

FILE NUMBER: Z234-252(LC) **DATE FILED:** May 31, 2024
LOCATION: Northwest line of East 9th Street between Stellariga Place and North Denver Street
COUNCIL DISTRICT: 1
SIZE OF REQUEST: 5,227 square feet **CENSUS TRACT:** 48113004800

REPRESENTATIVE: Pepe Perea
OWNER/APPLICANT: Diana Perea [Sole Owner]
REQUEST: An application for an MF-1(A) Multifamily District on property zoned an RR Regional 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 RR Regional Retail District with undeveloped land (approx. 5,227 square feet total in size).
- Geographically located in Southwest Dallas, approx. 3 miles from downtown, under the Greater North Oak Cliff Demolition Delay Overlay.
- This lot has frontage only on East 9th street.
- The purpose of the request is to rezone and build a 28', two-story single family home.
- To accomplish this, the applicant is requesting a general zoning change to an MF-1(A) Multifamily District.
- Staff recommends approval of the request.

Zoning History:

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

1. **Z212-314:** On Wednesday, February 22, 2023, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an RR Regional Retail District, located on the northwest corner of East 9th Street and Lansing Street.
2. **Z234-167:** On August 14, 2024, City Council approved an application for an amendment to Planned Development District No. 1098, located on the northwest corner of East 9th Street and Lansing Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|-----------------------------|--------------|------------------------------|
| Stellariga Place | Local Street | -- |
| East 9 th Street | Local Street | -- |
| North Denver Street | 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.

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.

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.

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.

The request complies with, but not limited to, the following transformative strategies and their respective goals of the 360 Plan:

I. BUILD COMPLETE NEIGHBRHOODS

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

Land Use:

| | Zoning | Land Use |
|--------------|---|-----------------|
| Site | RR | Undeveloped |
| North | RR, MF-2(A) | Single family |
| South | RR, MF-2(A) | Single family |
| East | MF-2(A) with deed restrictions [Z067-180] | Single family |
| West | RR, MF-2(A) | Single family |

Land Use Compatibility:

The area of request is currently zoned an RR Regional Retail District with undeveloped land (approx. 5,227 square feet in total size), located on the Northwest side of East 9th Street between Stellariga Place and North Denver Avenue.

Surrounding the property in all directions are single family uses under RR and MF-2(A) zoning. Staff finds the applicant’s requested zoning change to an MF-1(A) Multifamily District to allow a single family use 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 RR Regional Retail District and the proposed MF-1(A) Multifamily District.

| District | Setback | | Density | Height | Lot Cvrg | Special Standards | Primary Uses |
|-------------------|---------|--|--|------------------|----------|---|------------------------------------|
| | Front | Side/Rear | | | | | |
| Existing: RR | 15' | 20' adj to res Other: No min | 1.5 FAR overall 0.5 office | 70' 5 stories | 80% | Proximity Slope U-form Setback Visual Intrusion | Retail & Personal Service, office |
| Proposed: MF-1(A) | 15' | SF: None Duplex: 5'/10' Other: 10'/15' | SF/Duplex: Min lot 3,000 sf MF: 1,000 sf – E 1,400 sf – 1BR 1,800 sf – 2BR +200 sf each addtl BR | 36' | 60% | Proximity Slope | Multifamily, duplex, single family |

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 |
|---|----------|----------|
| | RR | MF-1(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 | • | |

| Use | RR | MF-1(A) |
|--|----|---------|
| 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 | 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) | | |
| 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 | | |
| Cemetery or mausoleum | S | S |
| Child-care facility | • | • |
| Church | • | • |
| College, university, or seminary | • | S |
| Community service center | • | S |
| Convalescent and nursing homes, hospice care, and related institutions | | R |
| Convent or monastery | • | • |
| Foster home | | • |
| Halfway house | S | |
| Hospital | R | S |

| Use | RR | MF-1(A) |
|--|---------|---------|
| 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 | S | |
| Hotel or motel | R, S, ★ | |
| Lodging or boarding house | • | |
| Overnight general purpose shelter | ★ | |
| Short-term rental lodging | | • |
| MISCELLANOUS 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 | ★ | |
| Ambulance service | R | |
| Animal shelter or clinic without outside runs | R | |
| Animal shelter or clinic with outside runs | S | |

| Use | RR | MF-1(A) |
|---|----|---------|
| Auto service center | R | |
| Business school | • | |
| Car wash | R | |
| 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 | • | |
| 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 | |

| Use | RR | MF-1(A) |
|--|---------|---------|
| 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 | 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 | | |
| Trade center | | |
| Vehicle storage lot | | |
| Warehouse | | |

| Accessory Use | RR | MF-1(A) |
|--------------------------------------|----|---------|
| Community center (private) | | |
| Day home | | |
| Game court (private) | | |
| General waste incinerator | | |
| Helistop | S | S |
| Home occupation | | |
| Medical/infectious waste incinerator | S | 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.

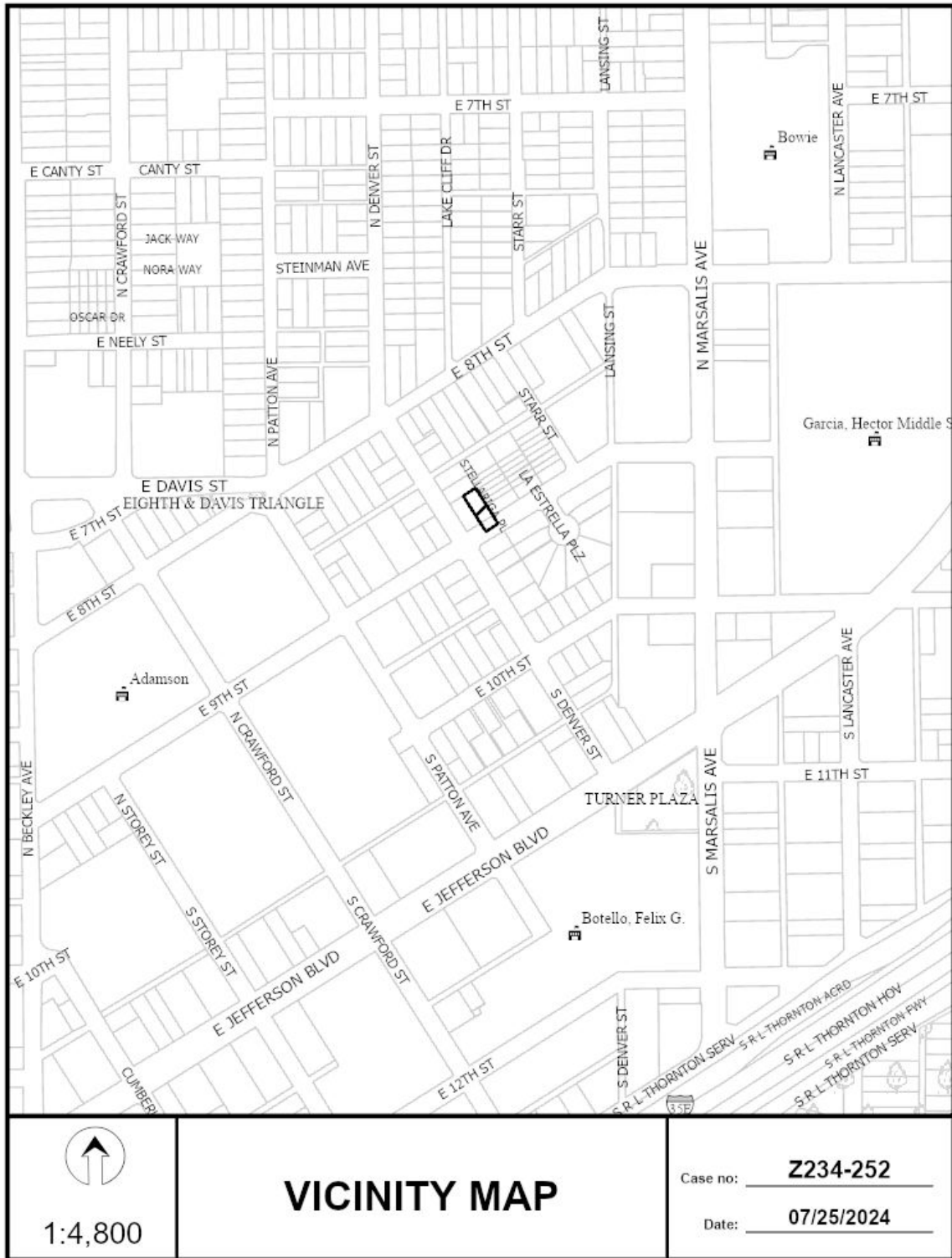
Parking:

Under the requested MF-1(A) Multifamily District, the applicant proposes a single family home. Pursuant to the Dallas Development Code, the off-street parking requirement for a single family use within an MF-1(A) Multifamily District is two spaces.

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-1(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 an “F” MVA area. To the north of the site are “E” and “F” MVA areas. To the south, east and west of the site is only the “F” MVA area.



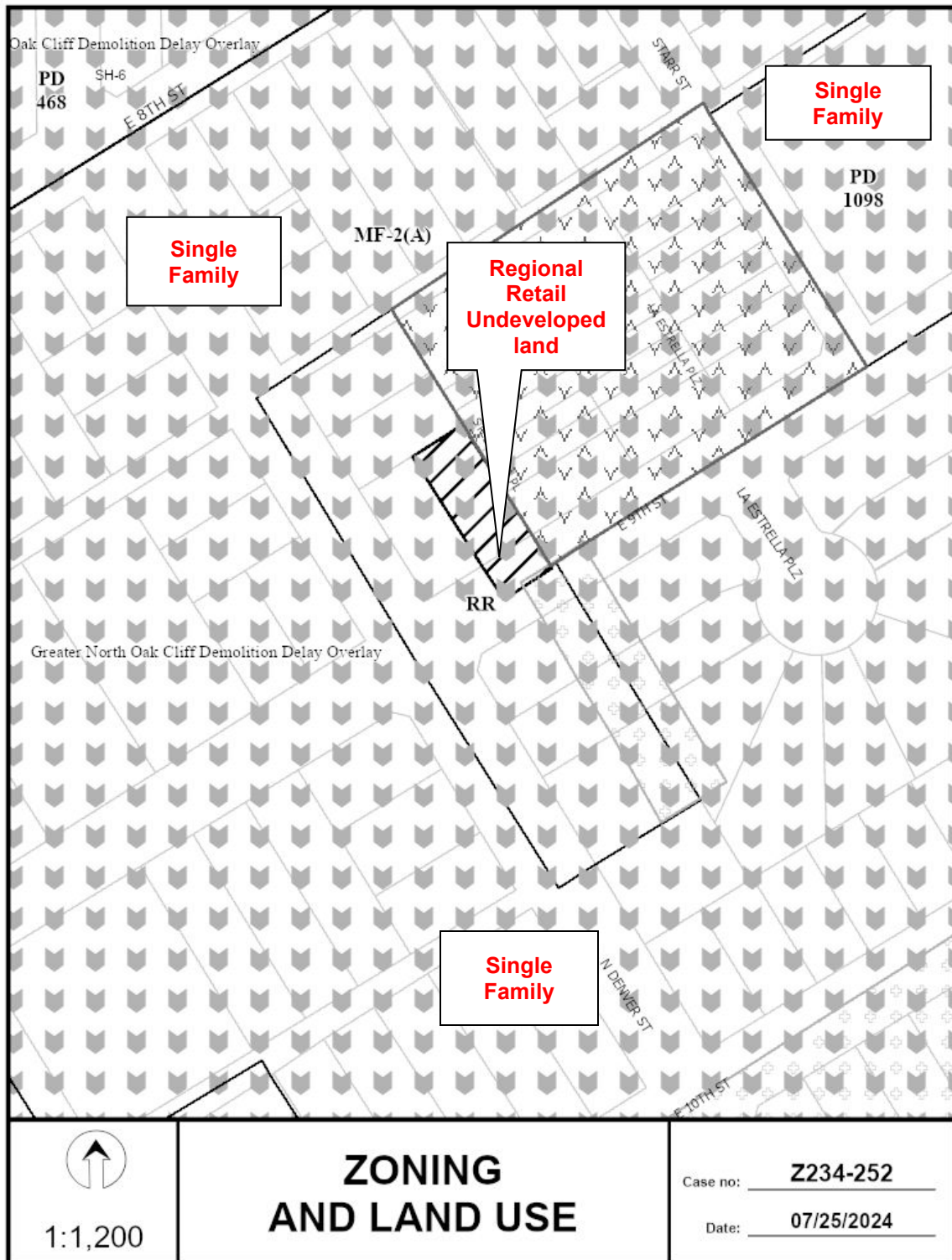


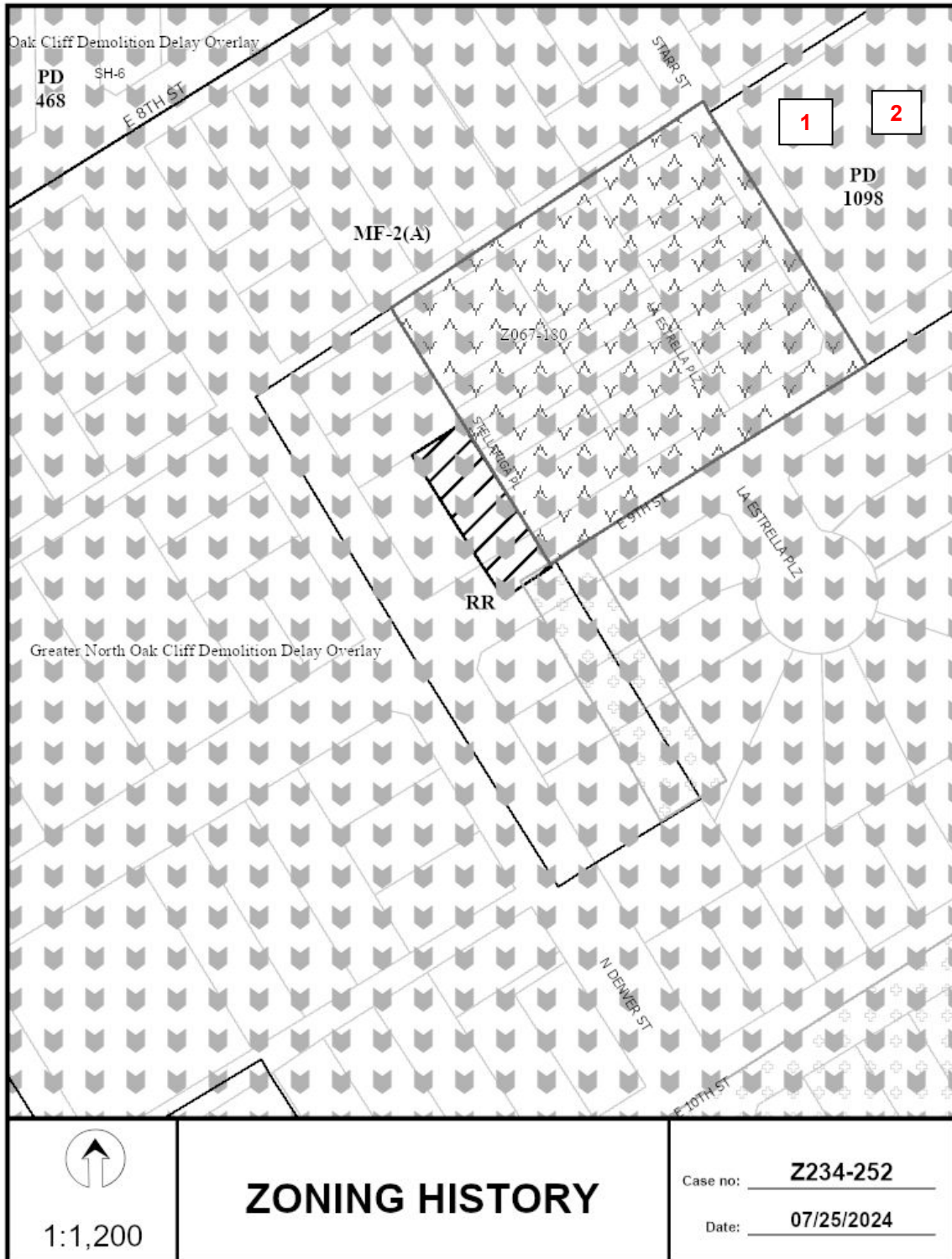
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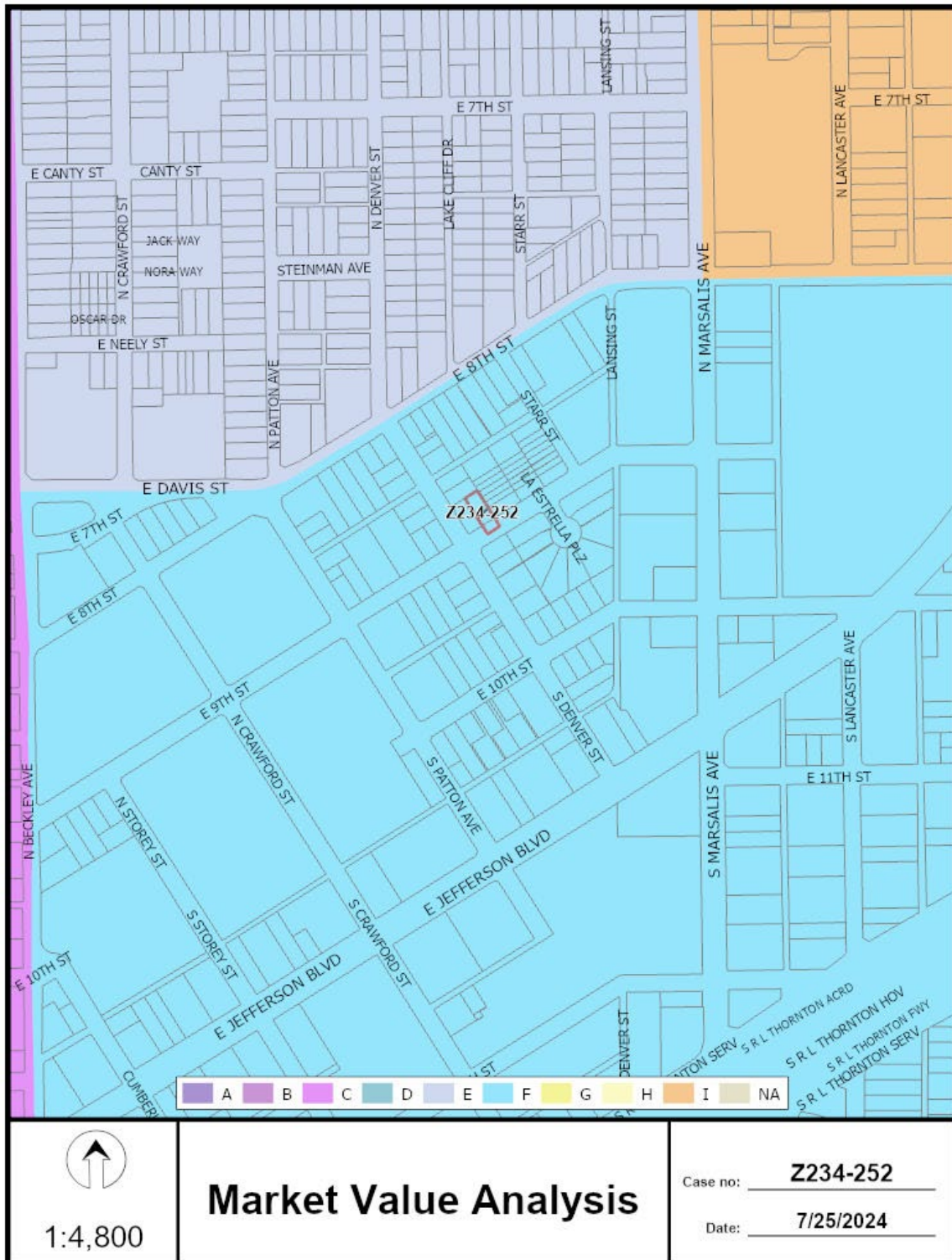
AERIAL MAP

Case no: Z234-252

Date: 07/25/2024









07/25/2024

Notification List of Property Owners***Z234-252******45 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 505 E 9TH ST | PEREA DIANA ELENA |
| 2 | 220 DENVER ST | MONROY MARINA |
| 3 | 216 DENVER ST | DEFLORES DAMIANA JAMAICA |
| 4 | 412 E 8TH ST | MARTINEZ NOEMI |
| 5 | 408 E 8TH ST | ORTEGA ELENA |
| 6 | 212 DENVER ST | RANGEL MANUEL |
| 7 | 210 N DENVER ST | MORALES JESUS CHAVARRIA & |
| 8 | 501 E 9TH ST | MONTEMAYOR SANJUANA F |
| 9 | 217 DENVER ST | CISNEROS SOCORRO LOPEZ |
| 10 | 209 DENVER ST | VENEGAS ENRIQUETA V |
| 11 | 427 E 9TH ST | HERNANDEZ MICHAEL |
| 12 | 425 E 9TH ST | HERNANDEZ FRANCISCO JIMENEZ & |
| 13 | 213 DENVER ST | PATINO ANTONIO & |
| 14 | 119 DENVER ST | JENSEN RYAN A |
| 15 | 418 E 8TH ST | NEAL PATRICIA |
| 16 | 422 E 8TH ST | ARHAM OPPORTUNITY INVESTMENTS |
| 17 | 213 STARR ST | STARTZMAN JEREMY BROCK & |
| 18 | 211 STARR ST | CLYMER CHRISTOPHER |
| 19 | 209 STARR ST | RICO OSCAR ANTONIO COMPEAN |
| 20 | 207 STARR ST | RISNER PAUL MICHAEL |
| 21 | 205 STARR ST | TRACZYK RUDY J III |
| 22 | 203 STARR ST | BAKER CHRISTOPHER B |
| 23 | 201 STARR ST | MACDONALD ANGELA MECHELLE |
| 24 | 213 LA ESTRELLA PLZ | RICO NATALIE PIEDAD |
| 25 | 211 LA ESTRELLA PLZ | WARREN JAHNISHA |
| 26 | 209 LA ESTRELLA PLZ | GARRETT SHERRY MARIE |

Z234-252(LC)

07/25/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--------------------------------|
| 27 | 207 LA ESTRELLA PLZ | CARREON JOSE E |
| 28 | 205 LA ESTRELLA PLZ | NGUYEN DEVIN |
| 29 | 203 LA ESTRELLA PLZ | AHMED NAUREEN |
| 30 | 201 LA ESTRELLA PLZ | GRANADOS JORGE DAVID & |
| 31 | 214 STELLARIGA PLC | MUHAMMEDI SANA |
| 32 | 212 STELLARIGA PLC | FZ HOMES LLC |
| 33 | 210 STELLARIGA PLC | JONES ZENIA |
| 34 | 208 STELLARIGA PLC | Taxpayer at |
| 35 | 206 STELLARIGA PLC | MARTINEZ SALVADOR P |
| 36 | 204 STELLARIGA PLC | RAMOS THOMAS ARIEL |
| 37 | 202 STELLARIGA PLC | MARTINEZ JUAN MARCEL SANTIAGO |
| 38 | 127 N DENVER ST | MONTANO JESUS & |
| 39 | 123 N DENVER ST | SOLACHE ERASTO |
| 40 | 114 N DENVER ST | GROSSMAN STEFFANIE D & |
| 41 | 120 N DENVER ST | Taxpayer at |
| 42 | 124 N DENVER ST | GONZALEZ GUADALUPE J |
| 43 | 113 LA ESTRELLA PLZ | DE LEON MARIA TORRES & |
| 44 | 109 LA ESTRELLA PLZ | QUINTANILLA JAVIER |
| 45 | 107 LA ESTRELLA PLZ | ALVARADO ROSALVA & JUAN MIGUEL |