

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 6, 2025

Planner: Martin Bate

FILE NUMBER: Z234-331(MB) **DATE FILED:** August 28, 2024

LOCATION: North line of Forest Lane, east of Schroeder Road

COUNCIL DISTRICT: 10

SIZE OF REQUEST: 7,800 sqft **CENSUS TRACT:** 48113007829

OWNER/APPLICANT: Zachariah Manning

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

SUMMARY: The purpose of the request is to permit development of multifamily housing.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. The area of request is developed with a single family house.
- The lot has frontage on Forest Lane.
- The applicant proposes to redevelop the property with multifamily housing.
- To accomplish this, they request an MF-1(A) Multifamily District.

Zoning History:

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

1. Z201-193: On July 15, 2021, the City Plan Commission recommended denial without prejudice of an application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District located at the southwest corner of Forest Lane and Stults Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	Principal Arterial	120 feet

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.

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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout Dallas.

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.

The proposed use would be limited in scale to something resembling the existing allowable single family uses, maintaining the existing scale and design.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.3 Encourage transit oriented developments and transit centers.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

NEIGHBORHOOD PLUS PLAN

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

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

District 10 Strategic Plan:

The District 10 Strategic Plan, adopted by City Council on June 14, 2006, is intended to “strengthen Northeast Dallas communities, boost economic investment, and enhance the infrastructure within the district.” The subject site is within Focus Area 2 (Forest/LBJ/Central Triangle) of the District 10 Land Use Study, more specifically the Hamilton Park neighborhood.

The strategic plan identified several community needs; the pertinent needs are listed below:

Land Use and Zoning

- There should be a focus on encouraging development around existing and proposed DART light rail stations.
- There are too few homes to absorb future growth.
- The Hamilton Park neighborhood should be buffered from high rise development, specifically at the southeast corner of the 'High-Five' improvements adjacent to Hamilton Park.

Urban Design

- Hamilton Park should be preserved and protected.

The strategic plan then developed several goals:

Goal 2: Support Development that Promotes the Community Vision

- Support land use and zoning compatible with the vision.
- Encourage owner-occupied residential development for a diversity of incomes and lifestyle needs.
- Direct higher density development to areas in proximity to DART light rail stations.

The proposed zoning change complies with certain elements of the District 10 Strategic Plan and conflicts with others. The proposal complies with the goal of directing higher density development to areas in proximity to DART light rail and would provide additional homes to absorb future growth. The development standards that would apply to this site under MF-1(A) Multifamily District would prevent any sort of high rise development on the site.

However, the proposal may conflict with the identified need to preserve the Hamilton Park neighborhood. The subject site is at the southern end of Hamilton Park, and a change to allow multifamily would present a deviation from the existing nature of the neighborhood. The proposal would allow additional housing supply along the larger Forest Lane corridor while maintaining the single family character within the subdivision north of Forest Lane, and would maintain a similar built form through height and setback requirements. Staff notes that the area plan conflicts in what are deemed allowable or desired uses in the area of request versus what the current zoning allows.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Single family
North	R-7.5(A)	Single Family

South	PD 506	DART station
East	R-7.5(A), IR	Single family, undeveloped
West	CR Community Retail	Restaurant, post office

Land Use Compatibility:

The area of request is currently developed with a single-family house. The site is generally surrounded by R-7.5(A) Single Family zoning immediately north, west, and east, with single family houses. Further west across Schroeder Road is a CR Community Retail District developed with a post office and retail and personal service uses. To the south is PD 506, which is developed with the DART Forest Lane station.

The applicant wishes to develop the site with multifamily housing. In assessing the compatibility of multifamily amid single family, consideration must be given to supporting infrastructure as well as potential impacts on surrounding uses.

The area of request is served by Forest Lane, a principal arterial built as a divided roadway. Additionally, the site is across the street from a DART light rail station, serving the Red and Orange lines. As such, staff finds that additional residential development on this site would be sufficiently served by nearby transportation infrastructure.

In addition to transportation infrastructure, multifamily is most successful when it is located near amenities and services. The area of request is near a CR Community Retail District, and approximately 900 feet from an MU-3 Mixed Use District which contains a variety of retail and personal service uses.

The area of request is surrounded by single family uses. Generally speaking, the impact of a multifamily development in such a context will be shaped by the constraints of the building site and the development standards. If the site is developed with multifamily, a greater setback will need to be provided for the side and rear compared to the existing single family development. The building height would also be limited by Residential Proximity Slope, effectively making any development shorter than what could be built by-right in an R-7.5(A) district.

Given the dimensions of the site and the development standards of the MF-1(A) Multifamily District, the largest number of dwelling units that could be provisioned is 3; this is based on the total available land to build on after setbacks are factored in, using the minimum lot size for dwellings with no separate bedrooms. Required off-street parking

would further reduce the buildable lot area, likely limiting the total number of dwelling units that could be provisioned.

The availability of nearby transit and location on a major thoroughfare and proximity to retail uses complement the proposed use, while the inherent constraints that would be put upon the build site limit the development's impact on surrounding single family uses. As such, staff finds that the request is compatible with the surrounding land uses.

Development Standards

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

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential		Single family
Proposed: MF-1(A)	15' ¹	Single family: No side/rear Duplex: 5' side, 10' rear Multifamily: 10' side, 15' rear	Single family, duplex: Min. lot area 3,000 sqft Multifamily: 1,000 sqft studio; 1,400 sqft one bedroom; 1,800 sqft two bedroom	36' ² Effective 26' on entire lot	60% residential 25% nonresidential		Multifamily

¹ Due to blockface continuity requirements, a 25-foot front yard setback would apply to this lot.

² Residential Proximity Slope (RPS) applies; portion over 26 feet in height cannot be located above RPS originating from adjacent 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

	Existing	Proposed
Use	R-7.5(A)	MF-1(A)
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	R-7.5(A)	MF-1(A)
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	
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	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	R-7.5(A)	MF-1(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	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	★	★
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	R-7.5(A)	MF-1(A)
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	
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	R-7.5(A)	MF-1(A)
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:

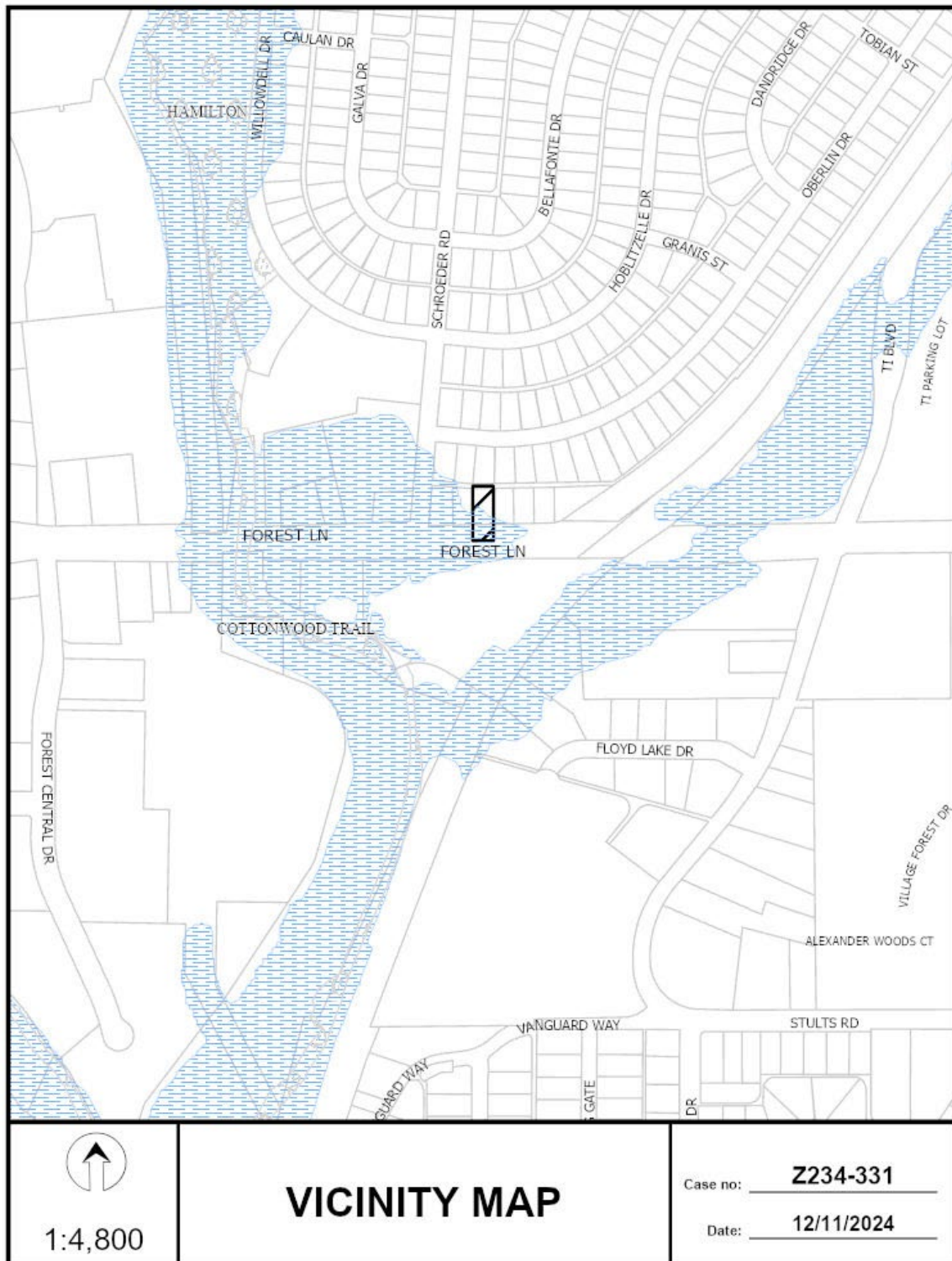
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

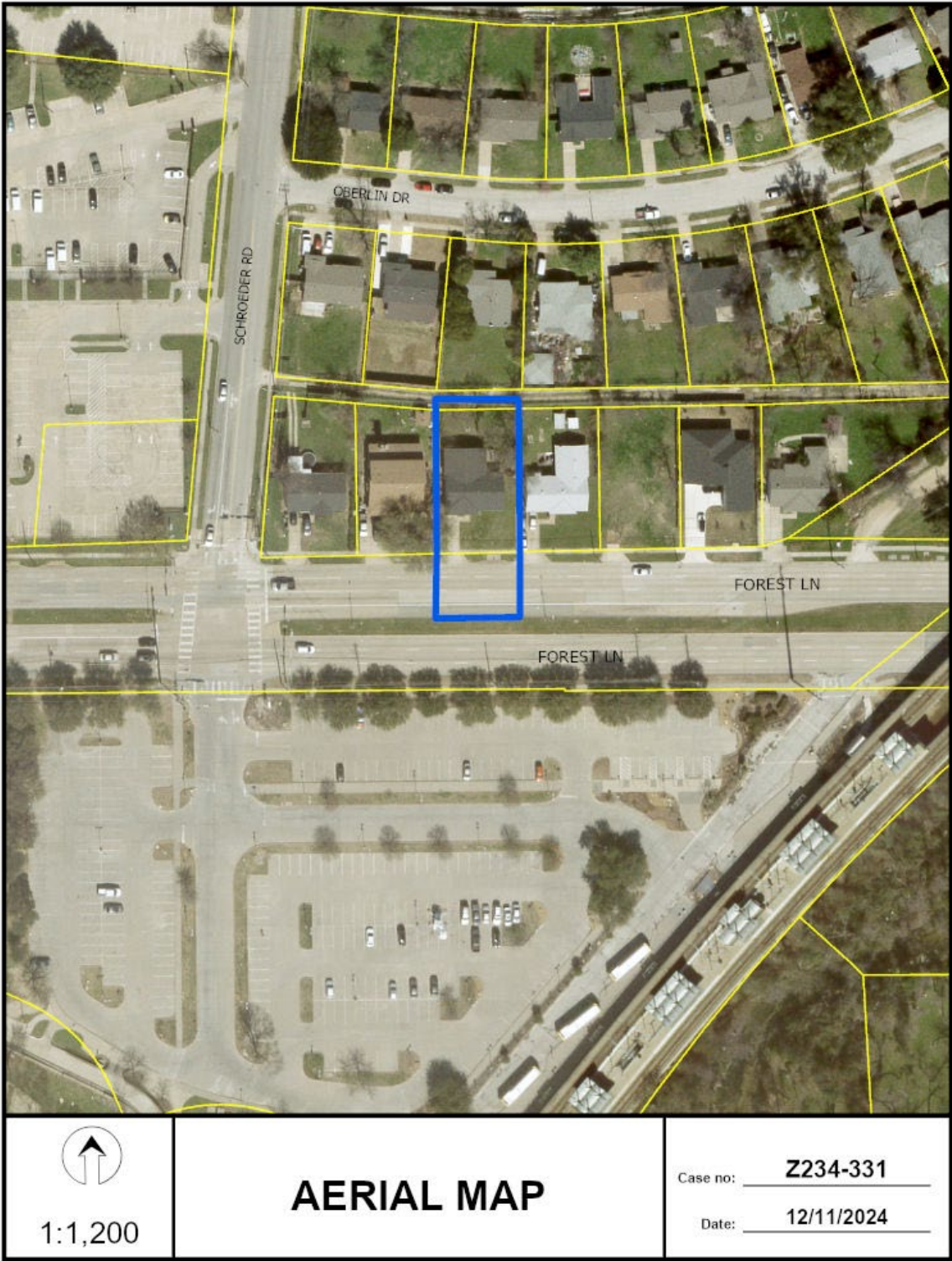
Parking:

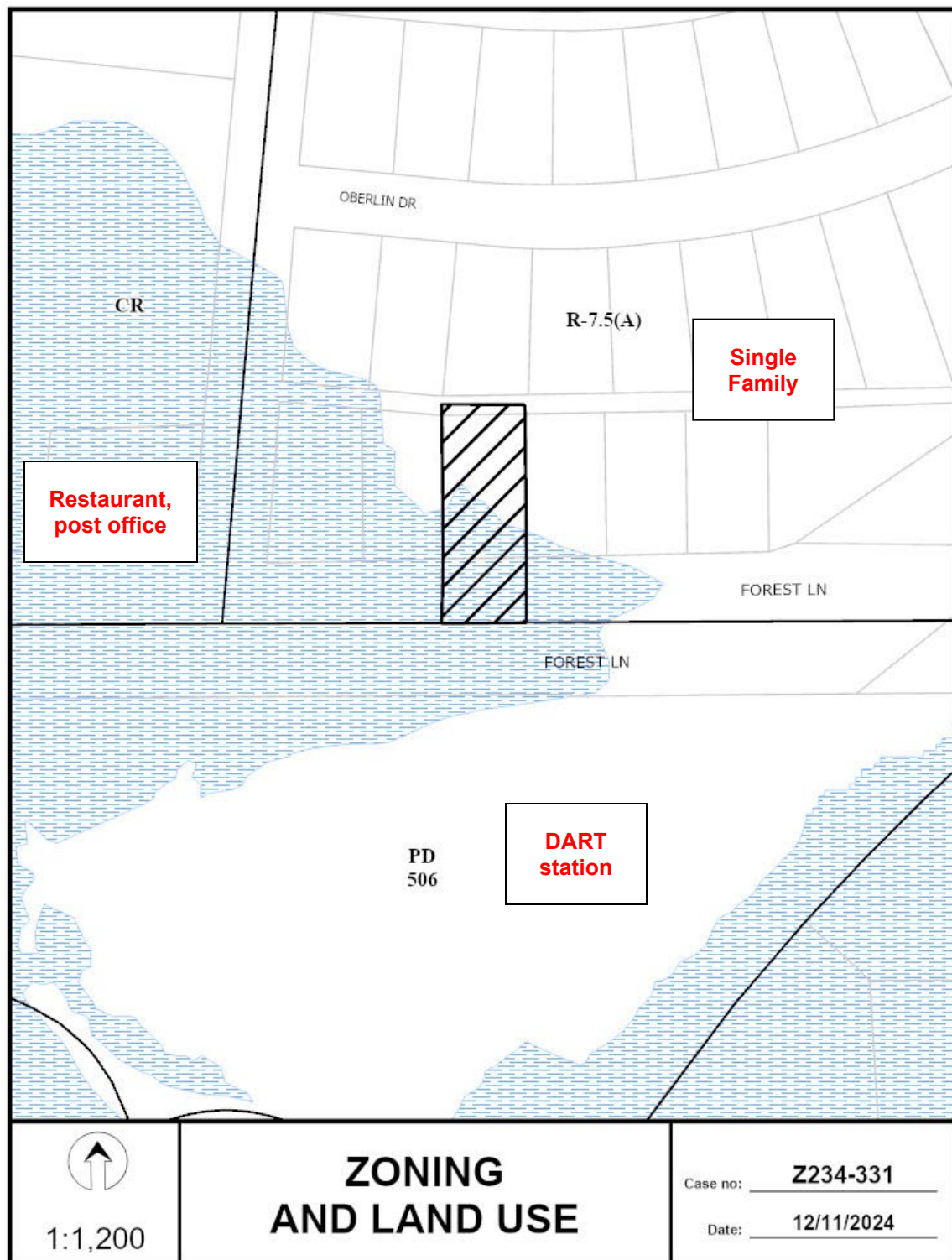
Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. With three studio or one bedroom units, three parking spaces would be required. An additional one-quarter space per dwelling unit must also be provided for guest parking if the required parking is restricted to resident parking only. The applicant would be required to comply with standard parking minimums at permitting.

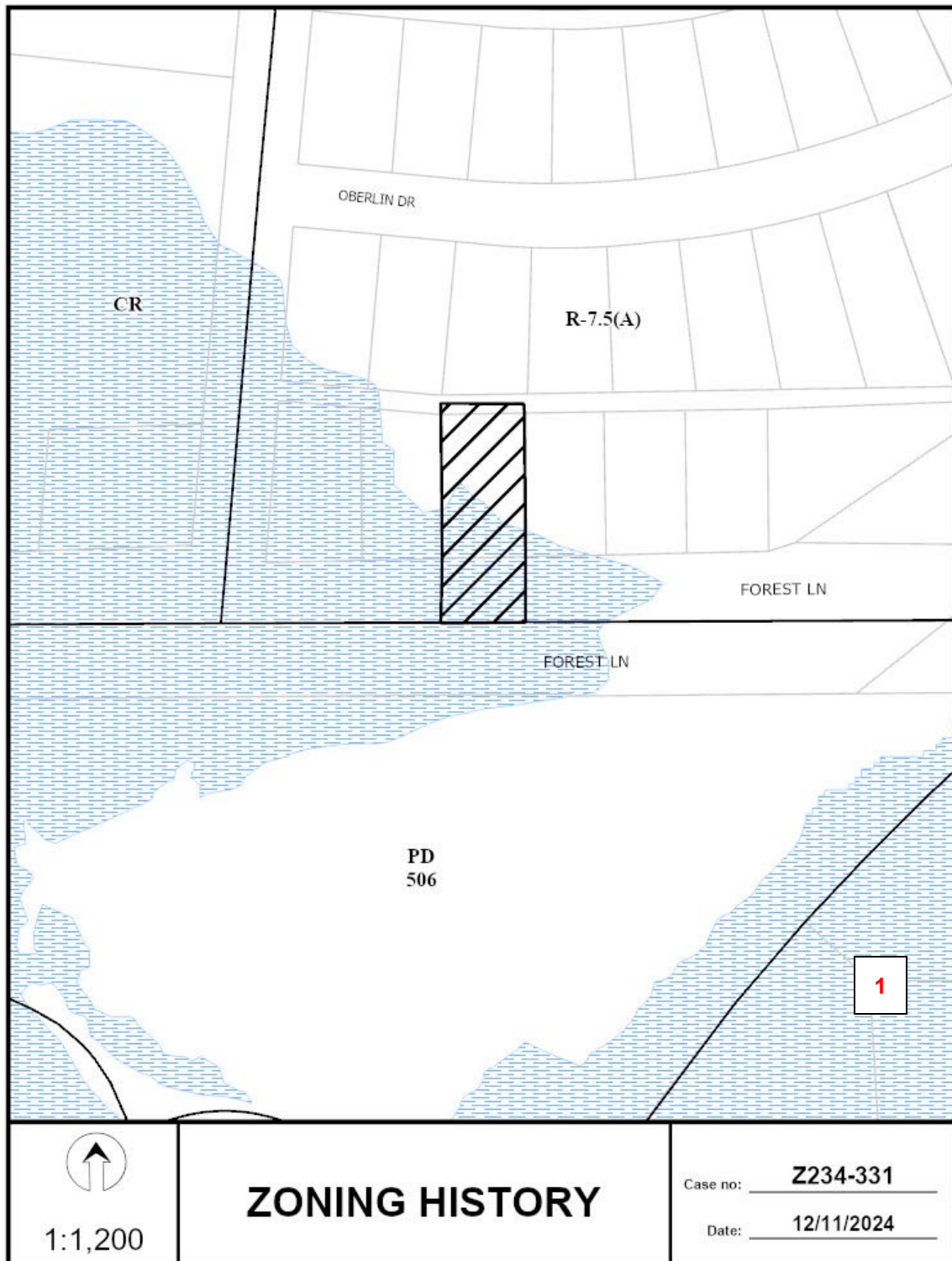
Market Value Analysis:

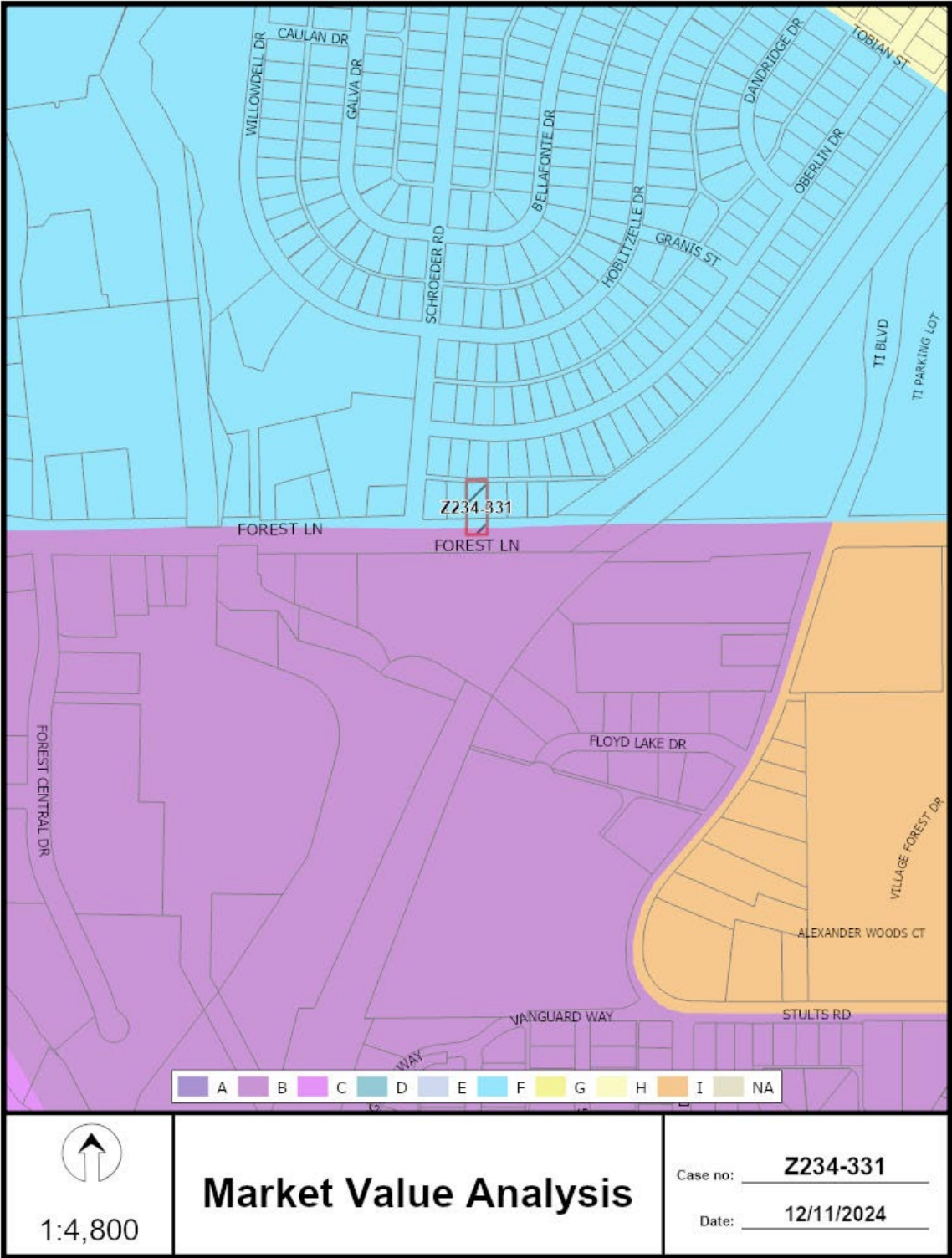
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

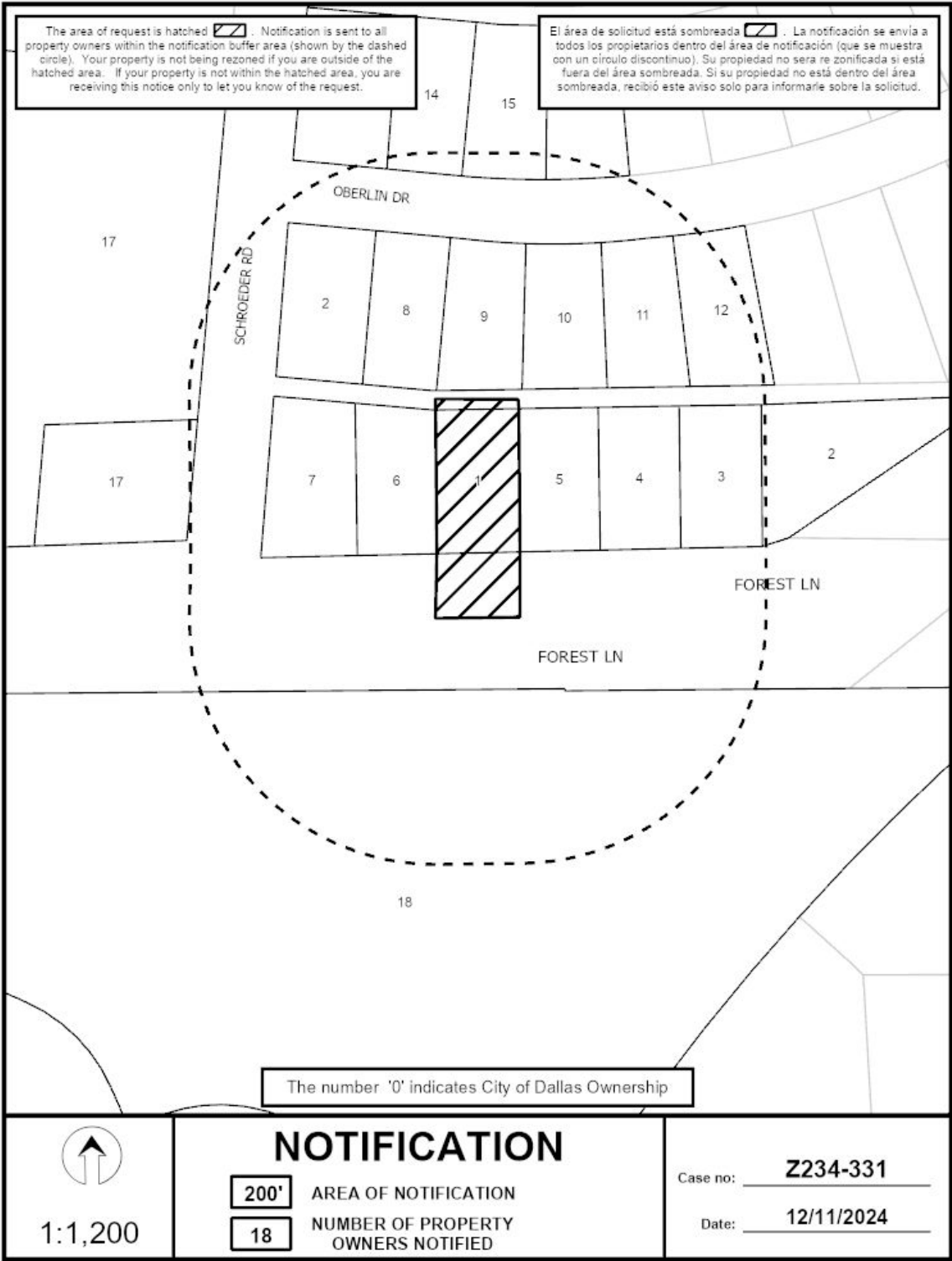












12/11/2024

Notification List of Property Owners***Z234-331******18 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8215 FOREST LN	Taxpayer at
2	8235 FOREST LN	JDS HEAVENLY PLACE LLC
3	8231 FOREST LN	EQUITY TRUST CO
4	8225 FOREST LN	D REALTY INVESTMENTS INC
5	8219 FOREST LN	PHILLIPS DAVID JR
6	8209 FOREST LN	BROWN RICHARD L &
7	8205 FOREST LN	MONTAUK INTEREST LLC
8	11808 OBERLIN DR	RIVERA CHRISTIAN JOAN
9	11814 OBERLIN DR	RIVERA YOBANI ALEXIS &
10	11818 OBERLIN DR	Taxpayer at
11	11824 OBERLIN DR	ALIKE REALTY INC
12	11828 OBERLIN DR	PAN SEAN JAHAU &
13	11805 OBERLIN DR	BRANCH ANTHONY
14	11809 OBERLIN DR	Taxpayer at
15	11815 OBERLIN DR	PROSPER HOMES LLC
16	11821 OBERLIN DR	Taxpayer at
17	8151 FOREST LN	U S POSTAL SERVICE
18	8206 FOREST LN	DALLAS AREA RAPID TRANSIT