

FILE NUMBER: Z234-185(WK) **DATE FILED:** March 1, 2024
LOCATION: South line of Fort Worth Avenue, south of Interstate 30
COUNCIL DISTRICT: 1
SIZE OF REQUEST: Approx. 0.81 acres **CENSUS TRACT:** 48113004400

REPRESENTATIVE: Kirksey Architects

OWNER/APPLICANT: City of Dallas

REQUEST: An application for an amendment to Specific Use Permit No. 2453 for supportive housing on property zoned Subdistrict 3C within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of the request is to continue to allow a supportive housing use.

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

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- SUP No. 2453 was approved by council on April 13, 2022 for a three-year period; and is set to expire on April 13, 2025.
- The site is developed with building that is currently vacant and is under renovations. The building used to be a hotel or motel use with approximately 73 rooms. The applicant is converting this building to a supportive housing use.
- According to PD No. 714, supportive housing means three or more dwelling units located on a lot where supportive services are provided onsite for residents. Supportive services include, but are not limited to, counseling services, health services, workforce training, and job placement assistance.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z212-114:** On April 13, 2022, City Council approved an application for 1) a new Planned Development Subdistrict for specific residential and nonresidential uses; and 2) a Specific Use Permit for a supportive housing use on property zoned Subdistrict 3A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Fort Worth Avenue, south of Interstate 30. [Subject site]
2. **Z201-321:** On March 8, 2023, City Council approved an amendment PD 714, Subdistrict 3A to create a new PD subdistrict titled SD 3D to modify the development standards and allow the development of retail and personal service uses on the site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Fort Worth Avenue	Principal Arterial	100 feet Bike Plan

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 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 1.3.1 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.

NEIGHBORHOOD PLUS

GOAL 2.2 Expand workforce training programs.

GOAL 2.3 Expand health, childcare, and transportation programs for low income areas.

GOAL 2.5 Facilitate integration of homeless population back into the workforce and society.

Land Use:

	Zoning	Land Use
Site	Subdistrict 3C within Planned Development District No. 714	Hotel or motel

North	Subdistrict 3A within Planned Development District No. 714 partially with deed restrictions [Z956-163], CR Community Retail District	Office, restaurant without drive-in or drive-through service, mini-warehouse
East	Subdistrict 3A within Planned Development District No. 714	Vacant
South	MF-2(A) Multifamily District	Multifamily
West	Subdistrict 3A within Planned Development District No. 714	General merchandise or food store greater than 3,500 square feet

Land Use Compatibility:

The area of request is currently developed with a building that was formerly occupied by a hotel or motel use. The site is currently under renovations and intended to become a supportive housing center. North of the request area across Fort Worth Avenue are office, restaurant without drive-in or drive-through service, and mini-warehouse uses. Surrounding the property on the southern side of Fort Worth Avenue is multifamily and a general merchandise or food store greater than 3,500 square feet. East of the area of request is a vacant structure. Staff assesses the applicant’s requested land use as compatible with surrounding uses in the area.

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.

In addition to providing supportive housing, the applicant is intending to also add counseling services, health services, workforce training, and job placement assistance. These supportive services are limited to the people residing at the facility. Supportive

housing uses are allowed with an SUP in Subdistrict 3C of PD No. 714, the applicant proposes to continue using the site for this purpose. With the SUP conditions, the applicant proposes a time limit of five years with eligibility for automatic renewal for additional five-year periods.

Staff supports the request because it will provide local social services for people in need. Staff also supports the applicant's requested SUP time limit of five years with eligibility for automatic renewal. This time limit will allow the continued operation under the same site plan as is currently approved, with continual review upon autorenewals.

Landscaping:

The applicant does not propose to modify the existing landscaping conditions of PD No. 714. Because the applicant is proposing an interior remodel only, these landscaping requirements would not be triggered. Any future modifications to landscaping will be provided in accordance with the landscaping requirements of PD No. 714.

Parking:

The site is required to include a minimum of 0.5 spaces per dwelling unit for the supportive housing use. This condition is intended to accommodate the number of spaces that exist on the site today. As shown on the existing SUP site plan, the site provides a total of 22 parking spaces and an additional of 20 parking spaces that are non-conforming.

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 and the areas surrounding are within a "C" MVA cluster.

CPC Action
May 16, 2024

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2453 for supportive housing for a five-year period, subject to a site plan and conditions on property zoned Subdistrict 3C within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Fort Worth Avenue, south of Interstate 30.

Maker: Chernock
Second: Housewright
Result: Carried: 10 to 0

For: 10 - Chernock, Herbert, Forsyth, Shidid, Carpenter,
Wheeler-Reagan, Housewright, Hall, Kingston,
Rubin

Against: 0
Absent: 5 - Hampton, Blair, Sleeper, Eppler, Haqq
Vacancy: 0

Notices: Area: 200 Mailed: 9
Replies: For: 0 Against: 0

Speakers: For: Alice Zaccarello, 2243 Lawndale Dr., Dallas, TX, 75211
Mary Alice Ayers, 2018 Mayflower Dr., Dallas, TX, 75208
Renata Wells, 2111 Barberry Dr., Dallas, TX, 75211
Carole Somersclark, 1131 N. Plymouth Rd., Dallas, TX, 75208
Charles O'Connell, 634 Kessler Reserve Ct., Dallas, TX, 75208
For (Did not speak): Jennifer Snow, Address not provided.
Against: Patricia Melly, 957 Kessler Parkway, Dallas, TX, 75208

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is supportive housing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC recommendation:

- | |
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| 3. <u>TIME LIMIT</u> : This specific use permit expires on April 13, 2025 , (five years from the passage of this ordinance), |
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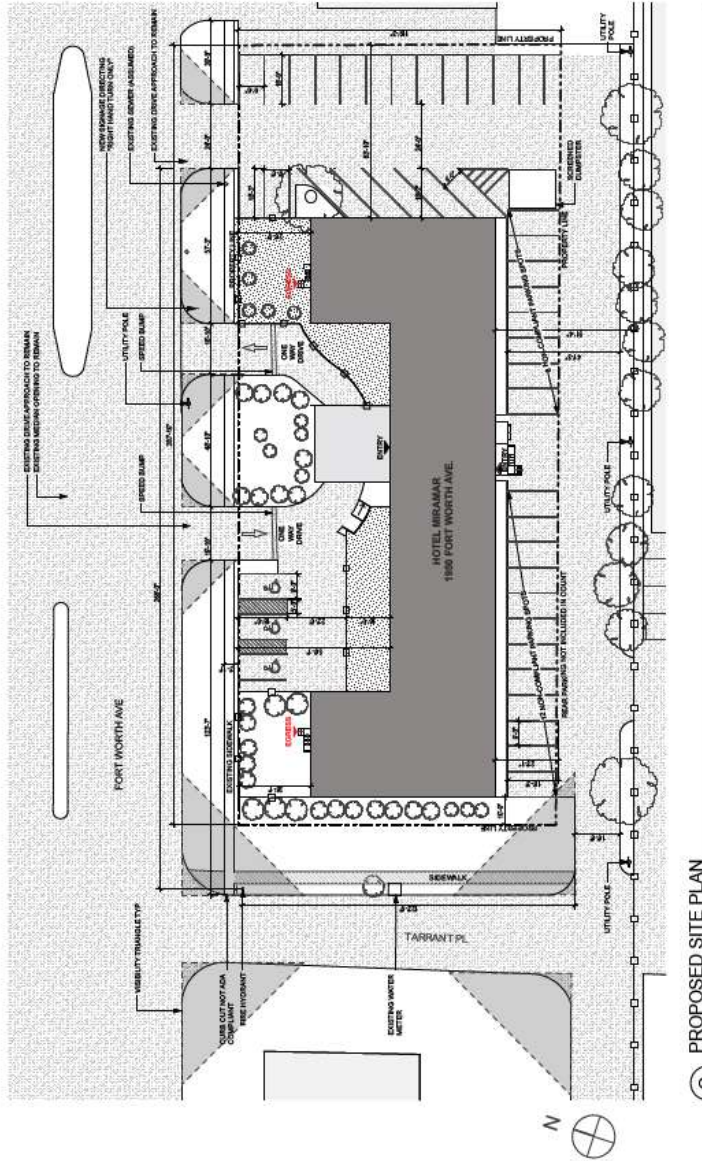
Staff recommendation:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on April 13, 2025 , (five years from the passage of this ordinance), but is eligible for automatic renewal of 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.

EXISTING SITE PLAN (NO CHANGES)
(clarification added in the table)

SUP NO. 2453 SITE PLAN



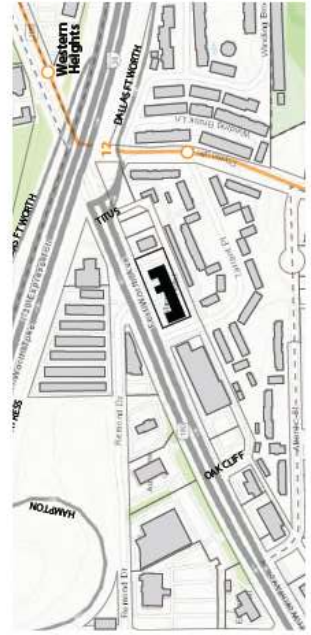
2 PROPOSED SITE PLAN

PROPOSED USES + PARKING REQUIREMENTS	
RESIDENTIAL	40 UNITS 0.5 PARKING SPACE PER DWELLING UNIT
OFFICE	2,160 SF SHARES SPACES WITH RESIDENTIAL UNITS
STORAGE	1,560 SF
TOTAL REQUIRED	20 SPACES
TOTAL PROPOSED	22 SPACES

TABLE FOR INFORMATION PURPOSES ONLY. REASONING PARKING RATIOS. NOT INTENDED TO LIMIT THE NUMBER OF UNITS OR OTHER SUPPORTING USES.

CITY PLAN COMMISSION
5.10.2024

Z234-185(WK)



1 VICINITY MAP

MIRAMAR
1880 Fort Worth Ave
Dallas, TX 75208

Architect
bcWORKSHOP
1414 Bellevue St., Suite 150,
Dallas TX 75215
T 214.252.2900

Developer
CitySquare
511 N. Akard, Suite 301
Dallas, TX 75201

Property Owner
City of Dallas
1500 Main Street
Dallas, TX 75201

ISSUE/REVISION:

ISSUE FOR ZONING	10/13/2021
S.D.	10/25/2021
ISSUE FOR ZONING REA.1	11/06/2021

bcWORKSHOP
PROPOSED SITE PLAN -
WITHOUT FIRE LANES
AS103

Drawn By: DCJ

City of Dallas Planning Department
510 North Akard Street, Suite 301
Dallas, Texas 75201

REMARK
NO CHANGES TO BE MADE TO EXISTING SITE PLAN FOR THIS PROJECT.





DALLAS FT WORTH TPKE
DALLAS FT WORTH EXPRESS
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRO

REMOND DR
FORT WORTH AVE
FORT WORTH AVE
TITUS
DALLAS FT WORTH ACRO
WINDING
OAK CLIFF

OAK CLIFF BLVD
ATLANTIC ST
NEW CLIFF BLVD
SANDYDALE DR

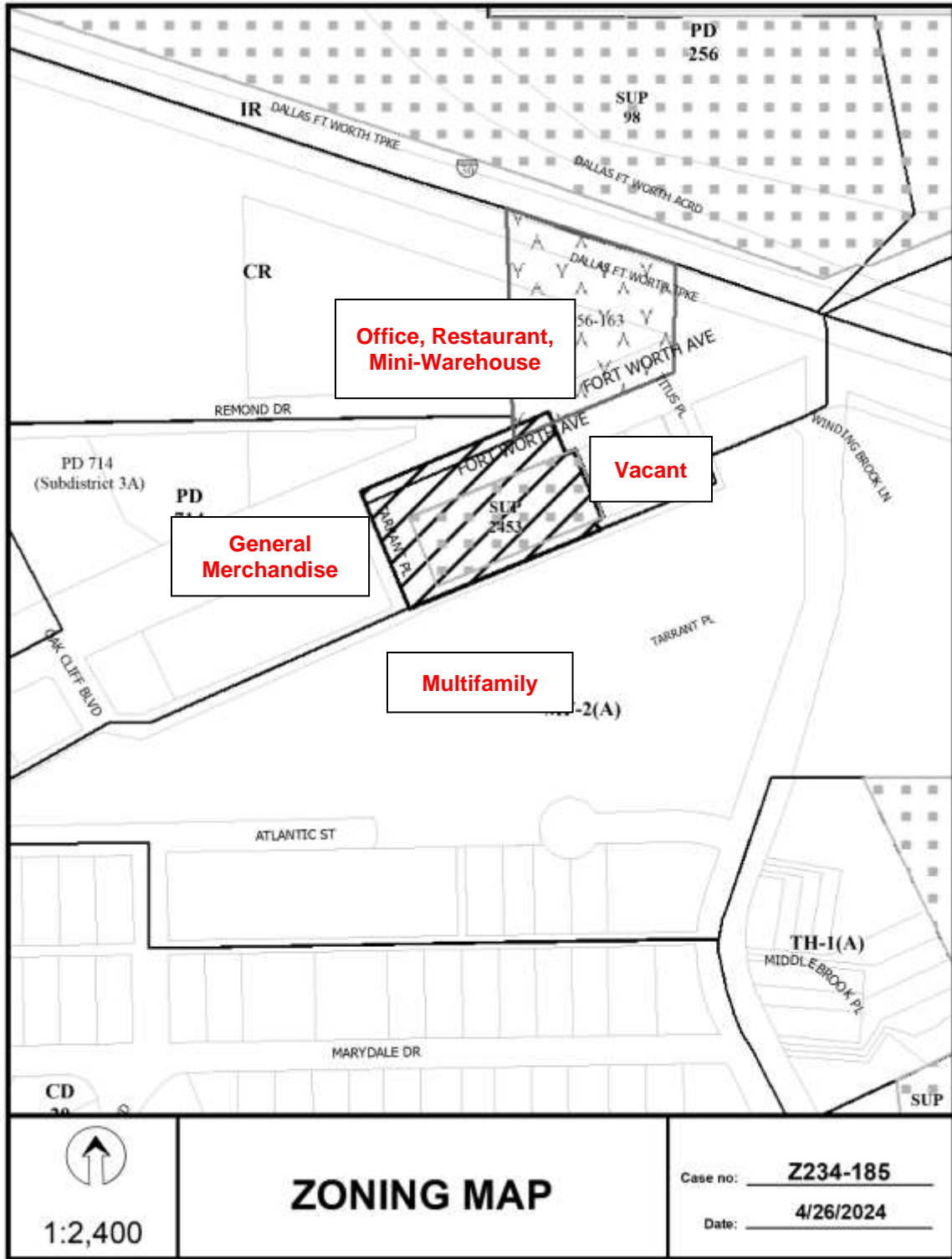
FORT WORTH AVE
REMOND DR

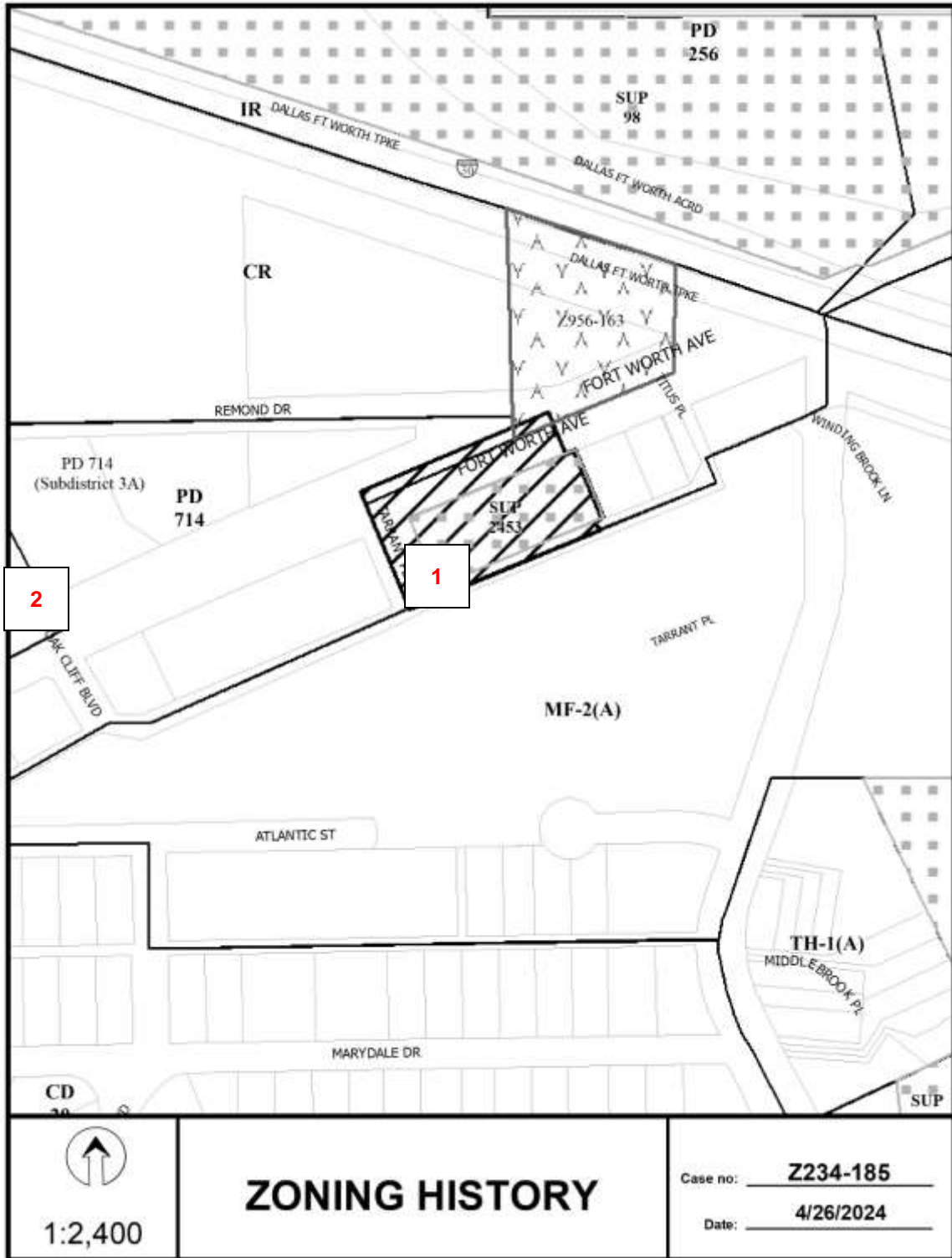
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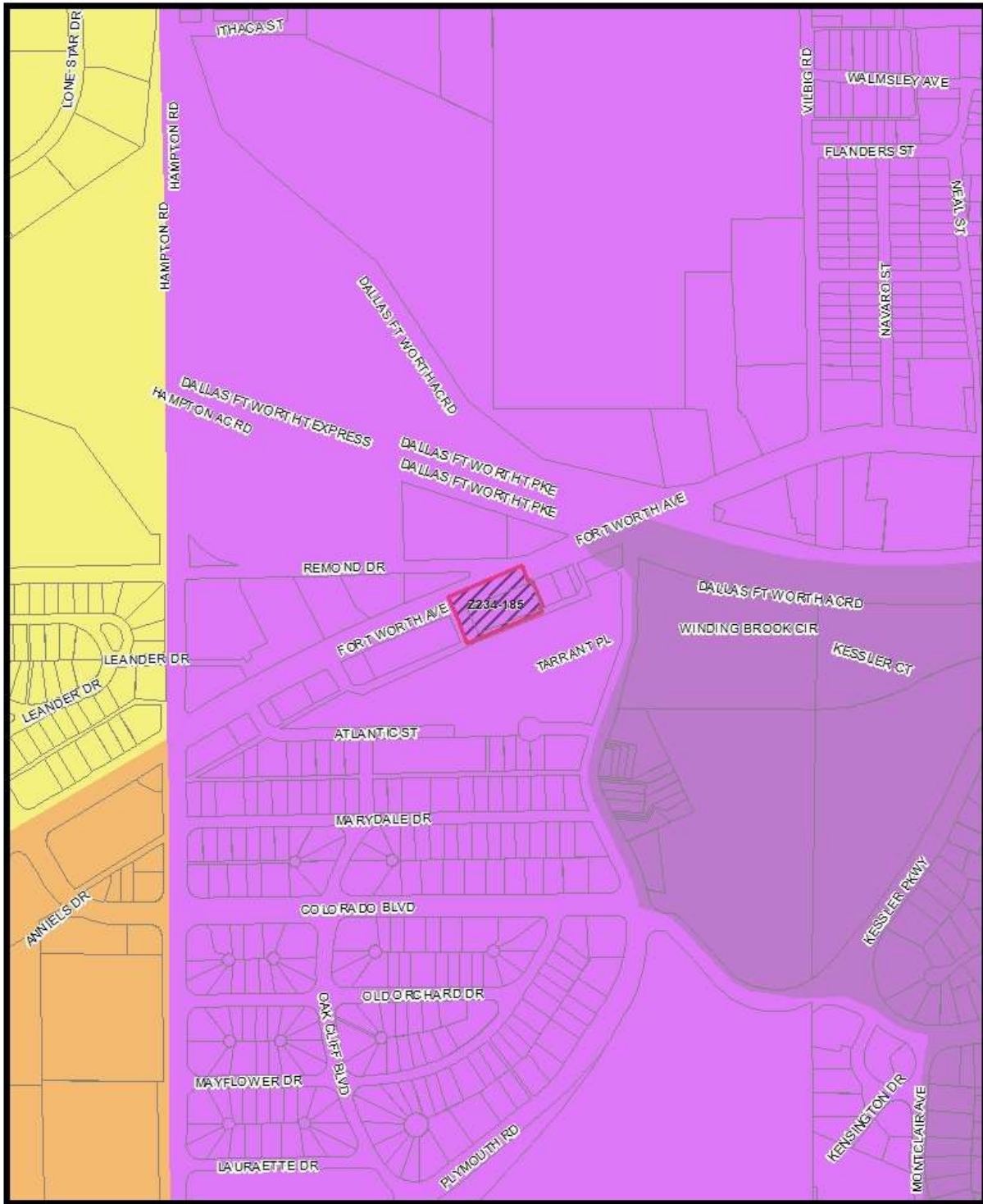
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AERIAL MAP

Case no: Z234-185
Date: 4/26/2024







Market Value Analysis A B C D E F G H I NA

 1:6,000

Market Value Analysis

Printed Date: 4/26/2024



05/15/2024

Reply List of Property Owners

Z234-185

9 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1922 FORT WORTH AVE	FAVORS SHARON &
	2	1965 FORT WORTH AVE	JURAPU LLC
	3	1982 FORT WORTH AVE	A & C CENTER LLC
	4	1918 FORT WORTH AVE	Taxpayer at
	5	1914 FORT WORTH AVE	VASILIKOS LLC
	6	1902 TARRANT PL	156 VM LP
	7	1925 FORT WORTH AVE	RODRIGUEZ ALMA
	8	1935 REMOND DR	STORAGE PORTFOLIO I LLC
	9	1981 FORT WORTH AVE	CJK APARTMENTS LLC