HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 28, 2024
ACM: Majed Al-Ghafry

FILE NUMBER: Z223-254(LG) **DATE FILED:** April 28, 2023

LOCATION: Northeast corner of South Lancaster Road and Simpson Stuart Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 0.3229 acres **CENSUS TRACT:** 48113011401

REPRESENTATIVE: Paul Carden

OWNER/APPLICANT: 6730 Lancaster, LLC

REQUEST: An application for an MU-3 Mixed Use District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow a multifamily development.

CPC RECOMMENDATION: **Approval**, subject to deed restrictions volunteered by the applicant at the hearing.

STAFF RECOMMENDATION: **Approval.**

BACKGROUND INFORMATION:

- The area of request is currently developed with a structure and is zoned a CR Community Retail District.

- The applicant is proposing to repurpose the vacant building for multifamily use. They are proposing to develop an approximately 18-unit studio apartment. Thus, they are requesting an MU-3 Mixed Use District.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Lancaster Road	Principal Arterial	107 feet
Simpson Stuart Road	Principal Arterial	100 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 outlining 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 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.3 Attract desired development to the UNT campus area.

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

NEIGHBORHOOD PLUS

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION

Policy 6.2.3 Develop, adopt, and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver if fees, parking reduction; tax abatement; zoning incentives; and other solutions utilized nationally,

GOAL 6.3 ALIGN PLANNING, FUNDING AND COMMUNITY INVESTMENTS WITHIN A QUARTER MILE OF DART STATIONS TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT

Policy 6.3.1 Work with DHA and DART and other agencies to pilot a mixed income TOD project on publicly-owned land to expand housing options near transit and facilitate accessibility to jobs and other services.

Area Plans

The UNT – Dallas Area Plan was adopted by City Council in December 2009. The UNT-Dallas area lies near the IH-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster Road. The UNT-Dallas Area Plan establishes a future development vision and strategies for implementation. The UNT-Dallas campus is the first state university to be established completely within Dallas city limits. The UNT-Dallas campus provides the anchor around which a university town environment is envisioned for the area. The primary intent is to preserve established neighborhoods and promote new development patterns that respond to the UNT-Dallas Campus Master Plan and proposed DART light rail stations.

The site is within the residential area on the northeast corner of S. Lancaster Road and Simpson Stuart Road, approximately a quarter mile from the Camp Wisdom DART station. The concept plan envisions the land use type to be urban mixed-use development to allow for a mix of land uses and building types that are generally located around transit stations. The applicant's request is consistent with the goals and policies of *The UNT – Dallas Area Plan*.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District	Vacant
North	CR Community Retail District	Undeveloped
East	R-7.5(A) Single Family District	Single family
South	CR Community Retail District	Church
Southwest	R-7.5(A) Single Family District	Undeveloped
West	Planned Development No. 625	Undeveloped

Land Use Compatibility:

The area of request is currently developed with a two-story vacant motel built in 1971 and is zoned a CR Community Retail District. This zoning district appears to have been in effect prior to the transition from Chapter 51 to Chapter 51A in the late 1980s. The applicant is proposing to repurpose the vacant building for multifamily use. The existing CR District does not allow the proposed use; therefore, the applicant requests an MU-3 Mixed Use District. Surrounding land uses consist of a single-family neighborhood to the northeast and a church to the south. To the north, west, and south of the requested area

is undeveloped land. However, the property to the west is zoned Mixed Use Subdistrict within Planned Development No. 625. To the northeast along Simpson Road there is existing CH Clustered Housing District and MF Multifamily Districts developed with multifamily use.

It is staff's opinion that the applicant's request for an MU-3 Mixed Use District is appropriate and will not have a negative impact in the surrounding area. Furthermore, the zoning change is consistent with the Comprehensive Plan that envisions the area as an urban mixed-use site.

The MU-3 District allows multifamily use while not restricting the design standards of the adjacent property to the north currently zoned CR Community Retail District. However, per Sec. 51A-4.01(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. There are lots along South Lancaster Road that are zoned an R-7.5(A) District; therefore, the 25-foot front yard of this district would be imposed on the proposed MU-3 District lot and remaining CR District lots.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed MU-3 District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15’	20’ adj. to Res. Other: No min.	0.75 FAR overall 0.5 offices	54’ 4 stories	60%	Proximity Slope, Visual Intrusion	Retail and personal service, office
Proposed: MU-3	15' 20' Urban Form	20' adj. Residential District OTHER: No min.	3.2 FAR base 4.0 FAR max +bonus for res	270’ 20 stories	80%	Proximity Slope Tower Spacing U-Form Setback Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
MIH: MU-3 5% at 81-100% AMFI[1]			+3.0 FAR		85%		

[1] Property is located in an “G” MVA area.

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

	Existing	Proposed
Use	**CR**	**MU-3**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
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	•
Technical school		
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		

	Existing	Proposed
Use	**CR**	**MU-3**
Alcoholic beverage manufacturing		
Gas drilling and production	S	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	★	★
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		S
Hospital	S	R
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
Public or private school		
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel	S	R
Lodging or boarding house	S	
Overnight general purpose shelter	★	★

	Existing	Proposed
Use	**CR**	**MU-3**
MISCELLANOUS USES		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
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	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	R
Commercial amusement (inside)	S,★	S,★
Commercial amusement (outside)	S	S
Commercial motor vehicle parking		
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S

	Existing	Proposed
Use	**CR**	**MU-3**
Drive-In theater		
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	S	S
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	S	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 parking		
Swap or buy shop	S	S
Taxidermist		
Temporary retail use	•	•
Theater	•	•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		S
Helistop		S
Private street or alley		

	Existing	Proposed
Use	**CR**	**MU-3**
Railroad passenger station		S
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	•	•
Local utilities	S,R,★	S,R,★
Police or fire station	•	•
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	S	S
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		

	Existing	Proposed
Use	**CR**	**MU-3**
Trade center		•
Vehicle storage lot		
Warehouse		

Landscaping:

The proposed renovation and reuse of the property will not trigger landscaping. However, if a complete demolition with new construction of floor area is proposed, then Article X would apply with a residential adjacency to the east. 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 multifamily 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. No additional parking is required for accessory uses that are limited principally to residents. The applicant would be required to comply with standard ratios at permitting.

If the applicant provides affordable units as part of the development, the off-street requirement for multifamily is 0.5 space per dwelling unit and at least 15 percent of the required parking must be available for guest parking. This would be the minimum number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

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 not currently within an MVA cluster. To the northeast is a “G” MVA cluster.

List of Officers

6730 Lancaster, LLC

Andrew Ramler, Manager

CPC Action
December 7, 2023

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the northeast corner of South Lancaster Road and Simpson Stuart Road.

Maker: Blair
Second: Herbert
Result: Carried: 10 to 0

For: 10 - Chernock, Hampton, Herbert, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Hall, Rubin

Against: 0
Absent: 4 - Housewright, Treadway, Haqq, Kingston
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 15
Replies: For: 0 Against: 0

Speakers: For: Paul Carden, 8235 Douglas Ave., Dallas, TX, 75225
Against: None

APPLICANT'S VOLUTEERED DEED RESTRICTIONS

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

The following uses are prohibited:

AGRICULTURAL USES.

- Crop production

COMMERCIAL AND BUSINESS SERVICE USES.

- Custom business services
- Electronics service center
- Medical or scientific laboratory
- Tool or equipment rental

INDUSTRIAL USES.

- Temporary concrete or asphalt batching plant

INSTITUTIONAL AND COMMUNITY SERVICE USES.

- Adult day care facility
- Convent or monastery
- Foster home
- Overnight general purpose shelter

MISCELLANOUS USES.

- Carnival or circus (temporary)

OFFICE USES.

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

RECREATION USES.

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

RETAIL AND PERSONAL SERVICE USES.

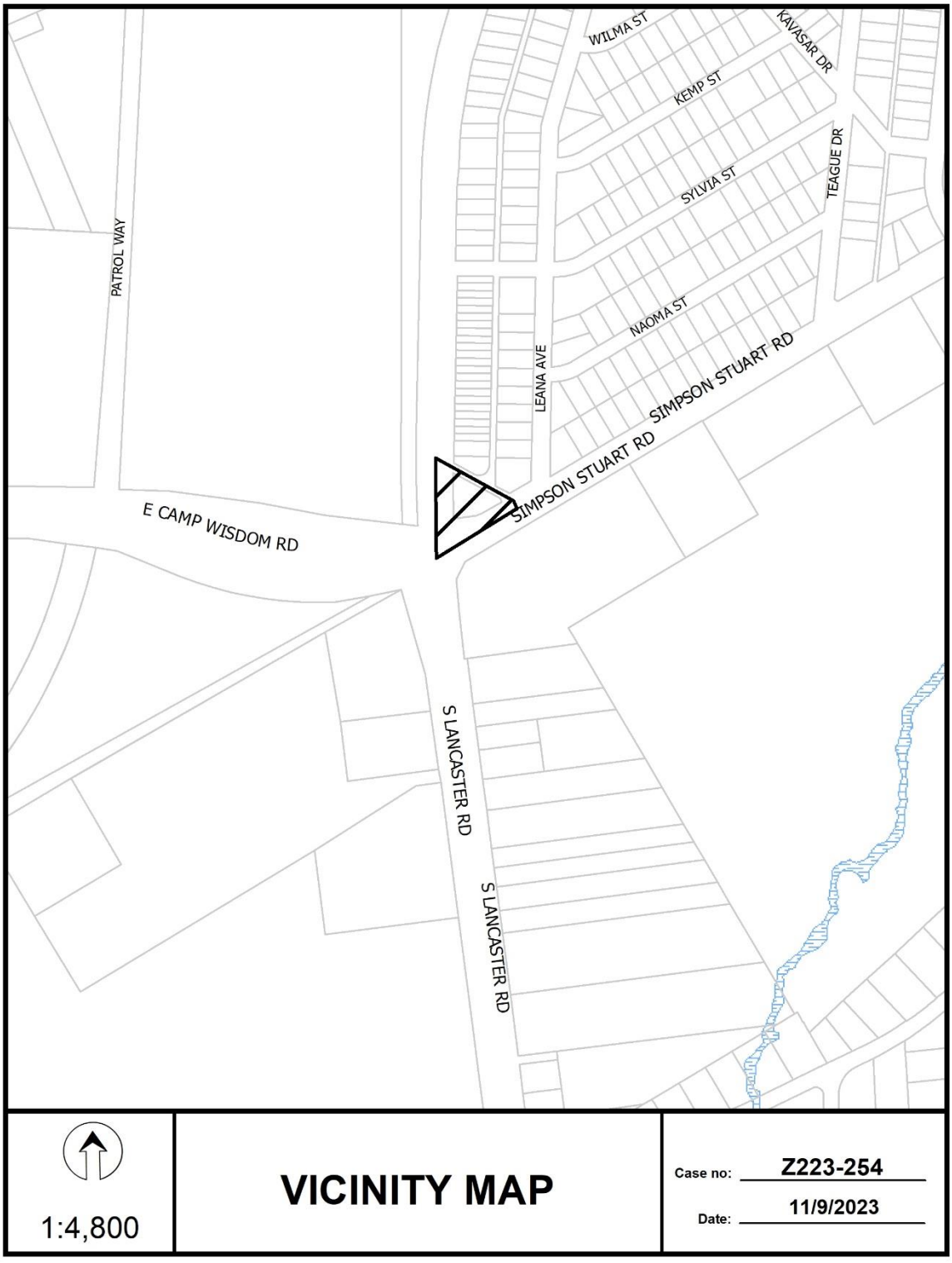
- Alcoholic beverage establishments.
- Auto service center
- Car wash
- Commercial parking lot or garage
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store greater than 3,500 square feet
- Household equipment and appliance repair
- Liquor store
- Mortuary, funeral home, or commercial
- Wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Paraphernalia shop
- Restaurant with drive-in or drive-through service
- Theater

UTILITY AND PUBLIC SERVICE USES.

- Commercial radio or television transmitting station

WHOLESALE, DISTRIBUTION, AND STORAGE USES.

- Office showroom/warehouse
- Recycling buy-back center
- Recycling collection center
- Recycling drop-off container
- Recycling drop-off for special occasion collection
- Trade center


WILMA ST
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KEMP ST
TEAGUE DR
SYLVIA ST
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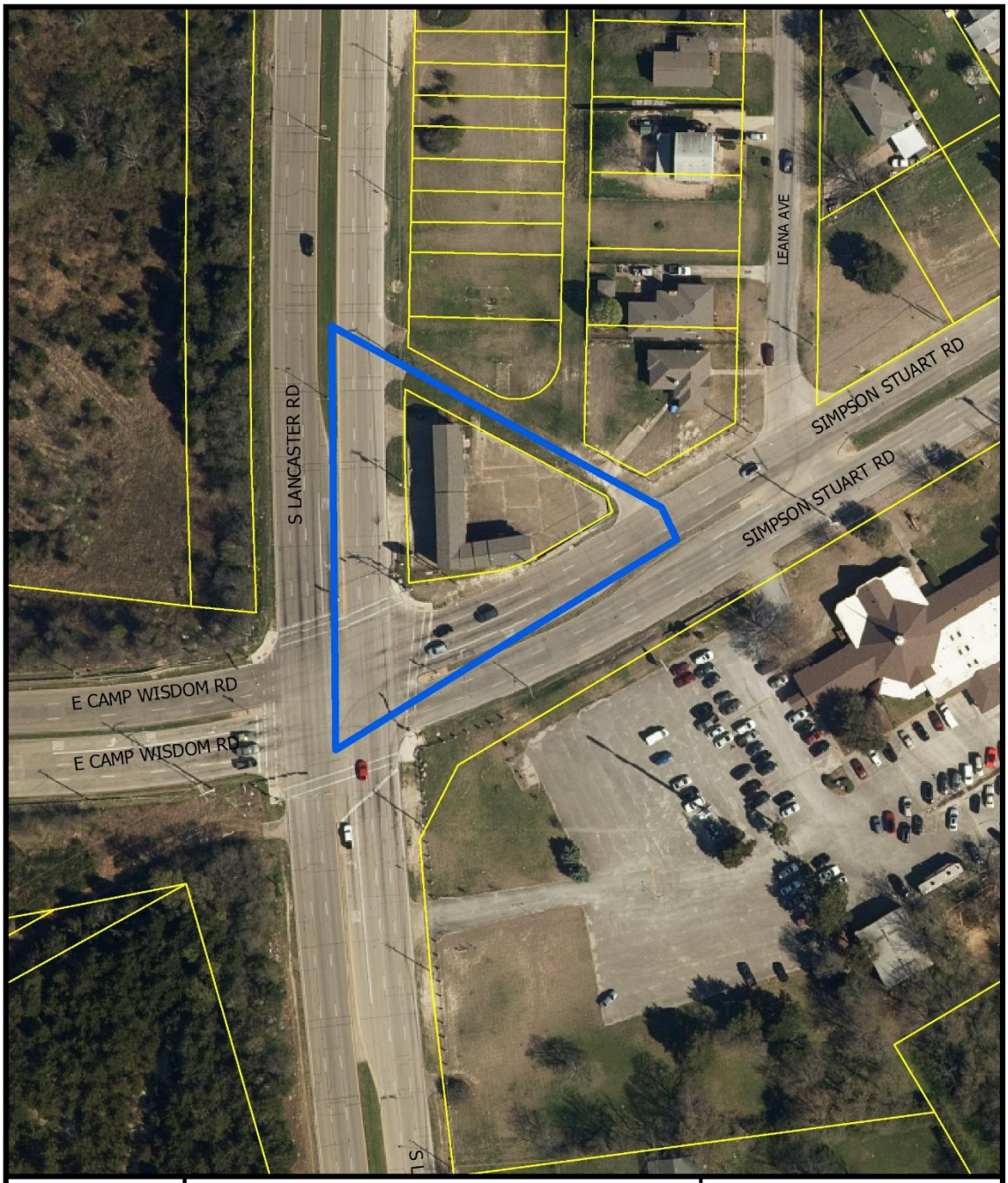
VICINITY MAP
Case no: Z223-254
Date: 11/9/2023



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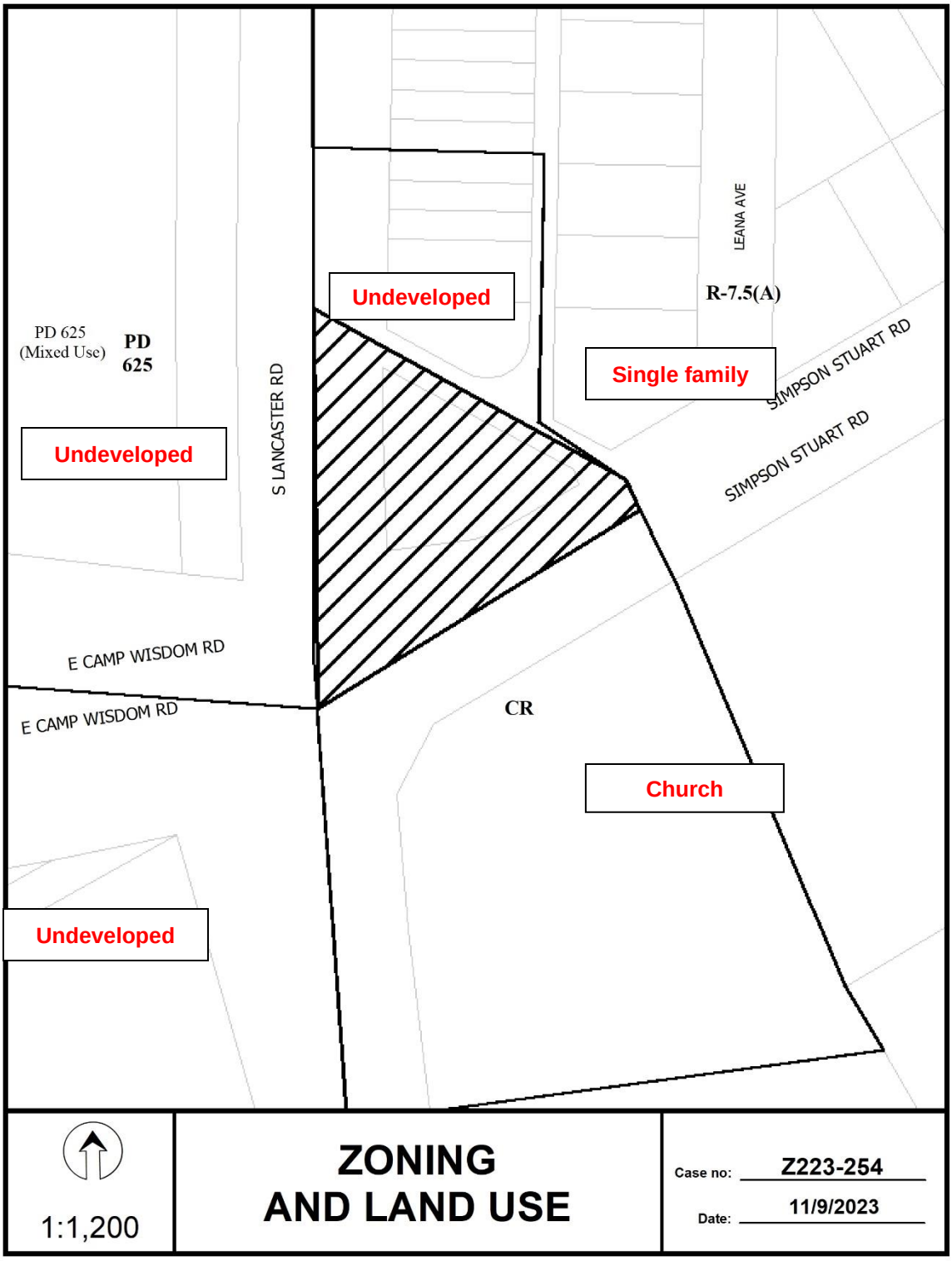
AERIAL MAP

Case no: Z223-254

Date: 11/9/2023


Undeveloped
Single family
Undeveloped
Undeveloped
Church
PD 625
(Mixed Use)
PD
625
R-7.5(A)
CR
S LANCASTER RD
LEANA AVE
SIMPSON STUART RD
SIMPSON STUART RD
E CAMP WISDOM RD
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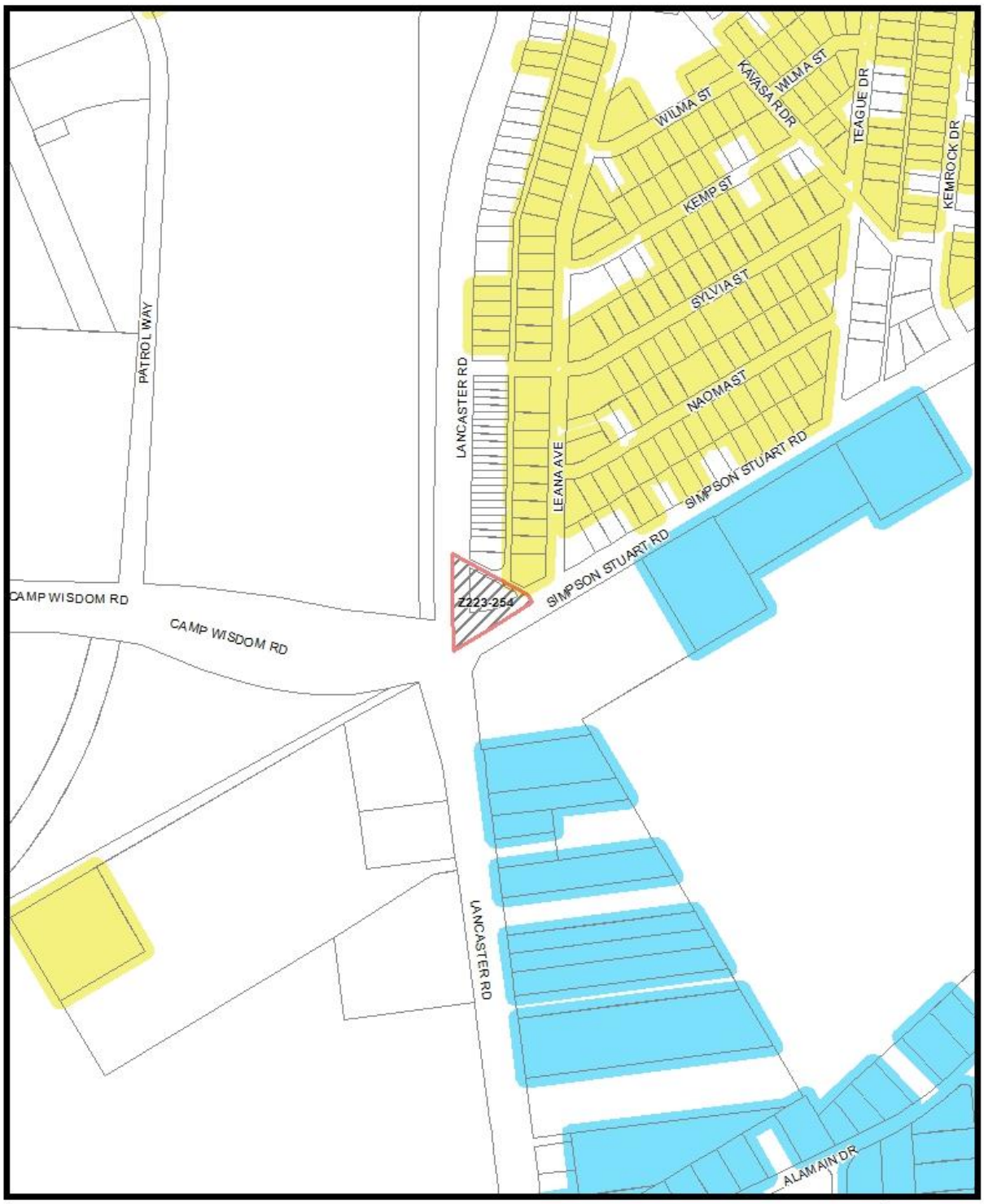
1:1,200
ZONING
AND LAND USE
Case no: Z223-254
Date: 11/9/2023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TEAGUE DR
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SYLVIA ST
NAOMA ST
PATROL WAY
LANCASTER RD
LEANA AVE
SIMPSON STUART RD
SIMPSON STUART RD
Z223-254
CAMP WISDOM RD
CAMP WISDOM RD
LANCASTER RD
ALAMAIN DR
Market Value Analysis
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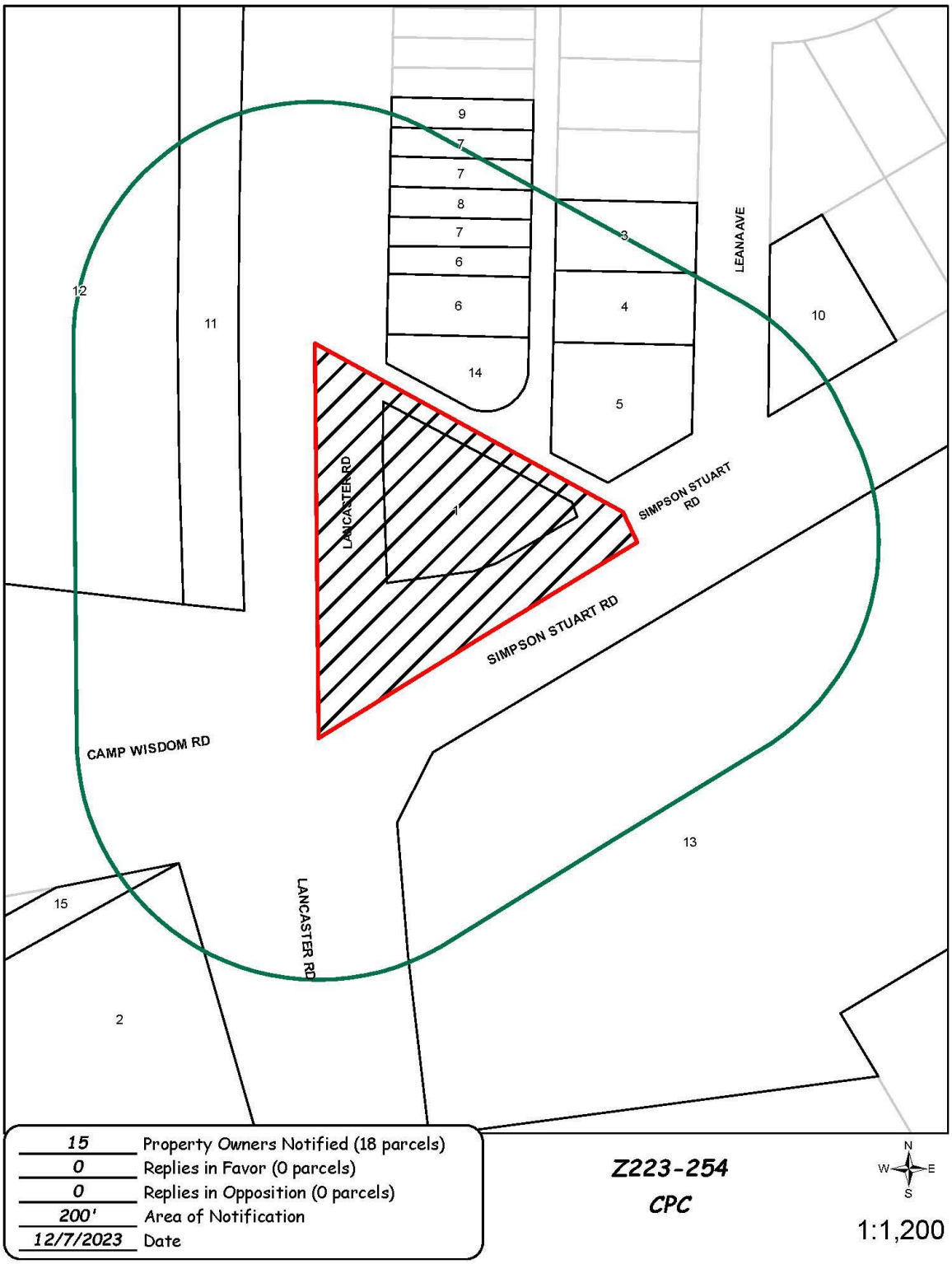
Market Value Analysis
Printed Date: 11/9/2023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LEANA AVE
10
12
11
LANCASTER RD
1
SIMPSON STUART RD
SIMPSON STUART RD
CAMP WISDOM RD
13
15
LANCASTER RD
2
15 Property Owners Notified (18 parcels)
0 Replies in Favor (0 parcels)
0 Replies in Opposition (0 parcels)
200' Area of Notification
12/7/2023 Date
Z223-254
CPC
N
W
E
S
1:1,200

12/06/2023

Reply List of Property Owners

Z223-254

15 Property Owners Notified ***0 Property Owners in Favor*** ***0 Property Owners Opposed***

Reply	*Label #*	*Address*		*Owner*
	1	6730	S LANCASTER RD	Taxpayer at
	2	7001	S LANCASTER RD	ROTEN STEVE & JOHN
	3	6713	LEANA AVE	PENA CARLOS &
	4	6717	LEANA AVE	PENAFLOR JULIE
	5	6721	LEANA AVE	BERKINS WILLIE A
	6	6716	S LANCASTER RD	CUELLAR JOSE & BRENDA
	7	6712	S LANCASTER RD	RAMIREZ ALFONSO
	8	6710	S LANCASTER RD	RAMERIZ ALFONSO
	9	6704	S LANCASTER RD	GANDY JOHN C &
	10	2407	SIMPSON STUART RD	ELLIS JASMINE K
	11	6601	S LANCASTER RD	261 CW SPRINGS LTD
	12	6601	S LANCASTER RD	TOMFRIM CAMP WISDOM LP
	13	2424	SIMPSON STUART RD	CLIFF VIEW CHURCH OF
	14	6720	S LANCASTER RD	WATSON JOYCE
	15	7101	S LANCASTER RD	CAMPLANC INVESTMENTS