

FILE NUMBER: Z234-254(LC) **DATE FILED:** June 3, 2024

LOCATION: West corner of East Grand Avenue and Casa Loma Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: 16,963 square feet **CENSUS TRACT:** 48113000100

REPRESENTATIVE: Baldwin Associates, LLC

OWNER/APPLICANT: PGH Kauai, LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District.

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

**STAFF
RECOMMENDATION:** Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an CR Community Retail District with an existing building and parking lot previously used as a self-serve car wash (approx. 16,963 square feet total in size).
- Geographically located in Northeast Dallas just South of White Rock Lake, approx. 5.5 miles from downtown.
- This lot has frontage on both East Grand Avenue and Casa Loma Avenue.
- The purpose of the request is to rezone the property to allow multifamily uses on site for the development of a multifamily structure.
- To accomplish this, the applicant is requesting a general zoning change to an MF-2(A) Multifamily District.
- Staff recommends approval of the request.

Zoning History:

There have been one zoning cases in the area in the last five years.

1. **Z201-139:** On Wednesday, June 23, 2021, the City Council approved an application for a Planned Development District for MU-1 Mixed Use District uses and termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District, located at the southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Grand Avenue	PA – Principal Arterial	100'
Casa Loma Avenue	Local Street	--
Coronado Avenue	Local Street	--

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 review of 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:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

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

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

Z234-254(LC)

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

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

Land Use:

	Zoning	Land Use
Site	CR	Vacant
North	R-7.5(A)	Single family
South	MF-2(A)	Multifamily
East	CR	Commercial Retail, parking lot
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently zoned an CR Community Retail District an existing building and parking lot previously used as a self-serve car wash (approx. 16,963 square feet total in size), located on the West corner of East Grand Avenue and Casa Loma Avenue.

To the north and west of the property are single family uses. To the south of the property are multifamily uses and to the east of the property are commercial retail uses. With the immediate area being mostly residential and commercial uses, staff finds the applicant's requested zoning change to an MF-2(A) Multifamily District to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current CR Community Retail District and the proposed MF-2(A) Multifamily District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adj to res Other: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & Personal Service, office
Proposed: MF-2(A)	15' ¹	SF: None Duplex: 5'/10' Other: 10'/15'	Min lot 1k sf 800 sf – E 1k sf – 1BR 1,200 sf – 2 BR +150 sf each additional BR	36'	60%	Proximity Slope ²	Multifamily, duplex, single family

¹ Due to blockface continuity, the adjacent R-7.5(A) lots would apply a 25-foot front yard to the subject site along Casa Loma Avenue. The front yard along East Grand Avenue would be 15 feet.

² The adjacent R-7.5(A) lots would act as a site of origination for residential proximity slope, which would apply to the entirety of the request area.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

•	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, 51A-4.213

Use	Existing	Proposed
	CR	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		

Use	CR	MF-2(A)
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services	•	
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	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	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	
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•

Use	CR	MF-2(A)
Foster home		•
Halfway house		
Hospital	S	S
Library, art gallery, or museum	•	S
Open enrollment charter school or private school	S	
Public or private school	R	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	★	
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign	S	
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	•	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	★	

Use	CR	MF-2(A)
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	S	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
Drive-in theater		
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	S	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Mortuary, funeral home, or commercial wedding chapel	•	
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	
Pawn shop	•	
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		
Vehicle display, sales, and service		

Use	CR	MF-2(A)
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	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	S	
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		

Accessory Use	CR	MF-2(A)
Trade center		
Vehicle storage lot		
Warehouse		
Community center (private)		
Day home		
Game court (private)		
General waste incinerator		
Helistop	S	S
Home occupation		
Medical/infectious waste incinerator	★	S, ★
Outside display of merchandise		
Outside sales		
Pathological waste incinerator		
Pedestrian skybridge		
Private stable		
Swimming pool (private)		

Landscaping:

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

Parking:

Under the requested MF-2(A) Multifamily District, the applicant proposes a multifamily development. Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily use within an MF-2(A) Multifamily District 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. No additional parking is required for accessory uses that are limited principally to residents.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses permitted under the proposed MF-2(A) Multifamily District.

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

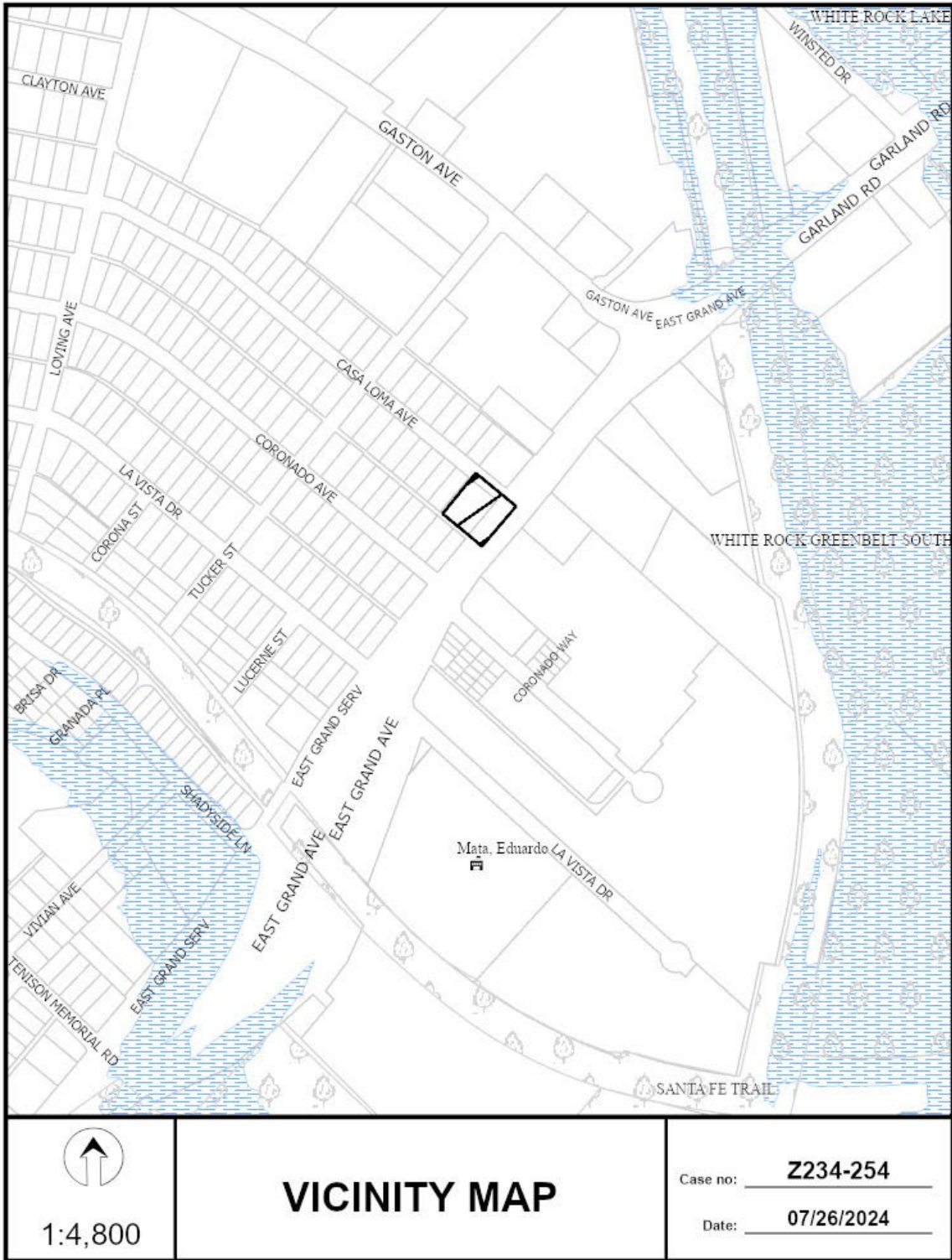
and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, 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 both an “A” MVA area. To the north and west of the site is the “A” MVA area. To the east of the site is only the “I” MVA area and to the south of the site are both “F” and “I” MVA areas.

Z234-254(LC)

List of Officers

PGH Kauai, LLC

Grant Guest, Owner



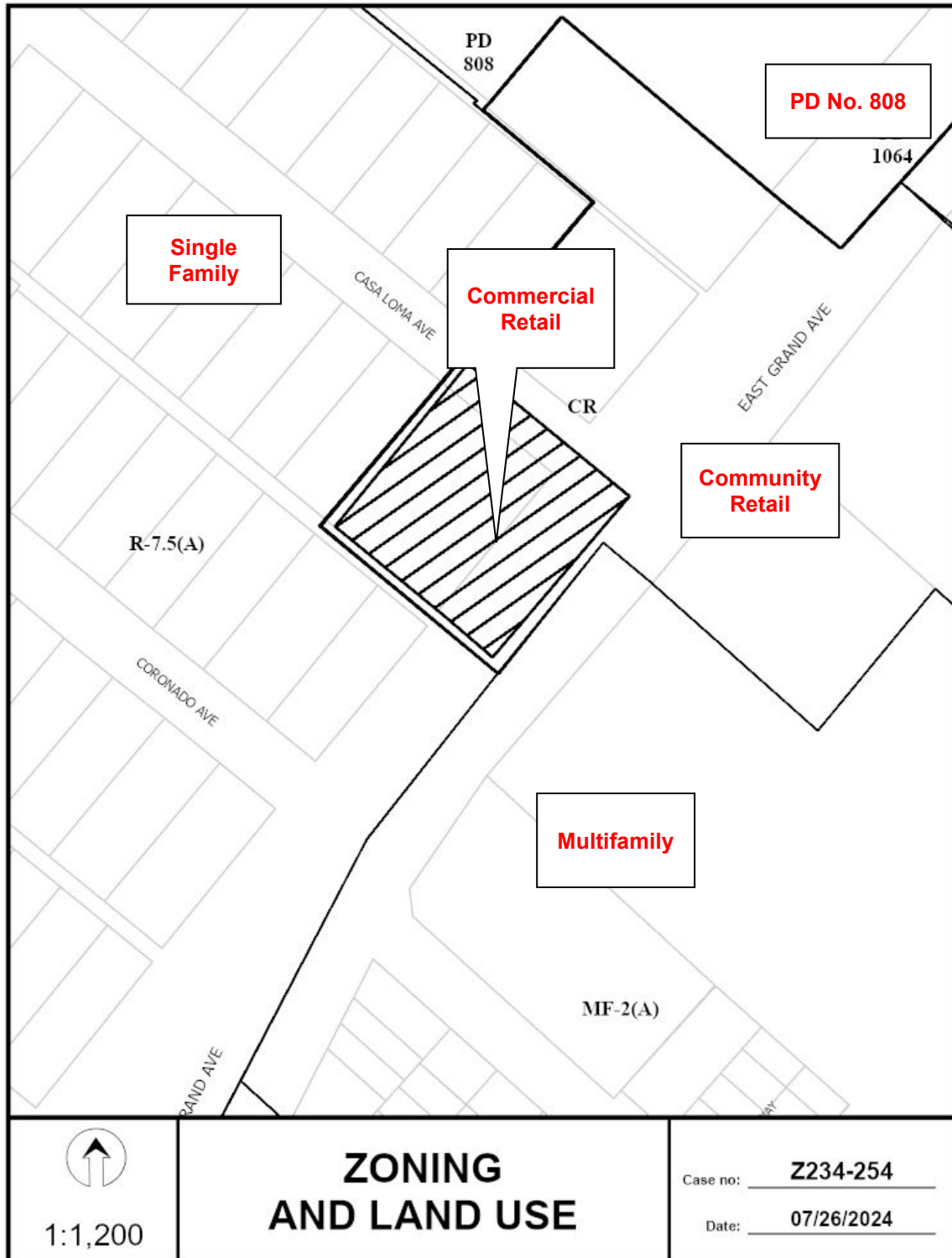


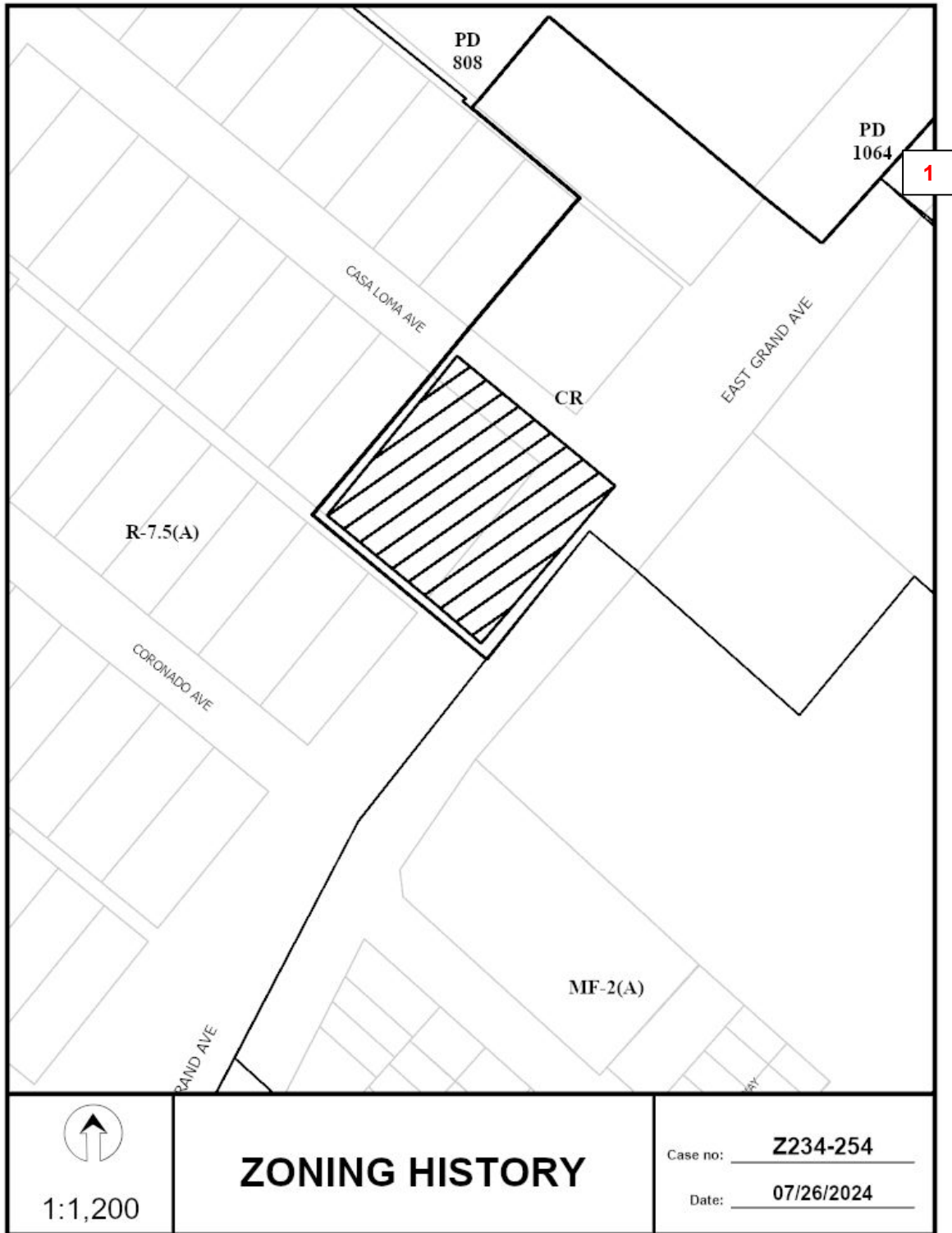
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AERIAL MAP

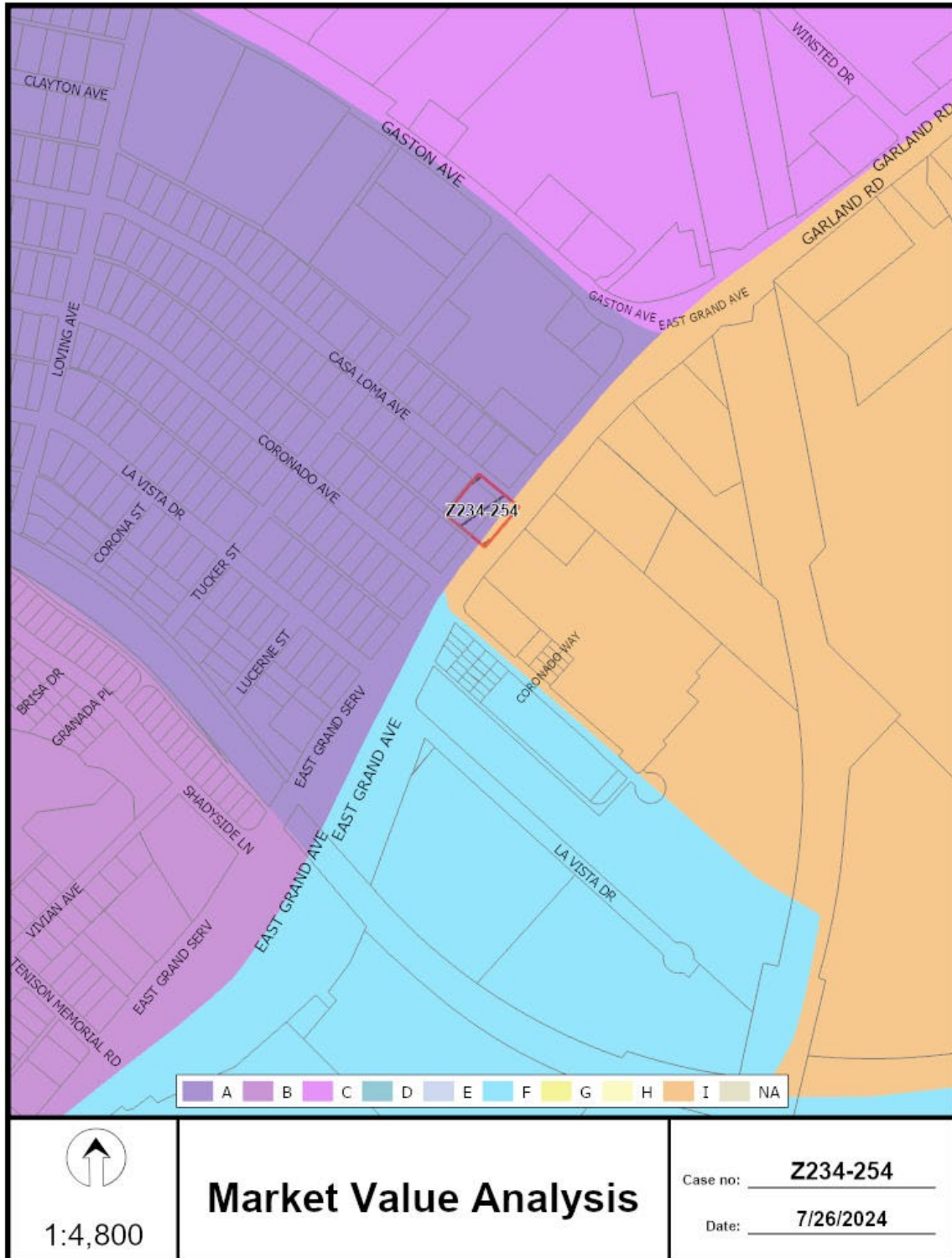
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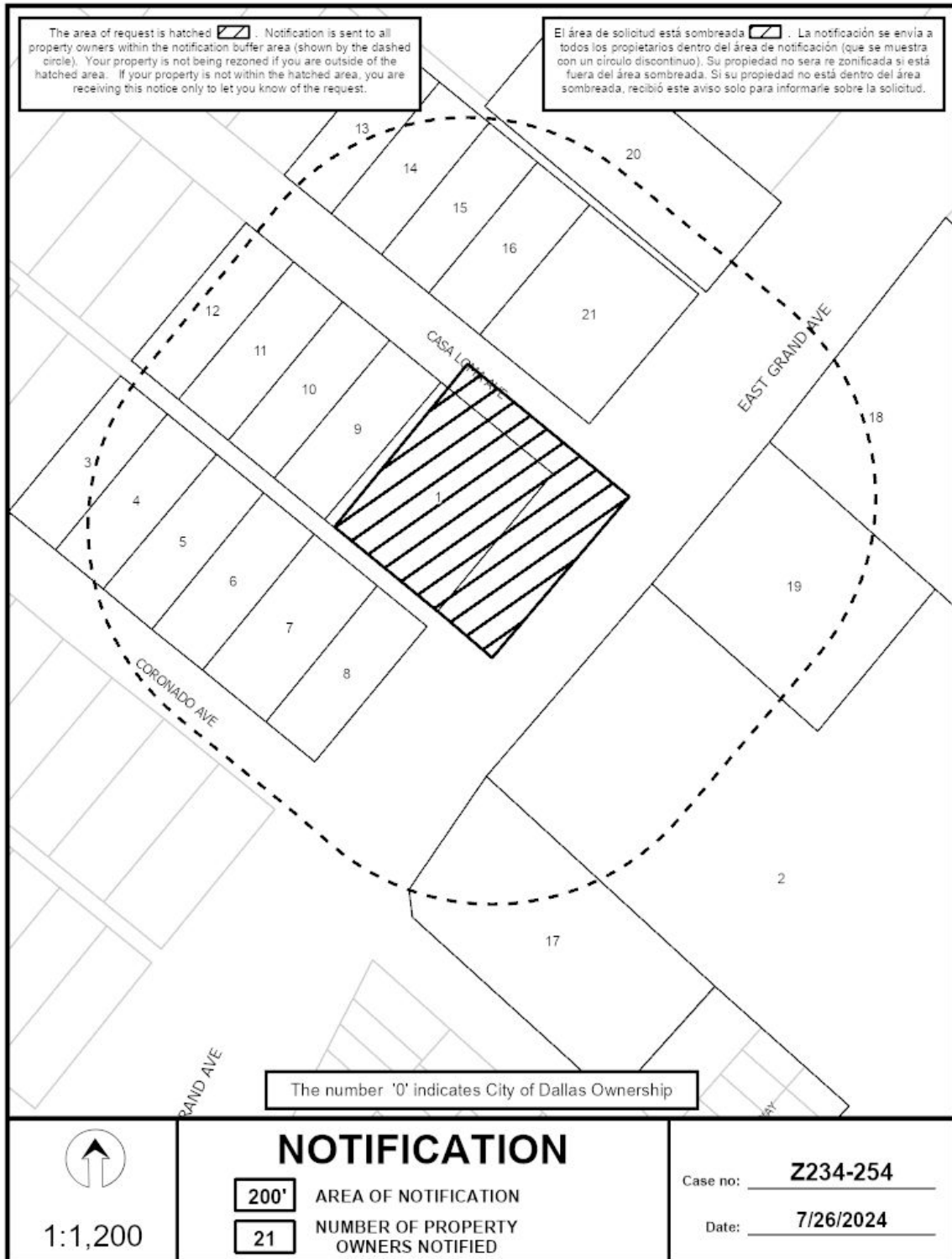
Date: 07/26/2024





Z234-254(LC)





07/26/2024

Notification List of Property Owners

Z234-254

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7413 E GRAND AVE	PGH KAUAI LLC
2	7414 EAST GRAND AVE	WHITE ROCK CORONADO
3	7319 CORONADO AVE	GORNEY GEORGE & MOLLY
4	7323 CORONADO AVE	SULLIVAN REVOCABLE TRUST
5	7327 CORONADO AVE	PLUMMER BILLY E
6	7331 CORONADO AVE	CHANG ROBIN RAY-LONG
7	7335 CORONADO AVE	PANCHOLY ANITA
8	7339 CORONADO AVE	CHATHAM ROBERT H JR
9	7330 CASA LOMA AVE	CHAPMAN JONATHAN &
10	7326 CASA LOMA AVE	CAMPAGNA ANTHONY J
11	7322 CASA LOMA AVE	MORRIS ALAN W
12	7318 CASA LOMA AVE	MBA LESLIE OBINEGBO & OBI
13	7319 CASA LOMA AVE	C&M URBAN DEVELOPERS VIII LLC
14	7323 CASA LOMA AVE	G&W DEVELOPMENTS LLC
15	7327 CASA LOMA AVE	GRANDE ERIK
16	7331 CASA LOMA AVE	MITROFF TWILA J
17	7411 CORONADO AVE	APPIZER LLC
18	7510 EAST GRAND AVE	BLUFFS AT LAKEWOOD
19	7446 EAST GRAND AVE	J & K INVESTMENTS LLC
20	7515 EAST GRAND AVE	SALES MEXICO LINDO
21	7335 CASA LOMA AVE	SALES MEXICO LINDO