

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JANUARY 8, 2025

ACM: Robin Bentely

FILE NUMBER: Z234-238(LC)

DATE FILED: May 14, 2024

LOCATION: Northeast line of Wayne Street, between Santa Fe Avenue and Ash Lane

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 7,405 square feet

CENSUS TRACT: 48113001204

OWNER/APPLICANT: Hector Valdez

REQUEST: An application to amend the land use map to allow a duplex use on property that currently allows a single family use within Subarea A of Planned Development District No. 134.

SUMMARY: The purpose of the request is to allow development of a duplex.

CPC RECOMMENDATION: Denial without prejudice.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned for single family use within PD. No. 134. The site is developed with an existing structure and driveway.
- The lot has frontage only on Garland Avenue.
- The applicant proposes to redevelop the property with a 3,500 square foot two story duplex at a height of 36 feet.
- To accomplish this, they request that the property be rezoned to the duplex use within Planned Development District No. 134 Subarea A.
- PD No. 134 accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The permitted uses within Subarea A include single family, duplex and uses permitted in the R-7.5 Single Family District.

Zoning History:

There have been 0 zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Wanye Street	Local Street	-
Santa Fe Avenue	Local Street	-
Ash Lane	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic or the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards. Although staff has no objection to the request, the following comments and feedback have been provided;

- Full engineering plans will be required at platting.
- A required dedication due at platting to match 28 ft of ROW measured from the centerline.
- Portion of the subject site is in located in a FEMA designated zone. Applicant must coordinate in advance of any site plan design with Floodplain Management.

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.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

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.

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the city as a whole.

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

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.

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

GOAL 5 EXPAND HOMEOWNERSHIP

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

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance toward chronic offenders.

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

Active Area Plans

The 360 Plan:

The *360 Plan* was adopted by the City Council in December 2017 as a guide to future actions concerning land use and development regulations, transportation, economic development and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street. This plan outlines three transformative strategies suggested by City Council with an overall goal that focuses on a complete and connected city center for future growth and development throughout the city.

Although the area of request is just outside of the boundaries of the 360 Area Plan, staff finds it useful to provide information on the area plan as it is found to be pertinent to the immediate area. The request complies with, but not limited to, the following transformative strategies and their respective goals of the 360 Plan:

I. BUILD COMPLETE NEIGHBORHOODS

- Family-Friendly Housing
- Diversity in Price Point
- Diversity in Product Type

II. ADVANCE URBAN MOBILITY

- The 360 Plan Urban Mobility Principles
- Pedestrian District Connector

III. PROMOTE GREAT PLACEMAKING

- Activate The Public Realm

Land Use:

	Zoning	Land Use
Site	PD 134 Subarea A, Single Family	Single family
North	PD 134 Subarea A, Single Family and others	single family, duplex
South	PD 134 Subarea A, Single Family and others	Single family, duplex
East	PD 134 Subarea A, Single Family and others	Single family
West	PD 134 Subarea A, Single Family and others	Single family

Land Use Compatibility:

The area of request is currently developed with an existing single family home and driveway (approx. 7,405 square feet in total size), zoned Planned Development District No. 134. The site is generally surrounded by single family and duplex uses within Subarea A of PD No. 134. The area has mostly single family homes to the north, east and west of the site with duplexes to the south, as well as standard 7,500 square foot single family lots split to sizes around 3,500. The area is within walking distance to retail, churches, as well as schools within the Mount Auburn neighborhood. Staff finds the applicant's proposed multifamily development to be compatible with surrounding land uses.

The site lies within Planned Development District No. 134 Subarea A. This PD accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The only uses permitted within Subarea A are single family and duplex uses and uses permitted in the R-7.5 Single Family District.

The character of the area is predominantly single family detached with a substantial number of duplexes as well. The standards for development follow that of the R-7.5 Single Family District, with a minimum front yard setback of 10' and other setback deviations, detailed in the table below. These standards apply to both duplexes and single family houses.

Staff supports the applicant's request of proposed rezoning to a duplex use and finds this to be appropriate for this area that would benefit from a well-designed project that includes good design standards and increases housing stock. Additionally, staff supports the request because it is in line with the long range planning goals and proposed fabric of land uses for this area, the character and existing development of the neighborhood, and will follow the existing development standards required by PD 134, rather than the

standards of a D(A) Duplex District. The site is also in close proximity to the Santa Fe Trail, which can act as supporting infrastructure.

Development Standards

The following is a comparison of the development standards of the R-7.5 Single Family District, the PD. No. 134 single family and duplex standards, and for comparison, the D(A) Duplex District.

District	Setback		Density	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
R-7.5 Single Family	25'	5'	Min. lot size is 7,500 sqft	30'	45% residential	Min. lot width 55'	Single family
Existing: PD 134 Single Family and Duplex	10' ¹	5'	Min. lot size is 7,250 sqft	30'	45% residential	Min. lot width 50'	Single family, duplex
D(A) Duplex	25' ²	Single family: 5' Duplex: 5' side, 10' rear	Min. lot size is 6,000 sqft	36'	60% residential		Single family, duplex

¹ Setbacks on interior lots are the same as, or between, setbacks of closest adjacent structures. Structure on vacant corner lot must conform to setback that is within 5% of setback of closest adjacent structure within same block.

² Would impose greater setback on properties in the future due to blockface continuity standards.

The proposed change does not alter any of the development standards of the existing zoning, and duplexes developed under this district would be subject to the same standards established in PD 134 Subarea A. Only the use would be change.

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	PD 134 Single Family	PD 134 Duplex
AGRICULTURAL USES		
Animal production	•	•
Commercial stable	•	•
Crop production	•	•
Private stable	★	★
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		
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		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
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	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
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		
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
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	•	•
RETAIL AND PERSONAL SERVICE USES		
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		
Drive-in theater		
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		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Household equipment and appliance repair		
Liquefied natural gas fueling station		
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		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	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
UTILITY AND PUBLIC SERVICE USES		
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		

	Existing	Proposed
Use	PD 134 Single Family	PD 134 Duplex
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
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		
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 must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to Chapter 51 of the Dallas Development Code, the off-street parking requirement for a duplex use is two parking spaces per dwelling unit. The applicant would be required to comply with standard parking minimums 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 within an “F” MVA area. To the north of the property are both “C” and “F” MVA areas, to the east is “F” MVA area, to the south are both “F” and “H” MVA areas and to the west are “C”, “E” and “F” MVA areas.

Z234-238(LC)

List of Officers

Hector Valdez, Owner

Maribel Colon Espitia, Owner

CPC Action

November 21, 2024

Motion: It was moved to recommend **denial without prejudice** of an amendment to the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134, on the northeast line of Wayne Street, between Santa Fe Avenue and Ash Lane.

Maker: Hampton
Second: Kingston
Result: Carried: 8 to 3

For: 8 - Hampton, Herbert, Forsyth, Carpenter, Blair,
Sleeper, Hall, Kingston

Against: 3 - Shidid, Wheeler-Reagan, Rubin
Absent: 3 - Chernock, Housewright, Haqq
Vacancy: 1

Notices:	Area: 200	Mailed: 37
Replies:	For: 0	Against: 2

Speakers: For: Hector Valdez, 5118 Garland Ave., Dallas, TX, 75223
Laura Valdez, 5118 Garland Ave., Dallas, TX, 75223
Against: Jasmine Griffiths, 1023 Mount Auburn Ave., Dallas, TX, 75223
Stephanie Casey, 909 Cameron Ave., Dallas, TX, 75223
Melanie Vanlandingham, 6311 Lakeshore, Dallas, TX, 75214
Karen Roberts, 502 Cameron Ave., Dallas, TX, 75223

CPC Action

October 10, 2024

Motion: In considering an application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134, on the northeast line of Wayne Street, between Santa Fe Avenue and Ash Lane, it was moved to **hold** this case under advisement until November 21, 2024.

Maker: Hampton
Second: Carpenter
Result: Carried: 12 to 0

Z234-238(LC)

For: 12 - Chernock, Hampton, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Eppler, Hall, Kingston, Rubin*

Against: 0

Absent: 3 - Herbert, Housewright, Haqq

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 200

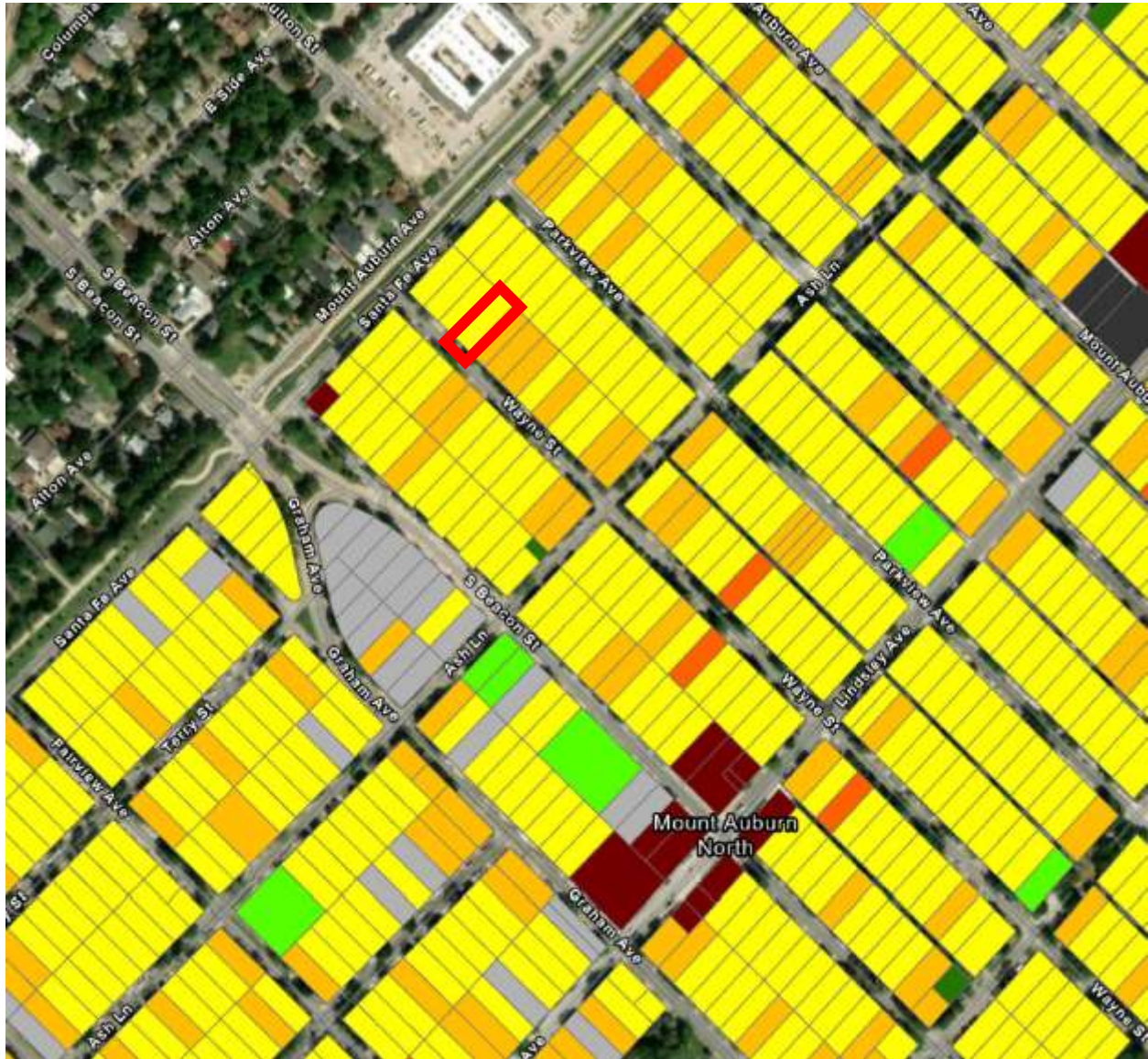
Mailed: 37

Replies: For: 0

Against: 1

Speakers: None

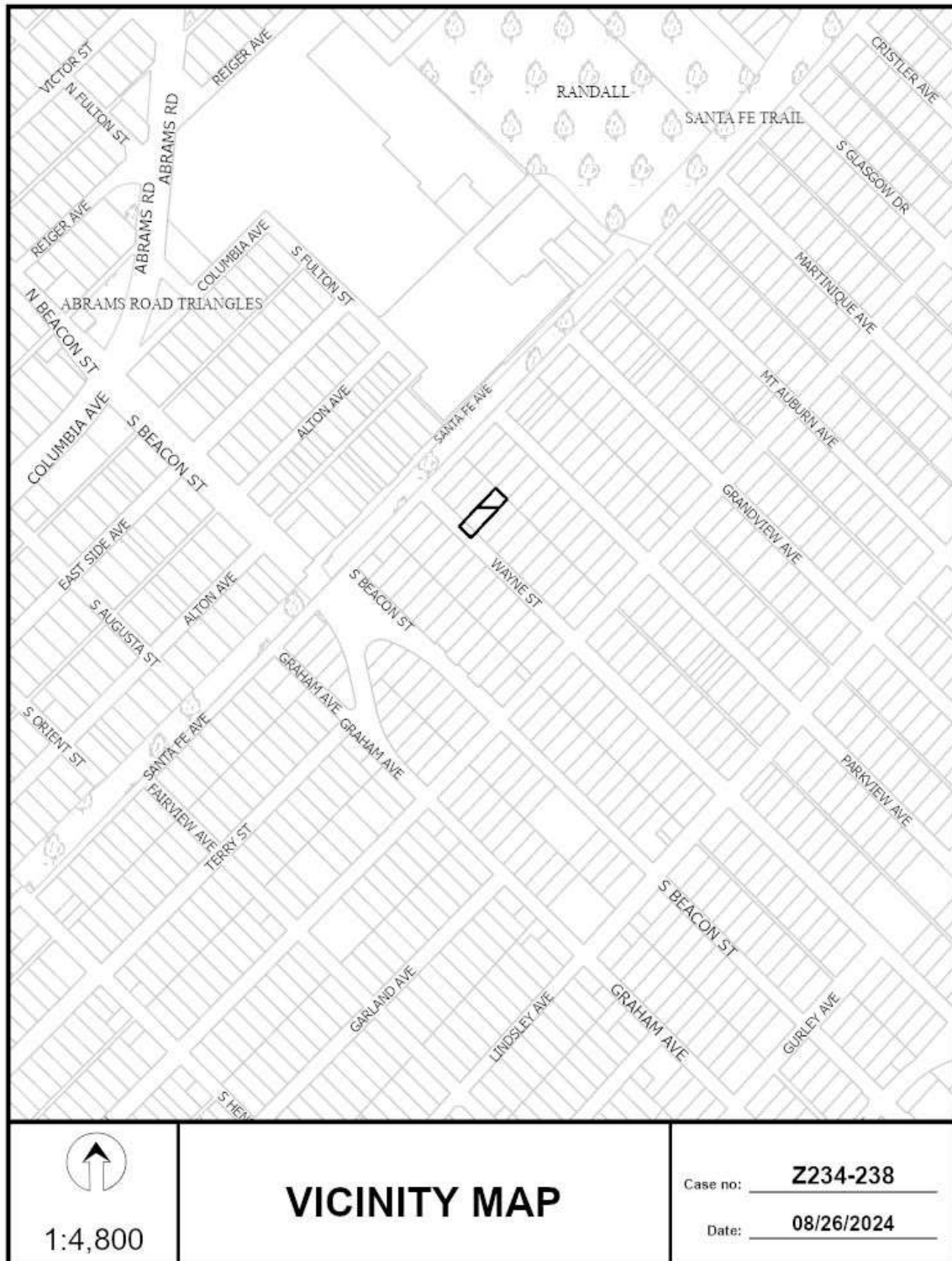
EXISTING LAND USE MAP

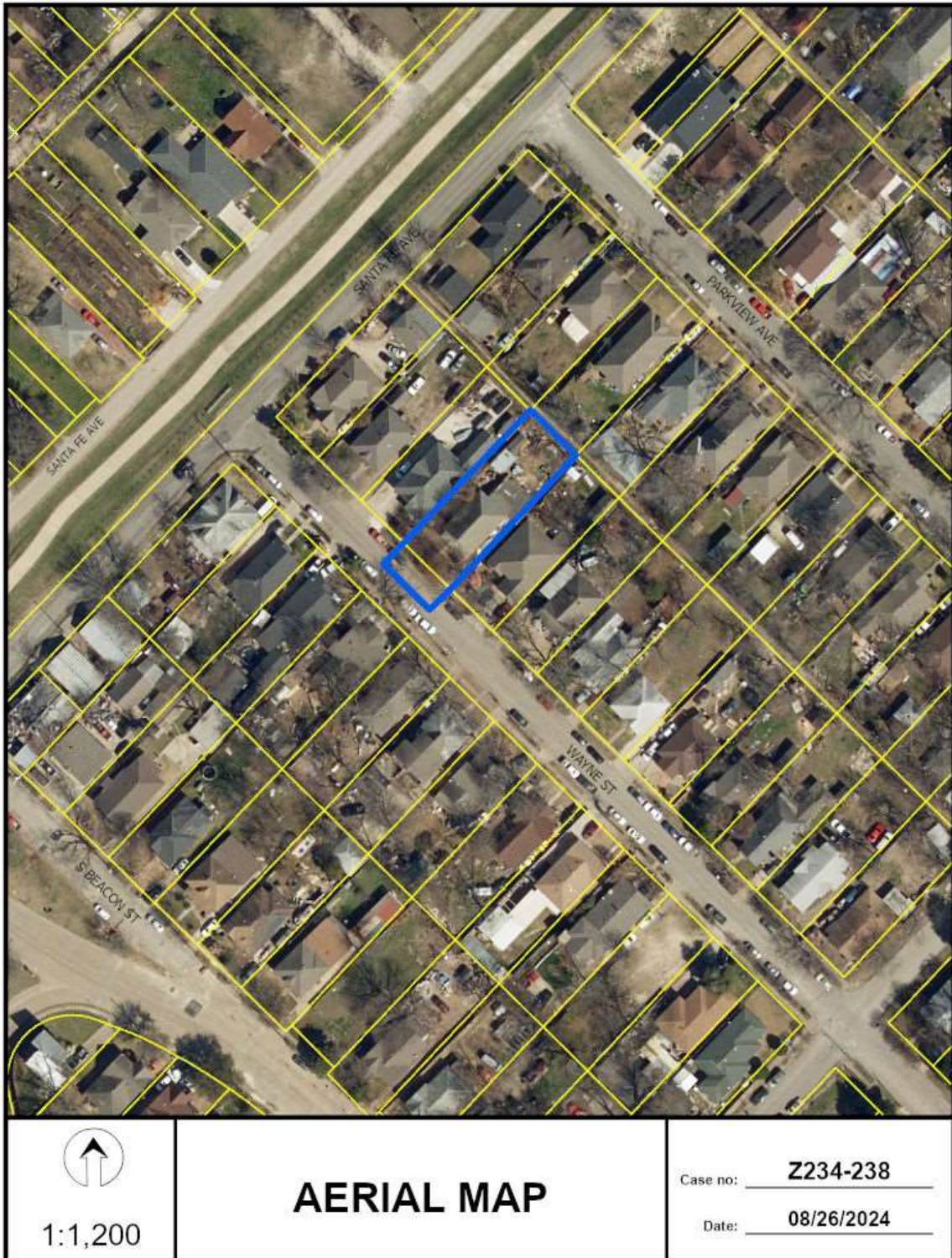


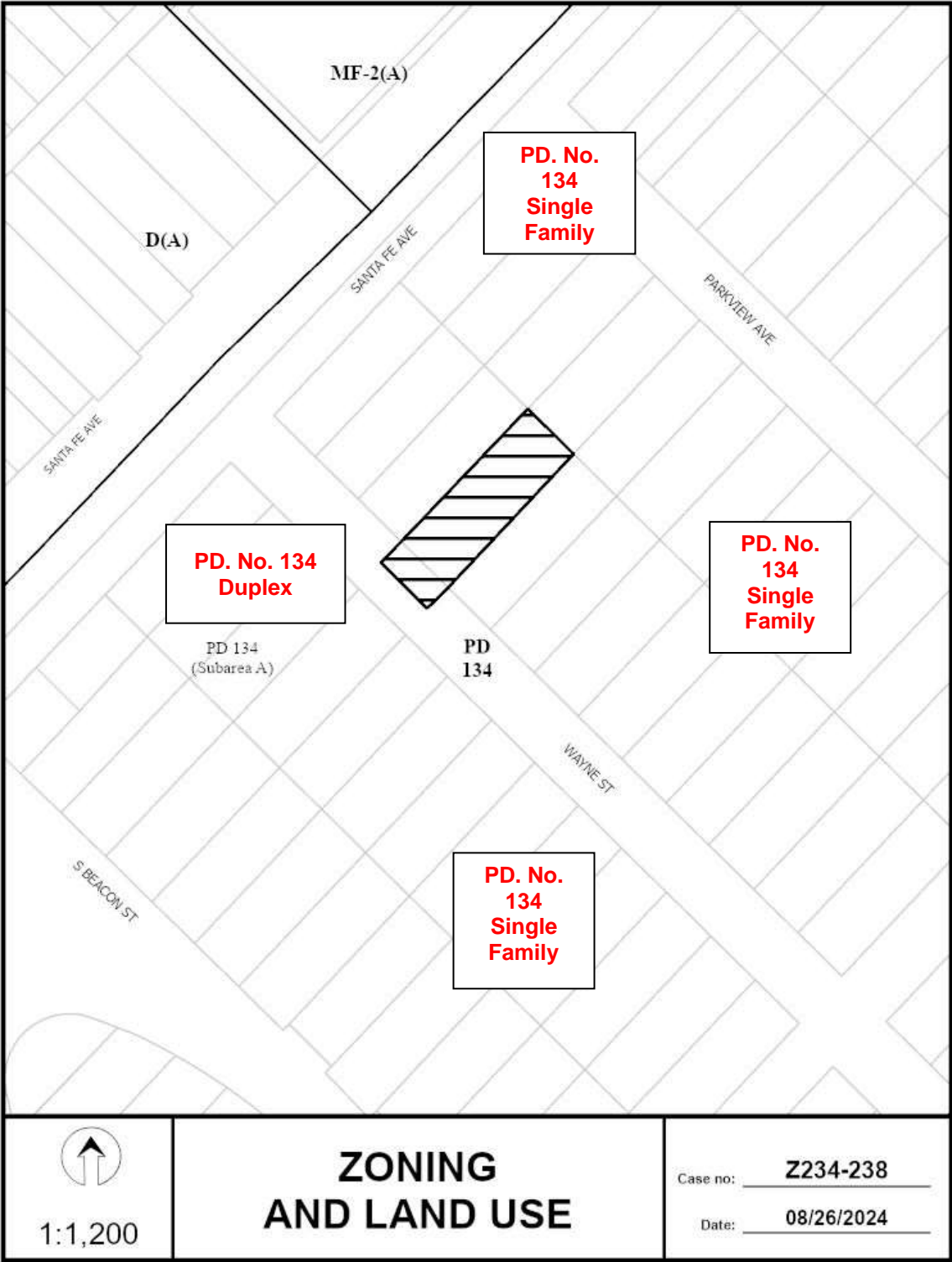
Legend

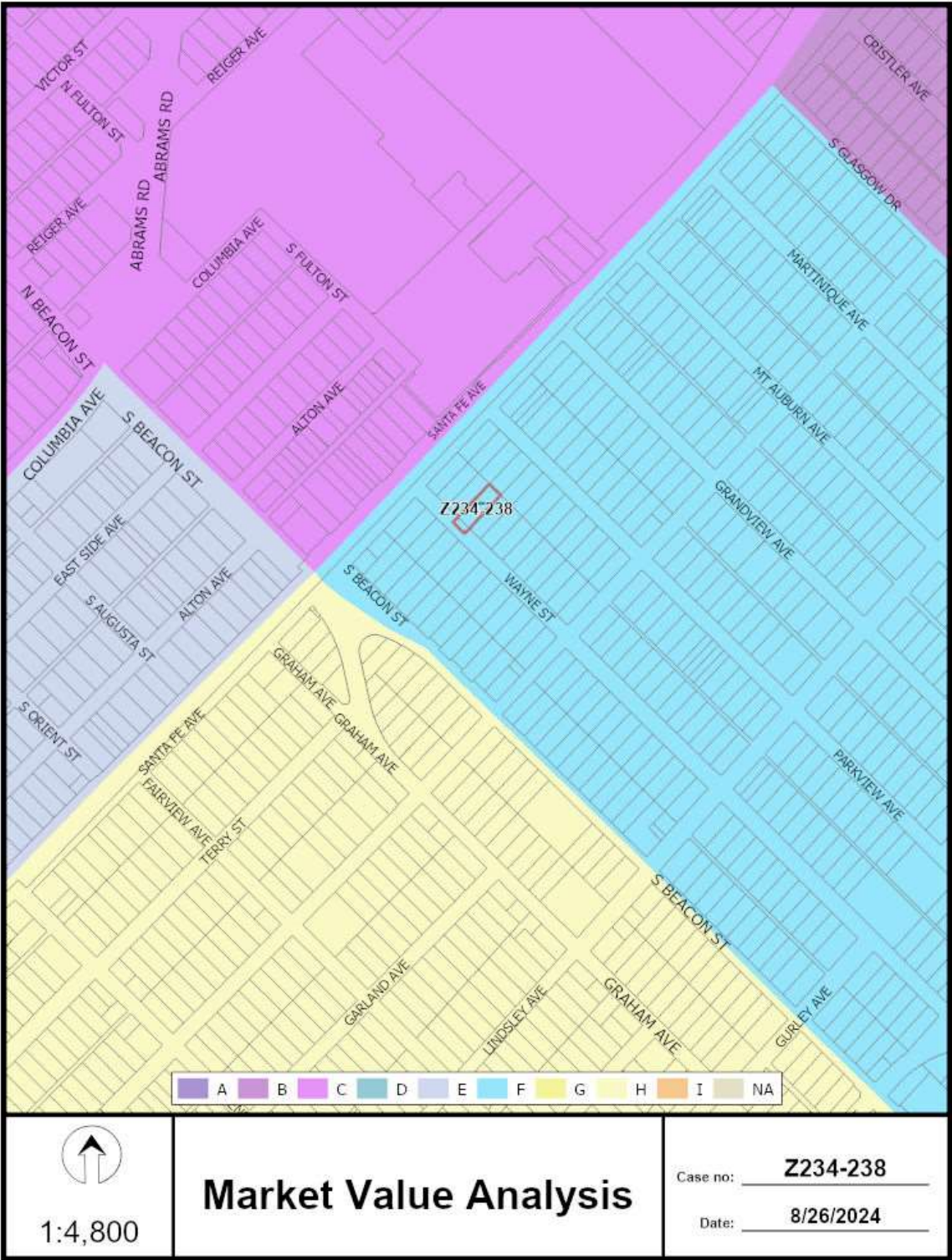
Mount Auburn Original Uses

- Retail/Commercial
- Duplex
- Multi-Family
- Office
- Open Space
- Parking
- Public/Semi-Public
- Single Family
- Vacant Land











11/20/2024

Reply List of Property Owners**Z234-238****36 Property Owners Notified 0 Property Owners in Favor 2 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	412 WAYNE ST	CAMBEROS ALFONSO
	2	416 WAYNE ST	FERNANDEZ RUBEN V
X	3	412 PARKVIEW AVE	THOMPSON MALAREE ANN
	4	407 WAYNE ST	EAST DALLAS YANKEE LLC THE
	5	405 PARKVIEW AVE	PEARSON THOMAS G
	6	410 S BEACON ST	MORENO MARIA E
	7	503 WAYNE ST	ROSALES AGUSTIN
	8	421 PARKVIEW AVE	RODRIGUEZ LIZETTE
	9	413 PARKVIEW AVE	DE AVILA VALENTIN &
	10	401 S BUCKNER BLVD	DART
	11	5610 SANTA FE AVE	MAIN STREET CHURCH OF
	12	406 S BEACON ST	RAMIREZ J JESUS
	13	416 S BEACON ST	BARRERA BLANCA MARGARITA
	14	411 PARKVIEW AVE	SANTA FE TRAIL REAL ESTATE LLC
	15	408 S BEACON ST	RODRIGUEZ RAFAEL
	16	404 WAYNE ST	FHIG LIMITED PARTNERSHIP
	17	503 PARKVIEW AVE	GARCIA JOSE
X	18	403 PARKVIEW AVE	GRACIE JO LLC
	19	425 WAYNE ST	GONZALEZ ARNULFO &
	20	411 WAYNE ST	NUNEZ RAMON & MARTHA A
	21	408 WAYNE ST	ESPINOZA SOCORRO &
	22	500 WAYNE ST	EAST DALLAS YANKEE LLC
	23	506 WAYNE ST	PRADO FEDERICO &
	24	402 WAYNE ST	SALCEDO ADAN & MARIA
	25	420 WAYNE ST	ORTIZ HUGO & DANIELA
	26	417 PARKVIEW AVE	MARRUFO PEDRO

Z234-238(LC)

11/20/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	427	PARKVIEW AVE	Taxpayer at
28	415	WAYNE ST	CANALES MANUEL ALBA
29	419	WAYNE ST	WAYNE 21 LLC
30	423	WAYNE ST	ALDGATE TEN BELLS LLC
31	424	WAYNE ST	GOMEZ JOSE & MARIA
32	401	WAYNE ST	TIJERINA FRANCES S EST OF
33	410	PARKVIEW AVE	CASTILLO JOSE &
34	420	S BEACON ST	GARCIA FRANCISCO &
35	507	PARKVIEW AVE	PBTG LTD PS
36	418	PARKVIEW AVE	HERNANDEZ FERNANDO