

FILE NUMBER: Z234-266(MB) **DATE FILED:** June 24, 2024

LOCATION: North line of East Eighth Street, between East Jefferson Boulevard and South I-35 Freeway.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: 12,197 sqft **CENSUS TRACT:** 48113002002

OWNER/APPLICANT: Arham Opportunity Investments, LLC

REPRESENTATIVE: Jennifer Hiromoto

REQUEST: An application for the termination of deed restrictions [Z890-182] on property zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District with deed restrictions [Z890-182].

SUMMARY: The purpose of the request is to remove restrictions related to floor area ratio.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.
- The area of request is within a WMU-12 Walkable Mixed Use subdistrict.
- The area of request is subject to deed restrictions [Z890-182] which limit the floor:area ratio of the site to a 1:1 ratio.
- The applicant proposes to redevelop the property with multifamily.
- To accomplish this, they request that the deed restriction on the site be terminated.
- Floor:area ratio is a development standard used to regulate massing of buildings. Regulation of massing of buildings within the City’s Article XIII form-based districts is accomplished through setbacks, height, and story minimums and maximums based on the building type constructed on a site.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z223-238(MP):** On September 11, 2024, City Council approved an application for 1) a new subdistrict for WMU-12 Walkable Urban Mixed-Use District uses; 2) a Specific Use Permit for a restaurant with drive-in or drive-through service; and 3) the termination of deed restrictions [Z890-182] on property zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with deed restrictions [Z890-182] on a portion on the west line of South I-35 Freeway, between East Eighth Street and Dale Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
8 th Street	Minor Arterial	60 feet

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.

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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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.

Land Use:

	Zoning	Land Use
Site	PD No. 468, Subdistrict F	Undeveloped
North	PD No. 468, Subdistrict F	Single family, vehicle display/sales/service
South	PD No. 468, Subdistrict F	Single family, undeveloped, restaurant without drive-thru/drive-in
East	PD No. 468, Subdistrict F	Hotel
West	PD No. 468, Subdistrict F	Vehicle display/sales/service

Land Use Compatibility:

The area of request is currently undeveloped. The site is surrounded by a mix of uses, including single family, a hotel, and vehicle display/sales/service. The area is close to transportation corridors such as IH 35E and Jefferson Boulevard, as well as multiple DART bus routes, as well as schools. All are within Subdistrict F of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

The site lies within PD No. 468 Subdistrict F. This PD is intended, among other goals, to strengthen the neighborhood identity and create a more desirable pedestrian environment. As part of this effort, the PD utilizes the Article XIII form-based districts to allow for a variety of uses and developments that promote good walkable urban design.

Staff supports the proposed removal of deed restrictions as the protections of a floor:area ratio (FAR) of 1:1 no longer make sense. The deed restrictions pre-date the adoption of PD 468; while a 1:1 FAR may have been suitable when the deed restrictions were first created, it now hampers development in an area that has otherwise been re-zoned to allow for more intensive development. As WMU-12 has a minimum height of 2 stories, compliance with both the deed restrictions and the WMU-12 standards may be extremely difficult. The development standards of the WMU-12 subdistrict for this area prevent development that is incompatible with the vision for the area.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article XIII, as amended.

Parking:

While not germane to the request, parking in Subdistrict F is governed by the Subdistricts B-G required parking chart (Exhibit 468C in PD No. 468). For multifamily uses, one space is required per one bedroom (or smaller) unit, and two spaces are required per two bedroom (or larger) unit.

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

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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 "I" MVA area.

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List of Officers

Arham Opportunity Investments LLC

Awais Ahmed, member

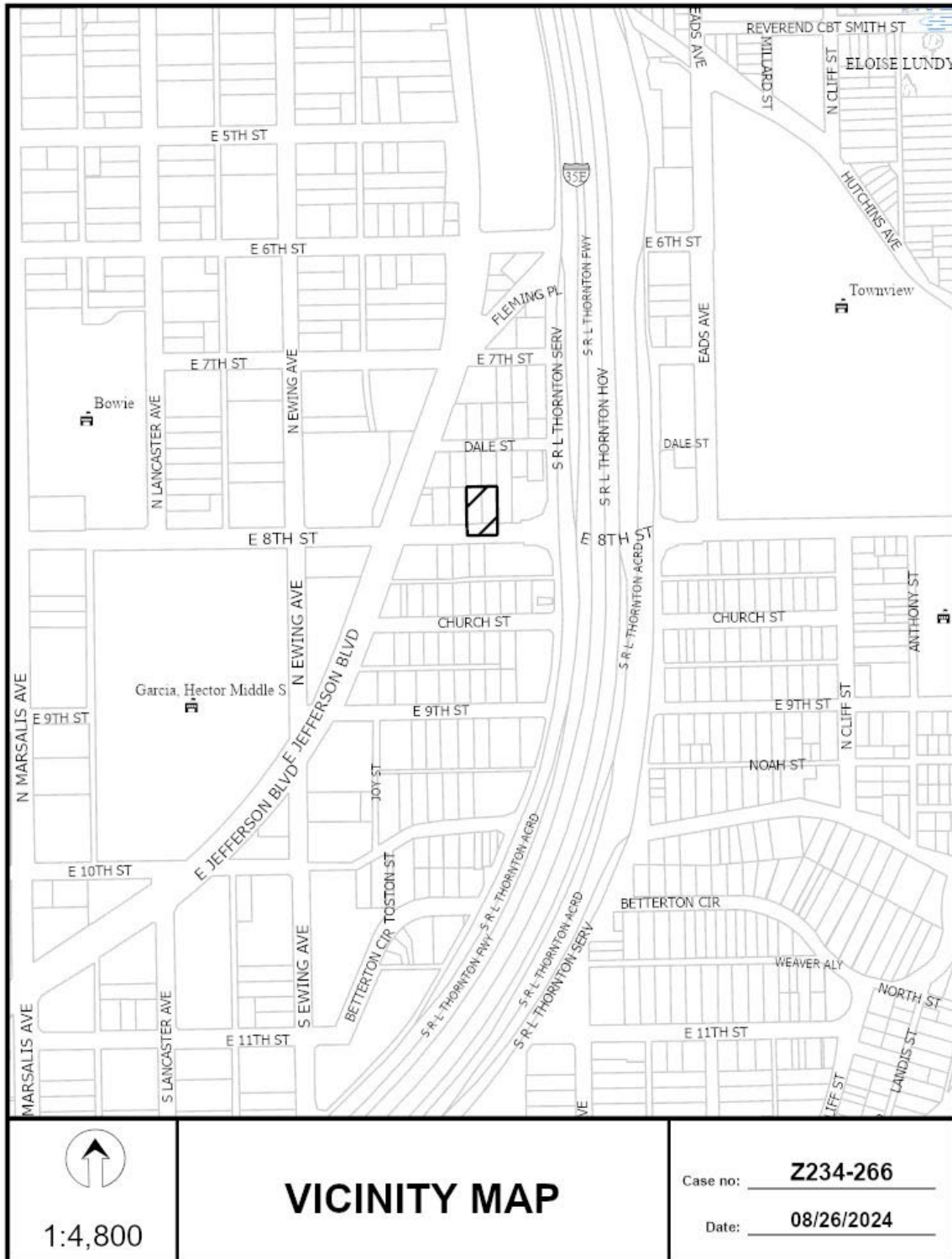
Zariyan Jiwani, member

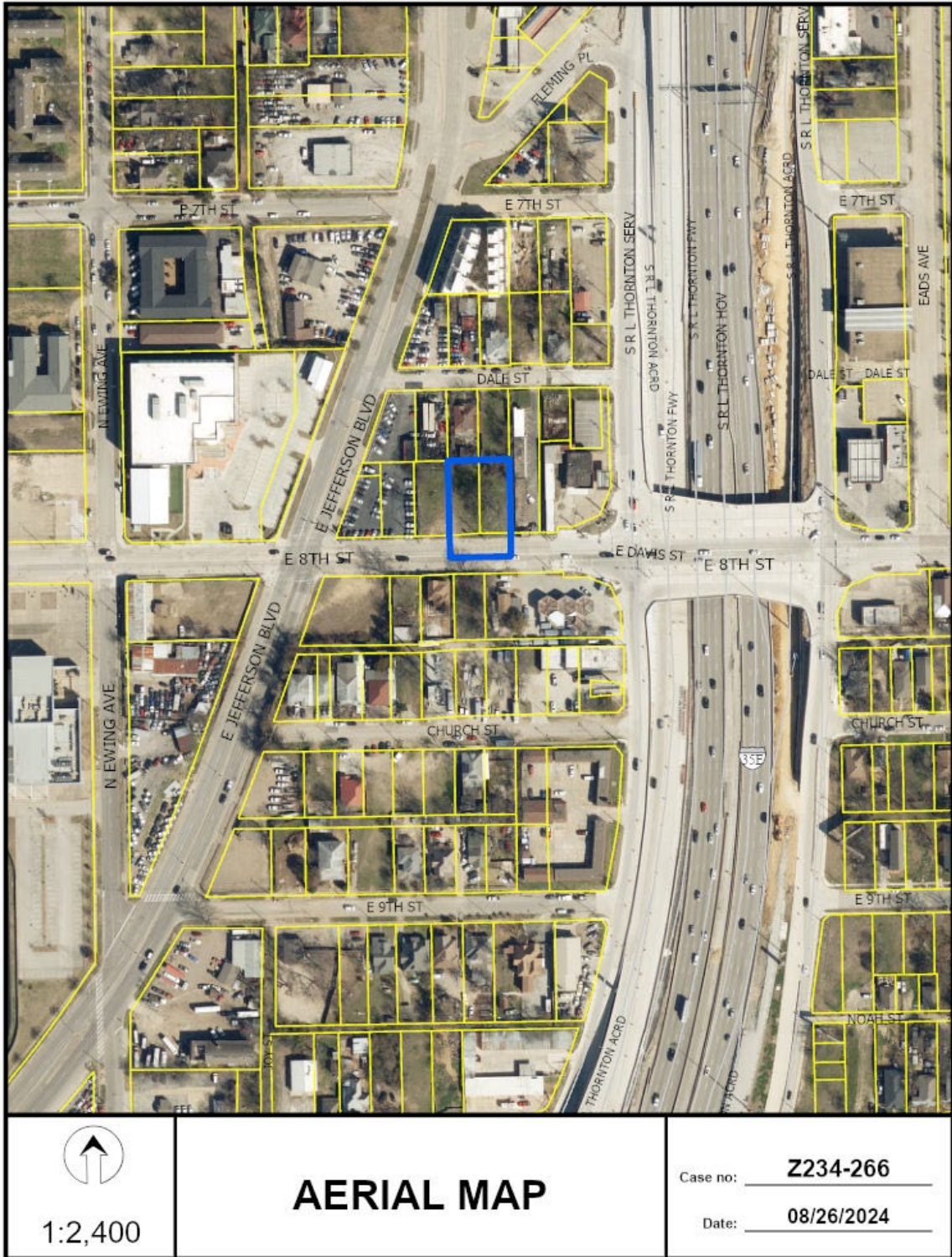
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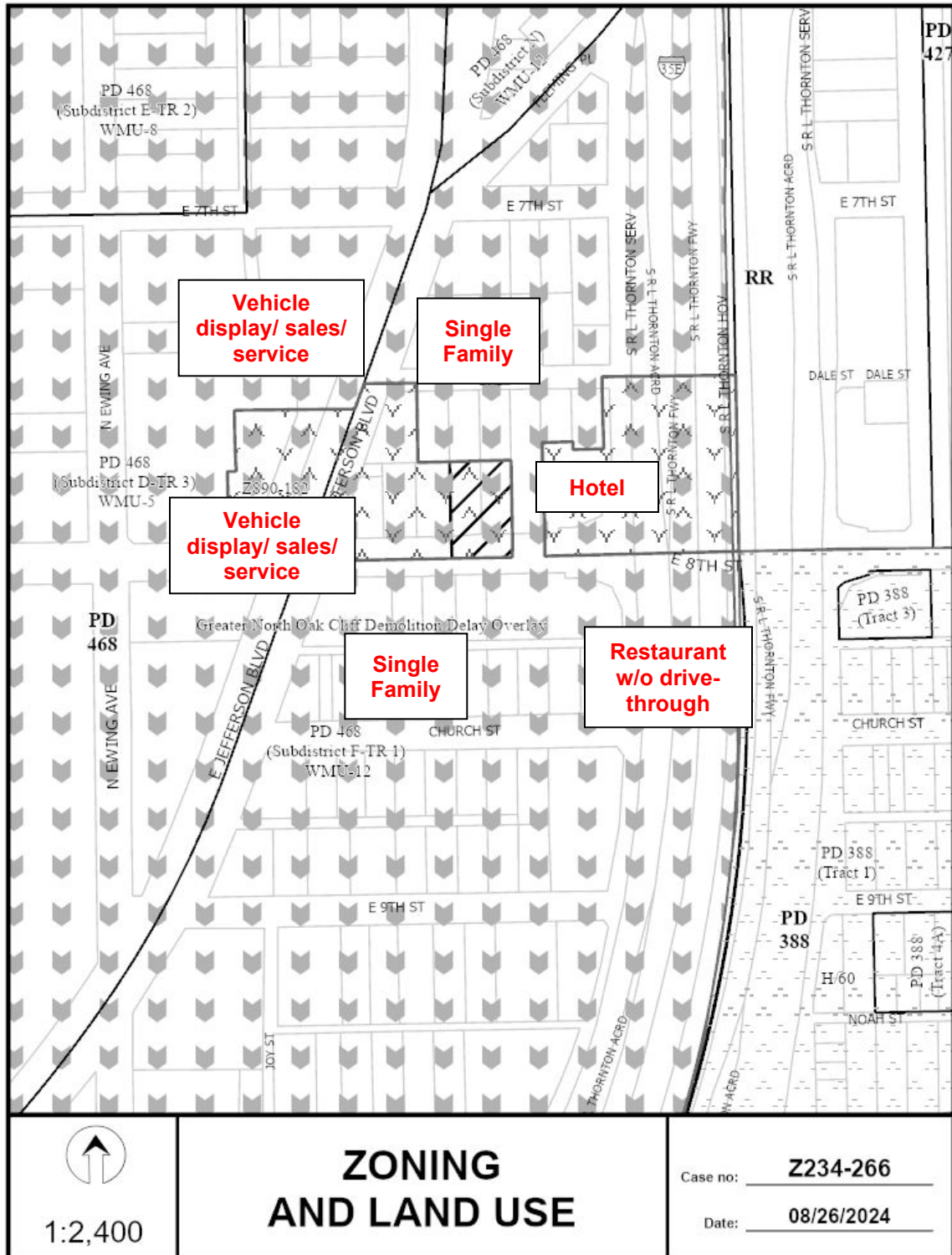
APPLICANT'S REQUESTED TERMINATION OF DEED RESTRICTIONS

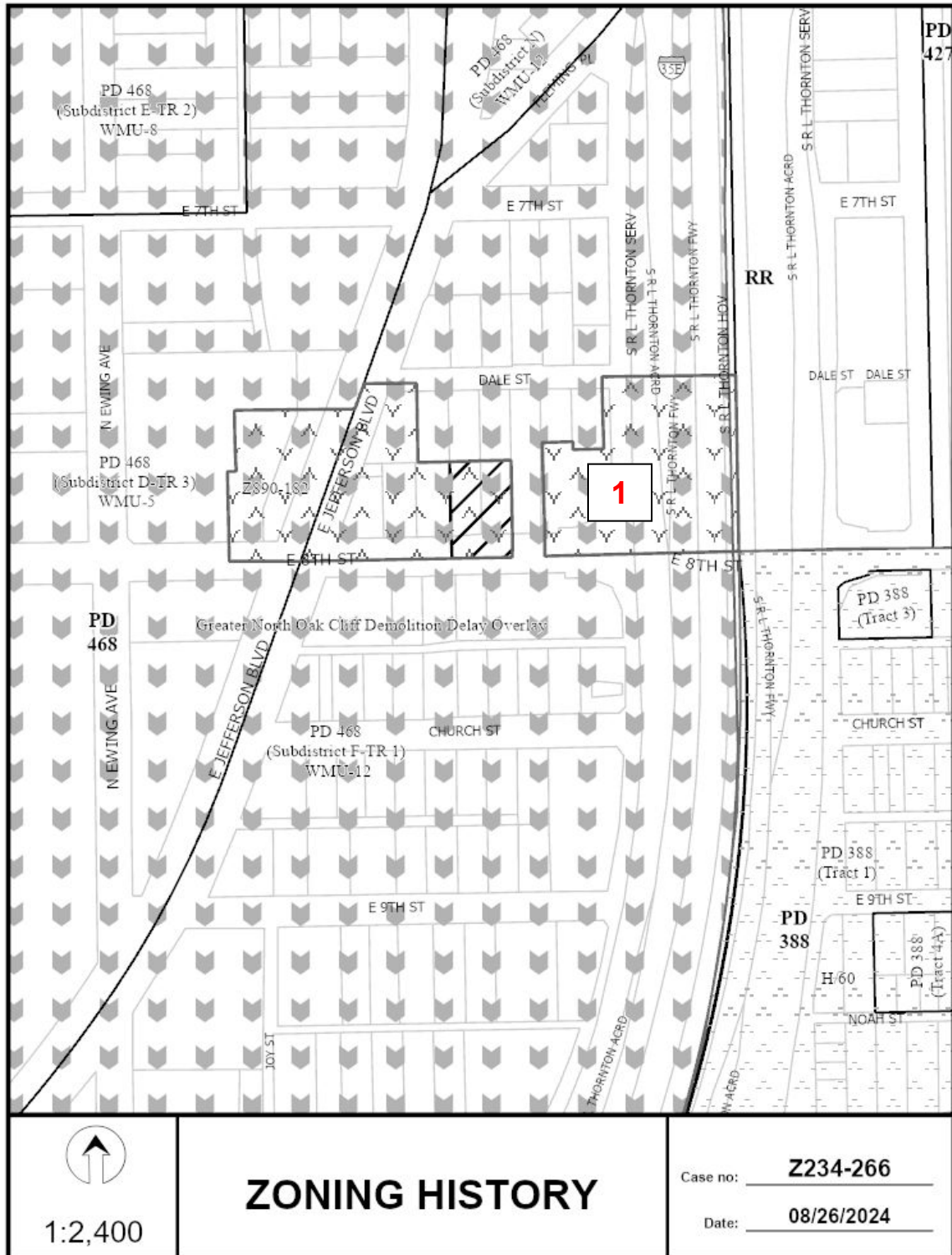
The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

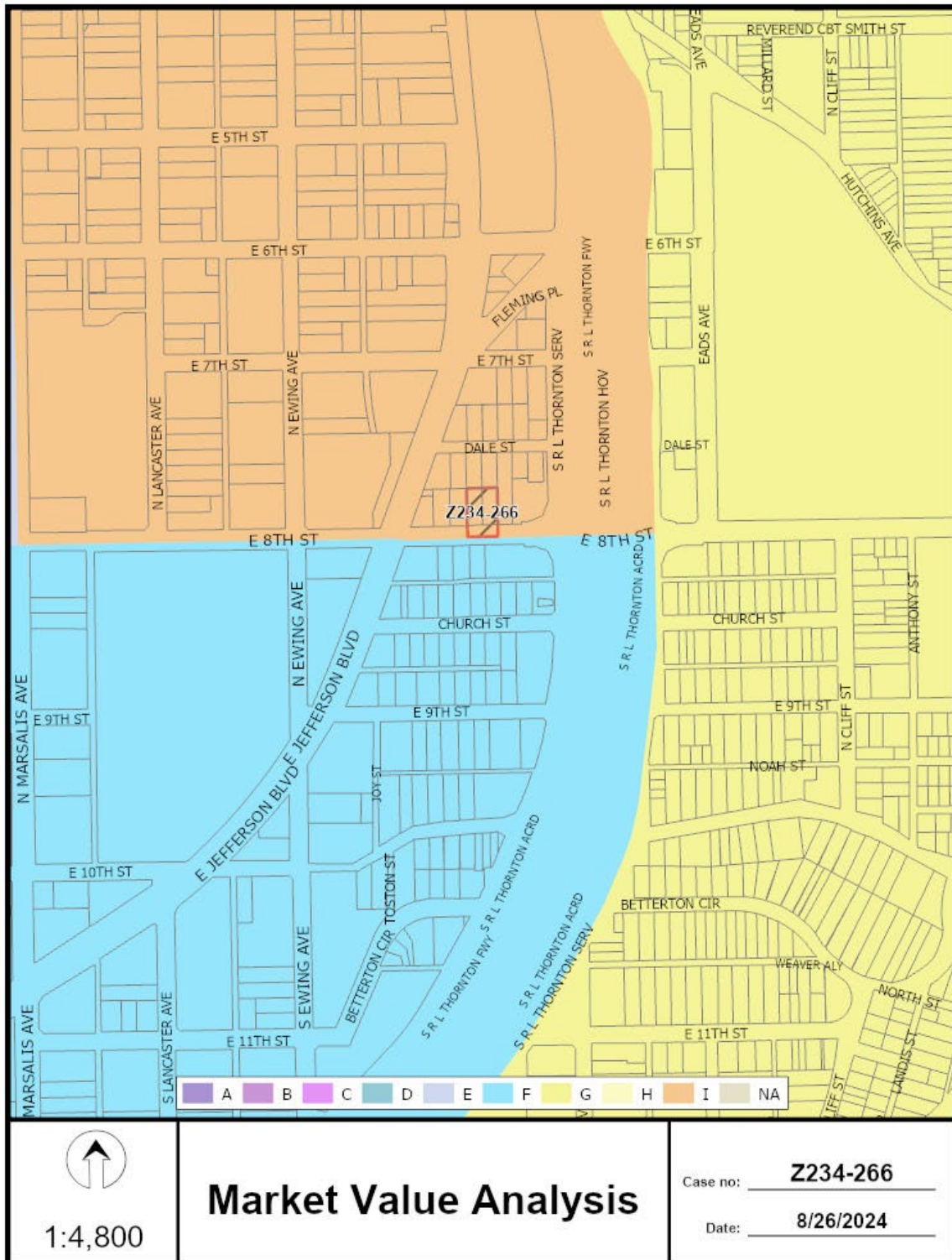
The maximum floor area ratio, as defined in the
DALLAS DEVELOPMENT CODE, as amended is 1:1.

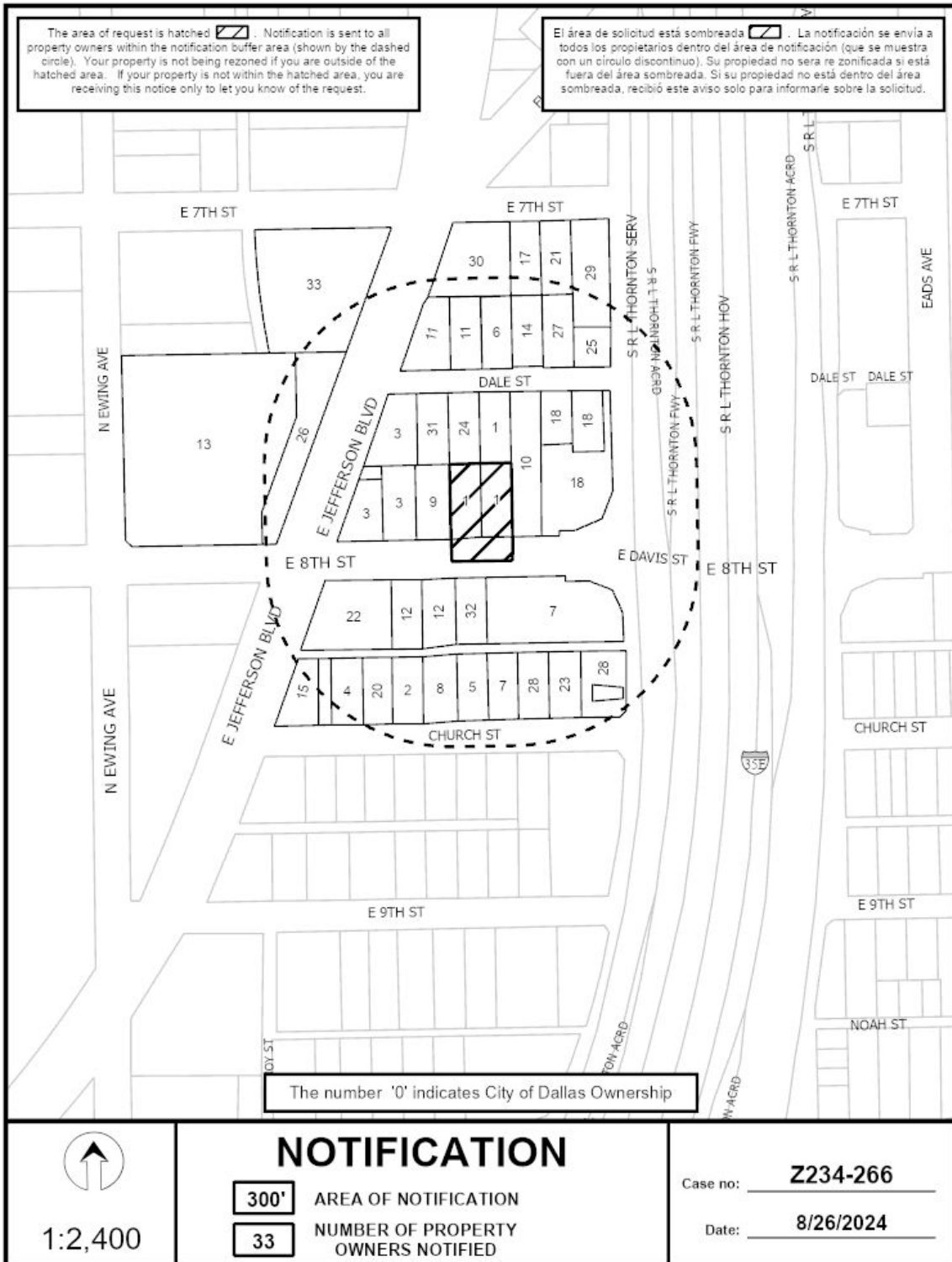












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Notification List of Property Owners***Z234-266******33 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	911 E 8TH ST	8TH STREET LLC
2	919 CHURCH ST	CABRERA ELEUTERIO JR
3	910 E JEFFERSON BLVD	MORRISON JAY II
4	911 CHURCH ST	CEDILLO MARIA
5	927 CHURCH ST	RODRIGUEZ LIDIA OLGA MARTINE Z
6	913 DALE ST	LOUETTAS PLACE LLC
7	930 E 8TH ST	RIOS PROPERTIES LLC
8	923 CHURCH ST	YANGTZE RIVER REALTY LLC
9	909 E 8TH ST	MORRISON JAY II
10	921 E 8TH ST	TULSI ARYA ARYAN LLC
11	932 E JEFFERSON BLVD	TONEY JERMAINE & SYDELLE
12	912 E 8TH ST	ARELLANO MIGUEL JR
13	855 E 8TH ST	TRINITY BASIN PREPARATORY INC
14	917 DALE ST	LOUETTA'S PLACE LLC
15	901 CHURCH ST	VILLEGAS VENANCIO
16	905 CHURCH ST	VILLEGAS VENANCIO
17	908 E 7TH ST	EREVENUE MANAGEMENT SVCS LLC
18	920 DALE ST	NOBLE OAK CLIFF LLC
19	457 S R L THORNTON FWY	Taxpayer at
20	915 CHURCH ST	BRAVO ALFREDO & BERTHA
21	914 E 7TH ST	Taxpayer at
22	842 E JEFFERSON BLVD	Taxpayer at
23	939 CHURCH ST	MORA GUADALUPE
24	908 DALE ST	MONCADA ANASTASIA
25	925 DALE ST	MCCRARY REAL EST HOLDINGS LLC
26	919 E JEFFERSON BLVD	TRINITY BASIN PREPARATORY INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	921 DALE ST	Taxpayer at
28	457 S R L THORNTON FWY	MORA GUADALUPE
29	920 E 7TH ST	Taxpayer at
30	904 E 7TH ST	942 E JEFFERSON LLC
31	904 DALE ST	SK LOGISTICS INC
32	920 E 8TH ST	RIOS INEZ JOHNNY JR
33	945 E JEFFERSON BLVD	KARLEN AUTO COMP INC