

CITY PLAN COMMISSION

THURSDAY, JUNE 6, 2024

Planner: Michael V. Pepe

FILE NUMBER: Z223-217(MP) **DATE FILED:** February 22, 2023
LOCATION: Southeast corner of West Kiest Boulevard and Guadalupe Avenue
COUNCIL DISTRICT: 3
SIZE OF REQUEST: ±1.85 acres **CENSUS TRACT:** 48113010807

REPRESENTATIVE: Mariela Estrada
APPLICANT: Raul Estrada
OWNER: Marcer Construction
REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to permit residential uses on the site.

STAFF RECOMMENDATION: Approval.

PREVIOUS CPC ACTION: At the January 18, 2024 hearing, the City Plan Commission moved to hold the case under advisement until February 15, 2024. At the February 15, 2024 hearing, the City Plan Commission moved to hold the case under advisement until March 21, 2024. On March 21, 2024, the City Plan Commission moved to hold the case under advisement until May 2, 2024. On May 2, 2024, the City Plan Commission moved to hold the case under advisement until June 6, 2024.

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently undeveloped.
- The applicant is proposing to develop the site with residential uses.
- The requested MF-2(A) Multifamily District is more appropriate than the existing R-7.5(A) Single Family District along a major thoroughfare and within walking distance to transit and retail services.
- Since the original hearing, the applicant has amended the request to a TH-3(A) Townhouse District. Although staff does not have any objections to a TH-3(A) District, staff recommends approval of an MF-2(A) District. Any additional staff information or analysis regarding this request will be highlighted below.

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
West Kiest Boulevard	Principal Arterial	100 foot / 100 foot ROW Bike Plan
Guadalupe Avenue	Local	50 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 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 recommended MF-2(A) Multifamily District and the requested TH-3(A) Townhouse

District comply 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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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 5.1 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.

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.

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	Planned Development District No. 511 (TH-2(A) base)	Single family (attached)
East	R-7.5(A) Single Family District	Undeveloped
South	R-10(A) Single Family District	Single family
West	R-16(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently undeveloped. Property to the north across West Kiest Boulevard is a single family attached subdivision built out under PD No. 511. Property to the east along West Kiest is also undeveloped. There is also single family to the west across Guadalupe Avenue and to the south. Staff finds that the proposed district is complementary with surrounding uses and zoning districts.

The recommended MF-2(A) would allow multiple residential uses including single family, duplex, retirement housing, and multifamily. Any of these residential options would be appropriate on the site, but generally, a higher density and more flexible building and lot formats, than those allowed by the existing zoning would be more appropriate along a major road. Along this portion of West Kiest, there is not an established pattern of districts, and nearby zoning includes existing MF-2(A), TH-2(A) based planned development, R-7.5(A), and CR Community Retail.

A TH-3(A) District would also be appropriate for the site for similar reasons as the recommended MF-2(A) District. TH districts and MF-2(A) allow similar residential uses and dimensional standards, but the TH district does not permit multifamily or retirement housing uses. Other single family uses are developed utilizing TH zoning throughout the immediate area. TH-2(A) is used as the base district for PD No. 511 across West Kiest from the site, and a single family subdivision is built out under TH-3(A) behind that PD to the northeast.

Land Use Comparison:

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 as applicable

Use	Existing	Recommended	Proposed
	R-7.5(A)	MF-2(A)	TH-3(A)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			
Bus or rail transit vehicle maintenance or storage facility			
Catering service			
Commercial cleaning or laundry plant			
Custom business services			

	Existing	Recommended	Proposed
Use	R-7.5(A)	MF-2(A)	TH-3(A)
Custom woodworking, furniture construction, or repair			
Electronics service center			
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory			
Technical school			
Tool or equipment rental			
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	S	S
Gas pipeline compressor station			
Industrial (inside)			
Industrial (inside) for light manufacturing			
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant	S	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	S	S
Cemetery or mausoleum	S	S	S
Child-care facility	S	S	S
Church	•	•	•
College, university, or seminary	S	S	S
Community service center		S	S
Convalescent and nursing homes, hospice care, and related institutions		R	S
Convent or monastery	S	•	S
Foster home	S	•	S
Halfway house			
Hospital			
Library, art gallery, or museum	S	S	S

	Existing	Recommended	Proposed
Use	R-7.5(A)	MF-2(A)	TH-3(A)
Open enrollment charter school or private school	S	S	S
Public school other than an open enrollment charter school	S	S	S
LODGING USES			
Extended stay hotel or motel			
Hotel or motel			
Lodging or boarding house		•	
Overnight general purpose shelter			
MISCELLANOUS USES			
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment			
Financial institution without drive-in window			
Financial institution with drive-in window			
Medical clinic or ambulatory surgical center			
Office			
RECREATION USES			
Country club with private membership	S	R	S
Private recreation center, club, or area	S	S	S
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house		•	
Duplex		•	•
Group residential facility	★	★	★
Handicapped group dwelling unit	•	•	•
Manufactured home park, manufactured home subdivision, or campground			
Multifamily		•	
Residential hotel		•	
Retirement housing		•	
Single family	•	•	•
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments.			
Ambulance service			
Animal shelter or clinic without outside runs			
Animal shelter or clinic with outside runs			
Auto service center			
Business school			

	Existing	Recommended	Proposed
Use	R-7.5(A)	MF-2(A)	TH-3(A)
Car wash			
Commercial amusement (inside)			
Commercial amusement (outside)			
Commercial motor vehicle parking			
Commercial parking lot or garage			
Convenience store with drive-through			
Dry cleaning or laundry store			
Furniture store			
General merchandise or food store 3,500 square feet or less			
General merchandise or food store greater than 3,500 square feet			
General merchandise or food store 100,000 square feet or more.			
Mortuary, funeral home, or commercial wedding chapel.			
Home improvement center, lumber, brick or building materials sales yard			
Household equipment and appliance repair			
Liquefied natural gas fueling station			
Motor vehicle fueling station			
Nursery, garden shop, or plant sales			
Outside sales			
Paraphernalia shop			
Pawn shop			
Personal service use			
Restaurant without drive-in or drive-through service			
Restaurant with drive-in or drive-through service			
Surface parking			
Swap or buy shop			
Taxidermist			
Temporary retail use			
Theater			
Truck stop			
Vehicle display, sales, and service			
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal			
Heliport			
Helistop			
Private street or alley	S	S	S

	Existing	Recommended	Proposed
Use	R-7.5(A)	MF-2(A)	TH-3(A)
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			
Transit passenger shelter	•	•	•
Transit passenger station or transfer center	S	S	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			
Electrical generating plant			
Electrical substation	S	S	S
Local utilities	★	★	★
Police or fire station	S	S	S
Post office			
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			
Building mover's temporary storage yard			
Contractor's maintenance yard			
Freight terminal			
Livestock auction pens or sheds			
Manufactured building sales lot			
Mini-warehouse			
Office showroom/warehouse			
Outside storage			
Petroleum product storage and wholesale			
Recycling buy-back center			
Recycling collection center			
Recycling drop-off container	★	★	★
Recycling drop-off for special occasion collection	★	★	★
Sand, gravel, or earth sales and storage			
Trade center			
Vehicle storage lot			
Warehouse			

Development Standards

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing R-7.5(A)	25' min No Max	SF: 5'/5' Other: 10' side 15' rear	1 unit / 7,500 sqft	30'	Res: 45% Other: 25%	No design standards
Staff MF-2(A)	15' min Effective min: 30' on Guadalupe 25' on Kiest No Max	SF: 0'/0' Duplex: 5'/10' Other: 10'/10'	Base lot area per unit: SF: 1,000 sqft Duplex 3,000 sqft Multifamily: Studio: 800 sqft 1 BR: 1,000 sqft 2 BR: 1,200 sqft + BR: +150 sqft With provision of MIH: No minimum lot area	36' 5% at 61%-80% AMI: 51' 10% at 61%-80% AMI: 66' 10% at 61%-80% AMI; and 5% at 81%-100% AMI: 85'	Res: 60% Other: 50% 5% at 61%-80% AMI: 80% 10% at 61%-80% AMI: 80% 10% at 61%-80% AMI; and 5% at 81%-100% AMI: 85%	Proximity Slope UFS (If MIH) 4.1107 (If MIH)
Proposed TH-3(A)	0' min Effective min: 30' on Guadalupe 25' on Kiest	Internally SF: 0'/0' Adj R-7.5(A): 5' Adj R-10(A): 6'	2,000 sqft minimum lot size 12 du/ac	36'	Res: 60% Other: 25%	No design standards

*Effective heights significantly limited by RPS, ranging from 26' on the property perimeter to 55' at a maximum at property center

The proposed MF-2(A) allows appropriately sited density. Height and building setbacks would limit the development standards to be compatible with nearby residential.

Although the change would increase the allowable height on the property to 36 feet in the base zoning, the height would be limited by residential proximity slope on the periphery of the property. Additionally, the single family districts within the block would impose blockface continuity on the subject property, which would entail 30 foot front setback on Guadalupe Avenue and a 25 foot setback on West Kiest Boulevard.

The applicant has not stated any intent to include mixed income housing units, but the bonuses available to multifamily and retirement uses allowed broadly in MF-2(A) are also listed above. Those bonuses would also entail the requirement of the design standards of 4.1107. As such, should the applicant utilize a height bonus, this height would also be limited by RPS.

TH-3(A) would allow similar dimensional standards as the surrounding single family and the recommended MF-2(A). Where a TH district abuts a single family district, the TH must provide at a minimum, the same side setback. As such, where the proposed TH-3(A) abuts R-7.5(A) along Kiest, a five foot setback would be required, and where it abuts R-10(A) to along Guadalupe, a six foot setback would be required. Blockface continuity also stipulates development of the property must include the same front setbacks as the adjacent R-7.5(A) and R-10(A) on the respective blockfaces. The applicant could design a project where each lot directly accesses the public roads or could build out a shared access development. A shared access arrangement would require compliance with 51A-4.411, the standards for shared access developments.

Landscaping:

Landscaping and tree preservation are required in accordance with Article X, as amended.

Parking:

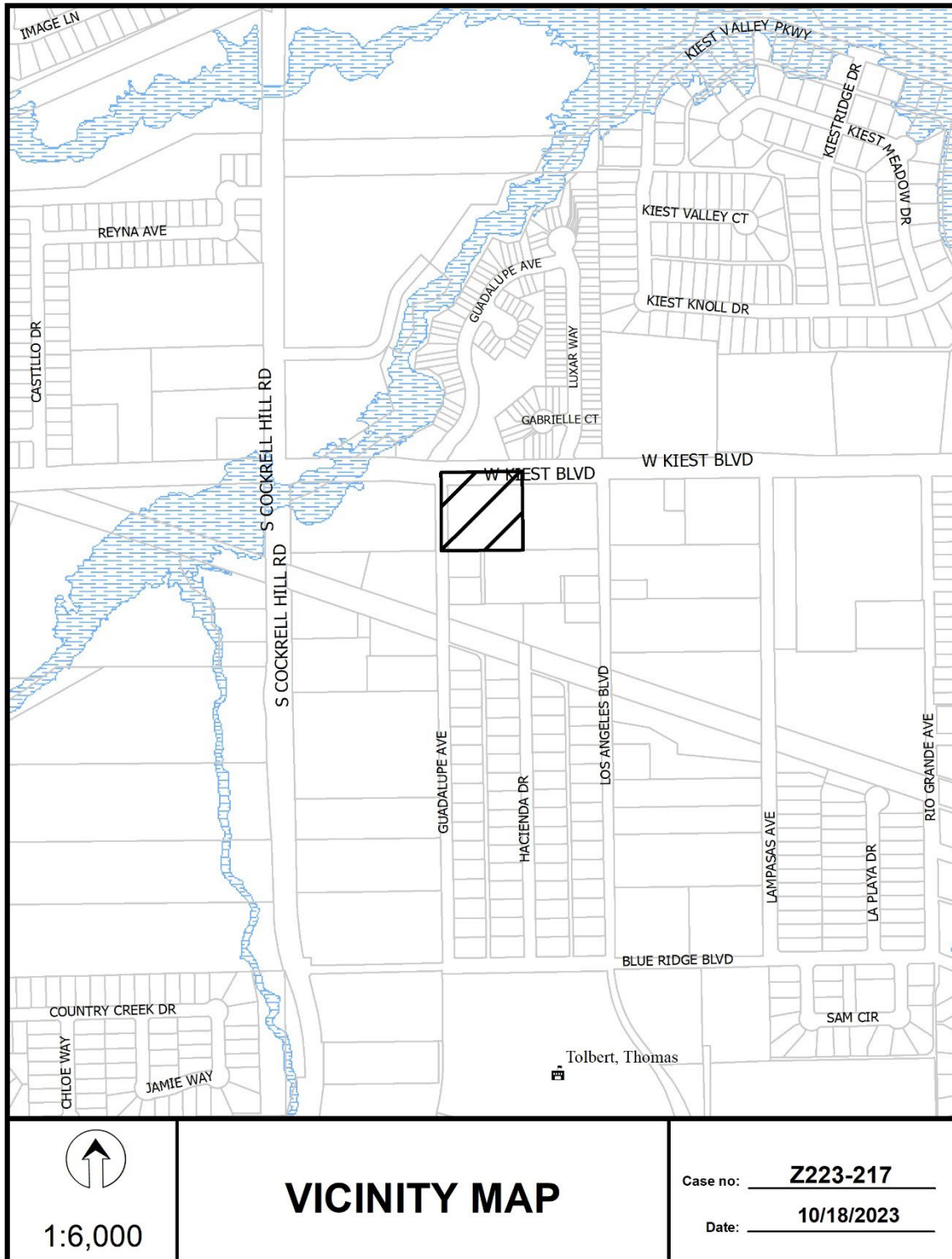
Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a single family use in MF-2(A) is two spaces per unit. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Should the applicant include a mixed income housing component, this requirement would be reduced to one-half space per unit.

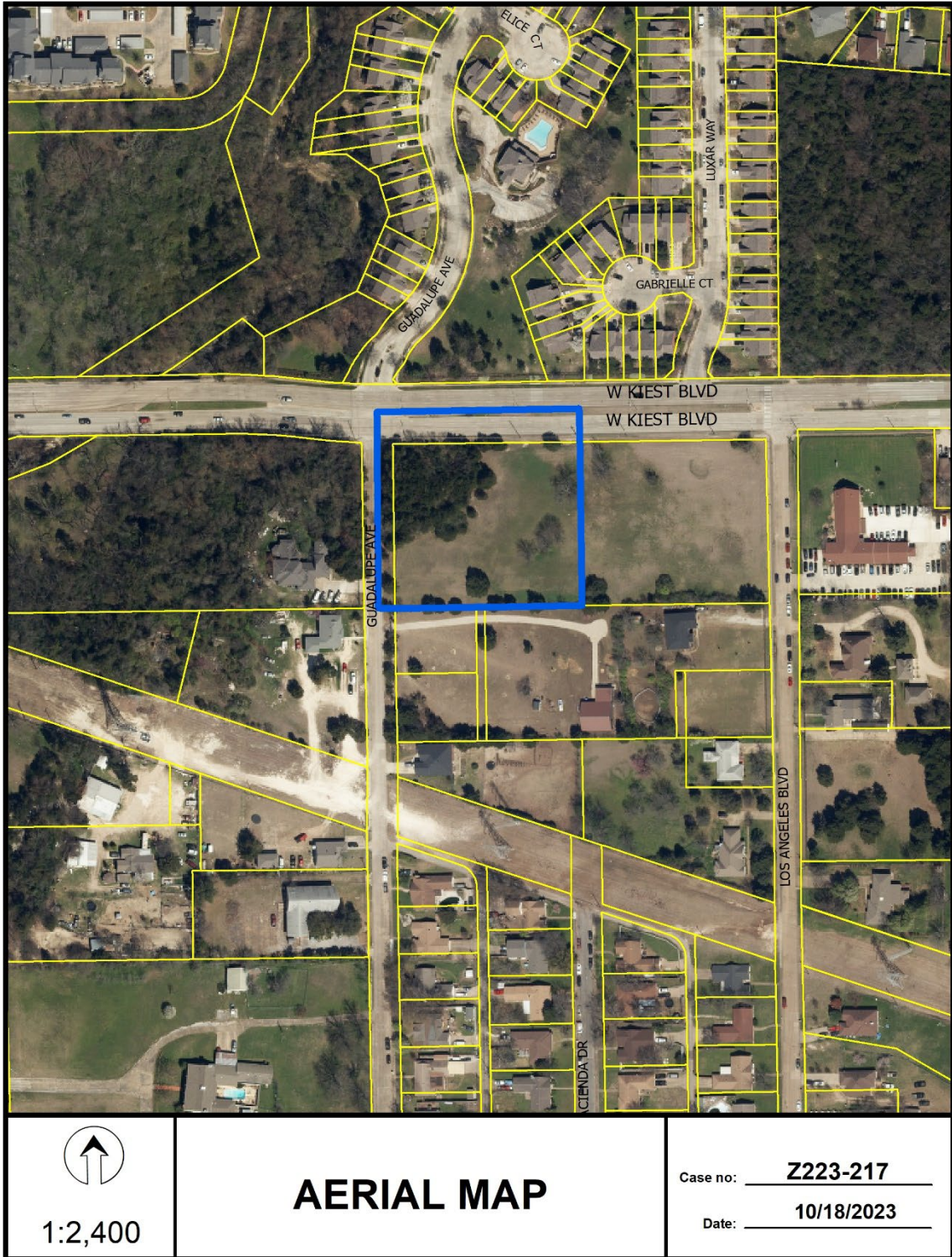
The requirement for a single family use in a TH-3(A) district is one space per unit. Should the applicant build out under a shared access development, they would have to provide an additional one quarter spaces per unit for visitor parking.

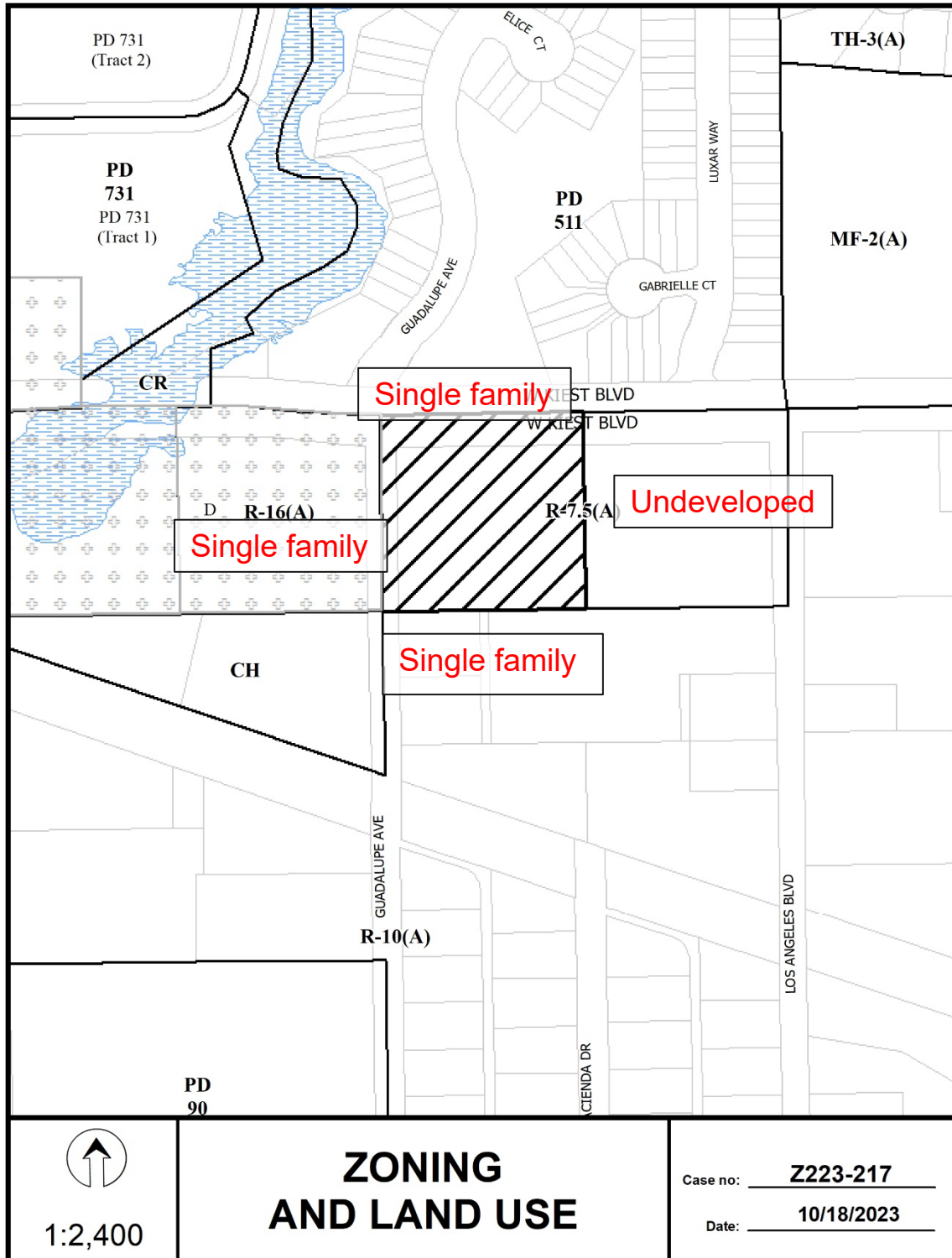
As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

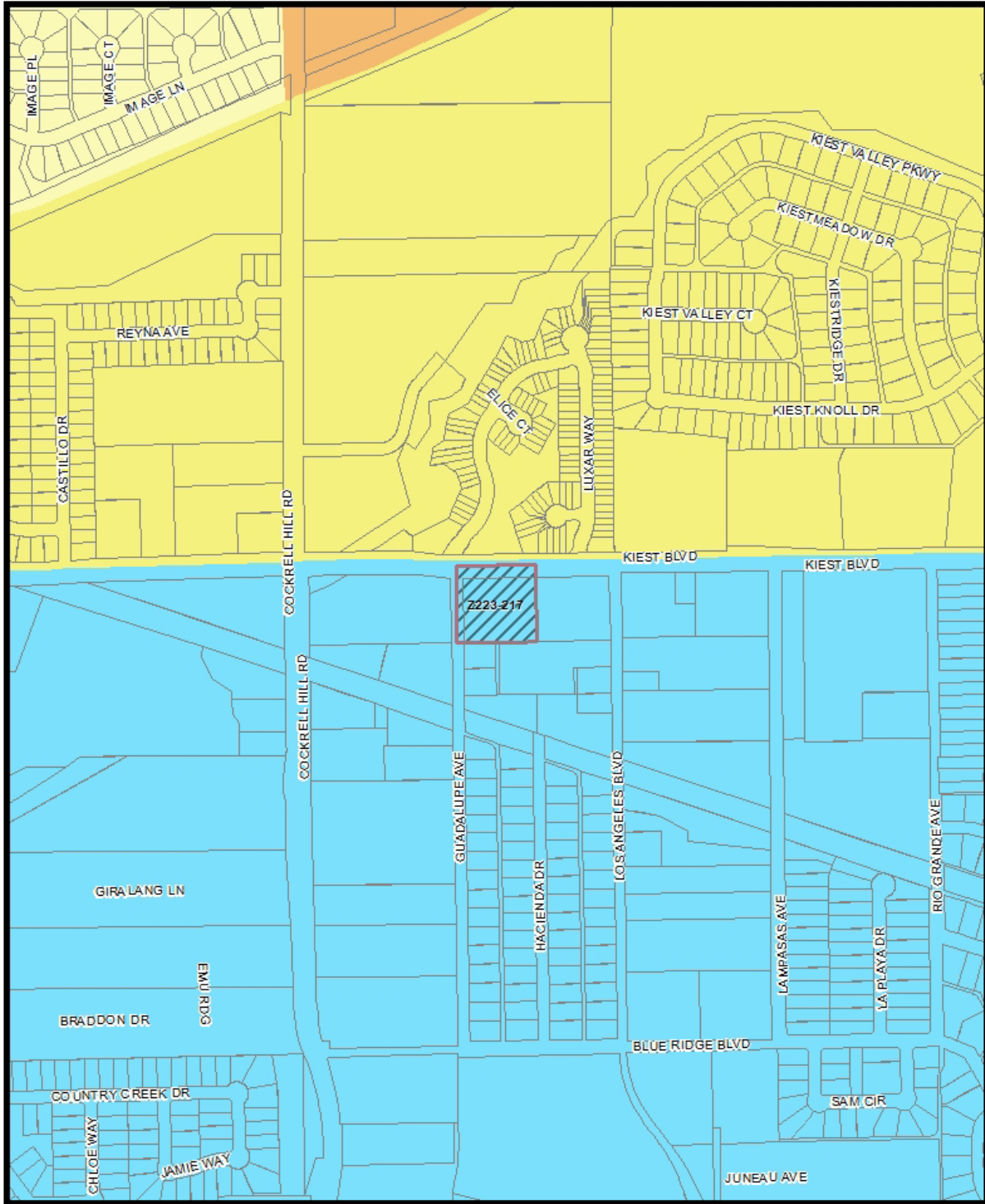
Market Value Analysis:

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 currently in an “F” MVA cluster.







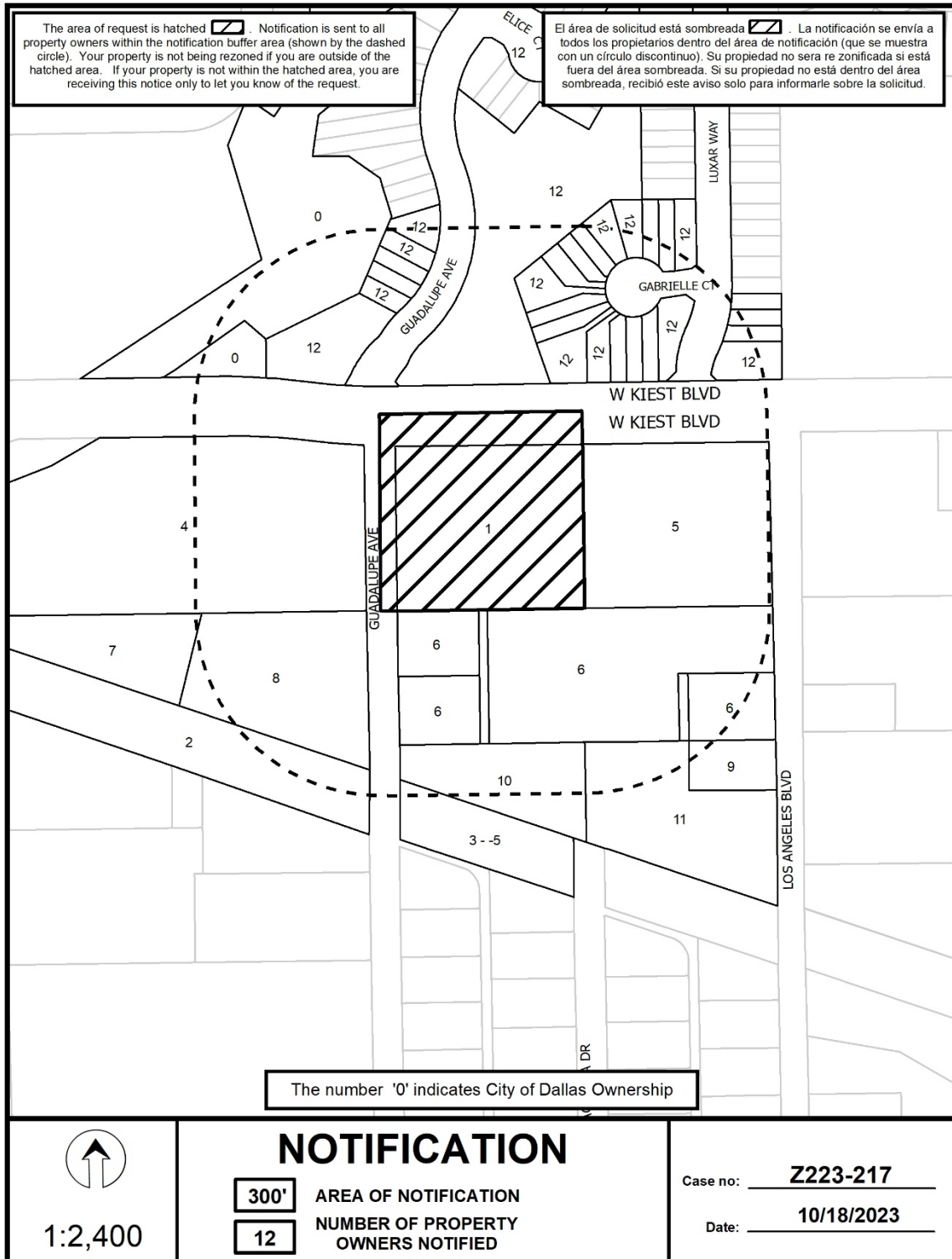


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/2/2024



Z223-217(MP)

10/18/2023

Notification List of Property Owners

Z223-217

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4106 W KIEST BLVD	MARCER CONSTRUCTION CO LLC
2	3300 GUADALUPE AVE	ONCOR ELECRTIC DELIVERY COMPANY
3	3300 GUADALUPE AVE	ONCOR ELECRTIC DELIVERY COMPANY
4	4306 W KIEST BLVD	ALCANTAR VIDAL &
5	4006 W KIEST BLVD	MOUNT ZION COGIC
6	3230 GUADALUPE AVE	OLVERA FERMIN
7	3224 S COCKRELL HILL RD	DFW CAPITAL RE PROPERTIES
8	3231 GUADALUPE AVE	FERNANDEZ SUSANA
9	3319 LOS ANGELES BLVD	CRAWFORD PEARLIE
10	3242 GUADALUPE AVE	BOUNYASANE BOUNTHANH &
11	3323 LOS ANGELES BLVD	MEUANSOURINHAKOUN SOMBOUN
12	3100 GUADALUPE AVE	PC LUXAR LLC