

FILE NUMBER: Z234-264(LC) **DATE FILED:** June 17, 2024
LOCATION: Southeast line of Spring Avenue, southwest of the intersection of Spring Avenue and Pine Spring Connection
COUNCIL DISTRICT: 7
SIZE OF REQUEST: 5,933 square feet **CENSUS TRACT:** 48113002702

REPRESENTATIVE: Stacie Stewart, BWI Contracts, LLC

OWNER/APPLICANT: Jazman Clay, House to Home Development

REQUEST: An application for an MF-1(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to allow duplex residential uses on the property.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On September 19, 2024, the City Plan Commission moved to hold this case under advisement until the November 7, 2024 hearing.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped (approx. 5,933 square feet in total size).
- Geographically located in East Dallas, South Dallas/Fair Park neighborhood, approx. 4 miles from downtown.
- This lot has frontage only on Spring Avenue.
- The purpose of the request is to rezone the property to an MF-1(A) Multifamily Subdistrict, to allow duplex use.
- Applicant is proposing a duplex, 28’ in total height.
- To accomplish this, the applicant is requesting a general zoning change.
- Case was held under advisement at the September 19, 2024 City Plan Commission meeting.
- There have been no changes to the case since the last meeting.

Zoning History:

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

1. **Z190-207:** On Wednesday, September 9, 2020, the City Council approved an application for a D(A) Duplex Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, located on the Southeast side of Herrling Street, northeast of 2nd Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Spring Avenue	Local Street	--
Scyene Road	PA – Principal Arterial	100’
Pine Spring Connection	Local Street	--

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.

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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

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

Active Area Plans

The South Dallas/Fair Park Economic Development Plan:

This Economic Development Plan aims to address the impacts of high intensity land uses on commercial corridors on adjacent residential neighborhoods. It also aims to create economic development strategies to encourage desirable development along the area's business corridors, while focusing on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed-use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

Objective One: Holistic Strategy

Objective Two: Improve Basic Attributes

Objective Three: Increase Resources

Objective Four: Financial Support and Technical Assistance

Objective Five: Encourage Corridor Reinvestment

The South Dallas/Fair Park Economic Development Plan proposes new strategies and delivery models for revitalization and identifies four development opportunity sites based on project opportunity criteria. Illustrations of these sites demonstrate the main corridor opportunities: Neighborhood Commercial, Community Commercial and Regional Service Commercial.

The Dallas TOD Hatcher Station Area Plan:

The Hatcher Station area is in south Dallas, approximately four miles east of Downtown Dallas. Scyene Road is a major east-west oriented six-lane thoroughfare that forms a belt across the center of the area. The Hatcher Station is located at the intersections of

Scyene Road and Hatcher Street intersection. The study area is within relative proximity to Fair Park and the Trinity forest.

Vision:

The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood-serving retail, housing options and vocational enrichment opportunities. A critical priority is to progressively grow economic vibrancy in the area. Initial steps should include expanded continuing education and jobs training, support to small business entrepreneurs, and new employment-generating commercial uses.

Summary:

The station area plan was developed through the HUD Community Challenge Planning Grant program and is intended to spur transformation of Dallas DART station areas through catalytic projects, public-private partnerships, and reuse and rehabilitation of existing buildings. Each plan developed through this grant outlines an approach to stimulating and guiding redevelopment activities. Primary aspects of these approaches involve identification of strategic opportunities, catalyst development sites, character and design guidelines, and implementation actions. Other plans include: Martin Luther King Jr. Station Area Plan, Lancaster Corridor Station Area Plan, Buckner Station Area Plan and Vickery Meadow Station Area Plan.

The Hatcher Station Area Plan details specific initiatives to create a better future for the area, with attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

The plan outlines a development action plan, adaptive re-use action plan and adaptive re-use guidelines. Key strategies related to financing, outreach, zoning, and transportation will help advance the strategic opportunities outlined in this Plan.

Staff Analysis:

Both area plans listed are important to note due to the location of the subject site being within and adjacent to the neighborhoods mentioned in them. However, after review of both area plans, staff finds that the request does not align with the purpose and goals listed.

The request does not align with the South Dallas/Fair Park Economic Development Plan, as this is referring to business development and increasing commercial uses/aspects of revitalization. It does mention specific areas and corridors but does not mention anything about the subject site. The applicant is proposing residential uses not commercial, therefore not aligning.

Although the Hatcher Station Area Plan is focused more on preservation, adaptive reuse and existing buildings as well as infrastructure being improved, with no emphasis on new

construction, it does provide a land use concept plan that is worth mentioning. The Hatcher Land Use Concept Plan designates land use areas including urban mixed-use, urban neighborhood, industrial area and residential neighborhood. Within those land use categories there are specific uses that the plan deems suitable per category. The land use concept plan identifies the area of request as appropriate for the residential neighborhood and within that category the appropriate uses listed are single family detached homes, commercial and institutional land uses. Although the applicant’s request for new construction of a duplex does not align exactly with the recommended land use type, staff finds the proposal for increased residential uses to be compatible with the overall vision of the Hatcher Station area.

Land Use:

	Zoning	Land Use
Site	PD. No. 595, Subdistrict 1: CC, Subdistrict 2: Tract 10	Undeveloped vacant lot
North	PD. No. 595, Subdistrict 1: D(A) & Subdistrict 1: R-5(A)	Duplex, Single family
South	PD. No. 595, Subdistrict 1: CC, Subdistrict 2: Tract 10	Commercial Retail
East	PD. No. 595, Subdistrict 1: CC, Subdistrict 2: Tract 10	Duplex, Single family
West	PD. No. 595, Subdistrict 1: CC, Subdistrict 2: Tract 10	Commercial Retail

Land Use Compatibility:

The area of request is currently zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The property is currently undeveloped (approx. 5,933 square feet in total size).

In every direction adjacent to the property is zoning district PD. No. 595 with a combination of subdistricts that include duplex, single family and commercial uses. To the north and east of the property are duplex and single family uses. To the south and west of the subject site are the commercial retail uses. With the immediate area being mostly composed of residential uses, including duplex, single and multifamily, as well as a healthy mix of commercial retail, staff finds the applicant’s requested zoning change to an MF-1(A) Multifamily District to be appropriate and compatible with the surrounding area.

Staff supports the applicant’s request to rezone and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current PD. No. 595 with CC Community Commercial Subdistrict 1 and the proposed MF-1(A) Multifamily District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD. No. 595 CC Subdistrict 1	None or 15'	15' adjacent to res OTHER: None or 5'	0.75 office 0.5 retail 0.75 all uses combined	54' 4 stories	60%	Proximity Slope	Retail and personal service, office
Proposed: MF-1(A)	15'	SF: None Duplex: 5'/10' Other: 10'/15'	SF/Duplex: Min lot 3,000 sf MF: 1,000 sf – E 1,400 sf – 1BR 1,800 sf – 2BR +200 sf each addtl BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

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-4.200, 51A-4.213

Use	Existing	Proposed
	CC Subd	MF-1(A) Subd
AGRICULTURAL USES		

Animal production		
Commercial stable		
Community garden	•	
Crop production	•	
Use	CC Subd	MF-1(A) Subd
Market garden	S	S
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	•	
Job or lithographic printing [3,500 sf or less.]	•	
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
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		
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
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
Use	CC Subd	MF-1(A) Subd
Convalescent and nursing homes, hospice care, and related institutions	S	R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital		S
Library, art gallery, or museum	•	S
Open enrollment charter school or private school		
Public or private school	S	S
Surface accessory remote parking		S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign		
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•, S	
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		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★

Live-work unit. [Only one dwelling unit per lot.]	•	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Use	CC Subd	MF-1(A) Subd
Residential hotel		
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments	S	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	S	
Business school	•	
Car wash		
Commercial amusement (inside)	S	
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	S	
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store	•	
Food or beverage store. [SUP if less than 5,000 sf.]	•, S	
Furniture store	•	
General merchandise 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	D	
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	★	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Use	CC Subd	MF-1(A) Subd
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use		
Theater	•	
Tobacco shop	S	
Truck stop		
Vehicle display, sales, and service	S	
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
Post office	•	
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed		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	S	
Accessory Use	CC Subd	MF-1(A) Subd
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	S, ★	★
Recycling drop-off for special occasion collection		★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		
Community center (private)		
Day home		
Game court (private)		
General waste incinerator		
Helistop		S
Home occupation		
Medical/infectious waste incinerator		S, ★
Outside display of merchandise		
Outside sales		
Outside storage		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended, plus the additional landscaping provisions of PD No. 595.

Parking:

Under the requested MF-1(A) Multifamily District, the applicant proposes a duplex. Pursuant to the Dallas Development Code, the off-street parking requirement for duplex use within an MF-1(A) Multifamily District is two spaces per dwelling unit. The applicant proposed to have two dwelling units; therefore, they will be required to provide a total of 4 parking spaces.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed MF-1(A) Multifamily District.

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 target intervention strategies more precisely 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 in an “H” MVA area. The site is surrounded by the “H” MVA area in all directions immediately adjacent to the site.

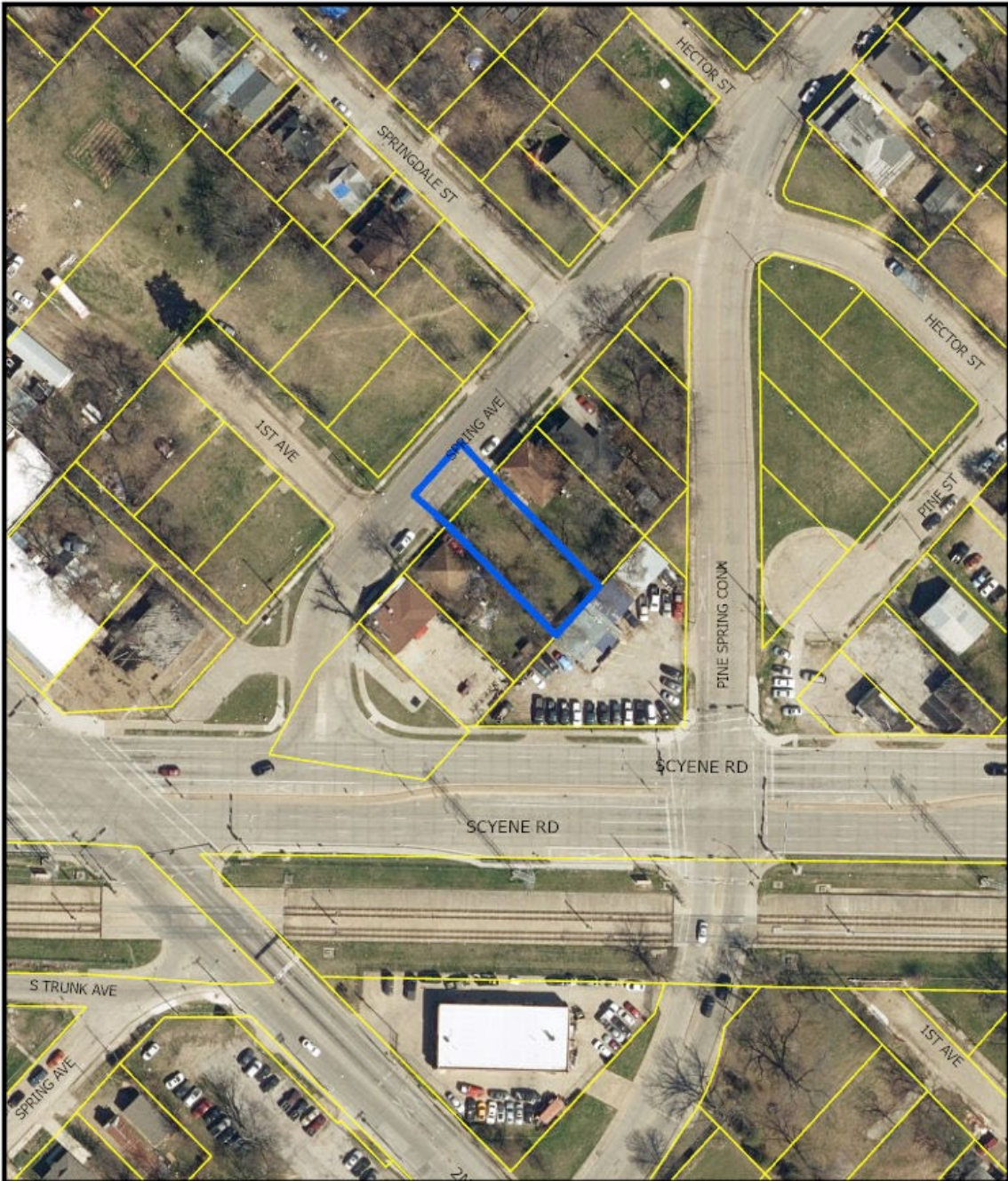
Z234-264(LC)

List of Officers

House to Home Development

Jazman Clay, Manager



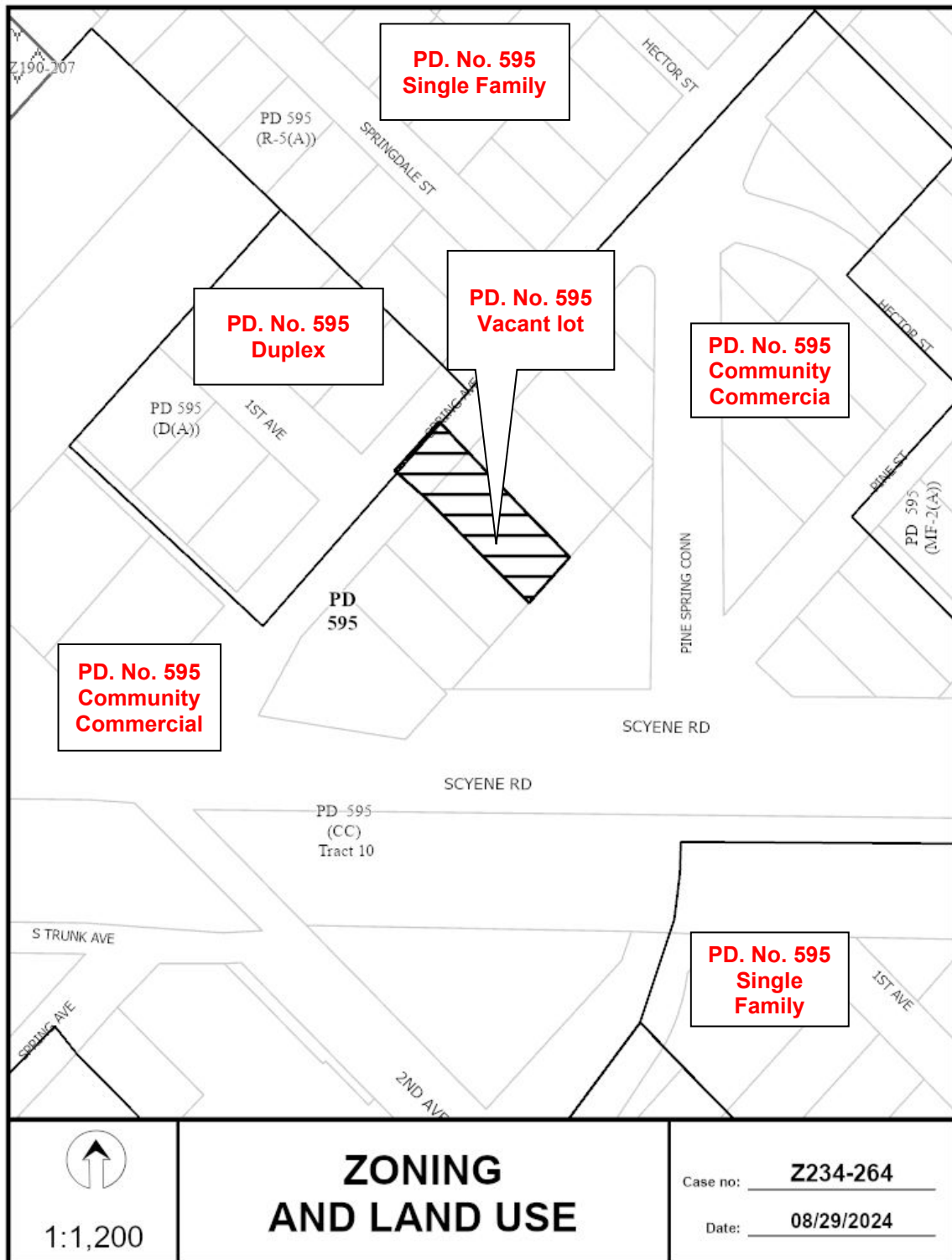


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AERIAL MAP

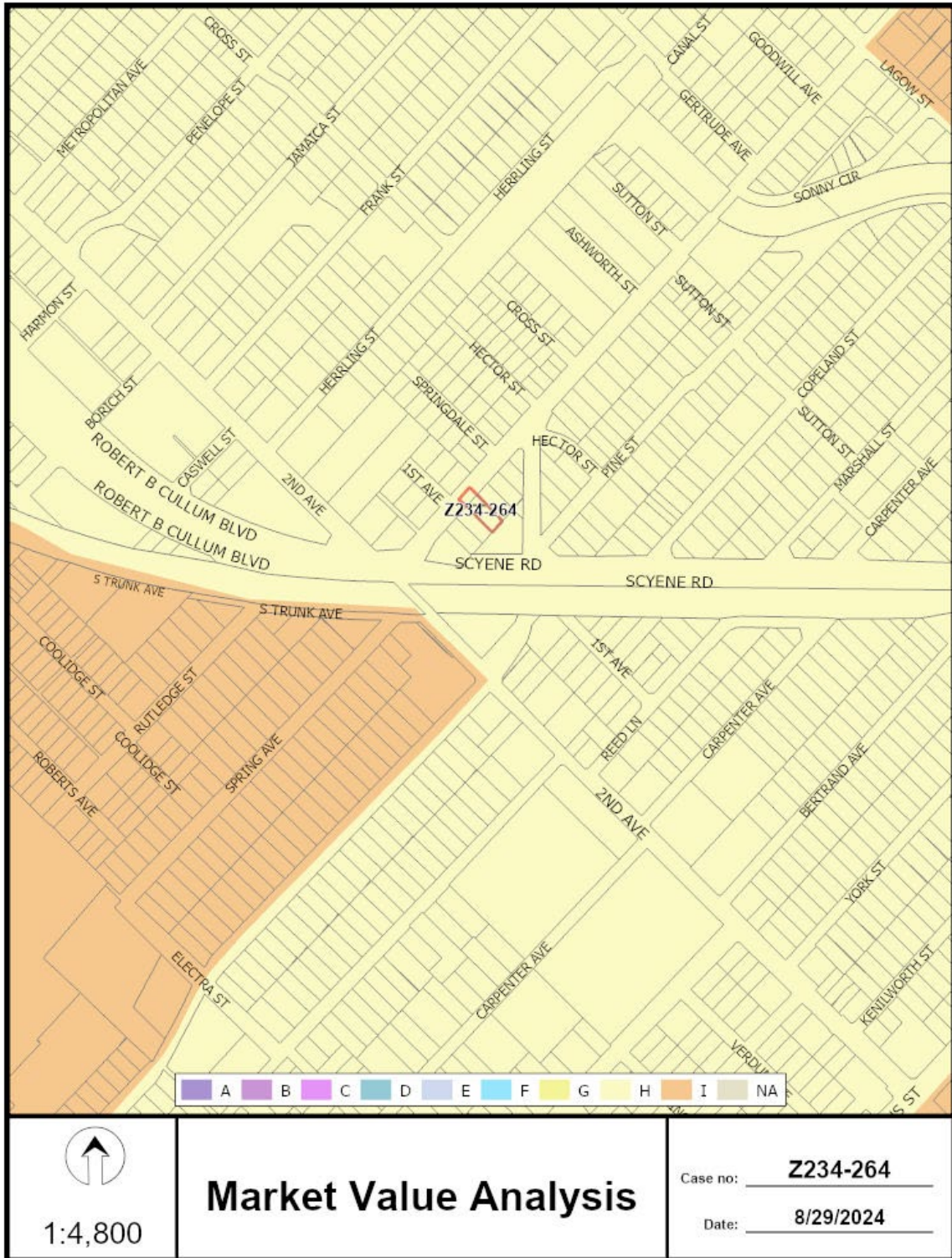
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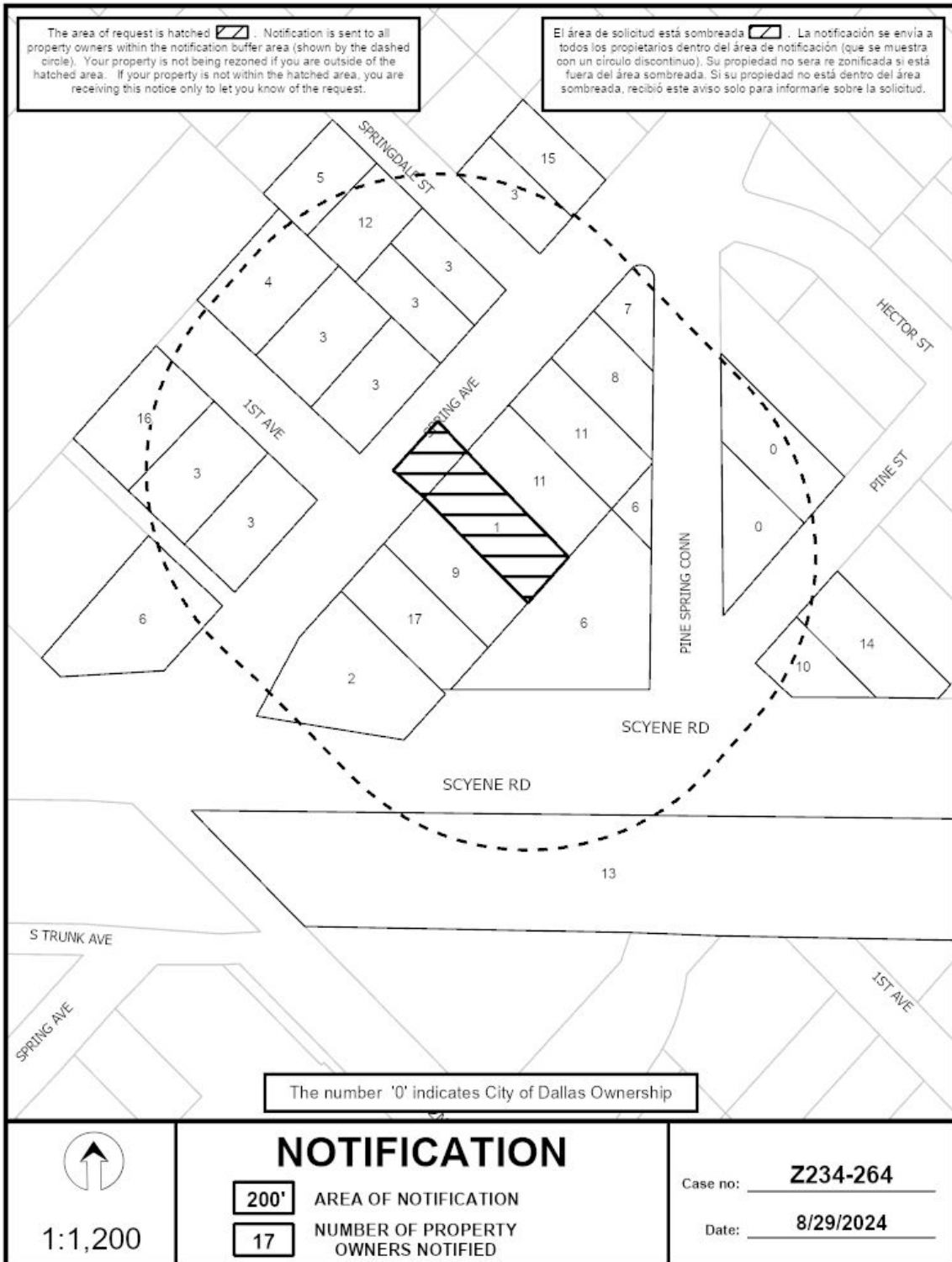
Date: 08/29/2024





Z234-264(LC)





Z234-264(LC)

08/29/2024

Notification List of Property Owners

Z234-264

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3524 SPRING AVE	ABDULLAH NIMAT
2	4002 SCYENE RD	STATE OF TEXAS
3	3535 SPRING AVE	GOOD URBAN DEVELOPMENT LLC
4	2714 1ST AVE	DALLAS AREA HABITAT FOR HUMANITY
5	2719 SPRINGDALE ST	THOMPSON SHERRY
6	4040 SCYENE RD	WALKER MARK E
7	3610 SPRING AVE	SOUTHWESTERN BELL
8	3606 SPRING AVE	Taxpayer at
9	3522 SPRING AVE	JACKSON SANDRA &
10	4106 SCYENE RD	DA BIZZNESS TAX TITLE &
11	3530 SPRING AVE	PROPES TONYETTE
12	2723 SPRINGDALE ST	MCKINNEY KELDRICK
13	401 S BUCKNER BLVD	DART
14	4108 SCYENE RD	DA BIZZNESS TAX TITLE &
15	3615 SPRING AVE	COTTON FRAZIER LEROY
16	2713 1ST AVE	LUX HOMES CORPORATION
17	3518 SPRING AVE	SYLVESTOR CAROL