

CITY PLAN COMMISSION

THURSDAY, MAY 18, 2023

Planner: Jennifer Muñoz

FILE NUMBER: Z212-348(JM) **DATE FILED:** September 19, 2022

LOCATION: East side of South Polk Street, between Cascade Avenue and Elmhurst Place

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ± 8,760 square feet **CENSUS TRACT:** 48113006200

**REPRESENTATIVE/
APPLICANT:** L. Charles Mitchell

OWNER: Phase II of The Bailey Group, Inc.

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow multifamily on the site.

STAFF RECOMMENDATION: **Denial.**

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. Per DCAD records, the property contains 7,575 square feet of area developed with a one-story structure built in 1940. The structure has 4,417 square feet of living area with nine dwelling units.
- As defined in Chapter 51A-2.102, a [\(34\) dwelling unit](#) means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.
- Due to these units being classified as individual dwelling units, this is a multifamily use. A multifamily use is not permitted in a Single Family District.
- The applicant is seeking to maintain the multifamily use at the site.

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
Polk Street	Local Street	-

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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request **does not comply** with the following land use goals and policies of the Comprehensive Plan:

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.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Multifamily
North	R-7.5(A)	Single family
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently developed with a multifamily structure containing nine dwelling units. The applicant was operating this as a group residential facility; however, a Code Compliance check identified the structure as noncompliant due to the individual dwelling unit configuration. Development Services Department determined the land use to be a multifamily use, which is not permitted in the existing Single Family District.

The property is surrounded by single family zoning and land uses.

Typically, a 15-foot front yard would be required in a MF-2(A) District. Per [Sec. 51A-4.401\(a\)\(6\)](#), 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. Because the remaining lots along the South Polk Street would still be

zoned an R-7.5(A) District, the 25-foot front yard of this district would be imposed on the proposed MF-2(A) District lot.

Staff does not support the requested MF-2(A) District at a mid-block point within a well-established single family neighborhood. Additionally, once the multifamily land use is allowed, the dwelling units will require permits and must comply with the parking and landscaping requirements. Staff does not believe the site will be able to comply.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) District and the proposed MF-2(A) District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25' ¹	5'	1 du/7,500 sf	30'	45%		Single family
Proposed: MF-2(A)	15' ¹	SF: 0' Duplex: 5' Side/ 10' Rear Other: 15'	Depending on the number of units and total lot area. For nine one-bedroom units, 9,000 square feet.	36'	60%		Residential uses including SF, MF, etc.

¹ Per [Sec. 51A-4.401\(a\)\(6\)](#), 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.

Landscaping:

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 a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. The parking requirement for the nine units is nine spaces. The applicant would be required to comply with standard parking ratios at permitting.

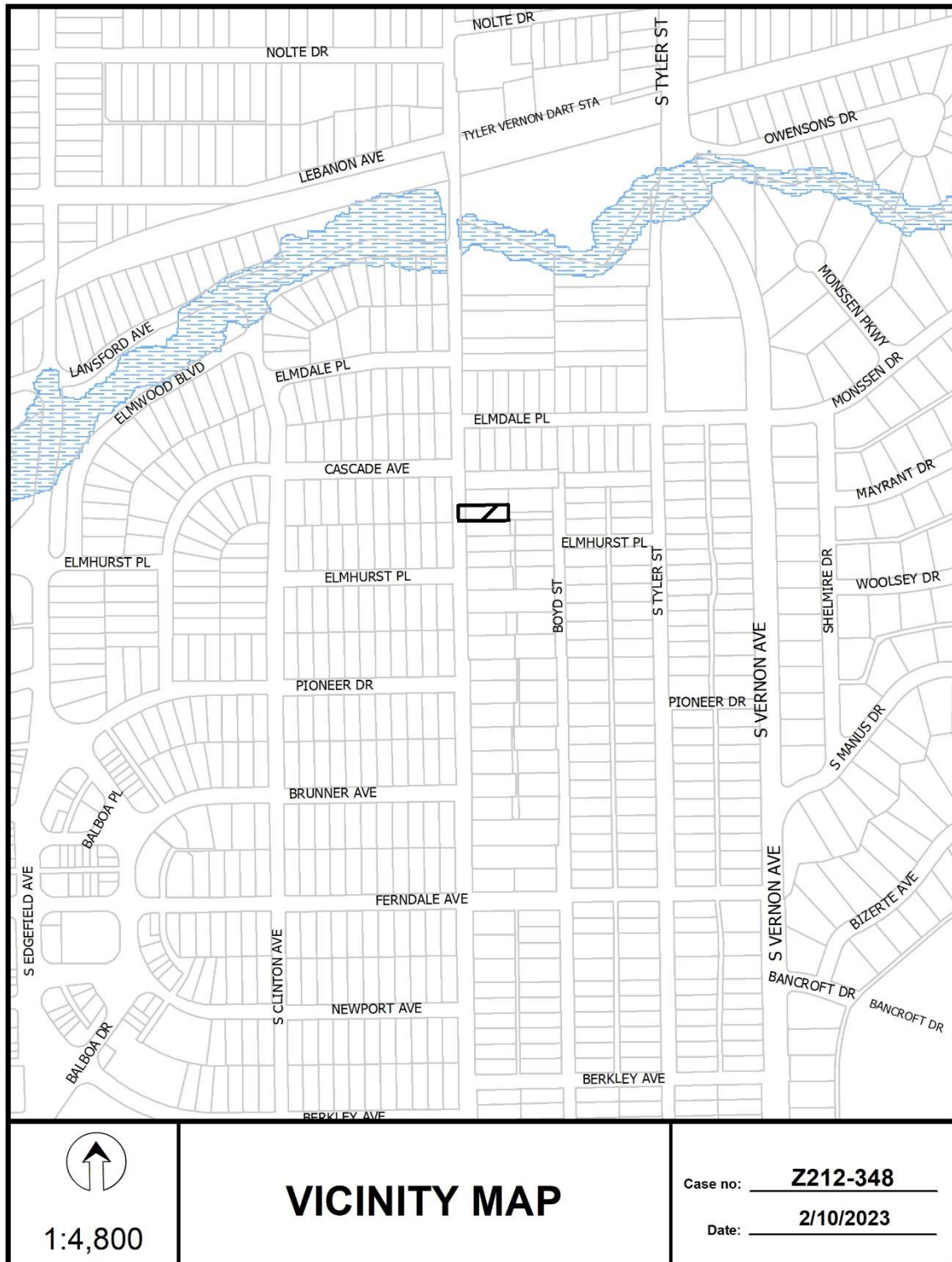
Market Value Analysis:

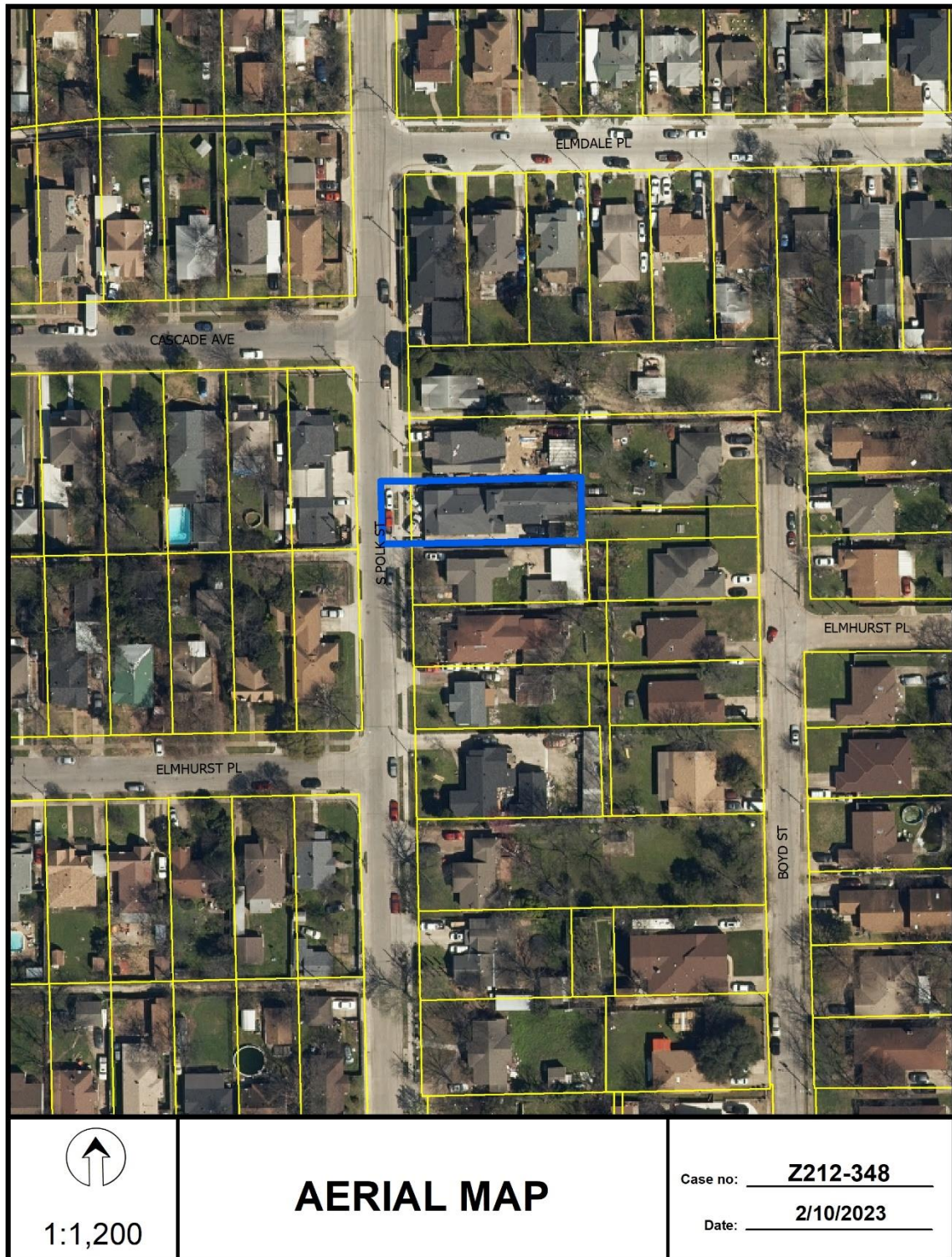
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 currently in an “G” MVA cluster that extends to the north, east, and south. Properties to the west are within an “F” MVA cluster.

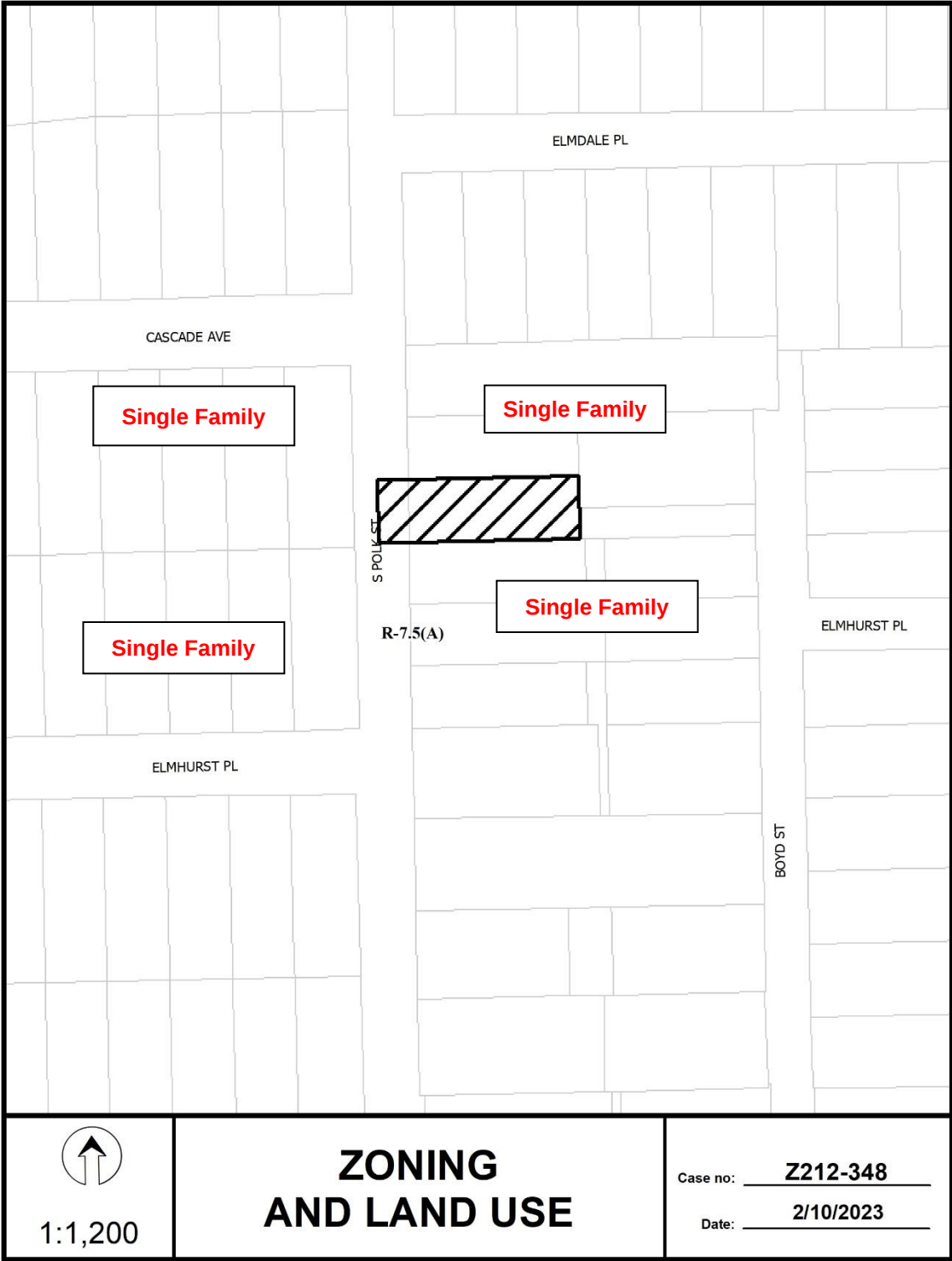
List of Officers

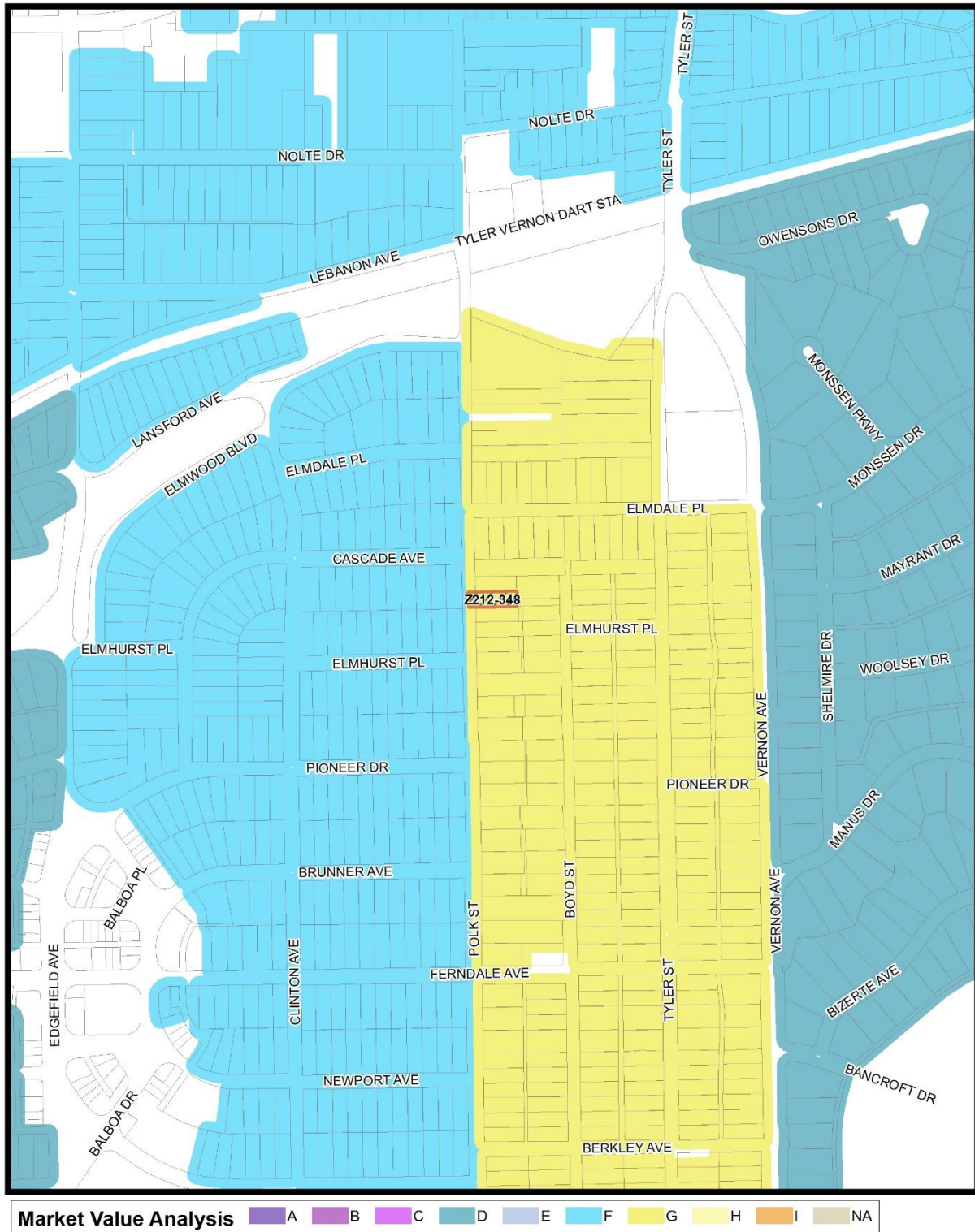
Phase II of the Bailey Group:

L. Charles Mitchell, Director and Registered Agent
James H. Bailey, Director
Douglas Brown, Director





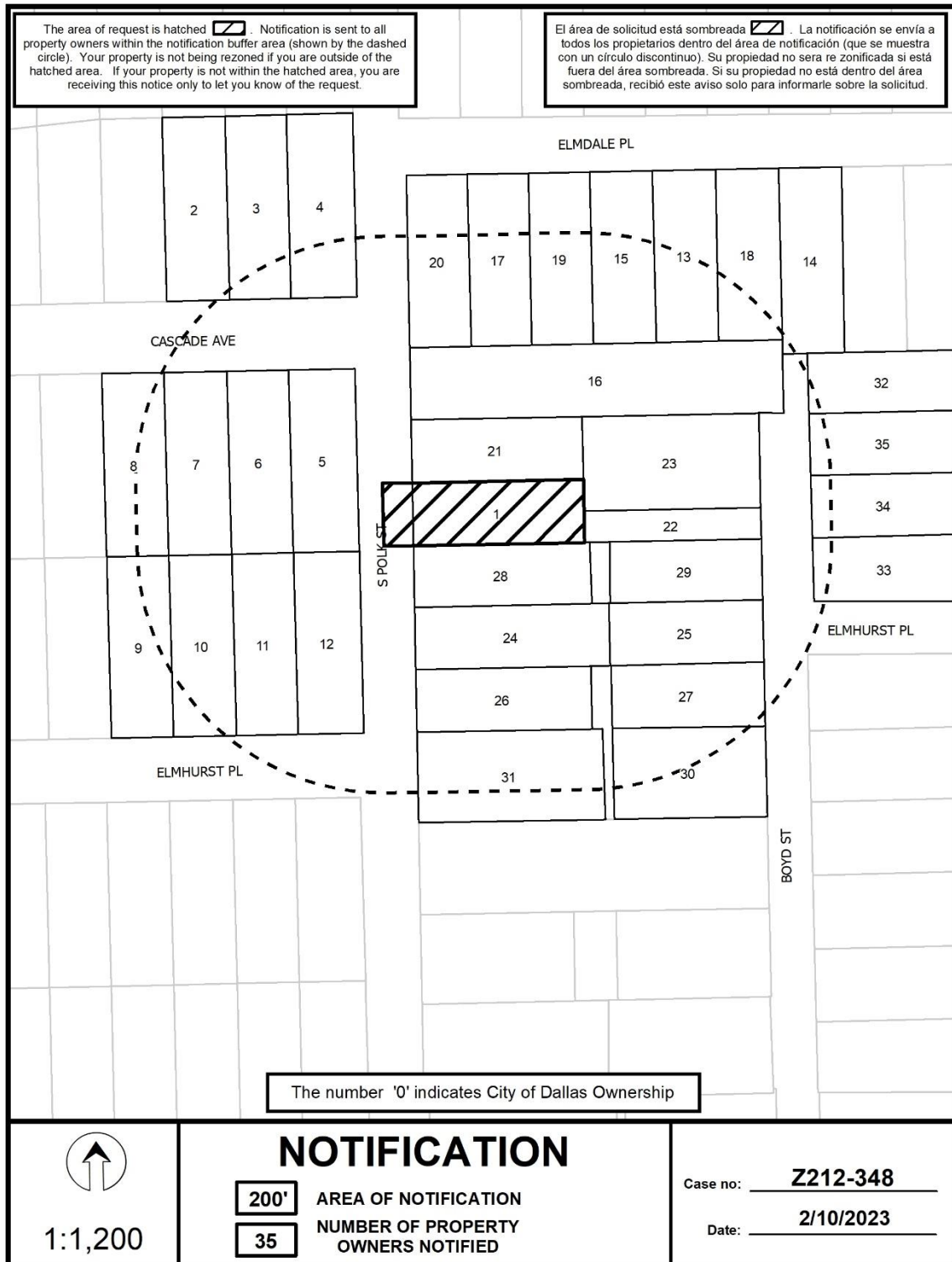




1:4,800

Market Value Analysis

Printed Date: 2/10/2023



02/10/2023

Notification List of Property Owners***Z212-348******35 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1608 S POLK ST	PHASE II OF THE BAILEY GROUP INC
2	1111 CASCADE AVE	ROGERS BENJAMIN DANIEL &
3	1107 CASCADE AVE	ORTIZ J MANUEL & LETICIA
4	1101 CASCADE AVE	REYES DOMINGO G
5	1102 CASCADE AVE	MARIN SAMUEL &
6	1106 CASCADE AVE	MITCHELL RUSSELL C
7	1110 CASCADE AVE	YORK DAVID WAYNE &
8	1114 CASCADE AVE	CRONE FREDERICK J
9	1115 ELMHURST PL	FRANKLIN DON R
10	1111 ELMHURST PL	STPIERRE CLAIRE C
11	1107 ELMHURST PL	DUBOSE WADE LEE EST OF
12	1103 ELMHURST PL	CANTU DEBRA MONTEZ & DANNY RAY
13	1006 ELMDALE PL	ESQUIVEL RAMON
14	922 ELMDALE PL	TEXAS ETHIO
15	1010 ELMDALE PL	TOBIAS JUAN JOSE &
16	1602 S POLK ST	PERALTA MIGUEL L
17	1018 ELMDALE PL	HERNANDEZ ROY JR &
18	1002 ELMDALE PL	CRUZ MAURO S & MARGARET
19	1014 ELMDALE PL	SALAS JOSE
20	1022 ELMDALE PL	OCONNOR RAYMOND M
21	1606 S POLK ST	MONSIVIAS JOSE JR
22	1623 BOYD ST	DANIELS CHRISTOPHER K &
23	1615 BOYD ST	SOTO JOSE A & SABINA G
24	1618 S POLK ST	MONTEZ DAVID
25	1701 S BOYD ST	MARROQUIN MARIE &
26	1622 S POLK ST	OWENS RODNEY W & KAYE S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1705 BOYD ST	SALAS GERARDO
28	1614 S POLK ST	TORRES JUAN PEDRO &
29	1623 BOYD ST	SOTO JOSE & SABINA
30	1709 S BOYD ST	PEREZ EUSEBIO &
31	1626 S POLK ST	ALONSO IGNACIO &
32	1603 S TYLER ST	LUNA PATRICIA D
33	1624 BOYD ST	RAMIREZ JORGE & MARIA
34	1620 BOYD ST	Taxpayer at
35	1616 BOYD ST	SOTO JOSE & SABRINA