

CITY PLAN COMMISSION

THURSDAY, OCTOBER 10, 2024

Planner: Giahanna Bridges

FILE NUMBER: Z234-247(GB) **DATE FILED:** May 28, 2024

LOCATION: Southwest line of Mohawk Drive, southeast of Empire Central Drive

COUNCIL DISTRICT: 2

SIZE OF REQUEST: +/- 7,405 sq ft **CENSUS TRACT:** 48113000409

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER/APPLICANT: Jose Valentino Valles

REQUEST: An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow a single-family use the property.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned IR Industrial Research and developed with a single-family structure.
- The lot is accessible from Mohawk Drive.
- The applicant proposes to maintain the existing single-family structure.
- To accomplish this, the applicant requests an MU-1 Mixed Use district.
- Since the last CPC meeting held on September 19, 2024, the applicant has volunteered deed restrictions that would prohibit many of the uses permitted in the proposed MU-1 District and reduce the maximum height. The deed restrictions would also require design standards for the site.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z201-200:** On August 11, 2021, the Dallas City Council approved an application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District on the northwest line of Empire Central, southwest of Mohawk Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Mohawk Drive	-	----

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

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 request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2.1 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3.1 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Single-Family
North	IR Industrial Research	Single-Family
South	MU-1 Mixed Use with deed restrictions [Z845-28]	Vacant
East	IR Industrial Research	Vacant
West	Subarea II B within Planned Development District No. 759	Multifamily

Land Use Compatibility:

The property is zoned Industrial Research and developed with a single-family structure. Properties to the north and east are zoned Industrial Research and developed with single-family uses and some vacant areas. Properties to south is zoned MU-1 and undeveloped. Properties to the west are zoned Planned Development District No.759 and developed with multi-family uses.

The purpose of the industrial research district is to provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development. The applicant is requesting to rezone the area of request to MU-1 to allow for the continued use of the existing single-family use. MU-1 zoning district would also eliminate any difficulties in developing adjacent properties and would not disrupt neighboring residential uses.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

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-4.203 or 51A-4.205

	Existing	Proposed
Use	IR (industrial research)	MU-1 (mixed- use 1)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden		•
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility	R	
Catering service	•	•
Commercial cleaning or laundry plant	R	
Custom business services	•	•
Custom woodworking, furniture construction, or repair	•	
Electronics service center	•	•
Job or lithographic printing	R	
Labor hall	S	•
Machine or welding shop	R	
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	•	S
Technical school	•	
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	•	
INDUSTRIAL USES		

	Existing	Proposed
Use	IR (industrial research)	MU-1 (mixed- use 1)
Alcoholic beverage manufacturing	R	
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)	★	
Industrial (inside) for light manufacturing	★	
Industrial (outside)	★	
Medical/infectious waste incinerator	S	
Metal salvage facility		
Mining		
Municipal waste incinerator	•	
Organic compost recycling facility	S	
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary		•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		
Hospital	R	S
Library, art gallery, or museum		•
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	R	R,S
Lodging or boarding house	•	
Overnight general-purpose shelter	★	
MISCELLANEOUS USES		
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•

	Existing	Proposed
Use	IR (industrial research)	MU-1 (mixed- use 1)
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		*
Handicapped group dwelling unit		★
Live-work unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center	★	R
Business school		•
Car wash		R
Commercial amusement (inside)		S
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage	S	
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		S
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station	S	
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station	•	•

	Existing	Proposed
Use	IR (industrial research)	MU-1 (mixed- use 1)
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop	•	S
Pawn shop	•	
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface accessory remote parking		★
Swap or buy shop		S
Taxidermist	•	
Temporary retail use	•	•
Theater	•	•
Truck stop	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field	S	
Commercial bus station and terminal	R	
Heliport	R	
Helistop	R	
Private street or alley		S
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)	S	
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	•	•
Local utilities	S,R	
Police or fire station	•	•
Post office	S	•
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	S
Utility or government installation other than listed	S	S

	Existing	Proposed
Use	IR (industrial research)	MU-1 (mixed- use 1)
Water treatment plant	S	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	R	
Mini-warehouse	•	S
Office showroom/warehouse	•	
Outside storage	R	
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	R	

Development Standards

Following is a comparison of the development standards of the current IR Industrial Research District and the proposed MU-1 Mixed Use district. **An additional row has been added to the table showing the development standards under the applicant's volunteered deed restrictions.**

District	Setback		Density	Height	Lot Cvrg.	Stories	FAR
	Front	Side/ Rear					
Existing: IR Industrial Research	15'	30' adj to res' ²	-----	200'	80%	15	0.5- Retail and personal service 0.75- lodging, office, retail and personal service 2.0 all other uses
Proposed: MU-1	15' 20' ¹	20' ²	No MUP: 15 MUP w/ 2 categories: 20 MUP w/3 categories: 25	MUP:80 MUP w/ mix no retail: 90 MUP w/retail: 120	80%	7 when height is 90 feet 9 when height is 120 feet	Ranging from 0.4 to 1.1 depending on uses
Proposed: MU-1 w/DRs	15' 20'^{1,3,4}			36'			

¹ Urban Form Setback: An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

² 20-feet adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district and no minimum in all other cases.

³ Front yard setback must align with existing adjacent single-family uses.

⁴ Off-street parking is prohibited in the front yard setback.

Landscaping:

Landscaping must 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 single family two spaces per dwelling unit. The applicant will be required to comply with standard parking ratios at permitting.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is located in "C" MVA cluster.

Z234-247(GB)

List of Officers

Jose Valentino Valles, Sole Owner

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

1. The following uses are prohibited:

(A) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Labor hall.
- Medical or scientific laboratory.

(B) Industrial uses.

- Gas drilling and production.
- Temporary concrete or asphalt batching plant.

(C) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum.
- Child care facility.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home.
- Hospital.
- Library, art gallery, or museum.
- Open-enrollment charter school or private school.
- Public school other than an open-enrollment charter school.

(D) Lodging uses.

- Extended stay hotel or motel.
- Hotel or motel.
- Short-term rental lodging.

(E) Miscellaneous uses.

- Attached non-premise sign.
- Carnival or circus (temporary).

(F) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.

(G) Recreation uses.

- Private recreation center, club, or area.
- Country club with private membership.
- Public park, playground, or golf course.

(H) Residential uses.

- College dormitory, fraternity, or sorority house.
- Group residential facility.
- Multifamily
- Residential hotel.
- Retirement housing.

(I) Retail and personal service uses.

- Alcoholic beverage establishments.
- Animal shelter or clinic without outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- 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.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop.
- Personal service uses.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Temporary retail use.
- Theater.

(J) Transportation uses.

- Transit passenger station or transfer center.

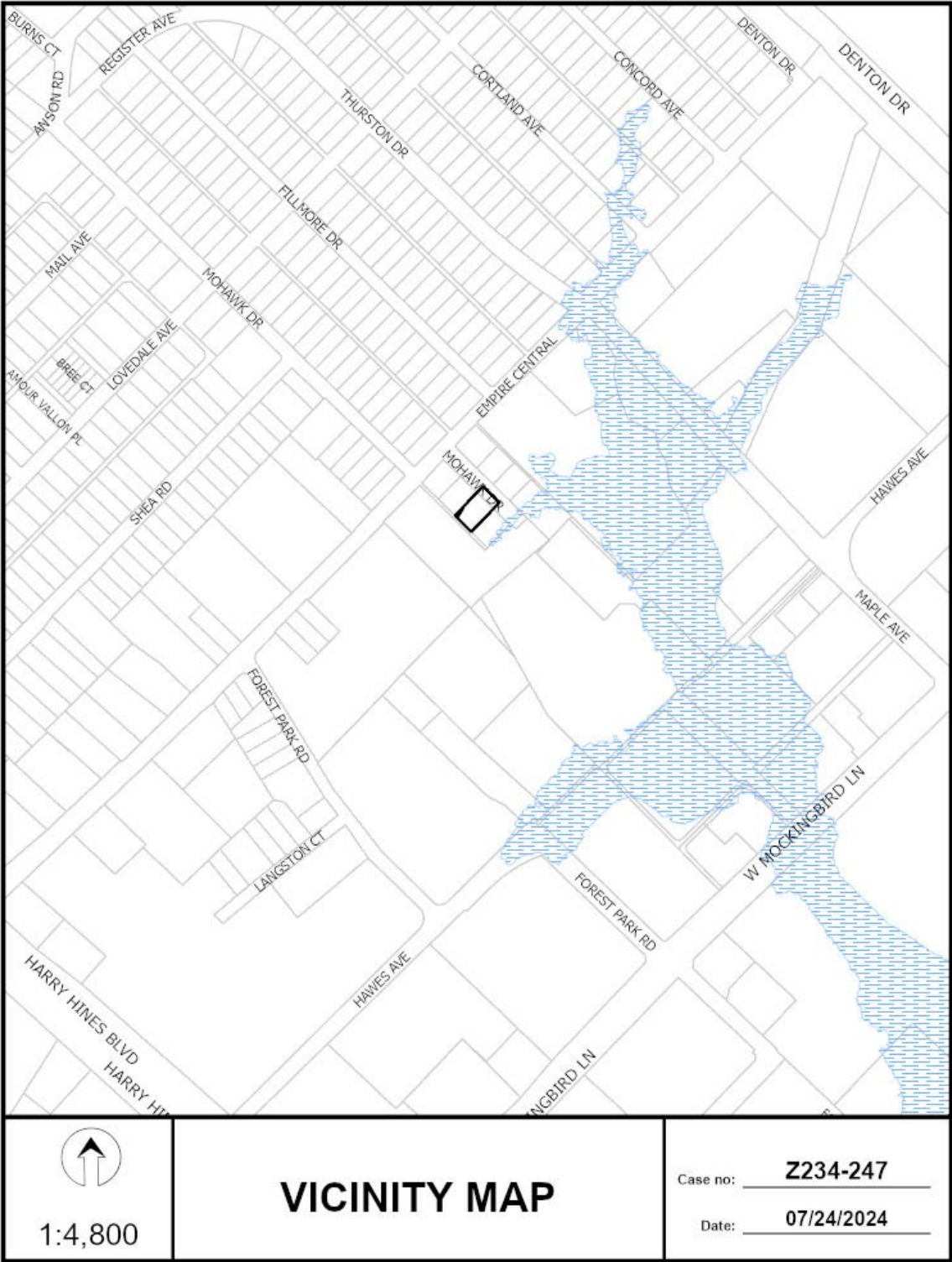
(K) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Post office.
- Radio, television, or microwave tower.
- Utility or government installation other than listed.

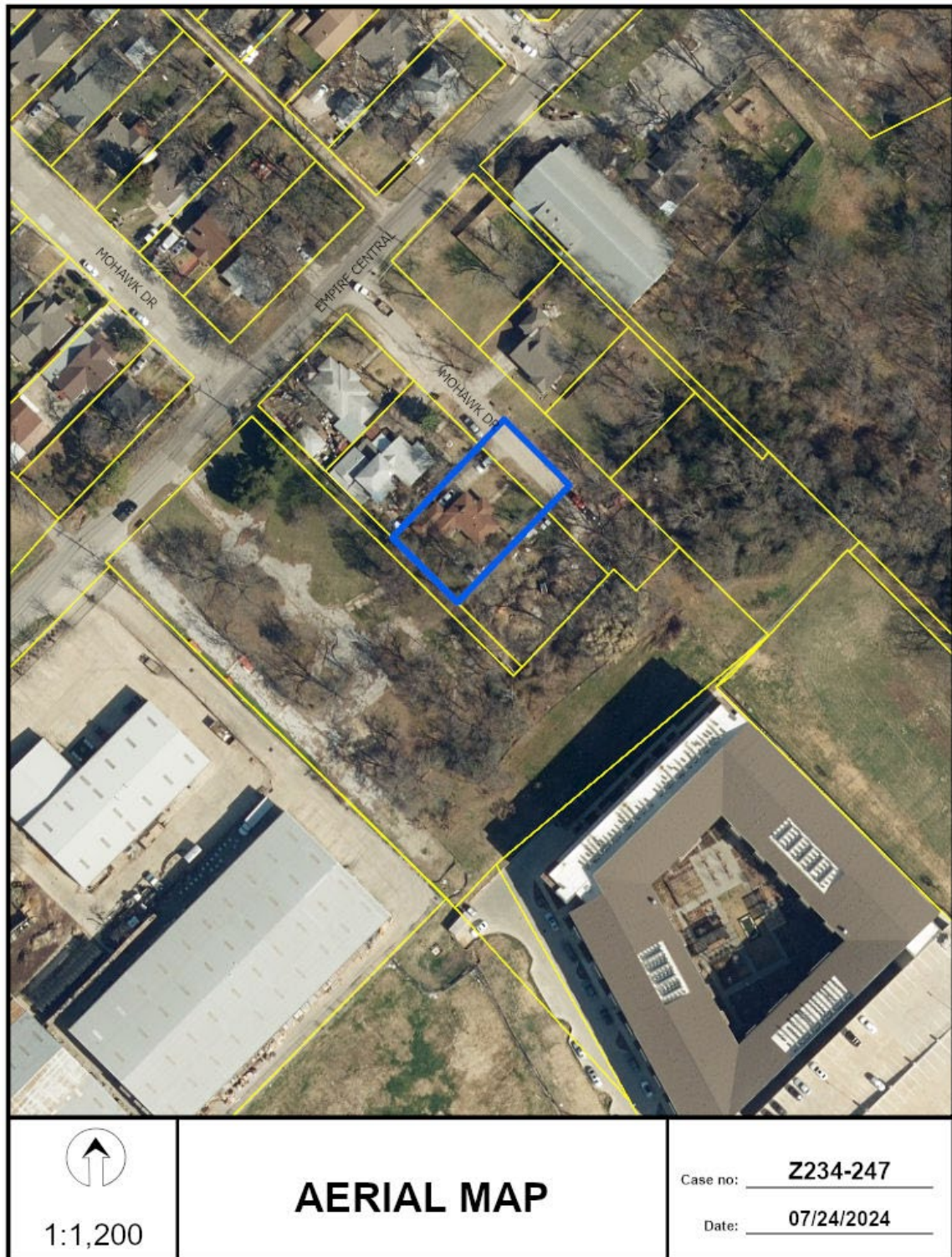
(L) Wholesale, distribution, and storage uses.

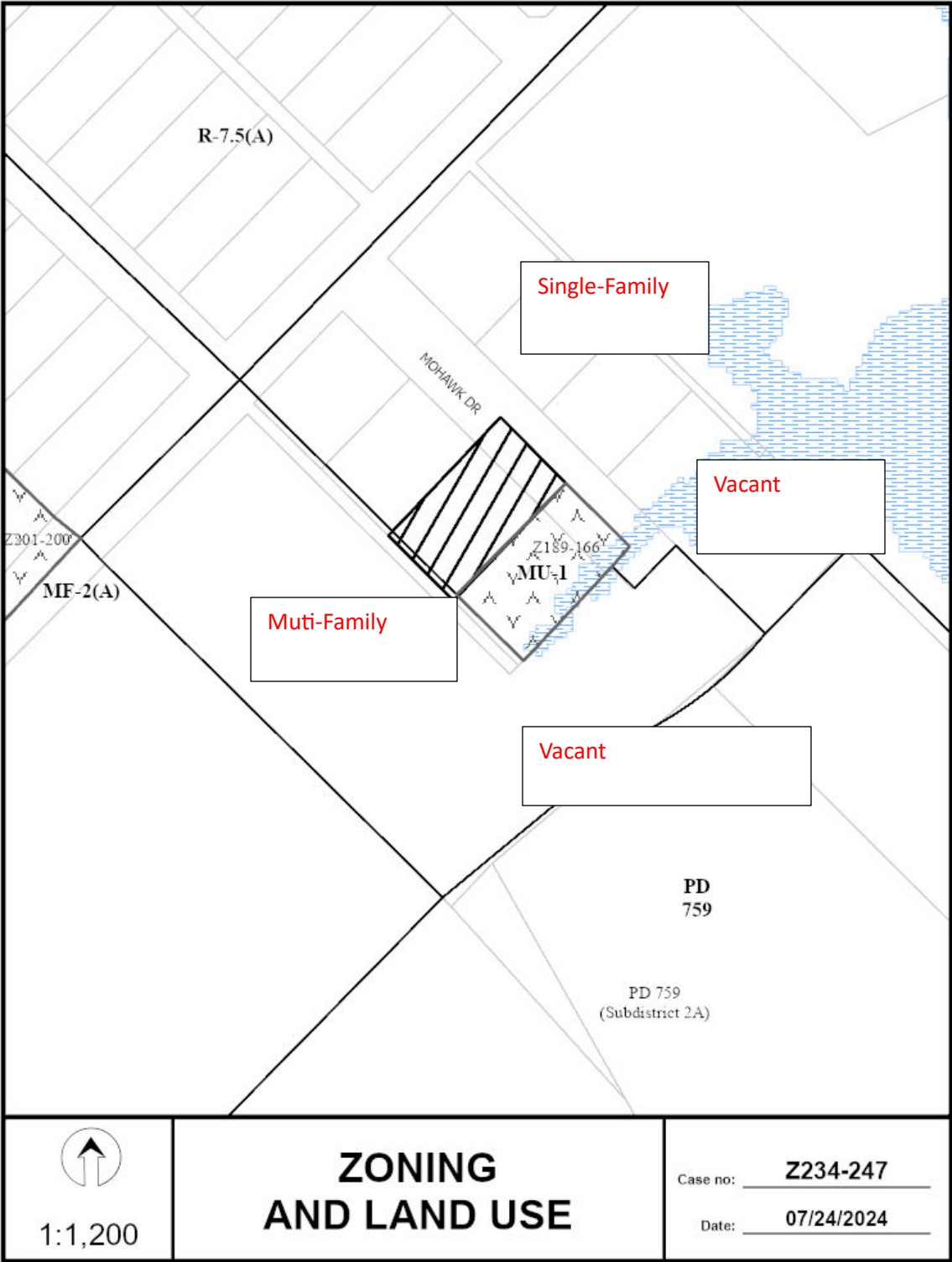
- Mini-warehouse.
- Recycling buy-back center
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

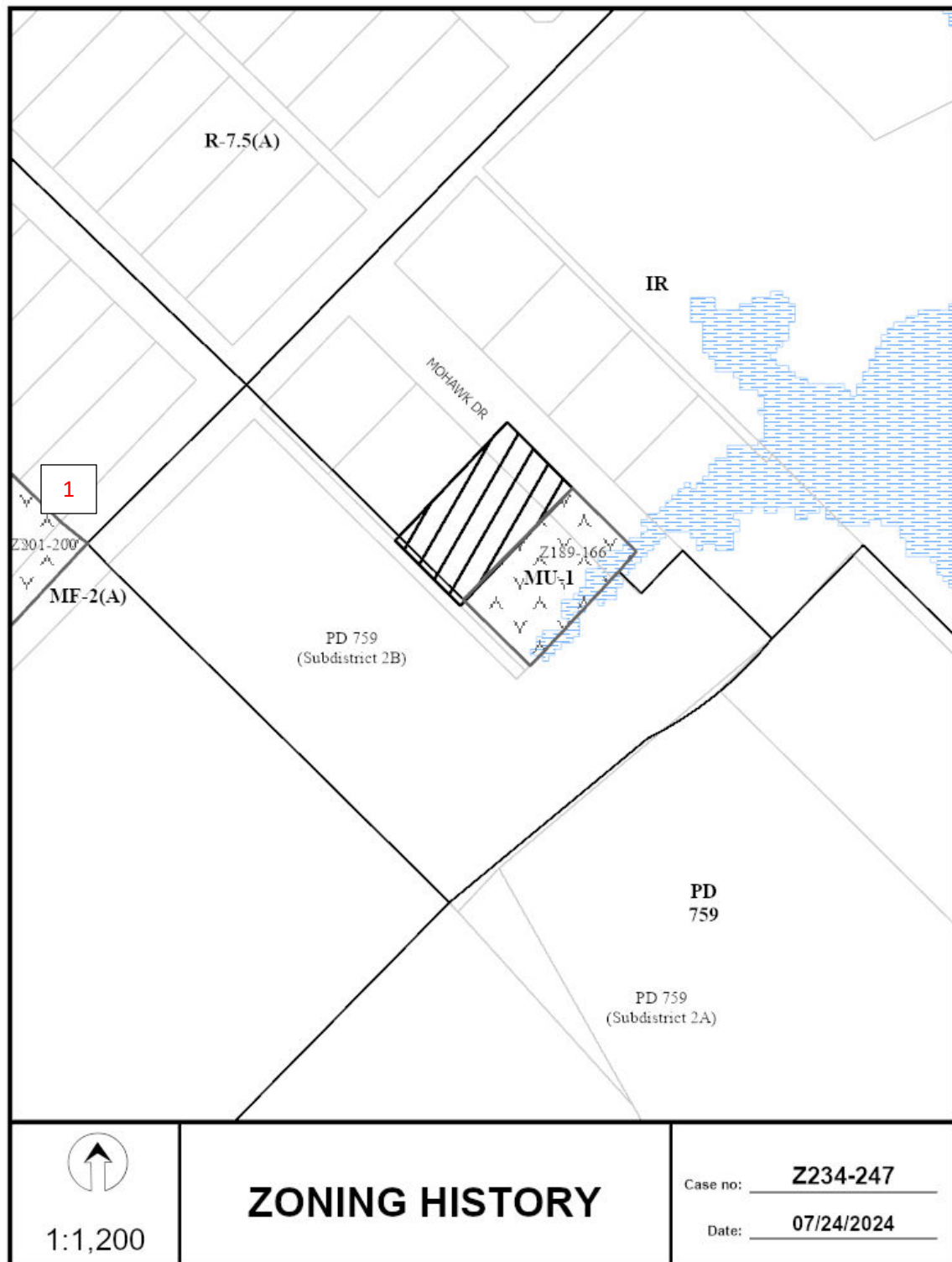
2. Maximum structure height is 36 feet.
3. Front yard setback must align with existing adjacent single-family uses.
4. Balconies are prohibited on facades facing single-family uses.
5. Streetscape shall consist of a minimum six-foot planting zone with a minimum six-foot sidewalk.
6. Parking must be screened adjacent to single-family uses. The screening must have a minimum height of six feet and may have no more than 10 percent openings.
7. Off-street parking is prohibited in the front yard setback.
8. All uses must have a pedestrian connection from the ground floor entryways to Mohawk Drive.
9. An office use must be located on the ground floor facing Mohawk Drive and must have a minimum 50 percent facade transparency.

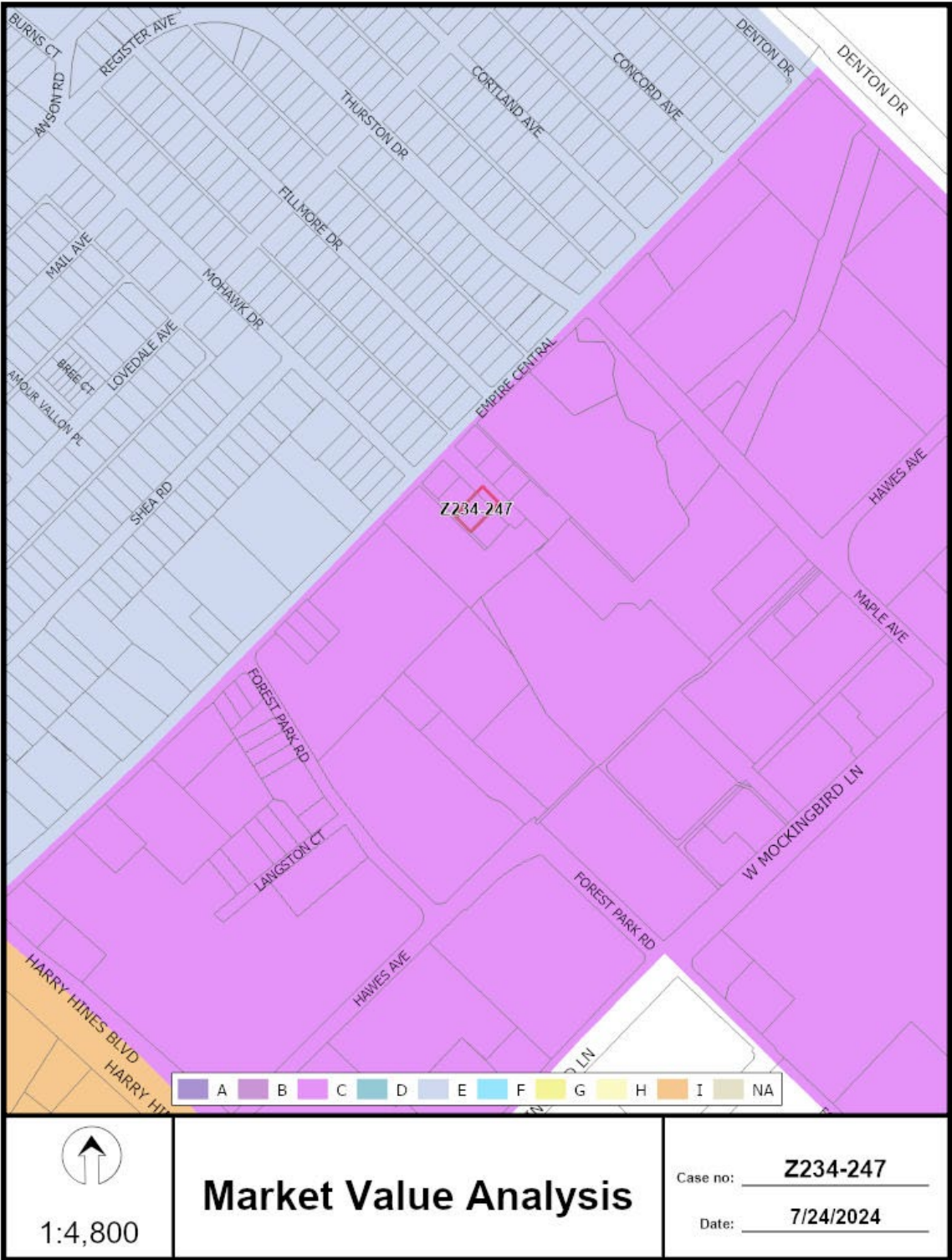


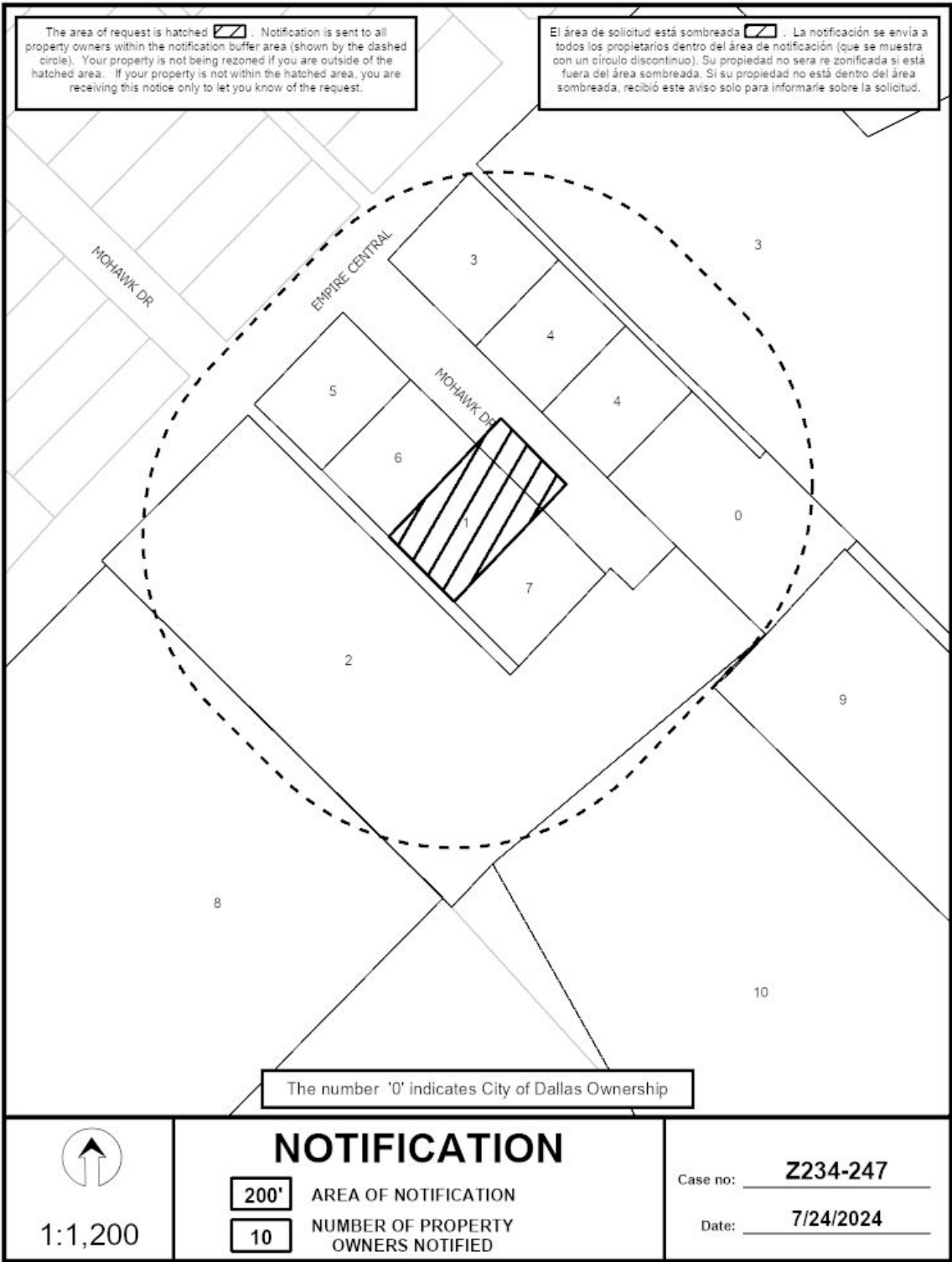
Z234-247(GB)











Notification List of Property Owners

Z234-247

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6911 MOHAWK DR	VALLES JOSE V
2	2232 EMPIRE CENTRAL	WEST LOVE MULTIFAMILY LLC
3	6926 MOHAWK DR	MAPLE EMPIRE LLC
4	6922 MOHAWK DR	LEE JINA
5	6925 MOHAWK DR	TINSLEY CLAUDIA ANNE M
6	6919 MOHAWK DR	ABAUNZA DENIS E & A OMEGA
7	6907 MOHAWK DR	VALLES JOSE VALENTINO
8	6930 FOREST PARK RD	Taxpayer at
9	6751 MAPLE AVE	MOCKINGBIRD VENTURE PARTNERS
10	2293 HAWES AVE	JDFW LLC