

FILE NUMBER: Z234-147(GB) **DATE FILED:** December 29, 2023

LOCATION: Northwest corner of Elam Road and North Prairie Creek Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 5.75 acres **CENSUS TRACT:** 48113011802

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Kent Carter [Sole Owner]

REQUEST: An application for an MU-1 Mixed Use District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow townhomes and commercial retail uses on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. The property is currently undeveloped.
- The lot has frontage on North Prairie Creek Road and Elam Road.
- The applicant proposes to develop the property with townhomes and community retail uses.
- To accomplish this, they request an MU-1 Mixed Use District.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Prairie Creek Road	Principal Arterial	100'
Elam Road	Principal Arterial	100'

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.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Vacant
East	NO(A)	Vacant
South	R-7.5(A)	Vacant
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped much like the areas to the North, East, and South of the site. There are single-family homes located to the west of the site. The applicant's proposed request will be beneficial to the existing single-family neighborhood because it will foster economic growth and provide much needed diverse housing to the area.

The applicant proposes to build townhomes and community retail uses on the site. To accomplish this the applicant requests to rezone the property to MU-1.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed MU-1 District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	SF:5' Other side: 10' Other rear: 15'	1 du/7,500 sf	30'	SF:45% Other: 25%	-----	Single family
Proposed: MU-1	15' Urban Form: 20'	*20'	Base no MUP: 15 du/ac MUP w/ mix of 2 categories: 20 du/ac MUP w/ mix of 3 categories: 25 du/ac	Base no MUP: 80' MUP no retail: 90' MUP w/ Retail: 120'	80%	Proximity Slope U-form Setback Tower Spacing Visual Intrusion	Office, retail and personal service, lodging, residential

MU-1

*Minimum side yard is: 20 feet- adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A). No minimum in all other cases.

* Minimum rear yard is: 20 feet- adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A). No minimum in all other cases.

Floor Area Ratio

Use	Base (No MUP)	MUP=2 (No Res)	MUP= 2 (With Res)	MUP=3 (No Res)	MUP= 3 (With Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	----	0.95
Retail and Personal Service	0.4	0.5	0.5	0.6	0.6
Total Development	0.8	0.9	1.0	1.0	1.1

Landscaping:

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

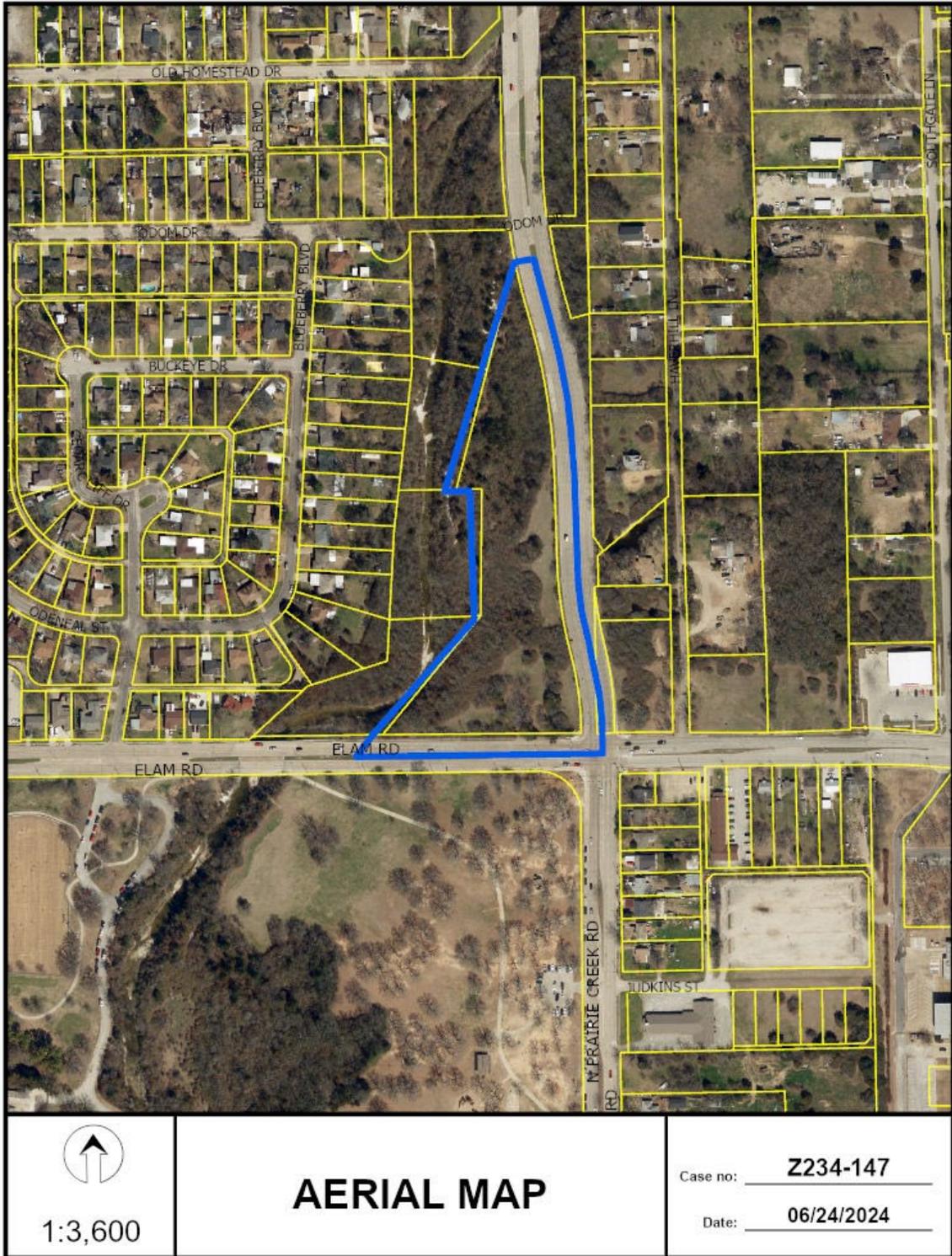
Parking:

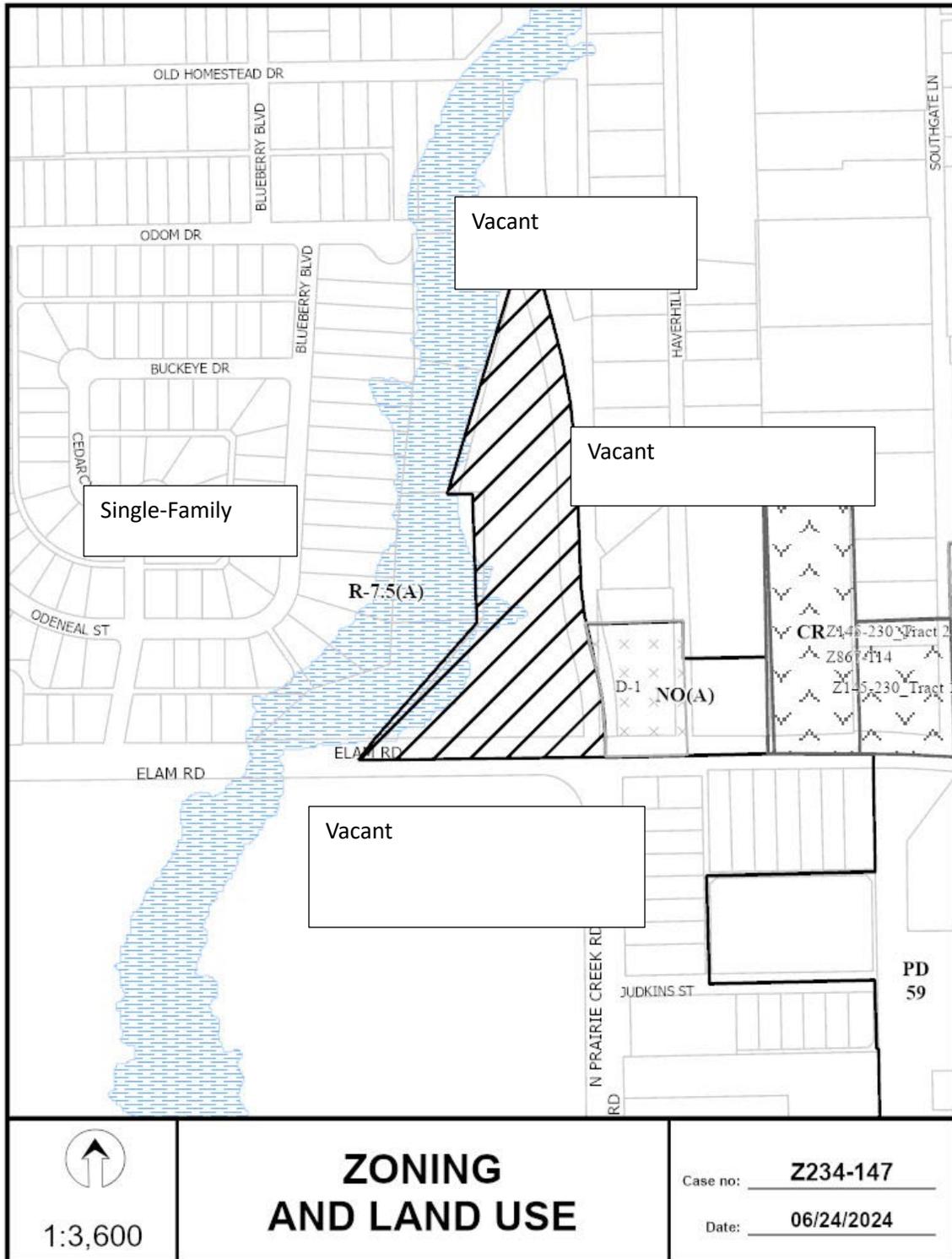
Pursuant to the Dallas Development Code, the off-street parking requirement for single family is two spaces per dwelling unit. The parking requirement for general merchandise food store 3,500 square feet or less is one per 200 square feet of floor area. The parking requirement for personal service use is one parking space per 200 square feet of floor area. The parking requirement for office use is one parking space per 333 of floor area space. The applicant would be required to comply with standard parking ratios at permitting.

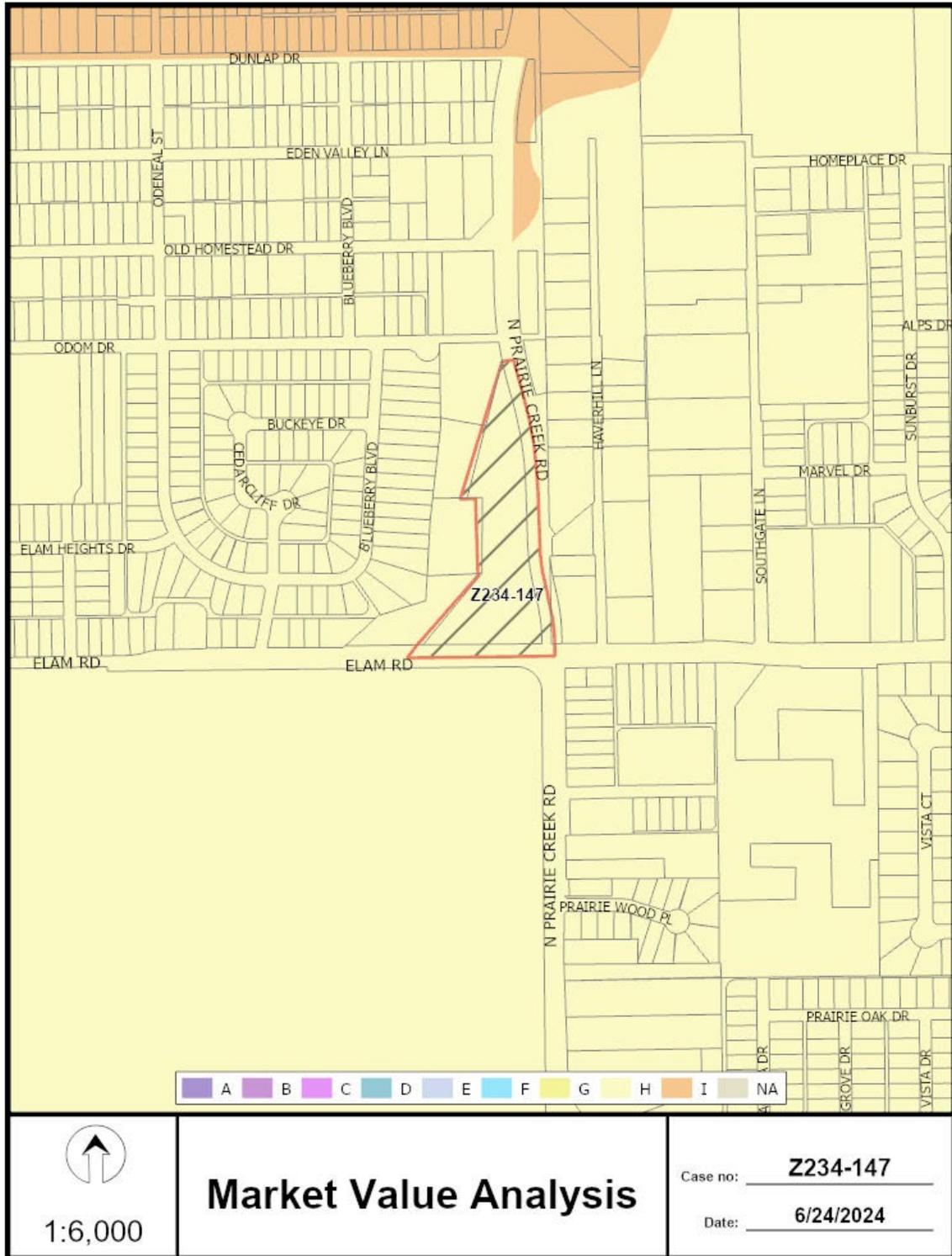
Market Value Analysis:

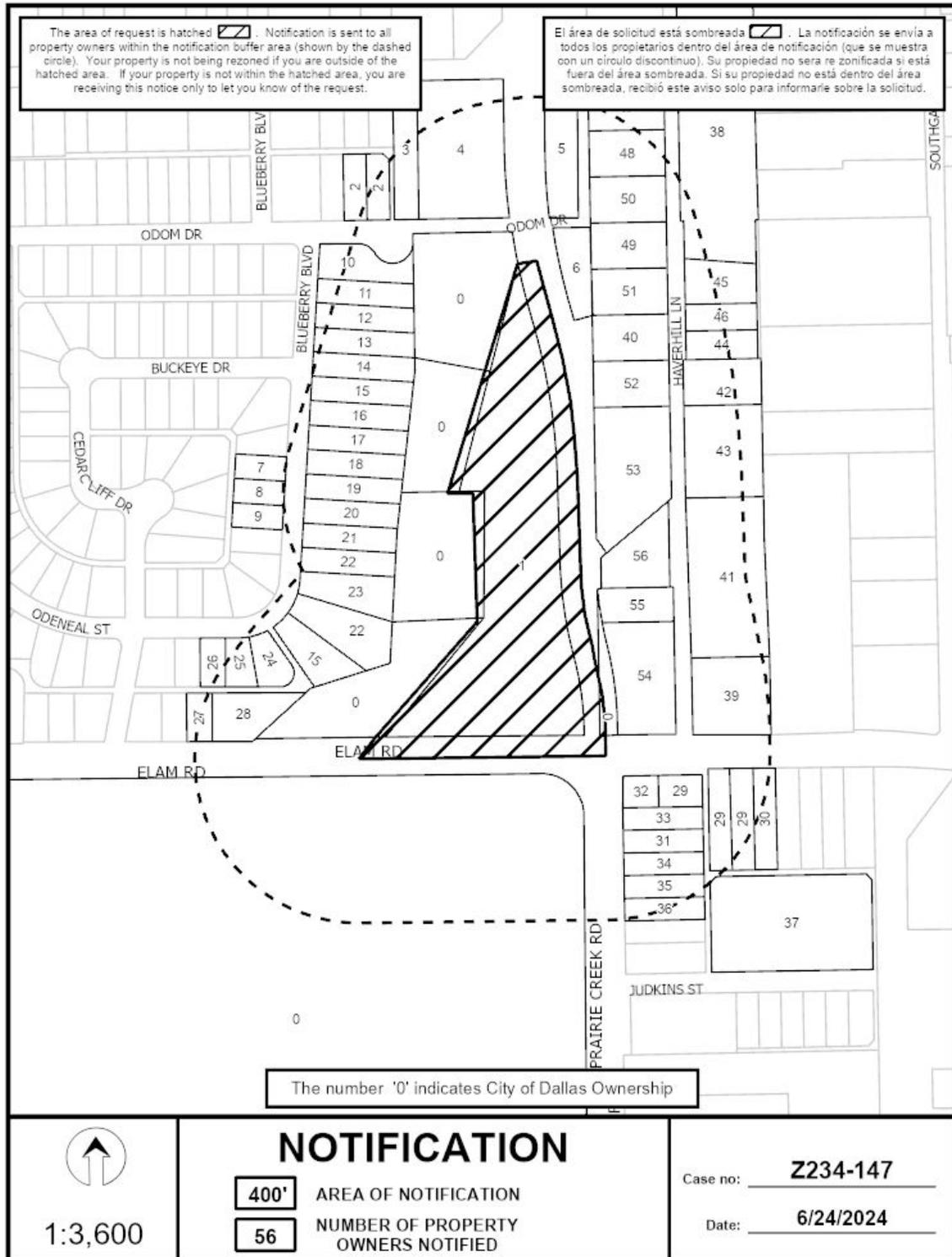
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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











06/24/2024

Notification List of Property Owners***Z234-147******56 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8702 ODOM DR	CARTER KENT
2	8815 ODOM DR	RIVERA MIRIAM RUBI CORNEJO
3	8826 OLD HOMESTEAD DR	DUKE MARY JULIA
4	8832 OLD HOMESTEAD DR	DUKE MARY JULIA
5	700 PRAIRIE CREEK RD	Taxpayer at
6	8702 ODOM DR	CARTER KENT
7	565 BLUEBERRY BLVD	RODRIGUEZ PILAR
8	559 BLUEBERRY BLVD	WILLIAMS DOYLE
9	555 BLUEBERRY BLVD	SMITH CHARLES MADISON
10	620 BLUEBERRY BLVD	MOREIRA DAVID &
11	616 BLUEBERRY BLVD	MOSLEY DONALD G
12	612 BLUEBERRY BLVD	DESANTIAGO JOSE PEDRO BALDERAS
13	608 BLUEBERRY BLVD	THOMAS JEANETTE
14	604 BLUEBERRY BLVD	RAFTER WALKER REAL ESTATE V
15	580 BLUEBERRY BLVD	HOUSE DEARL
16	576 BLUEBERRY BLVD	GARDNER EDWIN G EST OF
17	570 BLUEBERRY BLVD	HOUSE DEARL D
18	566 BLUEBERRY BLVD	VELAZQUEZ ROY
19	560 BLUEBERRY BLVD	CASAS ROBERTO
20	556 BLUEBERRY BLVD	PARKER FLORENCE VAN
21	550 BLUEBERRY BLVD	GARCIA FERNANDO SANTIAGO &
22	546 BLUEBERRY BLVD	HUGHES DORIS E TR
23	540 BLUEBERRY BLVD	OAKLEY NELDA E
24	526 BLUEBERRY BLVD	FAZ PEDRO E &
25	520 BLUEBERRY BLVD	PHELPS EURA DELL
26	516 BLUEBERRY BLVD	CHAVEZ HECTOR

06/24/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8815 ELAM RD	GODINEZ MAYRA
28	8823 ELAM RD	ADORNO GEORGE J &
29	9030 ELAM RD	NEW MILLENNIUM BIBLE FELLOWSHIP
30	9104 ELAM RD	A BETTER PLACE LLC
31	442 N PRAIRIE CREEK RD	BUSTOS DARLINE
32	450 N PRAIRIE CREEK RD	MARTINEZ BENITO & JUANA
33	446 N PRAIRIE CREEK RD	RAMIREZ IRMA
34	438 N PRAIRIE CREEK RD	RUELAS DIEGO &
35	434 N PRAIRIE CREEK RD	BENITEZ LUCIO & PAULINA C
36	430 N PRAIRIE CREEK RD	GONZALEZ LUIS
37	9019 JUDKINS ST	DALLAS COUNTY HOSPITAL DISTRICT
38	734 HAVERHILL LN	ALVAREZ DANIEL C &
39	9019 ELAM RD	LAWVER ROY V & LURLENE O
40	633 HAVERHILL LN	ROMO JESSIE D ETAL
41	538 HAVERHILL LN	CASAS REALIDAD LP
42	622 HAVERHILL LN	ORNELAS MANUEL
43	614 HAVERHILL LN	CARTER KENT
44	630 HAVERHILL LN	NAVARRET ARMANDO
45	640 HAVERHILL LN	LONG SANDRA ANN
46	634 HAVERHILL LN	ESTRADA CARLOS &
47	725 HAVERHILL LN	CRUZ RODOLFO ROBLES &
48	717 HAVERHILL LN	CARDONA HERIBERTO B &
49	701 HAVERHILL LN	LOAN SIMPLE INC
50	709 HAVERHILL LN	HUNSINGER JOSEPH D &
51	641 HAVERHILL LN	BROOKS KATHERINE L
52	623 HAVERHILL LN	BLANFORD GLADYS M &
53	607 HAVERHILL LN	BONNER CORNELIUS
54	523 HAVERHILL LN	CASAS REALIDAD LP
55	527 HAVERHILL LN	CASAS REALIDAD LP
56	533 HAVERHILL LN	PADGETT SHERRY