

**CITY PLAN COMMISSION**

**THURSDAY, MARCH 23, 2023**

**Planner: Ryan Mulkey, AICP**

**FILE NUMBER:** Z223-117(RM) **DATE FILED:** October 21, 2022  
**LOCATION:** South line of Glenfield Avenue, west of South Hampton Road  
**COUNCIL DISTRICT:** 3  
**SIZE OF REQUEST:** Approx. 1.8 acres **CENSUS TRACT:** 48113010804

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**OWNER/APPLICANT:** Michelle Avila [Sole Owner]

**REQUEST:** An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District.

**SUMMARY:** The purpose of the request is to allow residential uses on the site.

**STAFF RECOMMENDATION:** Hold under advisement until April 20, 2023.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an NO(A) Neighborhood Office District and a P(A) Parking District. The request area is currently undeveloped.
- The applicant proposes to develop the property with residential uses.
- To accomplish this, they request an MF-2(A) Multifamily District.
- Although the applicant has not indicated an intent to provide affordable units as part of the development, a multifamily use in an MF-2(A) District would be entitled to development bonuses if affordable units are provided. These bonuses are detailed in the report.
- The applicant has also applied to volunteer deed restrictions that would further restrict development of the property. As of the docket publication, however, the applicant has not submitted the conditions of these volunteered deed restrictions. Therefore, staff's recommendation is to hold the case under advisement until the April 20 CPC meeting.

**Zoning History:**

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

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type               | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Glenfield Avenue    | Local Street       | -                     |
| South Hampton 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 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 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.

**1.1.5.4** Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

### **GOAL 1.3    PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**1.3.1.1** Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

**1.3.1.7** Implement zoning tools to accommodate alternative housing products.

## **ECONOMIC ELEMENT**

### **GOAL 2.1    PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**2.1.1.7** Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

**2.1.1.8** Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners.

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

**2.1.3.1** Focus economic development efforts on encouraging the development of strong neighborhoods in the Southern Sector that include housing for all income segments, quality schools, and recreational amenities.

## **NEIGHBORHOOD PLUS**

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

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

### **Land Use:**

|              | <b>Zoning</b>                           | <b>Land Use</b>                                                                                           |
|--------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Site</b>  | NO(A), P(A)                             | Undeveloped                                                                                               |
| <b>North</b> | R-7.5(A), CR with a D Overlay           | Single family, general merchandise or food store 3,500 square feet or less, personal service use, office  |
| <b>East</b>  | CR with a D Overlay                     | Medical clinic or ambulatory surgical center, general merchandise or food store 3,500 square feet or less |
| <b>South</b> | Tracts 1, 3, 4, and 7 within PD No. 128 | Office, hospital (vacant)                                                                                 |
| <b>West</b>  | R-7.5(A)                                | Single family                                                                                             |

### **Land Use Compatibility:**

The area of request is currently undeveloped. To the north and west are primarily single family uses. To the east are primarily commercial uses, and to the south are office uses as well as a vacant structure that used to be used as a hospital. Staff finds the applicant's request to be compatible with surrounding land uses.

Staff supports the applicant's request for an MF-2(A) District, which would permit single family, duplex, and multifamily uses on the property. The proposal would provide an appropriate transition between the commercial uses fronting South Hampton Road to the east and the less dense single family uses to the west. It also presents an opportunity to increase the city's stock of denser housing on a property that has not been developed under the current zoning. The request also complies with many of the housing related goals of the Comprehensive Plan and Neighborhood Plus plan to remove barriers to more

diverse and affordable single family homeownership options including small-lot single family, duplexes, and townhomes.

Although the applicant has not indicated an intent to provide affordable units as part of the development, a multifamily use in an MF-2(A) District would be entitled to development bonuses if affordable units are provided. These development bonuses, and the development standards of the existing and proposed districts, are detailed below.

### Development Standards

| District           | Setback           |                                 | Density                                                                                      | Height           | Lot Cvrg. | Special Standards                   | Primary Uses                             |
|--------------------|-------------------|---------------------------------|----------------------------------------------------------------------------------------------|------------------|-----------|-------------------------------------|------------------------------------------|
|                    | Front             | Side/Rear                       |                                                                                              |                  |           |                                     |                                          |
| Ex 1:<br>NO(A)     | 15'               | 20' adj to res<br>Other: No min | 0.5 FAR                                                                                      | 30'<br>2 stories | 50%       | Proximity Slope<br>Visual Intrusion | Office                                   |
| Ex 2:<br>P(A)      | 10' adj<br>to res |                                 |                                                                                              |                  |           |                                     | Surface<br>parking                       |
| Prop 2:<br>MF-2(A) | 15'               | 15'                             | Min lot 1,000 sf<br>800 sf – E<br>1,000 sf – 1BR<br>1,200 sf – 2BR<br>+150 sf each<br>add BR | 36'              | 60%       | Proximity Slope                     | Multifamily,<br>duplex, single<br>family |
| MIH:<br>MF-2(A)*   |                   |                                 | No min lot area<br>per dwelling unit                                                         | 85'              | 85%       | Proximity Slope<br>U-form setback   |                                          |

\* Property is located in a “G” MVA area. Would require 5% at 81-100%.

To obtain the development bonuses listed above, the applicant would also need to adhere to the design standards for mixed-income housing provided in Chapter 51A. In general, these standards prioritize pedestrians and follow design principles compatible with the City of Dallas Complete Streets program. Development must also follow additional regulations related to fencing, parking location and design, transparency, and ground-floor doorways. Development must also include sidewalks, pedestrian lighting, and open space.

If the property is developed under the requested MF-2(A) District, it would be subject to the residential proximity slope restriction. This restriction would begin at the shared property line of a site of origination – in this case, the surrounding R-7.5(A) district – and restrict the height of buildings to 26 feet for the first 78 feet from the shared property line. This would effectively restrict the maximum height of buildings to 26 feet for the half of the site that abuts the R-7.5(A) District. From that point, height of buildings could gradually

increase at a 1:3 slope up to the maximum allowable height. This restriction would still apply if mixed income units were provided as part of a multifamily development.

### Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing R-7.5(A) District and the requested MF-2(A) District. Uses of note are highlighted in yellow.

#### 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-2(A)  |
| <b>AGRICULTURAL USES</b>                                    |          |          |
| Animal production                                           |          |          |
| Commercial stable                                           |          |          |
| Crop production                                             | •        | •        |
| Private stable                                              |          |          |
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |          |          |
| 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                     |          |          |
| <b>INDUSTRIAL USES</b>                                      |          |          |

| Use                                                                    | R-7.5(A) | MF-2(A) |
|------------------------------------------------------------------------|----------|---------|
| 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                           | ★        | ★       |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>                        |          |         |
| 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 |          | R       |
| Convent or monastery                                                   | S        | •       |
| Foster home                                                            | S        | •       |
| Halfway house                                                          |          |         |
| Hospital                                                               |          | S       |
| Library, art gallery, or museum                                        | S        | S       |
| Public or private school                                               | S        | S       |
| <b>LODGING USES</b>                                                    |          |         |
| Extended stay hotel or motel                                           |          |         |
| Hotel or motel                                                         |          |         |
| Lodging or boarding house                                              |          | •       |
| Overnight general-purpose shelter                                      |          |         |
| <b>MISCELLANEOUS USES</b>                                              |          |         |
| Carnival or circus (temporary)                                         | ★        | ★       |
| Hazardous waste management facility                                    |          |         |
| Placement of fill material                                             |          |         |
| Temporary construction or sales office                                 | •        | •       |
| <b>OFFICE USES</b>                                                     |          |         |
| Alternative financial establishment                                    |          |         |

| Use                                                                     | R-7.5(A) | MF-2(A) |
|-------------------------------------------------------------------------|----------|---------|
| Financial institution without drive-in window                           |          |         |
| Financial institution with drive-in window                              |          |         |
| Medical clinic or ambulatory surgical center                            |          |         |
| Office                                                                  |          |         |
| <b>RECREATION USES</b>                                                  |          |         |
| Country club with private membership                                    | S        | R       |
| Private recreation center, club, or area                                | S        | 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>                                 |          |         |
| 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                                    |          |         |
| 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 |          |         |
| Household equipment and appliance repair                                |          |         |
| Liquefied natural gas fueling station                                   |          |         |

| Use                                                  | R-7.5(A) | MF-2(A) |
|------------------------------------------------------|----------|---------|
| 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                  |          |         |
| <b>TRANSPORTATION USES</b>                           |          |         |
| 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       |
| <b>UTILITY AND PUBLIC SERVICE USES</b>               |          |         |
| 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                                    |          |         |
| Sewage treatment plant                               |          |         |
| Tower/antenna for cellular communication             | ★        | ★       |
| Utility or government installation other than listed | S        | S       |
| Water treatment plant                                |          |         |

| Use                                                | R-7.5(A) | MF-2(A) |
|----------------------------------------------------|----------|---------|
| <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                                     |          |         |
| 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 will be provided in accordance with the landscaping requirements in Article X, as amended. Under the proposed MF-2(A) District, a residential buffer zone would apply to a multifamily development adjacent to single family.

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for single family not in an R-7.5(A), R-5(A), or TH district is two spaces. The parking requirement for a duplex is two spaces per dwelling unit.

The 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.

If the applicant provides affordable units as part of a multifamily development, the off-street parking requirement for this use can be reduced to a minimum of 0.5 space per dwelling unit, provided that at least 15 percent of the required parking is available for

guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

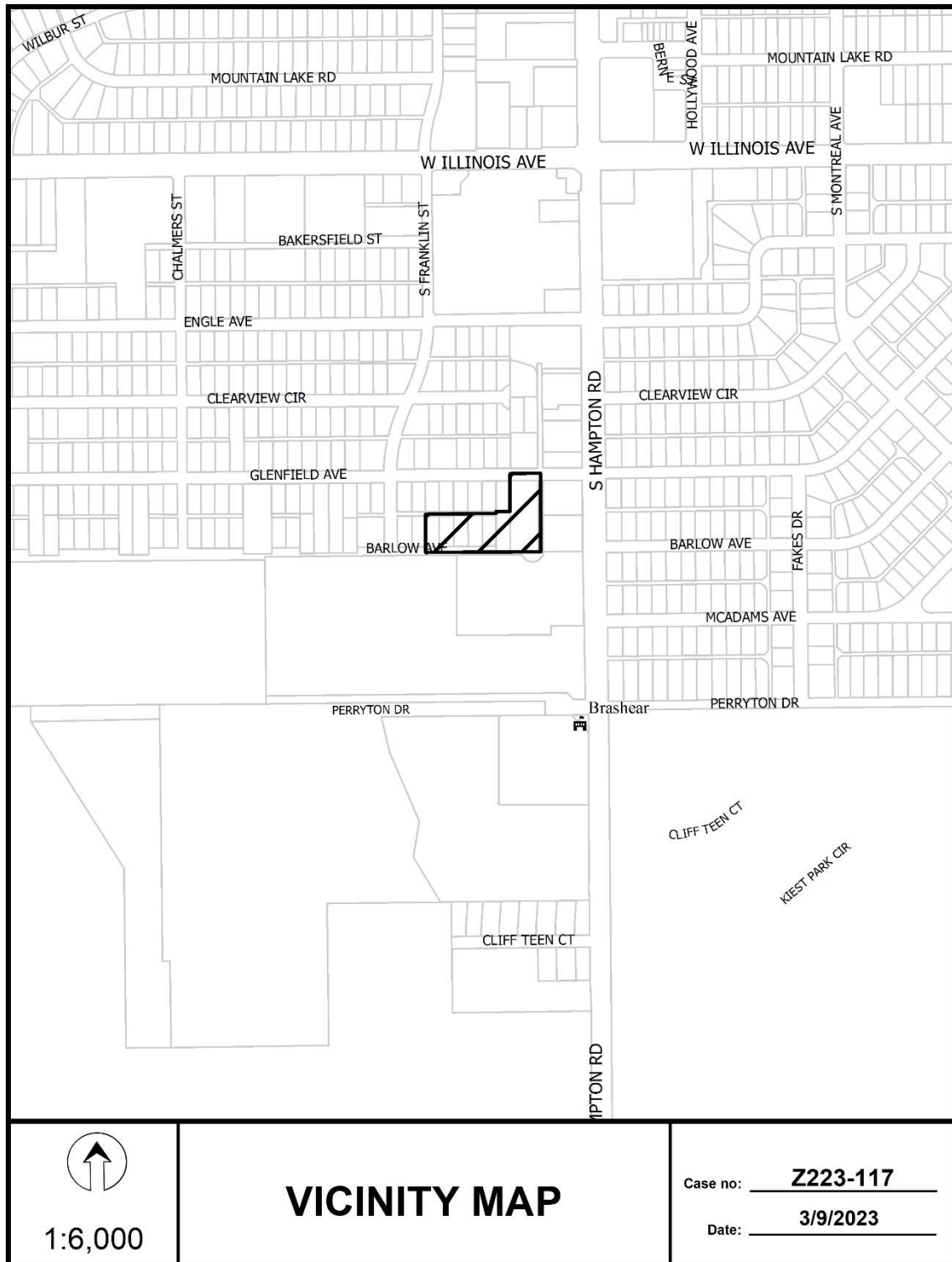
The applicant will be required to comply with standard parking ratios at permitting.

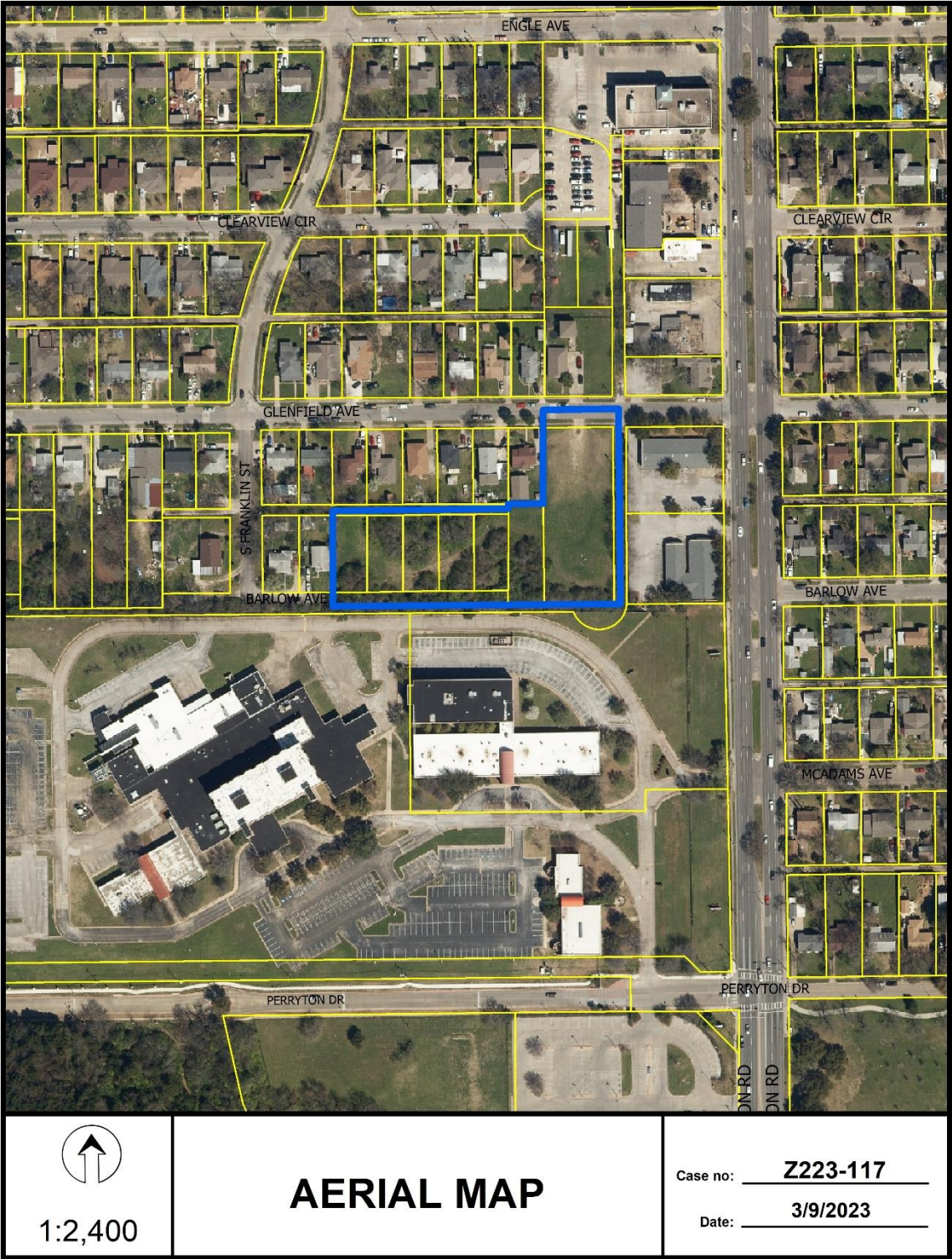
**Market Value Analysis:**

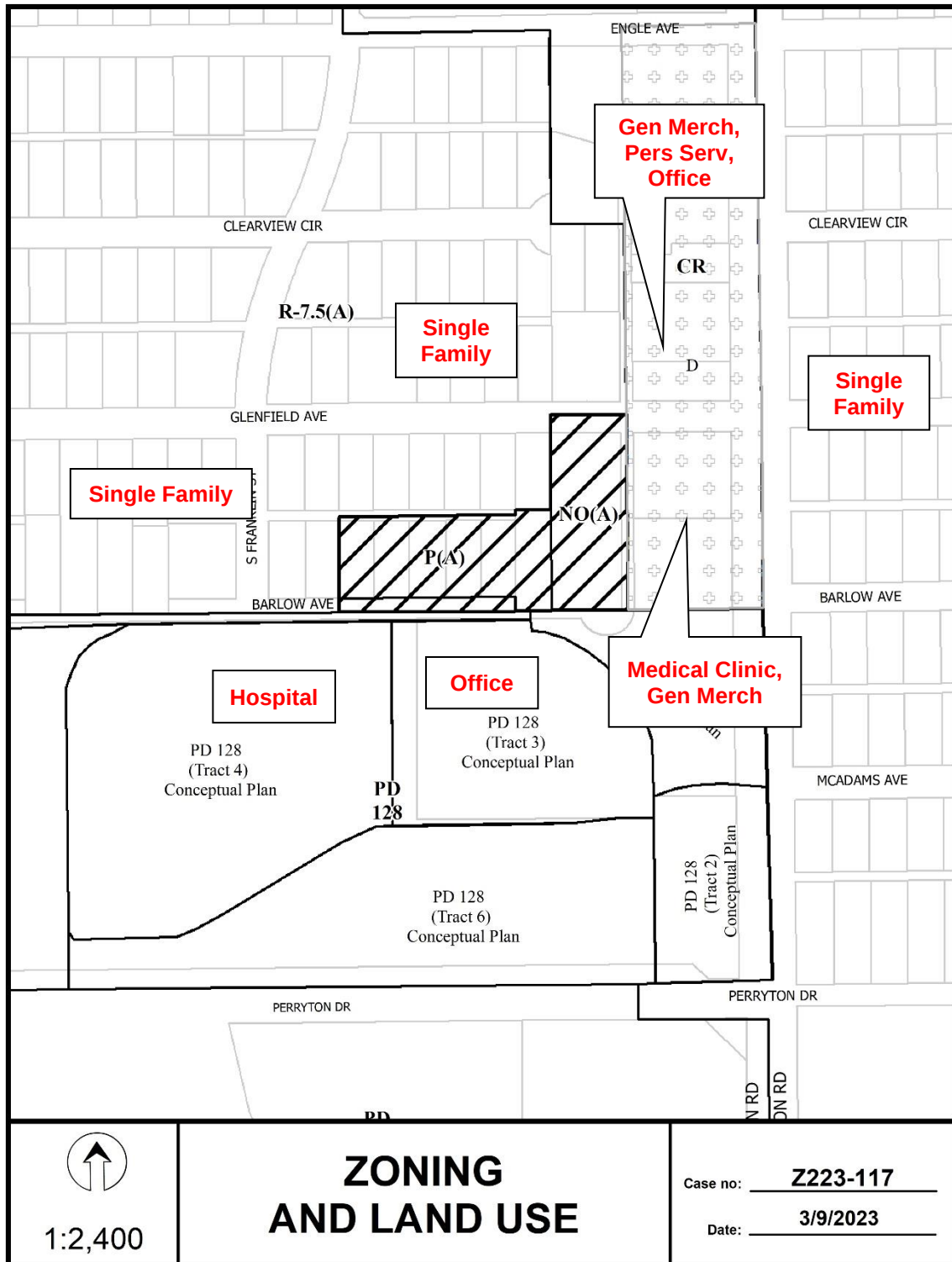
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 not currently within an MVA cluster but abuts a “G” MVA cluster to the north and west. East of the request area across South Hampton Road is an “F” MVA cluster.

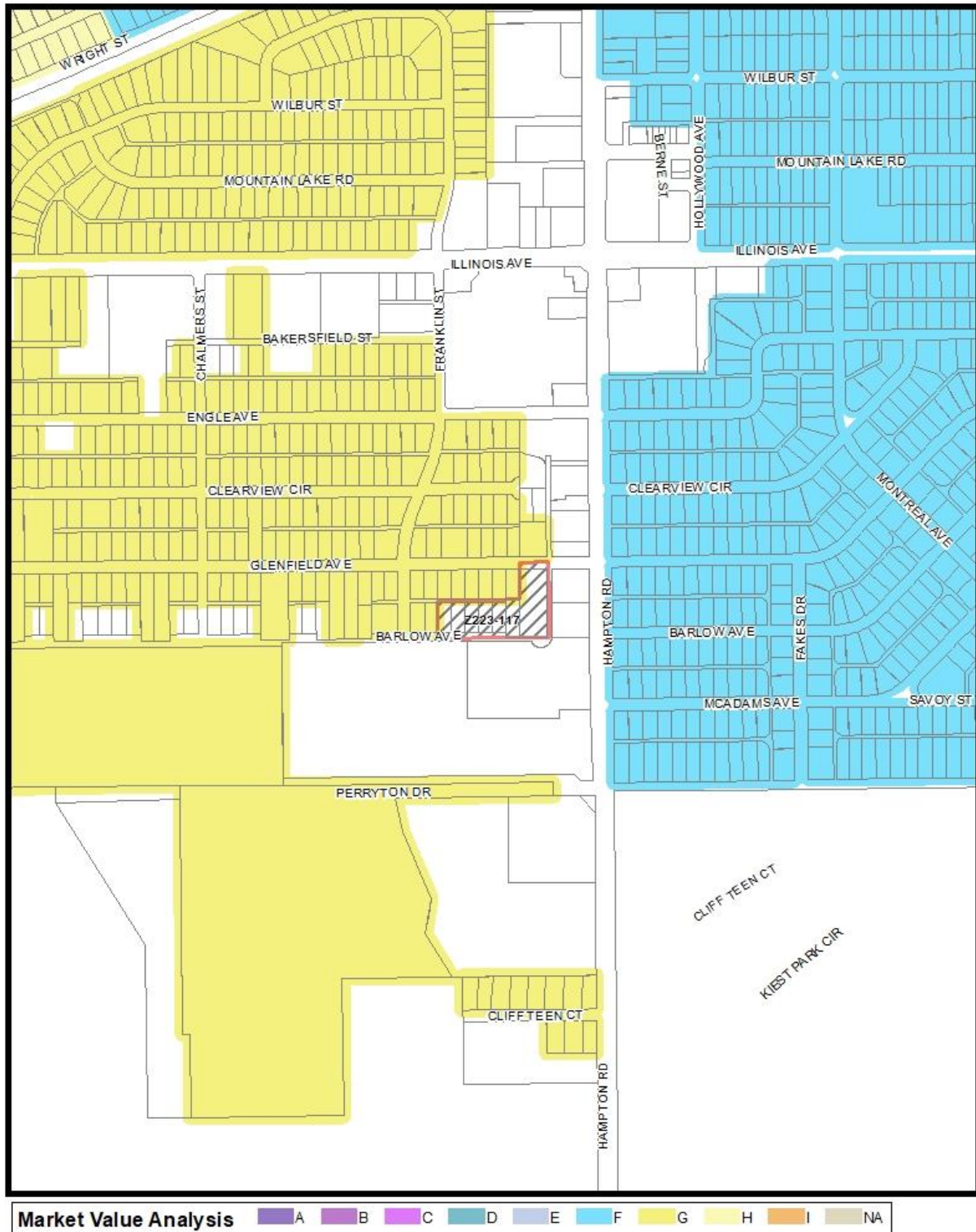
**PROPOSED DEED RESTRICTIONS**

**Staff's recommendation is to hold the item under advisement until April 20, 2023 so the applicant can submit the conditions of their volunteered deed restrictions.**





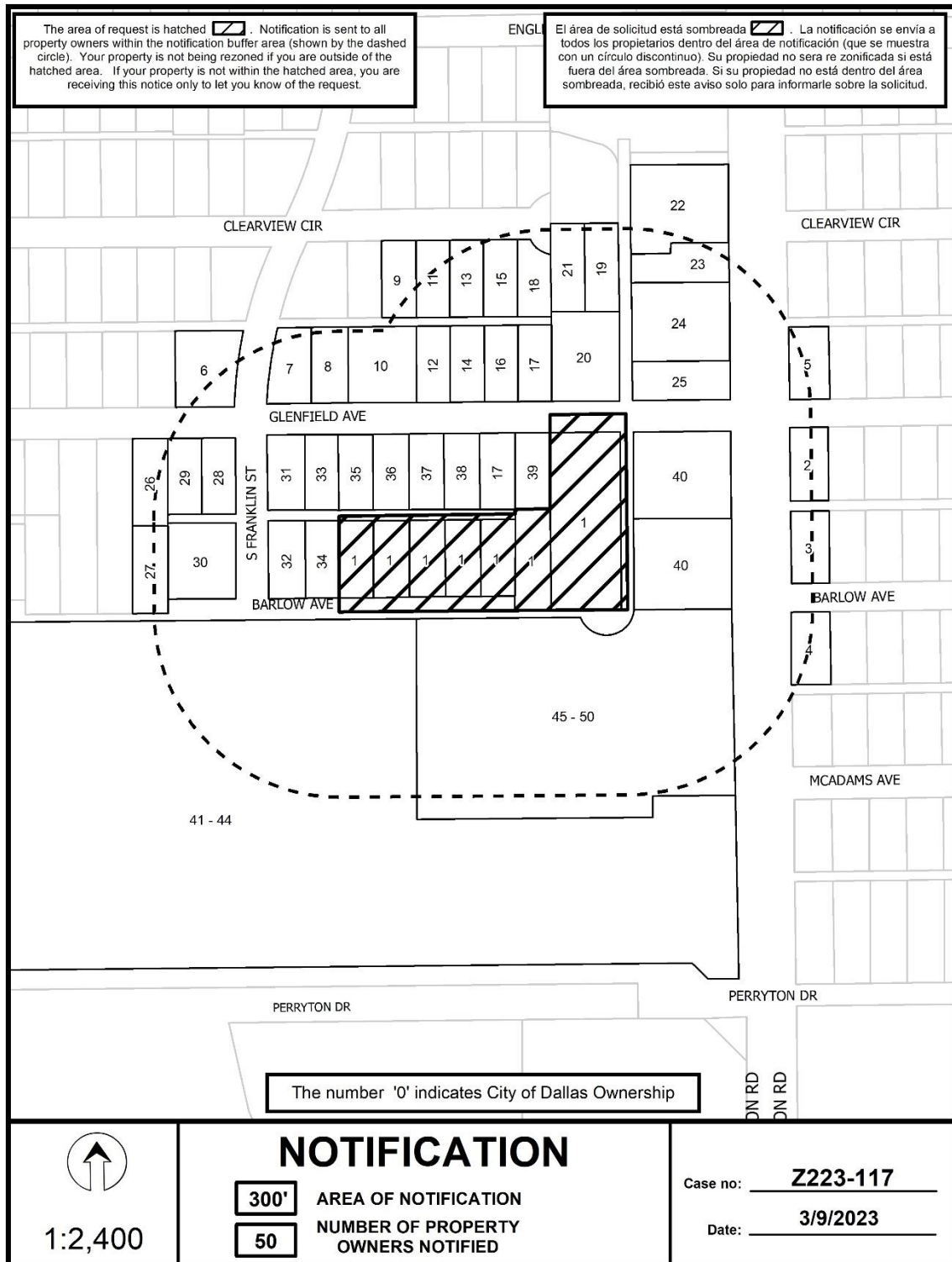




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## Market Value Analysis

Printed Date: 3/10/2023



03/09/2023

***Notification List of Property Owners******Z223-117******50 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>           |
|-----------------------|-----------------------|-------------------------------|
| 1                     | 2449 BARLOW AVE       | AVILA MICHELE &               |
| 2                     | 2334 GLENFIELD AVE    | ALVARADO LEODEGARIO &         |
| 3                     | 2335 BARLOW AVE       | PEREZ FILIBERTO &             |
| 4                     | 2334 BARLOW AVE       | CAZARES OSIEL GOMEZ &         |
| 5                     | 5 GLENFIELD AVE       | LEYVA JOSE A                  |
| 6                     | 2507 GLENFIELD AVE    | GONZALEZ FRANCISCO            |
| 7                     | 2457 GLENFIELD AVE    | CASTILLO EILEEN               |
| 8                     | 2453 GLENFIELD AVE    | GARCIA ELEAZAR                |
| 9                     | 2444 CLEARVIEW CIR    | JARILLO ANGEL R & MARIA ORTIZ |
| 10                    | 2445 GLENFIELD AVE    | TORRES CIRILO PEREZ           |
| 11                    | 2438 CLEARVIEW CIR    | KINCADE EBONI &               |
| 12                    | 2439 GLENFIELD AVE    | CRUZ LAURA LILIANA M &        |
| 13                    | 2434 CLEARVIEW CIR    | SANCHEZ SALVADOR              |
| 14                    | 2435 GLENFIELD AVE    | TIDWELL GARY L                |
| 15                    | 2430 CLEARVIEW CIR    | MABRY IRMA                    |
| 16                    | 2431 GLENFIELD AVE    | DURAN VICTOR M                |
| 17                    | 2427 GLENFIELD AVE    | VILLALPANDO MANUEL & LUDY     |
| 18                    | 2426 CLEARVIEW CIR    | DAVIS CLARENCE J              |
| 19                    | 2421 GLENFIELD AVE    | Taxpayer at                   |
| 20                    | 2423 GLENFIELD AVE    | VILLALPANDO MANUEL &          |
| 21                    | 2420 CLEARVIEW CIR    | Taxpayer at                   |
| 22                    | 2719 S HAMPTON RD     | REPAIR REPUBLIC LLC           |
| 23                    | 2727 S HAMPTON RD     | SARMIENTO FRANCISCO           |
| 24                    | 2729 S HAMPTON RD     | JOYCE FLORIST OF DALLAS       |
| 25                    | 2743 S HAMPTON RD     | JOYCE FLORIST OF DALLAS INC   |
| 26                    | 2510 GLENFIELD AVE    | ALONSO OSCAR F                |

03/09/2023

| <i><b>Label #</b></i> | <i><b>Address</b></i> | <i><b>Owner</b></i>                  |
|-----------------------|-----------------------|--------------------------------------|
| 27                    | 2510 BARLOW AVE       | ALONSO OSCAR F &                     |
| 28                    | 2502 GLENFIELD AVE    | DEGARCIA IRENE MEZA                  |
| 29                    | 2506 GLENFIELD AVE    | CORNEJO ANA C AVILES                 |
| 30                    | 2501 BARLOW AVE       | MARTINEZ JOHHNY                      |
| 31                    | 2458 GLENFIELD AVE    | SEGURA SANTIAGO & ANNA D             |
| 32                    | 2457 BARLOW AVE       | MARTINEZ CELIA ESMERALDA &           |
| 33                    | 2454 GLENFIELD AVE    | ROCAMONTES MORGAN T                  |
| 34                    | 2453 BARLOW AVE       | Taxpayer at                          |
| 35                    | 2450 GLENFIELD AVE    | ALNA 2 HOLDINGS LLC                  |
| 36                    | 2442 GLENFIELD AVE    | VALLEJO GRACIELA                     |
| 37                    | 2434 GLENFIELD AVE    | PEREZ ENEDELIA &                     |
| 38                    | 2432 GLENFIELD AVE    | MORALES JUAN CARLOS                  |
| 39                    | 2426 GLENFIELD AVE    | HERRERA MARIA DELALUZ                |
| 40                    | 2811 S HAMPTON RD     | MAPLE MARKETING LLC                  |
| 41                    | 2949 S HAMPTON RD     | DALLAS SW OSTEOPATHIC PHYSICIANS INC |
| 42                    | 2929 S HAMPTON RD     | DALLAS COLLEGE                       |
| 43                    | 2929 S HAMPTON RD     | DALLAS SOUTHWEST OSTEOPATHIC         |
| 44                    | 2949 S HAMPTON RD     | DALLAS SW OSTEOPATHIC                |
| 45                    | 2909 S HAMPTON RD     | DALLAS SW OSTEOPATHIC                |
| 46                    | 2909 S HAMPTON RD     | BOWERS CHRISTOPHER G                 |
| 47                    | 2909 S HAMPTON RD     | DALLAS SOUTHWEST                     |
| 48                    | 2909 S HAMPTON RD     | DALLAS SOUTHWEST                     |
| 49                    | 2909 S HAMPTON RD     | DALLAS SOUTHWEST OSTEOPATHIC         |
| 50                    | 2909 S HAMPTON RD     | DALLAS SOUTHWEST OSTEOPATHIC         |