

FILE NUMBER: Z223-338(LC) **DATE FILED:** September 21, 2023

LOCATION: Southeast line of Lucas Drive, between Maple Avenue and Brown Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 6,797 square feet **CENSUS TRACT:** 48113000401

REPRESENTATIVE: Jokabet Anaya

OWNER/APPLICANT: Monick Gandhi, Dazzling Homes Corporation

REQUEST: An application for a GR General Retail Subdistrict on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, **with consideration for an MF-2 Multiple-Family Subdistrict.**

SUMMARY: The purpose of the request is to allow **multiple-family uses** on the site.

STAFF RECOMMENDATION: **Approval.**

PREVIOUS CPC ACTION: **At the July 11, 2024 hearing, the City Plan Commission moved to hold the case under advisement to the August 8, 2024 hearing with instructions to staff to re-advertise for an MF-2 Subdistrict.**

BACKGROUND INFORMATION:

- The area of request is currently an existing parking lot (approx. 6,797 square feet total in size).
- Geographically located in West Dallas, approx. 3 miles from downtown Dallas.
- This is lot has frontage only on Lucas Drive.
- The purpose of the request is to rezone from the existing P Parking Subdistrict to allow an office use.
- To accomplish this, the applicant is requesting a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
- On July 11, 2024, the City Plan Commission moved to hold this case under advisement to the August 8, 2024 hearing with instructions to staff to re-advertise for an MF-2 Multiple-Family Subdistrict.
- All changes made to the report since the last hearing are highlighted in yellow.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lucas Drive	Local Street	-
Brown Street	Local Street	-
Maple Avenue	Community Collector	42 feet

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 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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

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. 193, Subdistrict P	Parking lot
North	PD No. 193, MF-2(A), with SUP 577	Commercial retail, multifamily
South	PD No. 193, MF-2(A), GR	Commercial retail, multifamily
East	PD No. 193, MF-2(A)	Commercial retail, multifamily
West	PD No. 193, GR	Commercial Retail

Land Use Compatibility:

The area of request is currently developed with an existing parking lot (approx. 6,797 square feet total in size), zoned a P Subdistrict within PD No. 193.

To the north of the property are commercial retail uses, parking, and multifamily residential uses. To the south and southeast of the property are multifamily residential and commercial retail uses. To the east of the site are multifamily residential uses. Lastly, to the west of the property are commercial retail uses. With this area being a healthy mix of commercial retail and residential uses, staff finds the applicant’s requested amendment to PD No. 193 to a GR Subdistrict to allow office use with consideration for an MF-2(A), Multiple-Family Subdistrict, to be compatible with the surrounding area. Staff is in support of the applicant’s request.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in PD No. 193.

Parking:

Pursuant to the Dallas Development Code and the development code of PD No. 193, the off-street parking requirement for GR, General Retail District is one space per 366 square feet of floor area. **The off-street parking requirement for multiple-family is as follows: one space for each 500 square feet of dwelling unit floor area within the building site. Only the floor area within a dwelling unit (excluding balconies) is included in the calculation of**

required off-street parking. A minimum of one space and a maximum of two spaces are required for each dwelling unit in a multiple-family structure 36 feet or less in height. A minimum of one space and a maximum of one and one-half spaces are required for each dwelling unit in a multiple-family structure over 36 feet in height. 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 target intervention strategies more precisely 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 “F” MVA area. To the North of the site are “C” MVA areas. To the East is the “F” MVA area, to the South are “B” and “F” MVA areas and West of the site are “B”, “C” and “F” MVA areas.

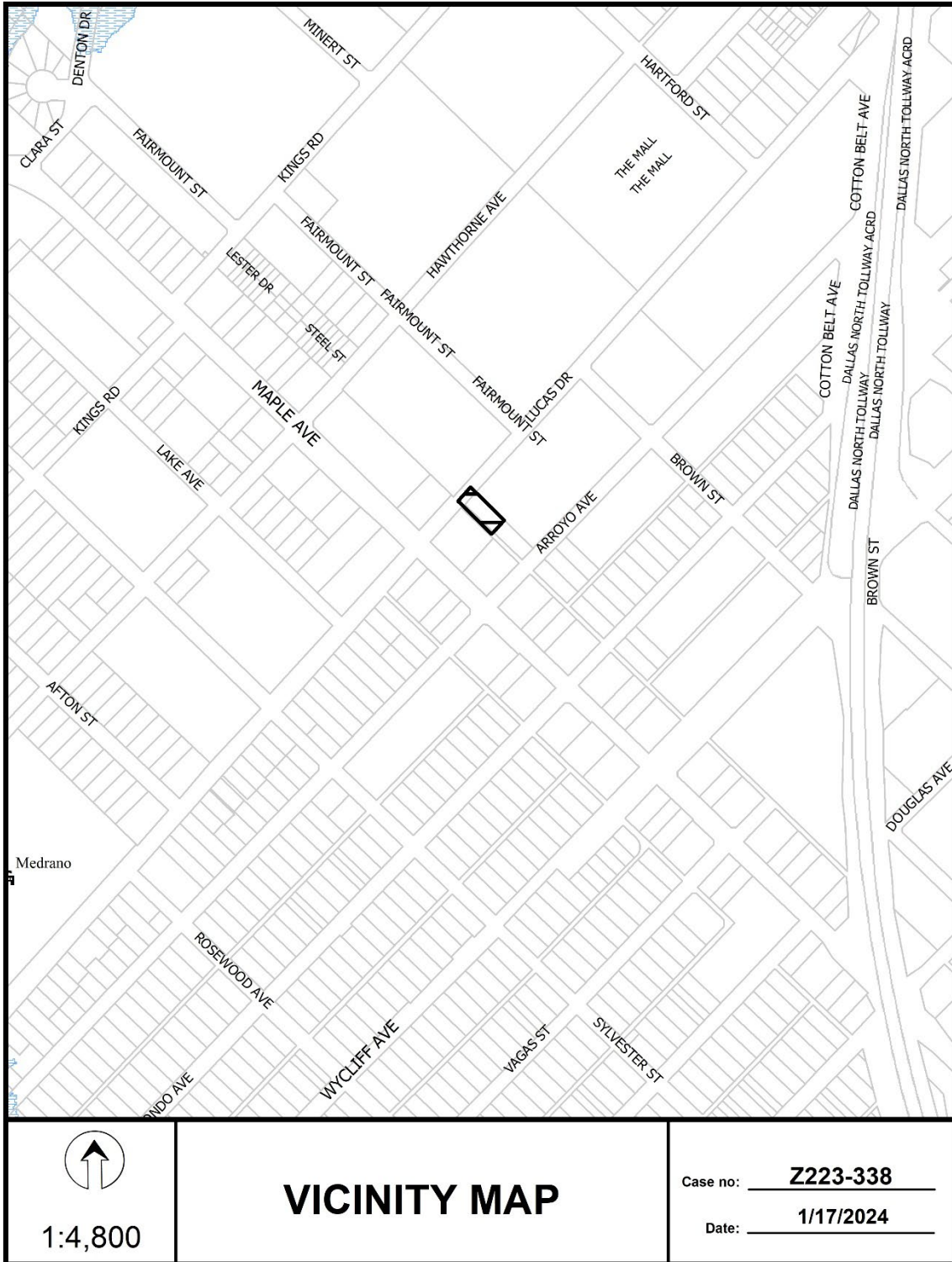
Z223-338(LC)

List of Officers

Dazzling Homes Corporation

Monick Gandhi
Dhananjay Daware

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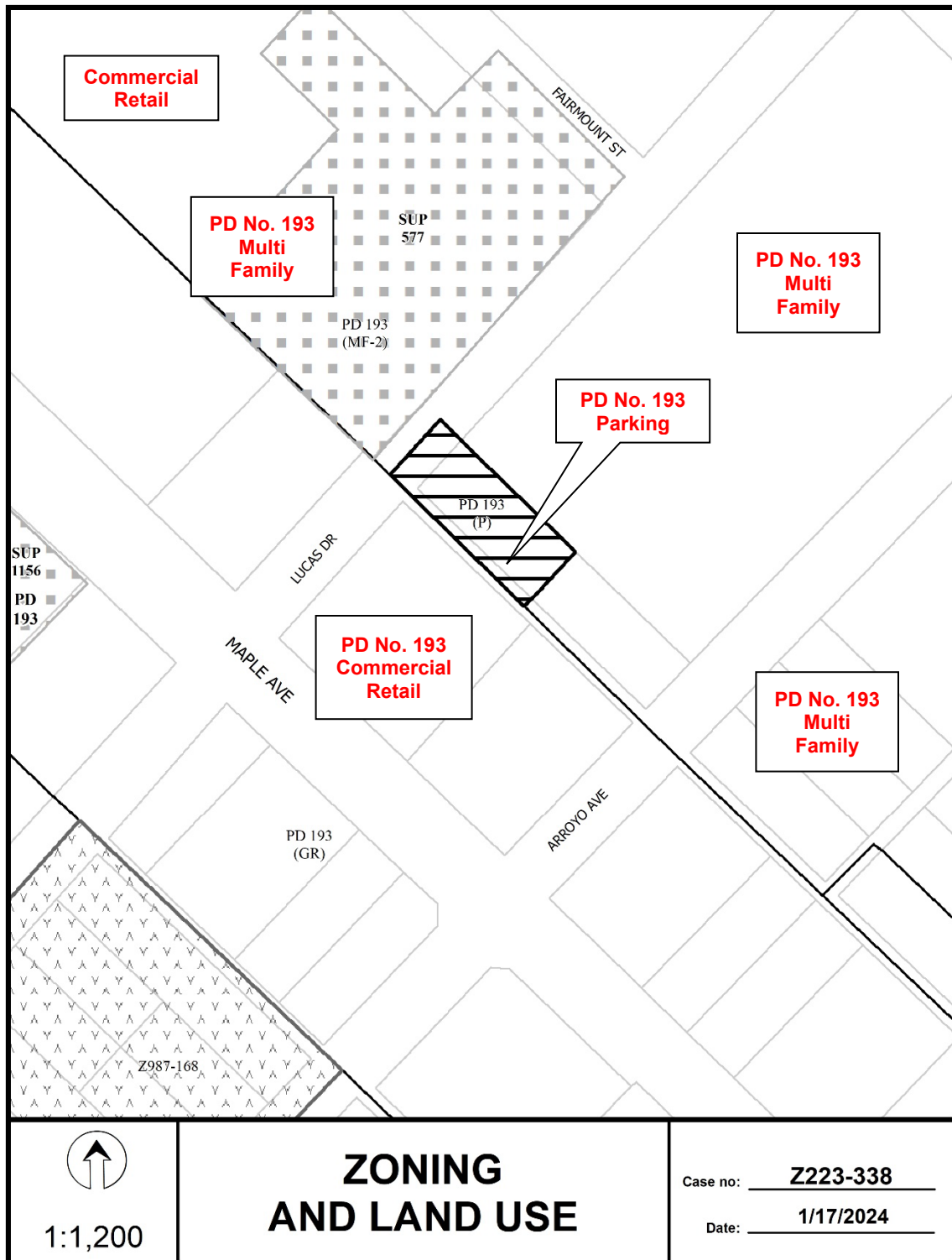


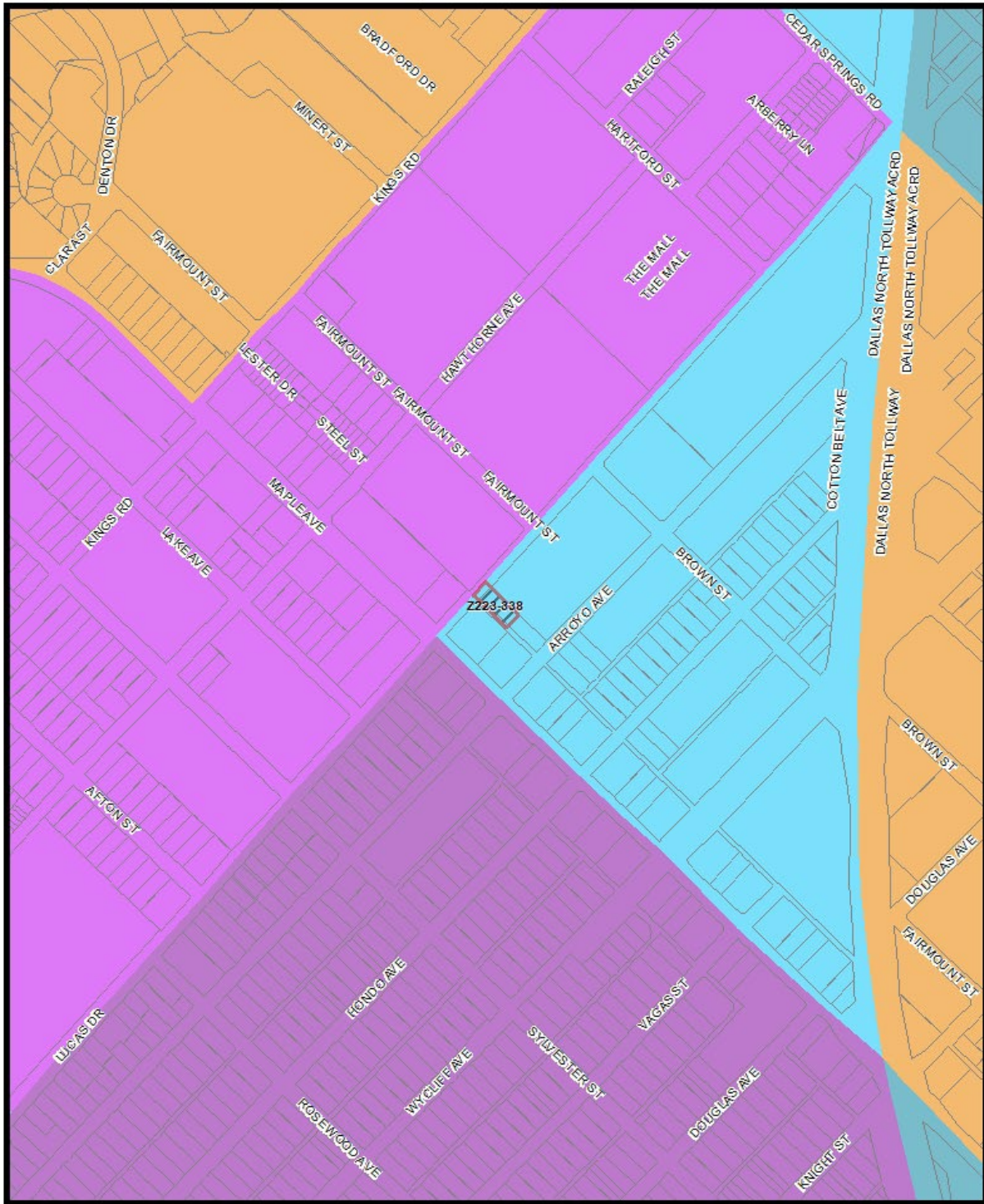
1:1,200

AERIAL MAP

Case no: Z223-338

Date: 1/17/2024



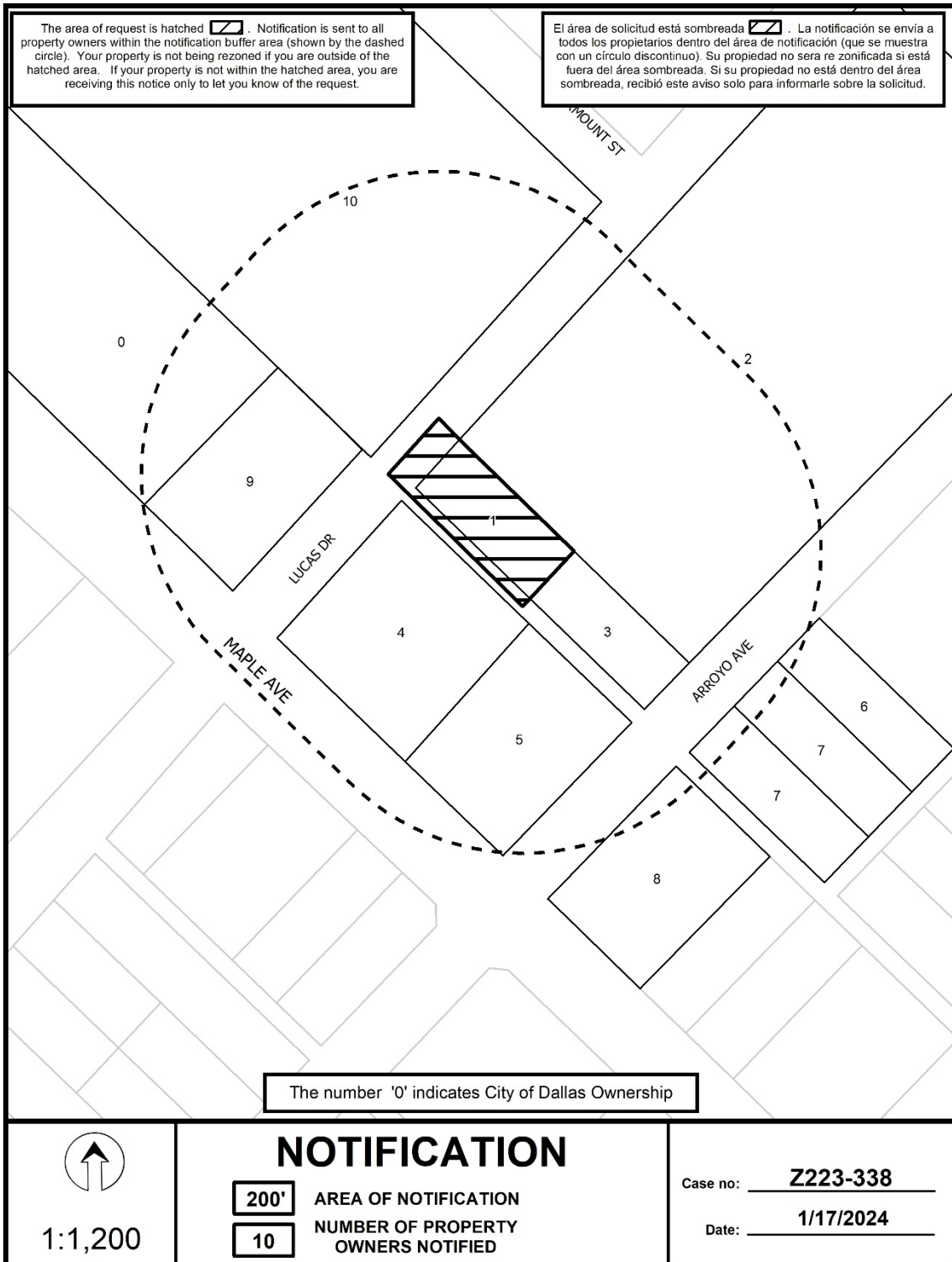


Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 1/17/2024



Z223-338(LC)

01/17/2024

Notification List of Property Owners

Z223-338

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2514 LUCAS DR	GANDHI MONICK
2	2601 ARROYO AVE	GL VILLA TORINA LLC
3	2515 ARROYO AVE	GL VILLA TORINO LLC
4	4438 MAPLE AVE	HAR INVESTMENTS INC
5	4424 MAPLE AVE	Taxpayer at
6	2526 ARROYO AVE	MAVERICK OL APTS LLC
7	2518 ARROYO AVE	TEDLA ALEM B &
8	4418 MAPLE AVE	GAS PIPE INC
9	4504 MAPLE AVE	OLLAR INVESTMENTS LLC
10	2515 LUCAS DR	DALLAS HOUSING AUTHORITY