

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.

CPC RECOMMENDATION: Approval.

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.

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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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List of Officers

Diana Perea, Sole Owner

CPC Action
September 19, 2024

Motion: It was moved to recommend **approval** of an MF-1(A) Multifamily District on property zoned an RR Regional Retail District, on the northwest line of East 9th Street; between Stellariga Place and North Denver Street.

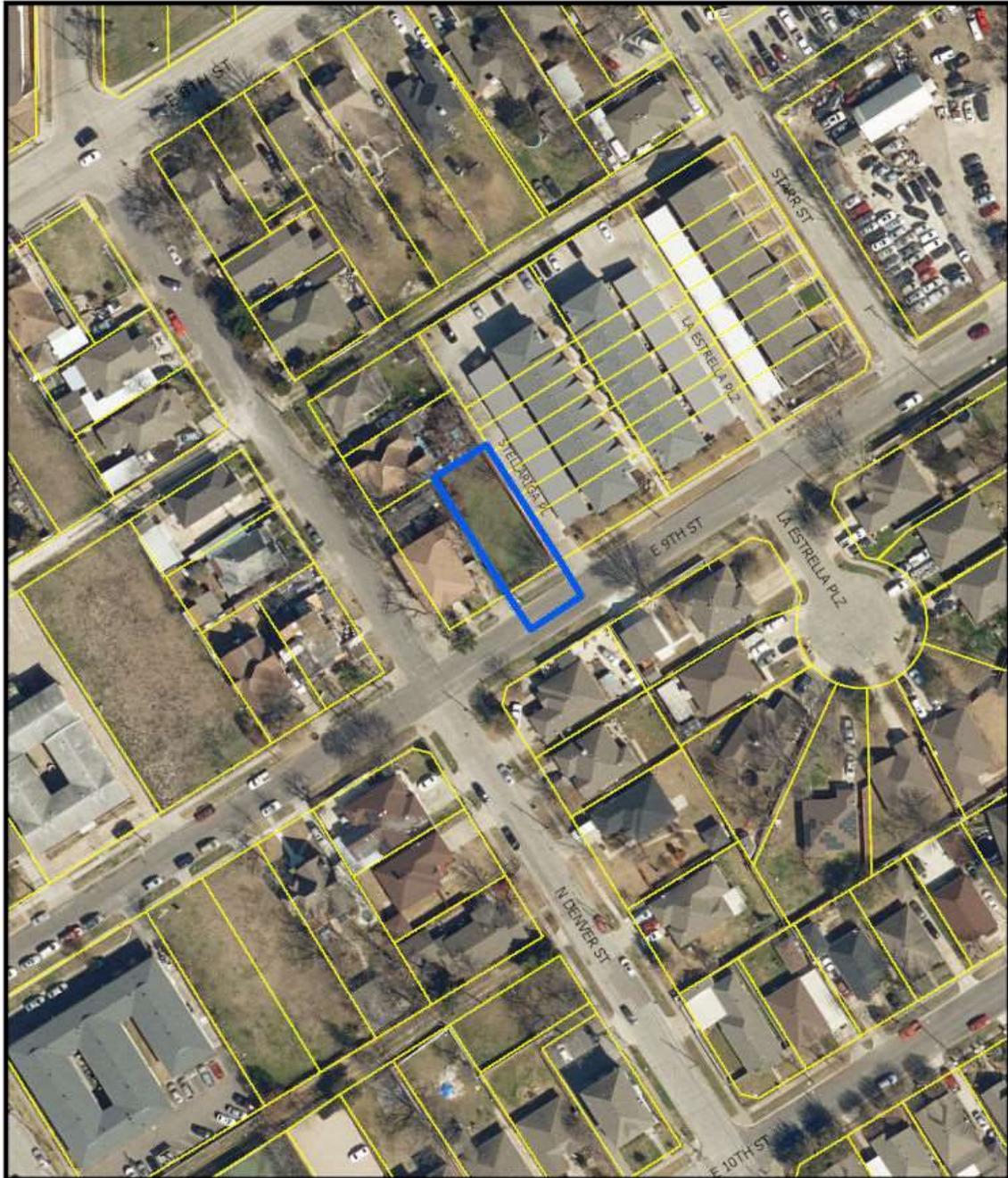
Maker: Carpenter
Second: Rubin
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 12

Notices: Area: 200 Mailed: 45
Replies: For: 0 Against: 1

Speakers: For (Did not speak): Pepe Perea, 3316 Birkshire Ln., Richardson, TX, 75082
Against: None

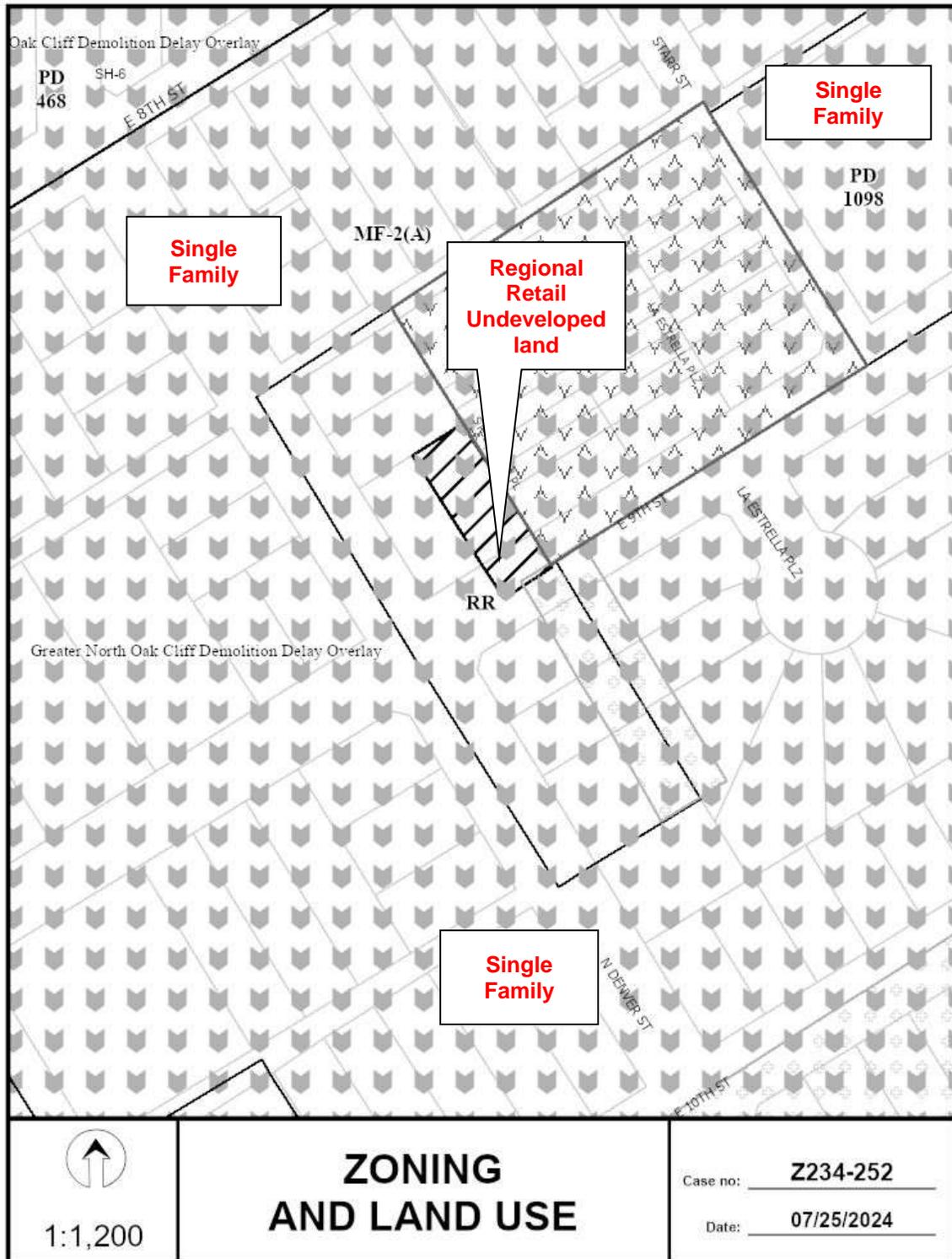


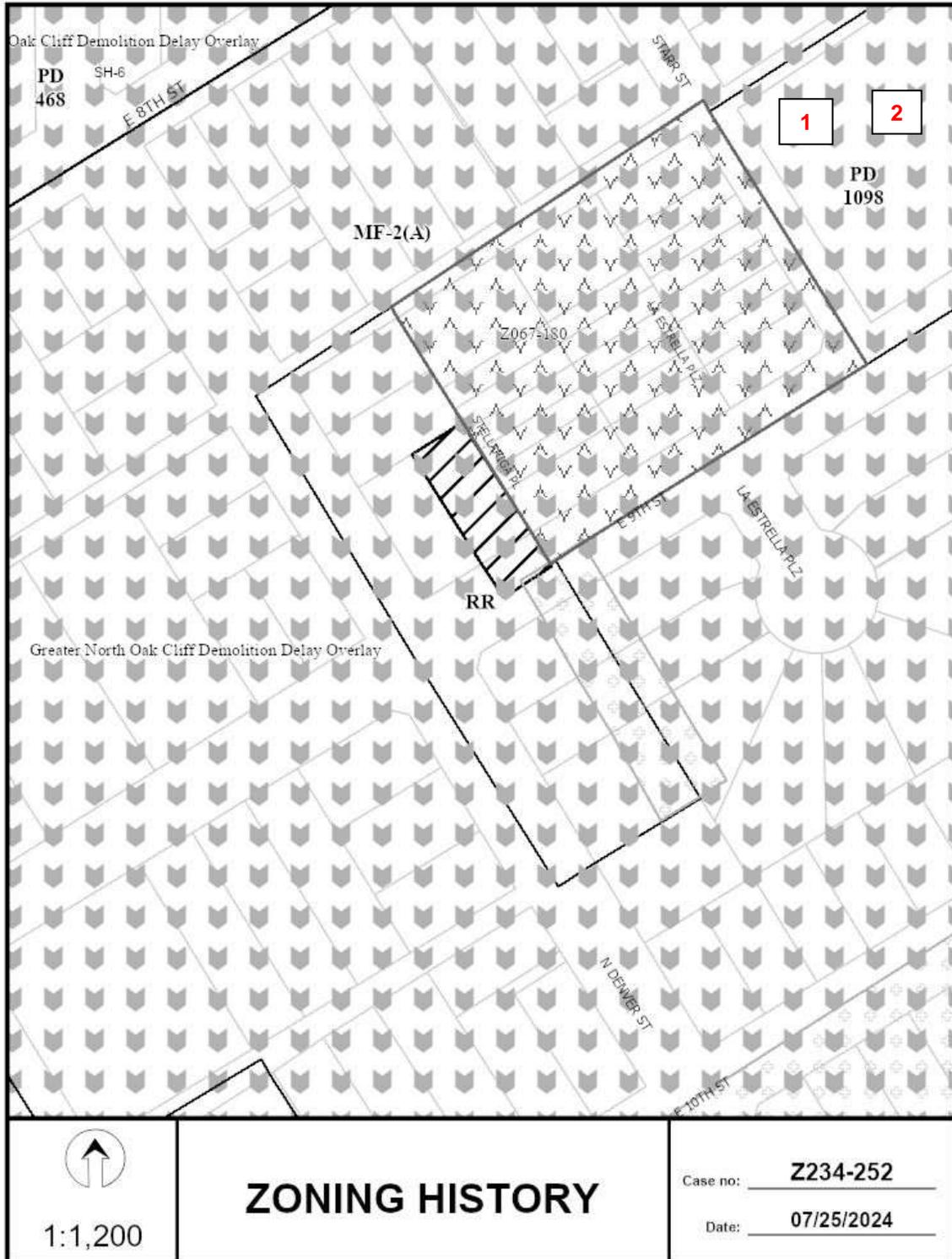
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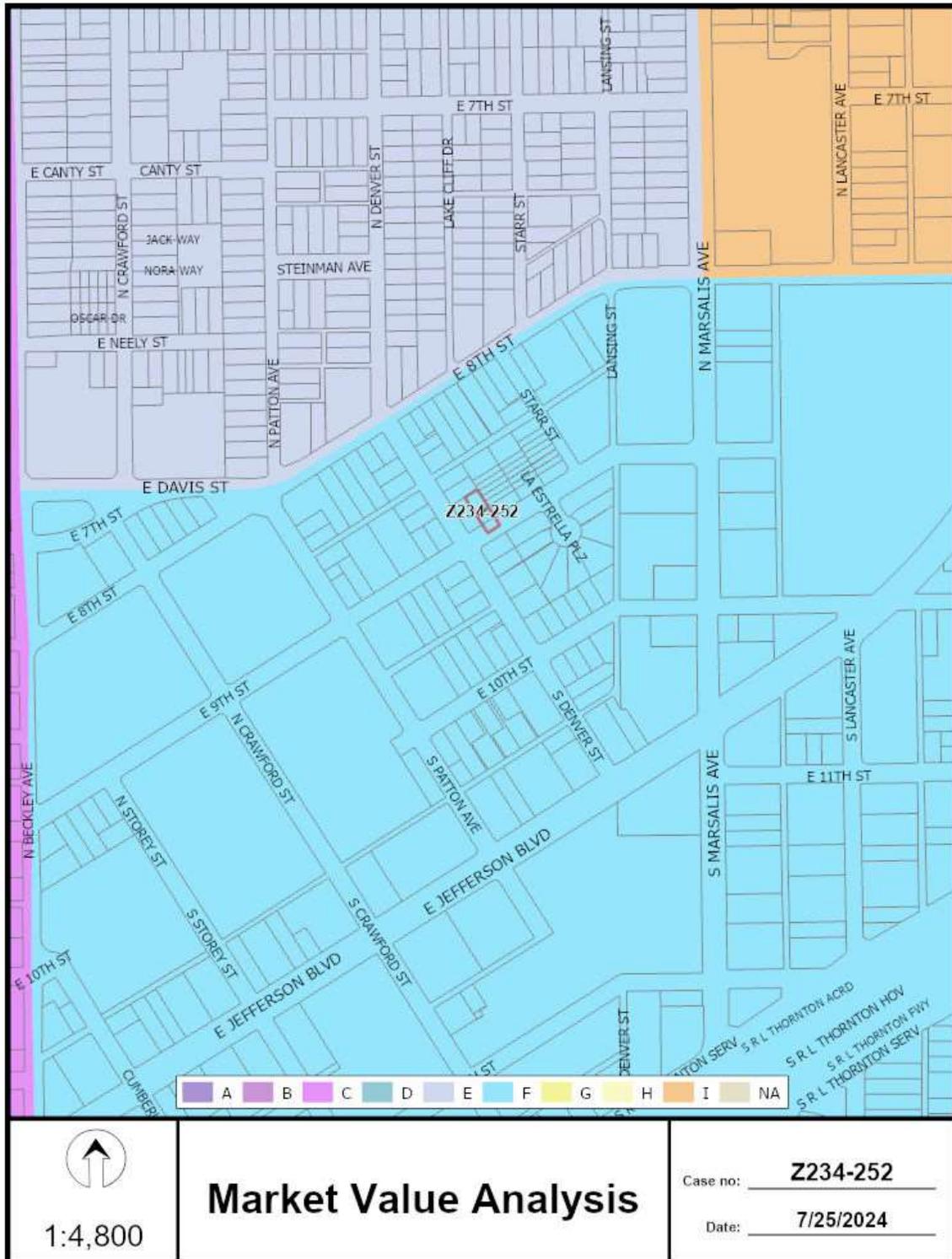
AERIAL MAP

Case no: Z234-252

Date: 07/25/2024









<u>45</u>	Property Owners Notified (45 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>1</u>	Replies in Opposition (1 parcel)
<u>200'</u>	Area of Notification
<u>9/19/2024</u>	Date

Z234-252
CPC



1:1,200

09/18/2024

Reply List of Property Owners***Z234-252******45 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<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

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<i>Reply</i>	<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
X	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