

CITY PLAN COMMISSION

THURSDAY, MARCH 20, 2025

Planners: Michael V. Pepe and Liliana Garza

FILE NUMBER: Z234-316(MP/LG) **DATE FILED:** August 14, 2024

LOCATION: Southeast corner of S. Jim Miller Road and Great Trinity Forest Way

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 16.95 acres **CENSUS TRACT:** 48113011601

REPRESENTATIVE: Tommy Mann, Jesse Copeland, Winstead PC

APPLICANT: JPI Real Estate Acquisition LLC

OWNER: VSB Investments LLC

REQUEST: An application for 1) a planned development district for MF-3(A) Multifamily District uses and 2) removal of a D-1 Liquor Control Overlay, on property zoned CR-D-1 Community Retail District with the D-1 Overlay.

SUMMARY: The purpose of the request is to develop the site for residential use and modify the development standards for an MF-3(A) Multifamily District, primarily related to setbacks, height, and design standards.

STAFF RECOMMENDATION: **Approval**, of 1) a planned development district for MF-3(A) District uses, subject to development plan and conditions; and, 2) removal of a D-1 Liquor Control Overlay.

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail District and is undeveloped.
- The applicant proposes multifamily uses on site.
- The applicant is requesting a Planned Development District based on MF-3(A) Multifamily District.
- The request would also remove the existing D-1 Overlay, which would not be relevant to the proposed residential zoning, as D-1 Overlays typically apply to commercial districts only.

Zoning History:

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

1. **Z212-327:** On November 22, 2022, Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, located at the northeast corner of S. Jim Miller Road and Great Trinity Forest Way, was automatically renewed for a five-year time period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Great Trinity Forest Way	Principal Arterial	107 feet
South Jim Miller Road	Local	-

Traffic:

The Engineering Division of the Planning and Development 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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The requested planned development district 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 1.1.1 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.1 Coordinate development and planning activities.

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

NEIGHBORHOOD PLUS

Goal 4 Attract and Retain the Middle Class

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

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.

Overall, the proposed change advances the Comprehensive Plan's goals to encourage a healthy mix of land uses and strengthen neighborhood character and identity through complementary development. It also furthers Neighborhood Plus goals of widening housing options and improving housing desirability.

Necessity for Planned Development District:

According to [Sec. 4.702](#), the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions.

In order to provide relief from residential proximity slope and from urban form setback to build multifamily in consolidated buildings, a PD is necessary. If subject to RPS and UFS,

the property would have to be more spread out and would consume more of the site, whereas the more concentrated design allows for nearly 50% of the site to be preserved.

Land Use:

	Zoning	Land Use
Site	CR Community Retail District with D-1 Liquor Control Overlay	Undeveloped
North	MF-2(A) Multifamily District, CR Community Retail District with D-1 Liquor Control Overlay	Multifamily, retail
East	MF-1(A) Multifamily District, CR Community Retail District with D-1 Liquor Control Overlay	Multifamily, undeveloped
South	MF-1(A) Multifamily District	Multifamily,
West	CR Community Retail District with D-1 Liquor Control Overlay, R-7.5(A) Single Family District	Retail, single family

Land Use Compatibility:

North of the site across Great Trinity Forest, there are multifamily and retail uses. There is an undeveloped property zoned CR to the east. South of the site, there are multifamily uses. East across Jim Miller, there are retail uses and single family houses. The proposed multifamily use is appropriate for both the site and the surrounding area.

The change from CR to an MF-3(A) base would remove a number of more intense uses permitted at this time by right. These changes would make the property more compatible with residential uses around the site. The district would represent appropriately sited density.

Significant infrastructure qualities of the area make it appropriate for additional homes. The site has access to the major roads of Great Trinity Forest, Jim Miller and US 175. The site also has direct access to the frequent bus no. 38 transit route which directly connects the site with Buckner Station and Ledbetter Station. It is also within walking distance to area schools and regional parks facilities.

Land Use Comparison:

The requested PD for MF-3(A) uses would primarily limit the existing nonresidential CR District site to residential and institutional uses. The applicant requests a straight multifamily base district for the proposed PD to allow for the residential development desired.

Development Standards:

(Changes from base highlighted)

<u>DISTRICT</u>	SETBACKS		Unit density	FAR	Height	Lot Coverage	Special Standards
	Front	Side /Rear					
Existing Community Retail	15' min No max	20' adj res Else 0'	N/A	0.5-0.75 depending on uses	54'	60%	RPS
MF-3(A) Multifamily Base	15' min No max UFS	20' adj res Else 10'	90 DUAC Stud.1/450 sqft 1 br 1/500 sqft 2 br 1/550 sqft +br 50 sqft MIHDB 5% 150 DUAC	2.0	90' MIHDB 5% 120'	80% MIHDB 5% 85%	Tower Spacing RPS
Proposed PD with MF-3(A)	15' min No max With 5% MIHDB UFS	20' adj res Else 10'	90 DUAC Stud.1/450 sqft 1 br 1/500 sqft 2 br 1/550 sqft +br 50 sqft	2.0	90'	80%	Tower Spacing With 5% MIHDB RPS

Urban form setback is an additional 10-foot front yard setback is required for that portion of a structure above 45 feet in height. The proposed text would allow the entire structure

to be located 15' from the front property line. This encourages the façade to be located near the street which improves the activate at the street level and helps the site conserve natural space in the rear of the site.

RPS is generated from the multifamily district from the south and would limit the massing of a base MF-3(A) development. The PD provides relief from this if MIHDB is included.

Mixed Income Housing:

The applicant proposes to tie relief from urban form setback and residential proximity slope to the provision of mixed income housing. Based on the “G” MVA category for the area, five percent of units to be provided at 81-to-100 percent of area median income is appropriate.

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

Additionally, about 50 percent of the site is designated on the development plan as a tree preservation area, which according to the conditions, cannot be developed with buildings or parking areas.

Parking:

Parking is required to be provided in accordance with Chapter 51A. For a multifamily use, one space is required per bedroom. Additionally, one quarter space guest parking is also required if parking is restricted to residents only.

Should the applicant participate in the mixed income housing development bonus program, parking must be provided in accordance with 4.1107.

As with any minimum required parking, these ratios only reflect the minimum amount required. The applicant may provide additional parking beyond these.

Design Standards:

Design standards are required in accordance with [4.1107](#).

As with any project utilizing the mixed income development bonus, the following apply:

- Human scale setback items are permitted
- Fencing is limited to four-feet-in-height in the front yard
- Sixty percent of ground floor units must have direct connections to the sidewalk
- Parking is prohibited between the street and façade (along two frontages maximum), prohibited in setback on thoroughfare, limits on side yard parking*
- Parking structures if provided must be screened with building or 42-inch screening
- Transparency and entries on facades facing frontages
- Six-foot sidewalks provided on all frontages two-to-15 feet from back-of-curb.
- Pedestrian scale lighting
- Ten percent open space.

The applicant requests exemptions to the provisions marked with asterisks.

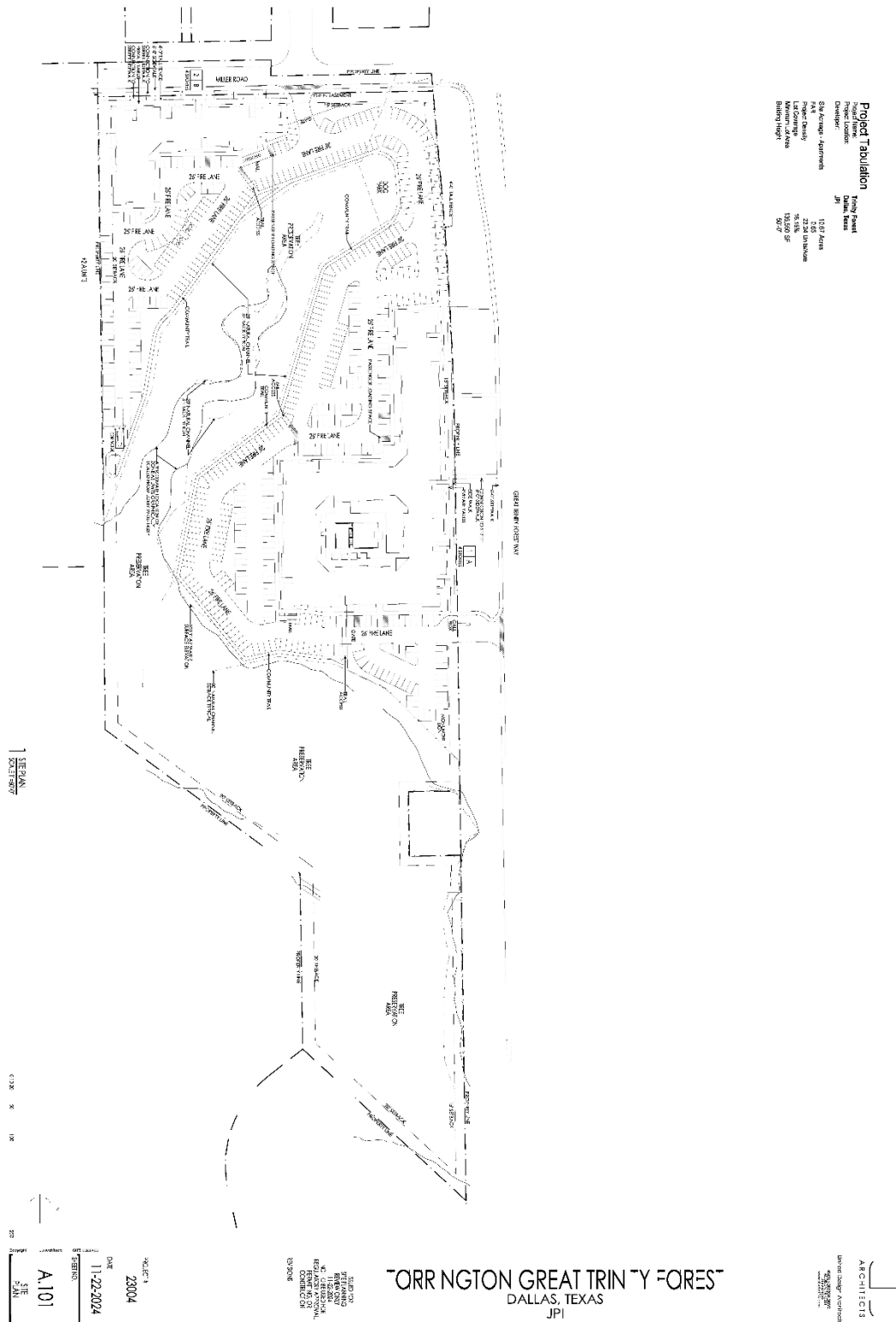
Beyond the design standards of 4.1107, the project must include the following additional public benefit:

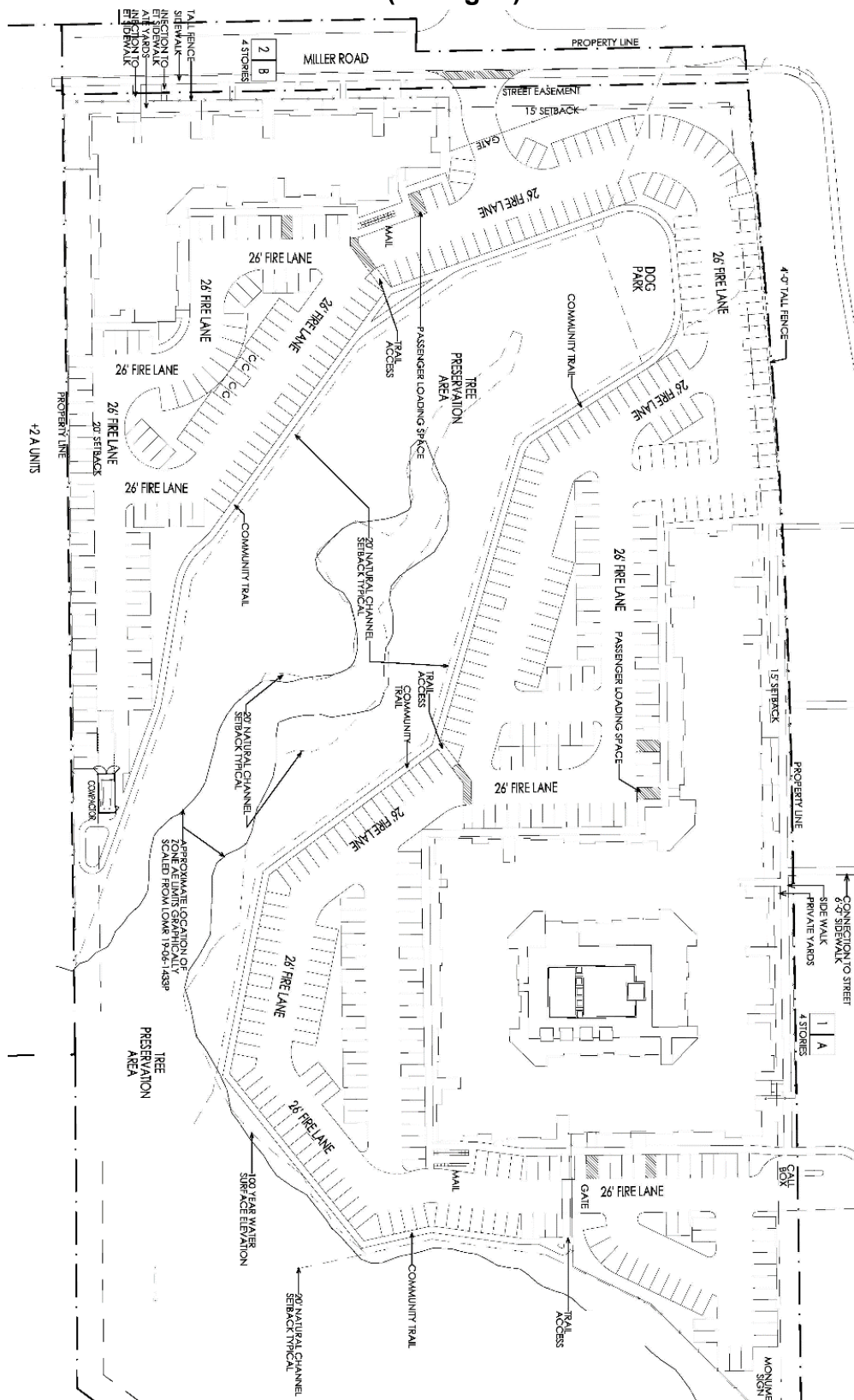
- Distinct and level crossings for sidewalks
- Pedestrian safety buffers where sidewalks abut driving surfaces
- Driveway maximums of one per frontage limited to 26 feet in width where it crosses a sidewalk
- Street furniture with two of the following, every 300 feet: bench, trash receptacle, bike rack.

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 subject property is located within an MVA "G".

Proposed Development Plan





Proposed Conditions

ARTICLE – ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on _____, 2024.

SEC. 51P-____.102. PROPERTY LOCATION AND SIZE.

PD __ is established on property located south of Great Trinity Forest Way and east of Jim Miller Road. The size of PD __ is approximately 16.95 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are references to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-____.104 EXHIBITS.

The following exhibits are incorporated into this article: Exhibit ____A: development plan.

SEC. 51P-____.105 DEVELOPMENT PLAN.

(a) For project receiving a bonus pursuant to Sec. 51P-____115, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-___.106 MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-3(A) Multifamily District, subject to the same conditions applicable in the MF-3(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-3(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-3(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-___107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Amateur communication tower.
- Open storage.
- Private stable.

SEC. 51P-___108. YARD, LOT, AND SPACE REGULATIONS.

(Note: Except as provided in this section, the yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-3(A) Multifamily District apply.

(b) Development bonuses for a project that qualifies for a bonus pursuant to 51P-___115.

(1) Front yard.

(i) No urban form setback is required.

(2) Height.

(i) The residential proximity slope defined in Section 51A-4.412 does not apply.

SEC. 51P-___109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. Except as provided in this

section, off-street parking and loading requirements for all uses must comply with the use regulations set forth in Division 51A-4.200.

(b) For a project that qualifies for a bonus pursuant to Section 51P-____.115. Required off-street parking for a multifamily use must be provided in accordance with Section 51A-4.1107(c)(2).

SEC. 51P-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-____.115. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-____.108.

(b) Reserved units. A minimum of five percent of the residential units must be made available at an affordable rate with an income band of 81 percent to 100 percent of adjusted median family income.

(c) Development regulations.

(1) Except as otherwise provided in this section, compliance with Section 51A-4.1107 is required. If there is a conflict between Section 51A-4.1107 and this district, the standards of this district control.

(2) Surface parking may be provided within the front yard setback.

SEC. 51P-____.116. SIDEWALKS AND WALKING TRAILS.

(a) These standards in this section apply to projects that qualify for a bonus pursuant to Section 51P-____.115.

(b) Minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide parkway must be provided along all street frontages.

(c) Where sidewalks abut any driving surface, off-street or on-street pedestrian loading zone, or parking surface a minimum of one of the following bufferings must be provided:

- (1) landscaping plantings with a minimum height of 36 inches; or
- (2) bollards with a minimum height of 36 inches, spaced no more than six feet from each other.
- (d) Sidewalks must be continuous and level across all driveways, loading areas, and curb cuts and designed to be at the same grade as the existing sidewalk subject to approval of the director.
- (e) A pedestrian walking trail must be provided and may be built within the tree preservation area. This trail must have a minimum linear distance of 1,250 feet.

SEC. 51P-____.117. DRIVEWAYS.

- (a) These standards in this section apply to projects that qualify for a bonus pursuant to Section 51P-____.115.
- (b) Maximum number of driveways per street frontage is one.
- (c) Maximum driveway approach width where it crosses a sidewalk is 26 feet.
- (d) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

SEC. 51P-____.118. PEDESTRIAN AMENITIES.

- (a) These standards in this section apply to projects that qualify for a bonus pursuant to Section 51P-____.115.
- (b) A grouping of a minimum of two of each of the following pedestrian amenities must be provided on each street frontage at a spacing of no greater than one per 300 feet:
 - (1) Bench.
 - (2) Trash and recycling receptacle.
 - (3) Bicycle rack.

SEC. 51P-____.119. TREE PRESERVATION AREA.

Buildings and parking areas may not be developed within the area labelled tree preservation area on the development plan.

SEC. 51P-____.120. ADDITIONAL PROVISIONS.

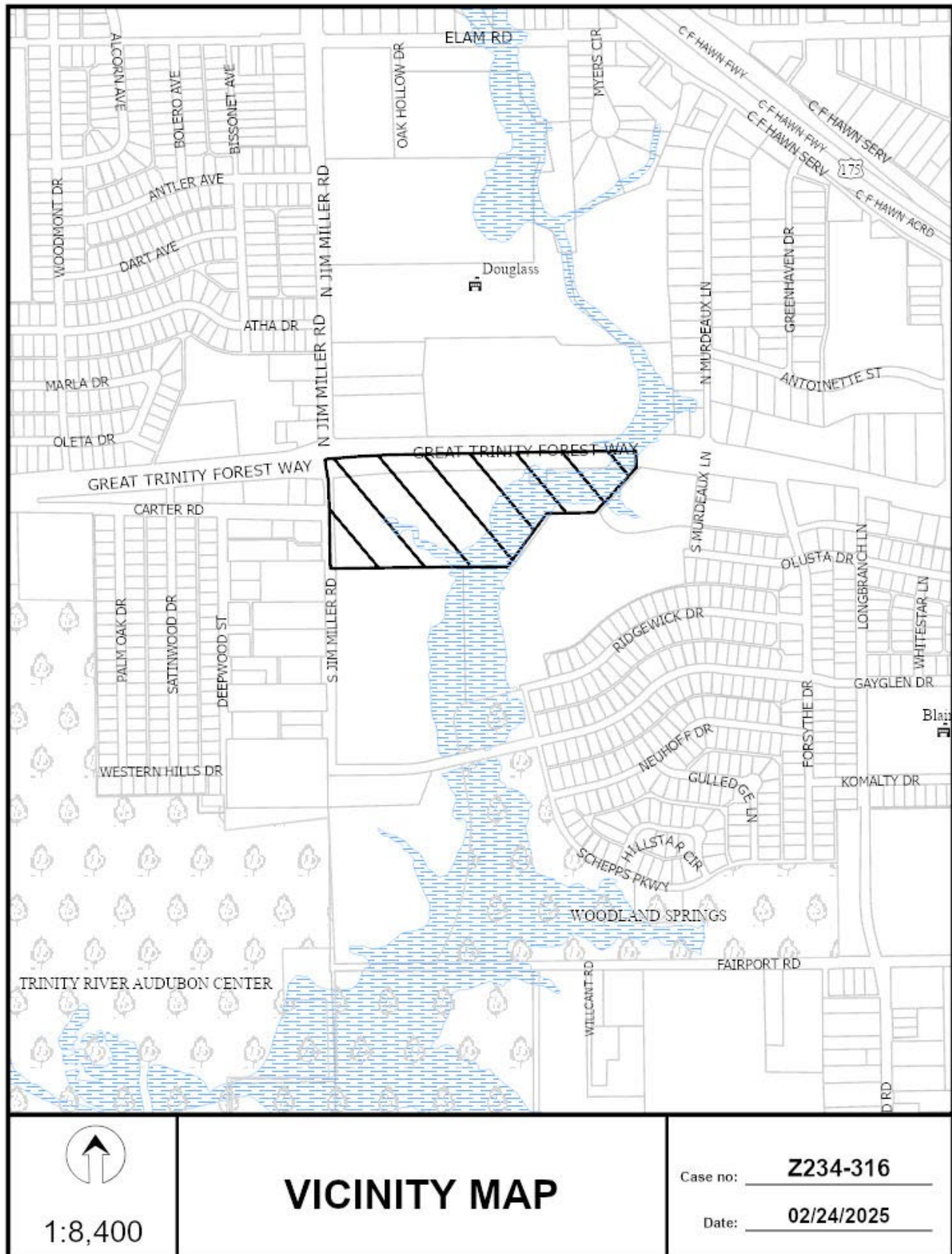
- (a) The Property must be properly maintained in a state of good repair and neat appearance.

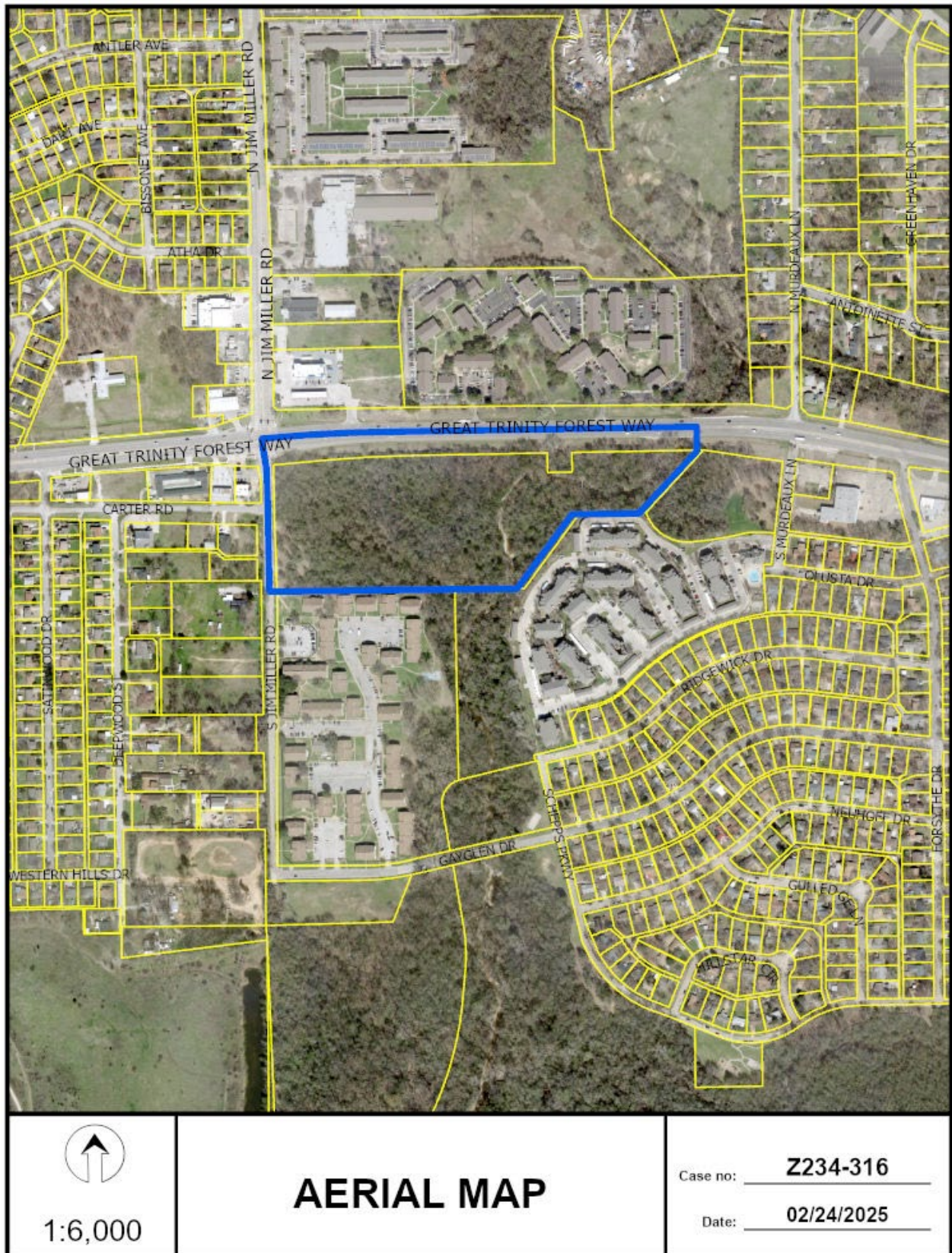
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

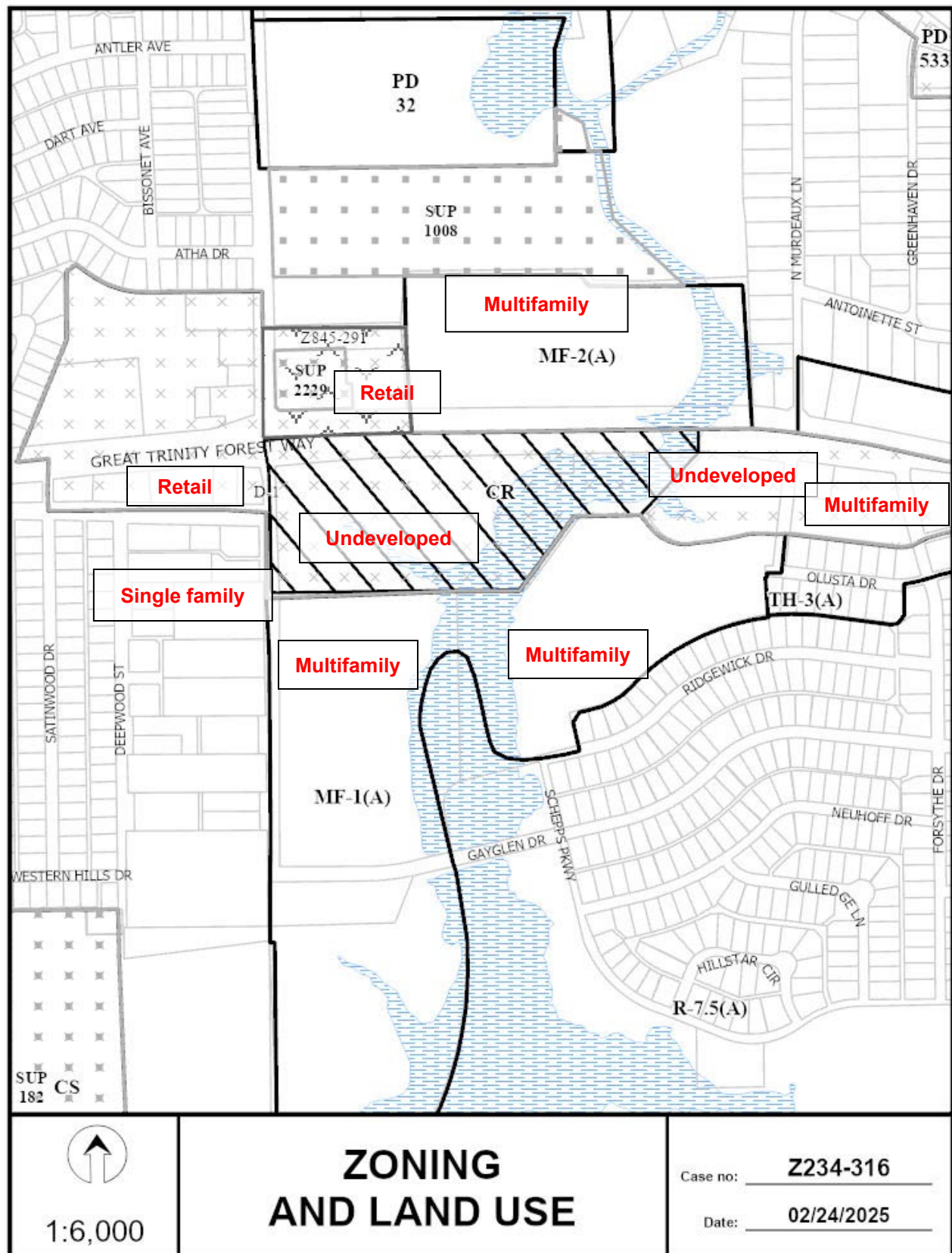
SEC. 51P-___.117. COMPLIANCE WITH CONDITIONS.

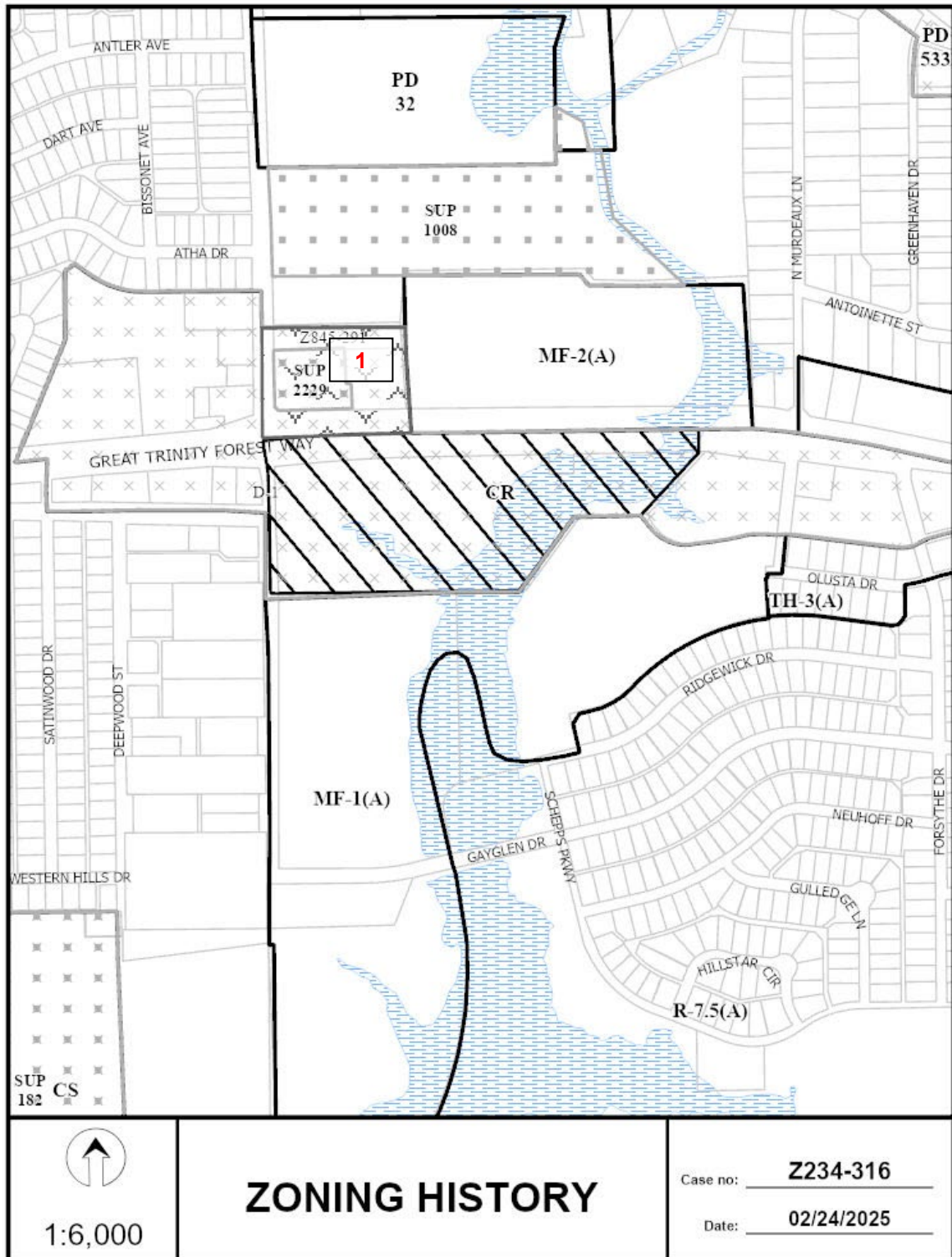
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

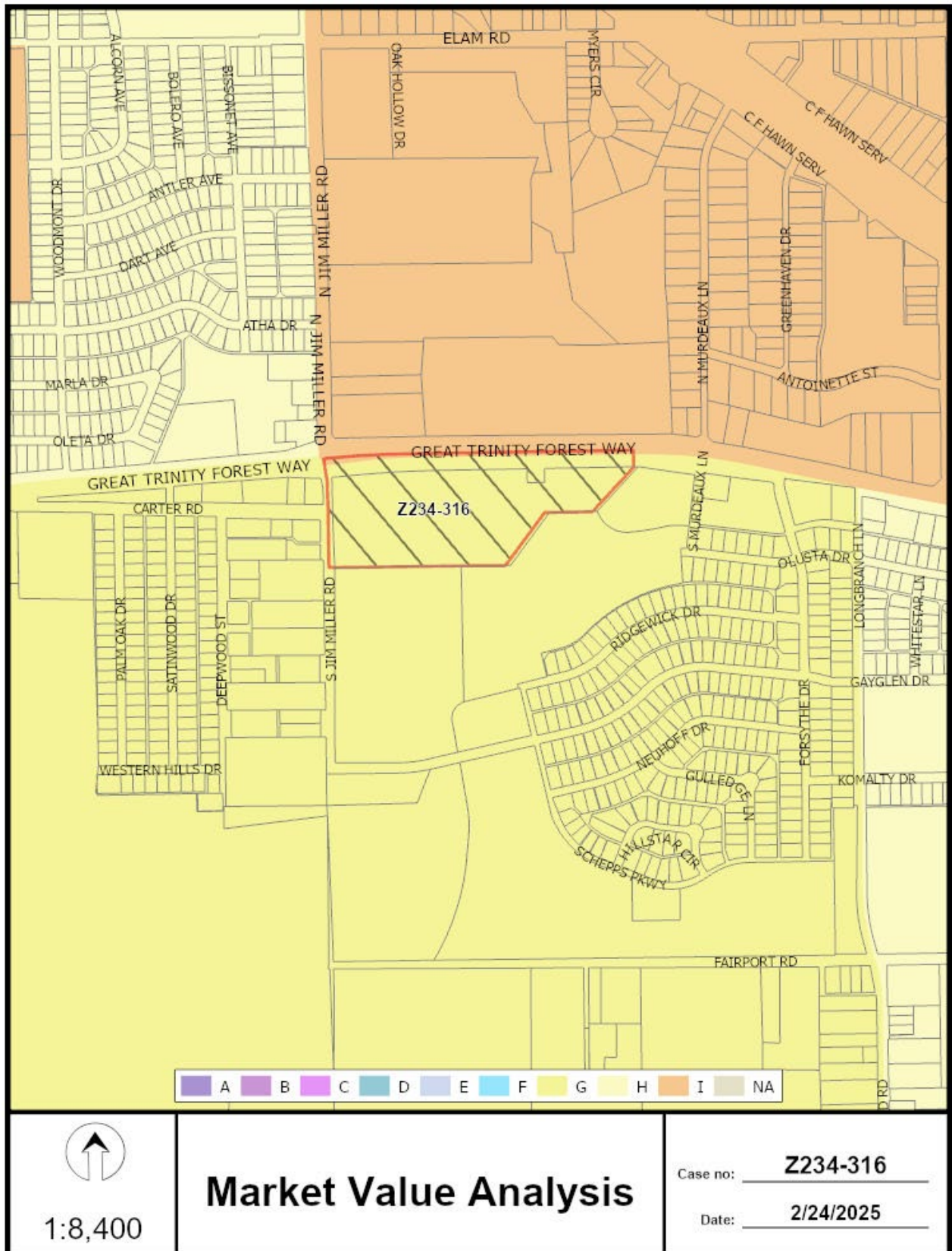
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

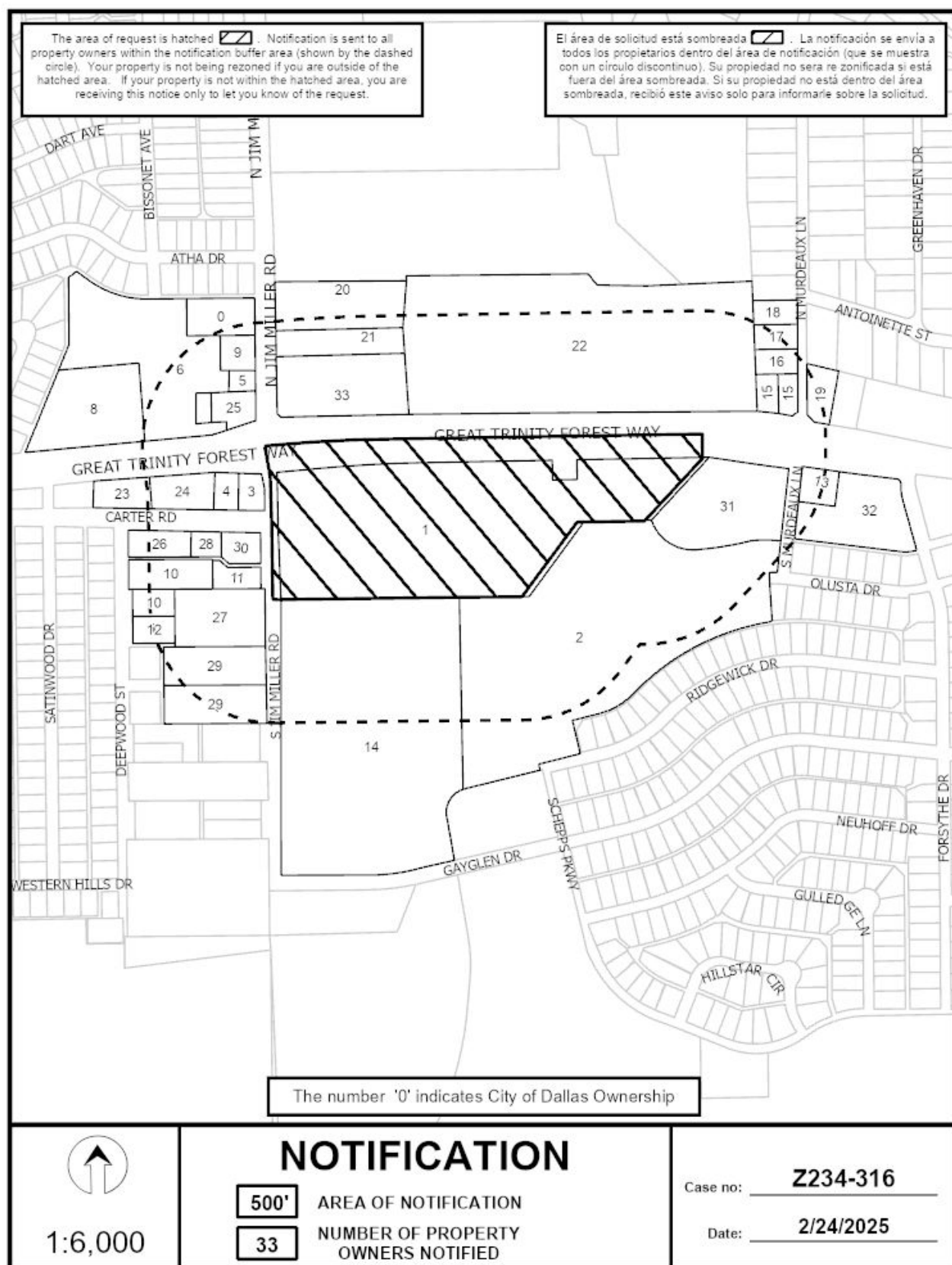












02/24/2025

Notification List of Property Owners***Z234-316******33 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7100 GREAT TRINITY FOREST WAY	VSB INVESTMENTS LLC
2	125 S MURDEAUX LN	GARLAND HOUSING FIANCE CORP
3	7036 GREAT TRINITY FOREST WAY	FOODPLUS 2 INC
4	7028 GREAT TRINITY FOREST WAY	SUPERB KAR WASH LLC
5	115 N JIM MILLER RD	KRISHNA SAISH INVESTMENTS
6	6901 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
7	7015 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH
8	6800 GREAT TRINITY FOREST WAY	CATHEDRAL OF FAITH BAPT
9	129 S JIM MILLER RD	CENTURY OAK INVESTMENTS LLC
10	120 DEEPWOOD ST	K L TENISON HOLDING GROUP LLC
11	137 S JIM MILLER RD	MENDOZA JUAN
12	140 DEEPWOOD ST	Taxpayer at
13	7506 GREAT TRINITY FOREST WAY	CRAWFORD SELVIN
14	202 S JIM MILLER RD	AMAZ PROPERTY ACQUISITIONS LLC
15	1 GREAT TRINITY FOREST WAY	ANDOR PROPERTIES LLC
16	119 N MURDEAUX LN	Taxpayer at
17	127 N MURDEAUX LN	Taxpayer at
18	135 N MURDEAUX LN	ALLEN LEON
19	7505 GREAT TRINITY FOREST WAY	MILLER BILL & JERRY
20	200 N JIM MILLER RD	ST JAMES AFRICAN METHODIST
21	124 N JIM MILLER RD	ST JAMES AFRICAN METHODIST EPISCOPAL CHURCH
22	7203 GREAT TRINITY FOREST WAY	DM RIDGE TRINITY LTD
23	7020 GREAT TRINITY FOREST WAY	PATEL BALU
24	7020 GREAT TRINITY FOREST WAY	ONE GREAT TRINITY LLC
25	7071 GREAT TRINITY FOREST WAY	ALEJANDRE ARCANGEL
26	7004 CARTER RD	LOVE OF GOD CHURCH

02/24/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	135 S JIM MILLER RD	MUHAMMAD ROBERT
28	7026 CARTER RD	BIRMINGHAM BRANDON &
29	237 S JIM MILLER RD	CERON SERGIO
30	7040 CARTER RD	Taxpayer at
31	7400 GREAT TRINITY FOREST WAY	SHA ROCK CLIFF LLC
32	7550 GREAT TRINITY FOREST WAY	IGLESIA AVIVAMIENTO CRISTIANO
33	116 N JIM MILLER RD	SANABEL INVESTMENT LP