

FILE NUMBER: Z234-236(LC) **DATE FILED:** May 14, 2024

LOCATION: North line of Garland Avenue between South Munger Boulevard and South Saint Mary Avenue.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 7,405 square feet **CENSUS TRACT:** 48113002400

OWNER/APPLICANT: Hector Valdez

REQUEST: An application to amend the land use map to allow a duplex use on property that currently allows a single family use within Subarea A of Planned Development District No. 134.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned for single family use within PD. No. 134. The site is developed with an existing structure and driveway.
- The lot has frontage only on Garland Avenue.
- The applicant proposes to redevelop the property with a 3,500 square foot two story duplex at a height of 36 feet.
- To accomplish this, they request that the property be rezoned to the duplex use within Planned Development District No. 134 Subarea A.
- PD No. 134 accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The permitted uses within Subarea A include single family, duplex and uses permitted in the R-7.5 Single Family District.

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
Garland Avenue	Local Street	-
South Munger Boulevard	Community Collector (CC)	80'
South Saint Mary Avenue	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic or the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards. Although staff has no objection to the request, the following comments and feedback have been provided;

- Full engineering plans will be required at platting.
- A required dedication due at platting to match 28 ft of ROW measured from the centerline.
- Portion of the subject site is in located in a FEMA designated zone. Applicant must coordinate in advance of any site plan design with Floodplain Management.

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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

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.

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the city as a whole.

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.

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.

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.

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 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

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

Active Area Plans

The 360 Plan:

The *360 Plan* was adopted by the City Council in December 2017 as a guide to future actions concerning land use and development regulations, transportation, economic development and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street. This plan outlines three transformative strategies suggested by City Council with an overall goal that focuses on a complete and connected city center for future growth and development throughout the city.

Although the area of request is just outside of the boundaries of the 360 Area Plan, staff finds it useful to provide information on the area plan as it is found to be pertinent to the immediate area. The request complies with, but not limited to, the following transformative strategies and their respective goals of the 360 Plan:

I. BUILD COMPLETE NEIGHBORHOODS

- Family-Friendly Housing
- Diversity in Price Point
- Diversity in Product Type

II. ADVANCE URBAN MOBILITY

- The 360 Plan Urban Mobility Principles
- Pedestrian District Connector

III. PROMOTE GREAT PLACEMAKING

- Activate The Public Realm

Land Use:

	Zoning	Land Use
Site	PD 134 Subarea A, Single Family	Single family
North	PD 134 Subarea A, Single Family and others	single family, duplex
South	PD 134 Subarea A, Single Family and others	Single family, duplex
East	PD 134 Subarea A, Single Family and others	Single family
West	PD 134 Subarea A, Single Family and others	Single family

Land Use Compatibility:

The area of request is currently developed with an existing single family home and driveway (approx. 7,405 square feet in total size), zoned Planned Development District No. 134. The site is generally surrounded by single family and duplex uses within Subarea A of PD No. 134. The area has mostly single family homes to the north, east and west of the site with duplexes to the south, as well as standard 7,500 square foot single family lots split to sizes around 3,500. The area is within walking distance to retail, churches, as well as schools within the Mount Auburn neighborhood. Staff finds the applicant's proposed multifamily development to be compatible with surrounding land uses.

The site lies within Planned Development District No. 134 Subarea A. This PD accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The only uses permitted within Subarea A are single family and duplex uses and uses permitted in the R-7.5 Single Family District.

The character of the area is predominantly single family detached with a substantial number of duplexes as well. The standards for development follow that of the R-7.5 Single Family District, with a minimum front yard setback of 10' and other setback deviations, detailed in the table below. These standards apply to both duplexes and single family houses.

Staff supports the applicant's request of proposed rezoning to a duplex use and finds this to be appropriate for this area that would benefit from a well-designed project that includes good design standards and increases housing stock. Additionally, staff supports the request because it is in line with the long range planning goals and proposed fabric of land uses for this area, the character and existing development of the neighborhood, and will follow the existing development standards required by PD 134, rather than the standards of a D(A) Duplex District.

Development Standards

The following is a comparison of the development standards of the R-7.5 Single Family District, the PD. No. 134 single family and duplex standards, and for comparison, the D(A) Duplex District.

District	Setback		Density	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5 Single Family	25'	5'	Min. lot size is 7,500 sqft	30'	45% residential	Min. lot width 55'	Single family
Existing: PD 134 Single Family and Duplex	10' ¹	5'	Min. lot size is 7,250 sqft	30'	45% residential	Min. lot width 50'	Single family, duplex
D(A) Duplex	25' ²	Single family: 5' Duplex: 5' side, 10' rear	Min. lot size is 6,000 sqft	36'	60% residential		Single family, duplex

¹ Setbacks on interior lots are the same as, or between, setbacks of closest adjacent structures. Structure on vacant corner lot must conform to setback that is within 5% of setback of closest adjacent structure within same block.

² Would impose greater setback on properties in the future due to blockface continuity standards.

The proposed change does not alter any of the development standards of the existing zoning, and duplexes developed under this district would be subject to the same standards established in PD 134 Subarea A. Only the use would be change.

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	PD 134 Single Family	PD 134 Duplex
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		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
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	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	S
Foster home	S	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		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
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		
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		
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		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
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
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
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		

Landscaping:

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

Parking:

Pursuant to Chapter 51 of the Dallas Development Code, the off-street parking requirement for a duplex use is two parking spaces per dwelling unit. The applicant would be required to comply with standard parking minimums 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 within an “H” MVA area.

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List of Officers

Hector Valdez, Owner

Maribel Colon Espitia, Owner

EXISTING LAND USE MAP



Legend

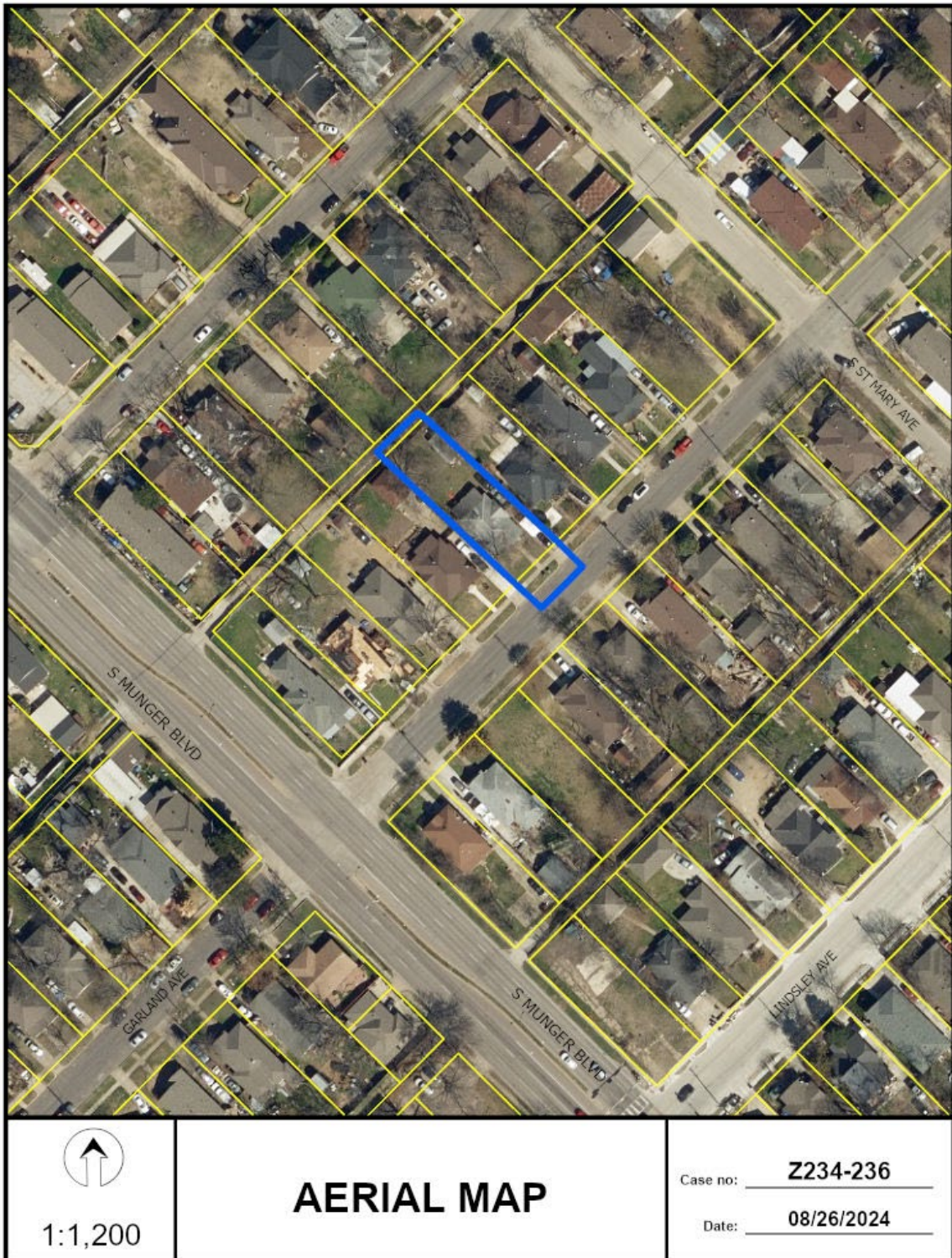
Mount Auburn Original Uses

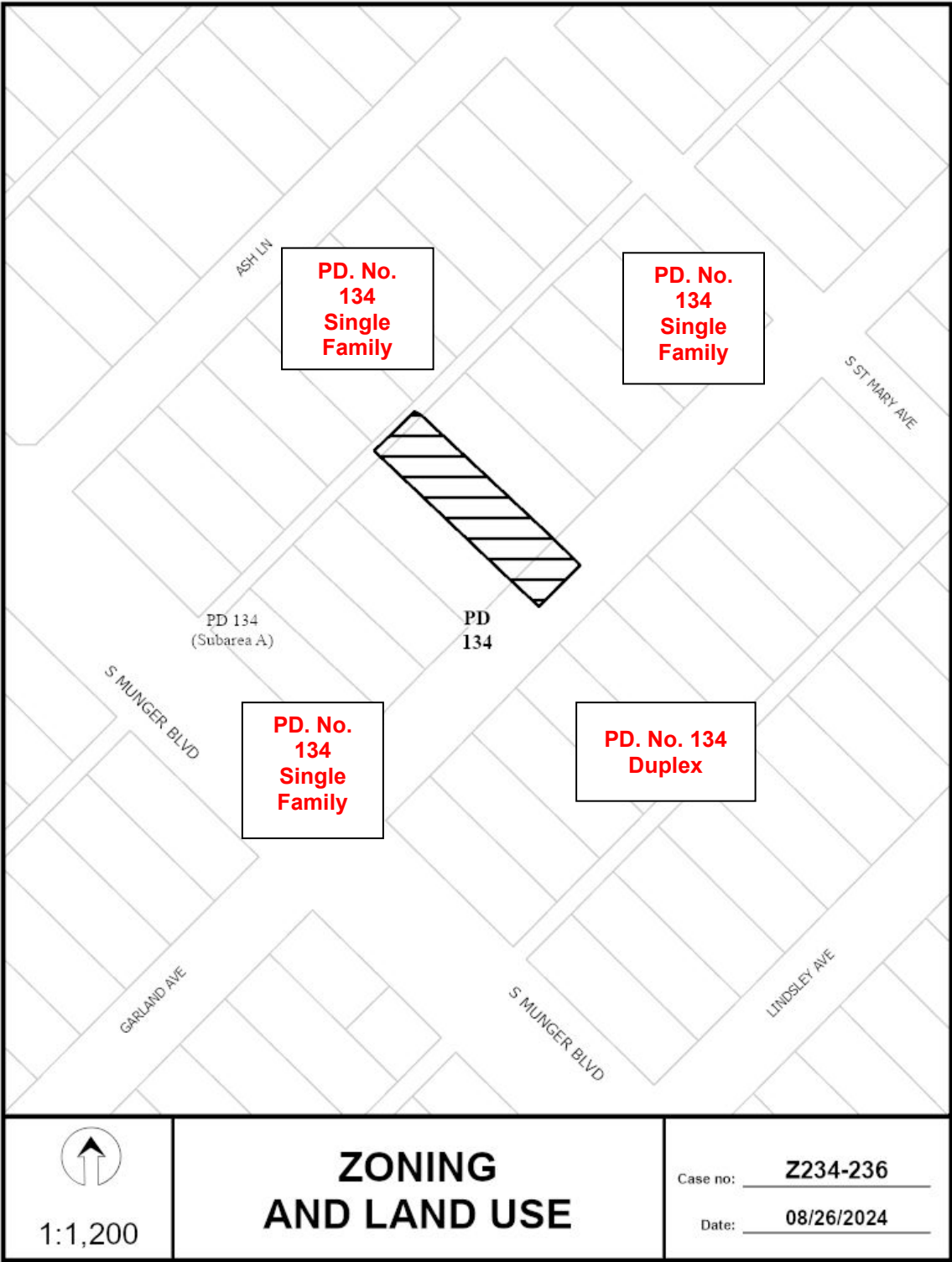
- Retail/Commercial
- Duplex
- Multi-Family
- Office
- Open Space
- Parking
- Public/Semi-Public
- Single Family
- Vacant Land

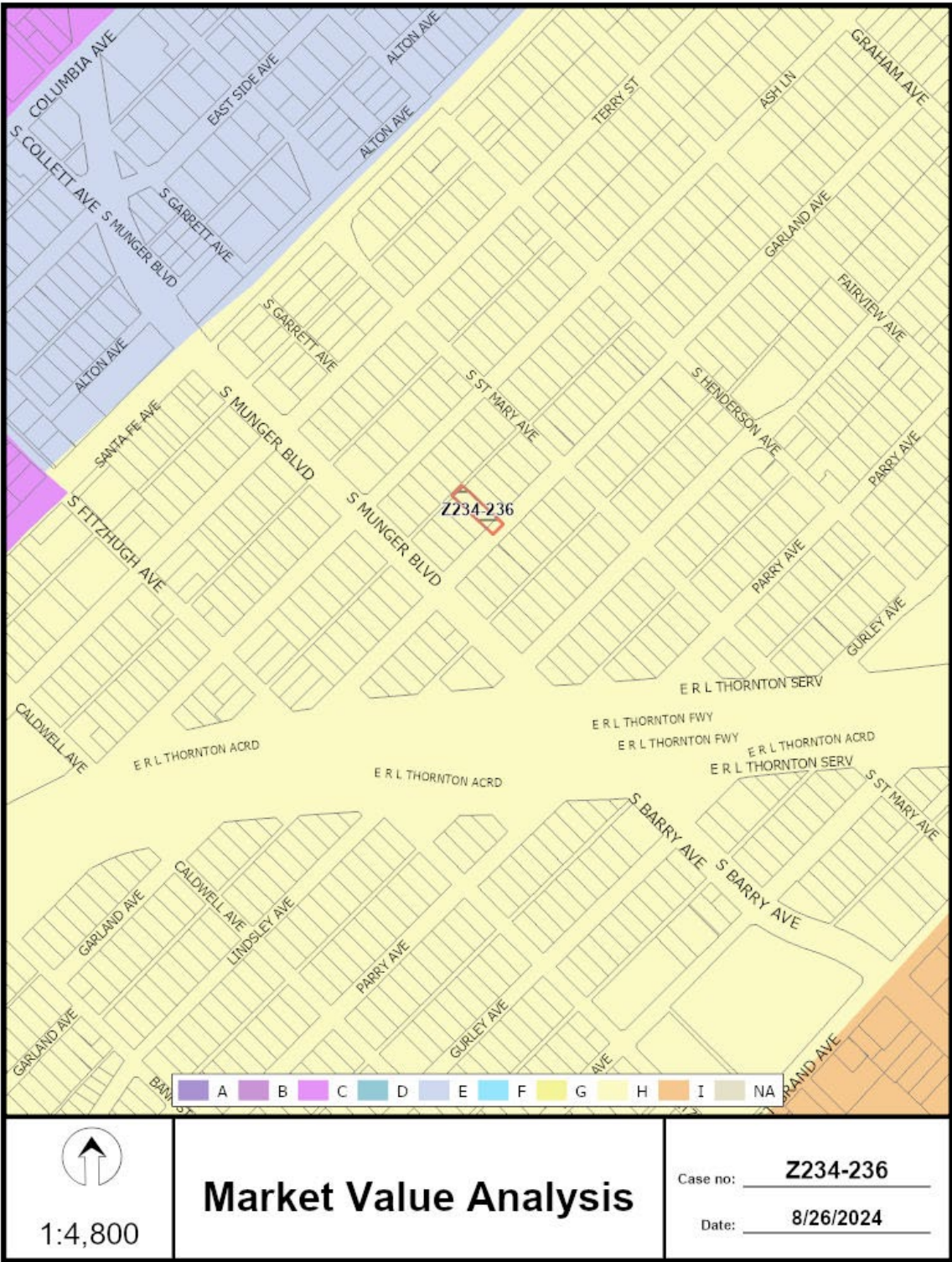
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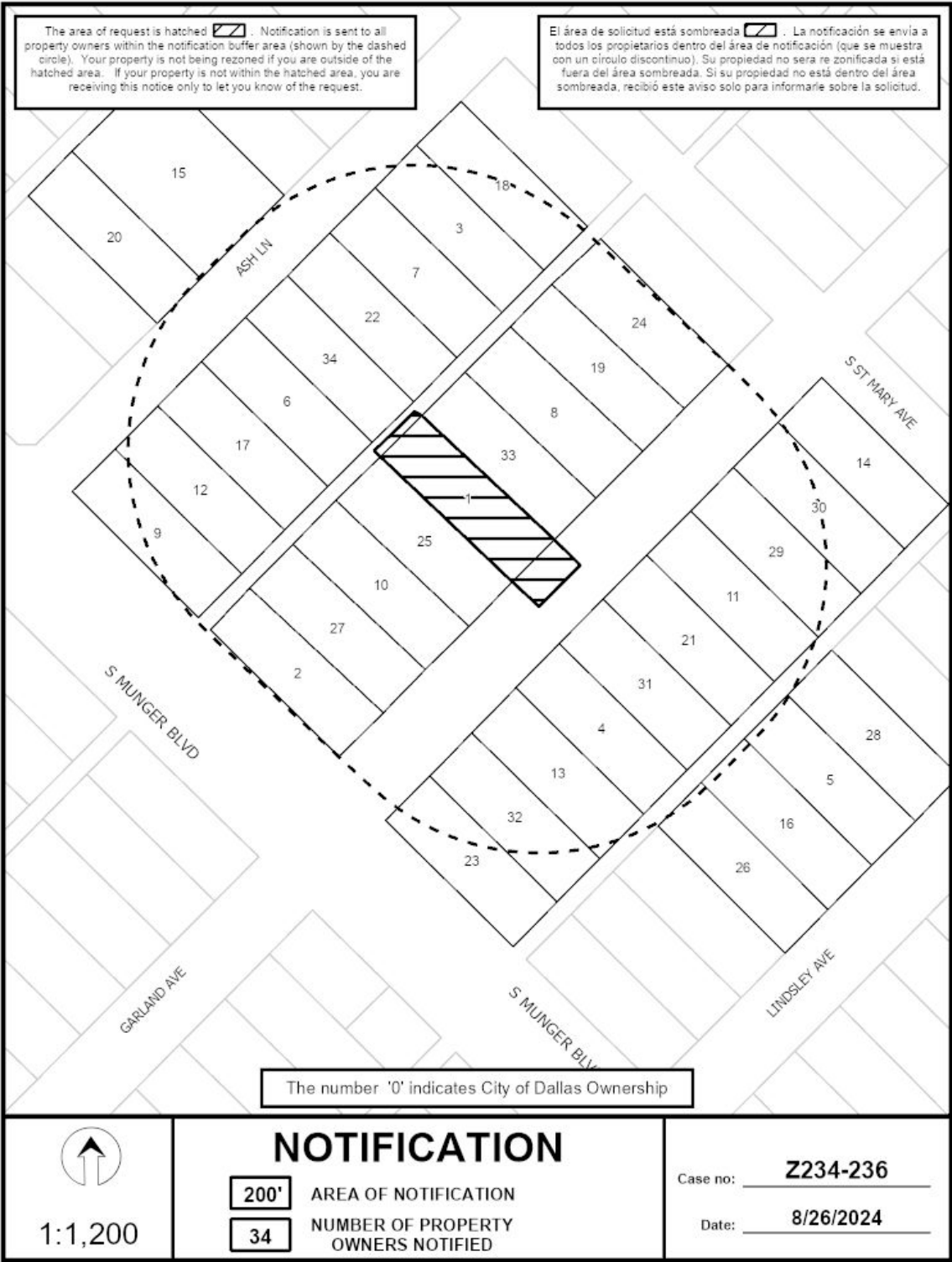


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08/20/2024

Notification List of Property Owners***Z234-236******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5023 GARLAND AVE	GURROLA HECTOR VALDEZ &
2	5007 GARLAND AVE	NGUYEN ROSIE KIM
3	5110 ASH LN	WILLIAMS TIFFANY
4	5018 GARLAND AVE	DEAVILA JUAN &
5	5103 LINDSLEY AVE	CUENCA SILVINA NOHEMI
6	5018 ASH LN	MENDEZ JOSE A
7	5106 ASH LN	RUIZ MAYOLO & ANGELINA
8	5107 GARLAND AVE	CASAS ROSALINDA
9	5006 ASH LN	MENDEZ JOSE A &
10	5015 GARLAND AVE	DAVILA PAUL DAVID
11	5106 GARLAND AVE	RIVERA JOSE ANGEL
12	5010 ASH LN	DELACRUZ EDITH A
13	5014 GARLAND AVE	SAFE CAPITAL INVESTMENTS LLC
14	5118 GARLAND AVE	VALDEZ HECTOR &
15	5101 ASH LN	Taxpayer at
16	5021 LINDSLEY AVE	ZAMBRANO MARIA &
17	5014 ASH LN	HILTON HEAD FINANCE LLC
18	5114 ASH LN	WILLIAMS ROSCOE & SHIRLEY
19	5111 GARLAND AVE	URIETA EXALTACION &
20	5019 ASH LN	CHAVEZ EDUARDO
21	5100 GARLAND AVE	MENDEZ NICOLAS
22	5102 ASH LN	RODRIQUEZ JUANA EST OF
23	5004 GARLAND AVE	NOVELLA INTERNATIONAL LLC
24	5115 GARLAND AVE	DURAN JAVIER & VERONICA C
25	5019 GARLAND AVE	MEZA JUAN & SANDRA
26	5019 LINDSLEY AVE	NAVARRO HECTOR Q

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5011 GARLAND AVE	LUNA TONISLADO
28	5107 LINDSLEY AVE	SALDANA JUDY &
29	5110 GARLAND AVE	Taxpayer at
30	5114 GARLAND AVE	GARCIA JORGE V
31	5022 GARLAND AVE	WILLIAMS TIFFANY J
32	5010 GARLAND AVE	TIRADO MARIA CARMEN
33	5103 GARLAND AVE	SUAREZ LUCIA VIANEY
34	5022 ASH LN	WILLIAMS TIFFANY