

**FILE NUMBER:** Z223-335(GB) **DATE FILED:** September 16, 2022

**LOCATION:** Southeast line of Abrams Road, between Fisher Road and East Lovers Lane

**COUNCIL DISTRICT:** 9

**SIZE OF REQUEST:** 2.9 acres **CENSUS TRACT:** 48113007902

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** The Summit at Daniel, LLC

**REQUEST:** An application for a MU-3-D Mixed Use District with a D Liquor Control Overlay on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow the development of the property with mix of uses including a four-story multifamily structure with 111 units and 2,000 square feet of retail uses.

**CPC RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned LO-1 Limited Office District with a Liquor Control overlay.
- This property is currently developed with a 1-story 37,476 square foot office building built in 1978. The building has approximately 20 plus tenant spaces with a mix of tenant uses, personal services, medical clinic, and office.
- The lot has frontage on Abrams Rd.
- The applicant proposes to develop the property with 111 multi-family units with some retail. To accomplish this, they request a MU-3 Mixed Use District.

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Abrams Road	Principal Arterial	100' ROW 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 will continue to review 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 1.3 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.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.2** Promote the character of the city's significant districts, linkages and areas.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	LO-1 Limited Office District with D overlay	Office, Personal Service, Retail
<b>North</b>	PD No. 412, with deed restriction Z923-116	Multifamily
<b>East</b>	MF-2(A) Multifamily District and R-7.5(A) Single Family District	Multifamily, Single-Family, Church
<b>South</b>	PD No. 652	Public school
<b>West</b>	R-7.5(A) Single Family District	Single family

**Land Use Compatibility:**

The area of request is currently zoned LO-1 Limited Office with a Liquor control overlay. To the north of the site is multifamily, to the east of the site is multi-family, single-family, and a church, to the south of the site is a Dallas Independent School District public school, and to the west of the site is single-family. Currently, the area of request is developed with a 1-story 37,476 square feet office building with mostly office uses. The applicant is proposing to develop the area of request with 111 multifamily units with retail uses. There

are several multifamily uses in the surrounding area. The proposed use will be compatible with surrounding uses because the area of request is in walking distance of schools, retail, services, and employment. The proposed multi-family with some retail use would be an asset to the community.

**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-4.125

	Existing	Proposed
Use	LO-1-D	MU-3-D
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Community garden	•	
Crop production	•	•
Market garden		S
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
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		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	•
Technical school		

	Existing	Proposed
Use	LO-1-D	MU-3-D
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
<b>INDUSTRIAL USES</b>		
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		
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	L	•
Cemetery or mausoleum	S	S
Child-care facility	L	•
Church	•	•
College, university, or seminary	•	•
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
Library, art gallery, or museum	•	•
Public or private school	•	R
<b>LODGING USES</b>		
Extended stay hotel or motel		S
Hotel or motel		R
Lodging or boarding house		
Overnight general purpose shelter	R	
<b>MISCELLANEOUS USES</b>		
Carnival or circus (temporary)		

	Existing	Proposed
Use	LO-1-D	MU-3-D
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		
Alternative financial establishment	•	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	S	D
Medical clinic or ambulatory surgical center		•
Office		•
<b>RECREATION USES</b>		
Country club with private membership		•
Private recreation center, club, or area		•
Public park, playground, or golf course		•
<b>RESIDENTIAL USES</b>		
College dormitory, fraternity, or sorority house	•	•
Duplex		•
Group residential facility		
Handicapped group dwelling unit		
Live-work unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		R
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
Dry cleaning or laundry store	L	•

	Existing	Proposed
Use	LO-1-D	MU-3-D
Furniture store		•
General merchandise or food store 3,500 square feet or less	L	•
General merchandise or food store greater than 3,500 square feet		•
Home improvement center, lumber, brick or building materials sales yard		
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	[L] R	D
Restaurant with drive-in or drive-through service		D
Surface accessory remote parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		S
Theater		S
Truck stop		
Vehicle display, sales, and service		
<b>TRANSPORTATION USES</b>		
Airport or landing field		
Commercial bus station and terminal		
Heliport		S
Helistop		S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		S
Transit passenger shelter		S
Transit passenger station or transfer center		
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation		•

	Existing	Proposed
Use	LO-1-D	MU-3-D
Local utilities		S,R
Police or fire station		•
Post office		•
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication		
Utility or government installation other than listed		S
Water treatment plant		
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
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		



**Development Standards**

Following is a comparison of the development standards of the current LO-1 with overlay District and the proposed MU-3 District.

District	Setback		Density	Height	Lot Cvrg.	FAR	Primary Uses
	Front	Side/Rear					
Existing: LO-1	15'	20'	N/A	70'	80%	1.0	Neighborhood needs
Proposed: MU-3(A)	15'	20'	No maximum	270'	80%	3.8 MUP2/no res:3.6 MUP2 with res:4.0 MUP3/no res:4.0 MUP3 with res:4.5	Office, Retail, Multi-Family, Hotel

LO-1

- ii: Urban form setback: an additional 20-foot front yard setback is required for that portion of a structure over 45 feet in height
- i: Minimum side and rear yard is or directly across the alley from an R,R(A), D, D(A), TH,TH(A), CH, MF, MF(A) district and (bb) no minimum in all other cases

MU-3

- ii: Urban form setback: an additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height
- i: Side and rear yard: (aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, and (bb) no minimum in all other cases

Height

- i: Residential proximity slope: if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

The proposed use may trigger residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily use is one space bedroom with a minimum of one space per dwelling unit. An additional one quarter space per dwelling unit must be provided for guests if the required parking is restricted to resident parking only. Retail uses require one parking space per 200 square feet. The applicant would be required to comply with standard parking ratios at permitting.

**Market Value Analysis:**

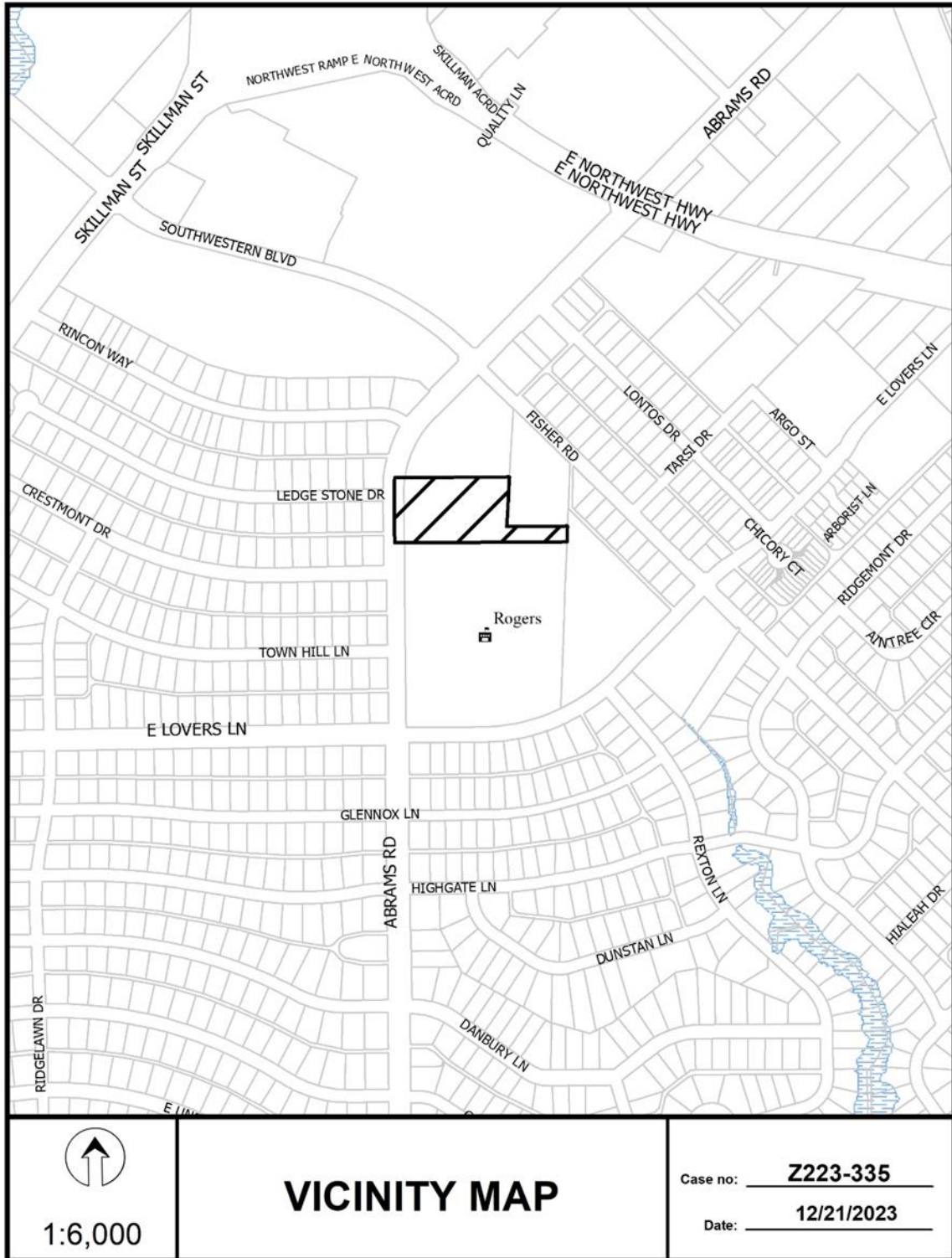
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 located in the a “C” MVA category.

Z223-335(GB)

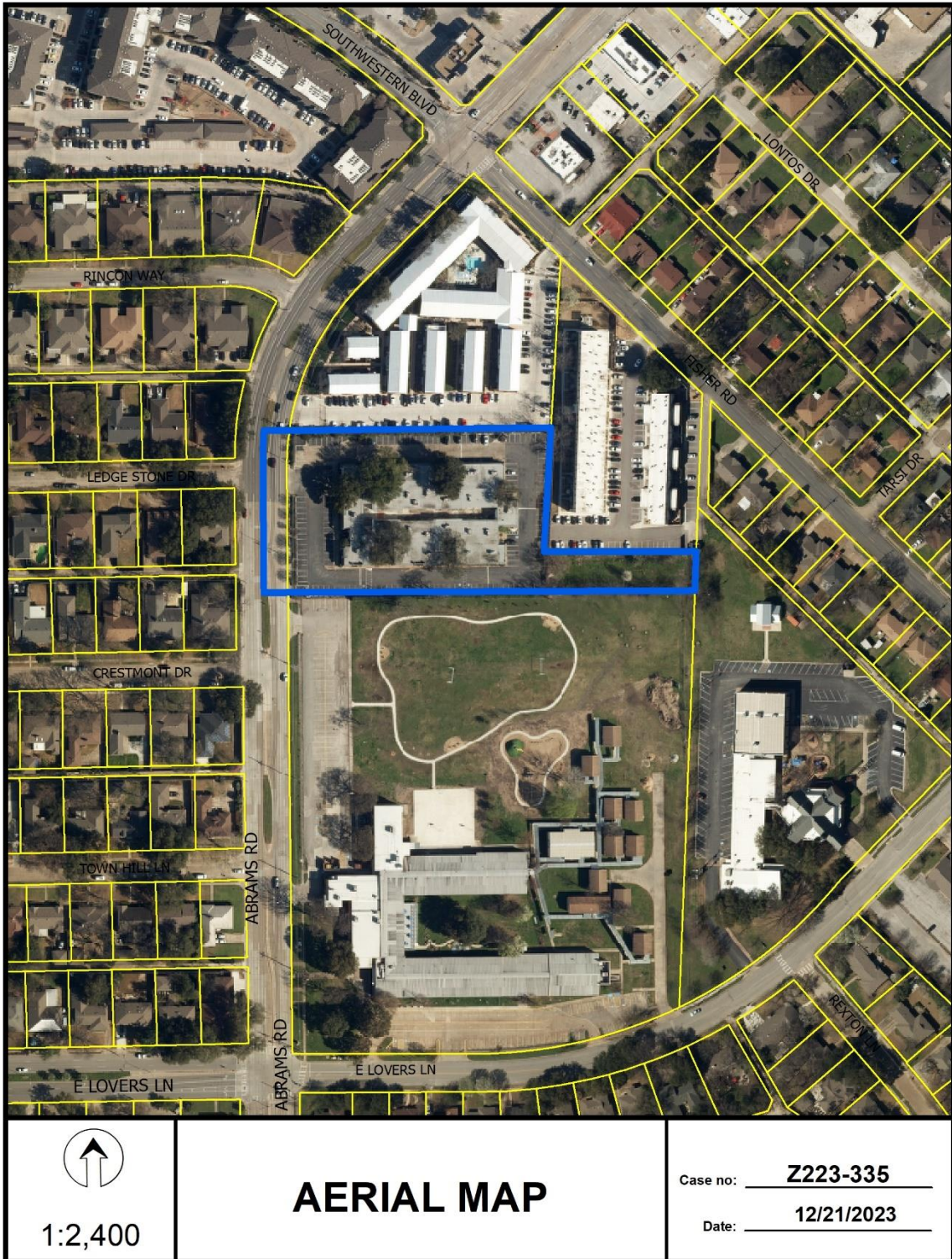
**List of Officers**

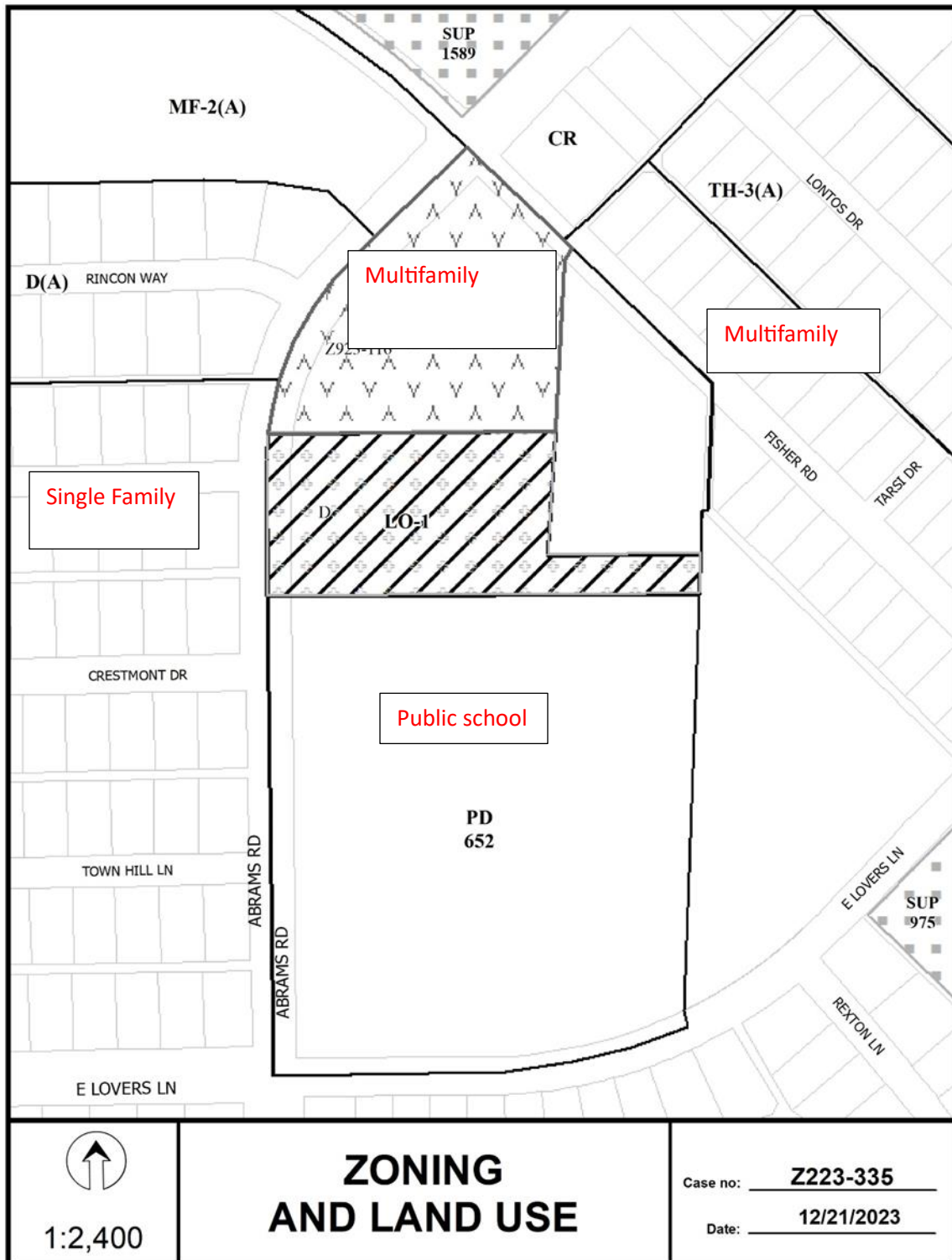
The Summitt at Daniel, LLC

Lowell T Nelson

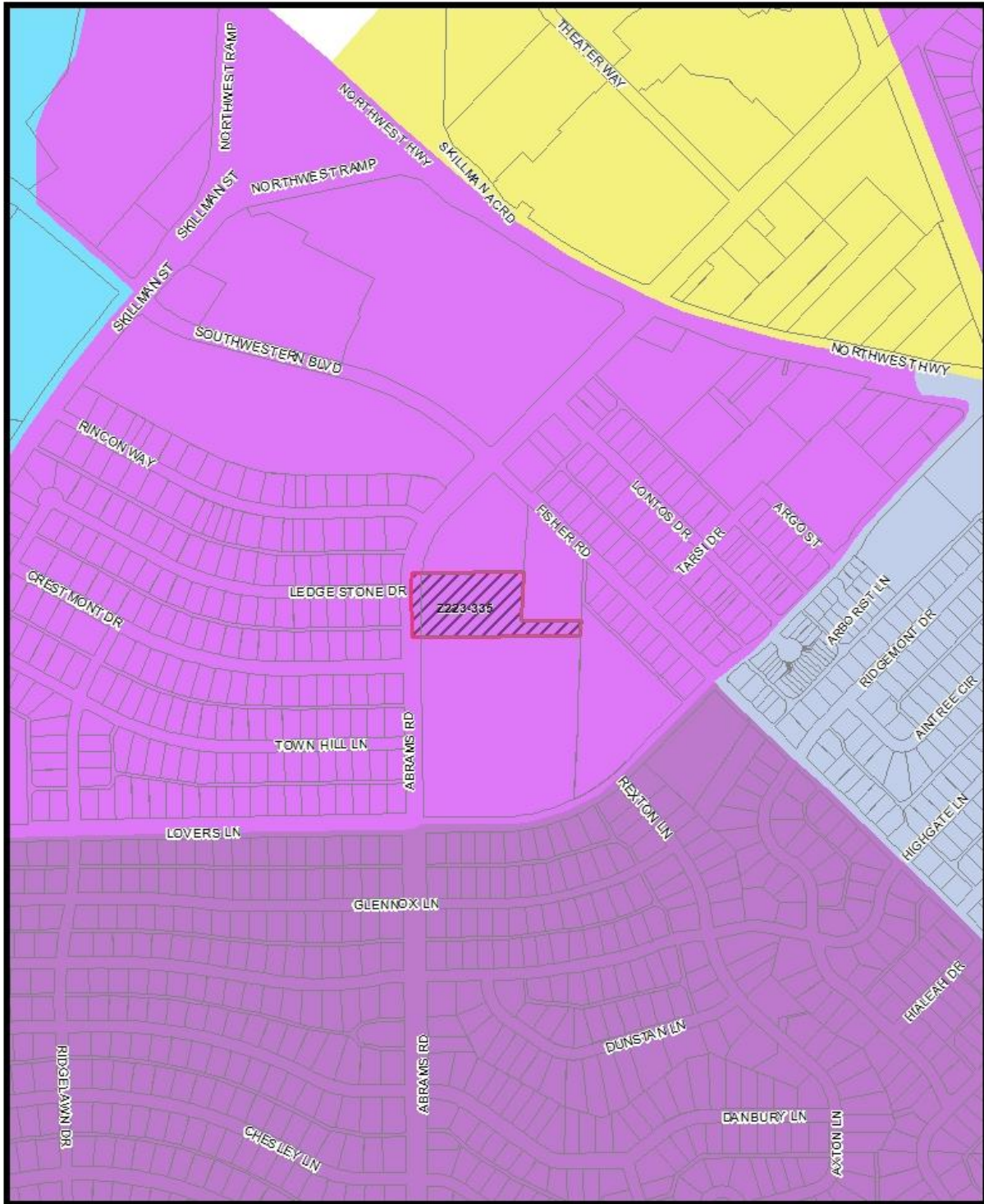












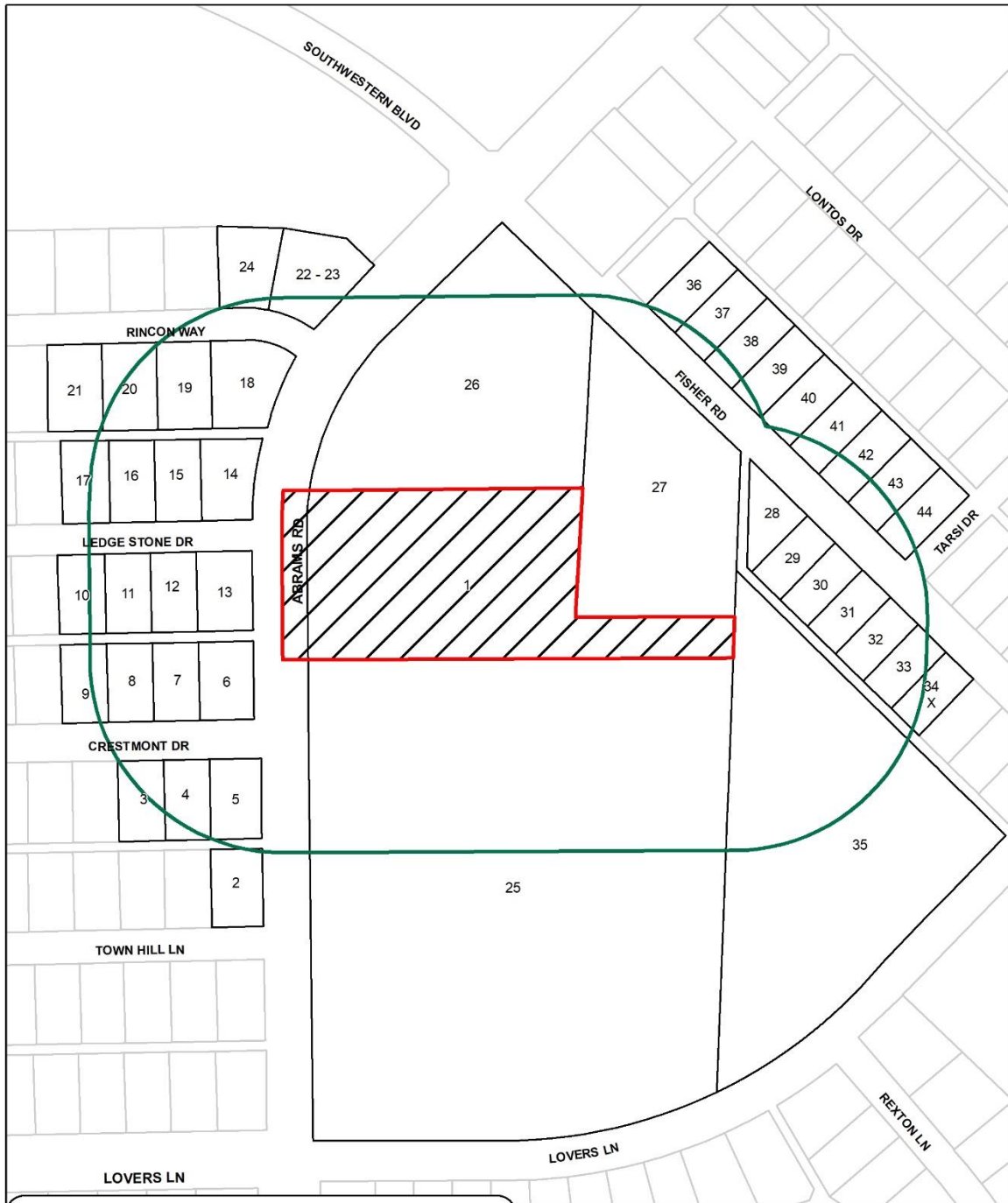
Market Value Analysis

- A
- B
- C
- D
- E
- F
- G
- H
- I
- NA

1:6,000

# Market Value Analysis

Printed Date: 12/22/2023



<b>44</b>	Property Owners Notified (43 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>1</b>	Replies in Opposition (1 parcels)
<b>300'</b>	Area of Notification
<b>1/18/2024</b>	Date

**Z223-335**  
**CPC**



1:2,400



01/17/2024

***Reply List of Property Owners*****Z223-335*****44 Property Owners Notified    0 Property Owners in Favor    1 Property Owners Opposed***

<b><i>Reply Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5510 ABRAMS RD	SUMMIT AT DANIEL LLC THE
2	6351 TOWN HILL LN	GROTH HARRISON & LAURA
3	6330 CRESTMONT DR	BOWER SCOTT N & RACHEL C
4	6334 CRESTMONT DR	MCCASKILL LINDSAY
5	6340 CRESTMONT DR	SMITH ERIC B & MOLLY F
6	6339 CRESTMONT DR	HUGHES DAVID
7	6333 CRESTMONT DR	BAWCOM LOGAN & JORDAN
8	6329 CRESTMONT DR	LAFITTE WALKER &
9	6323 CRESTMONT DR	Taxpayer at
10	5634 LEDGESTONE DR	CUNYUS GEORGE M &
11	5638 LEDGESTONE DR	GONZALEZ VENESSA
12	5644 LEDGESTONE DR	SLADE GEORGE ROBERT JR
13	5648 LEDGESTONE DR	BEESELY BEVERLY D
14	5649 LEDGESTONE DR	HEINZERLING PATRICK DAVID
15	5645 LEDGESTONE DR	EDWARDS DAVID C
16	5639 LEDGESTONE DR	MURPHY TIMOTHY M
17	5635 LEDGESTONE DR	Taxpayer at
18	6338 RINCON WAY	PANGEOCAT LLC
19	6328 RINCON WAY	DCC6326 28 LLC
20	6322 RINCON WAY	MIHOS PAGONA
21	6314 RINCON WAY	LEDGESTONE PTNRS LLC
22	6339 RINCON WAY	MUNCY DONALD A
23	6341 RINCON WAY	MUNCY DONALD A
24	6333 RINCON WAY	RAMSEY LINDA S &
25	5314 ABRAMS RD	Dallas ISD
26	5680 ABRAMS RD	RADT LLC

01/17/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6418 FISHER RD	MILAS CELESTIAL DOT LLC
	28	6460 FISHER RD	MONTEJO JUAN C
	29	6464 FISHER RD	VALENTINE KATHLEEN
	30	6468 FISHER RD	SHOOP JONATHAN
	31	6472 FISHER RD	PLUCHINSKY LUKE A
	32	6476 FISHER RD	OPENDOOR PROPERTY TRUST I
	33	6480 FISHER RD	JONES TIMOTHY W
X	34	6484 FISHER RD	BROWN WAYNE D
	35	6445 E LOVERS LN	RIDGEWOOD PARK METHODIST
	36	6423 FISHER RD	ALVIMA INVESTMENTS LLC
	37	6429 FISHER RD	MIRANDA VICTORIA
	38	6435 FISHER RD	GARCIA RUBEN & MARIA
	39	6439 FISHER RD	6016 HUDSON LLC
	40	6443 FISHER RD	MIRANDA ROBERTO & BEATRIZ
	41	6449 FISHER RD	HERSCHKOWITSCH DELIA BLYTHE
	42	6455 FISHER RD	CLENDENIN BRUCE D ET AL
	43	6459 FISHER RD	TD INVESTUSA LLC
	44	6463 FISHER RD	DURHAM DAVID RONALD &