

FILE NUMBER: Z-25-000019 / Z245-199(LG) **DATE FILED:** April 9, 2025

LOCATION: Southwest line of South Colson Street, between Columbia Avenue and Main Place

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 15,924.87 sq. ft. **CENSUS TRACT:** 48113001502

OWNER/APPLICANT: Pedro Montoya

REQUEST: An application for an MF-2(A) Multifamily District on property zoned NO(A) Neighborhood Office District.

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

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently developed with a two-story 4,875 square foot office building erected in 1916 per Dallas County Appraisal District records.
- The applicant proposes to develop the site with multifamily use, converting the existing building into ten dwelling units.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Columbia Avenue	Minor Arterial	100 ft. Bike Plan
S. Colson Street	Local Street	
Main Place	Local Street	

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 18, 23, 214, 249

STAFF ANALYSIS:

Comprehensive Plan:

The Forward Dallas Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Neighborhood Mixed-Use

This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use, Lodging, Commercial, Office; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Civic/Public Institutional, Utility.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community. This placetype incorporates local-serving retail, services and dining options and a mix of low- and medium-density residential.

The applicant's request is consistent with the characteristics of the Neighborhood Mixed-Use placetype and enhances the sense of the neighborhood.

Area Plan:

Downtown Dallas 360 Plan was adopted by City Council in December 2017. The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the 360 Plan is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to:

- Advance urban mobility
- Build complete neighborhoods
- Promote great placemaking

The site is under the East Dallas district, anchored by the Baylor University Medical Center complex and several residential neighborhoods. In the 1970s, residents began to take pride in several East Dallas neighborhoods and began to preserve and showcase the area's architecture; extensive renovations to the historic homes have made East Dallas a desirable place to live once again. Architecturally-significant homes and historic commercial structures from the late nineteenth and early twentieth centuries sit among newly-constructed multi-family projects.

Land Use:

	Zoning	Land Use
Site	NO(A) District	Office building
Northeast	MF-2(A) District	Multifamily
Southeast	MF-2(A) District	Multifamily, undeveloped
Southwest	MF-2(A) District	Multifamily
Northwest	MF-2(A) District	Multifamily

Land Use Compatibility:

The area of request is developed with a two story 4,875 square foot office building erected in 1916 per Dallas County Appraisal District records. The site is surrounded by multifamily uses in all directions. To the north across Columbia Avenue there is a commercial plaza consisting of an office building use, a medical clinic or ambulatory surgical center use, a restaurant without drive-in service use, and a general merchandise or food store less than 3,500 sq. ft. use. Staff finds the applicant's requested land use to be compatible with the surrounding area.

The applicant proposes to develop the property with a multifamily development, utilizing the existing building. Staff considers the proposed multifamily use compatible with surrounding properties. According to forwardDallas 2.0 Neighborhood Mixed Use placetype, where appropriate, multifamily development should be incorporated alongside or above commercial development to strengthen local support for retail and foster long-term viability. The applicant's request will create additional housing options within the area and therefore, staff supports the proposed MF-2(A) Multifamily District request.

Development Standards:

Following is a comparison of the development standards of the current NO(A) District and the proposed MF-2(A) District.

District	Setback		Min. Lot Area/Density	Height	Lot Cov.	Primary Uses
	Front	Side/Rear				
Existing: NO(A)	15 ft.	20 ft. adj. to res. Other: No Min.	0.5 FAR	35 ft. structure w/gable, hip,	50%	Office

				or gambrel roof Other: 30 ft. 2 stories		
Proposed: MF-2(A)	15 ft.	0 ft. SF Duplex: 5 ft. Side 10 ft Rear Other: 10 ft. Side 15 ft. Rear	Min. Lot: 3,000 sq. ft. 3,000 sq. ft. - Duplex 1,000 sq. ft. - E 1,400 sq. ft. - 1 BR 1,800 sq. ft. - 2 BR +200 sq. ft. each add BR	36'	60% Res. 25% Nonres.	Multifamily, duplex, single family

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

	Existing	Proposed
Use	NO(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 bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		

	Existing	Proposed
Use	NO(A)	MF-2(A)
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	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	L	S
Cemetery or mausoleum	S	S
Child-care facility	L	S
Church	•	•
College, university, or seminary		S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital		S

	Existing	Proposed
Use	NO(A)	MF-2(A)
Library, art gallery, or museum	•	S
Open-enrollment charter school or private school	S	
Public school other than an open-enrollment charter school	R	
Public or private school		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Attached non-premise sign.	S	
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
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	•	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		•

	Existing	Proposed
Use	NO(A)	MF-2(A)
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	S	
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-In theater		
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		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		

	Existing	Proposed
Use	NO(A)	MF-2(A)
Personal service use up to 1,000 sq. ft. in floor area	L	
Restaurant without drive-in or drive-through service	S	
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		
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, ★	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★

	Existing	Proposed
Use	NO(A)	MF-2(A)
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		

Landscaping:

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

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025 Code Amendment, the off-street parking requirement for a multifamily use is 0 spaces per unit for developments less than 20 units.

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 within an “C” MVA area.

CPC ACTION
June 12, 2025

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned NO(A) Neighborhood Office District, on the southwest line of S. Colson Street, between Columbia Avenue and Main Place.

Maker: Franklin
Second: Sleeper
Result: Carried: 13 to 0

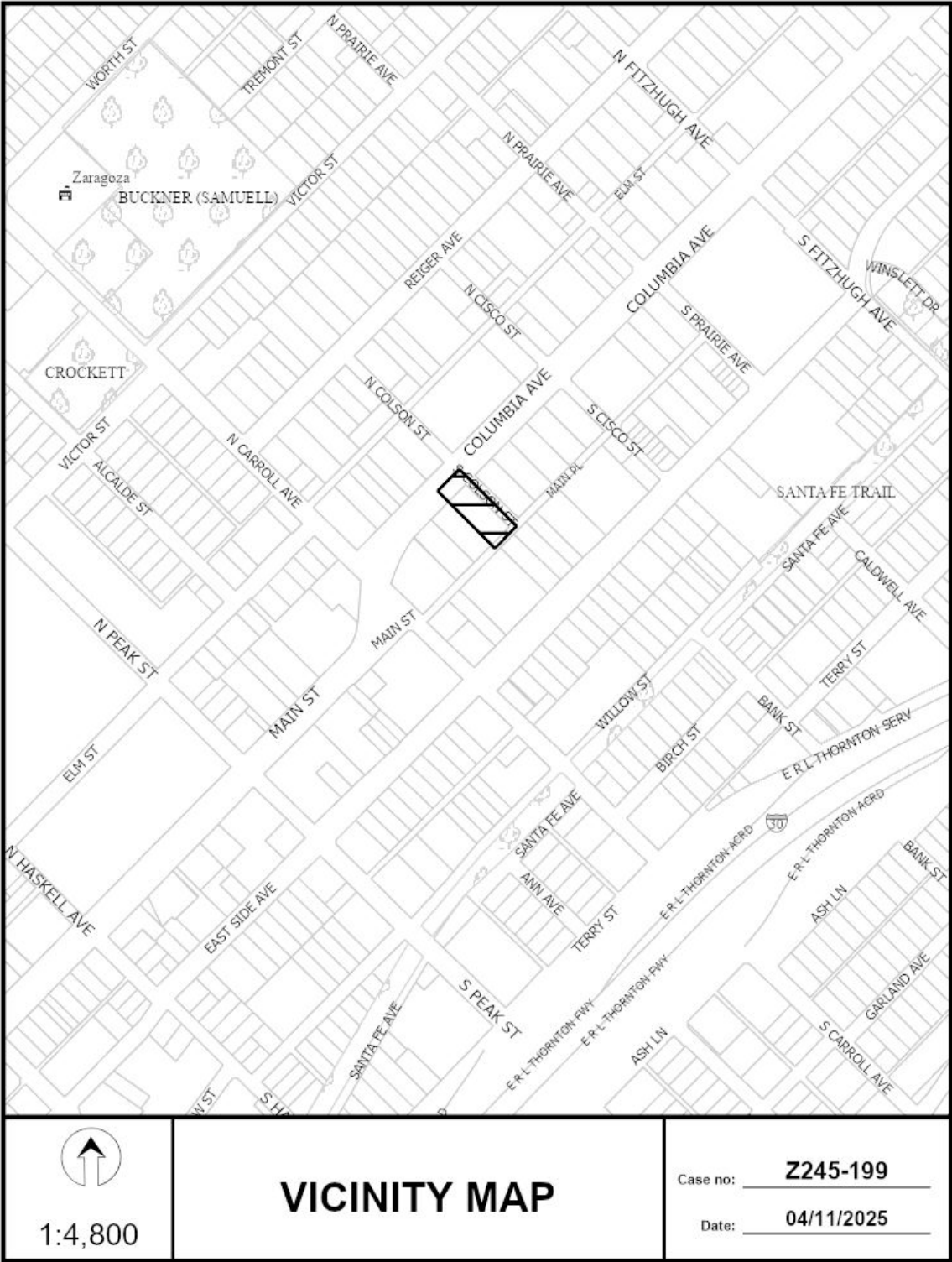
For: 13 - Drobinski, Herbert*, Forsyth*, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Sims, Haqq, Hall, Kingston, Rubin

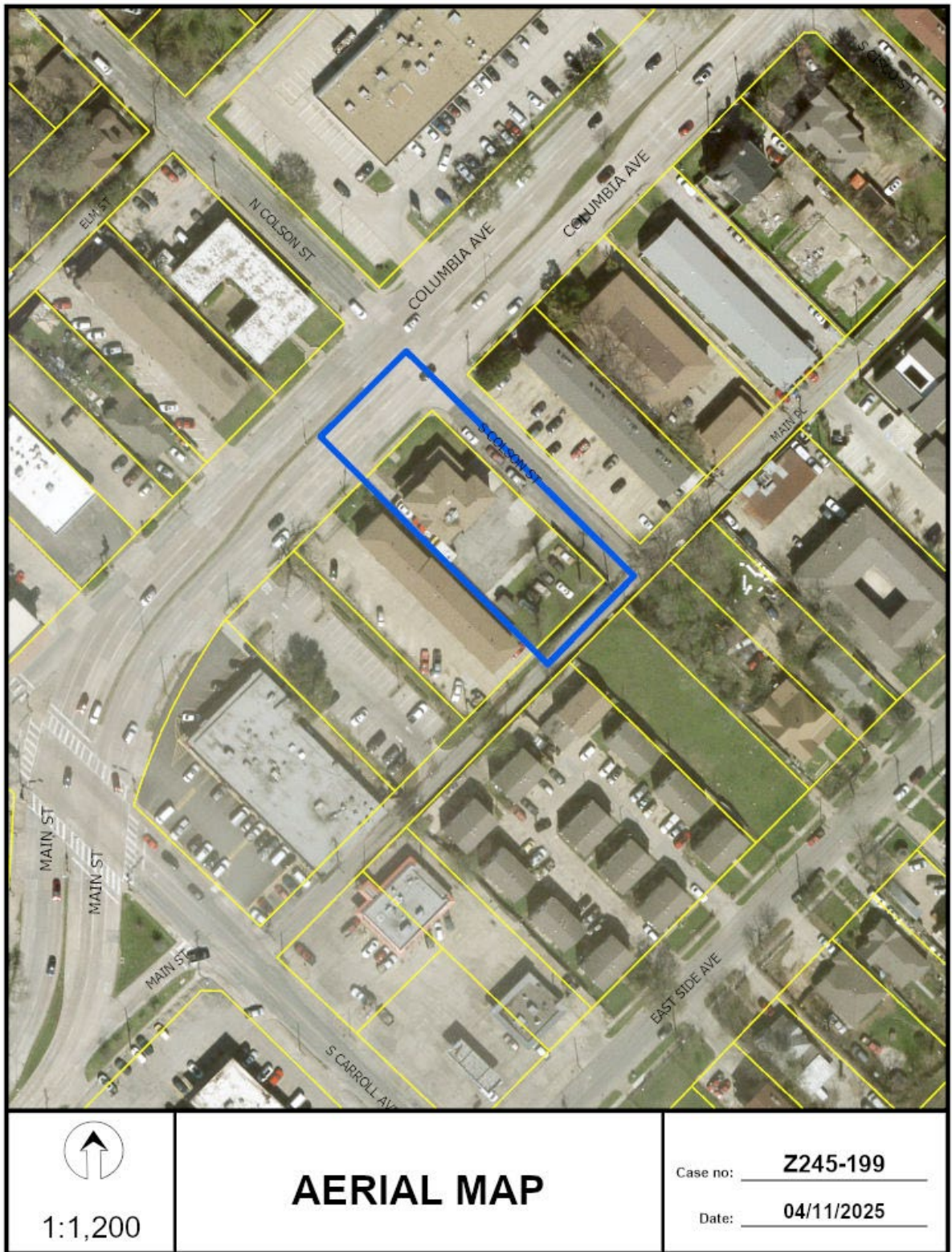
Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 0

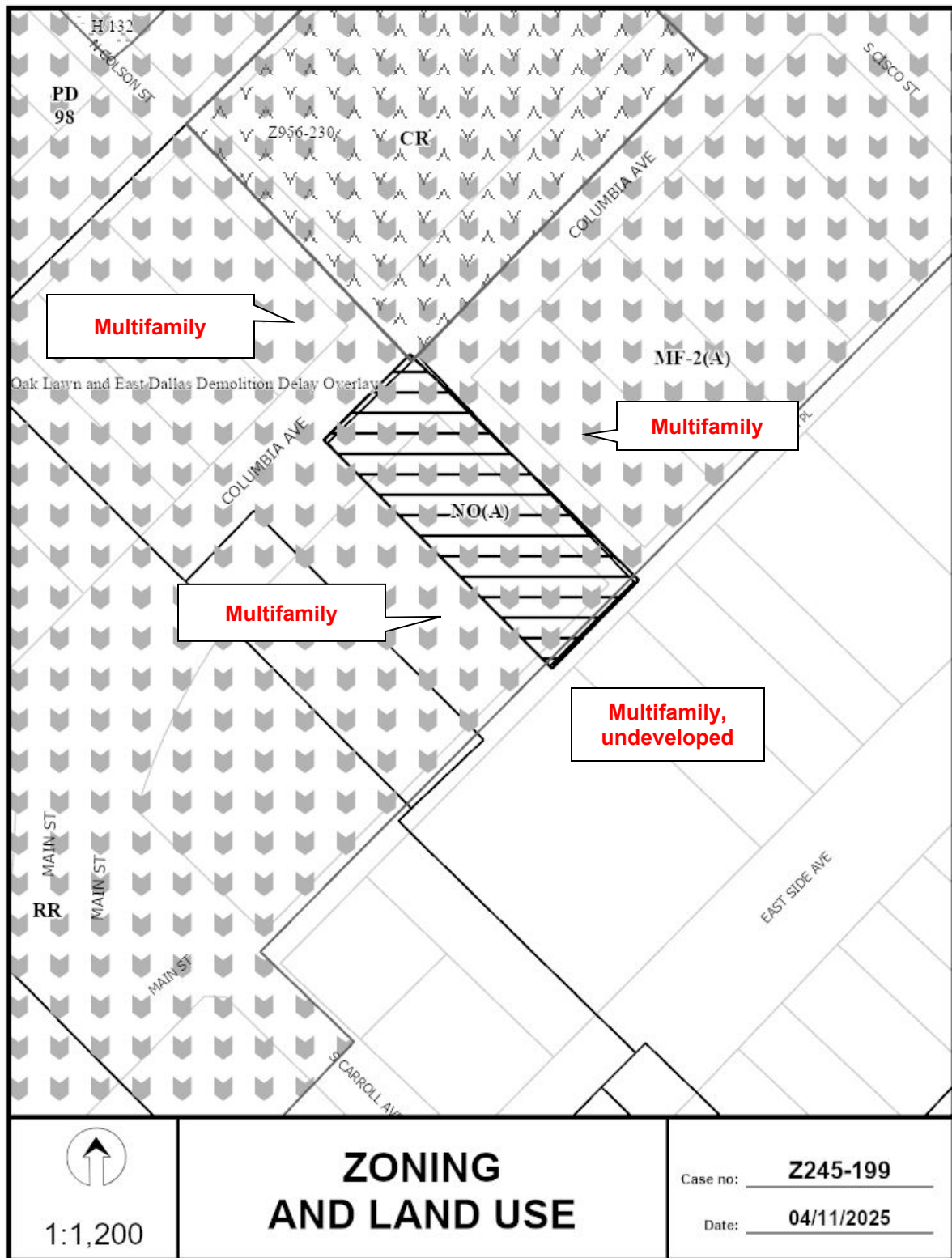
*out of room, shown voting in favor

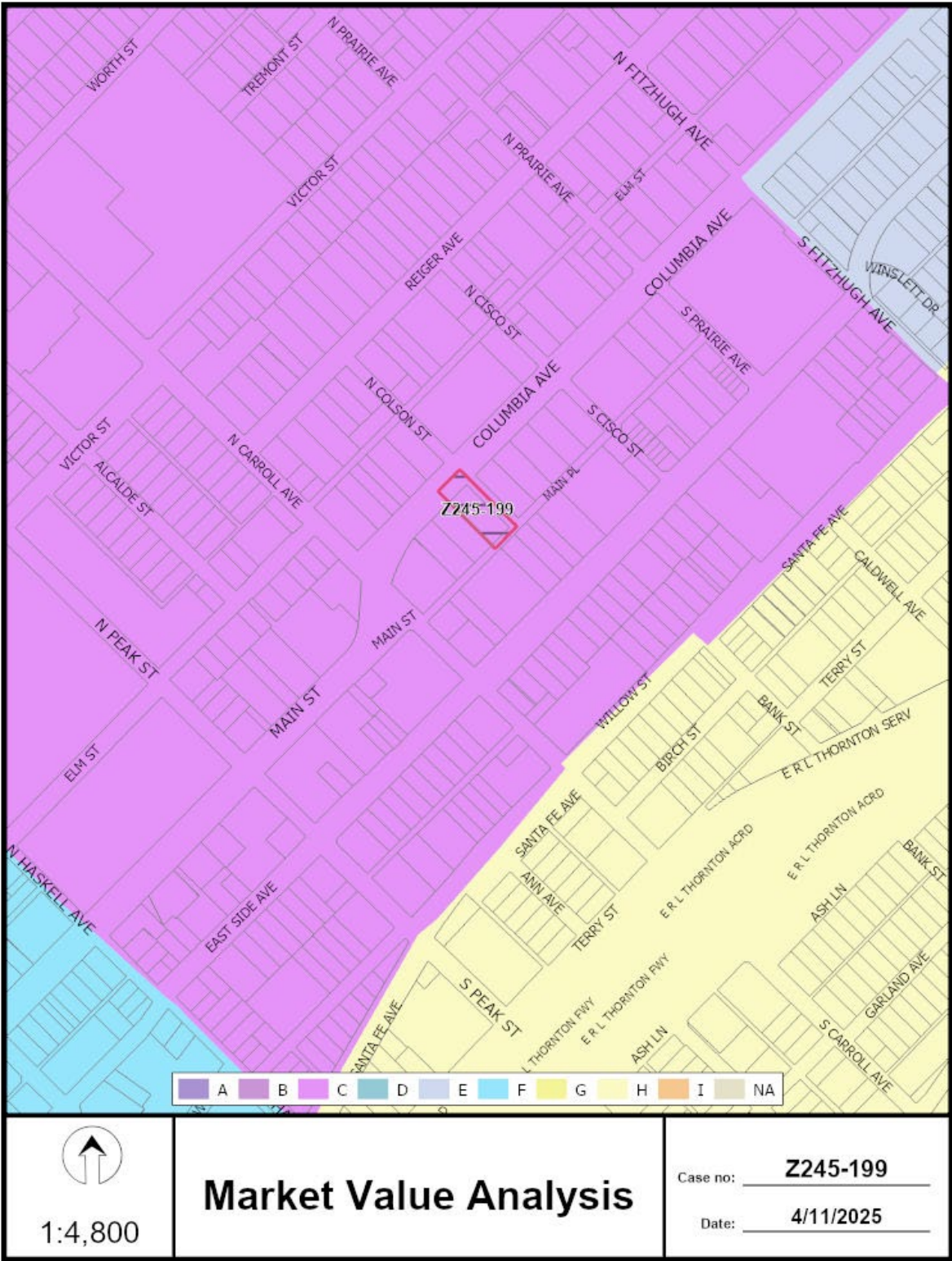
Notices:	Area: 200	Mailed: 18
Replies:	For: 2	Against: 0

Speakers: None











06/11/2025

Reply List of Property Owners

Z245-199

18 Property Owners Notified

2 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4532 COLUMBIA AVE	MONTOYA PEDRO
	2	4509 COLUMBIA AVE	WONG VICKY C K
	3	4517 COLUMBIA AVE	GARFIAS EVELIA ALVAREZ
O	4	4521 COLUMBIA AVE	NORTHERN DATA RESOURCES
	5	4531 COLUMBIA AVE	COOKSEY JEANNETTE B
	6	4611 COLUMBIA AVE	VENTURE COLUMBIA LLC
	7	4602 COLUMBIA AVE	INCLUSIVE INVESTMENT LLC &
	8	4608 COLUMBIA AVE	TWIN POWER INVESTMENT LLC
	9	4616 COLUMBIA AVE	COOKSEY JEANETTE B
	10	4506 COLUMBIA AVE	COLUMBIA AVENUE LP
	11	4520 COLUMBIA AVE	TUMBLEWEED PROPERTY MANAGEMENT LLC
O	12	4531 EAST SIDE AVE	MITSCHE MATTHEW A & KIMBERLY J CROZIER
	13	4603 EAST SIDE AVE	MARSON INVESTMENTS LLC
	14	4537 EAST SIDE AVE	CERVANTES JUAN F
	15	4517 EAST SIDE AVE	SYKES SQUARED LLC
	16	4529 EAST SIDE AVE	GALVAN FRANCISCO
	17	4511 EAST SIDE AVE	ANGKOR PROPERTIES LTD
	18	4611 EAST SIDE AVE	SHARED HOUSING CENTER INC