

FILE NUMBER: Z212-183(MP) **DATE FILED:** February 10, 2022

LOCATION: Northeast line of Meadow Street, between South Boulevard and Martin Luther King, Jr. Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 3,212 square feet **CENSUS TRACT:** 48113020300

REPRESENTATIVE: Ferrell Fellows

OWNER/APPLICANT: MLK Kingdom Complex

REQUEST: An application for a P(A) Parking Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration of 1) an NC Neighborhood Commercial Subdistrict; and 2) a Specific Use Permit for a commercial parking lot or garage.

SUMMARY: The purpose of the request is to allow surface parking on the site.

STAFF RECOMMENDATION: 1) **Approval** of an NC Neighborhood Commercial Subdistrict; and 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a five-year period, subject to a site plan and conditions, in lieu of a P(A) Parking Subdistrict.

Planned Development District No. 595:

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>

BACKGROUND INFORMATION:

- The area of request is currently zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595. The site is currently undeveloped.
- The applicant proposes a surface parking facility on the site to be used in conjunction with commercial uses located southeast across the adjacent unimproved alley. To accomplish this, they request a P(A) Parking Subdistrict within PD No. 595.
- Rather than the applicant’s requested P(A) Subdistrict, staff recommends approval of an NC Neighborhood Commercial Subdistrict and a Specific Use Permit for a commercial parking lot or garage for a five-year period.
- An NC Subdistrict is the least intense commercial subdistrict within PD No. 595 and permits primarily neighborhood serving uses. An NC Subdistrict with an SUP for a commercial parking lot or garage would allow the desired surface parking use for a limited amount of time and allow neighborhood scale redevelopment over time.

Zoning History:

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

1. **Z190-263:** On October 13, 2020, the City Council approved an application for a Planned Development District for R-5(A) Single Family Subdistrict Uses and a public school other than an open-enrollment charter school, on the south corner of Martin Luther King, Jr. Boulevard and Meadow Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Meadow Street	Local	100 feet
Alley	Alley	Unimproved

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 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 for P(A) Parking Subdistrict conflicts 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 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Staff's recommendation for an NC Neighborhood Commercial Subdistrict 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 1.1.4 Capitalize on transit oriented development opportunities.

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.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plans:

Martin Luther King Jr. Station Area Plan:

The proposed P(A) District does not further the goals of the Area Plan in regard to appropriate development or sustainability.

Within the plan, the property and areas to the north are designated as Urban Neighborhood. The area immediately to the south is designated as Main Street.

Urban Neighborhood includes a wide variety of housing options such as single-family detached homes, townhomes, and low- to mid-rise condominiums or apartments. Concentrations of shops and offices will be located at key intersections, providing important services and job opportunities within walking distance of residences.

As the plan allows for appropriately sited retail uses, NC, a residentially compatible subdistrict, is appropriate on the edge of this placetype.

The plan calls for redevelopment and support for an urban character in proximity to the DART Station. Approval of an NC Subdistrict with an SUP for a commercial parking lot or garage will allow the applicant to utilize the lot for surface parking in the near term while preparing the site for a long term mix of uses and small scale redevelopment. A limited term surface parking SUP would support the development of the Main Street placetype along MLK Jr. in the near term. A P(A) Subdistrict would allow only one use for a permanent time period and would not fulfill the neighborhood character and design guidelines in the long term.

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas/Fair Park area of the plan.

The staff recommendation to allow small scale retail uses meets the 360 plan's strategy to Build Complete Neighborhoods through the following goals:

3 GROW A DIVERSE MIX OF SERVICES AND RETAIL

Land Use:

	Zoning	Land Use
Site	MF-2(A) Subdistrict within PD No. 595	Undeveloped
Northeast	MF-2(A) Subdistrict within PD No. 595	Single family
Northwest	MF-2(A) Subdistrict within PD No. 595	Single family
Southeast	CC Subdistrict within PD No. 595	Retail and personal service uses
Southwest	CC Subdistrict within PD No. 595, MF-2(A) Subdistrict within PD No. 595	Retail and personal service uses, undeveloped

Land Use Compatibility:

Properties to the northeast and northwest are developed with single family homes. Across the alley from the subject site, there are retail and personal service uses under the ownership of the applicant. Across Meadow Street to the southwest, there are retail uses and an undeveloped lot.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city. Staff finds an SUP with the proposed use and site plan meet the criteria for a specific use permit.

The proposed plan includes seven parking spaces and required residential buffering. The lot would be accessed from Meadow Street.

Standards for P(A) Subdistrict vs. NC Subdistrict

Under an NC Subdistrict, screening is required in accordance with [Section 51A-4.301\(f\)\(3\)](#) and (5). Under a P(A) Subdistrict, screening is required in accordance with Section 51A-4.301(f)(3) but not Section 51A-4.301(f)(5). Section 51A-4.301(f)(3) calls for a six foot solid fence adjacent to residential. Section 51A-4.301(f)(5) calls for three foot screening between the street and surface

parking. Staff finds that the street screening of surface parking required by the NC Subdistrict is more appropriate in this area envisioned as a more walkable area by the MLK Jr. Station Plan.

[Section 51A-4.301](#) (e) includes lighting provisions for off-street parking. The requirements of SEC. 51A-4.301 (e)(2) would be applicable to a parking area built on site, which establishes a minimum amount of lighting on site but disallows spillover lighting onto residential properties or significant glare generally.

The specific use permit also includes the recommended condition for a delineated crosswalk to be installed across the proposed driveway with materials or paint. This provision does not apply to the applicant's P(A) Subdistrict request.

Landscaping:

The development must provide landscaping per Article X and PD No. 595, as amended.

The proposed plan includes the required residential buffer zone on the northwest and northeast property lines.

Parking:

There is no minimum requirement for a surface parking use or a commercial parking lot or garage use.

As all the main uses in an NC Subdistrict require parking, it is unlikely a building could be constructed on the site while minimum parking is also required for it on site.

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 property is located within a "F" MVA area.

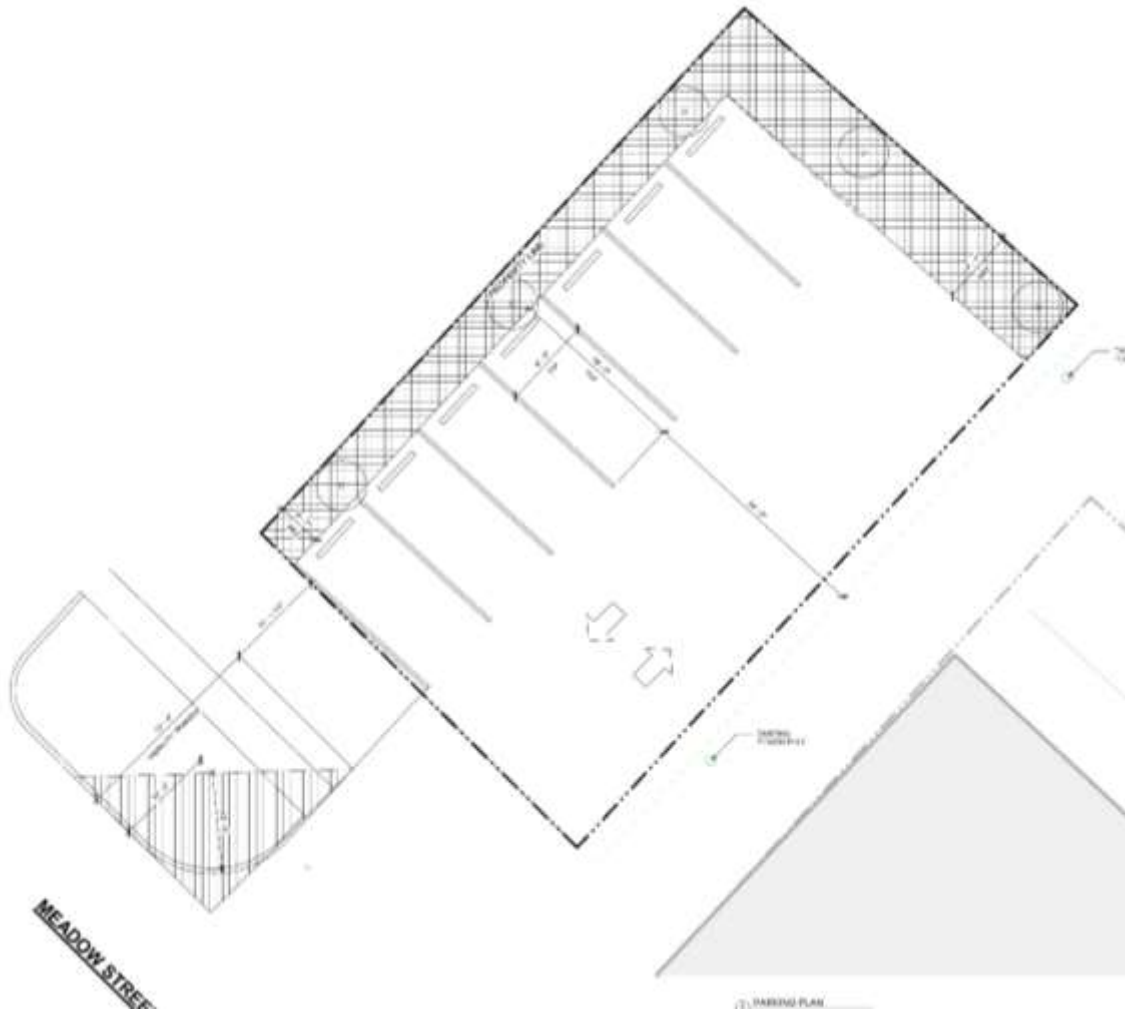
Z212-183(MP)

List of Officers

MLK Kingdom Complex LLC

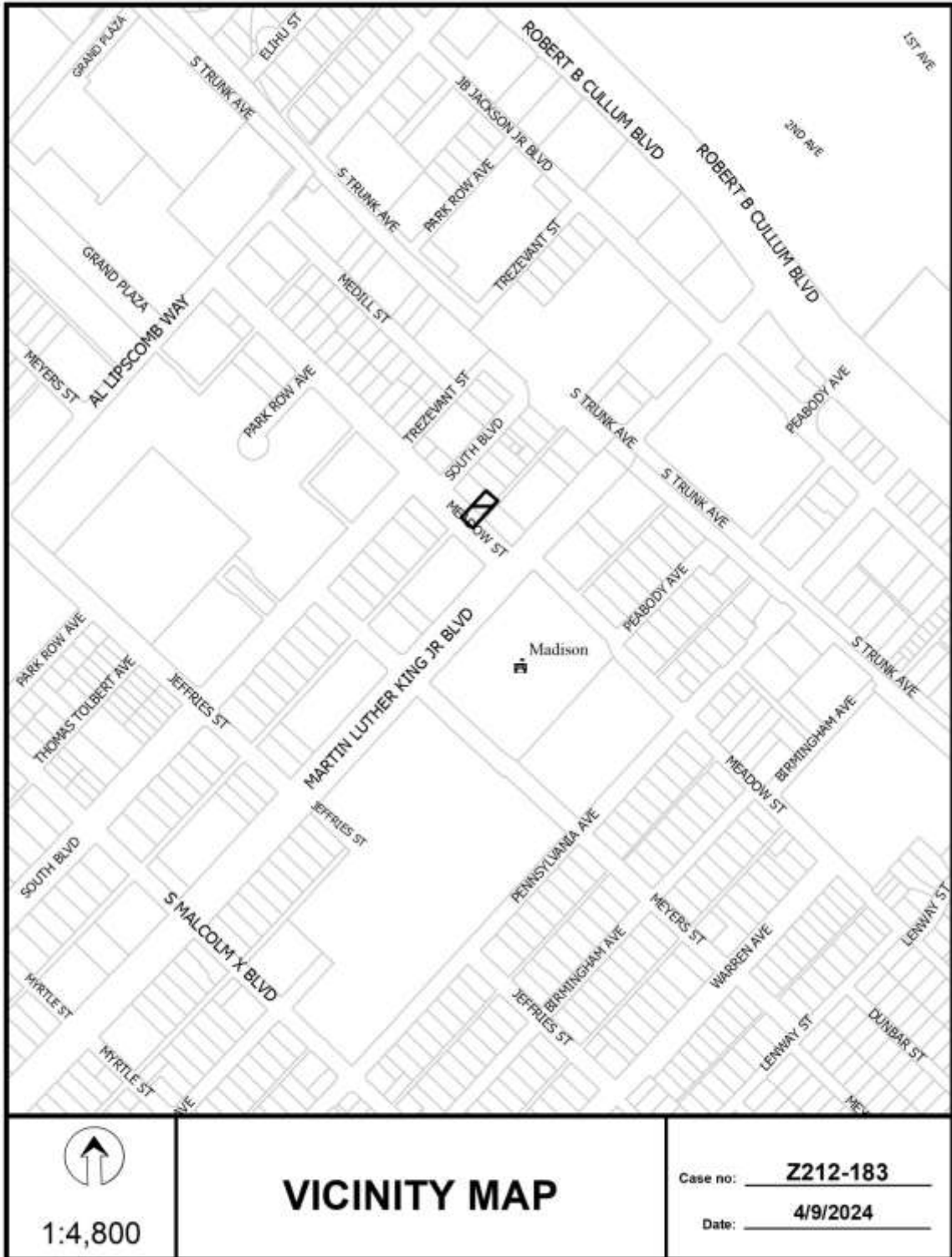
Ferrell Fellows, Managing Member

PROPOSED PARKING / SITE PLAN



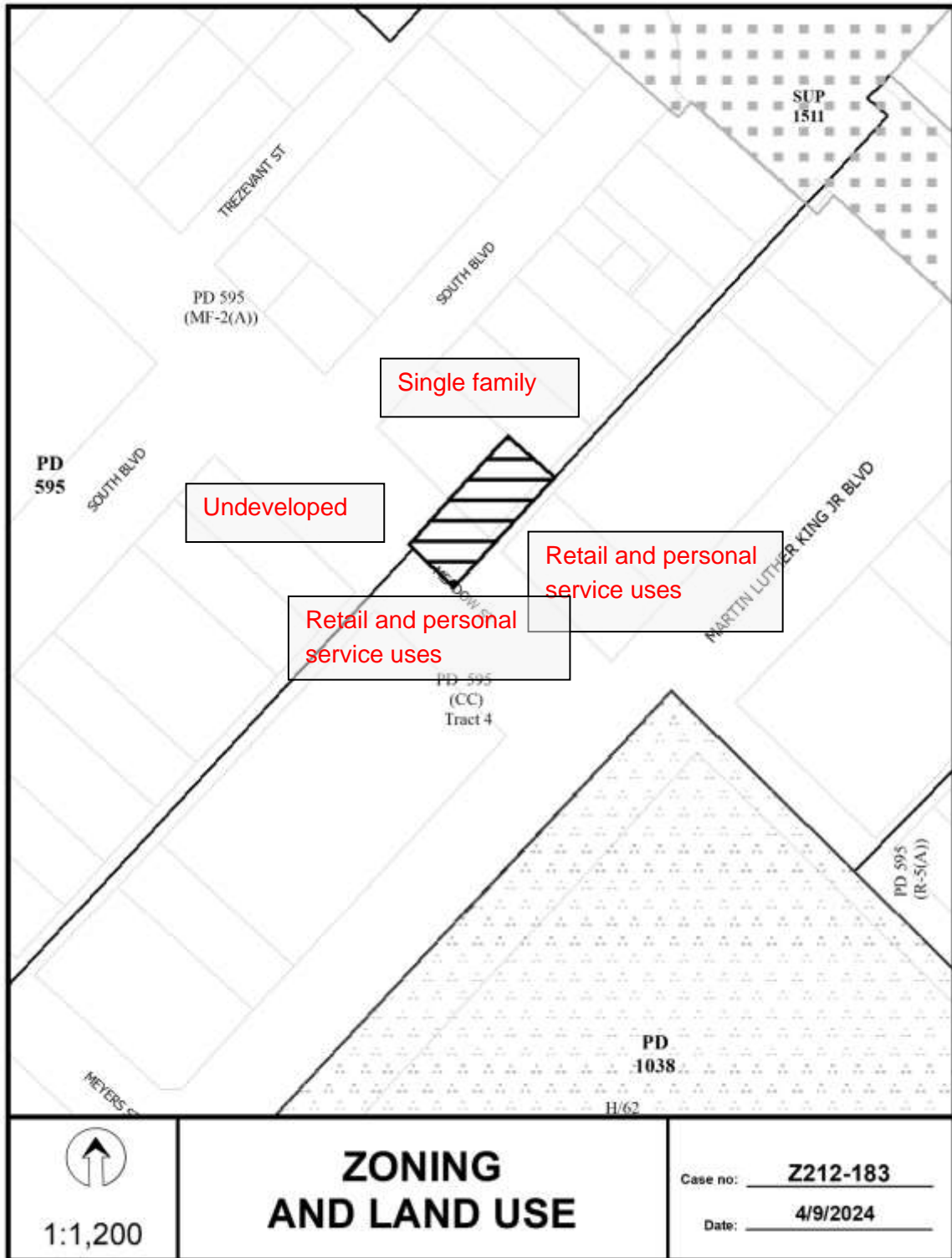
STAFF'S RECOMMENDED SUP CONDITIONS

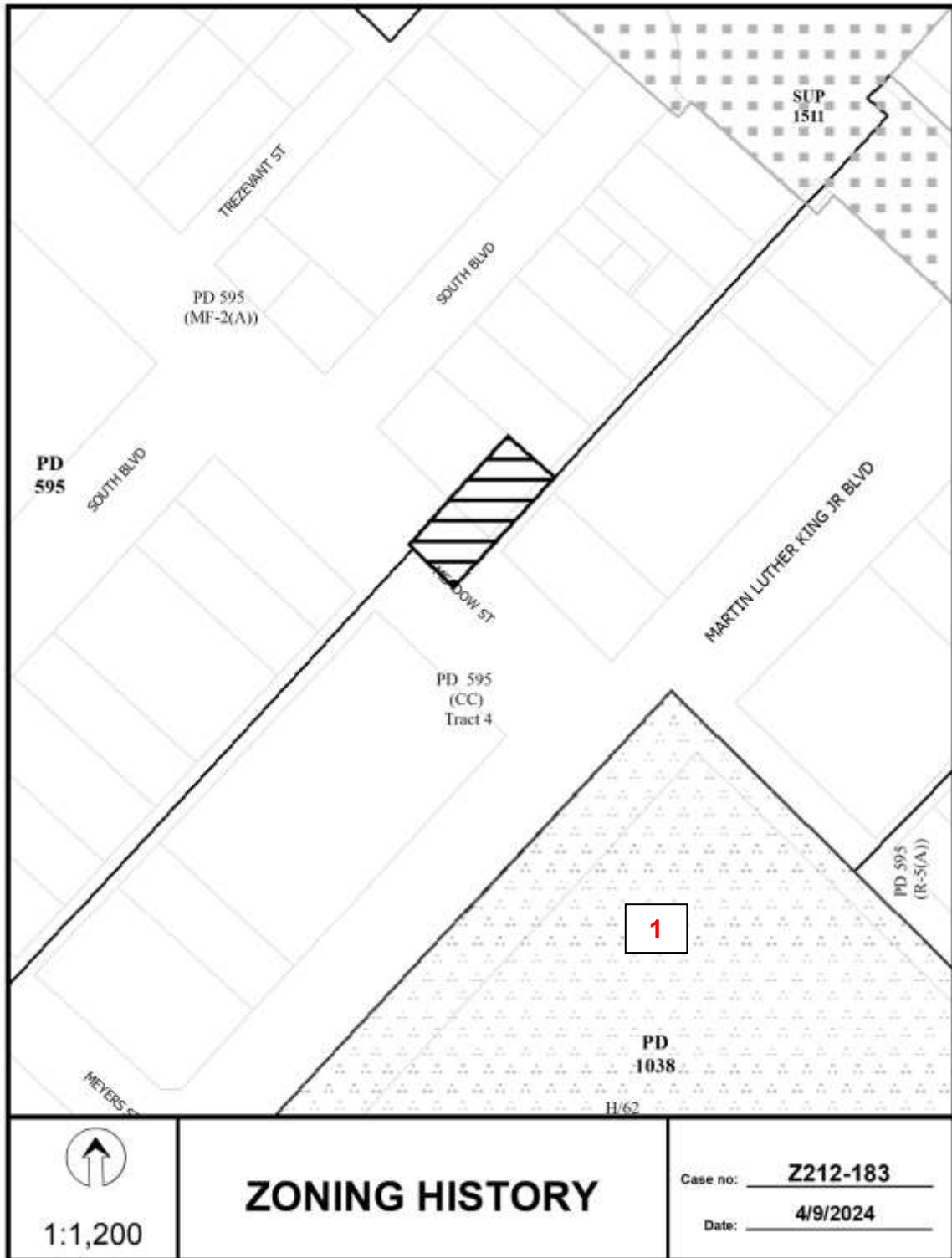
1. USE: The only use authorized by this Specific Use Permit is a commercial parking lot or garage.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).
4. CROSSWALK: Where an access driveway crosses a sidewalk, crossing delineation must be installed with distinctly colored material or paint.
5. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

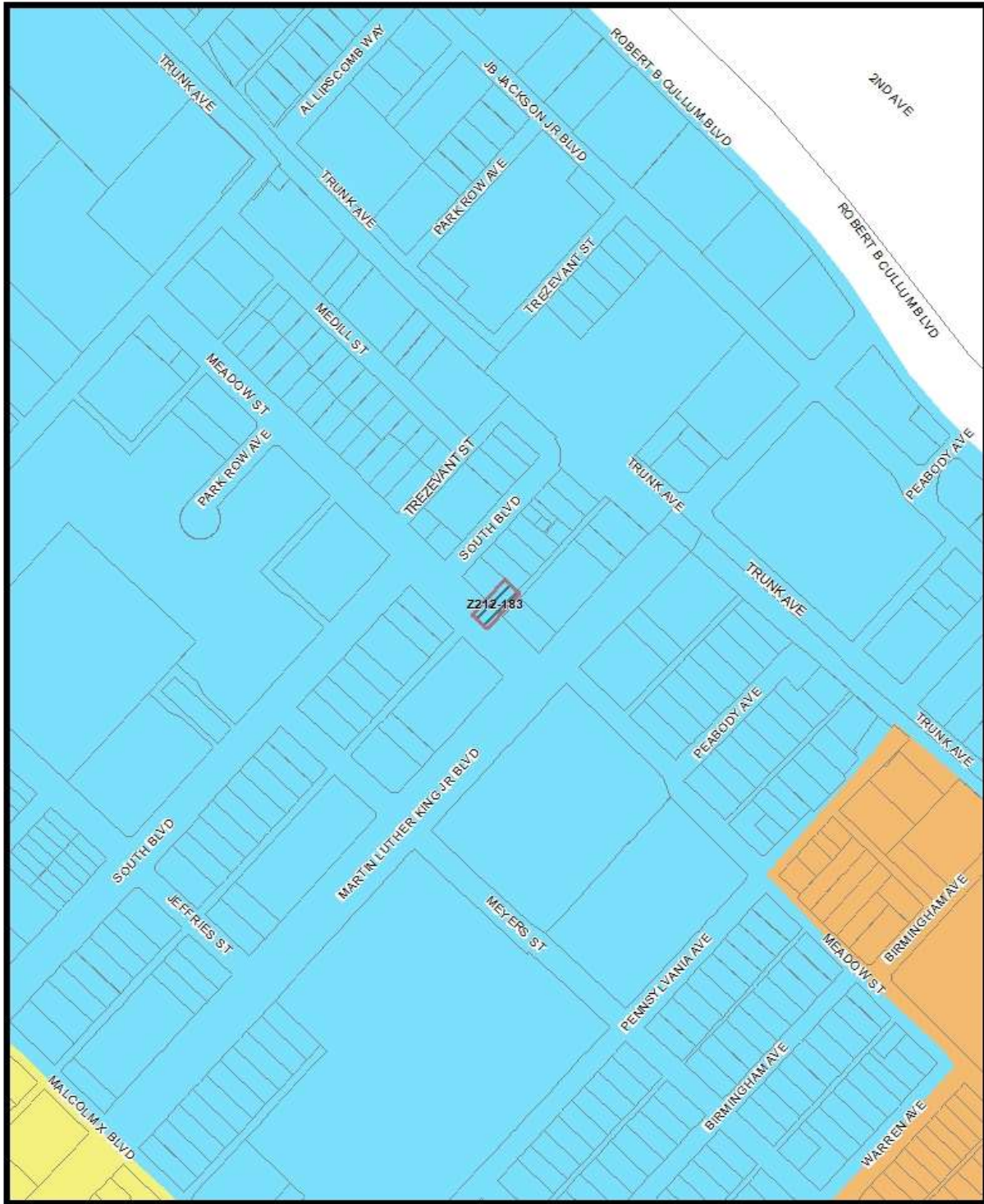


7.







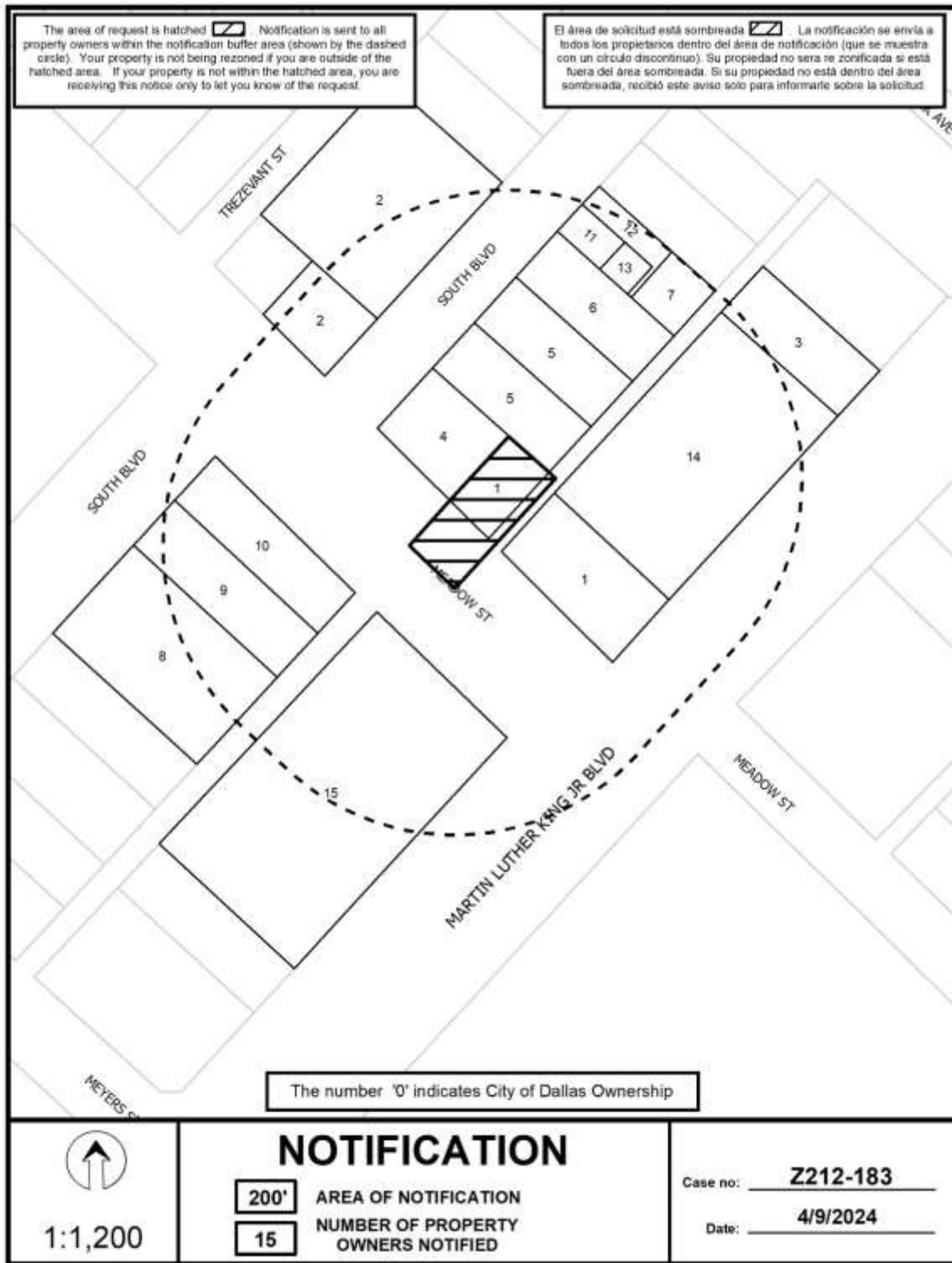


Market Value Analysis A B C D E F G H I NA

 1:3,600

Market Value Analysis

Printed Date: 4/9/2024



04/09/2024

Notification List of Property Owners

Z212-183

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3101 MARTIN LUTHER KING JR BLVD	MLK KINGDOM COMPLEX LLC
2	3107 SOUTH BLVD	TEXAS POUNCY PROPERTIES LLC
3	3121 MARTIN LUTHER KING JR BLVD	RESOURCES ASSISTANTS
4	3100 SOUTH BLVD	CRUZ MARIA MATILDA C
5	3104 SOUTH BLVD	MURAI HOMES LLC
6	3112 SOUTH BLVD	JONES MARY L &
7	3116 SOUTH BLVD	INVEST IN SOUTH DALLAS LLC
8	3022 SOUTH BLVD	EJIGU ENANU
9	3028 SOUTH BLVD	JOHNSON VERTA MAE
10	3032 SOUTH BLVD	DONALDSON VERTA M
11	3116 SOUTH BLVD	Taxpayer at
12	3116 SOUTH BLVD	INVEST IN SOUTH DALLAS LLC
13	3116 SOUTH BLVD	INVEST IN SOUTH DALLAS LLC
14	3109 MARTIN LUTHER KING JR BLVD	ENEA ROBERT S SEPARATE &
15	3021 MARTIN LUTHER KING JR BLVD	MORAN FOODS INC