202 W CAMP WISDOM RD	ANDERSON JOHN L & JOY G
34	1134 W CAMP WISDOM RD	PATLIS BORIS S &
35	1130 W CAMP WISDOM RD	CASTELLANO DENISE & ESTEVAN
36	702 ROYAL OAK DR	LE KEVIN & KATHY NGUYEN
37	638 CASA GRANDE PL	MASK RUSSELL L & PENNY C
38	634 CASA GRANDE PL	RAMIREZ LOURDES E &
39	630 CASA GRANDE PL	ANIGBO SYLVESTER &
40	626 N CASA GRANDE CIR	NANASI HAYLEY DANELLE AILSHIE
41	622 N CASA GRANDE CIR	JAMES ANTYON &
42	1302 W CAMP WISDOM RD	FAJARDO VERONICA &
43	1306 W CAMP WISDOM RD	FARJARDO JESSICA &