

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 15, 2024

Planner: Michael V. Pepe

FILE NUMBER: Z223-217(MP) **DATE FILED:** February 22, 2023

LOCATION: Southeast corner of West Kiest Boulevard and Guadalupe Avenue

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±1.85 acres **CENSUS TRACT:** 48113010807

REPRESENTATIVE: Mariela Estrada

APPLICANT: Raul Estrada

OWNER: Marcer Construction

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

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

STAFF RECOMMENDATION: Approval.

PREVIOUS CPC ACTION: At the January 18, 2024 hearing, the City Plan Commission moved to hold the case under advisement until February 15, 2024.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The applicant is proposing to develop the site with residential uses.
- The requested MF-2(A) Multifamily District is more appropriate than the existing R-7.5(A) Single Family District along a major thoroughfare and within walking distance to transit and retail services.
- No changes have been proposed since the previous hearing.

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 Kiest Boulevard	Principal Arterial	100 foot / 100 foot ROW Bike Plan
Guadalupe Avenue	Local	50 feet

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.

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	R-7.5(A) Single Family District	Undeveloped
North	Planned Development District No. 511 (TH-2(A) base)	Single family (attached)
East	R-7.5(A) Single Family District	Undeveloped
South	R-10(A) Single Family District	Single family
West	R-16(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently undeveloped. Property to the north across West Kiest Boulevard is a single family attached subdivision built out under PD No. 511. Property to the east along West Kiest is also undeveloped. There is also single family to the west across Guadalupe Avenue and to the south. 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 West Kiest, there is not an established pattern of districts, and nearby zoning includes existing MF-2(A), TH-2(A) based planned development, R-7.5(A), and CR Community Retail.

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	R-7.5(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		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Alcoholic beverage manufacturing		
Gas drilling and production		
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	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center		S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open enrollment charter school or private school	S	S
Public school other than an open enrollment charter school	S	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		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Placement of fill material		
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	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
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		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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.		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
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	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Local utilities	★	★
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	★	★
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 R-7.5(A)	25' min 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: 30' on Guadalupe 25' on Kiest 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 significantly limited by RPS, ranging from 26' on the property perimeter to 55' at a maximum 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, the single family districts within the block would impose blockface continuity on the subject property, which would entail 30 foot front setback on Guadalupe Avenue and a 25 foot setback on West Kiest Boulevard.

The applicant has not stated any intent to include mixed income housing units, but the bonuses available to multifamily and retirement uses allowed broadly in MF-2(A) are also 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.

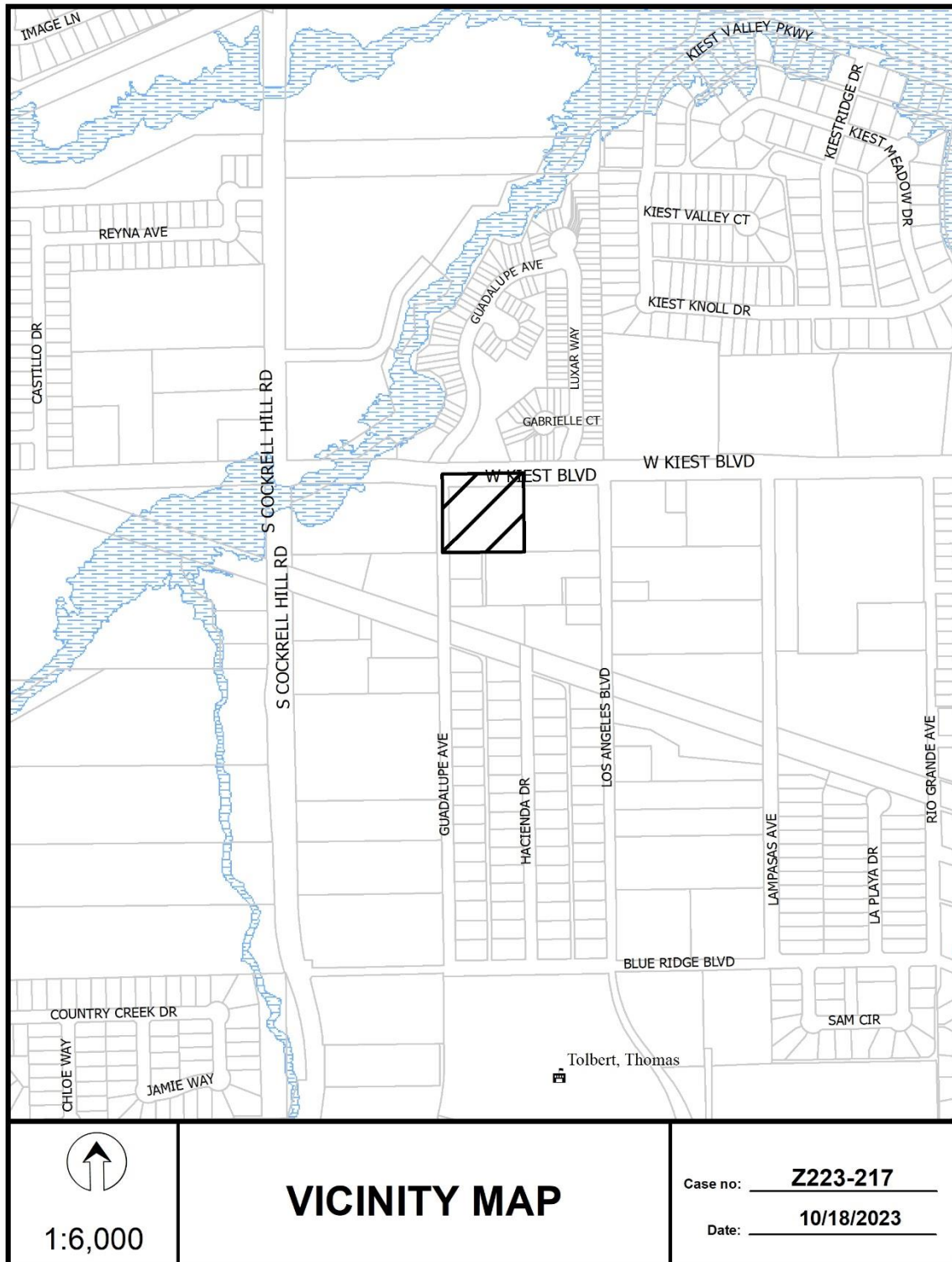
Parking:

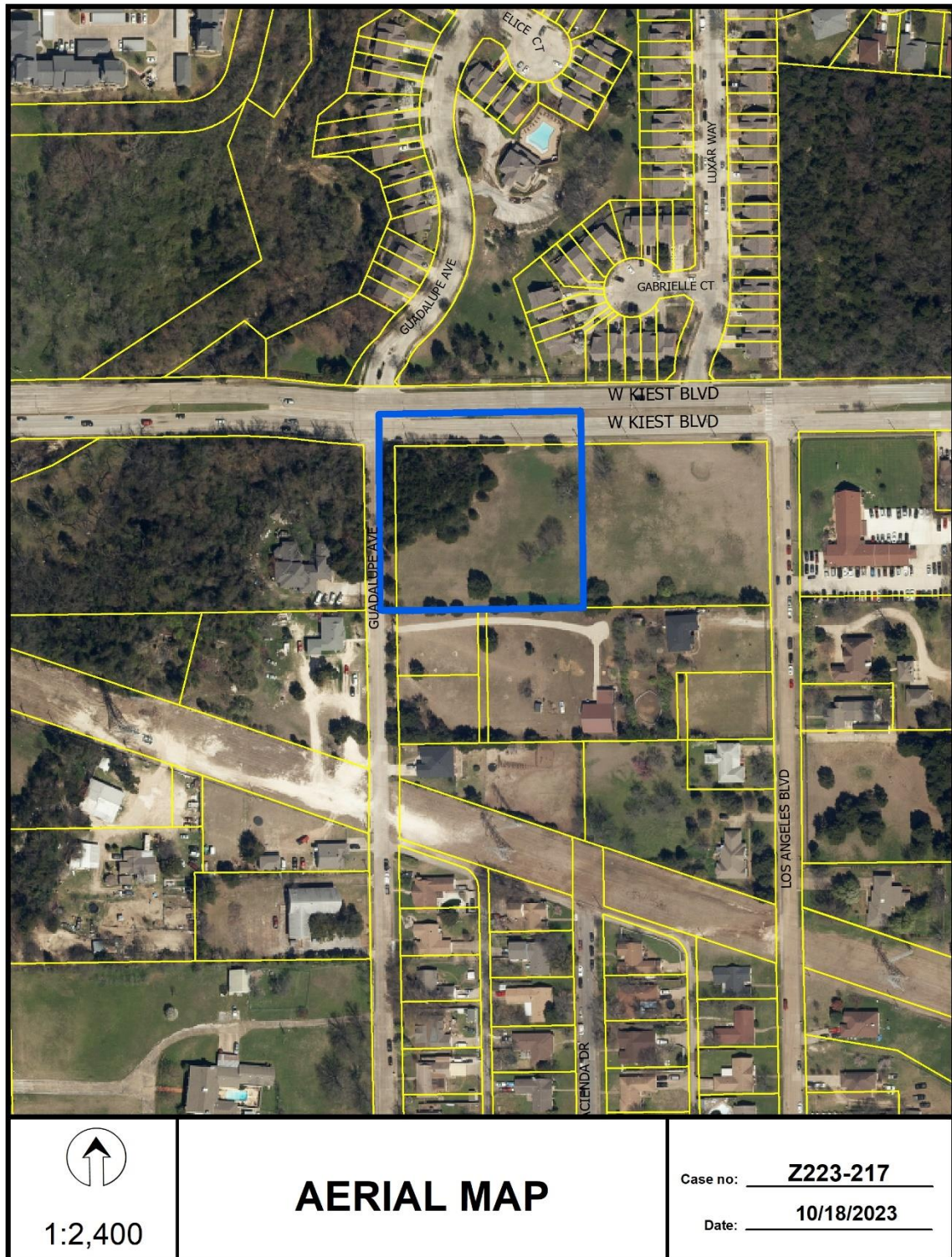
Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a single family use in MF-2(A) is two spaces per unit. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling 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.

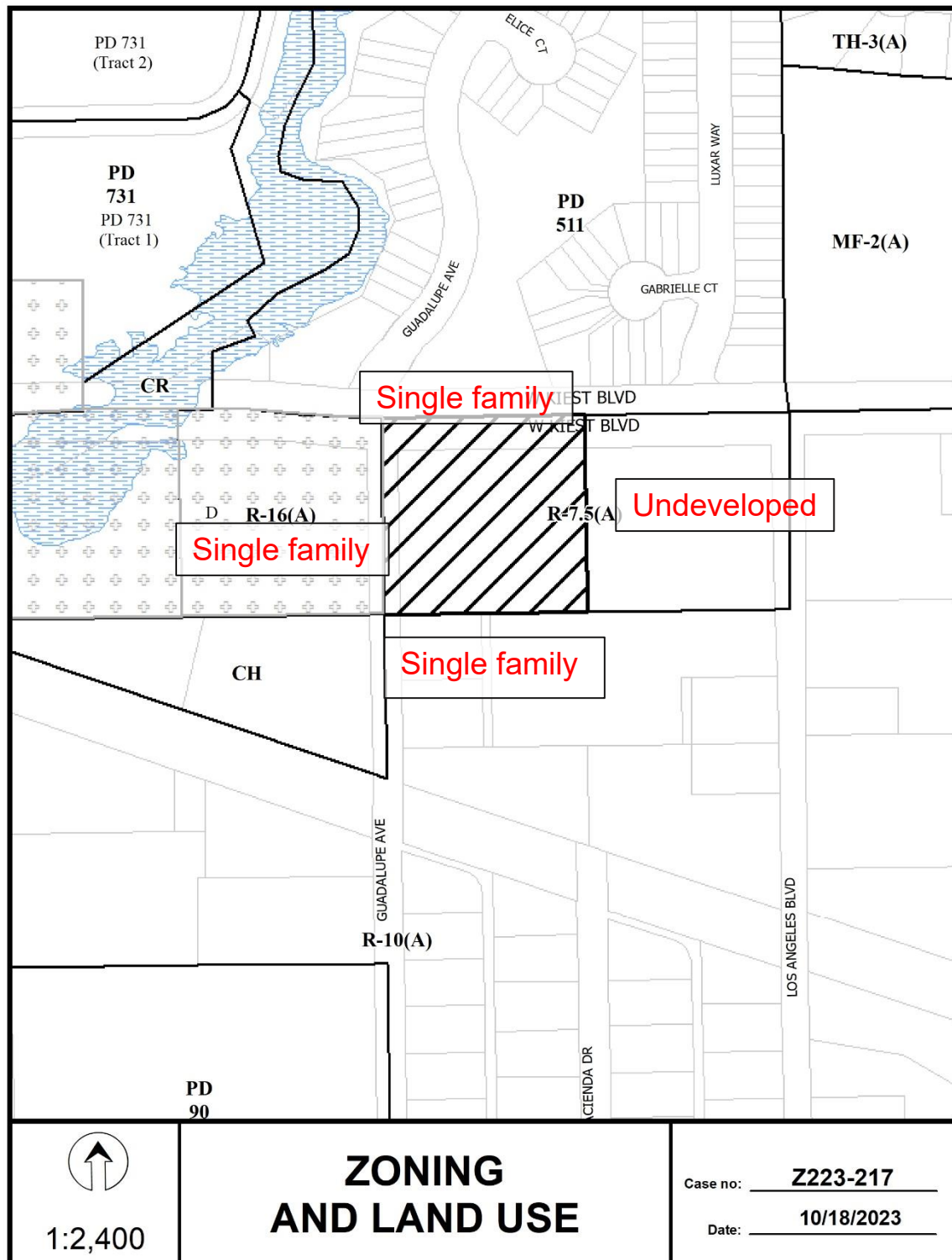
As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

Market Value Analysis:

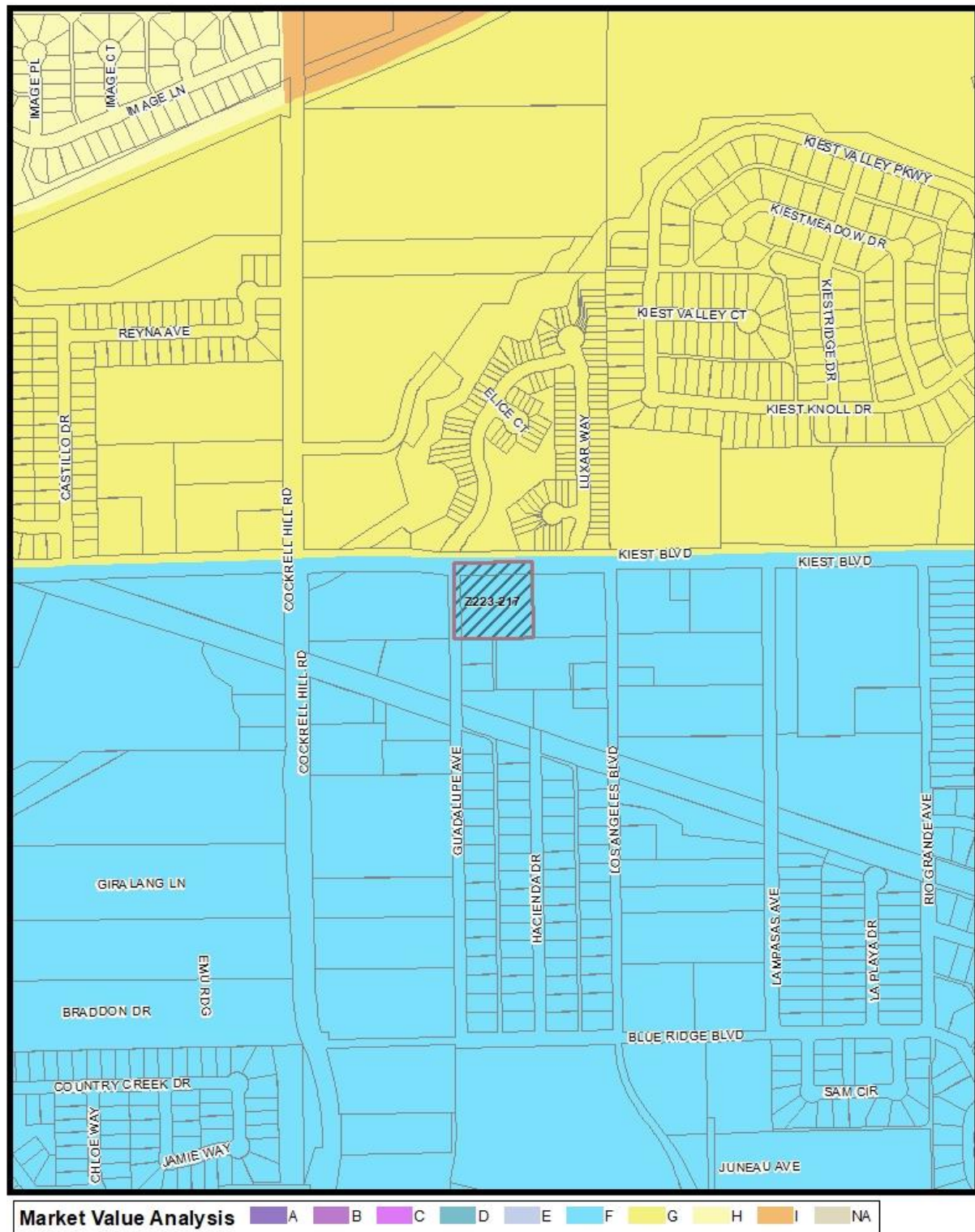
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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.







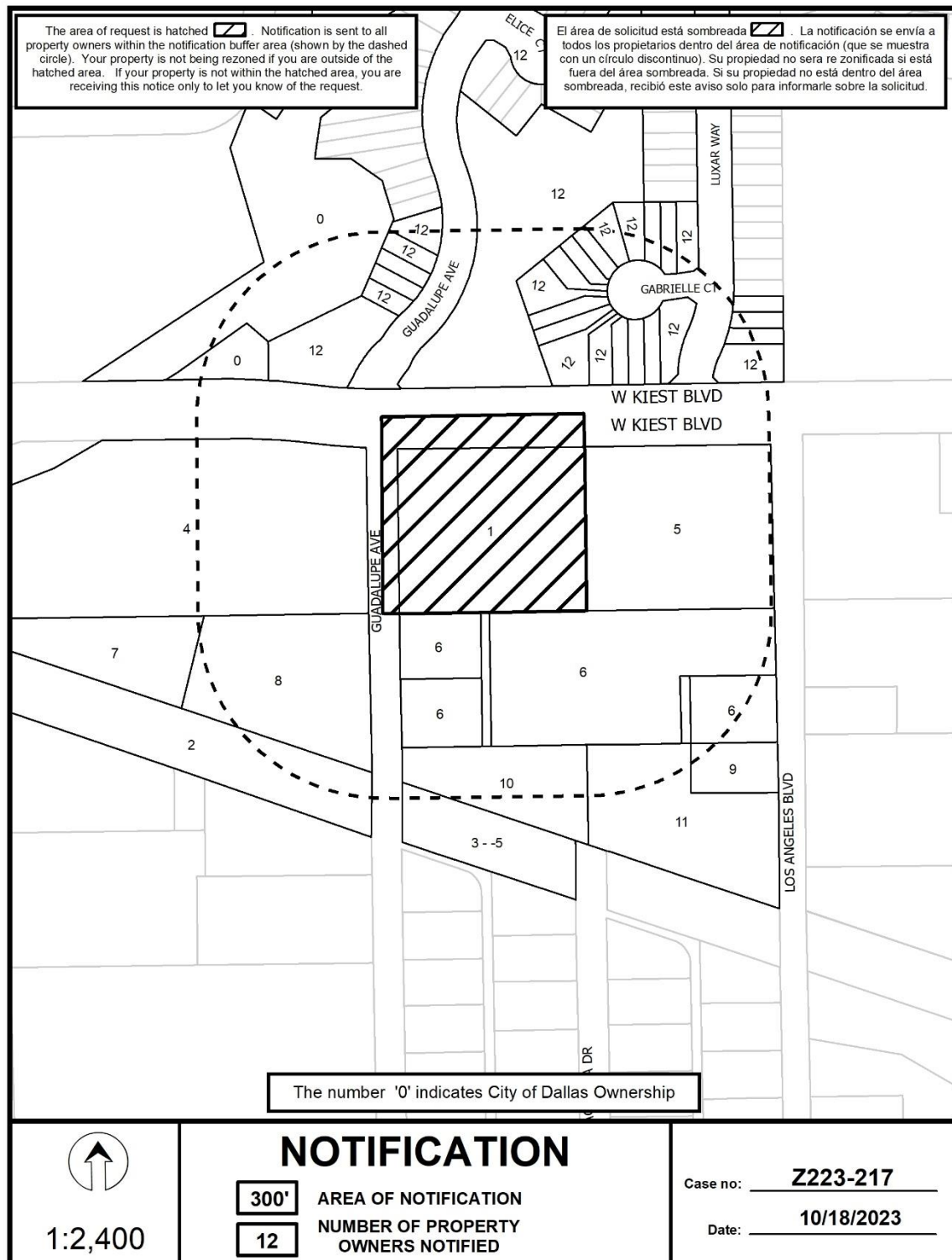
Z223-217(MP)



1:6,000

Market Value Analysis

Printed Date: 1/2/2024



10/18/2023

Notification List of Property Owners

Z223-217

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4106 W Kiest Blvd	MARCEC CONSTRUCTION CO LLC
2	3300 GUADALUPE AVE	ONCOR ELECTRIC DELIVERY COMPANY
3	3300 GUADALUPE AVE	ONCOR ELECTRIC DELIVERY COMPANY
4	4306 W Kiest Blvd	ALCANTAR VIDAL &
5	4006 W Kiest Blvd	MOUNT ZION COGIC
6	3230 GUADALUPE AVE	OLVERA FERMIN
7	3224 S COCKRELL HILL RD	DFW CAPITAL RE PROPERTIES
8	3231 GUADALUPE AVE	FERNANDEZ SUSANA
9	3319 LOS ANGELES BLVD	CRAWFORD PEARLIE
10	3242 GUADALUPE AVE	BOUNYASANE BOUNTHANH &
11	3323 LOS ANGELES BLVD	MEUANSOURINHAKOUN SOMBOUN
12	3100 GUADALUPE AVE	PC LUXAR LLC