

**FILE NUMBER:** Z212-343(MP) **DATE FILED:** September 15, 2022

**LOCATION:** West corner of South Fitzhugh Avenue and Gaisford Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 13.6 acres **CENSUS TRACT:** 48113020300

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**REPRESENTATIVE:** Karl A. Crawley, Masterplan

**OWNER:** City of Dallas

**APPLICANT:** Fair Park First

**REQUEST:** An application for an MC-1 Multiple Commercial District on property zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District.

**SUMMARY:** The purpose of the request is to allow development of a commercial parking lot or garage use.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District and is developed with a surface parking facility that serves Fair Park.
- The existing surface parking facility currently provides roughly 1,665 parking spaces.
- MC-1 Multiple Commercial District functions similarly to an MU-1 Mixed District in terms of uses, but it does not include residential uses. The proposed district will allow the necessary height to construct the proposed garage, whereas other light commercial districts may not allow the requested height of 56 feet.

**Zoning History:**

There have been three zoning cases in the area in the last five years.

1. **Z190-146** On September 23, 2020, the City Council denied an application for a Specific Use Permit for a tower/antenna for cellular communication, on the east line of South Fitzhugh Avenue, north of Lagow Street.
2. **Z189-325:** On March 25, 2020, the City Council approved an application for a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses on property zoned an D(A) Duplex District, located on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.
3. **Z201-217:** On August 11, 2021, the City Council approved an application for an amendment to Specific Use Permit No. 2218 for a local utilities use limited to utility services on property zoned MF-2(A) Multifamily District located on the south line of Bank Street, east of Herndon Drive.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW / Proposed ROW
South Fitzhugh Avenue	Minor Arterial	Variable / 100 feet Bike Plan
Gaisford Street	Local Street	60 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. The *forwardDallas! Comprehensive Plan* 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 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**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.

The proposed district will better align existing zoning districts with their surroundings and allow consolidation of surface parking, which should improve quality of life and maintain neighborhood scale and character.

**Area Plans:**

**South Dallas Fair Park Economic Development Plan**

The South Dallas Fair Park Economic Development Plan focuses 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 applicant's request complies with the recommendations of the South Dallas Fair Park Economic Development Plan. The proposed development furthers objectives One, Two, and Five. The fundamental objectives listed above are overall intended to encourage revitalization and reinvestment within the existing framework. The proposed change furthers the goal to improve the basic attributes, among which are landscaping, urban design, and access to goods and services. The reactivation and continued maintenance of this underutilized space encourages the property-by-property revitalization called for by this plan. Redevelopment would support urban design by requiring compliance with current landscaping code, allowing consolidation of surface parking, and allowing

additional height. Removal of residential zoning from this inappropriate siting aids in decreasing incompatible land uses noted by the plan.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR Community Retail District, MF-2(A) Multifamily District, NS(A) Neighborhood Service district	Surface parking
<b>Northeast</b>	IM Industrial Manufacturing District	Warehouse
<b>Southeast</b>	NC Neighborhood Commercial Subdistrict and D(A) Duplex Subdistrict within Planned Development District No. 595	Retail, Undeveloped
<b>Southwest</b>	CR Community Retail District, CS Commercial Service District	Surface parking
<b>Northwest</b>	CS Commercial Service District	Surface parking

**Land Use Compatibility:**

Properties to the northeast across Gaisford Street are developed as warehouses. Across S Fitzhugh Avenue to the southeast are multiple retail buildings as well as four undeveloped lots. Additional surface parking exists to the southwest and northwest. The proposed MC-1 district would be complimentary to these surrounding uses.

The proposed MC-1 district will allow the development of the site with the proposed structured parking facility and allow consolidation of surface parking throughout the Fair Park site. Redevelopment of the site as parking will require new parking areas to conform to modern code standards including Article X, which would aid in mitigating the negative effects of concentrated parking, in comparison to the current site.

MF-2(A) is an inappropriate zoning for the site, as it is surrounded by intense industrial or light industrial districts. The proposed change would be more appropriate in the context of the Fair Park facility and along the large South Fitzhugh corridor. The change would also simplify the multiple districts present on site into one consistent category. The proposed district would form a transitional buffer between the industrial districts to the north and west to the lower intensity neighborhood to the south and east.

**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
(Special)	Consult the use regulations in Section 51A-4.200 as applicable

Use	Existing District	Existing District	Proposed District
	CR	MF-2(A)	MC-1
<b>AGRICULTURAL USES</b>			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>			
Building repair and maintenance shop	R		
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			S
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory	S		S
Technical school			
Tool or equipment rental	•		
Vehicle or engine repair or maintenance			
<b>INDUSTRIAL USES</b>			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			

	Existing District	Existing District	Proposed District
Use	CR	MF-2(A)	MC-1
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	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>			
Adult day care facility	•	S	•
Cemetery or mausoleum	S	S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	S	S	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		R	
Convent or monastery	•	•	•
Foster home		•	
Halfway house			
Hospital	S	S	S
Library, art gallery, or museum	•	S	•
Open enrollment charter school or private school	S	S	S
Public school other than an open enrollment charter school	R	S	R
<b>LODGING USES</b>			
Extended stay hotel or motel			S
Hotel or motel	S		R or S
Lodging or boarding house	S	•	
Overnight general purpose shelter	(Special)		(Special)
<b>MISCELLANEOUS USES</b>			
Carnival or circus (temporary)	(Special)	(Special)	(Special)
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
<b>OFFICE USES</b>			
Alternative financial establishment	S		S
Financial institution without drive-in window	•		•

	Existing District	Existing District	Proposed District
Use	CR	MF-2(A)	MC-1
Financial institution with drive-in window	D		D
Medical clinic or ambulatory surgical center	•		•
Office	•		•
<b>RECREATION USES</b>			
Country club with private membership	•	R	•
Private recreation center, club, or area	•	S	•
Public park, playground, or golf course	•	•	•
<b>RESIDENTIAL USES</b>			
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		•	
<b>RETAIL AND PERSONAL SERVICE USES</b>			
Alcoholic Beverage Establishment	S		S
Ambulance service	R		
Animal shelter or clinic without outside runs	R		R
Animal shelter or clinic with outside runs			
Auto service center	R		R
Business school	•		•
Car wash	D		
Commercial amusement (inside)	• or S		• or S
Commercial amusement (outside)	S		S
Commercial motor vehicle parking			
Commercial parking lot or garage	R		R
Convenience store with drive-through	S		S
Dry cleaning or laundry store	•		•
Furniture store	•		•
Drive in Theater			
General merchandise or food store 3,500 square feet or less	•		•
General merchandise or food store greater than 3,500 square feet	•		•



	Existing District	Existing District	Proposed District
Use	CR	MF-2(A)	MC-1
General merchandise or food store greater than 100,000 square feet	S		S
Home improvement center, lumber, brick or building materials sales yard	•		
Household equipment and appliance repair	•		
Liquefied natural gas fueling station			
Liquor Store	•		
Motor vehicle fueling station	•		•
Mortuary, funeral home, or commercial wedding chapel	•		•
Nursery, garden shop, or plant sales	•		•
Outside sales	S		
Paraphernalia shop	•		
Pawn shop	•		
Personal service use	•		•
Restaurant without drive-in or drive-through service	•		•
Restaurant with drive-in or drive-through service	•		D
Surface parking	•		•
Swap or buy shop	•		S
Taxidermist			
Temporary retail use	•		•
Theater	•		•
Truck stop			
Vehicle display, sales, and service			
<b>TRANSPORTATION USES</b>			
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	S or CC
<b>UTILITY AND PUBLIC SERVICE USES</b>			
Commercial radio or television transmitting station	•		•
Electrical generating plant			

	Existing District	Existing District	Proposed District
Use	CR	MF-2(A)	MC-1
Electrical substation	•	S	•
Local utilities	S / R	S / R	S / R
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	(Special)	(Special)	(Special)
Utility or government installation other than listed	S	S	S
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>			
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	S	S
Office showroom/warehouse			
Outside storage			
Petroleum product storage and wholesale			
Recycling buy-back center	(Special)	(Special)	(Special)
Recycling collection center	(Special)	(Special)	(Special)
Recycling drop-off container	(Special)		(Special)
Recycling drop-off for special occasion collection			(Special)
Sand, gravel, or earth sales and storage			
Trade center			
Vehicle storage lot			
Warehouse			

**Development Standards:**

DISTRICT	SETBACKS		Density / Lot Size	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<b>Existing CR Community retail</b>	15' No max	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope, Visual Intrusion	Retail, personal service, office, restaurant
<b>Existing MF-2(A) Multifamily</b>	15' min No max	Side: 10' Rear: 10' adj res'	800 sf – Efficiency 1,000 sf – 1BR 1,200 sf – 2BR	36'	60%	Proximity Slope	Multifamily, Single family, Duplex
<b>Proposed MC-1 Multiple Commercial</b>	15' min No max	20' adjacent to residential OTHER: No Min.	FAR 0.8	70'	80%	Urban Form Setback, Tower Spacing, Proximity Slope	Retail, personal service, office, restaurant

MC-1 Multiple Commercial District functions similarly to an MU-1 Mixed District in terms of uses, but it does not include residential uses. The proposed district will allow the necessary height to construct the proposed garage, whereas other light commercial districts may not allow the requested height of 56 feet.

**Landscaping:**

Landscaping must be provided in accordance with Article X, as amended.

**Parking:**

There is no minimum parking requirement for the proposed use of a commercial parking lot or garage. Currently, the lot contains 1,665 surface parking spaces. Although the zoning does not necessarily limit the number of spaces that can be built, the applicant has stated roughly 1,900 spaces would be built. While this is an increase in spaces on this singular site, the applicant has stated this development will allow for replacement of the 1,784 space lot to the southwest with the planned community park, which does not require a zoning change. Across the two sites, that would imply a reduction of total spaces of approximately 1,550.

**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 subject property is located within an MVA Category "E" area.

## List of Officers

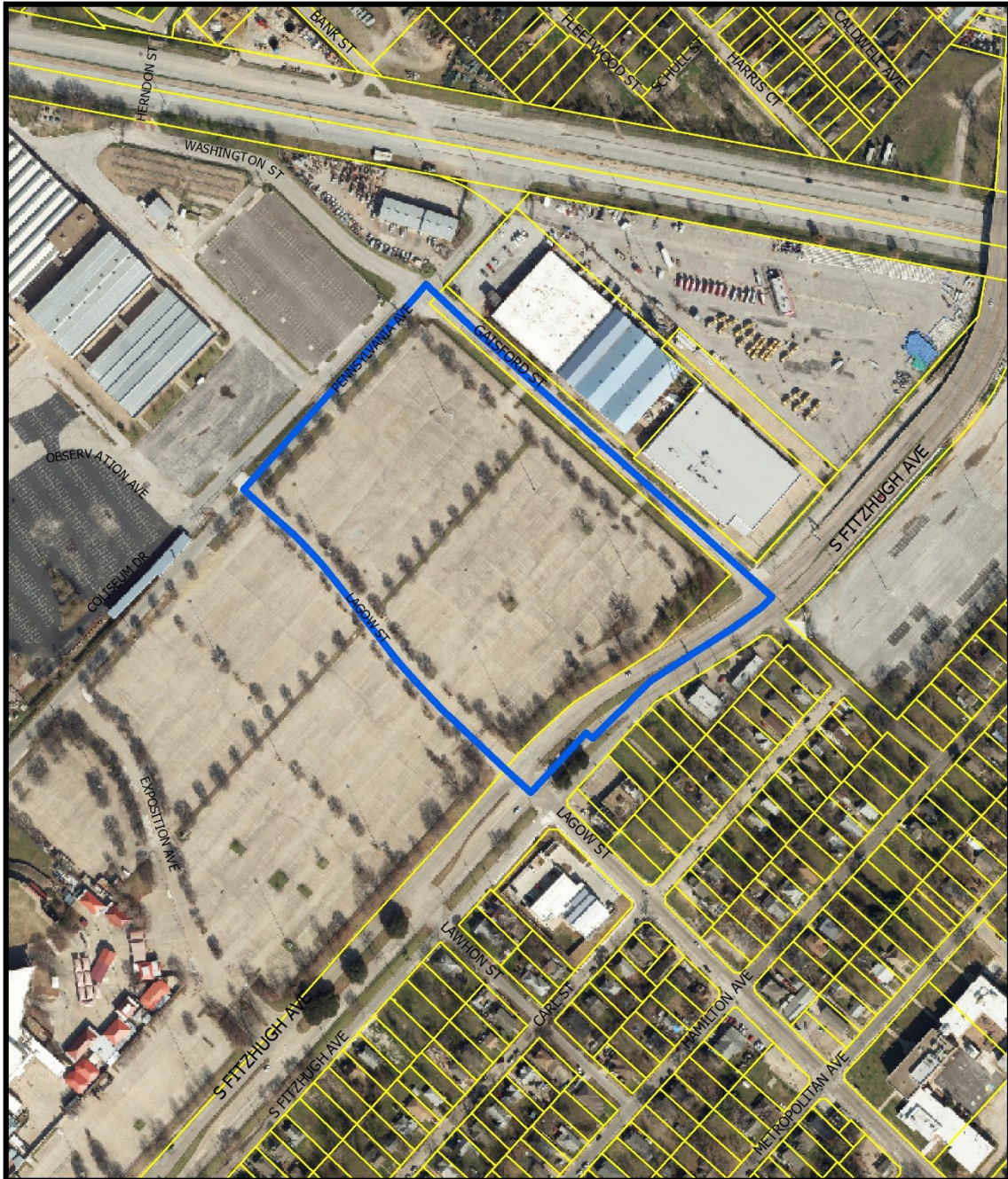
### **Fair Park First Board**

Darren L. James, Board President  
Mercedes Fulbright, Board Member  
Margo Ramirez Keyes, Board Member  
Velvetta Forsythe-Lill, Board Member  
Robert Luxen, Secretary  
Rev. Donald Parish, Sr., Board Member  
Emily Ledet, Board Member  
Ann Smith Barbier-Mueller, Board Member  
Sonja McGill, Board Member  
Jason Brown, Board Member  
Cristina Zertuche Wong, Board Member  
Sonya Woods Rose, Board Member  
Kimerly Shaw, Board Member  
Cristina Lynch, Board Member  
Chris Bowers, Board Member

### **Staff**

Brian Luallen, CEO  
Alyssa Arnold, Director of Strategic Initiatives



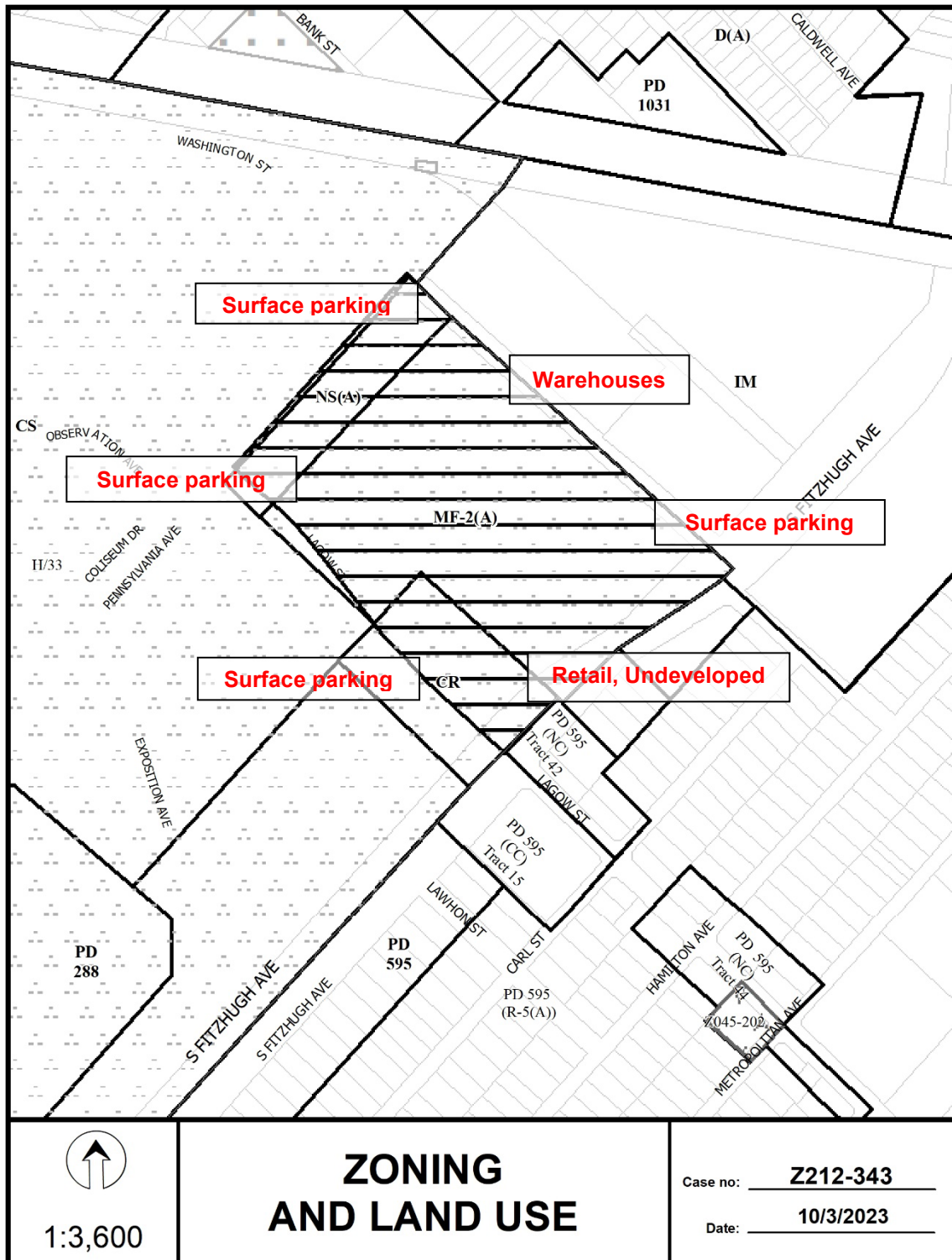


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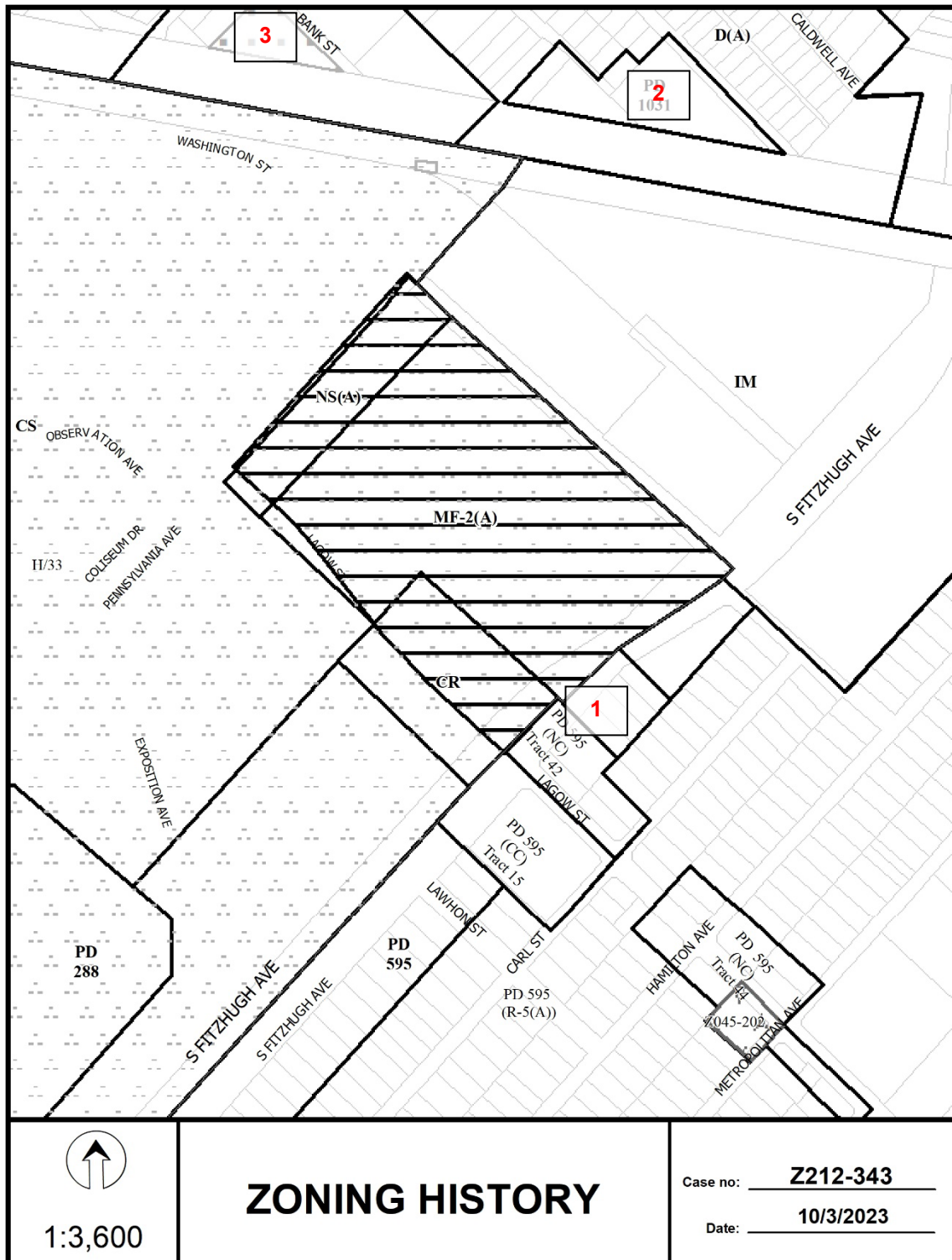
## AERIAL MAP

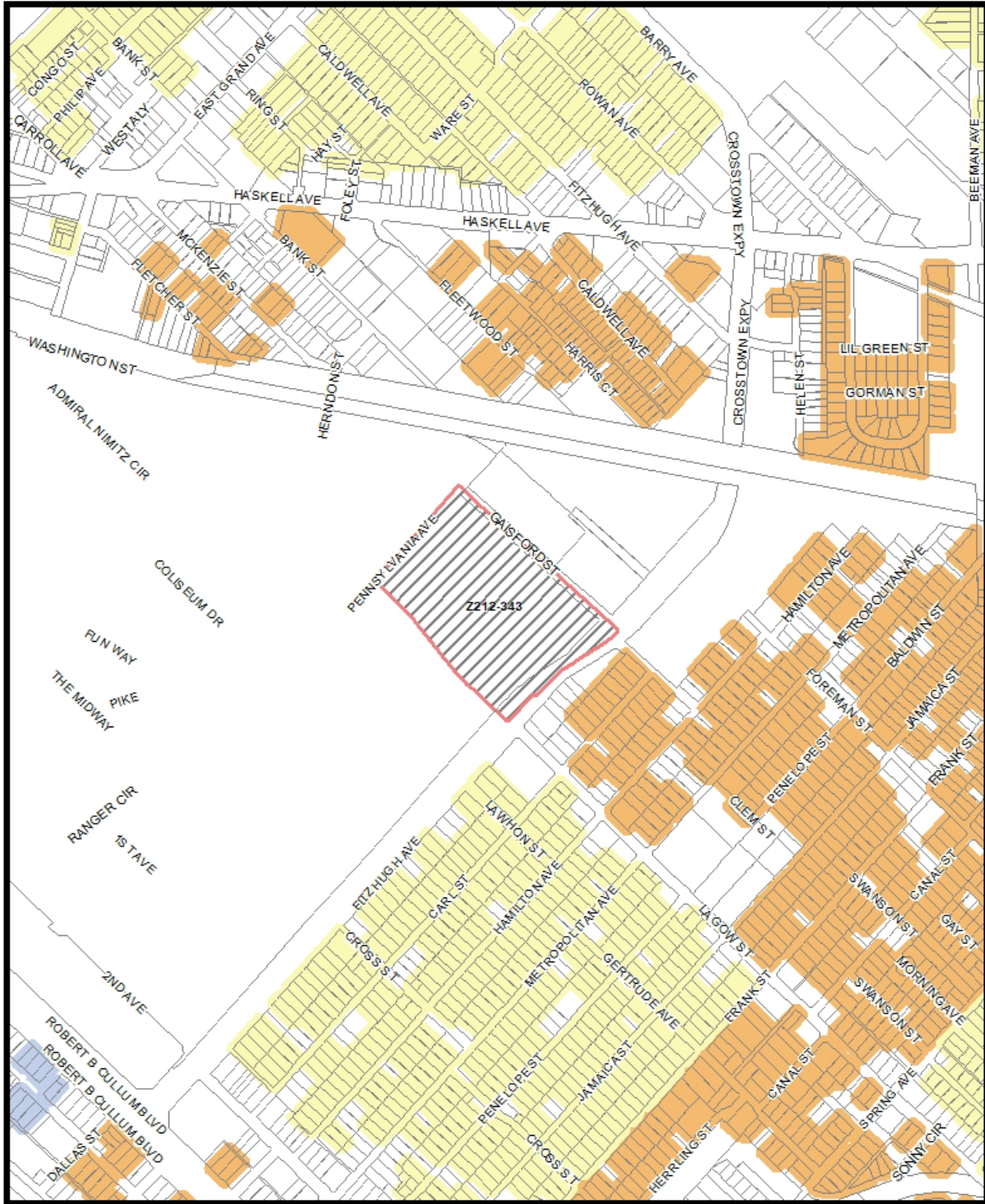
Case no: Z212-343

Date: 10/3/2023









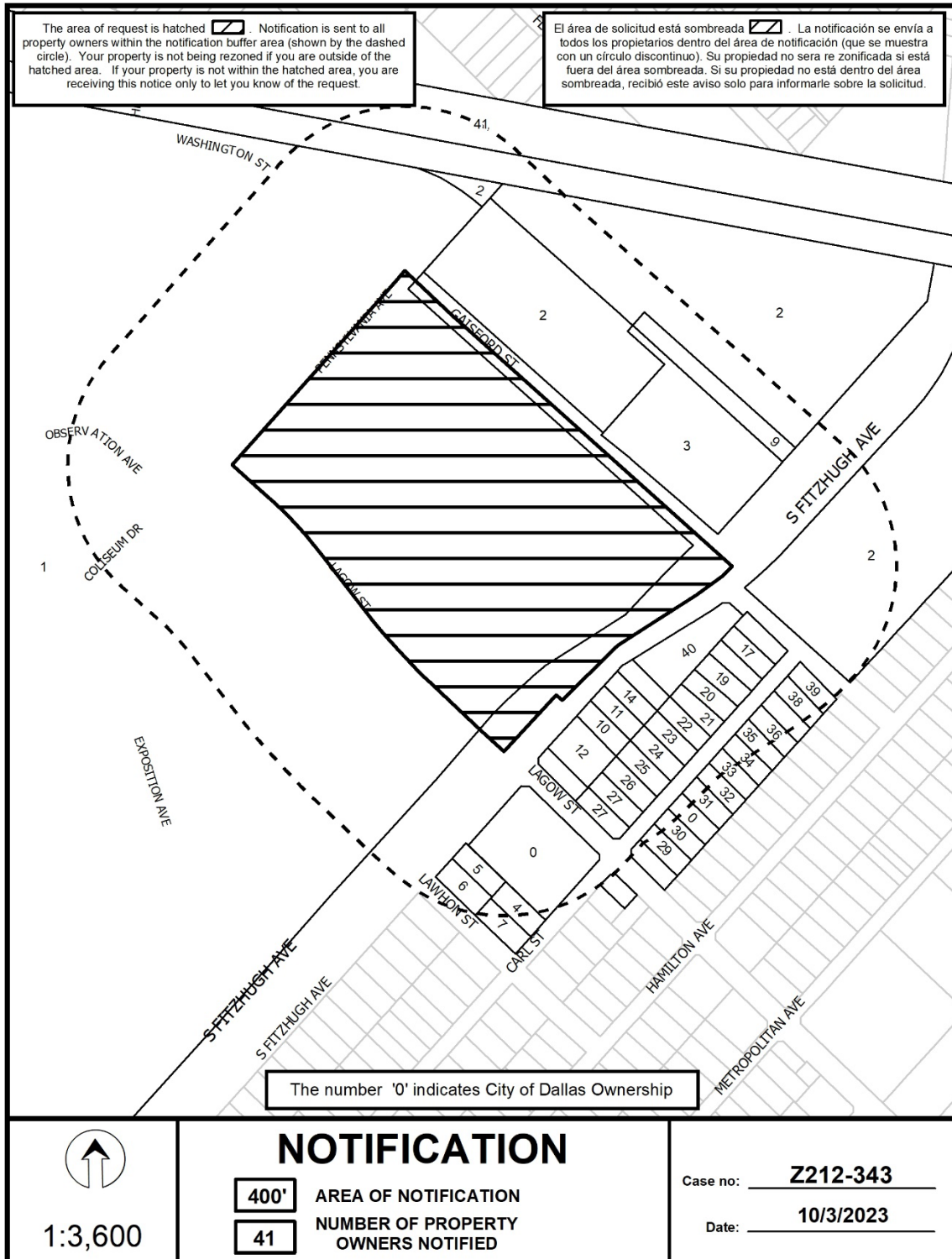
Market Value Analysis



1:7,200

# Market Value Analysis

Printed Date: 10/3/2023



10/03/2023

***Notification List of Property Owners******Z212-343******41 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP
2	4500 PENNSYLVANIA AVE	STATE FAIR OF TEXAS INC
3	1800 GAISFORD ST	DALLAS OPERA THE
4	4107 CARL ST	STEWARD JAMES &
5	4104 S FITZHUGH AVE	CRUZ IRLANDI & WILLIAM
6	4100 S FITZHUGH AVE	MADDEN KEVIN D
7	4103 CARL ST	ECHOLS SAVELLA E
8	4124 CARL ST	RANGEL JUAN
9	4329 S FITZHUGH AVE	DALLAS OPERA
10	4214 S FITZHUGH AVE	Taxpayer at
11	4218 S FITZHUGH AVE	Taxpayer at
12	4206 S FITZHUGH AVE	SOUTH WORLD LTD PS
13	4200 S FITZHUGH AVE	STURDIVANT CHRISTOPHER &
14	4222 S FITZHUGH AVE	BLESS HOUSING LLC
15	4226 S FITZHUGH AVE	Taxpayer at
16	4251 CARL ST	BIGGINS JOHN W
17	4247 CARL ST	DIAZ SERGIO
18	4245 CARL ST	GONZALEZ GUILLERMO
19	4243 CARL ST	HUDGENS JOHNNIE MAE
20	4235 CARL ST	HODGE EARLINE EST OF
21	4231 CARL ST	OIBARA CATTLE FAMILY HOLDINGS LLC
22	4225 CARL ST	WALKER JOHN ETTA
23	4223 CARL ST	CAKAJ ILIR
24	4219 CARL ST	AVITIA GERMAN
25	4215 CARL ST	WEALTHGATES INVESTMENT COMPANY
26	4211 CARL ST	HILL STEPHEN JOHN

Z212-343(MP)

10/03/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4207 CARL ST	RECONCILIATION OUTREACH MINISTRIES INC
28	4202 CARL ST	PRUITT LULA MAE
29	4206 CARL ST	Taxpayer at
30	4210 CARL ST	RIVAS JOSE
31	4218 CARL ST	LEIJA LUIS A
32	4222 CARL ST	DAVIS TELAH & THEODORE EST OF
33	4226 CARL ST	RAMIREZ MIGUEL ANGEL &
34	4230 CARL ST	TUCKER BRITTNEY
35	4238 CARL ST	MCGOWAN DEBRA BAGLEY
36	4240 CARL ST	GIBBS AVA L ROBERTS
37	4242 CARL ST	MEDINA GRACIELA CASTILLO &
38	4246 CARL ST	CHEN KATIE
39	4250 CARL ST	JACKSON TERESA L
40	4248 S FITZHUGH AVE	REEVES GEORGE M III LTD
41	401 S BUCKNER BLVD	DART