

CITY PLAN COMMISSION

THURSDAY, AUGUST 3, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-182(LG) **DATE FILED:** January 18, 2023

LOCATION: Southeast line of Birmingham Avenue, between JB Jackson, Jr. Boulevard and Robert B. Cullum Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 0.47 acres **CENSUS TRACT:** 48113020300

REPRESENTATIVE: Johnny Sudbury

OWNER/APPLICANT: Fair Park Cullum, LLC

REQUEST: An application for an MF-2(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Special Purpose District.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned a CC Community Commercial Subdistrict within Planned Development District No. 595.
- The applicant is proposing to develop the property with a multifamily development.
- The proposed use is not permitted under a CC Subdistrict within PD No. 595; thus, the applicant is requesting an MF-2(A) Multifamily Subdistrict within PD No. 595. to allow the use by right.
- There was a previous structure on site used as a church, but it was demolished in 2017.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Robert B. Cullum Boulevard	Principal Arterial	100 ft. from centerline
Birmingham Avenue	Local Street	50 ft.
JB Jackson, Jr. Boulevard	Local Street	50 ft.

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 neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

URBAN DESIGN ELEMENT

GOAL 5.1 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION

Policy 6.2.3 Develop, adopt and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver if fees, parking reduction; tax abatement; zoning incentives; and other solutions utilized nationally,

GOAL 6.3 ALIGN PLANNING, FUNDING AND COMMUNITY INVESTMENTS WITHIN A QUARTER MILE OF DART STATIONS TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT

Policy 6.3.1 Work with DHA and DART and other agencies to pilot a mixed income TOD project on publicly-owned land to expand housing options near transit and facilitate accessibility to jobs and other services.

Area Plans

South Dallas/Fair Park Economic Development Plan was adopted by City Council in September 2001. The South Dallas/Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed use development.

The site is located within the Community Commercial Area corridor, which is characterized by a mix of office, retail and commercial service uses serving both nearby residential areas, as well as the broader community.

Although the plan recommends a commercial zone for the subject site, the proposed MF-2(A) Multifamily District is consistent with the zoning pattern in the surrounding area.

Dallas TOD Martin Luther King Jr. Station Area Plan was adopted by City Council in February 2013. The MLK Station area is in south Dallas, three miles east of Downtown Dallas, just a block south of Robert Cullum Blvd along MLK Blvd near Fair Park. The area includes a mix of housing, businesses, and institutional and community facilities. Much of the area is composed of large footprint retail uses, single and multi-family housing, and vacant property formerly occupied by residential or commercial uses. The station area is located at the terminus of South St. The MLK area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of employment opportunities, neighborhood-serving retail, entertainment destinations and housing options.

The site is within the neighborhood west of Fair Park and southeast of the MLK DART station that is composed of large footprint retail uses, single and multi-family housing, and vacant property formerly occupied by residential or commercial uses. The concept plan identifies the request site as being part of the Residential Neighborhood block consisting of predominantly single family detached homes with some shops, restaurants and institutional land uses.

Although the plan recommends single family use for the site, the surrounding area currently consists of primarily multifamily residential use. The proposed land use will create additional housing options within the area.

Downtown Dallas 360 Plan was adopted by City Council in December 2017. The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the 360 Plan is

organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to:

- Advance urban mobility
- Build complete neighborhoods
- Promote great placemaking

The site is within the South Dallas/Fair Park community situated primarily to the east of Downtown Dallas. Although it is known to have strong neighborhoods with diverse and historic housing stock, South Dallas/Fair Park remains physically isolated from much of Dallas, including Downtown. The 360 Plan emphasizes ample opportunity for continued investment and redevelopment in areas of South Dallas/Fair Park that have experienced years of neglect by revitalization efforts and numerous vacant parcels in the area. The proposed land use will revitalize the surrounding community with additional housing options.

Land Use:

	Zoning	Land Use
Site	CC Community Commercial Subdistrict within Planned Development District No. 595	Undeveloped
North	CR Community Retail District	Public or private school
East	CC Community Commercial Subdistrict within Planned Development District No. 595	Undeveloped
South & West	MF-2(A) Multifamily Subdistrict within Planned Development District No. 595	Multifamily, undeveloped, and single family
Northwest	CC Community Commercial Subdistrict within Planned Development District No. 595	Single family

Land Use Compatibility:

The area of request is currently undeveloped and is zoned a CC Community Commercial Subdistrict within Planned Development District No. 595. Surrounding land uses include single family to the northwest and west of the site. Undeveloped land is to the east, multifamily and single family to the south of the area of request. A public or private school use is located across Robert B. Cullum Boulevard to the north of the site.

The applicant proposes to develop the property with a multifamily development. Staff considers the proposed multifamily use compatible with surrounding properties. The

applicant's request will create additional housing options within the area and therefore, staff supports the proposed MF-2(A) Multifamily Subdistrict request. Although the applicant has not indicated an intent to provide affordable units as part of the development, an MF-2(A) Subdistrict would be entitled to development bonuses if affordable units are provided.

Development Standards

Following is a comparison of the development standards of the current CC Subdistrict and the proposed MF-2(A) Subdistrict.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Ex.: CC PD 595	0' 15' if provided 5' if accommodating wider sidewalk	15' adj. to Res. OTHER: No min. but if setback is provided 5'	0.75 FAR overall 0.75 FAR office 0.5 FAR retail	54' 4 stories	60%	Proximity slope, Parking setback & screening	Retail & personal service, office
Prop: MF-2(A) PD 595	15'	0' single family 5' Side for duplex 10' Side other permitted structure 10' Rear for duplex 15' for other permitted structure	Min Lot 1,000 sf 3,000 sf - Duplex 800 sf - E 1,000 sf - 1 BR 1,200 sf - 2 BR +150 sf each add BR	36'	60% Res. 50% Nonres.	Proximity Slope	Multifamily, Duplex & Single Family
MIH: MF-2(A)* 5% at 61-80%			No min lot area per dwelling unit	51'	80%	Proximity Slope, U-form Setback	
MIH: MF-2(A)* 10% at 61-80%			No min lot area per dwelling unit	66'	80%	Proximity Slope, U-form Setback	
MIH: MF-2(A)* 10% at 61-80%, 5% at 81-100%			No min lot area per dwelling unit	85'	85%	Proximity Slope, U-form Setback	

* Property is located in an "E" MVA area.

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	CC	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production		•
Private stable		
Community garden	•	
Market garden	S	
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 [3,500 sq. ft. or less]	•	
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
Technical school		

	Existing	Proposed
Use	CC	MF-2(A)
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production		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		★
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	S	R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital		S
Library, art gallery, or museum	•	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house		•
Overnight general purpose shelter		

	Existing	Proposed
Use	CC	MF-2(A)
MISCELLANEOUS USES		
Attached non-premise sign.		
Carnival or circus (temporary)		★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center (SUP required for plasma or blood donation center)	S	
Office	•	
RECREATION USES		
Country club with private membership		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		•
Live-work unit (Only one dwelling unit per lot)	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	S	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		

	Existing	Proposed
Use	CC	MF-2(A)
Auto service center	S	
Business school	•	
Car wash	D	
Commercial amusement (inside)	S	
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage	S	
Convenience store with drive-through		
Drive-In theater		
Dry cleaning or laundry store	•	
Furniture store	•	
General merchandise store	•	
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	In CC(E) Enhanced only	
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use	• (Massage establishment and tattoo or body piercing studio are prohibited)	

	Existing	Proposed
Use	CC	MF-2(A)
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use		
Theater	•	
Tobacco shop	S	
Truck stop		
Vehicle display, sales, and service	S	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
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, ★	
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed		S
Water treatment plant		

	Existing	Proposed
Use	CC	MF-2(A)
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	S	
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	S, ★	★
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.

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. 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 the development, the off-street requirement for multifamily is 0.5 space per dwelling unit and at least 15 percent of the required parking must be available for guest parking. This would be the *minimum* number

of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

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 within a “E” MVA cluster. To the northwest is a “E” MVA cluster and to the south is a “I” MVA cluster.

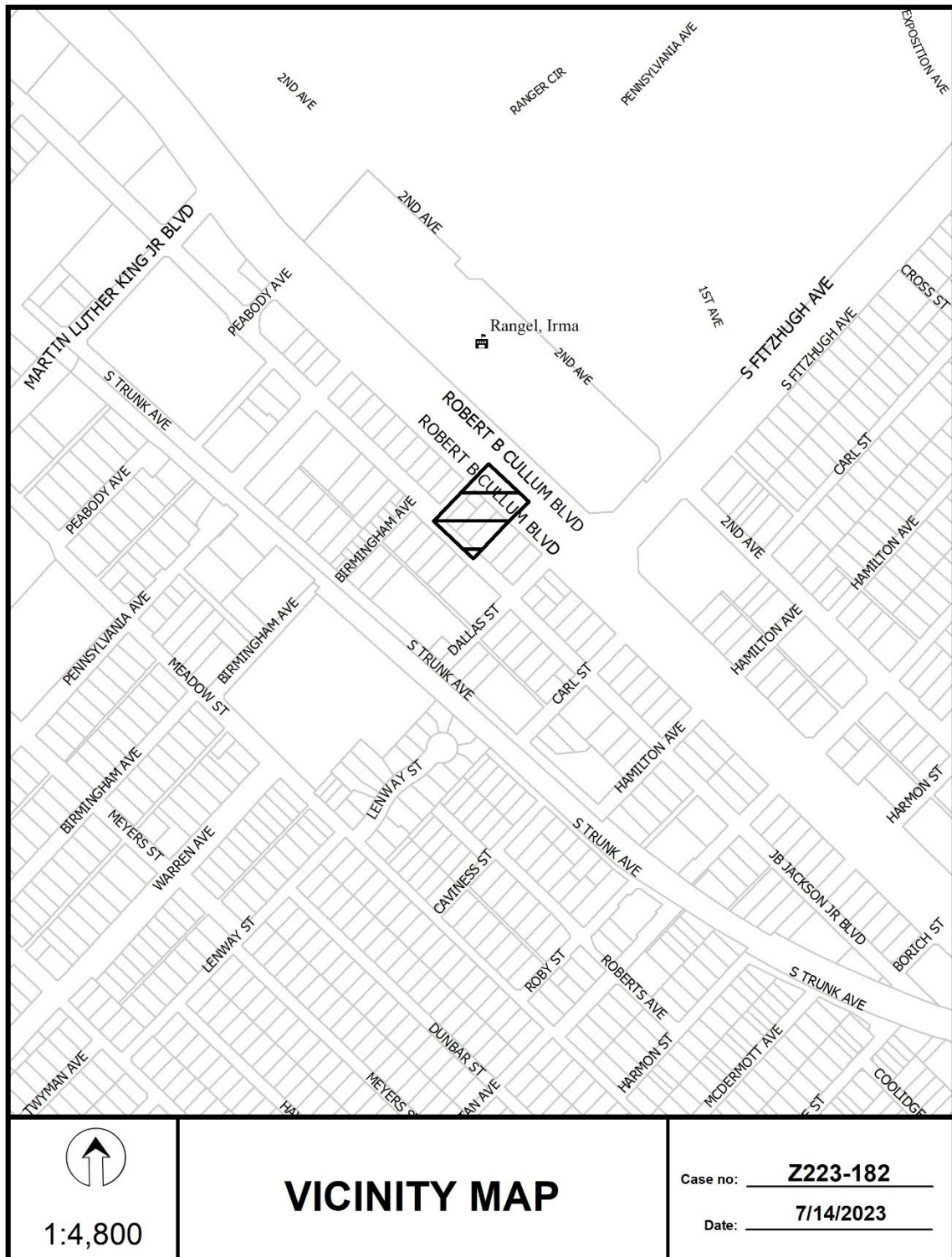
List of Officers

Fair Park Cullum, LLC

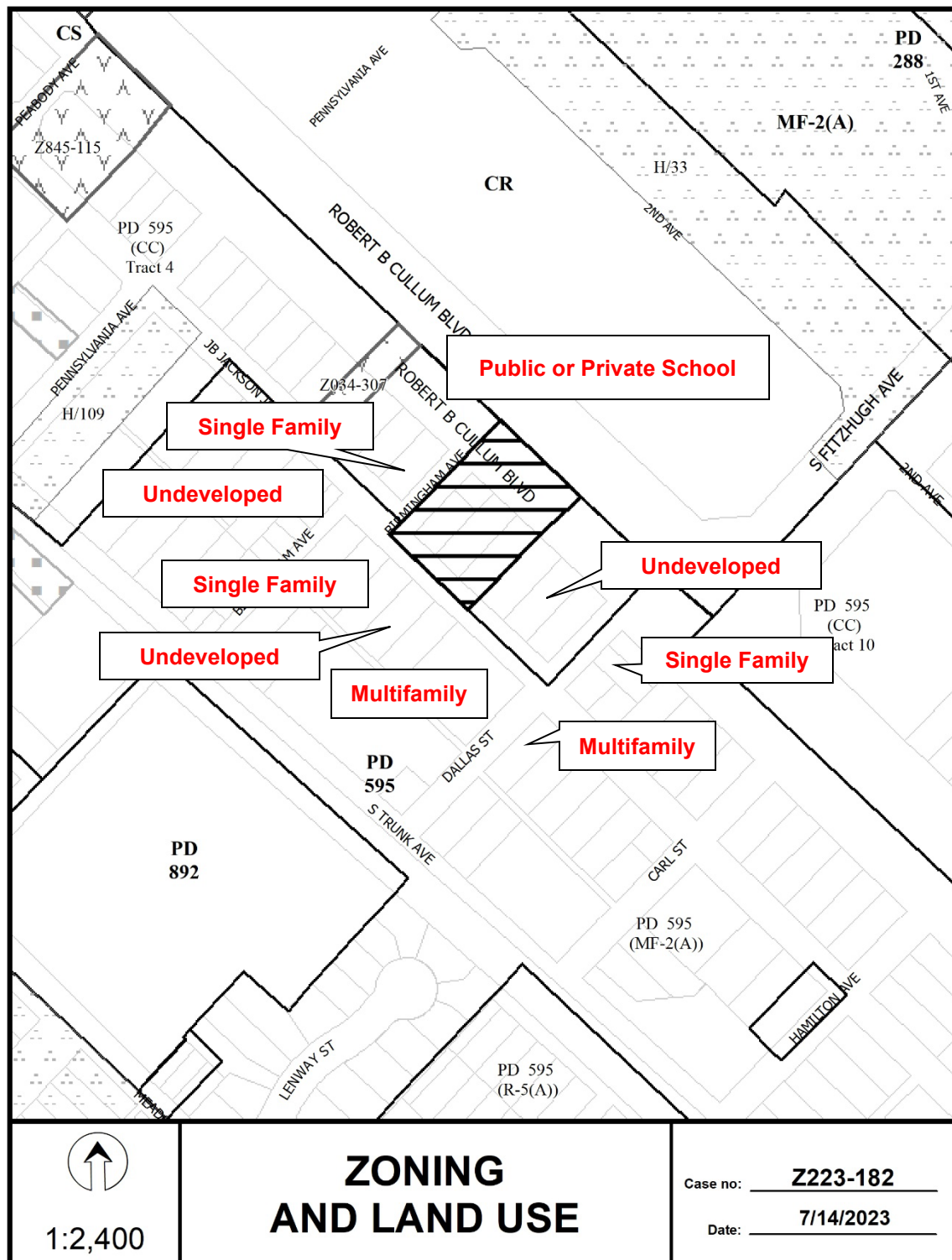
Peyman Horri, Manager

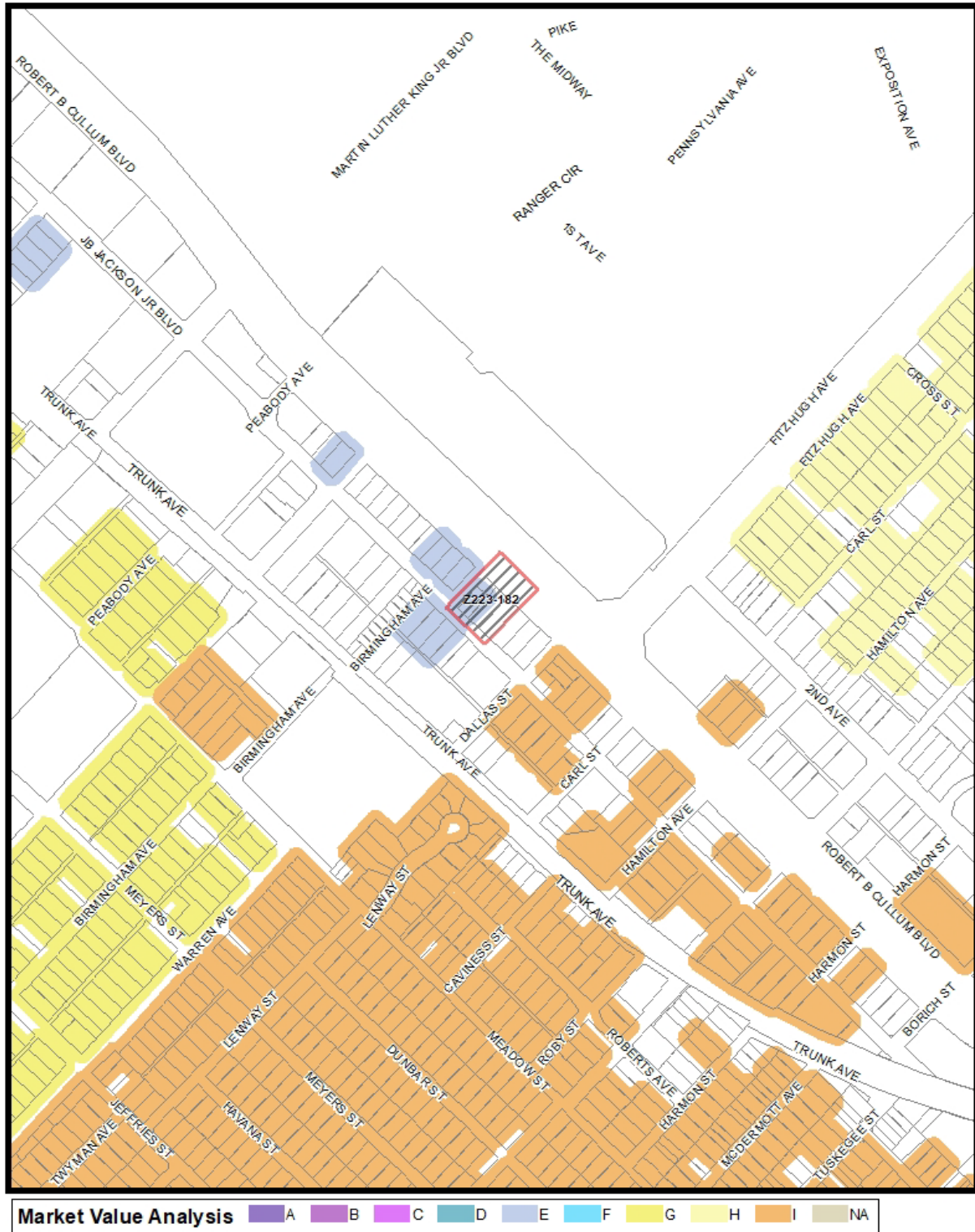
Ryan Gentry, Member

Graham Thomas, Member



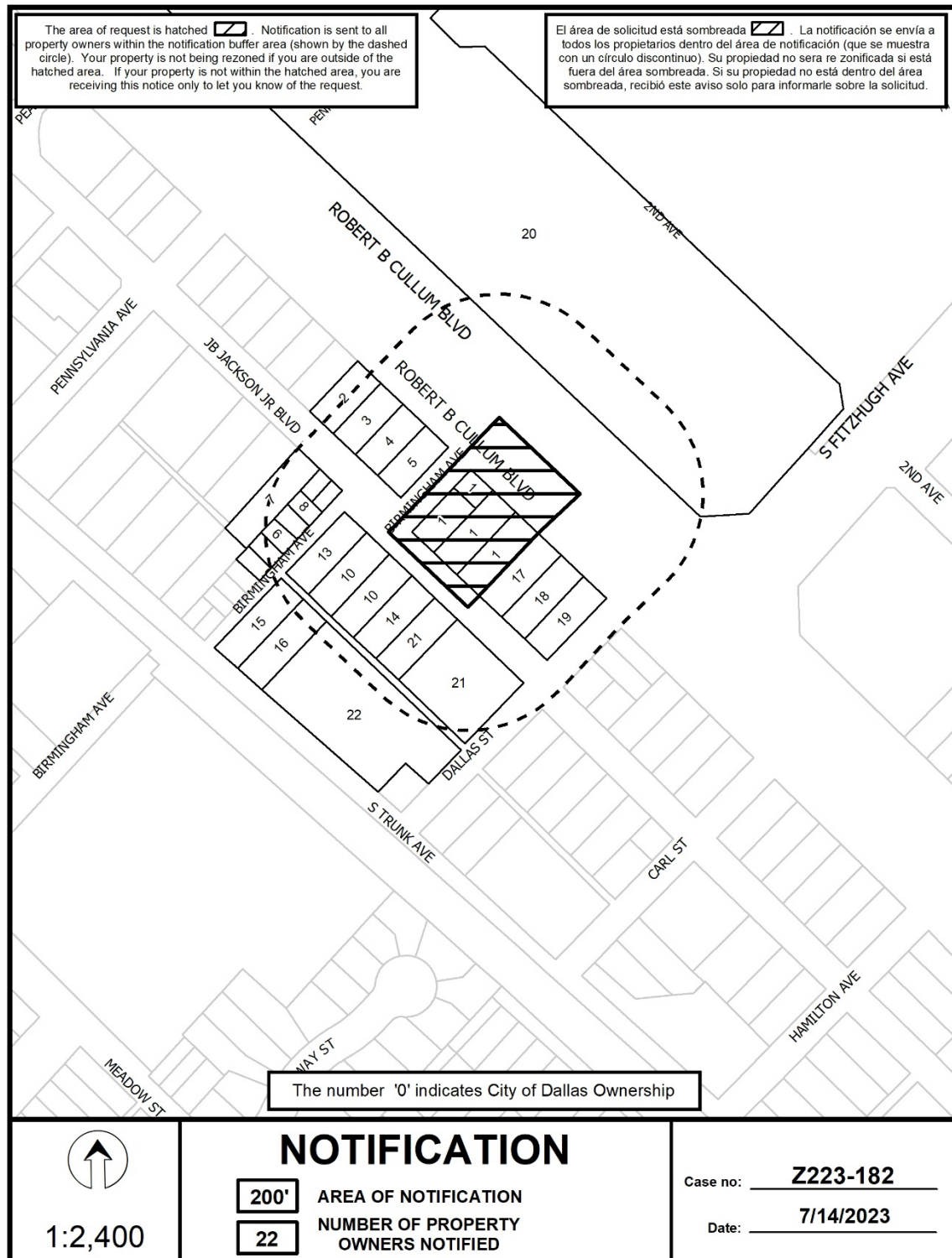






Market Value Analysis

Printed Date: 7/14/2023



07/14/2023

Notification List of Property Owners***Z223-182******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1800 J B JACKSON JR BLVD	FAIR PARK CULLUM LLC
2	1720 J B JACKSON JR BLVD	F & S PROPERTIES LLC &
3	1722 J B JACKSON JR BLVD	Taxpayer at
4	1724 J B JACKSON JR BLVD	GREAT WESTERN FINCL SERV
5	1730 J B JACKSON JR BLVD	WILLIAMS ELZIE
6	3213 BIRMINGHAM AVE	ALEXANDER BURLEE
7	1725 J B JACKSON JR BLVD	COLLIER DEVELOPMENTS LLC
8	3217 BIRMINGHAM AVE	AMOS KAREN
9	3207 BIRMINGHAM AVE	DALLAS BLACK CHAMBER
10	1733 J B JACKSON JR BLVD	GARTH ARKIT
11	3209 BIRMINGHAM AVE	MAY ALONZA
12	3215 BIRMINGHAM AVE	NASH MILDRED
13	1801 J B JACKSON JR BLVD	MASON ARKIT EUGENE
14	1815 J B JACKSON JR BLVD	COLTBRIDGE LLC
15	1800 TRUNK AVE	BEKINDAKA MICHAEL DIBO
16	1804 TRUNK AVE	BELL JESSICA &
17	1810 JB JACKSON JR BLVD	Taxpayer at
18	1814 J B JACKSON JR BLVD	ELDRIGE DAVID G
19	1818 J B JACKSON JR BLVD	ELDRIDGE DAVID G
20	1718 ROBERT B CULLUM BLVD	Dallas ISD
21	1821 J B JACKSON JR BLVD	FAIR PARK 27 LLC
22	3235 DALLAS ST	TRUNK AT DALLAS LLC