

Z234-171(MB)

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 28, 2024

ACM: Robin Bentley

FILE NUMBER: Z234-171(MB)

DATE FILED: February 14, 2024

LOCATION: South line of Samuell Boulevard, east of Winfield Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 4.31 acres

CENSUS TRACT: 48113001202

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: 1742 Samuell LP

APPLICANT: Generation Housing Partners, LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District.

SUMMARY: The purpose of the request is to allow development of multifamily housing.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned an RR Regional Retail District. The property is currently developed with a mix of retail uses, including an auto service center, general merchandise and food store 3,500 square feet or less, commercial amusement (inside), and a paraphernalia shop.
- The lots have frontage on Samuell Boulevard, Boone Avenue, Merrifield Avenue, and Winfield Street.
- The applicant proposes to develop this property with multifamily.
- To accomplish this, they request an MF-2(A) Multifamily District.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Samuell Boulevard	Minor Arterial	-
Boone Avenue	Local Street	-
Merrifield Avenue	Local Street	-
Winfield Street	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 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 1.1.7 Ensure appropriately located capacity to achieve growth targets.

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.

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 6 Enhance Rental Housing Options

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

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

Land Use:

	Zoning	Land Use
Site	RR Regional Retail	Auto service center, GMFS < 3,500 sf, commercial amusement (inside), paraphernalia shop
North	R-7.5(A) with SUP No. 224	Golf course
South	R-7.5(A)	Single family
East	RR Regional Retail	Liquor store
West	RR Regional Retail	Restaurant w/o drive-in service, hotel

Land Use Compatibility:

The area of request is currently developed with a variety of retail and personal service uses. The site is bordered by R-7.5(A) Single Family to the north and south across IH 30, and RR Regional Retail to the east and west. To the north is Tenison Park, and to the east across the railroad tracks is additional retail. To the west, there is a hotel and a restaurant.

Residential proximity slope (RPS) requirements are applied to the property by the R-7.5(A) Single Family Districts to the north and south. However, the property to the north of the site is public property, which would not trigger RPS. The nearest properties to the south are approximately 500 feet away, creating a proximity slope greater than the maximum height allowed in the proposed MF-2(A) Multifamily District.

The site is currently zoned an RR Regional Retail District. The applicant proposes an MF-2(A) Multifamily District which would allow for the development of multifamily housing, which is prohibited under the existing RR district.

Staff finds that the requested district and proposed development are compatible with the surrounding uses. The MF-2(A) district is a medium density district, compatible with both retail areas and residential areas. The default maximum height of 36 feet is lower than the 70 feet allowed by the existing RR district. Mixed income housing development bonuses (MIHDB) may allow additional height, up to 85 feet, depending on the percentage of mixed income units provided.

Development Standards

Following is a comparison of the development standards of the current RR Regional Retail District and the proposed MF-2(A) Multifamily District. It should be noted that the MF-2(A) District contains development bonuses available for projects that provide mixed income units under the Mixed Income Housing Development Bonus (MIHDB) program.

District	Setback		DU Density / Lot Size / FAR	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: RR	15'	No minimum	FAR: 0.5 office uses 1.5 all uses combined	70'	80%	Residential proximity slope ²	Regional-serving retail, not in areas of low density residential
Proposed: MF-2(A)	15'	Multifamily: 10' side, 15' rear ¹	No max DU density Multifamily: 1,000 sf no separate bedroom, 1,400 sf one bedroom, 1,800 sf two bedrooms, +200 sf each additional bedroom	36 feet With provision of MIH ³ : 51 feet / 66 feet / 85 feet	60% res, 25% nonres With provision of MIH ⁴ : 80% / 85% residential	Residential proximity slope ²	Multifamily

¹ 10' rear yard allowed when backed upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

² If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district.

³ MIHDB height bonuses as follows:

- 51 feet: 5% of units at income band 2 (61-80% Area Median Family Income) based on current "F" MVA area.
- 66 feet: 10% of units at income band 2.
- 85 feet: 10% of units at income band 2 AND 5% of units at income band 1 (81-100% Area Median Family Income).

⁴ MIHDB lot coverage bonuses as follows:

- 80% lot coverage: 5% OR 10% of units at income band 2 (61-80% Area Median Family Income) based on current "F" MVA area.
- 85% lot coverage: 10% of units at income band 2 AND 5% of units at income band 1 (81-100% Area Median Family Income).

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	RR	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
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	S	
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	R	
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	RR	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
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house	S	
Hospital	R	S
Library, art gallery, or museum	•	S
Open-enrollment charter school or private school	R	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Hotel or motel	★	
Extended stay hotel or motel	S	
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	S	
Financial institution without drive-in window	•	

	Existing	Proposed
Use	RR	MF-2(A)
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		
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs	S	
Auto service center	R	
Alcoholic beverage establishment	S	
Business school	•	
Car wash	R	
Commercial amusement (inside)	★	
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	•	

	Existing	Proposed
Use	RR	MF-2(A)
General merchandise or food store 100,000 square feet or more	•	
Home improvement center, lumber, brick or building materials sales yard	R	
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	S	
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	R	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal	D	
Heliport	S	
Helistop	S	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	★	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	★	★

	Existing	Proposed
Use	RR	MF-2(A)
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		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code Division 51A-4.200, the standard off-street parking requirement for multifamily use 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.

If a mixed income housing development bonus (MIHDB) is attained, the lesser of one-half space per dwelling unit or the minimum parking spaces as defined in the standard above is required as a minimum; developers are free to provision parking beyond the requirements. Additionally, under MIHDB, 15% of required parking must be available for guest parking.

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 “F” MVA area.

CPC Action

July 11, 2024

Motion: It was moved to recommend **approval** of an application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the south line of Samuell Boulevard, east of Winfield Street.

Maker: Chernock
Second: Housewright
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Forsyth* Herbert, Shidid,
Carpenter, Blair, Housewright, Eppler, Haqq,
Hall, Kingston, Rubin

Against: 0
Absent: 2 - Wheeler-Reagan, Sleeper
Vacancy: 0

*out of the room, shown voting in favor

Notices:	Area: 300	Mailed: 23
Replies:	For: 2	Against: 0

Speakers: For: None

For(Did not speak): Mary R. Buenrostro, 503 Grandview Ave., Dallas, TX 75223
John Stockton, 1138 E. FM 922, Valley View 76272
Beverly Boykin, 2420 El Cerrito Dr., Dallas, TX 75228
Joe Griffis, 5816 Canterview Cir., Dallas, TX 75228
Tricia Johnson, 1524 N. Buckner, Dallas, TX 75218
Paul Witthoeft, 503 Grandview Ave., Dallas, TX 75223
Kam De Leon, 3766 Samuell Blvd., Dallas, TX 75228
Against: None

List of Officers

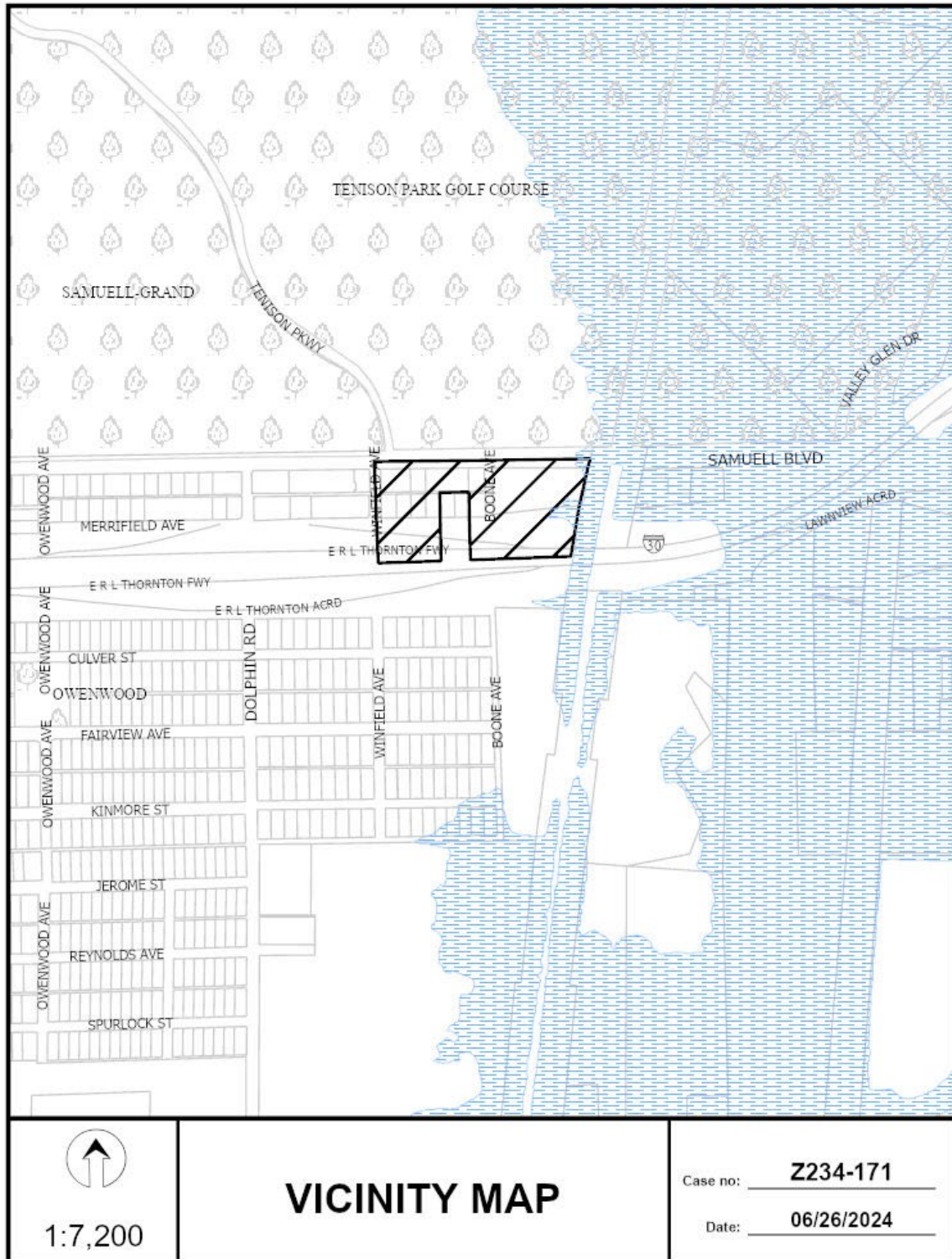
1742 Samuel LP

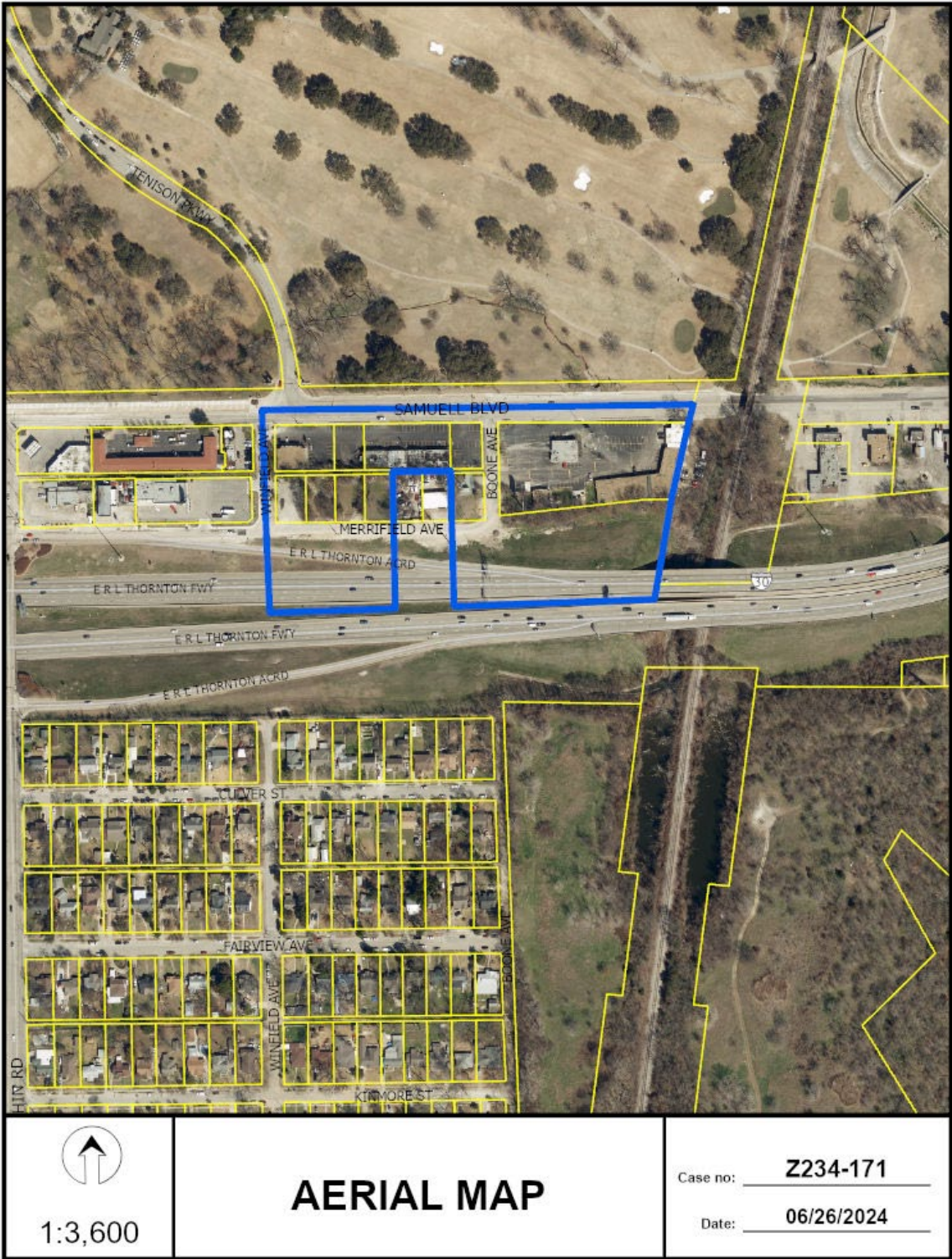
Patricia Johnson, Main Partner

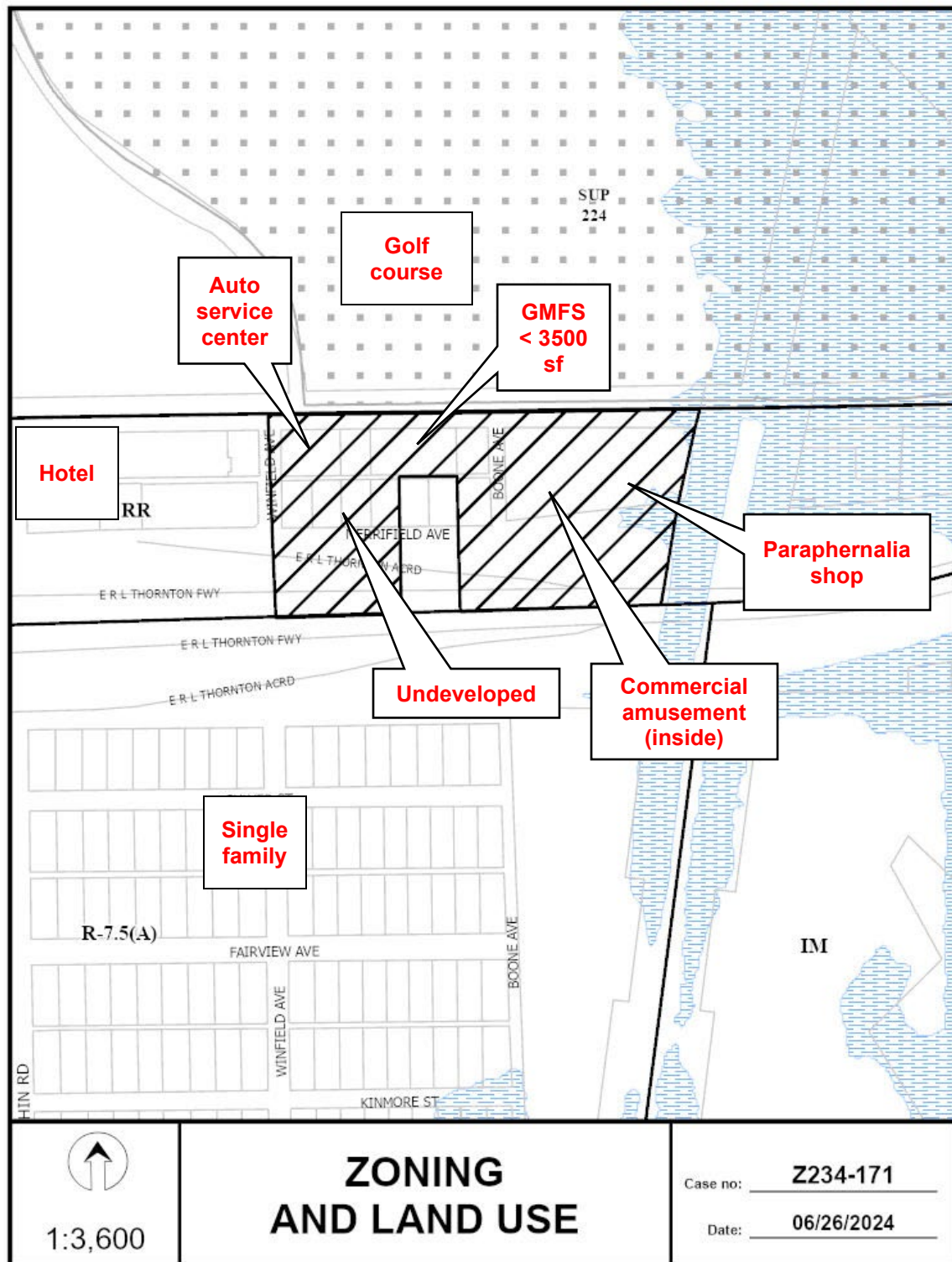
GENERATION HOUSING, LLC

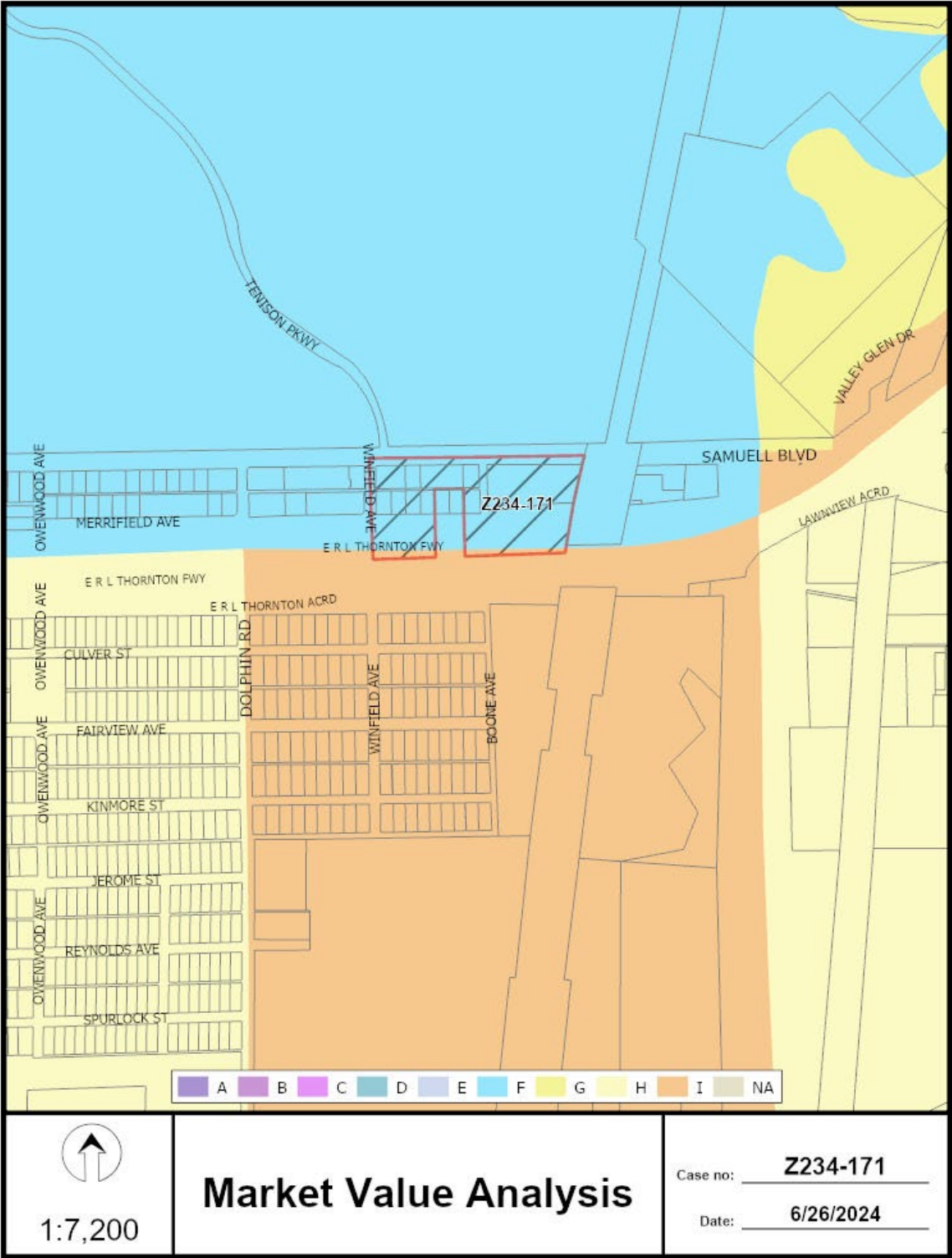
Adrian Iglesias, Principal

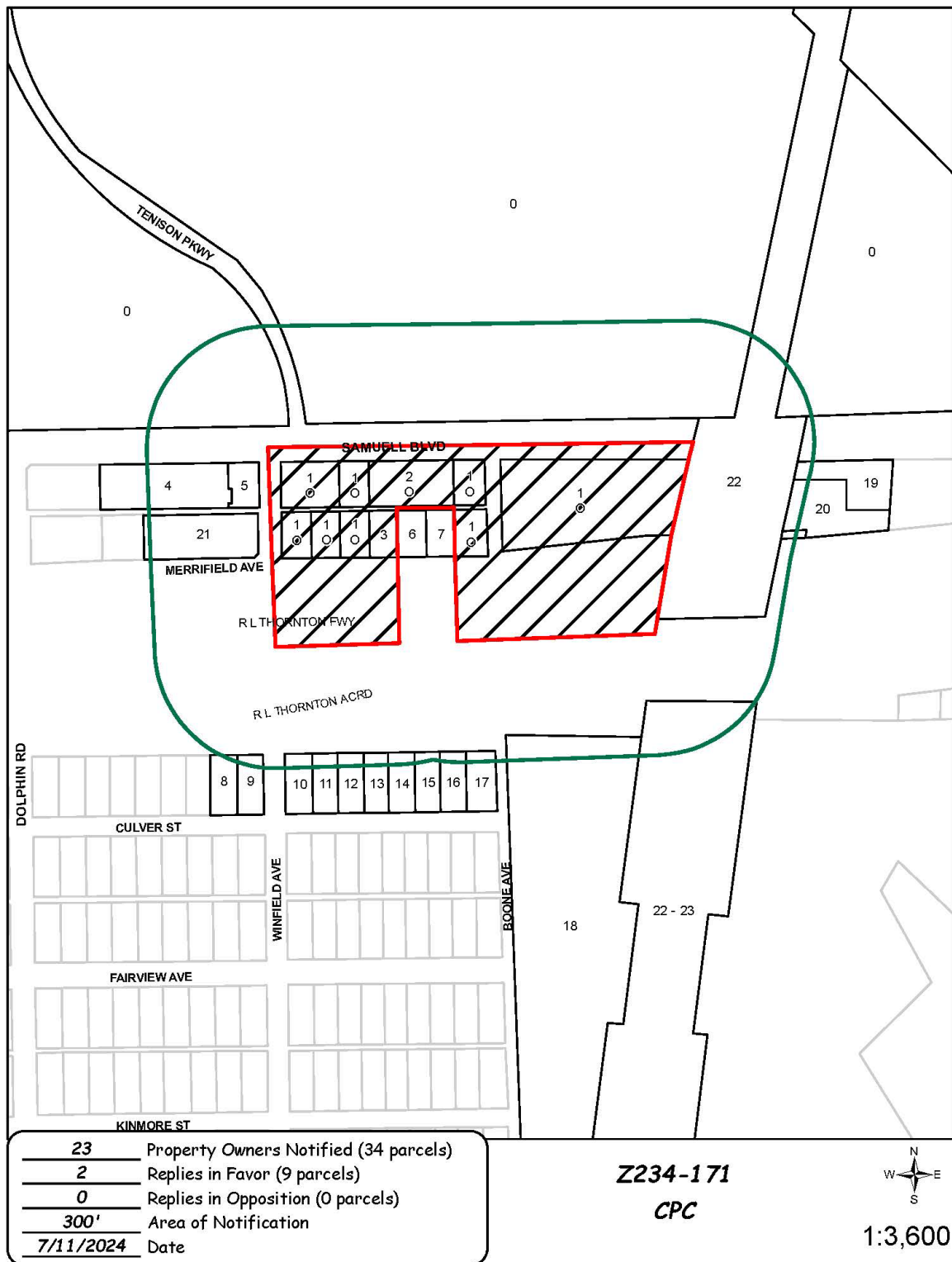
Chris Applequist, Principal











07/10/2024

Reply List of Property Owners***Z234-171******23 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	3504 SAMUELL BLVD	1742 SAMUELL LP
O	2	3526 SAMUELL BLVD	1742 SAMUELL LP
	3	3519 MERRIFIELD AVE	JOHNSON EARL V II
	4	3422 SAMUELL BLVD	ONE TENNISON PARK LLC
	5	3438 SAMUELL BLVD	ZAGALA MARCIANO &
	6	3523 MERRIFIELD AVE	TWENTY FOUR HUNDRED I 30
	7	3533 MERRIFIELD AVE	PAC KING MANOR LLC
	8	3439 CULVER ST	HERNANDEZ JESUS &
	9	3443 CULVER ST	CASTANEDA KRISTLE JANELL &
	10	3503 CULVER ST	TAYLOR CHARLES JR
	11	3507 CULVER ST	REBOLLAR ANTIONIO RODRIGUEZ &
	12	3511 CULVER ST	KEIHANI SUROUSH
	13	3519 CULVER ST	ARAMBURO VICTOR M
	14	3523 CULVER ST	HERNANDEZ JOSE LUIS &
	15	3527 CULVER ST	ROSAS ELIZABETH J & SALVADOR
	16	3535 CULVER ST	DARTHARD DELOIS EST OF
	17	3539 CULVER ST	AGUILAR MARIA & ETAL
	18	6420 E R L THORNTON FWY	GANJI ALI S
	19	3708 SAMUELL BLVD	Taxpayer at
	20	3710 SAMUELL BLVD	MIRELES ARTURO
	21	3425 MERRIFIELD AVE	REGIO HOLDINGS LLC
	22	401 S BUCKNER BLVD	DART
	23	401 S BUCKNER BLVD	DART