

FILE NUMBER: Z212-212(RM) **DATE FILED:** March 11, 2022

LOCATION: Southwest corner of Cymbal Drive and Amity Lane

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.29-acre **CENSUS TRACT:** 0119.0

REPRESENTATIVE: Ramon Aranda

OWNER: Esteban Gomez [Sole Owner]

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow condominiums or single-family townhouses on the site.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On September 15, 2022, the City Plan Commission held this item under advisement to October 6, 2022. On October 6, 2022, the City Plan Commission held this item under advisement to November 3, 2022.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is undeveloped.
- The applicant proposes to develop the property with condominiums or single-family townhouses. To accomplish this, they request an MF-2(A) Multifamily District.
- If the applicant were to develop condominiums under the proposed zoning district, all dwelling units would be located on one lot. Chapter 51A would define these condominiums as multifamily.
- Although single family townhouse dwelling units may be within an attached structure, each dwelling unit must be on its own lot. Chapter 51A would define these townhouses as single family.
- There have not been any changes to the request from the previous hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Cymbal Drive	Local Street	-
Amity Lane	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 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 goals and policies of the Comprehensive Plan

and the following policies and actions of the Neighborhood Plus 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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners.

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

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 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

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 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.1 Audit the development process to identify and eliminate processing, permitting, platting, or other barriers that make infill housing and emerging types of housing products for homeownership more difficult, uncertain, or costly.

Action 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District	Single family
West	TH-3(A) Townhouse District	Single family

Land Use Compatibility:

To the west of the request area are single family uses in a townhouse style. To the north, east, and south are single family uses in a detached style. Staff finds the applicant's proposal for condominiums or single-family townhouses to be compatible with surrounding land uses in the area.

The area of request is currently zoned an R-7.5(A) Single Family District and is undeveloped. Staff was unable to find a record of a building permit being issued for the property in the past. Additionally, Google Street View images for the area go back as far as September 2007 and do not show a history of the property being developed under the current R-7.5(A) District.

With this request, the applicant proposes to develop condominiums or single-family townhouses under an MF-2(A) Multifamily District. If the applicant were to develop condominiums under the proposed zoning district, all dwelling units would be located on one lot. Chapter 51A would define these condominiums as multifamily. Although single family townhouse dwelling units may be within an attached structure, each dwelling unit must be on its own lot. Chapter 51A would define these townhouses as single family.

Rather than request one of the TH Townhouse districts in Chapter 51A, the applicant requests an MF-2(A) District due to the limitations on dwelling unit density in the TH districts. In a TH-1(A) District, no more than six dwelling units for each acre are allowed. No more than nine dwelling units for each acre are allowed in a TH-2(A) District, and no more than 12 dwelling units for each acre are allowed in a TH-3(A) District. For the 0.29-acre site, this equates to a maximum of one single family townhouse unit if the applicant were to request a TH-1(A) District, two units in a TH-2(A) District, and three units in a TH-3(A) District. The applicant has indicated an intent to develop at least four dwelling units on the site, which they would be unable to do in any of the TH districts.

If this restriction did not apply in the TH districts, dwelling unit density would only be limited by the 2,000-square-foot minimum lot size for single family structures. For the 0.29-acre site, this would allow up to approximately six single family townhouse lots. Because this restriction does apply, the applicant requests an MF-2(A) District, which does not have a maximum dwelling unit density per acre. Rather, density is regulated by a minimum lot size per dwelling unit. For a single-family use in an MF-2(A) District, minimum lot size is 1,000 square feet. For the 0.29-acre site, this would allow up to approximately 12 single family townhouse lots. An MF-2(A) District would also allow condominiums, which Chapter 51A would classify as multifamily, defined as three or more dwelling units located on one lot. For a full comparison of the development standards of the existing R-7.5(A)

District, the proposed MF-2(A) District, and the TH districts, see the development standards comparison chart below.

Development Standards Comparison

Following is a comparison of the development standards of the existing R-7.5(A) District and the requested MF-2(A) District. Also included for comparison are the development bonuses available in an MF-2(A) District if mixed income housing is provided as part of a multifamily development, plus the development standards of the TH districts.

District	Setback		Density	Lot Size	Height	Lot Cvrg.	Special Std.	Primary Uses
	Front	Side/Rear						
Ex: R-7.5(A)	25'	5'	1 du/7,500 sf		30'	45%		Single family
Prop: MF-2(A) ¹	15'	SF: None DP: 5' / 10' Other: 10' / 15'	No max	SF: 1,000 sf DP: 3,000 sf MF: 800 sf – E 1,000 sf – 1BR 1,200 – 2BR +150 sf each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Comp: MF-2(A) ¹	15'	SF: None DP: 5' / 10' Other: 10' / 15'	No max	No min	51' ³ 66' ⁴ 85' ⁵	80% ³ 80% ⁴ 85% ⁵	Proximity Slope U-form Setback	Multifamily, duplex, single family
Comp: TH ¹	None	SF: None DP: 5' / 10' Other: 10' ²	TH-1(A): 6 du/ac TH-2(A): 9 du/ac TH-3(A): 12 du/ac	SF: 2,000 sf DP: 6,000 sf	36'	60%		Single family

¹ In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat

² If a townhouse district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district apply to the abutting side yard in the townhouse district

³ If a minimum of 5% of units at 61-80% AMFI is provided in an “F” MVA area

⁴ If a minimum of 10% of units at 61-80% AMFI is provided in an “F” MVA area

⁵ If a minimum of 10% of units at 61-80% AMFI and a minimum of 5% of units at 81-100% AMFI is provided in an “F” MVA area

If the property is developed under the requested MF-2(A) District, it would be subject to the residential proximity slope restriction. This restriction would begin at the shared property line of a site of origination – in this case, the surrounding R-7.5(A) and TH-3(A) districts – and restrict the height of buildings to 26 feet for the first 78 feet from the shared property line. This would effectively restrict the maximum height of buildings to 26 feet for

the entire site. This restriction would still apply if mixed income units were provided as part of a multifamily development.

Staff supports the applicant’s request because it is compatible with the single-family townhouses to the west and will provide a transition between these townhouses and the single-family detached homes to the north, east, and south of the request area. The proposal also presents an opportunity to increase the city’s stock of denser housing on a property that has not been developed under the current R-7.5(A) District. Lastly, the request complies with many of the housing related goals of the Comprehensive Plan and Neighborhood Plus plan to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, and townhomes.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing R-7.5(A) District and the requested MF-2(A) District. Also included for comparison are the permitted uses of the TH districts. Uses of note are highlighted in yellow.

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	Comp
Use	R-7.5(A)	MF-2(A)	TH
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			

Use	R-7.5(A)	MF-2(A)	TH
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory			
Technical school			
Tool or equipment rental			
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production	S	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	★	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	S	S
Cemetery or mausoleum	S	S	S
Child-care facility	S	S	S
Church	•	•	•
College, university, or seminary	S	S	S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions		R	S
Convent or monastery	S	•	S
Foster home	S	•	S
Halfway house			
Hospital		S	
Library, art gallery, or museum	S	S	S
Public or private school	S	S	S
LODGING USES			
Extended stay hotel or motel			
Hotel or motel			

Use	R-7.5(A)	MF-2(A)	TH
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			
Financial institution without drive-in window			
Financial institution with drive-in window			
Medical clinic or ambulatory surgical center			
Office			
RECREATION USES			
Country club with private membership	S	R	S
Private recreation center, club, or area	S	S	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		•	S
Single family	•	•	•
RETAIL AND PERSONAL SERVICE USES			
Ambulance service			
Animal shelter or clinic without outside runs			
Animal shelter or clinic with outside runs			
Auto service center			
Business school			
Car wash			
Commercial amusement (inside)			
Commercial amusement (outside)			
Commercial motor vehicle parking			
Commercial parking lot or garage			
Convenience store with drive-through			
Dry cleaning or laundry store			

Use	R-7.5(A)	MF-2(A)	TH
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			
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			
Restaurant with drive-in or drive-through service			
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	S		S
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	S	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			
Electrical generating plant			
Electrical substation	S	S	S
Local utilities	★	★	★
Police or fire station	S	S	S

Use	R-7.5(A)	MF-2(A)	TH
Post office			
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	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			
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.

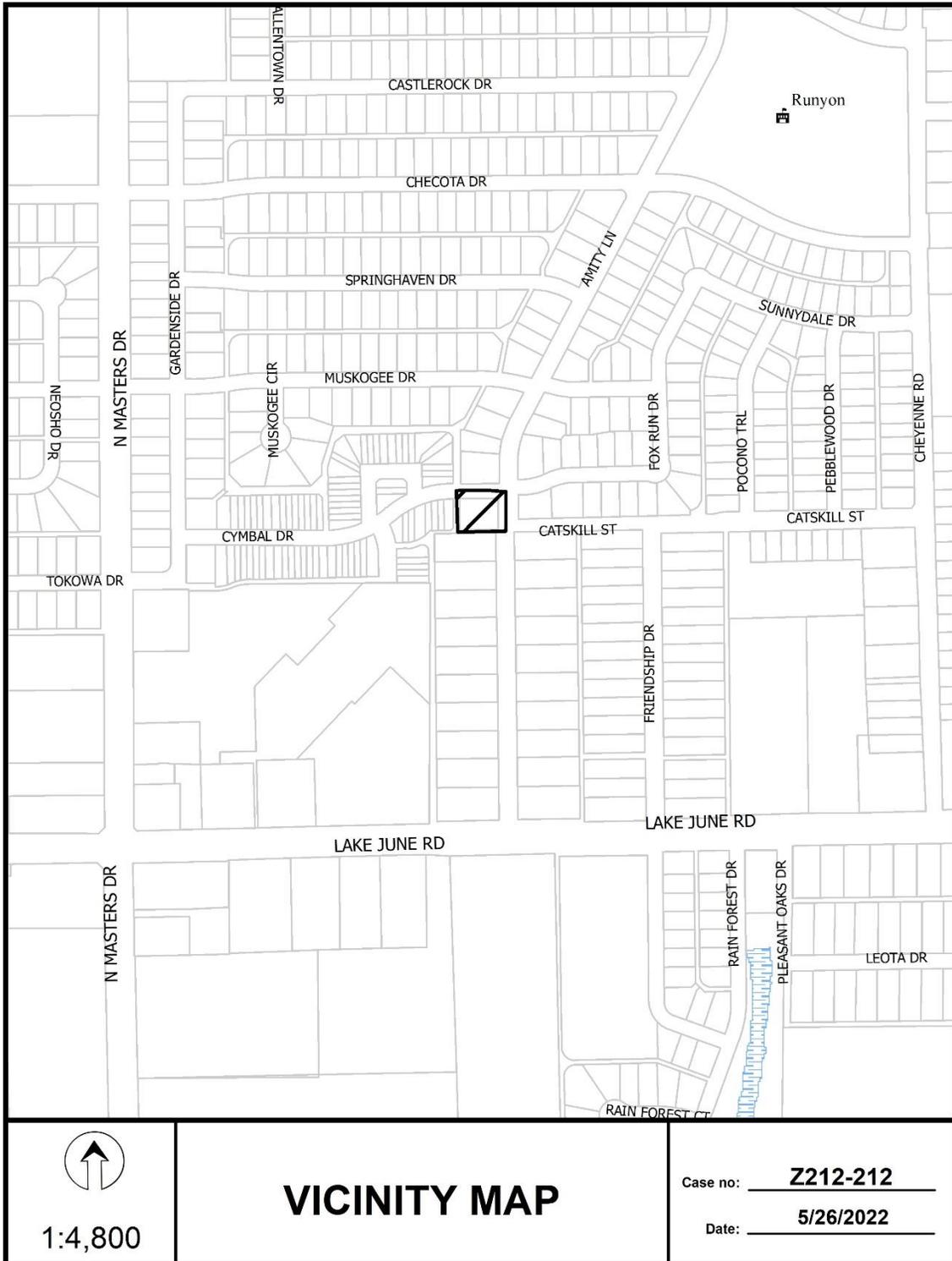
Parking:

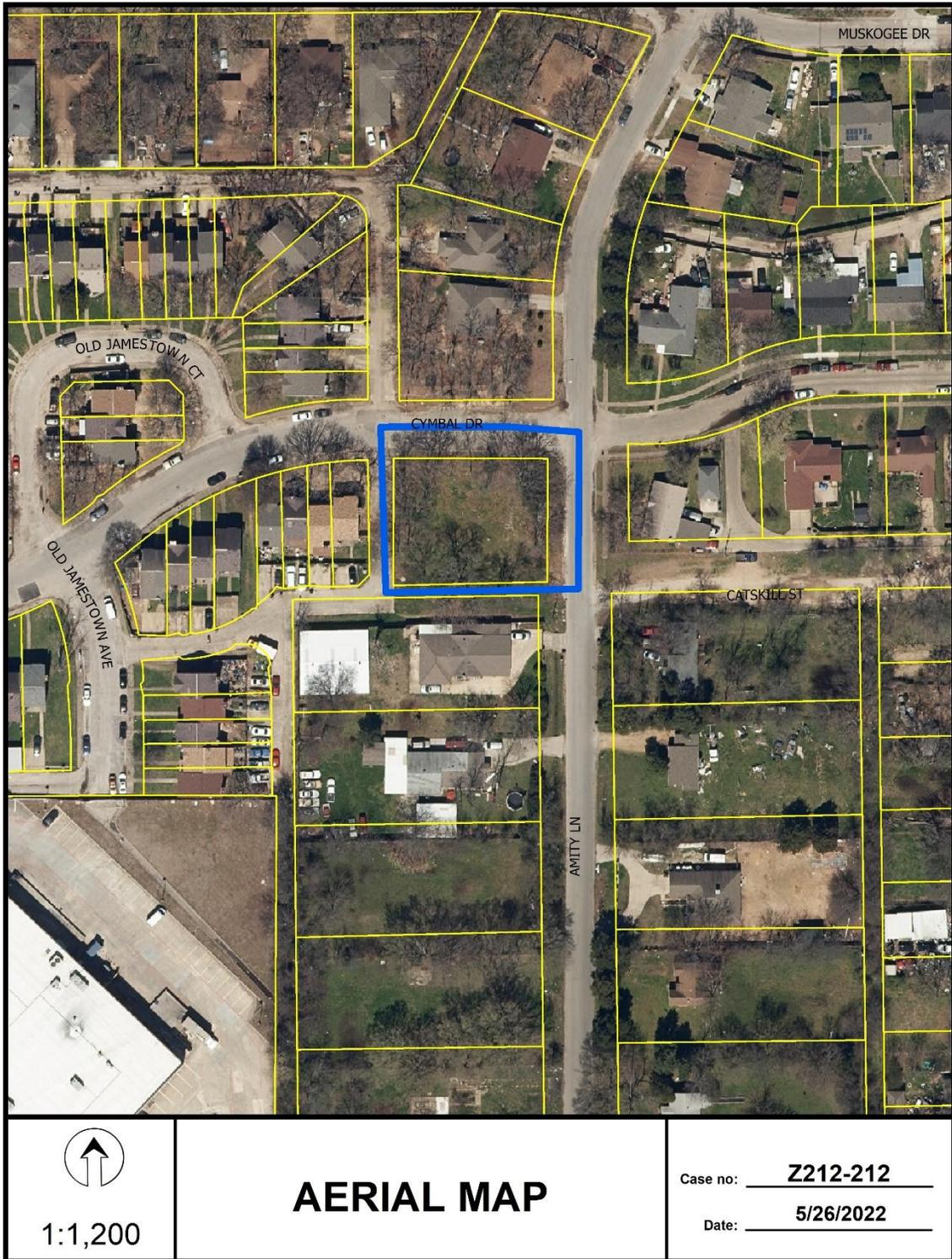
Pursuant to the Dallas Development Code, the off-street parking requirement for single family not in an R-7.5(A), R-5(A), or TH district is two spaces. The parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling 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.

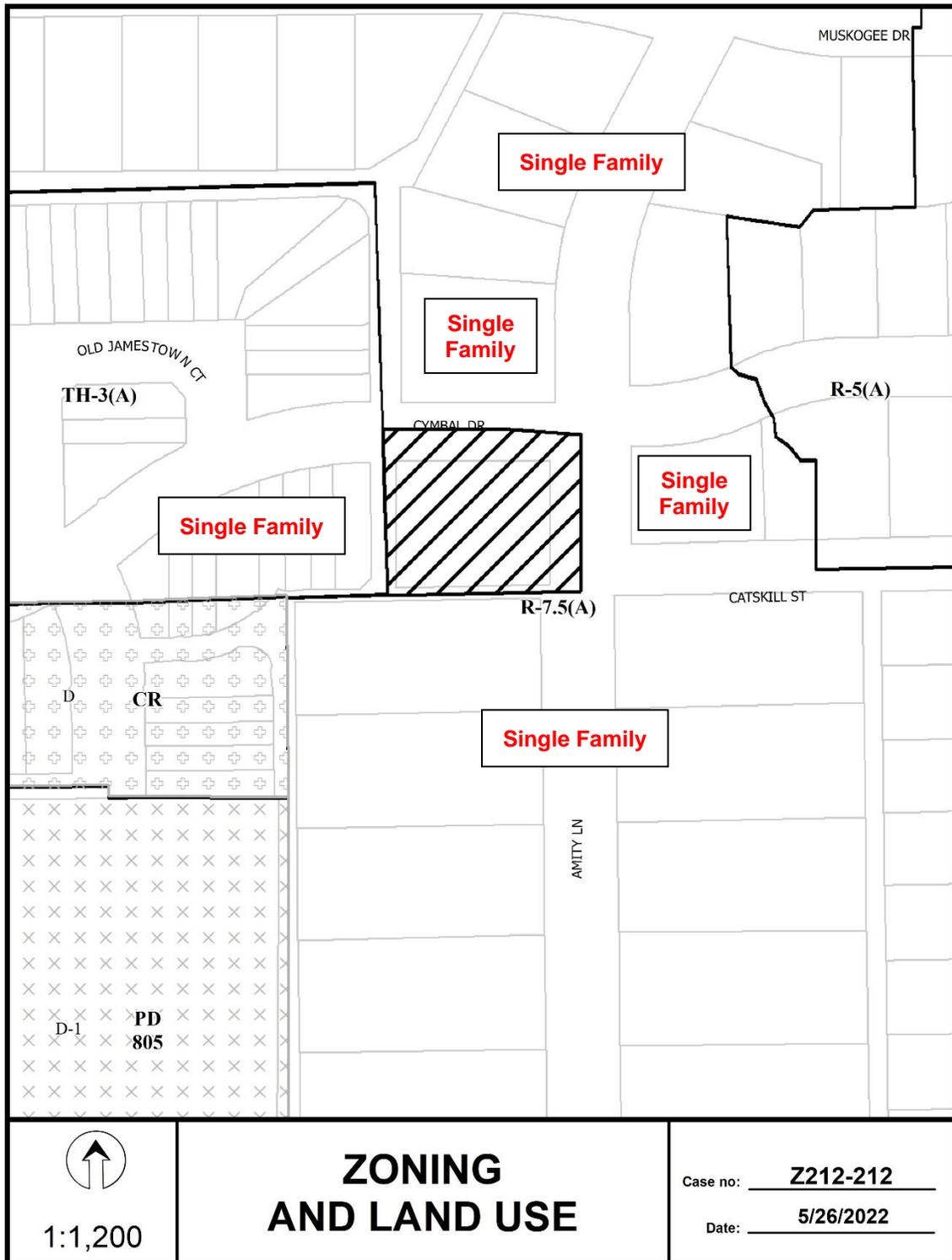
The applicant will be required to comply with standard parking ratios at permitting.

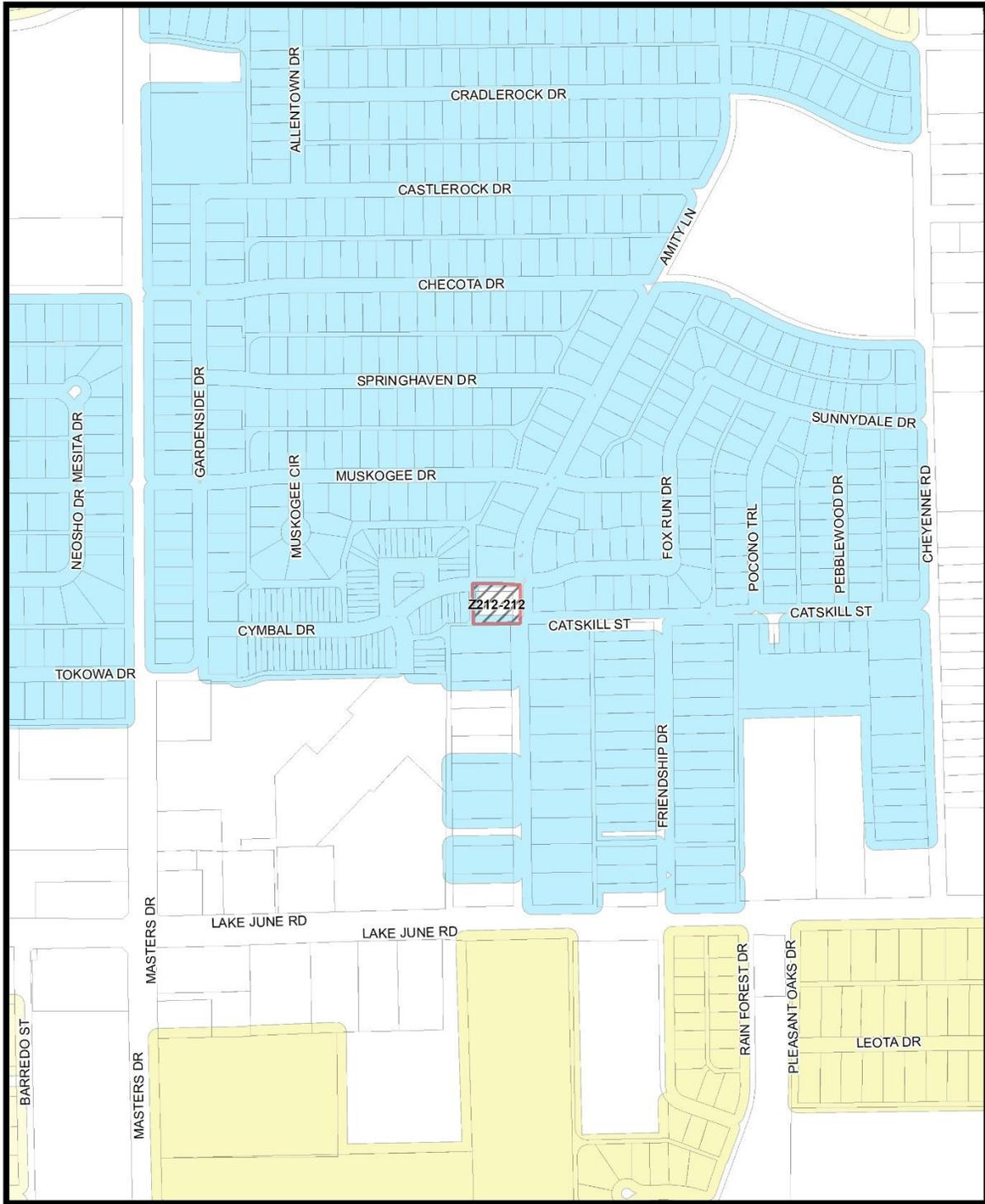
Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 not currently within an MVA cluster but is entirely surrounded by an "F" MVA cluster.







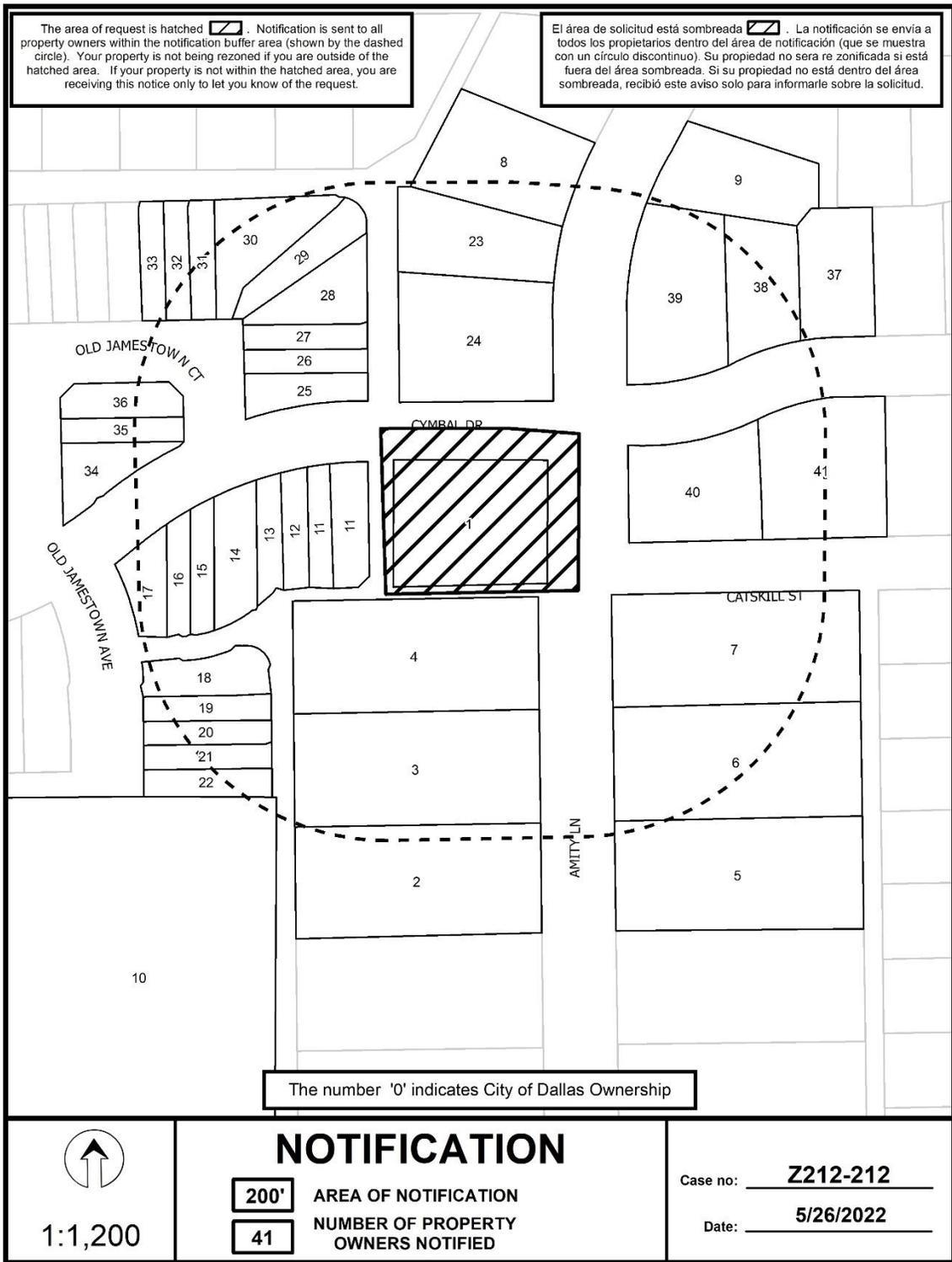


Market Value Analysis A B C D E F G H I NA

1:4,800

Market Value Analysis

Printed Date: 7/11/2022



05/26/2022

Notification List of Property Owners***Z212-212******41 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10440 CYMBAL DR	GOMEZ ESTEBAN
2	1355 AMITY LN	LOPEZ MA JOSEFINA
3	1363 AMITY LN	CORTES VICTOR ALFONSO & ROSARIO GUADALUPE
4	1369 AMITY LN	ARREOLA ISMAEL & GUADALUPE
5	1354 AMITY LN	A FILIBERTO BALTAZAR
6	1362 AMITY LN	C & N JOINT VENTURE LLC
7	1368 AMITY LN	GARCIA MICHAEL &
8	1431 AMITY LN	CABALLERO MAURO
9	1430 AMITY LN	NUNEZ JORGE &
10	10325 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
11	10430 CYMBAL DR	BROOKS JOCIEL
12	10422 CYMBAL DR	GARCIA RICKY JAMES &
13	10418 CYMBAL DR	BARRERA JESUS & MARIA ELENA
14	10414 CYMBAL DR	FREENEY CLIFFORD
15	10410 CYMBAL DR	C & C RESIDENTIAL PPTIES INC
16	10406 CYMBAL DR	COULSON ALLAN & ADRIANNA TR
17	10402 CYMBAL DR	REYNA SAMUEL
18	1366 OLD JAMESTOWN AVE	PDY INVESTMENTS SERIES LLC
19	1362 OLD JAMESTOWN AVE	HADNOT TROY DION
20	1358 OLD JAMESTOWN AVE	HENDRICKS BARRY L &
21	1354 OLD JAMESTOWN AVE	WILLIAMS BENTON NEAL
22	1350 OLD JAMESTOWN AVE	SMITH SHIRLEY J
23	1425 AMITY LN	MECCA APRIL INC
24	1415 AMITY LN	INVESTALL INC
25	1493 OLD JAMESTOWN CT	FIJI FINANCIAL LLC
26	1489 OLD JAMESTOWN CT	DCA OF TEXAS INC

05/26/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1485 OLD JAMESTOWN CT	ANGUIANO LETICIA P
28	1483 OLD JAMESTOWN CT	MATTHEWS EDWARD L
29	1481 OLD JAMESTOWN CT	GATHRITE JESSIE & SHARON
30	1477 OLD JAMESTOWN CT	HERNANDEZ RUBEN
31	1473 OLD JAMESTOWN CT	VELASQUEZ ERIKA
32	1469 OLD JAMESTOWN CT	FORECLOSURE ASSISTANCE
33	1465 OLD JAMESTOWN CT	JOHNSON JOHNNIE MAE
34	1406 OLD JAMESTOWN CT	HERNANDEZ RUBEN SANTA CRUZ
35	1412 JAMESTOWN RD	GONZALEZ LETICIA
36	1418 OLD JAMESTOWN CT	ARECHAR MARIA D
37	10511 CYMBAL DR	BENITEZ ARELI
38	10507 CYMBAL DR	CAMPOS ARLEN I
39	10503 CYMBAL DR	CASTILLO J ROBERTO &
40	10504 CYMBAL DR	RUIZ REYNALDO
41	10508 CYMBAL DR	GARRETT CHERMINE L