

FILE NUMBER: Z212-227(RM) **DATE FILED:** April 1, 2022

LOCATION: Southeast line of Coombs Creek Drive, south of West Illinois Avenue

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 3.99 acres **CENSUS TRACT:** 65.02

REPRESENTATIVE: Mariela Astrada

OWNER/APPLICANT: Raul Estrada, Mulix Investments LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 710.

SUMMARY: The purpose of the request is to allow a multifamily development per the Dallas Development Code on the site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 710 and is undeveloped. PD No. 710 primarily defaults to the permitted uses of a CR Community Retail District and prohibits additional uses including college dormitory, fraternity, or sorority house. As such, the PD does not currently permit any residential uses.
- The applicant proposes to develop the property with multifamily. To accomplish this, they propose to remove the request area from PD No. 710 and rezone it to an MF-2(A) Multifamily District.
- The applicant proposes to provide affordable units as part of the development, which will allow them to achieve development bonuses to standard MF-2(A) District requirements.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Coombs Creek Drive	Local Street	-
West Illinois Avenue	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a preliminary traffic assessment for the proposal dated July 18, 2022. The analysis evaluates the subject site, existing infrastructure, and impact to adjacent and nearby streets. Findings indicate that the proposed development can be successfully incorporated into the surrounding local roadway network.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

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 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

TRANSPORTATION ELEMENT

GOAL 4.1 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

NEIGHBORHOOD PLUS

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

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

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

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 710	Undeveloped
Northeast	Planned Development District No. 710	Office, retail, personal service use
Southeast	LI Light Industrial	Single family; office showroom/warehouse; vehicle display, sales, and service
Southwest	LI Light Industrial	Lodging or boarding house, undeveloped
Northwest	LI Light Industrial	Vehicle or engine repair or maintenance, animal shelter or clinic, undeveloped

Land Use Compatibility:

The area of request is currently undeveloped. To the northeast is a mix of office, retail, and personal service uses. Northwest and southwest are lodging or boarding house, vehicle or engine repair or maintenance, and animal shelter or clinic uses, as well as undeveloped property. To the southeast are single family; office showroom/warehouse; and vehicle display, sales, and service uses. The site is also within one-half mile (as the crow flies) of the Westmoreland DART rail station. Staff finds the applicant's request to be compatible with surrounding land uses.

The applicant proposes to remove the request area from PD No. 710 and rezone it to an MF-2(A) District to develop the property with multifamily. The applicant requests an MF-2(A) Multifamily District to develop the site with a multifamily use. They have indicated an intent to provide affordable units as part of the development, which will allow them to achieve bonuses to the typical development standards of an MF-2(A) District. These bonuses can be applied to maximum height and maximum lot coverage; however, an additional 10-foot front yard setback is required for that portion of a structure above 45 feet in height. Additionally, requirements for minimum lot area per dwelling unit do not apply when affordable housing is provided.

Development Standards Comparison

District	Setback		Density	Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear						
Existing: PD 710	20'	20'	0.75 FAR	No min	54' 3 stories max	60%		Retail and personal service, office
Proposed: MF-2(A)	15'	15'	No max	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed: MF-2(A) w/ MIH*	15'	15'	No max	No min lot size per dwelling unit	85'	85%	Proximity Slope U-form Setback	Multifamily, duplex, single family

* “H” MVA category requires a minimum of 5% of units at 81-100% AMFI to qualify for development bonuses

To obtain development bonuses, the applicant must also adhere to the design standards for mixed-income housing provided in Chapter 51A. In general, these standards prioritize pedestrians and follow design principles compatible with the City of Dallas Complete Streets program. Development must also follow additional regulations related to fencing, parking location and design, transparency, and ground-floor doorways. Development must also include sidewalks, pedestrian lighting, and open space.

Staff supports the request because it presents an opportunity to increase affordable housing stock while maintaining the development standards required of mixed-income housing in Chapter 51A. Although not within direct walking distance, the site is located within one-half mile (as the crow flies) of the Westmoreland DART rail station, a distance that becomes more feasible when micromobility options are considered. Staff finds this transit proximity further supports the proposal for denser multifamily development at this location. The request is also supported by several goals from the comprehensive plan and Neighborhood Plus plan.

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 or Section 51P-534.107(b) as applicable

	Existing	Proposed
Use	PD 710 (CR)	MF-2(A)
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	S	
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)		

Use	PD 710 (CR)	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	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	S
Cemetery or mausoleum		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		
Hospital		S
Library, art gallery, or museum	•	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house	S	•
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	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	

Use	PD 710 (CR)	MF-2(A)
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		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	★	
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	•	
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	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	

Use	PD 710 (CR)	MF-2(A)
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		
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		
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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	★	★
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		

Use	PD 710 (CR)	MF-2(A)
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 will 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 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 the applicant provides affordable units as part of the development, the off-street parking requirement for multifamily can be reduced to a minimum of 0.5 space per dwelling unit, provided that at least 15 percent of the required parking is 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 not currently within an MVA cluster. There is an “H” MVA cluster to the southeast.

Z212-227(RM)

List of Officers

Mulix Investments, LLC

Raul Estrada, Sole Member

CPC Action
August 18, 2022

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned Planned Development District No. 710, on the southeast line of Coombs Creek Drive, south of West Illinois Avenue.

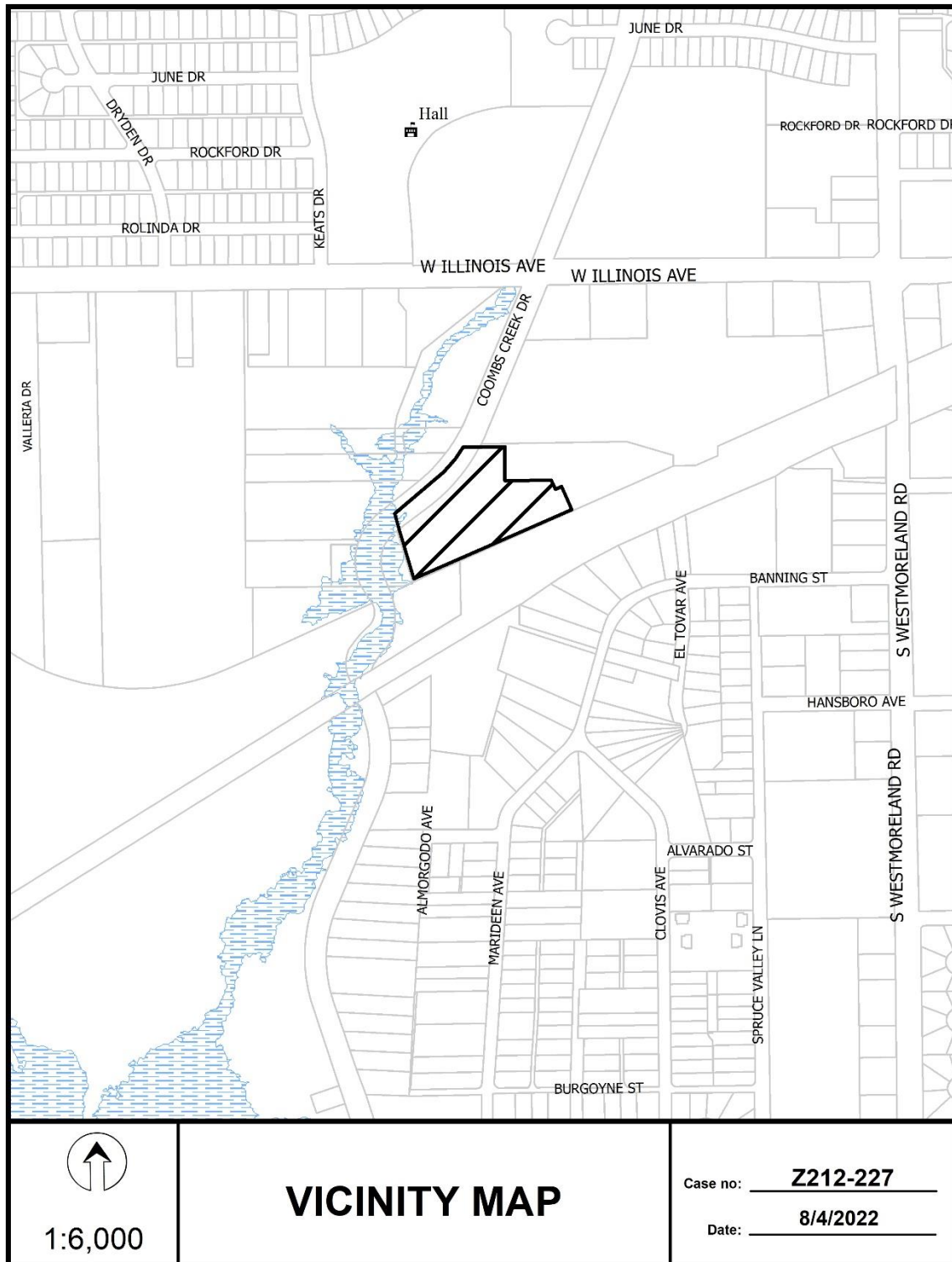
Maker: Blair
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Haqq,
Stanard, Rubin

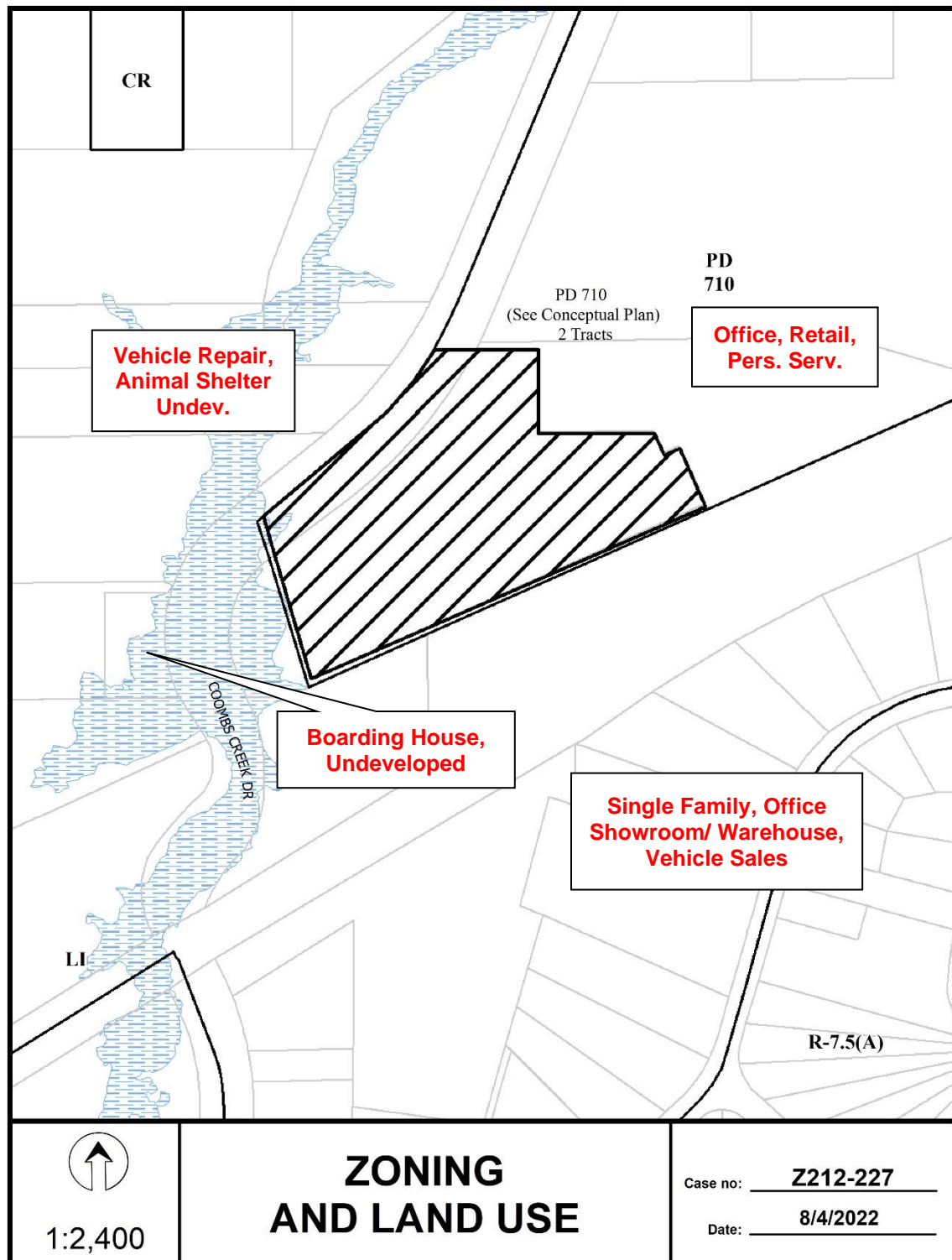
Against: 0
Absent: 2 - Vann, Kingston
Vacancy: 2 - District 3, District 11

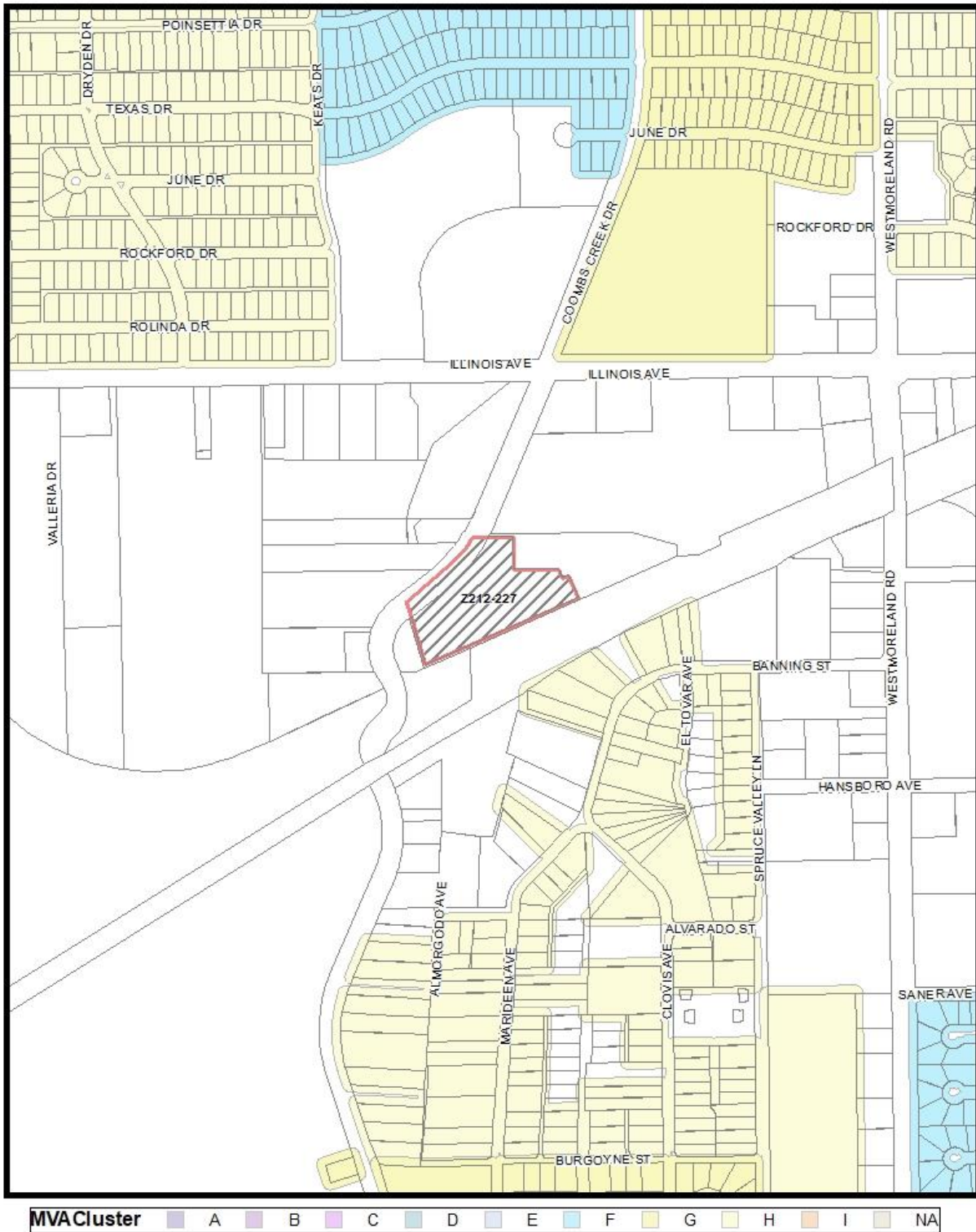
Notices: Area: 300 Mailed: 16
Replies: For: 0 Against: 0

Speakers: For: Mariela Estrada, 1113 E. Jefferson Blvd., Dallas, TX, 75203
For (Did not speak): Raul Estrada, 1113 E. Jefferson Blvd., Dallas, TX, 75203
Against: None









 1:6,000

Market Value Analysis

Printed Date: 8/4/2022



08/17/2022

Reply List of Property Owners***Z212-227******16 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3400	W ILLINOIS AVE	MULIX INVESTMENTS LLC
2	3400	W ILLINOIS AVE	SVEA INDUSTRIAL I LLC
3	2705	COOMBS CREEK DR	MERRITT CAROLYN M
4	2711	COOMBS CREEK DR	SHAIKH YUSUF ALI &
5	3439	BANNING ST	CORREA HUMBERTO ETAL
6	3427	BANNING ST	MAPLES ANTHONY LEE
7	3451	BANNING ST	MELLENDEZ DIANE
8	3445	BANNING ST	3108 FW LLC
9	3505	BANNING ST	OROPEZA VERENICE
10	2900	S COCKRELL HILL RD	BURLINGTON NORTHERN
11	2900	S COCKRELL HILL RD	BURLINGTON NORTHERN
12	2809	COOMBS CREEK DR	NORTH CENTRAL TEXAS DIRT
13	2727	COOMBS CREEK DR	DEARCANGEL IGLESIA VOZ
14	3720	W ILLINOIS AVE	SYMONDS MANAGERMENTS CO INC
15	3434	W ILLINOIS AVE	SIERRA VISTA 16 A LLC &
16	2300	AL LIPSCOMB WAY	BNSF RAILWAY