

**CITY PLAN COMMISSION**

**THURSDAY, January 18, 2024**

**Planner: Giahanna Bridges**

**FILE NUMBER:** Z223-342(GB) **DATE FILED:** September 26, 2023

**LOCATION:** North line of LBJ Freeway, between Preston Road and Copenhill Road

**COUNCIL DISTRICT:** 11

**SIZE OF REQUEST:** 0.339 acres **CENSUS TRACT:** 48113013608

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**REPRESENTATIVE:** Wanda Summers

**OWNER:** Mayra J. Rebollar

**APPLICANT:** Manolo Design Studio

**REQUEST:** An application for an MU-1 Mixed Use District, on property zoned an R-16(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow an office use on the subject property.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-16(A) Single Family District.
- This property is currently developed with a two-story single-family structure.
- The structure was built in 2002 and is 5,632 square feet.
- The lot only has frontage on LBJ Freeway.
- The applicant proposes to use a portion of the structure for an office.
- To accomplish this, they request an MU-1 Mixed Use District.

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type    | Existing/Proposed ROW |
|---------------------|---------|-----------------------|
| LBJ Freeway         | Freeway | -                     |

**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 to review 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:

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**Land Use:**

|              | <b>Zoning</b>                        | <b>Land Use</b>                |
|--------------|--------------------------------------|--------------------------------|
| <b>Site</b>  | R-16(A) Single Family District       | Single family                  |
| <b>North</b> | R-16(A) Single Family District       | Single family                  |
| <b>West</b>  | PD No. 16                            | Undeveloped, hotel             |
| <b>East</b>  | R-16(A) Single-Family District       | Single family                  |
| <b>South</b> | MU-1 Mixed Use District DR. 034-263) | Multifamily, Depressed freeway |

**Land Use Compatibility:**

The area of request is currently zoned R-16(A). To the north of the site is single-family residential, to the west of the site is mixed use including retail, hotel and undeveloped properties. To the east is single family, and to the south is a depressed freeway and multifamily. Currently, the area of request is developed with a single-family residential structure. The applicant is proposing to use a portion of the property for two offices. Although the area of request is in a residential area the proposed use will not disrupt the current uses. Mixed use is consistent with the neighboring retail uses and hotel uses, and the property would not be access from residential streets. The residential neighborhood will not be affected by the proposed use, which is compatible with residential. The proposed use will allow for a greater diversity of uses within the surrounding area.

**Development Standards**

Following is a comparison of the development standards of the current R-16(A) District and the proposed MU-1 District.

| <b>District</b>      | <b>Setback</b> |  | <b>Density</b>  | <b>Height</b> | <b>Lot Cvrg.</b>      | <b>FAR</b>                | <b>Primary Uses</b>                       |
|----------------------|----------------|--|---|---------------|-----------------------|---------------------------|---|
|                      | <b>Front</b>   | <b>Side/Rear</b>                             |   |               |                       |                           |   |
| Existing:<br>R-16(A) | 35'            | SF:10'(i)<br>Other: 15' (ii)<br>Other: (iii) | 1 unit per<br>16,000 sq ft  | 30'           | SF: 40%<br>Other: 25% | -----                     | Single-Family                             |
| Proposed:<br>MU-1    | 15'            | 20'<br>Urban Form: 20'                       | Base No Mixed Use<br>Project (MUP) – 15<br>Mixed Use Project (MUP)<br>with Mix of 2 Categories –<br>20<br>Mixed Use Project (MUP)<br>with Mix of 3 or More<br>Categories - 25 | 90'           | 80%                   | Office:<br>0.8<br>Res:0.9 | Office, Retail,<br>Multi-Family,<br>Hotel |

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|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

R16

- i: Minimum side and rear yard for single family structures is 10 feet
- ii: Minimum side yard for the other permitted structures is 15 feet
- iii: Minimum rear yard for other permitted structures is 20 feet

MU-1

- ii: Urban form setback: and additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height.
- i: 20 foot where adjacent to directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) and no minimum in all other areas

Residential Proximity Slope

If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

**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 an office is one space per 333 square feet of floor area. The applicant would be required to comply with standard parking ratios at permitting.

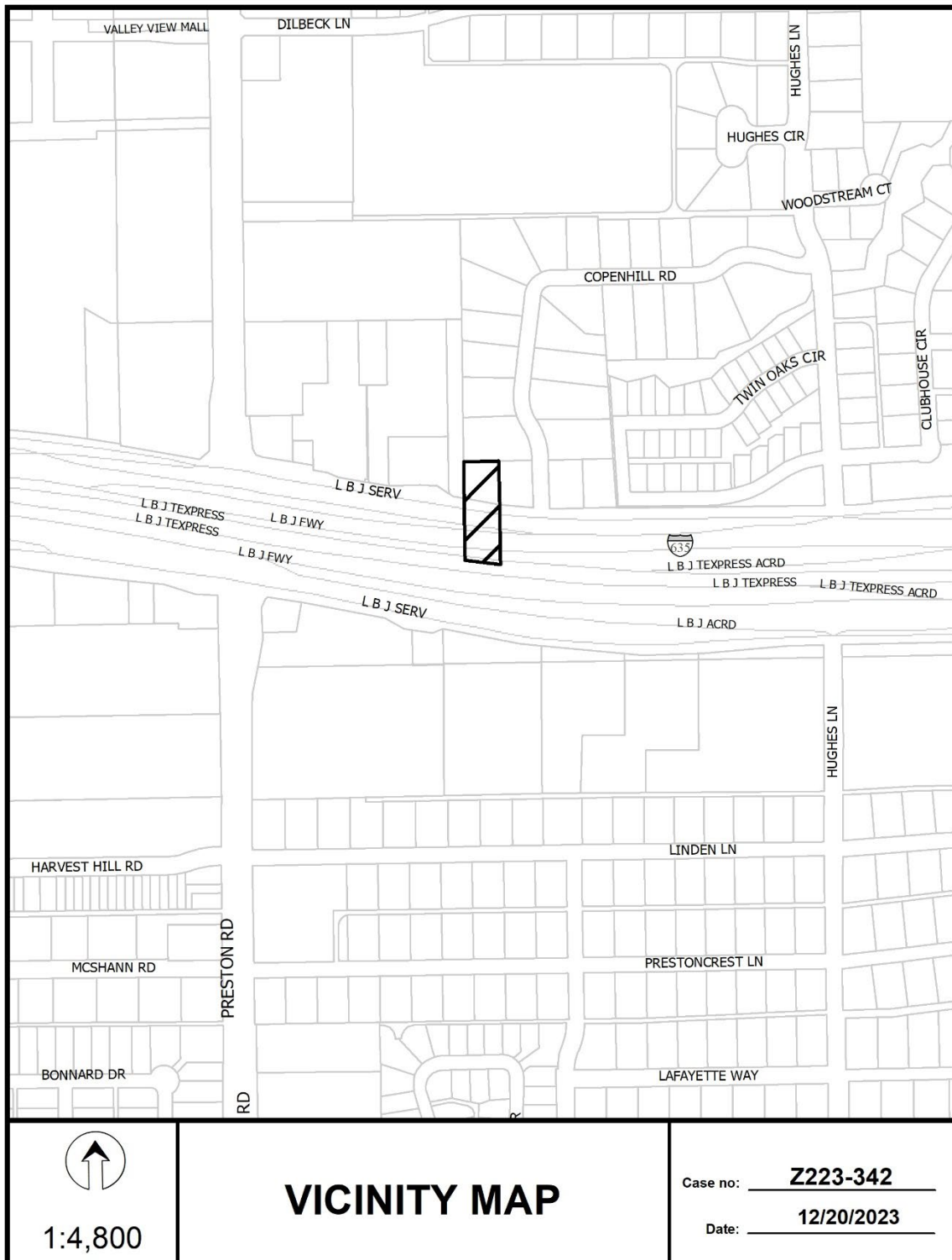
**Market Value Analysis:**

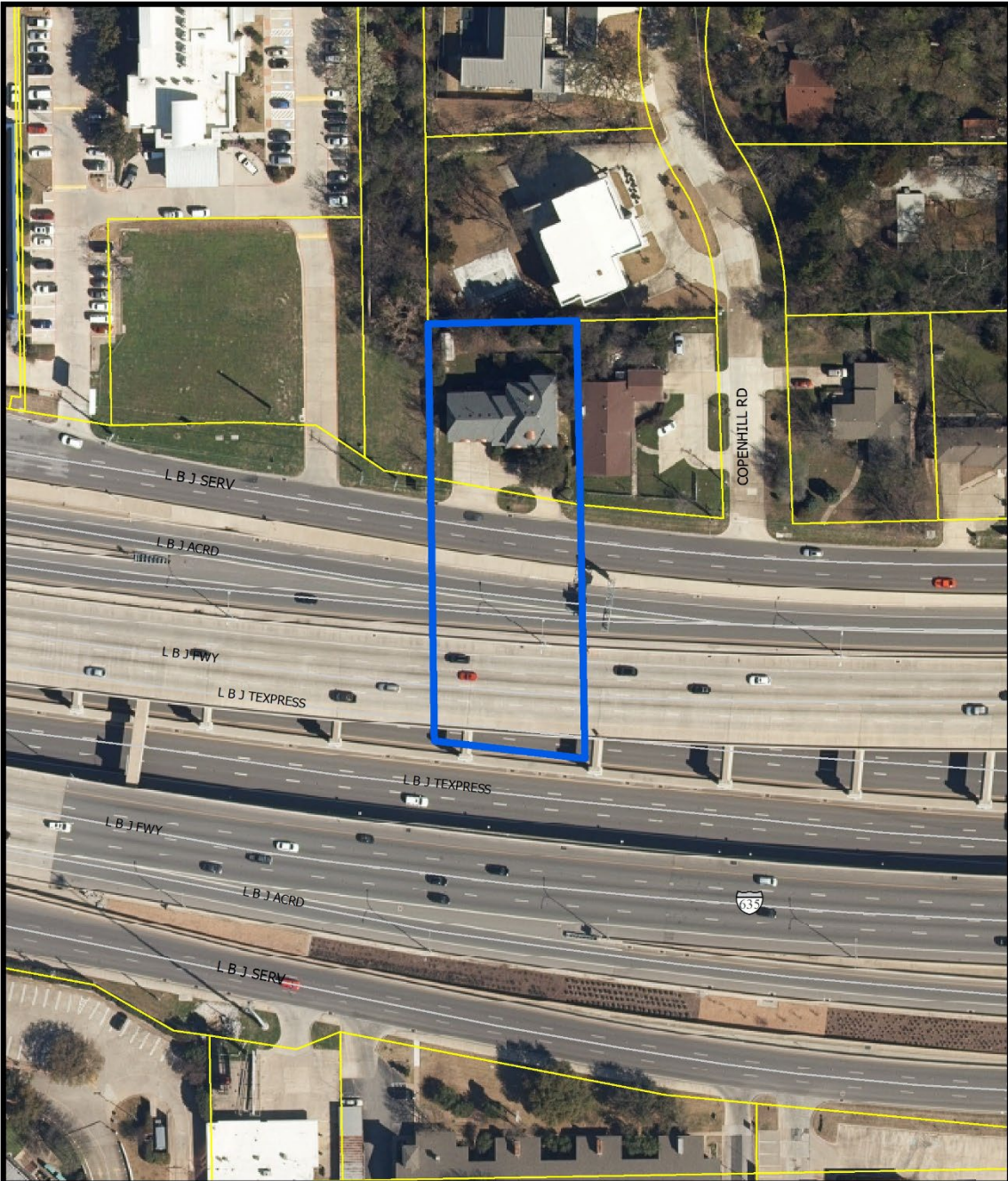
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 located in a “B” MVA category.

## **List of Officers**

Applicant: Manolo Design Studio

Owner: Mayra J Rebollar





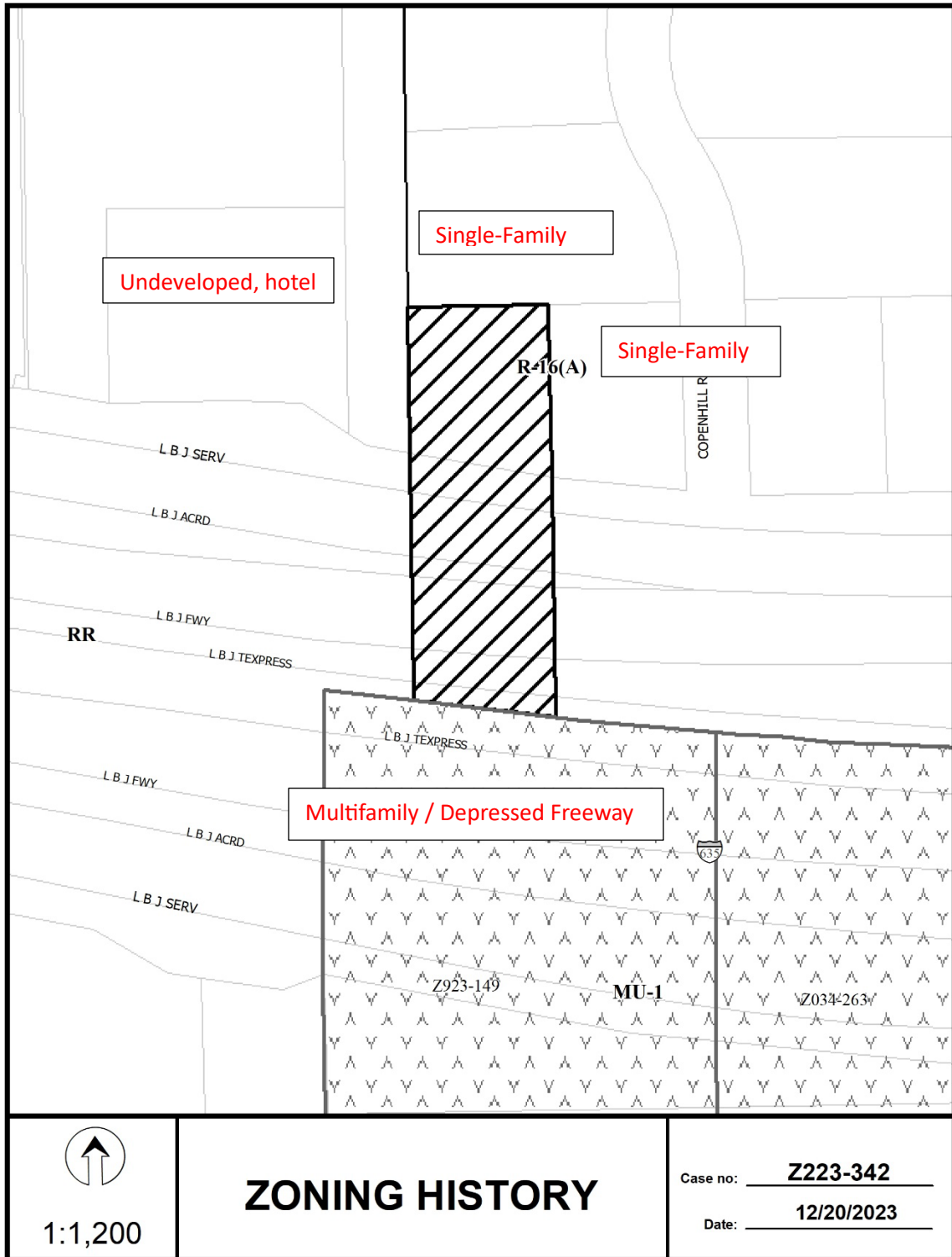
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# AERIAL MAP

Case no: Z223-342

Date: 12/20/2023





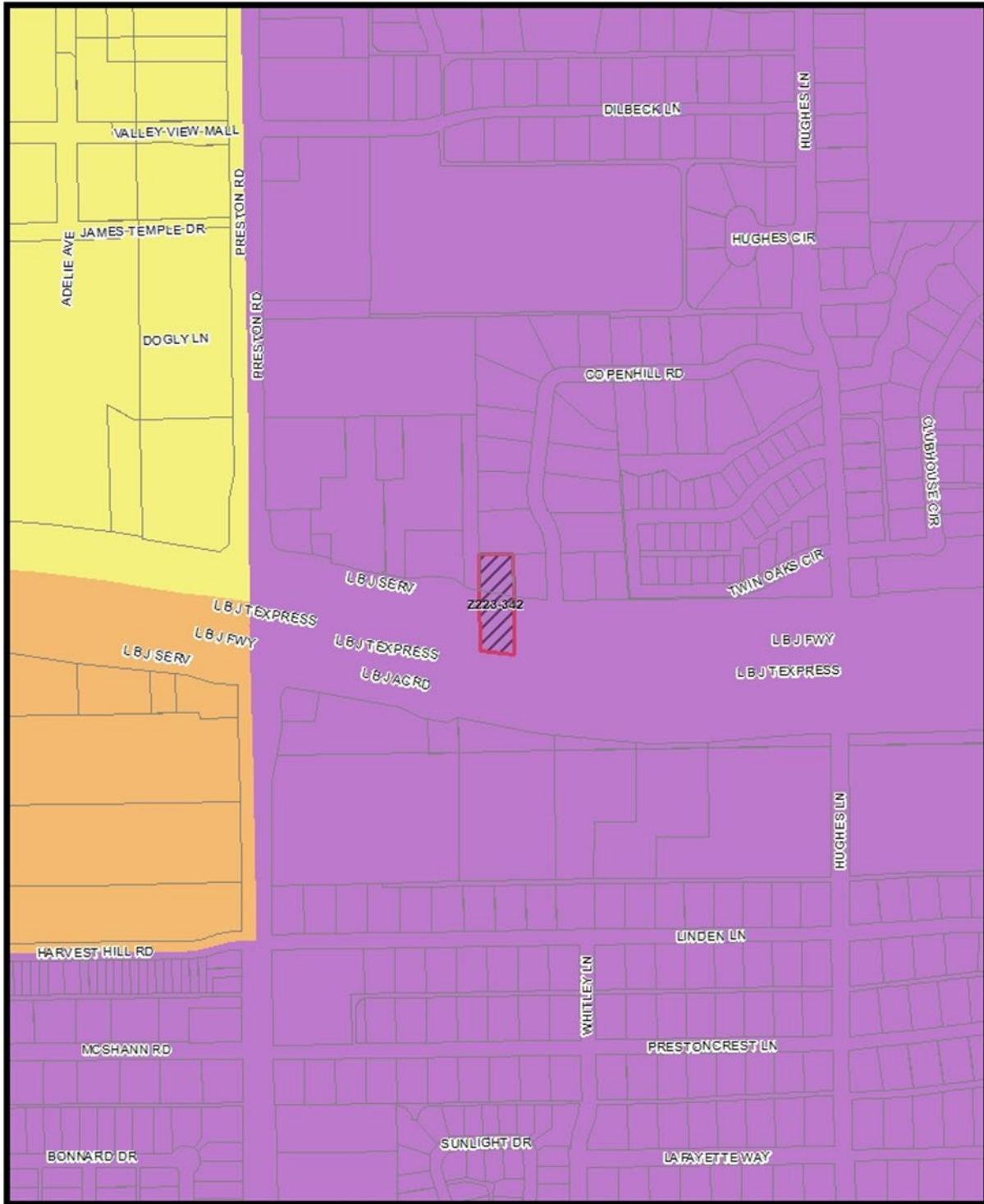
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## ZONING HISTORY

Case no: Z223-342

Date: 12/20/2023

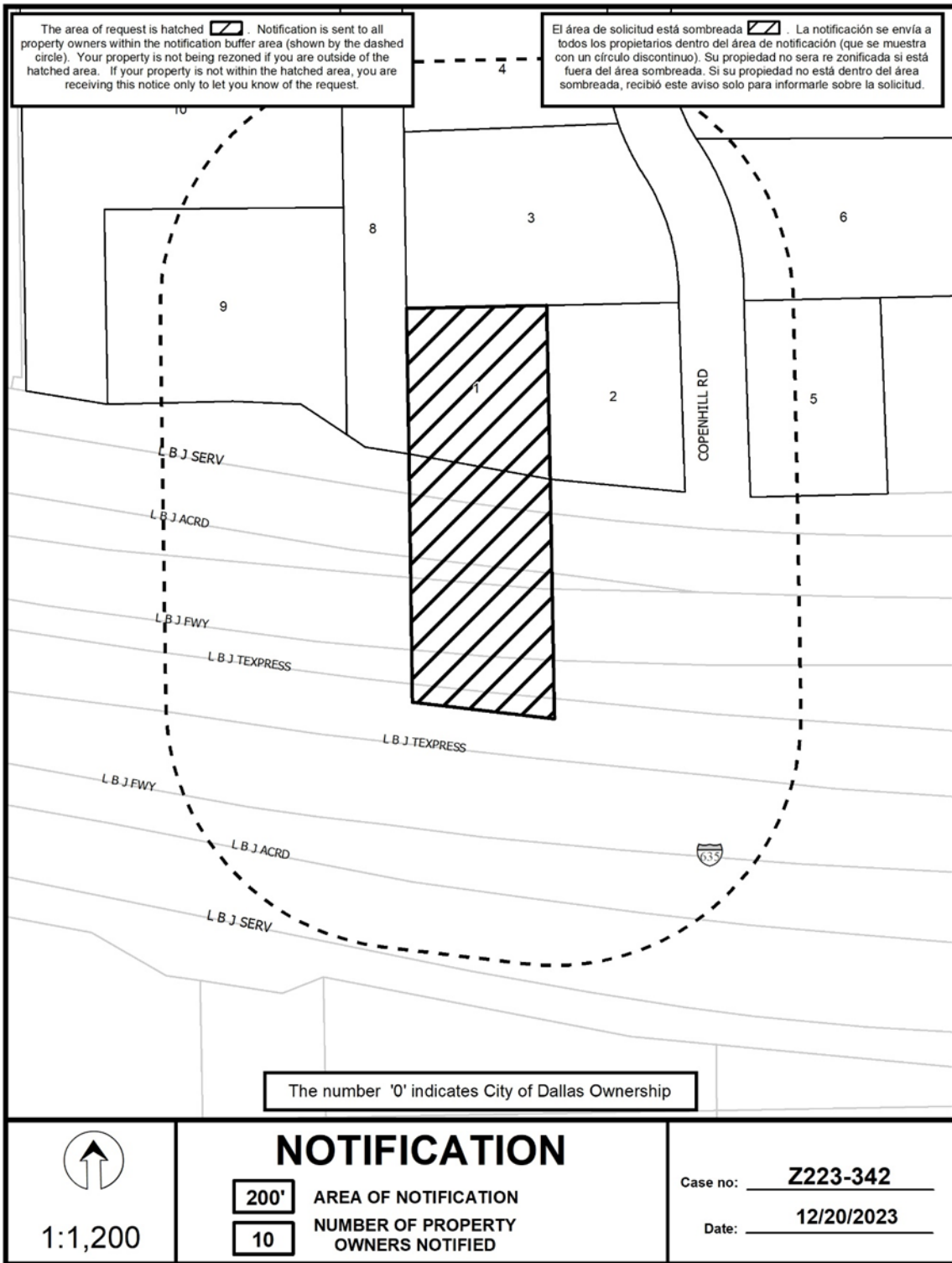




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# Market Value Analysis

Printed Date: 12/21/2023



12/20/2023

## ***Notification List of Property Owners***

***Z223-342***

### ***10 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>          |
|-----------------------|-----------------------|------------------------------|
| 1                     | 6127 LBJ FWY          | REBOLLAR MAYRA JAZMIN        |
| 2                     | 6131 LBJ FWY          | SHAMBAYATI SAEED             |
| 3                     | 13023 COPENHILL RD    | PAYESTEH DAVID               |
| 4                     | 13033 COPENHILL RD    | GRANESE THOMAS A & NICOLE D  |
| 5                     | 6207 LBJ FWY          | JOHN ROSIE                   |
| 6                     | 13022 COPENHILL RD    | ANDERSON RUTH G              |
| 7                     | 13032 COPENHILL RD    | POWER REALTY INVESTMENT CORP |
| 8                     | 6061 LBJ FWY          | MCCUTCHIN CAROL              |
| 9                     | 6061 LBJ FWY          | MCCUTCHIN CAROL PPTIES LP    |
| 10                    | 6055 LBJ FWY          | MCCUTCHIN CAROL              |