

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2024

Planner: LeQuan Clinton

FILE NUMBER: Z234-236(LC) **DATE FILED:** May 14, 2024

LOCATION: North line of Garland Avenue between South Munger Boulevard and South Saint Mary Avenue.

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 7,405 square feet **CENSUS TRACT:** 48113002400

OWNER/APPLICANT: Hector Valdez

REQUEST: An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134.

SUMMARY: The purpose of the request is to allow development of a duplex.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: At the October 10, 2024 hearing, the City Plan Commission moved to hold the case under advisement to November 21 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned for single family use within PD. No. 134. The site is developed with an existing structure and driveway.
- The lot has frontage only on Garland Avenue.
- The applicant proposes to redevelop the property with a 3,500 square foot two story duplex at a height of 36 feet.
- To accomplish this, they request that the property be rezoned to the duplex use within Planned Development District No. 134 Subarea A.
- PD No. 134 accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The permitted uses within Subarea A include single family, duplex and uses permitted in the R-7.5 Single Family District.
- There have not been any changes to the case since the last meeting.

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 |
|-------------------------|--------------------------|-----------------------|
| Garland Avenue | Local Street | - |
| South Munger Boulevard | Community Collector (CC) | 80' |
| South Saint Mary Avenue | 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 or the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards. Although staff has no objection to the request, the following comments and feedback have been provided;

- Full engineering plans will be required at platting.
- A required dedication due at platting to match 28 ft of ROW measured from the centerline.

- Portion of the subject site is located in a FEMA designated zone. Applicant must coordinate in advance of any site plan design with Floodplain Management.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 1.1.2 Focus on Southern Sector development opportunities.

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

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.

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the city as a whole.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in

the Southern Sector.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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.

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.

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.

Action 5.1.1 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

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.

Active Area Plans

The 360 Plan:

The *360 Plan* was adopted by the City Council in December 2017 as a guide to future actions concerning land use and development regulations, transportation, economic development and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street. This plan outlines three transformative strategies suggested by City Council with an overall goal that focuses on a complete and connected city center for future growth and development throughout the city.

Although the area of request is just outside of the boundaries of the 360 Area Plan, staff finds it useful to provide information on the area plan as it is found to be pertinent to the immediate area. The request complies with, but not limited to, the following transformative strategies and their respective goals of the 360 Plan:

I. BUILD COMPLETE NEIGHBORHOODS

- Family-Friendly Housing
- Diversity in Price Point
- Diversity in Product Type

II. ADVANCE URBAN MOBILITY

- The 360 Plan Urban Mobility Principles
- Pedestrian District Connector

III. PROMOTE GREAT PLACEMAKING

- Activate The Public Realm

Land Use:

| | Zoning | Land Use |
|--------------|--|-----------------------|
| Site | PD 134 Subarea A, Single Family | Single family |
| North | PD 134 Subarea A, Single Family and others | single family, duplex |
| South | PD 134 Subarea A, Single Family and others | Single family, duplex |
| East | PD 134 Subarea A, Single Family and others | Single family |
| West | PD 134 Subarea A, Single Family and others | Single family |

Land Use Compatibility:

The area of request is currently developed with an existing single family home and driveway (approx. 7,405 square feet in total size), zoned Planned Development District No. 134. The site is generally surrounded by single family and duplex uses within Subarea A of PD No. 134. The area has mostly single family homes to the north, east and west of the site with duplexes to the south, as well as standard 7,500 square foot single family lots split to sizes around 3,500. The area is within walking distance to retail, churches, as well as schools within the Mount Auburn neighborhood. Staff finds the applicant's proposed multifamily development to be compatible with surrounding land uses.

The site lies within Planned Development District No. 134 Subarea A. This PD accomplishes zoning of sites through a land use map that designates specific parcels as being for single family or for duplex use, as well as other uses. The only uses permitted within Subarea A are single family and duplex uses and uses permitted in the R-7.5 Single Family District.

The character of the area is predominantly single family detached with a substantial number of duplexes as well. The standards for development follow that of the R-7.5 Single Family District, with a minimum front yard setback of 10' and other setback deviations, detailed in the table below. These standards apply to both duplexes and single family houses.

Staff supports the applicant's request of proposed rezoning to a duplex use and finds this to be appropriate for this area that would benefit from a well-designed project that includes good design standards and increases housing stock. Additionally, staff supports the request because it is in line with the long range planning goals and proposed fabric of land uses for this area, the character and existing development of the neighborhood, and will follow the existing development standards required by PD 134, rather than the standards of a D(A) Duplex District.

Development Standards

The following is a comparison of the development standards of the R-7.5 Single Family District, the PD. No. 134 single family and duplex standards, and for comparison, the D(A) Duplex District.

| District | Setback | | Density | Height | Lot Cvrgr. | Special Standards | Primary Uses |
|---|------------------|--|-----------------------------|--------|-----------------|--------------------|-----------------------|
| | Front | Side/Rear | | | | | |
| R-7.5 Single Family | 25' | 5' | Min. lot size is 7,500 sqft | 30' | 45% residential | Min. lot width 55' | Single family |
| Existing: PD 134 Single Family and Duplex | 10' ¹ | 5' | Min. lot size is 7,250 sqft | 30' | 45% residential | Min. lot width 50' | Single family, duplex |
| D(A) Duplex | 25' ² | Single family: 5' Duplex: 5' side, 10' rear | Min. lot size is 6,000 sqft | 36' | 60% residential | | Single family, duplex |

¹ Setbacks on interior lots are the same as, or between, setbacks of closest adjacent structures. Structure on vacant corner lot must conform to setback that is within 5% of setback of closest adjacent structure within same block.

² Would impose greater setback on properties in the future due to blockface continuity standards.

The proposed change does not alter any of the development standards of the existing zoning, and duplexes developed under this district would be subject to the same standards established in PD 134 Subarea A. Only the use would be change.

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 | PD 134 Single Family | PD 134 Duplex |
| 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 | PD 134 Single Family | PD 134 Duplex |
| 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 | S |
| Cemetery or mausoleum | S | S |
| Child-care facility | S | S |
| Church | • | • |
| College, university, or seminary | S | S |
| Community service center | S | S |
| Convalescent and nursing homes, hospice care, and related institutions | | |
| Convent or monastery | S | S |
| Foster home | S | 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 | PD 134 Single Family | PD 134 Duplex |
| Financial institution with drive-in window | | |
| Medical clinic or ambulatory surgical center | | |
| Office | | |
| RECREATION USES | | |
| Country club with private membership | S | S |
| 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 | PD 134 Single Family | PD 134 Duplex |
| 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 |
| 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 | PD 134 Single Family | PD 134 Duplex |
| 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 must be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to Chapter 51 of the Dallas Development Code, the off-street parking requirement for a duplex use is two parking spaces per dwelling unit. 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.

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List of Officers

Hector Valdez, Owner

Maribel Colon Espitia, Owner

EXISTING LAND USE MAP



Legend

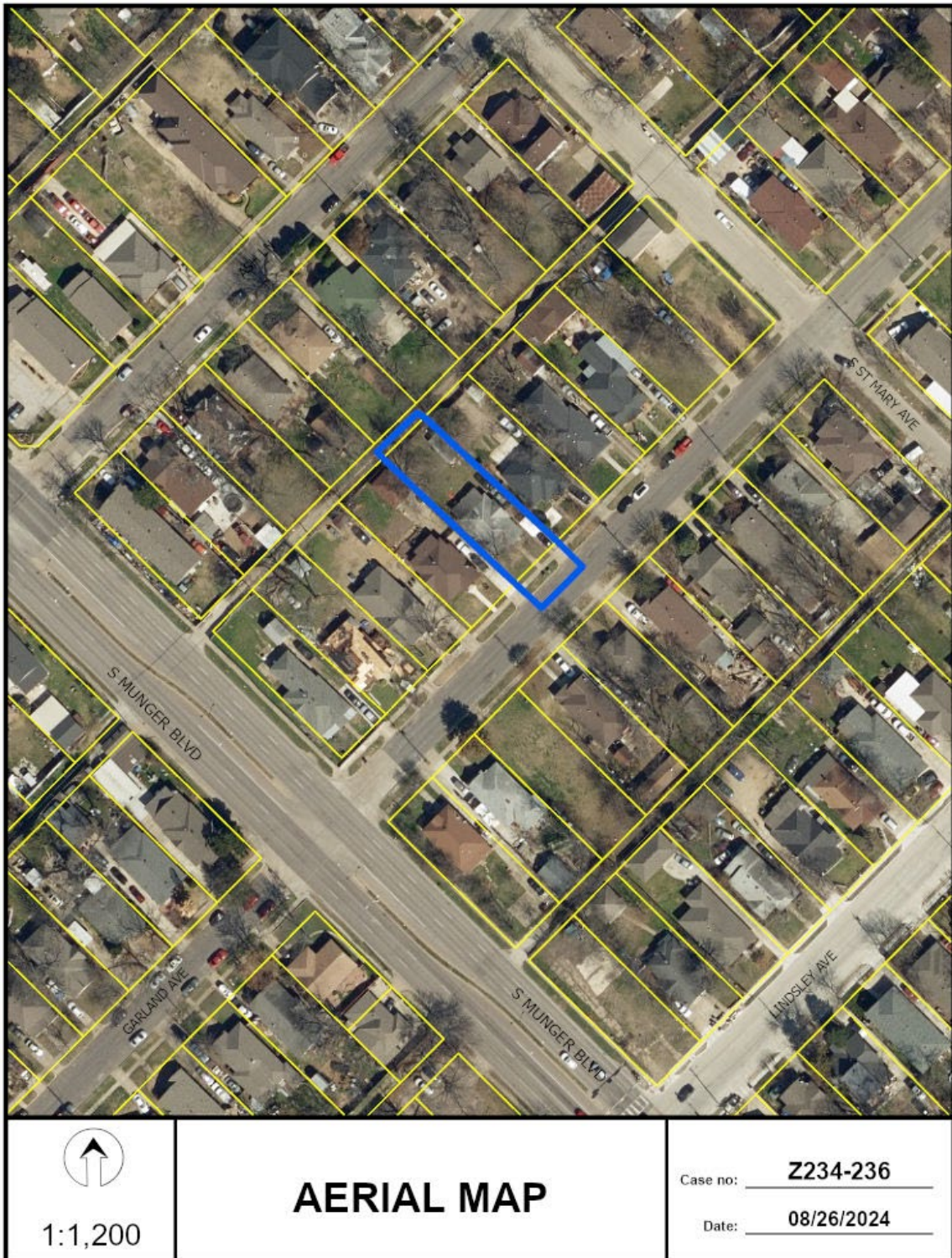
Mount Auburn Original Uses

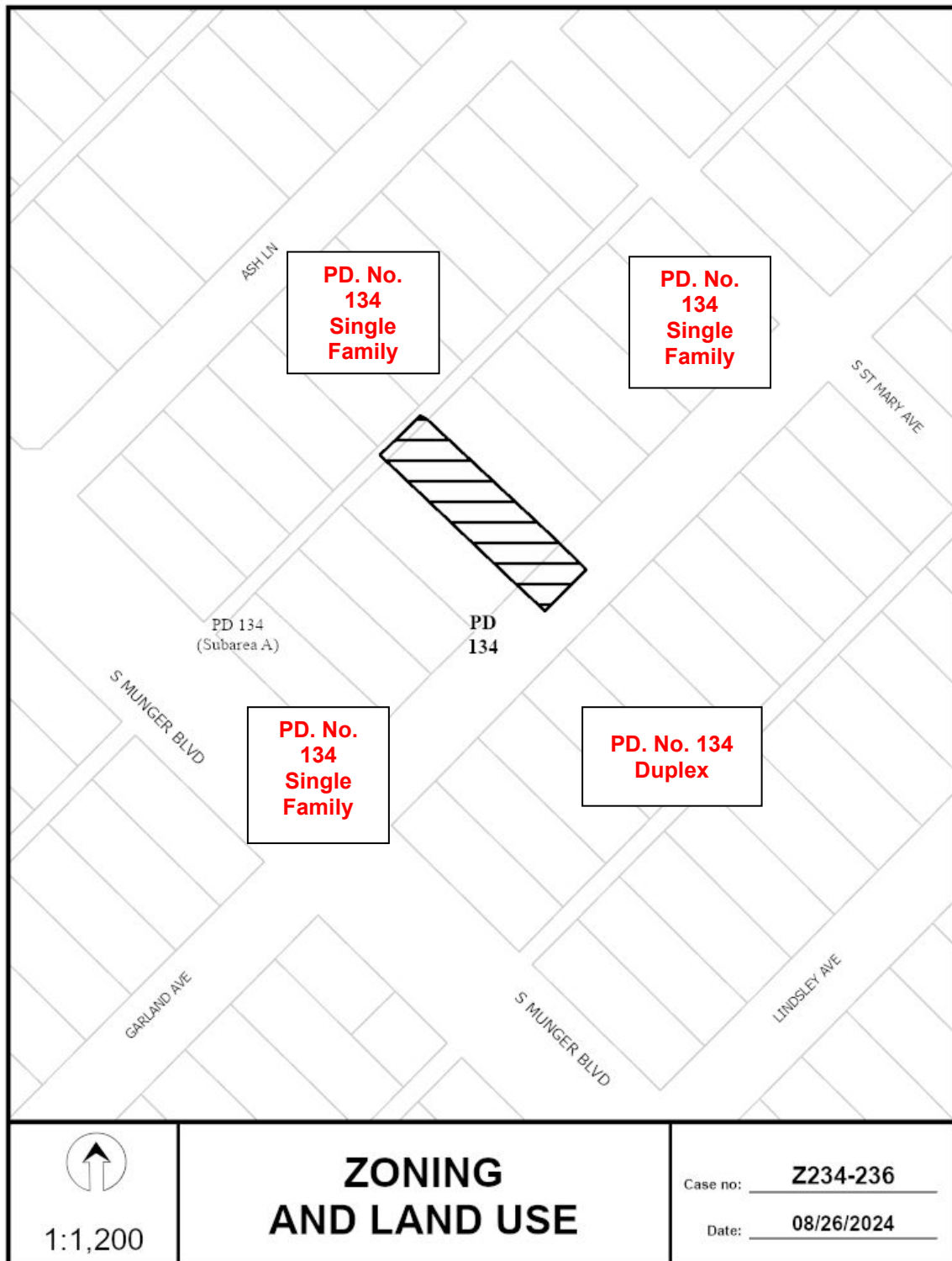
- Retail/Commercial
- Duplex
- Multi-Family
- Office
- Open Space
- Parking
- Public/Semi-Public
- Single Family
- Vacant Land

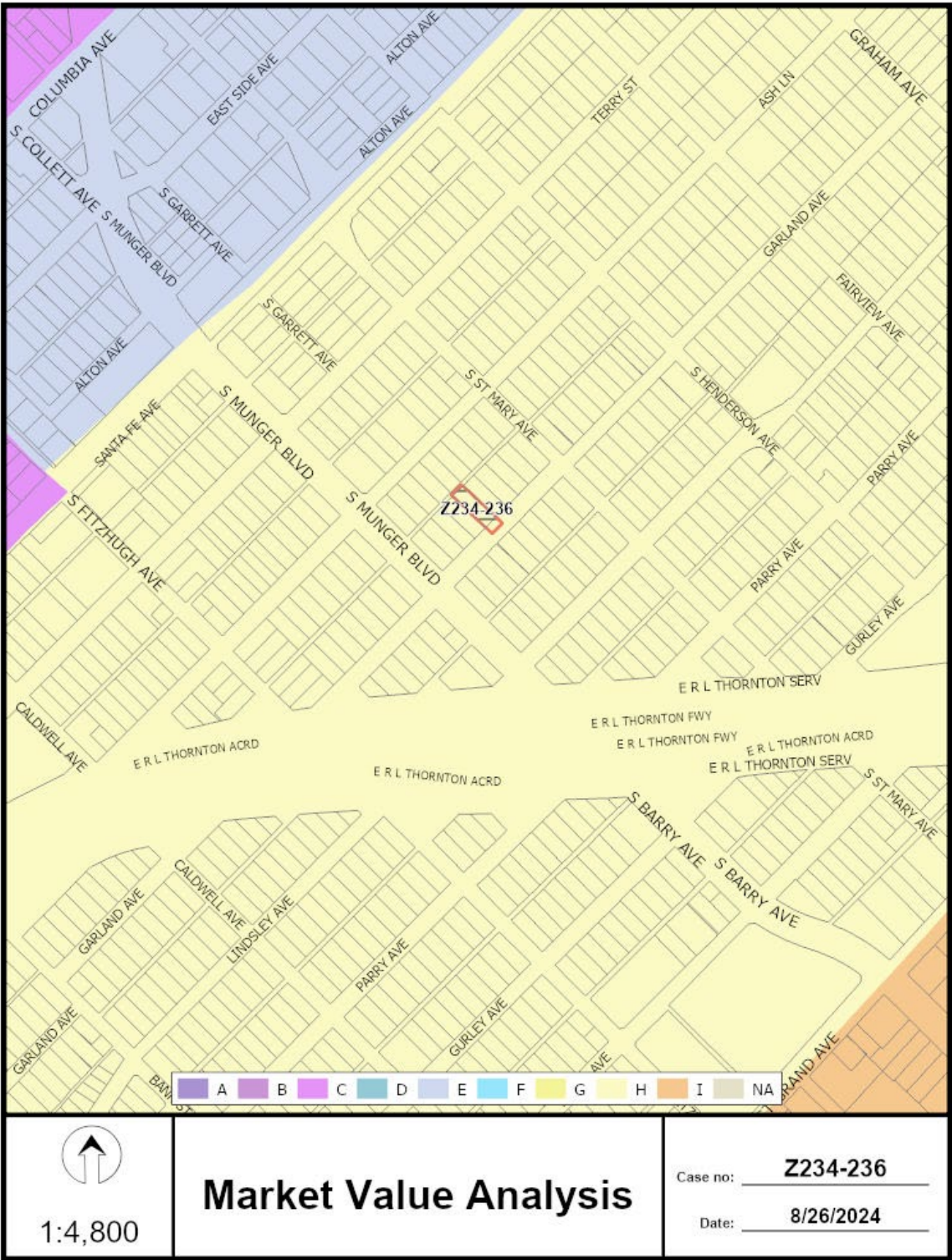
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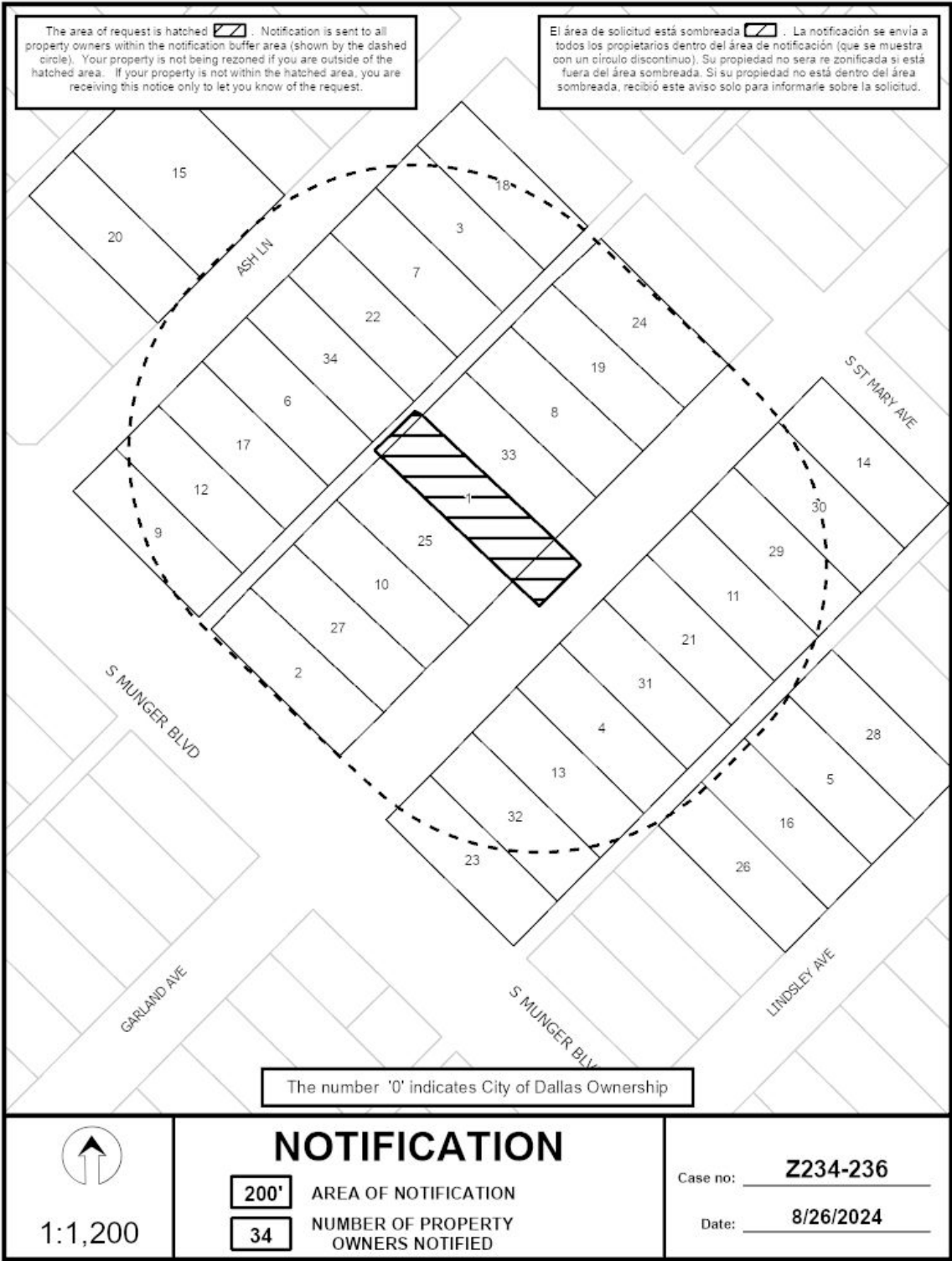


Z234-236(LC)









08/20/2024

Notification List of Property Owners***Z234-236******34 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------|
| 1 | 5023 GARLAND AVE | GURROLA HECTOR VALDEZ & |
| 2 | 5007 GARLAND AVE | NGUYEN ROSIE KIM |
| 3 | 5110 ASH LN | WILLIAMS TIFFANY |
| 4 | 5018 GARLAND AVE | DEAVILA JUAN & |
| 5 | 5103 LINDSLEY AVE | CUENCA SILVINA NOHEMI |
| 6 | 5018 ASH LN | MENDEZ JOSE A |
| 7 | 5106 ASH LN | RUIZ MAYOLO & ANGELINA |
| 8 | 5107 GARLAND AVE | CASAS ROSALINDA |
| 9 | 5006 ASH LN | MENDEZ JOSE A & |
| 10 | 5015 GARLAND AVE | DAVILA PAUL DAVID |
| 11 | 5106 GARLAND AVE | RIVERA JOSE ANGEL |
| 12 | 5010 ASH LN | DELACRUZ EDITH A |
| 13 | 5014 GARLAND AVE | SAFE CAPITAL INVESTMENTS LLC |
| 14 | 5118 GARLAND AVE | VALDEZ HECTOR & |
| 15 | 5101 ASH LN | Taxpayer at |
| 16 | 5021 LINDSLEY AVE | ZAMBRANO MARIA & |
| 17 | 5014 ASH LN | HILTON HEAD FINANCE LLC |
| 18 | 5114 ASH LN | WILLIAMS ROSCOE & SHIRLEY |
| 19 | 5111 GARLAND AVE | URIETA EXALTACION & |
| 20 | 5019 ASH LN | CHAVEZ EDUARDO |
| 21 | 5100 GARLAND AVE | MENDEZ NICOLAS |
| 22 | 5102 ASH LN | RODRIQUEZ JUANA EST OF |
| 23 | 5004 GARLAND AVE | NOVELLA INTERNATIONAL LLC |
| 24 | 5115 GARLAND AVE | DURAN JAVIER & VERONICA C |
| 25 | 5019 GARLAND AVE | MEZA JUAN & SANDRA |
| 26 | 5019 LINDSLEY AVE | NAVARRO HECTOR Q |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------|
| 27 | 5011 GARLAND AVE | LUNA TONISLADO |
| 28 | 5107 LINDSLEY AVE | SALDANA JUDY & |
| 29 | 5110 GARLAND AVE | Taxpayer at |
| 30 | 5114 GARLAND AVE | GARCIA JORGE V |
| 31 | 5022 GARLAND AVE | WILLIAMS TIFFANY J |
| 32 | 5010 GARLAND AVE | TIRADO MARIA CARMEN |
| 33 | 5103 GARLAND AVE | SUAREZ LUCIA VIANEY |
| 34 | 5022 ASH LN | WILLIAMS TIFFANY |