

FILE NUMBER: Z234-185(WK) **DATE FILED:** March 1, 2024

LOCATION: South line of Fort Worth Avenue, south of Interstate 30

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 0.81 acres **CENSUS TRACT:** 48113004400

REPRESENTATIVE: Kirksey Architects

OWNER/APPLICANT: City of Dallas

REQUEST: An application for an amendment to Specific Use Permit No. 2453 for supportive housing on property zoned Subdistrict 3C within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District

SUMMARY: The purpose of the request is to continue to allow a supportive housing use.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- SUP No. 2453 was approved by council on April 13, 2022.
- The area of request is currently developed with a hotel or motel use with approximately 73 rooms. The applicant is converting this building to a supportive housing use.
- According to PD No. 714, supportive housing means three or more dwelling units located on a lot where supportive services are provided onsite for residents. Supportive services include, but are not limited to, counseling services, health services, workforce training, and job placement assistance.

Zoning History:

There has been two zoning cases in the area in the last five years.

1. **Z212-114:** On April 13, 2022, City Council approved an application for 1) a new Planned Development Subdistrict for specific residential and nonresidential uses; and 2) a Specific Use Permit for a supportive housing use on property zoned Subdistrict 3A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Fort Worth Avenue, south of Interstate 30. [Subject site]
2. **Z201-321:** On March 8, 2023, City Council approved an amendment PD 714, Subdistrict 3A to create a new PD subdistrict titled SD 3D to modify the development standards and allow the development of retail and personal service uses on the site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Fort Worth Avenue	Principal Arterial	100 feet Bike Plan

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:

LAND USE ELEMENT

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.

NEIGHBORHOOD PLUS

GOAL 2.2 Expand workforce training programs.

GOAL 2.3 Expand health, childcare, and transportation programs for low income areas.

GOAL 2.5 Facilitate integration of homeless population back into the workforce and society.

Land Use:

	Zoning	Land Use
Site	Subdistrict 3C within Planned Development District No. 714	Hotel or motel
North	Subdistrict 3A within Planned Development District No. 714 partially with deed restrictions [Z956-163], CR Community Retail District	Office, restaurant without drive-in or drive-through service, mini-warehouse

East	Subdistrict 3A within Planned Development District No. 714	Vacant
South	MF-2(A) Multifamily District	Multifamily
West	Subdistrict 3A within Planned Development District No. 714	General merchandise or food store greater than 3,500 square feet

Land Use Compatibility:

The area of request is currently developed with a building that was formerly occupied by a hotel or motel use. The site is currently being used to provide supportive housing, and the applicant proposes to continue this use with the renewal of the SUP. North of the request area across Fort Worth Avenue are office, restaurant without drive-in or drive-through service, and mini-warehouse uses. Surrounding the property on the southern side of Fort Worth Avenue is multifamily and a general merchandise or food store greater than 3,500 square feet. East of the area of request is a vacant structure. Staff assesses the applicant’s requested land use as compatible with surrounding uses in the area.

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.

In addition to providing supportive housing, the site currently provides counseling services, health services, workforce training, and job placement assistance. These supportive services are limited to those residing at the facility. Supportive housing uses are allowed with an SUP in Subdistrict 3C of PD 714, the applicant proposes to continue using the site for this purpose. With the SUP conditions, the applicant proposes a time limit of five years with eligibility for automatic renewal for additional five-year periods.

Staff supports the request because it will continue to allow a local social services organization to operate on the property. Staff also supports the applicant's requested SUP time limit of five years with eligibility for automatic renewal. This time limit will allow the continued operation under the same site plan as is currently approved, with continual review upon autorenewals.

Landscaping:

The applicant does not propose to modify the existing landscaping conditions of PD No. 714. Because the applicant is proposing an interior remodel only, these landscaping requirements would not be triggered. Any future modifications to landscaping will be provided in accordance with the landscaping requirements of PD No. 714.

Parking:

The site is required to include a minimum of 0.5 spaces per dwelling unit for the supportive housing use. This condition is intended to accommodate the number of spaces that exist on the site today. The proposed parking ratio would equate to a total 20 spaces required for the 40 dwelling units planned for the site. As shown on the existing SUP site plan, the site provides a total of 22 spaces.

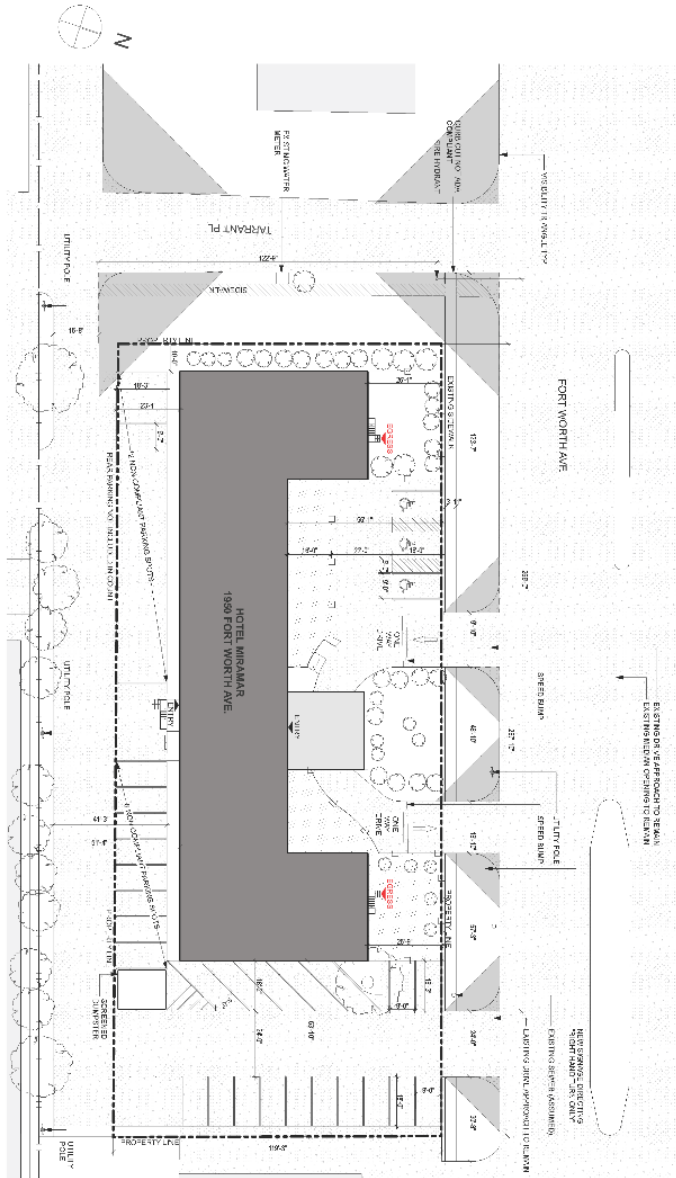
Market Value Analysis:

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 and the areas surrounding are within a "C" MVA cluster.

PROPOSED CONDITIONS

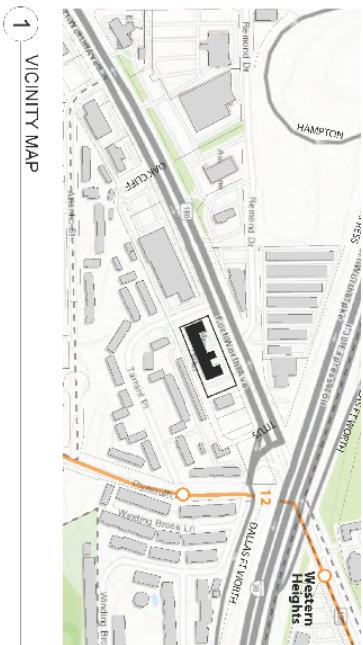
1. USE: The only use authorized by this specific use permit is supportive housing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~(three years from the passage of this ordinance)~~, (five years from the passage of this ordinance), but is eligible for automatic renewal of additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.

EXISTING SITE PLAN (NO CHANGES)



PROPOSED USES & PARKING REQUIREMENTS

RESIDENTIAL	40 UNITS	0.8 SPACES/SPACE	32 SPACES
OFFICE	2,180 SF	SHARES SPACES WITH RESIDENTIAL UNITS	NO ADJUST OVAL SPACES REQUIRED
STORAGE	1,500 SF	N/A	NO ADJUST OVAL SPACES REQUIRED
TOTAL REQUIRED			22 SPACES
TOTAL PROPOSED			22 SPACES



MIRAMAR
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Dallas, TX 75208

Architect
bcWORKSHOP
1414 Belview St, Suite 150,
Dallas TX 75215
T 214.262.2900

Developer
CitySquare
511 N. Akard, Suite 301
Dallas, TX 75201

Property Owner
City of Dallas
1500 Marina Street
Dallas, TX 75201

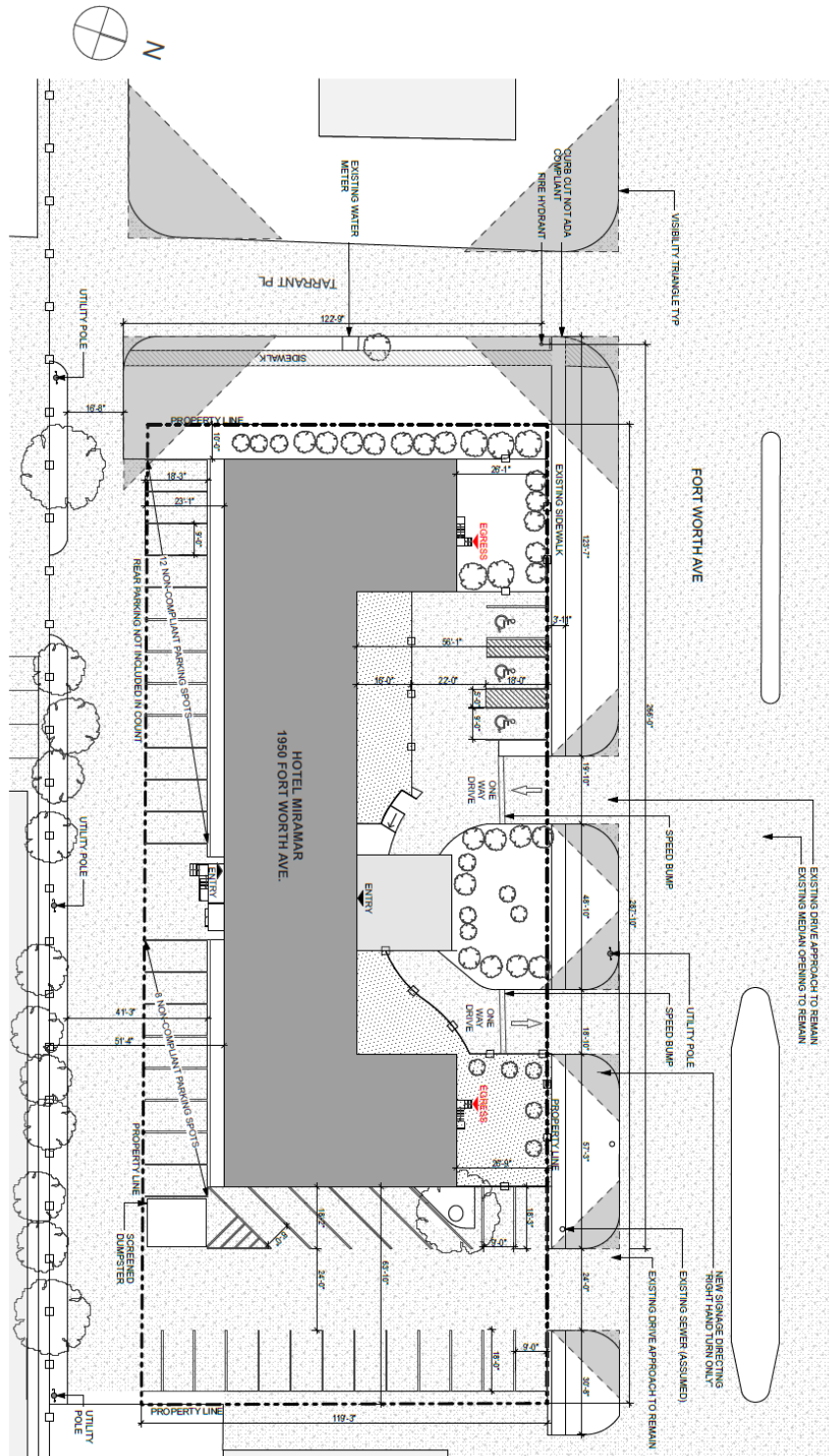
PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT PURPOSES
FOR REVIEW ONLY

ISSUE/REVISION:

ISSUE/REVISION:	DATE
S.D.	10/22/2021
S.D.	10/22/2021
ISSUE FOR ZONING/SET 1	11/02/2021

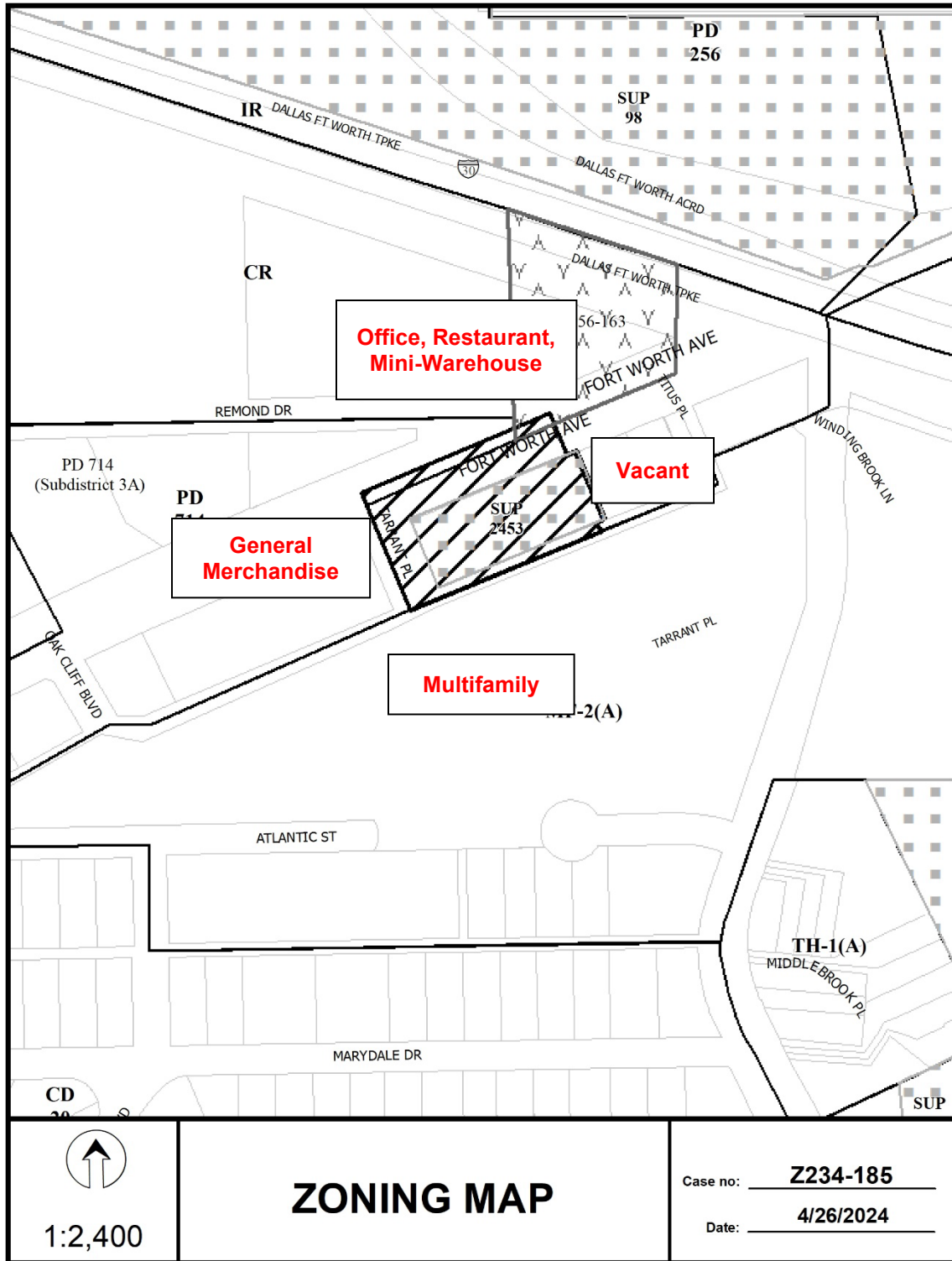
DRAWN BY: bcl
bcWORKSHOP
PROPOSED SITE PLAN -
WITHOUT FIRE LANES
AS103
Scheduling: 10/22/2021
10/22/2021

EXISTINGSITE PLAN (NO CHANGES) (ENLARGED)







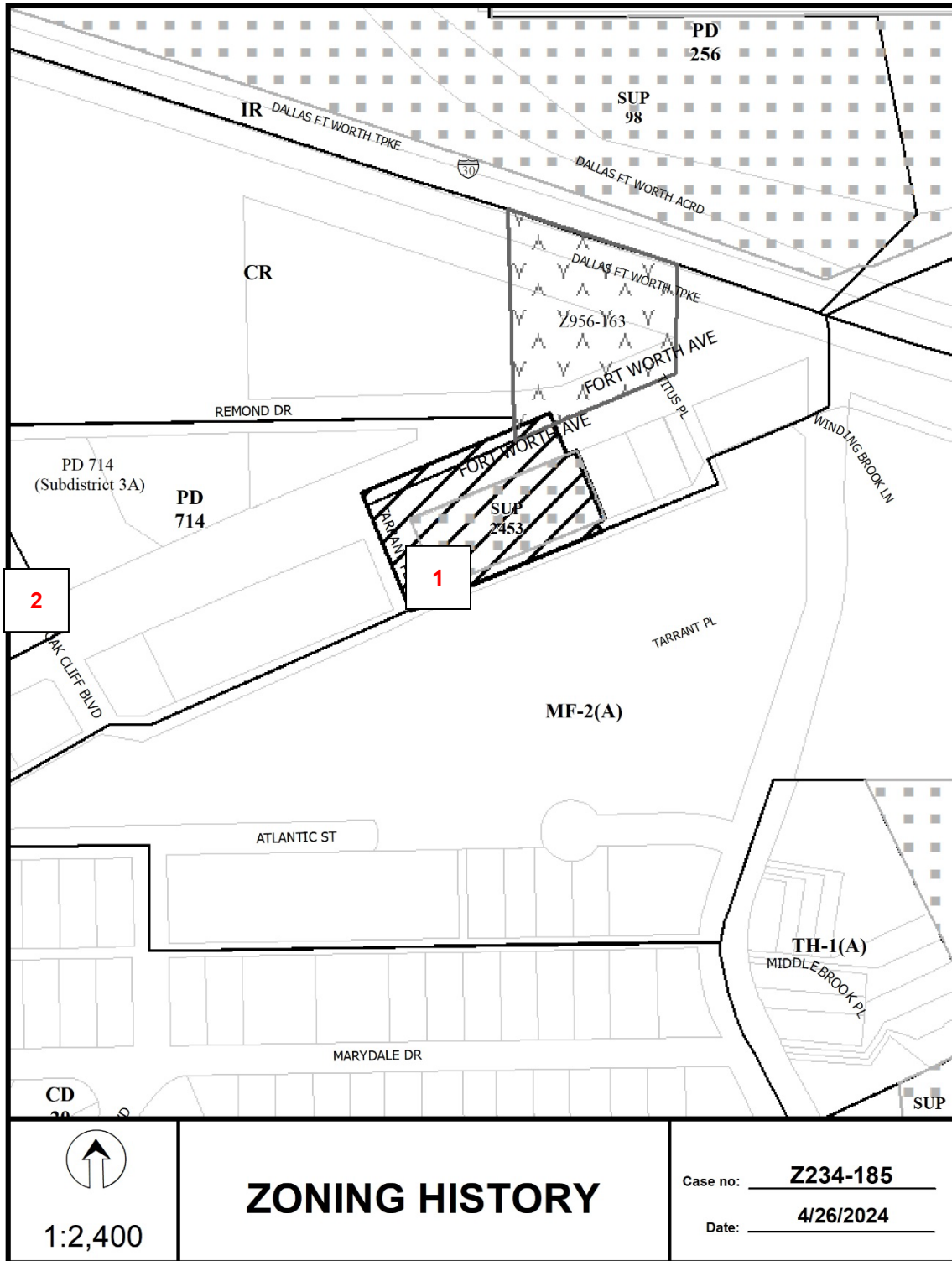


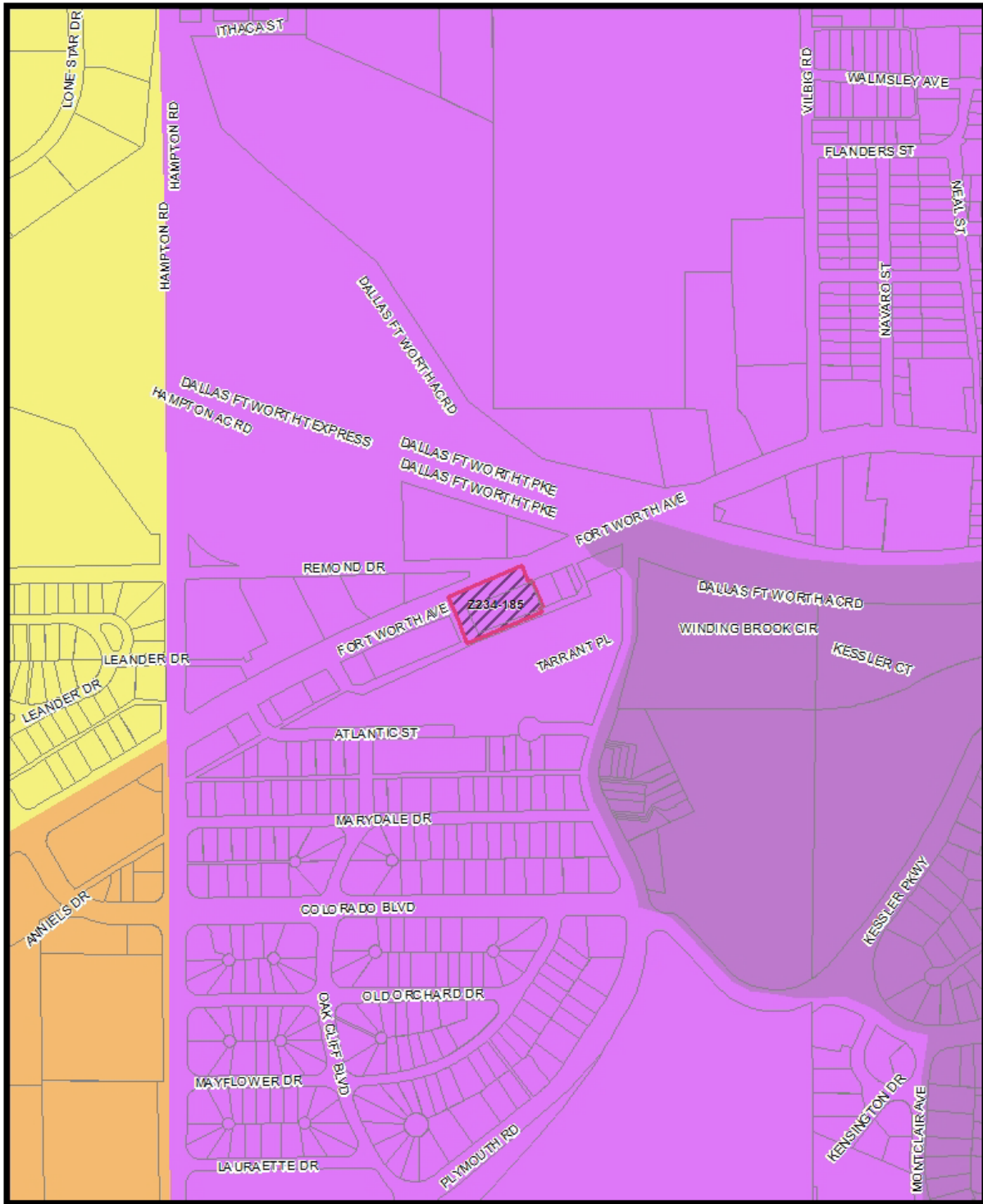
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ZONING MAP

Case no: Z234-185

Date: 4/26/2024



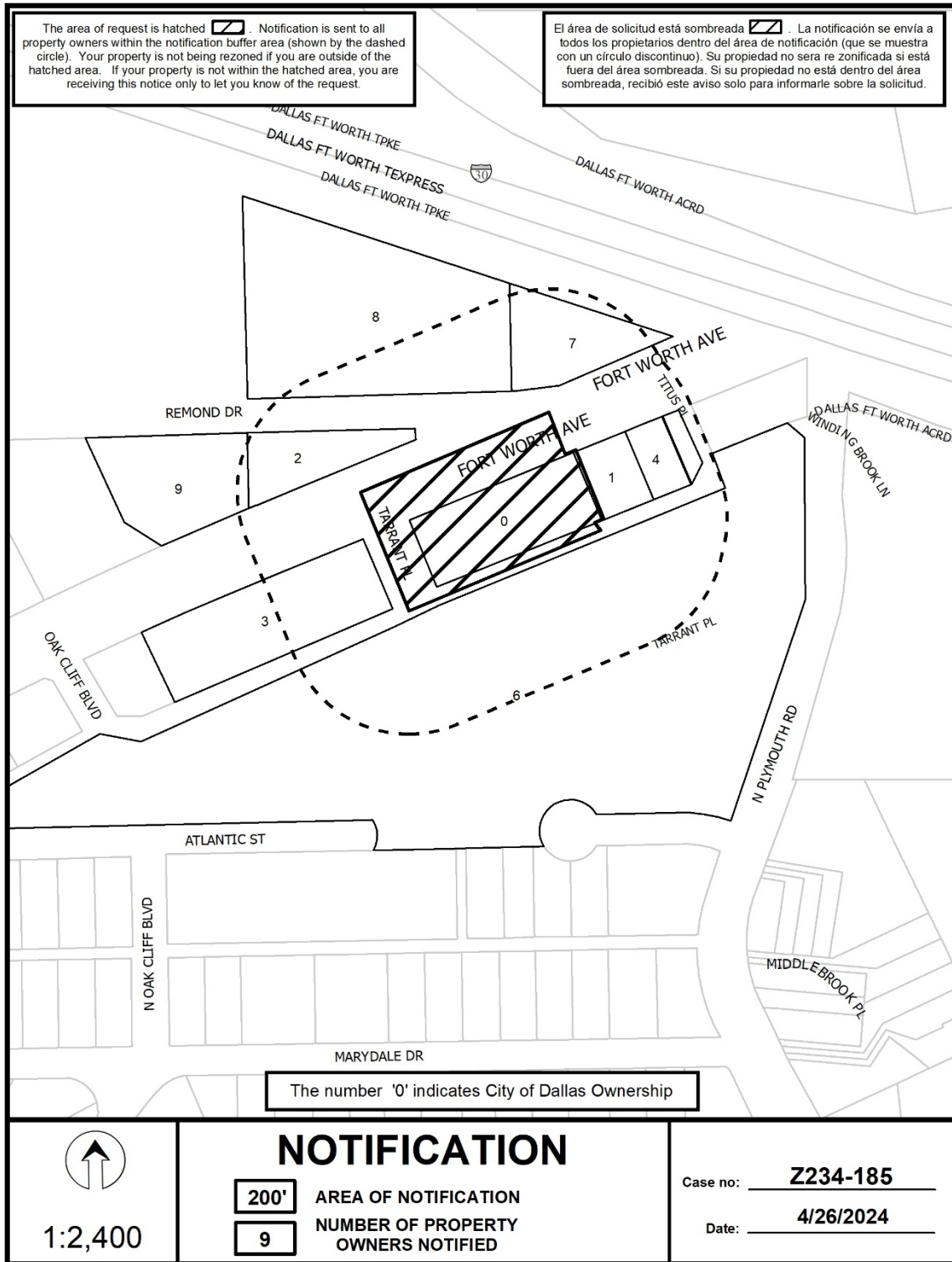


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 4/26/2024



Z234-185 (WK)

04/26/2024

Notification List of Property Owners

Z234-185

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1922 FORT WORTH AVE	FAVORS SHARON &
2	1965 FORT WORTH AVE	JURAPU LLC
3	1982 FORT WORTH AVE	A & C CENTER LLC
4	1918 FORT WORTH AVE	Taxpayer at
5	1914 FORT WORTH AVE	VASILIKOS LLC
6	1902 TARRANT PL	156 VM LP
7	1925 FORT WORTH AVE	RODRIGUEZ ALMA
8	1935 REMOND DR	STORAGE PORTFOLIO I LLC
9	1981 FORT WORTH AVE	CJK APARTMENTS LLC