

FILE NUMBER: Z234-344(MB) **DATE FILED:** September 16, 2024

LOCATION: Northeast line of Arrow Road, north of Southerland Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 11,199 sq. ft. **CENSUS TRACT:** 48113005500

OWNER/APPLICANT: Victor Garcia

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 allow development of single family housing.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District. The area of request is undeveloped.
- The lot has frontage on Arrow Road.
- The applicant proposes to redevelop the property with single family housing on small lots.
- To accomplish this, they request an MF-2(A) Multifamily District.
- On February 20, 2025, CPC recommended approval.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Arrow Road	Local street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

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 DEVELOPEMNT PRIORITIES

Policy 1.1.1 Focus on Southern Sector development opportunities.

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 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 PLAN

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.

Trinity River Corridor Land Use Plan:

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

The area of request is within the North Trinity Forest District. The plan designates the area as a "Residential Traditional" module, which is intended to have single family detached housing as the primary land use, making up about 65% of the land uses within such a module. The module also calls for about 10% of uses to be "Residential – Multi-family 2".

Given the size of the area of request, a rezoning to MF-2(A) would permit a small amount of single family houses (attached or detached), or a small amount of multifamily housing. As such, staff finds that the request complies with the vision of the Trinity River Corridor Land Use Plan.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Undeveloped
North	R-7.5(A)	Single Family, undeveloped
South	MF-2(A) Multifamily	Undeveloped
East	IR Industrial Research	Undeveloped, warehouse
West	R-7.5(A)	Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped with a single-family house. The site is generally surrounded by R-7.5(A) Single Family zoning immediately north and west, although the majority of the land in the R-7.5(A) district is undeveloped. To the north-northeast, an IR Industrial Research District with undeveloped land and a warehouse along E Kiest Boulevard. Adjacent to the site’s southeastern line is a large undeveloped MF-2(A) Multifamily District.

The applicant wishes to develop the site with single family housing and has requested an MF-2(A) Multifamily District due to the smaller minimum lot sizes for single family compared with a Single Family or Townhouse District.

The area of request is largely undeveloped; as such, the impact of either single family or multifamily development would be minimal. The adjacent MF-2(A) district provides compatibility with the proposed zoning. The exact number of dwelling units that could be developed is uncertain; while the minimum lot size for single family is 1,000 square feet, subdivision requirements at platting would likely limit the total buildable inventory. Applicant has indicated that four units would be built on the site. As such, staff finds that the request is compatible with the surrounding land uses.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) Single Family District and the requested MF-2(A) Multifamily District:

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential		Single family
Proposed: MF-2(A)	15' ¹	Single family: No side/rear Duplex: 5' side, 10' rear Multifamily: 10' side, 15' rear	No max density Single family: Min. lot area 1,000 sqft Duplex: Min. lot area 3,000 sqft Multifamily: 1,000 sqft studio; 1,400 sqft one bedroom; 1,800 sqft two bedroom	36' ²	60% residential 50% nonresidential		Multifamily

¹ Due to blockface continuity requirements, a 25-foot front yard setback would apply to this lot.

² Residential Proximity Slope (RPS) applies; portion over 26 feet in height cannot be located above RPS originating from adjacent single family.

Land Use Comparison

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

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

	Existing	Proposed
Use	R-7.5(A)	MF-2(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		
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
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS 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		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	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		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
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		
Home improvement center, lumber, brick or building materials sales yard		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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	
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	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		

	Existing	Proposed
Use	R-7.5(A)	MF-2(A)
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		
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		

Landscaping:

Landscaping and tree preservation must be provided in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in an MF-2(A) district is two spaces. The applicant would be required to comply with standard parking minimums at permitting.

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 within an “H” MVA area.

CPC Action

February 20, 2025

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the northeast line of Arrow Road, north of Southerland Avenue.

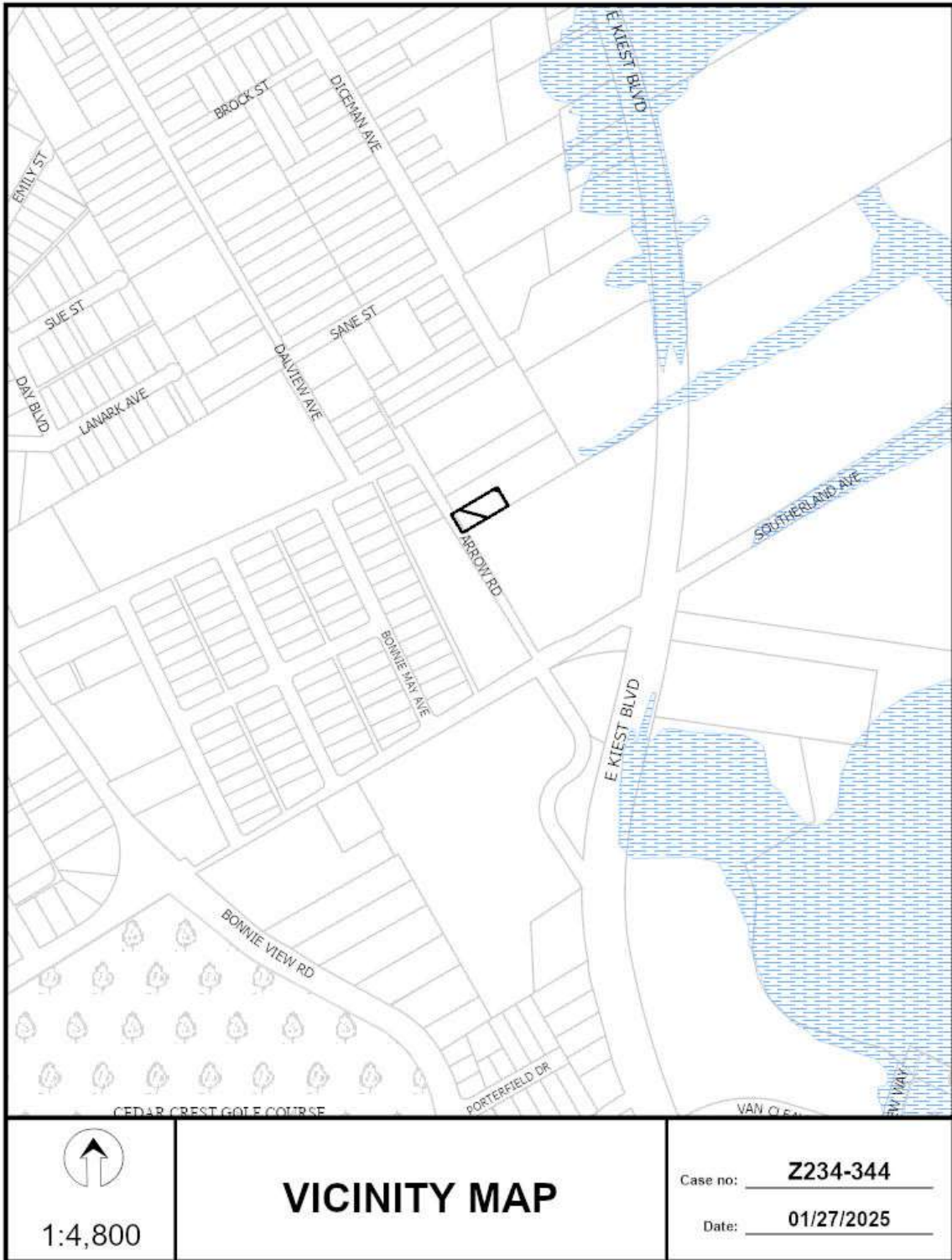
Maker: Herbert
Second: Rubin
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 7
Replies: For: 1 Against: 0

Speakers: None



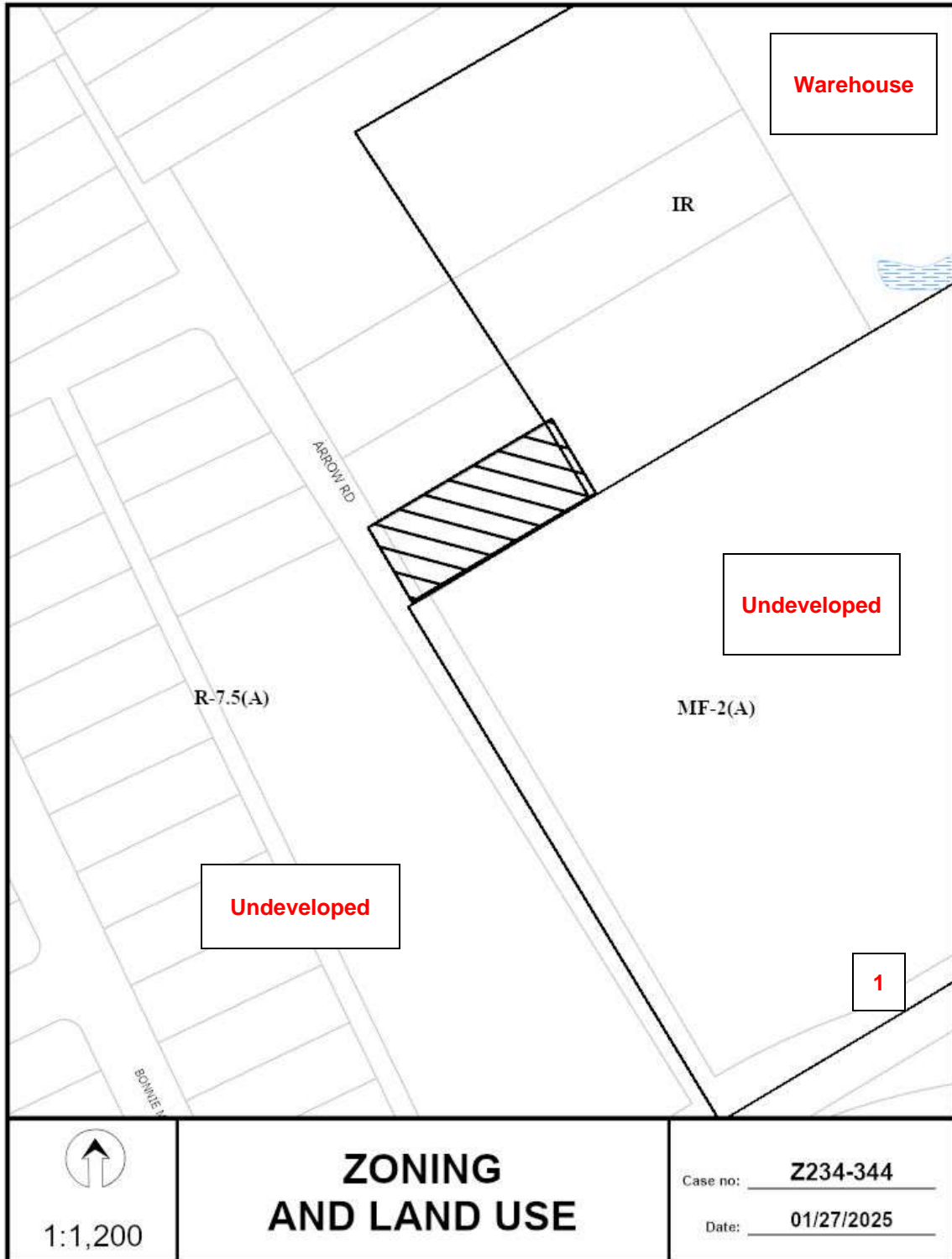
1:4,800

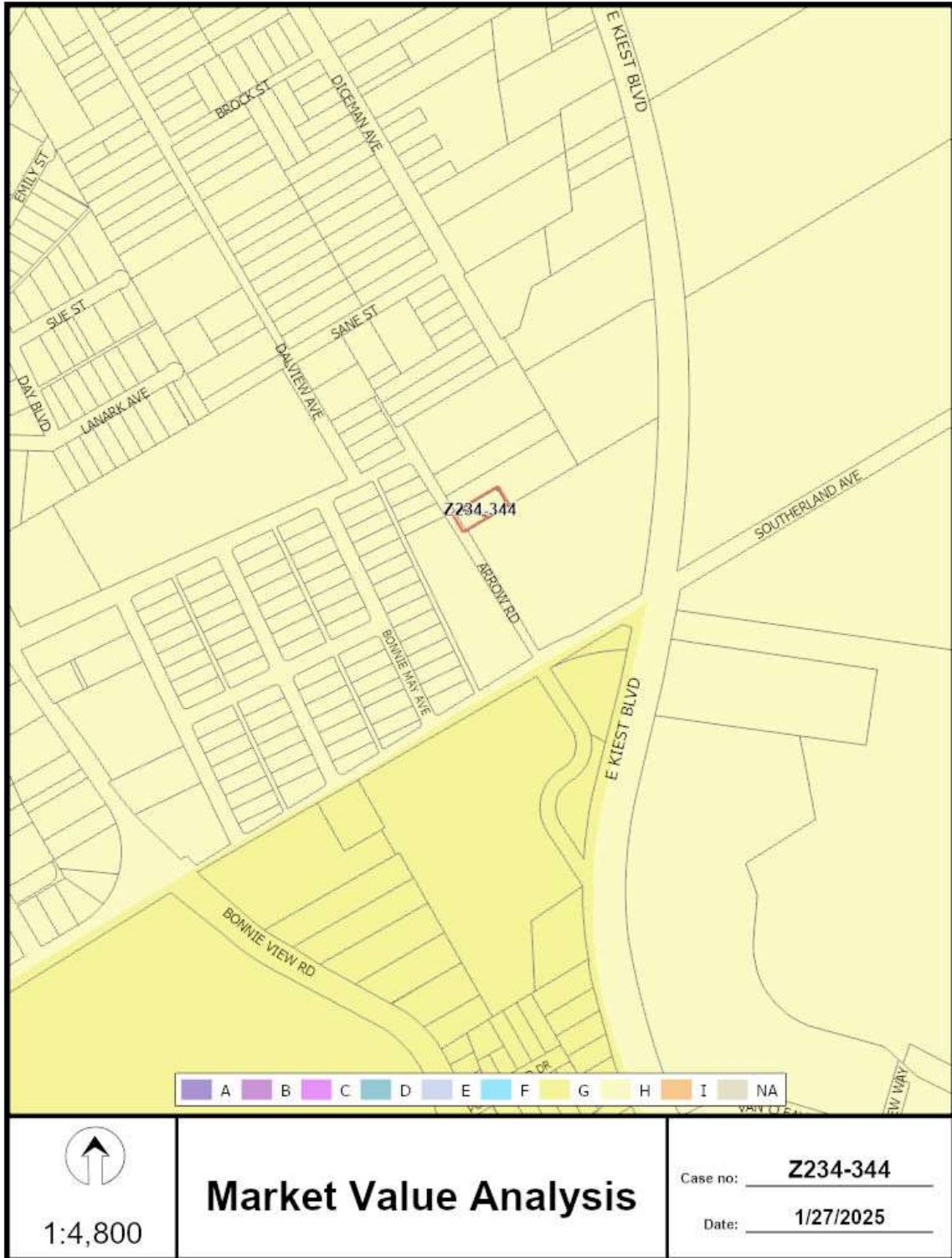
VICINITY MAP

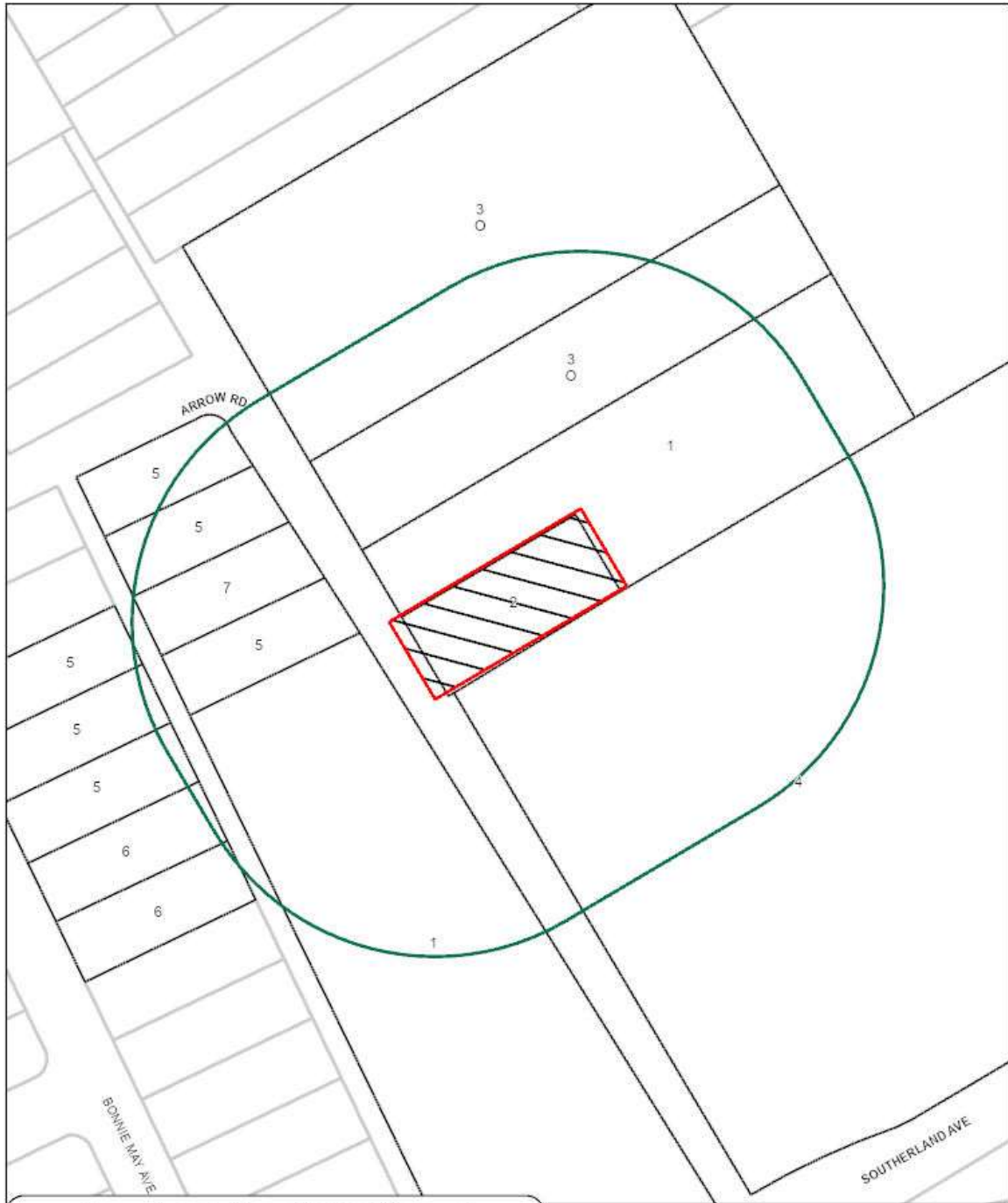
Case no: Z234-344

Date: 01/27/2025









7	Property Owners Notified (15 parcels)
1	Replies in Favor (2 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
2/20/2025	Date

Z234-344
CPC



1:1,200

02/19/2025

Reply List of Property Owners

Z234-344

7 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1610 ARROW RD	CITY TEMPLE COMMUNITY
	2	1614 ARROW RD	SANCHEZ VICTOR WALTER G &
O	3	1608 ARROW RD	SW REG CONFERENCE OF THE
	4	2621 SOUTHERLAND AVE	GH PARTNERS II LLC
	5	1608 BONNIE MAY AVE	CITY TEMPLE COMMUNITY
	6	16220 BONNIE MAY AVE	SOUTHWEST REGION CONF
	7	1609 ARROW RD	CITY TEMPLE COMMUNITY