

FILE NUMBER: Z223-332(GB) **DATE FILED:** September 5, 2023

LOCATION: Northwest line of Wolf Street between Harry Hines Boulevard and North Harwood Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 1.23 acres **CENSUS TRACT:** 48113001901

REPRESENTATIVE: Tommy Mann & Daniel Box, Winstead PC

OWNER: North Texas Public Broadcasting, Inc.

APPLICANT: Kaizen Development Partners, LLC

REQUEST: An application for a Specific Use Permit for a multiple-family use on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to allow a multiple-family use.

STAFF RECOMMENDATION: Approval subject to a site plan and conditions.

BACKGROUND INFORMATION:

- Currently, the site is developed with two commercial structures: one -story and two story and a radio communications tower.
- Specific Use Permits are required for multi-family in the I-2 base zoning.
- The only use authorized by the request Specific Use Permit will be multi-family.
- The maximum number of dwelling units is 90.
- Vehicular access will be from North Harwood Street.

Zoning History:

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

1. **Z190-338:** On December 9, 2020, City Council approved an amendment to and expansion of Subdistrict F of Planned Development Subdistrict No. 79 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bound by North Harwood Street, Hunt Street, Harry Hines Boulevard, and Randall Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	100 feet
Wolf Street	Minor Arterial	---
N Harwood Street	Minor Arterial	---

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 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

- By encouraging development of buildings, structures and landscapes that complement the character and scale of their setting and relate to the human scale, a more defined sense of place is created.
- New development should be appropriate to the context of its location in density, intensity and size, particularly when adjacent to existing residential areas, historic or conservation districts.
- Buildings should be designed to be compatible in height, scale, bulk and massing to the urban context and established character of the surrounding area.
- The impact of parking lots and structures on adjacent areas should be given careful consideration. Location, configuration, access points and screening should be designed to minimize spillover and mitigate any negative effects.
- All parking lots and structures must be designed and screened to eliminate visual intrusion or incompatibility with the adjacent residential neighborhoods, historic or conservation districts.

NEIGHBORHOOD PLUS

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

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

	Zoning	Land Use
Site	PD 193 base zone: I-2	Commercial/radio communication tower
Northwest	PD 193 base zone: I-2	Multi-Family Residential
Northeast	PD 193 base zone: LC D-1 overlay	Multi-Family Residential
West	PD 193 base zone: MF-2	Multi-Family Residential
East	PD 193 base zone O-2	Office
Southeast	PD 193 base zone O-2 and I-2	Mixed-Use, Retail

Land Use Compatibility:

The area of request is currently surrounded by multi-family uses, office, retail, and other mixed-uses. The proposed request will be in character with the current state of the neighborhood.

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 supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed permanent time period to be appropriate for this site.

Development Standards

Following is a comparison of the development standards of the current PD-193 base zone: I-2 District and the proposed MU-1 District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD-193 Base zone: I-2	36'	10'	No maximum	60'	60%	-----	Mixed Uses
SUP	36'	10'	No Maximum	60'	60%	----	Multi-Family

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Within PD No. 193, the off-street parking requirement for a multiple-family use in a building greater than 36 feet in height, is one space per 500 of dwelling unit floor area, with a minimum requirement of one space per unit and a maximum requirement of one and one half spaces per unit. As the average unit size proposed is more than 500 square feet, it defaults to the one and one half space requirement per unit. As demonstrated on the site plan, the standard requirement for the 90 proposed units is 135 spaces for the multiple family component of the project. As the building is mixed use, the applicant proposes to make use of the mixed use development sharing factor that exists in PD 193.

This allows a degree of sharing between the proposed restaurant, hotel, and residential uses, as permitted by PD 193's Exhibit 193F.

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 the "A" area of the MVA category.

List of Officers

Applicant/Prospective Purchaser: **KAIZEN DEVELOPMENT PARTNERS, LLC**

Managing Member: Derrick Evers
Managing Member: Nicholas Summerville
Managing Member: Lee White

North Texas Public Broadcasting, INC: List of Directors

Jamie McGarr
Melissa Fetter
Levi Davis
Tim Crouch
Mary Pal Higgins
Don Glendenning
Jennifer Altabef
Roy Anderson
Jan Hart Black
Cathy Bonner
Kay Cattarulia
Douglas Chadwick
Harlan Cohen
John Dayton
Effie Booker-Dennison
Cathie Enrico
Randall Fojtasek
Catalina E. Garcia
Yollette Garcia
Barbara Garton
Tina Gorski
Melanie Harris
Steven Harris
Roger Horchow
Hunter Hunt
Marsha Kleinheinz
William M Lee
Sharon Lyle
Gil Marmol
Weaver McClure II
Peggy Black Meyer
Tricia Miller
Stan Morton
Clay Mulford
Charles Parker
David Porter
Tegwin Pulley

Z223-332(GB)

Jean Schaake
Jody Sheets
Lisa Singleton
Michael Sorrell
Virgil Strange
Ann Stuart
Donna M Wilhelm
Peter Baldwin
Irwin Grossman
Leland Hodges
Erie Nye
Richard G Rogers
Dan Routman

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is multifamily.

3. SITE PLAN: Use and development of the Property must comply with the attached site plan.

4. TIME LIMIT: This specific use permit does not expire.

5. UNITS: The maximum number of multifamily dwelling units allowed is 90.

6. SIDEWALKS: Sidewalks must be established at the perimeter of the Property in the location shown on the site plan. Sidewalks must be constructed with the unobstructed widths designated on the site plan and, to the extent possible, located to continue the nearest existing pedestrian access.

5. MAINTENANCE: The 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.

PROPOSED SITE PLAN

plinkd 8/2023 2:18 PM

Auto Desk Civil3D 2014 6.00, Micro Plot, TrueView, AutoCAD LT 2014, MS, MATH, KERN, BARR, V2.04



City of Dallas Market Use Development Parking Chart
 For Development Use: **RESIDENTIAL (APARTMENTS)**
 For Development Use: **RESIDENTIAL (CONDOMINIUMS)**

Development Type	Development Use	Development Type	Development Use
APARTMENTS	100	CONDOMINIUMS	100
...

PARKING - TOTALS

Category	Count
...	...
TOTAL	...



BO KPI Power

architectural | interior | planning | graphics
 5059 Park Lane, Ste. 300 | Dallas, Texas 75201
 TEL 972.391.2000 | FAX 972.391.2008
 www.bokpipower.com

This document has been prepared by the architect and is not for quantity purposes. Any quantities shown are approximate and subject to change. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any delays or interruptions in the construction process.

CLIENT
 2801 OLIVE STREET
 DALLAS, TX 75201
 214.414.1200

DATE
 1545 NOLAN RD
 DALLAS, TX 75240
 972.773.1500

PROJECT
 KDP - CHALK HILL

SUP PLAN
 06.16.2023

ZONING CASE #
 CHALK HILL SUP SITE PLAN

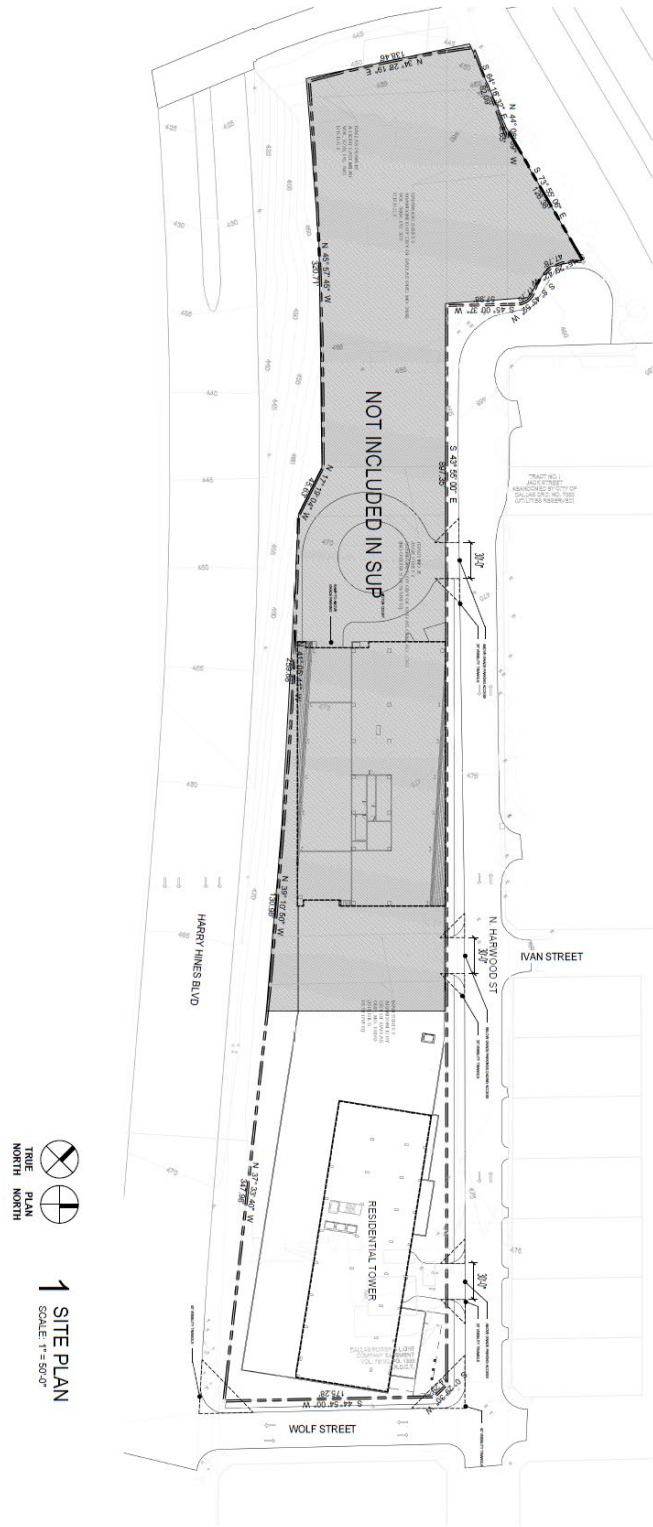
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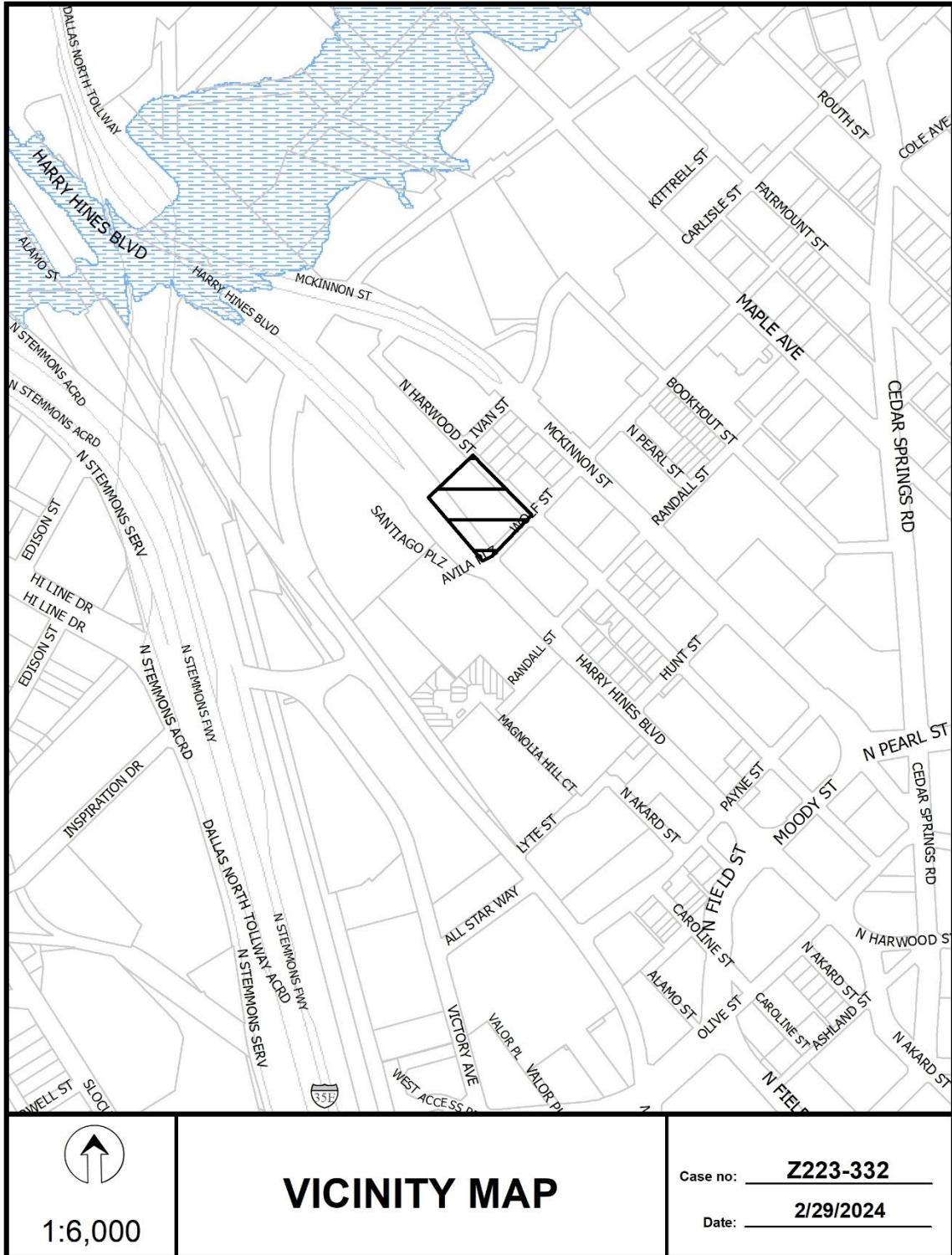
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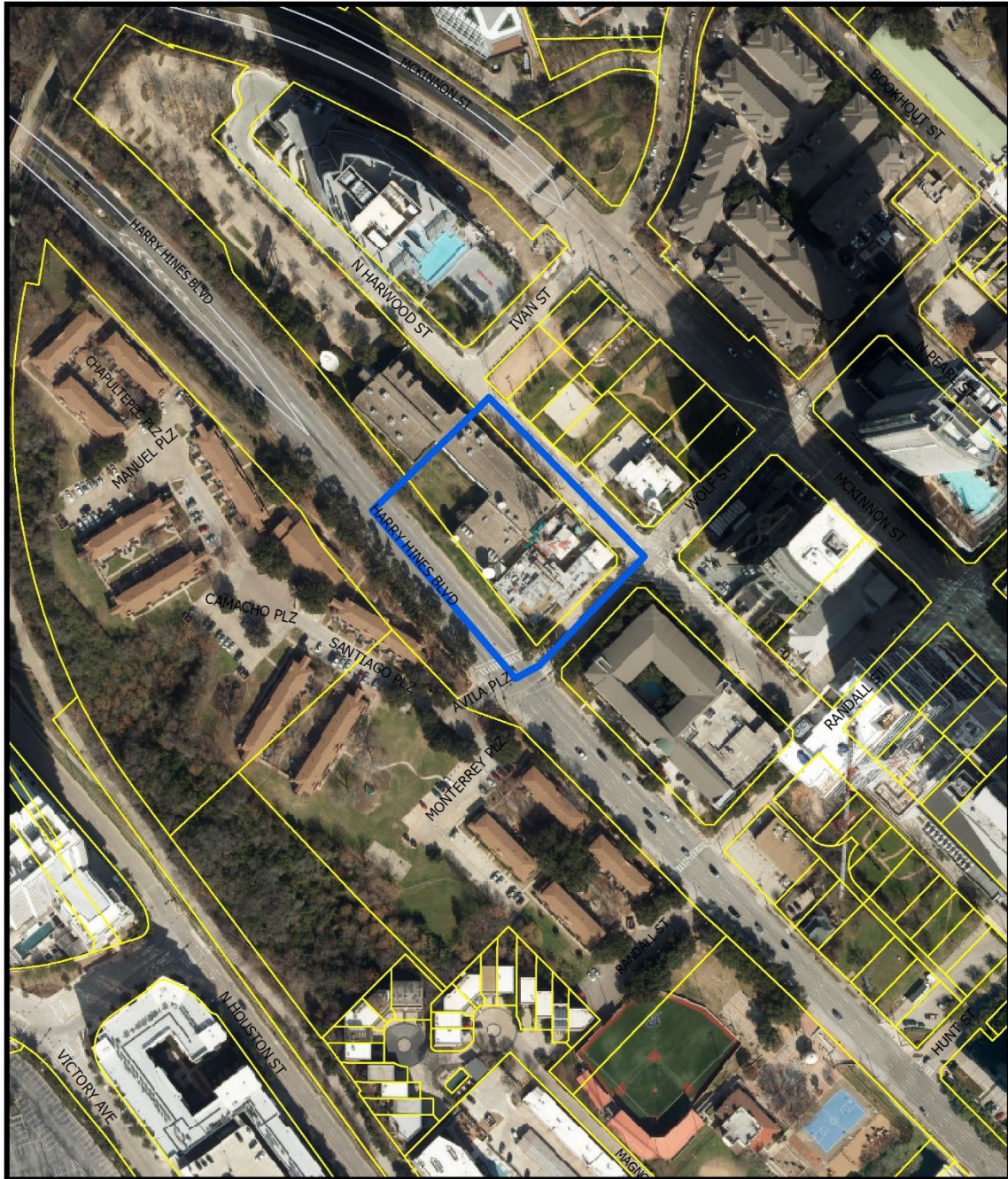
SCALE
A1

NOT INCLUDED IN SUP

PROPOSED SITE PLAN (ENLARGED)





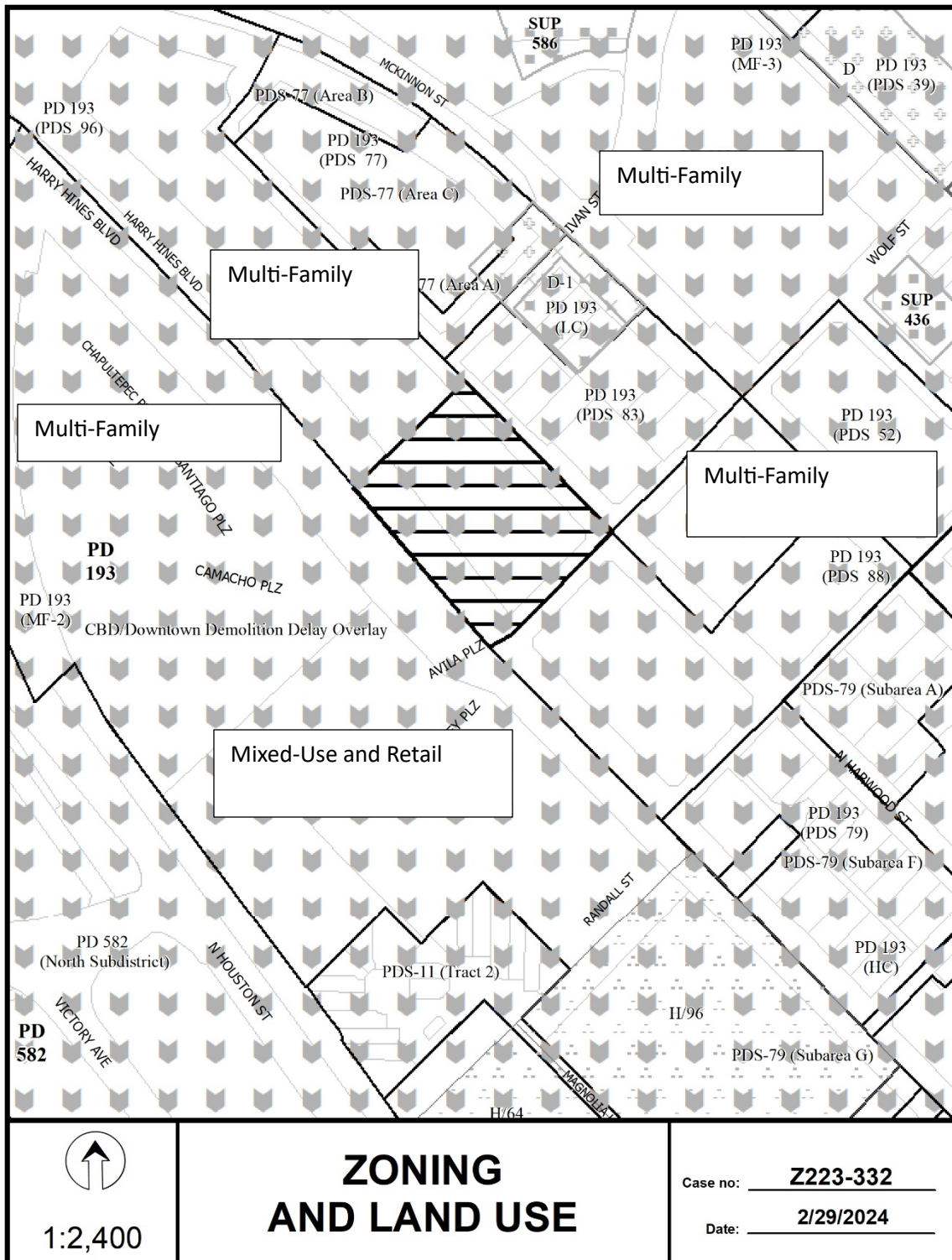


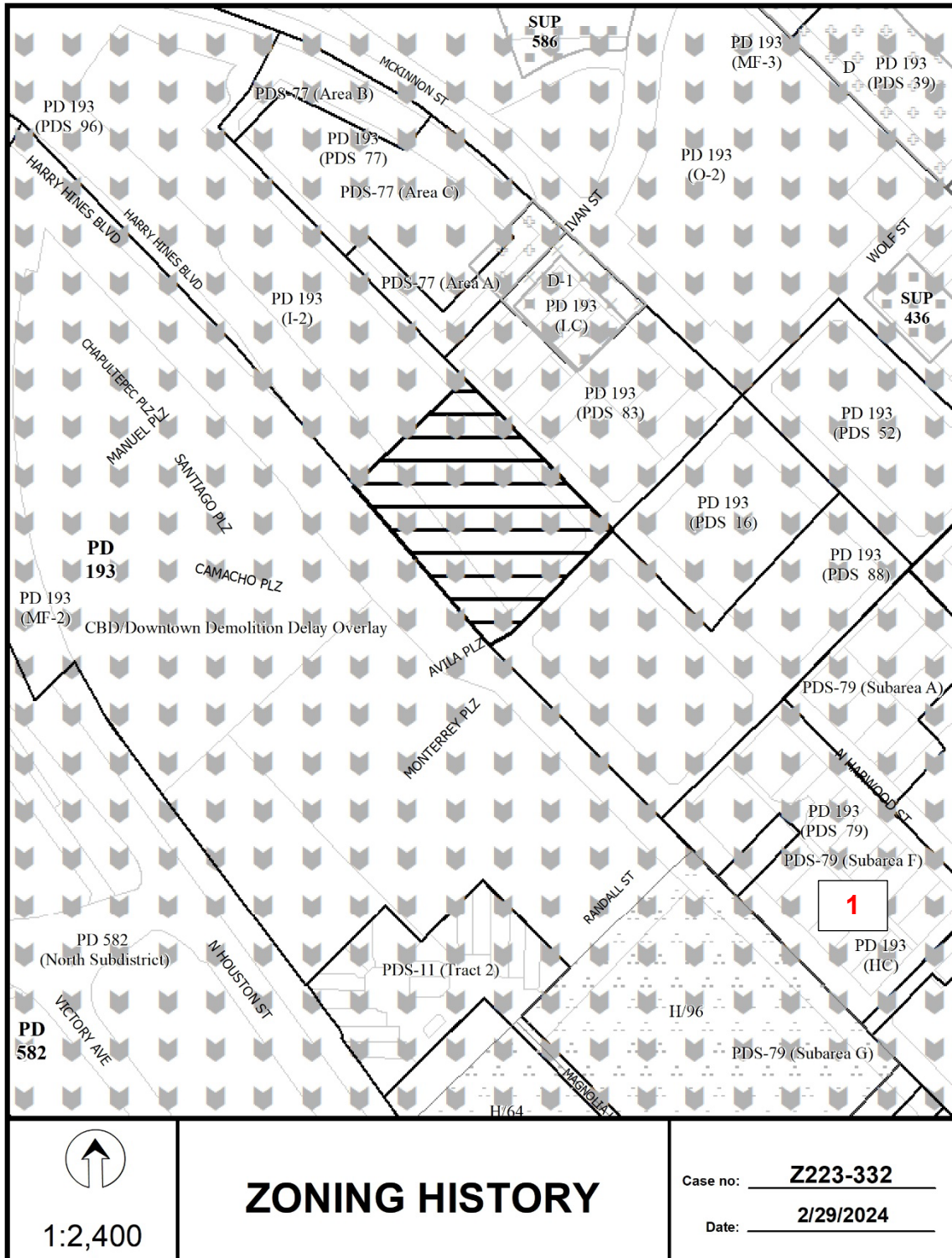
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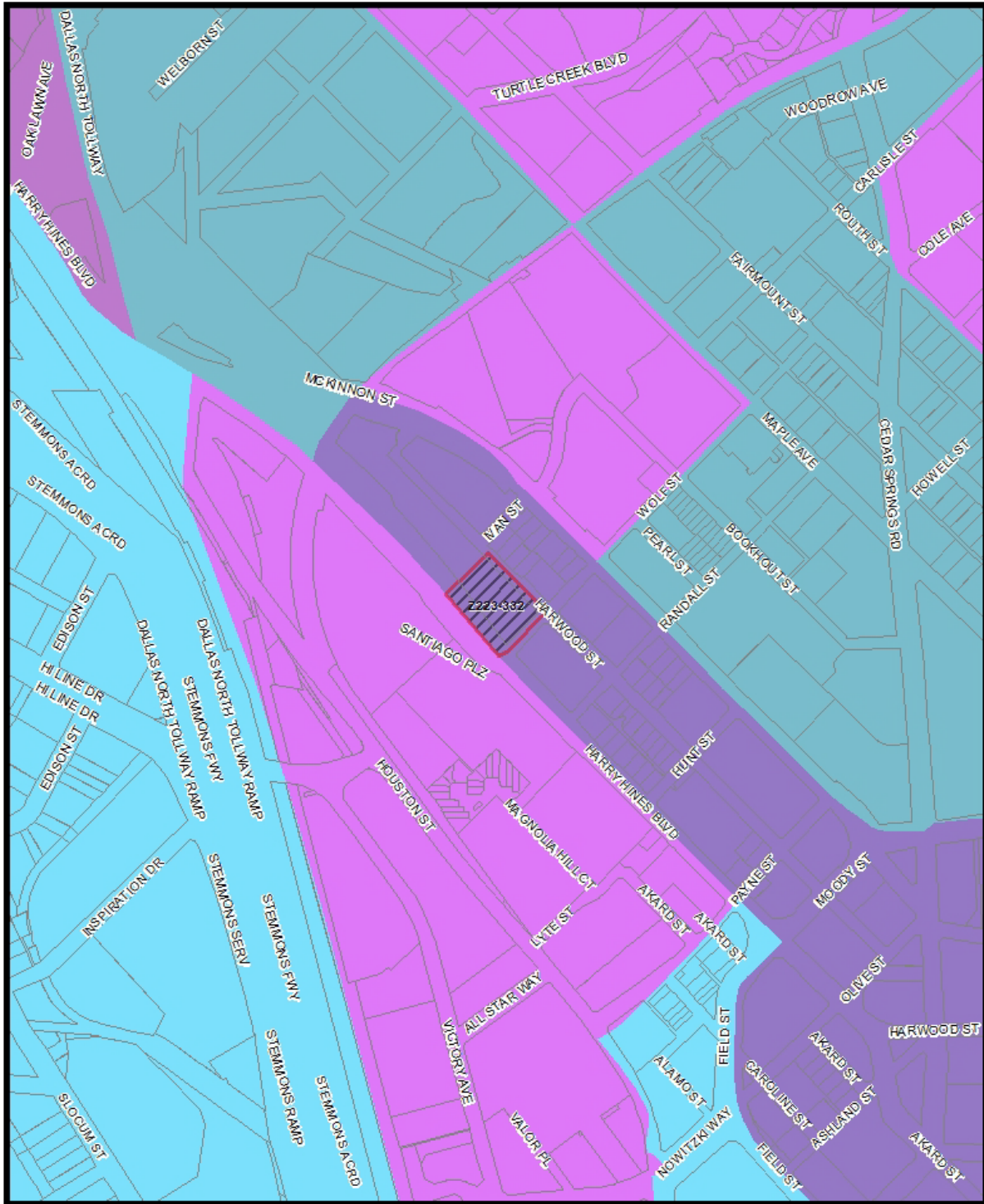
AERIAL MAP

Case no: Z223-332

Date: 2/29/2024





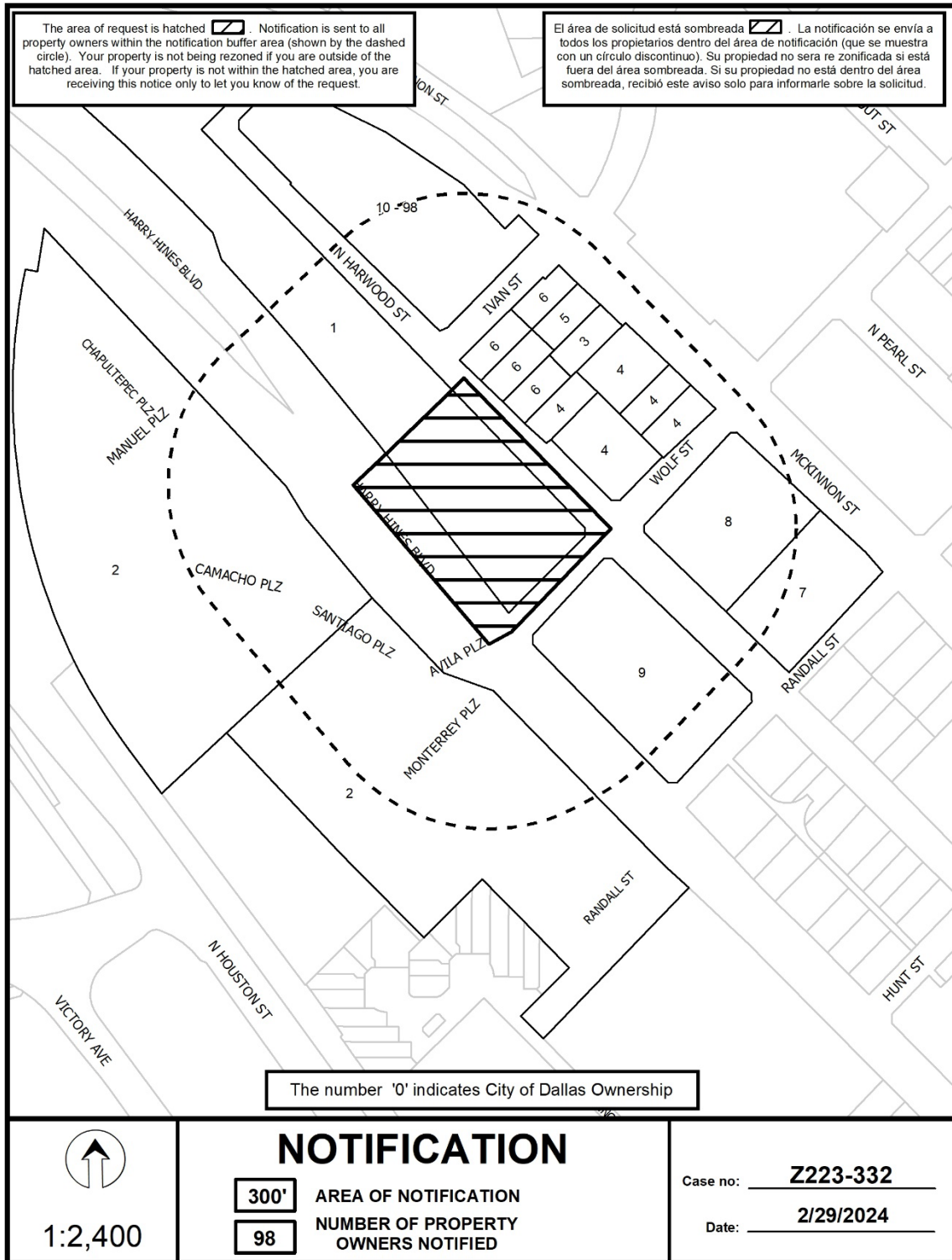


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 2/29/2024



02/29/2024

Notification List of Property Owners**Z223-332*****98 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3000 HARRY HINES BLVD	NORTH TEXAS PUBLIC
2	2901 HARRY HINES BLVD	DALLAS HOUSING AUTHORITY
3	3015 MCKINNON ST	ONE HARWOOD BLVD LTD
4	3009 MCKINNON ST	ONE HARWOOD BLVD LTD
5	3019 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
6	3023 MCKINNON ST	ONE HARWOOD BOULEVARD LTD
7	2007 RANDALL ST	BENCHMARK BANK
8	2950 N HARWOOD ST	HIC XVIII LIMITED OWNER LLC
9	2914 HARRY HINES BLVD	DALLAS H UPTOWN PROPCO LP
10	3130 N HARWOOD ST	ONTIVEROS GREG
11	3130 N HARWOOD ST	UPHOFF LINDA A & BARRY J
12	3130 N HARWOOD ST	BLEU CIEL TOWER DEVELOPMENT LTD
13	3130 N HARWOOD ST	SETHI FAMILY TRUST THE
14	3130 N HARWOOD ST	COOKSEY CHARLES
15	3130 N HARWOOD ST	PONTES CRISTINA & LUCAS
16	3130 N HARWOOD ST	PARR RUSSELL D REVOCABLE TR &
17	3130 N HARWOOD ST	MUELLER ANDREW R
18	3130 N HARWOOD ST	HOMWOOD PROPERTIES LLC
19	3130 N HARWOOD ST	HAILSTONE LYNN
20	3130 N HARWOOD ST	PREMACO INTERNATIONAL LLC
21	3130 N HARWOOD ST	VAUGHN JAMES SCOTT & BRENDA
22	3130 N HARWOOD ST	COLEMAN BRANDON C JR & CARRI B
23	3130 N HARWOOD ST	SOLOMON MARTING TRUST
24	3130 N HARWOOD ST	SUMAR INVESTMENT COMPANY LLC
25	3130 N HARWOOD ST	GREEN SET LLC SERIES R
26	3130 N HARWOOD ST	CARSON OAKES WELDER

02/29/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3130 N HARWOOD ST	ALLEY ESSA K &
28	3130 N HARWOOD ST	PICARD JULIO
29	3130 N HARWOOD ST	BRITTAN KRISTIN DIANE
30	3130 N HARWOOD ST	TURNER MYLES C
31	3130 N HARWOOD ST	JOHNSTON BRIAN DAVID &
32	3130 N HARWOOD ST	NGUYEN MICHAEL
33	3130 N HARWOOD ST	MACDONALD ROD J & PATRICIA I
34	3130 N HARWOOD ST	LUKASKO BRICE
35	3130 N HARWOOD ST	GHOSH PRITAM
36	3130 N HARWOOD ST	SIMON WILLIAM R JR
37	3130 N HARWOOD ST	AYALA LAURA
38	3130 N HARWOOD ST	DHAROD PUJA & SUNIL
39	3130 N HARWOOD ST	LUNA OSCAR
40	3130 N HARWOOD ST	GUNTIPALLI PRAVEEN KUMAR
41	3130 N HARWOOD ST	1995 GONG FAMILY TRUST
42	3130 N HARWOOD ST	KATEB MARY CAMILLE & MEHDI
43	3130 N HARWOOD ST	NEWMAN DONALD P & KELLY
44	3130 N HARWOOD ST	MILLER KATHY W & WREN
45	3130 N HARWOOD ST	SANDERS LIVING TRUST
46	3130 N HARWOOD ST	STONE LOREN
47	3130 N HARWOOD ST	ALLEN BRADY LEE
48	3130 N HARWOOD ST	SAINI KULDIP
49	3130 N HARWOOD ST	CORONA JORGE
50	3130 N HARWOOD ST	NRSA REAL ESTATE LLC
51	3130 N HARWOOD ST	WIGGINS PHILLIP F &
52	3130 N HARWOOD ST	BRISENO ISRRAEL
53	3130 N HARWOOD ST	TANAM LLC
54	3130 N HARWOOD ST	BOUTTE MATT &
55	3130 N HARWOOD ST	WARREN CAROL LYNN TRUST THE
56	3130 N HARWOOD ST	PETO GARY D & DIANE L
57	3130 N HARWOOD ST	PETO GARY D & DIANE L

02/29/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3130 N HARWOOD ST	MOON SAMUEL S
59	3130 N HARWOOD ST	MOON DESCENDANTS 2012 TRUST &
60	3130 N HARWOOD ST	BOTELLO JESUS &
61	3130 N HARWOOD ST	GRABHAM RICHARD H & JAN Q
62	3130 N HARWOOD ST	JOHNSON EDWARD A & MARY
63	3130 N HARWOOD ST	3130 N HARWOOD TRUST THE
64	3130 N HARWOOD ST	RILEY JESSICA RAE TRUST 2020 THE
65	3130 N HARWOOD ST	PATEL KIRIT N & ARCHNA
66	3130 N HARWOOD ST	INVESMART DFW LLC
67	3130 N HARWOOD ST	NILTA PROPERTY HOLDINGS LP
68	3130 N HARWOOD ST	RIGLEY FAMILY LIVING TRUST
69	3130 N HARWOOD ST	RASCH STEPHEN C & ELLEN
70	3130 N HARWOOD ST	HWANG CHRISTINE
71	3130 N HARWOOD ST	NILSEN CHRISTOPHER C LIVING TRUST &
72	3130 N HARWOOD ST	GROJEAN THOMAS FRANCIS JR &
73	3130 N HARWOOD ST	GRILLO LIVING TRUST
74	3130 N HARWOOD ST	FALK THOMAS J & KAREN A
75	3130 N HARWOOD ST	GUPTA SACHIN
76	3130 N HARWOOD ST	ANDREWS STEPHEN J
77	3130 N HARWOOD ST	GENETELLI RICHARD JR
78	3130 N HARWOOD ST	KIRIAKI NICOLE & SAMI
79	3130 N HARWOOD ST	HUMPHREYS DANIEL STUART
80	3130 N HARWOOD ST	PEMBERTON MATTHEW A &
81	3130 N HARWOOD ST	VALZ JONATHAN & JAMIE
82	3130 N HARWOOD ST	RILEY FAMILY TRUST
83	3130 N HARWOOD ST	HATCH ASHBY & IAN
84	3130 N HARWOOD ST	SORTWELL CHRISTOPHER T
85	3130 N HARWOOD ST	COLON RAMON ESTEBAN &
86	3130 N HARWOOD ST	SALOMON RICHARD A
87	3130 N HARWOOD ST	GANTER STEPHANIE RENEE
88	3130 N HARWOOD ST	TEXAS REAL ESTATE HEDGE FUND

Z223-332(GB)

02/29/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3130 N HARWOOD ST	FUSCO MANAGEMENT TRUST
90	3130 N HARWOOD ST	LEE WILLIAM KA KAY &
91	3130 N HARWOOD ST	KARNABY ZIAD M
92	3130 N HARWOOD ST	STEVENS FAMILY 2011 REVOCABLE TRUST
93	3130 N HARWOOD ST	JOHNSON MARY &
94	3130 N HARWOOD ST	TJODI INC
95	3130 N HARWOOD ST	DUELL BENJAMIN
96	3130 N HARWOOD ST	FLORIN COMPANY LTD
97	3130 N HARWOOD ST	TURCCA LLC
98	3130 N HARWOOD ST	VANKAWALA HEMANT & KETAKI