

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 28, 2024

ACM: Robin Bentley

FILE NUMBER: Z234-182(LG)

DATE FILED: February 28, 2024

LOCATION: Southwest line of Knollview Drive, north of Belt Line Road

COUNCIL DISTRICT: 11

SIZE OF REQUEST: Approx. 0.41 acres

CENSUS TRACT: 48113013607

REPRESENTATIVE: Tucker Johnson

APPLICANT/OWNER: New Horizon Homes, LLC

REQUEST: An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow a handicapped group dwelling unit in an existing single-family structure.

STAFF RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

CPC RECOMMENDATION: Approval for a two-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a single-family structure.
- The applicant proposes to utilize the existing 3,151-square-footsingle-family structure as a handicapped group dwelling unit. The applicant proposes to occupy the residential dwelling unit with a maximum of eight residents.
- Chapter 51A defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in this chapter, and who are living together as a single housekeeping unit.
- Per Chapter 51A, a handicapped group dwelling unit is permitted by right in a single-family district when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units. Otherwise, a specific use permit is required. There is an existing handicapped group dwelling unit within 1,000 feet of the request area at the southwest of Tophill Circle, west of Hillcrest Road. Therefore, an SUP is required for the applicant’s request.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Knollview Drive	Local Street	50 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 1.1.5 Strengthen existing neighborhoods and promote neighborhood's unique characteristics.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCE GROWTH

Policy 5.2.4 Ensure that zoning is flexible enough to changing economic conditions.

NEIGHBORHOOD PLUS POLICY

GOAL 4.3 ENHANCE NEIGHBORHOOD DESIRABILITY BY IMPROVING INFRASTRUCTURE, HOUSING STOCK, RECREATION AND SAFETY

Land Use:

	<u>Zoning</u>	<u>Land Use</u>
Site	R-10(A) Single Family District	Single family
West	R-10(A) Single Family District	Single family
East	R-10(A) Single Family District	Single family
North	R-10(A) Single Family District	Single family
South	R-10(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently developed with a single-family residence and is surrounded by similar uses in an established single-family subdivision.

The applicant proposes to establish a handicapped group dwelling unit by utilizing the existing single-family residence. According to the site plan provided, no changes or additional structures are being proposed. The proposed residential use will provide an alternative housing option within this single-family neighborhood, strengthening housing choices.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the proposed use because it is not foreseen to be detrimental to the surrounding neighborhood. The footprint of the building will not be expanded, nor will the existing driveways and parking be modified beyond the capacity of the current single-family use, which will keep the appearance of the structure fully compatible with the neighborhood. However, staff recommends a time limit of two years. Staff believes this time limit will allow an initial period for the applicant to demonstrate their operation of the handicapped group dwelling unit use and can then be reevaluated following this initial period.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements of Article X, as amended. No new landscaping is proposed with this request. The mature trees notated on the site plan will be maintained as a condition of the SUP site plan approval.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a handicapped group dwelling unit in an R-10(A) District is two spaces. Per the site plan submitted, two parking spaces are provided in the driveway.

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 currently an “B” MVA cluster.

List of Officers

New Horizon Homes, LLC

Bukekile Dube, Partner

Buhle Dube, Partner

CPC Action

July 11, 2024

Motion: It was moved to recommend **approval** of an application for a Specific Use Permit for a handicap group dwelling unit, for a two-year period, subject to a site plan and staff's recommended conditions, on property zoned an R-10(A) Single Family District, on the southwest line of Knollview Drive, north of Belt Line Road.

Maker: Eppler
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Eppler, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 1 - Forsyth
Vacancy: 0

Notices: Area: 200 Mailed: 24
Replies: For: 1 Against: 5

Speakers: For: Bukekile Dube, 14939 Knollview Dr., Dallas, TX 75248
Against(Did not speak): Lisa Gibbons, 14952 Knollview Dr., Dallas, TX 75248

CPC-RECOMMENDED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a handicapped group dwelling unit.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

Staff & CPC Recommendation:

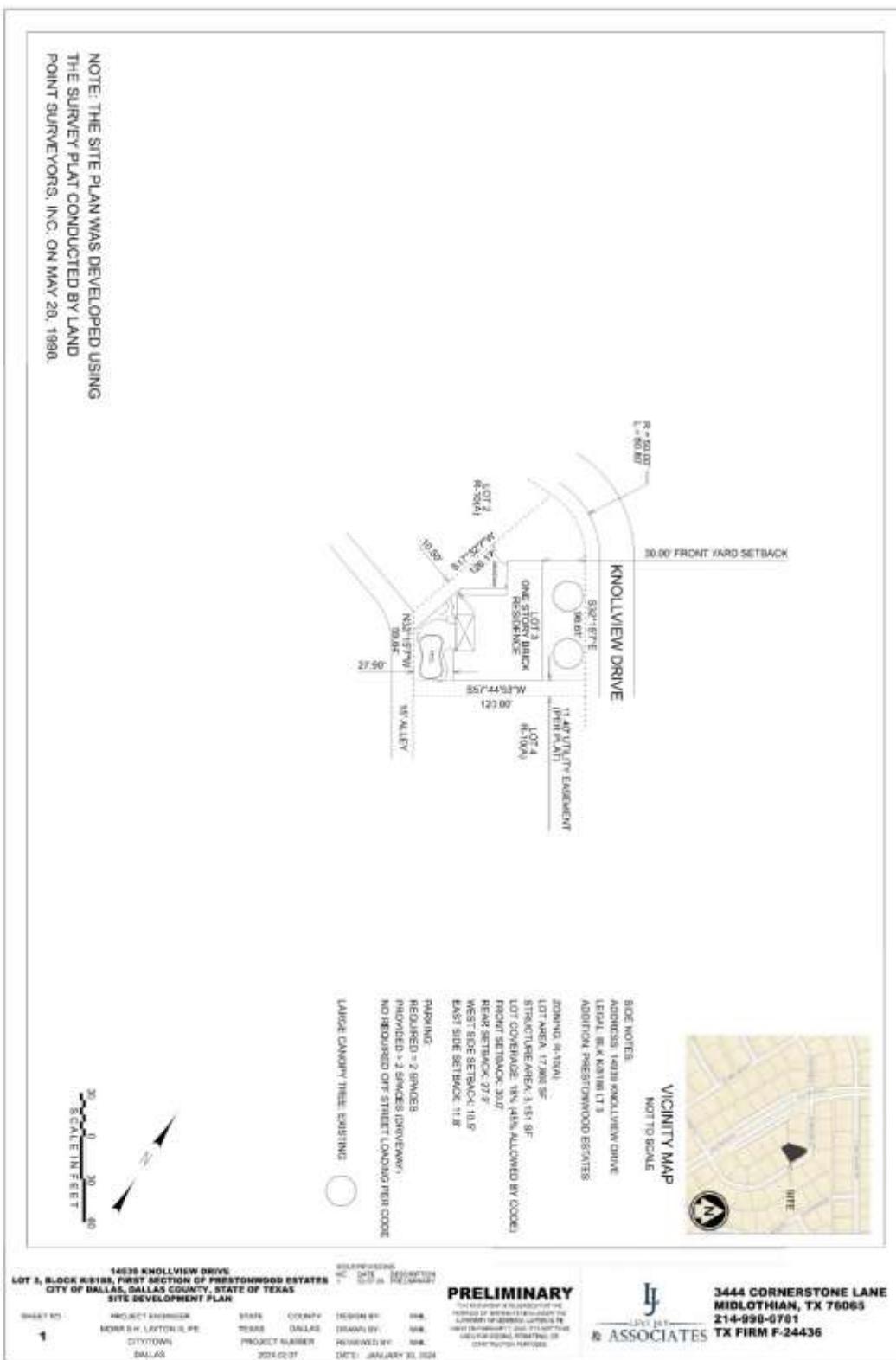
3. **TIME LIMIT:** This specific use permit expires on (two years from the passage of this ordinance.

Applicant's Request:

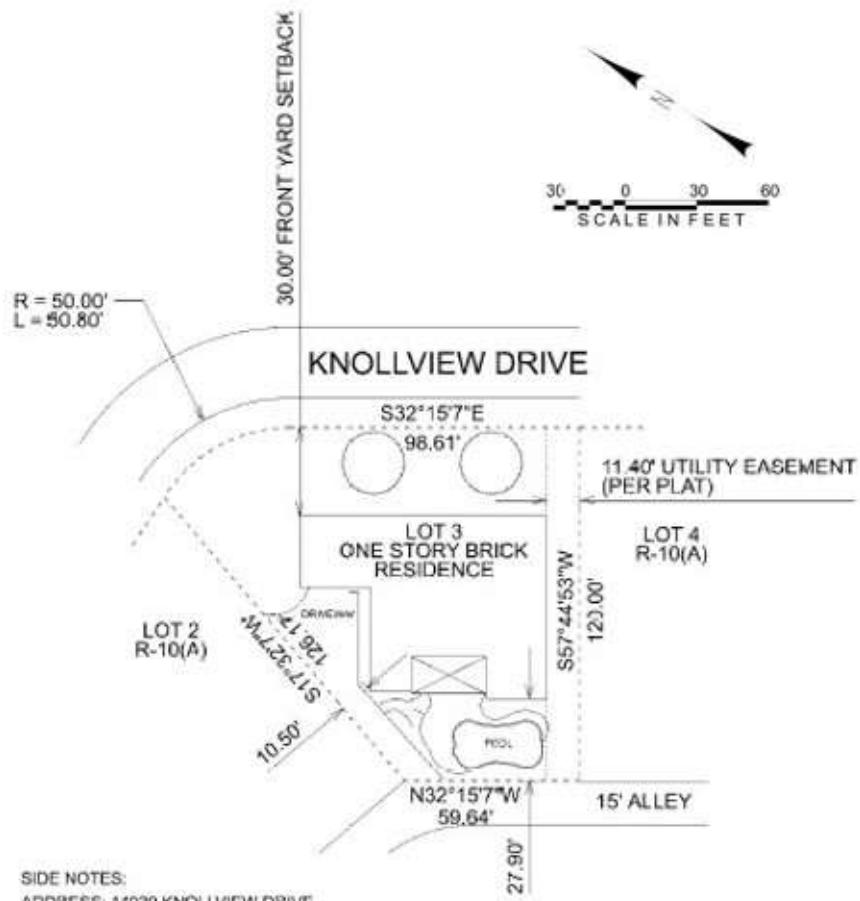
3. **TIME LIMIT:** This specific use permit expires on (five-years from passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
5. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

CPC-RECOMMENDED SITE PLAN



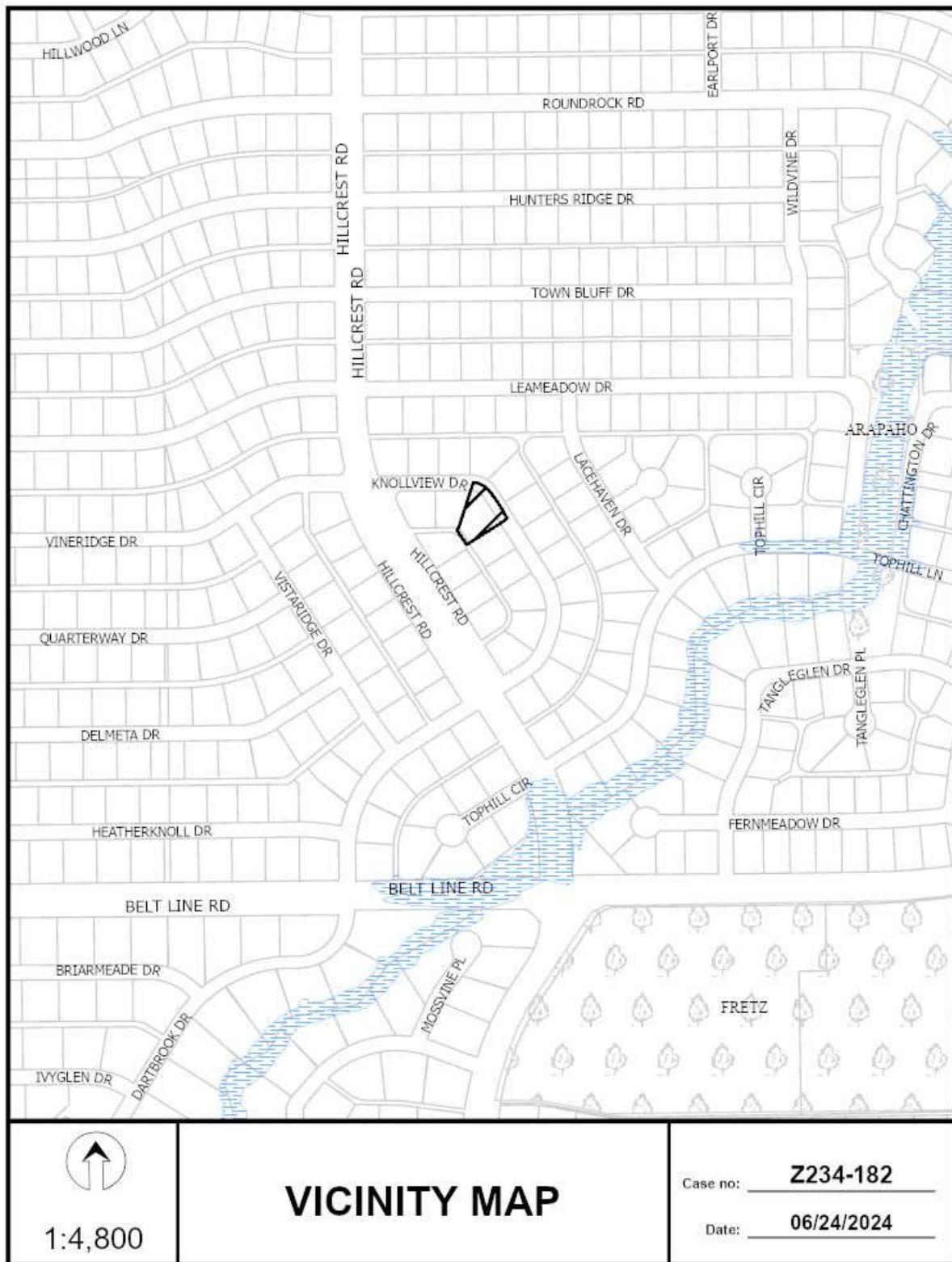
ENLARGED CPC-RECOMMENDED SITE PLAN

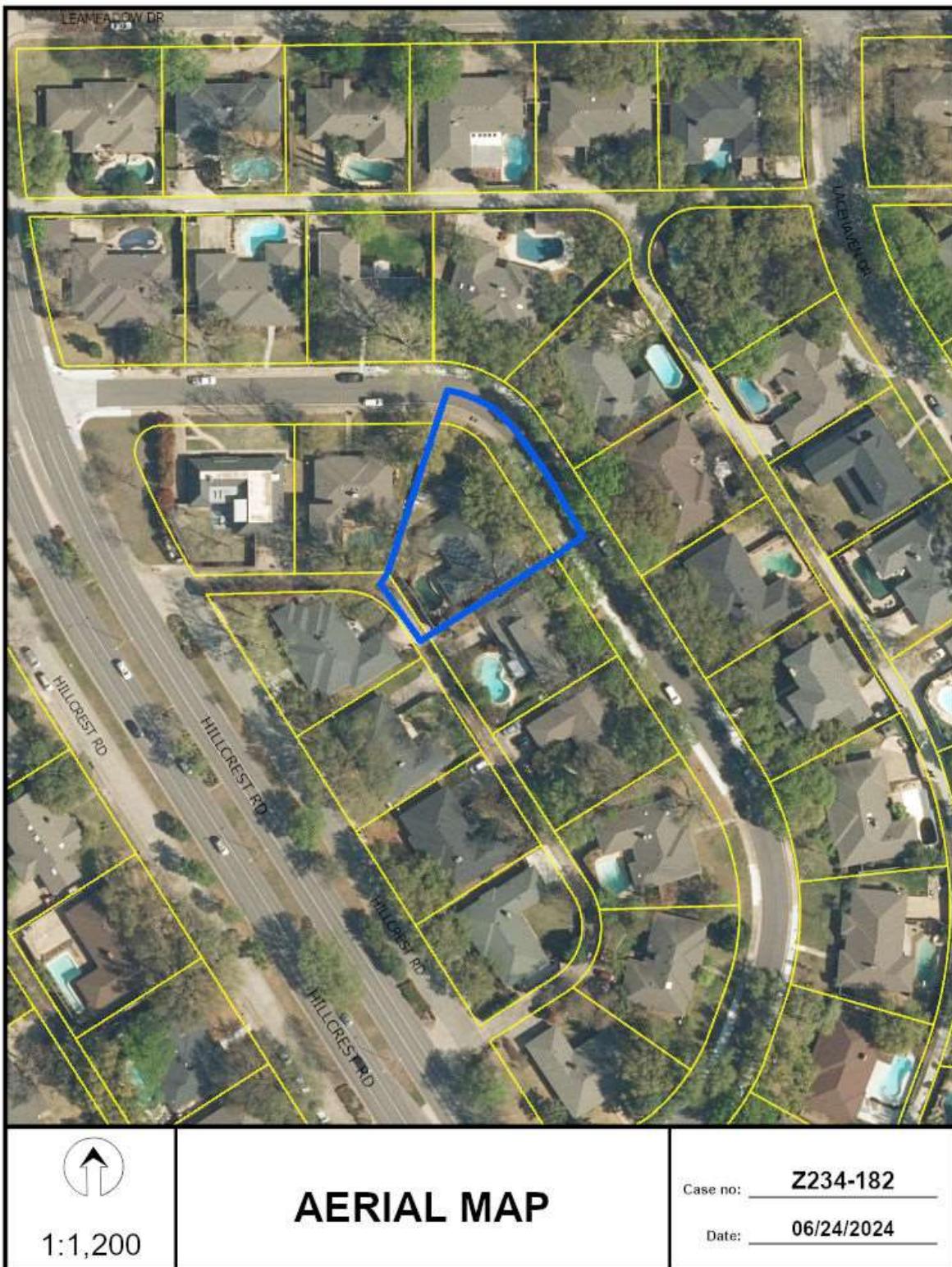


ZONING: R-10(A)
LOT AREA: 17,860 SF
STRUCTURE AREA: 3,151 SF
LOT COVERAGE: 18% (45% ALLOWED BY CODE)
FRONT SETBACK: 30.0'
REAR SETBACK: 27.9'
WEST SIDE SETBACK: 10.5'
EAST SIDE SETBACK: 11.8'

PARKING:
REQUIRED = 2 SPACES
PROVIDED = 2 SPACES (DRIVEWAY)
NO REQUIRED OFF STREET LOADING PER CODE

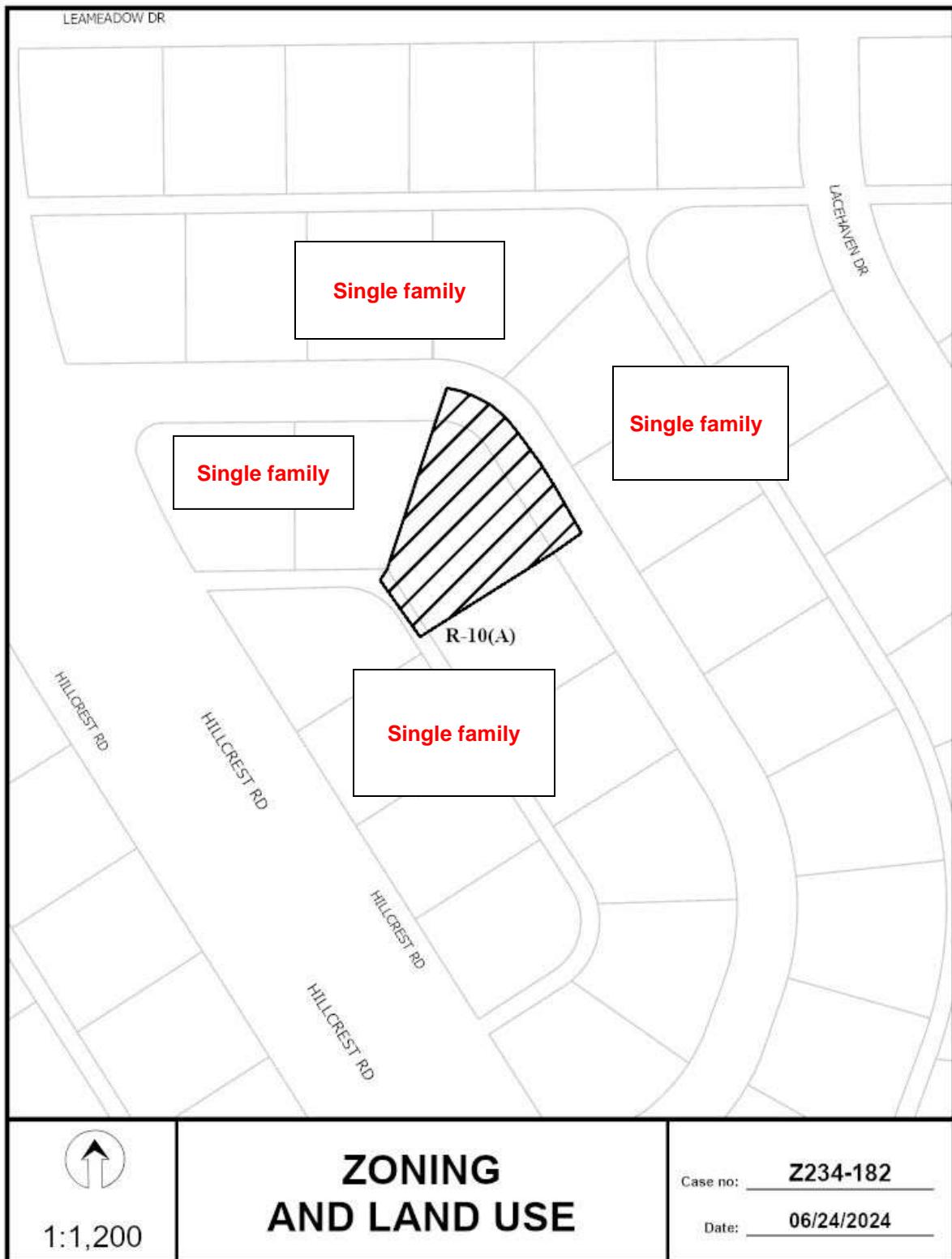
LARGE CANOPY TREE: EXISTING

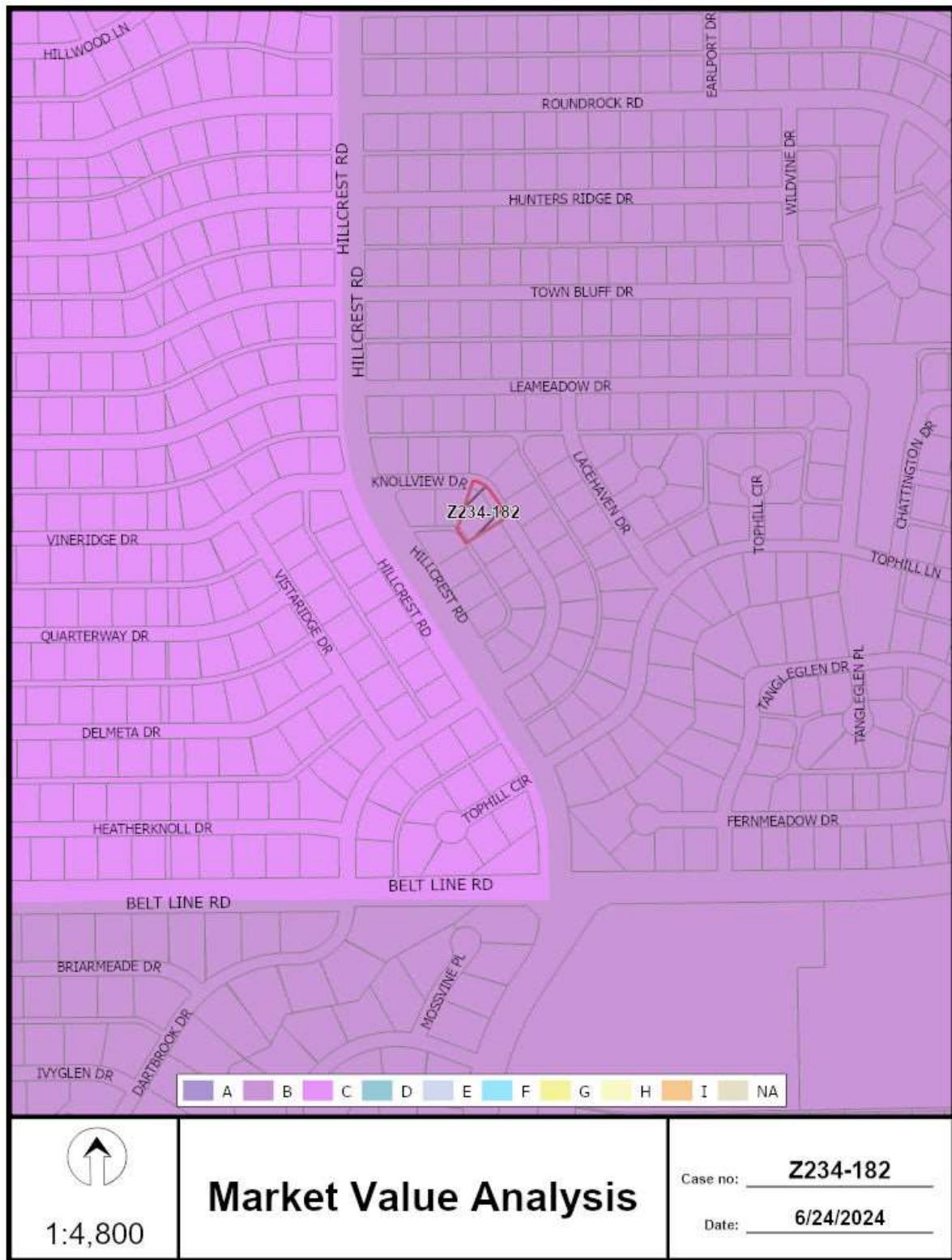


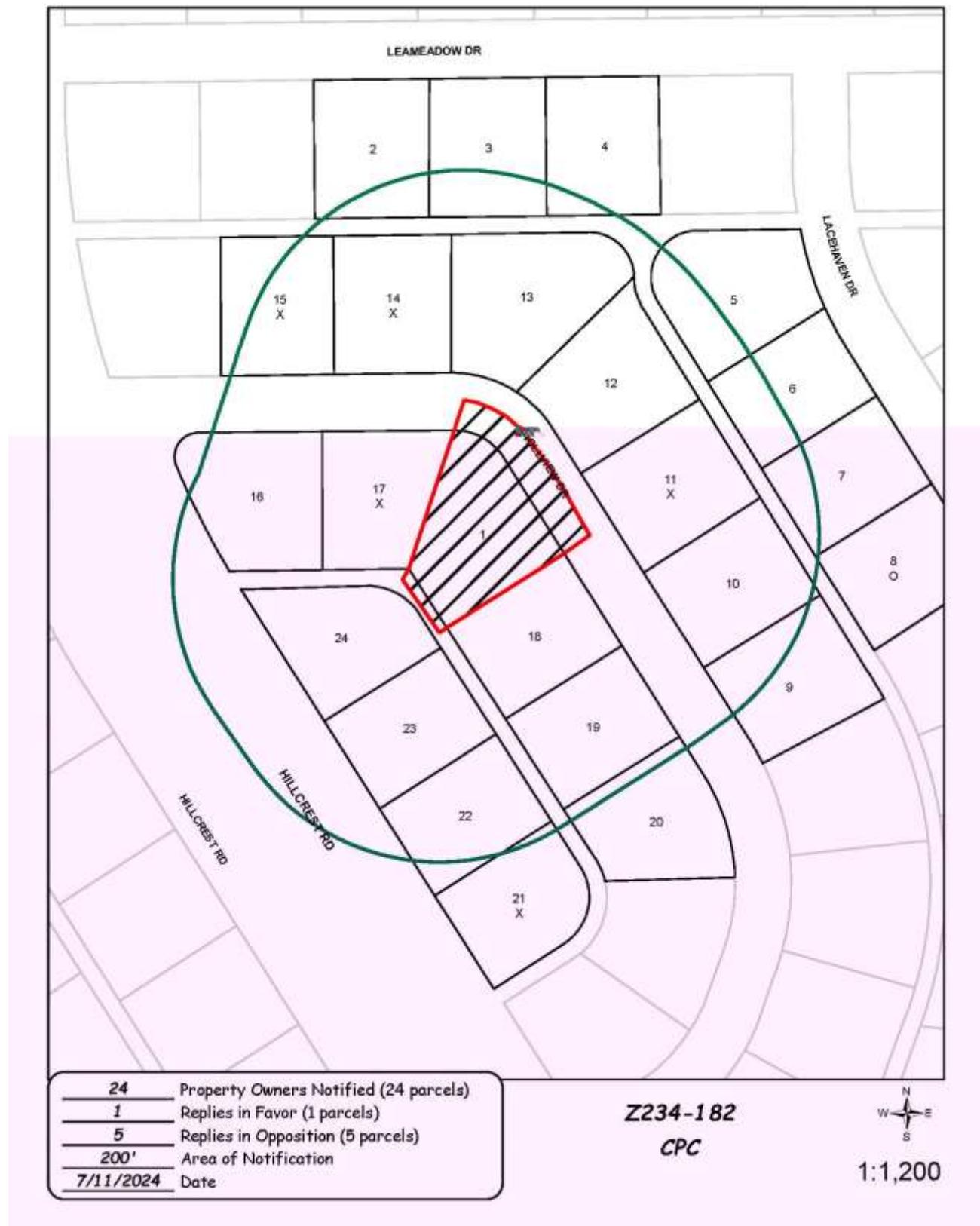


1:1,200

AERIAL MAP







07/10/2024

Reply List of Property Owners**Z234-182****24 Property Owners Notified****1 Property Owners in Favor****5 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	14939	KNOLLVIEW DR
	2	7016	LEAMEADOW DR
	3	7020	LEAMEADOW DR
	4	7024	LEAMEADOW DR
	5	14957	LACEHAVEN DR
	6	14947	LACEHAVEN DR
	7	14937	LACEHAVEN DR
O	8	14927	LACEHAVEN DR
	9	14928	KNOLLVIEW DR
	10	14932	KNOLLVIEW DR
X	11	14936	KNOLLVIEW DR
	12	14940	KNOLLVIEW DR
	13	14944	KNOLLVIEW DR
X	14	14948	KNOLLVIEW DR
X	15	14952	KNOLLVIEW DR
	16	14951	KNOLLVIEW DR
X	17	14945	KNOLLVIEW DR
	18	14933	KNOLLVIEW DR
	19	14929	KNOLLVIEW DR
	20	14923	KNOLLVIEW DR
X	21	14918	HILLCREST RD
	22	14922	HILLCREST RD
	23	14926	HILLCREST RD
	24	14930	HILLCREST RD