

CITY PLAN COMMISSION

THURSDAY, MAY 18, 2023
Planner: Ryan Mulkey, AICP

FILE NUMBER: Z223-117(RM) **DATE FILED:** October 21, 2022
LOCATION: South line of Glenfield Avenue, west of South Hampton Road
COUNCIL DISTRICT: 3
SIZE OF REQUEST: Approx. 1.8 acres **CENSUS TRACT:** 48113010804

OWNER/APPLICANT: Michelle Avila [Sole Owner]

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District.

SUMMARY: The purpose of the request is to allow residential uses on the site.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On March 23, 2023, the City Plan Commission held this item under advisement to April 20, 2023. On April 20, 2023, the City Plan Commission held this item under advisement to May 18, 2023.

BACKGROUND INFORMATION:

- The area of request is currently zoned an NO(A) Neighborhood Office District and a P(A) Parking District. The request area is currently undeveloped.
- The applicant proposes to develop the property with residential uses.
- To accomplish this, they request an MF-2(A) Multifamily District.
- Although the applicant has not indicated an intent to provide affordable units as part of the development, a multifamily use in an MF-2(A) District would be entitled to development bonuses if affordable units are provided. These bonuses are detailed in the report.
- On March 23, 2023, the City Plan Commission held this item under advisement to April 20, 2023 to give the applicant time to submit the conditions of their volunteered deed restrictions. This report has been updated with those conditions, which are intended to restrict density of the site, provide enhanced buffering adjacent to surrounding single family uses, and provide enhanced design standards.
- On April 20, 2023, the City Plan Commission held this item under advisement to May 18, 2023.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Glenfield Avenue	Local Street	-
South Hampton Road	Principal Arterial	100 feet

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 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 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.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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.

2.1.3.1 Focus economic development efforts on encouraging the development of strong neighborhoods in the Southern Sector that include housing for all income segments, quality schools, and recreational amenities.

NEIGHBORHOOD PLUS

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

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

Land Use:

	Zoning	Land Use
Site	NO(A), P(A)	Undeveloped
North	R-7.5(A), CR with a D Overlay	Single family, general merchandise or food store 3,500 square feet or less, personal service use, office
East	CR with a D Overlay	Medical clinic or ambulatory surgical center, general merchandise or food store 3,500 square feet or less
South	Tracts 1, 3, 4, and 7 within PD No. 128	Office, hospital (vacant)
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently undeveloped. To the north and west are primarily single family uses. To the east are primarily commercial uses, and to the south are office uses as well as a vacant structure that used to be used as a hospital. Staff finds the applicant's request to be compatible with surrounding land uses.

Following the March 23 CPC meeting, the applicant submitted the conditions of their volunteered deed restrictions, which are intended to restrict density of the site, provide enhanced buffering adjacent to surrounding single family uses, and provide enhanced design standards. Rather than meet the regulation on minimum lot area per dwelling unit in a standard MF-2(A) District, the applicant has restricted the maximum number of dwelling units on site to 24. They have also volunteered a condition that will require each unit to be provided with a two-car garage inside the building.

To provide increased buffering adjacent to the surrounding single family uses, the applicant proposes that an eight-foot-tall wooden fence and a landscape buffer of a minimum depth of 10 feet will be provided along any property line adjacent to or directly across an alley from a single family district. To provide an enhanced pedestrian realm where the property abuts a public street, they have volunteered a minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer along Glenfield Avenue. The applicant also proposes that the pedestrian crosswalk across the Glenfield Avenue driveway must be clearly marked by enhanced paving materials such as colored concrete, patterned or stamped concrete, or brick pavers.

Staff supports the applicant's request for an MF-2(A) District, subject to the deed restrictions volunteered by the applicant. The underlying zoning district would permit single family, duplex, and multifamily uses on the property. The proposal would provide an appropriate transition between the commercial uses fronting South Hampton Road to the east and the less dense single family uses to the west. It also presents an opportunity to increase the city's stock of denser housing on a property that has not been developed under the current zoning. The request also 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.

Although the applicant has not indicated an intent to provide affordable units as part of the development, a multifamily use in an MF-2(A) District would be entitled to development bonuses if affordable units are provided. These development bonuses, and the development standards of the existing and proposed districts, are detailed below.

Development Standards

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Ex 1: NO(A)	15'	20' adj to res Other: No min	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
Ex 2: P(A)	10' adj to res						Surface parking
Prop 2: MF-2(A)	15'	SF: None Duplex: 5' / 10' Other: 10' / 15'	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
MIH: MF-2(A)*			No min lot area per dwelling unit	85'	85%	Proximity Slope U-form setback	

* Property is located in a “G” MVA area. Would require 5% at 81-100%.

To obtain the development bonuses listed above, the applicant would also need to 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.

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) district – 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 half of the site that abuts the R-7.5(A) District. From that point, height of buildings could gradually increase at a 1:3 slope up to the maximum allowable height. This restriction would still apply if mixed income units were provided as part of a multifamily development.

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. 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

	Existing	Proposed
Use	R-7.5(A)	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		
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		

Use	R-7.5(A)	MF-2(A)
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
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	S	•
Foster home	S	•
Halfway house		
Hospital		S
Library, art gallery, or museum	S	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
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		

Use	R-7.5(A)	MF-2(A)
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	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		•
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		
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		

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

Use	R-7.5(A)	MF-2(A)
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. Under the proposed MF-2(A) District, a residential buffer zone would apply to a multifamily development adjacent to single family.

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 a duplex is two spaces per dwelling unit.

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.

If the applicant provides affordable units as part of a multifamily development, the off-street parking requirement for this use 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. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

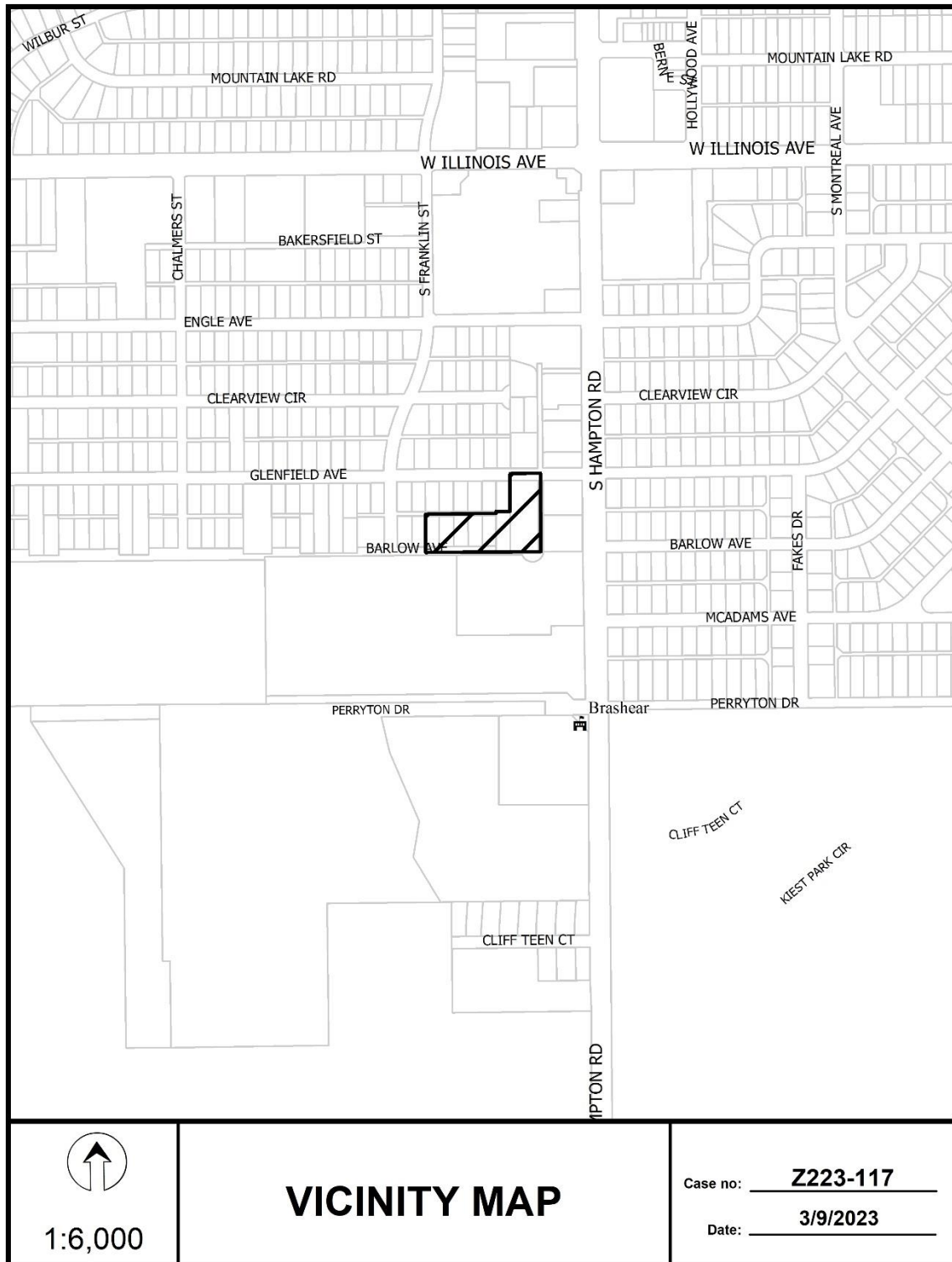
The applicant will be required to comply with standard parking ratios at permitting.

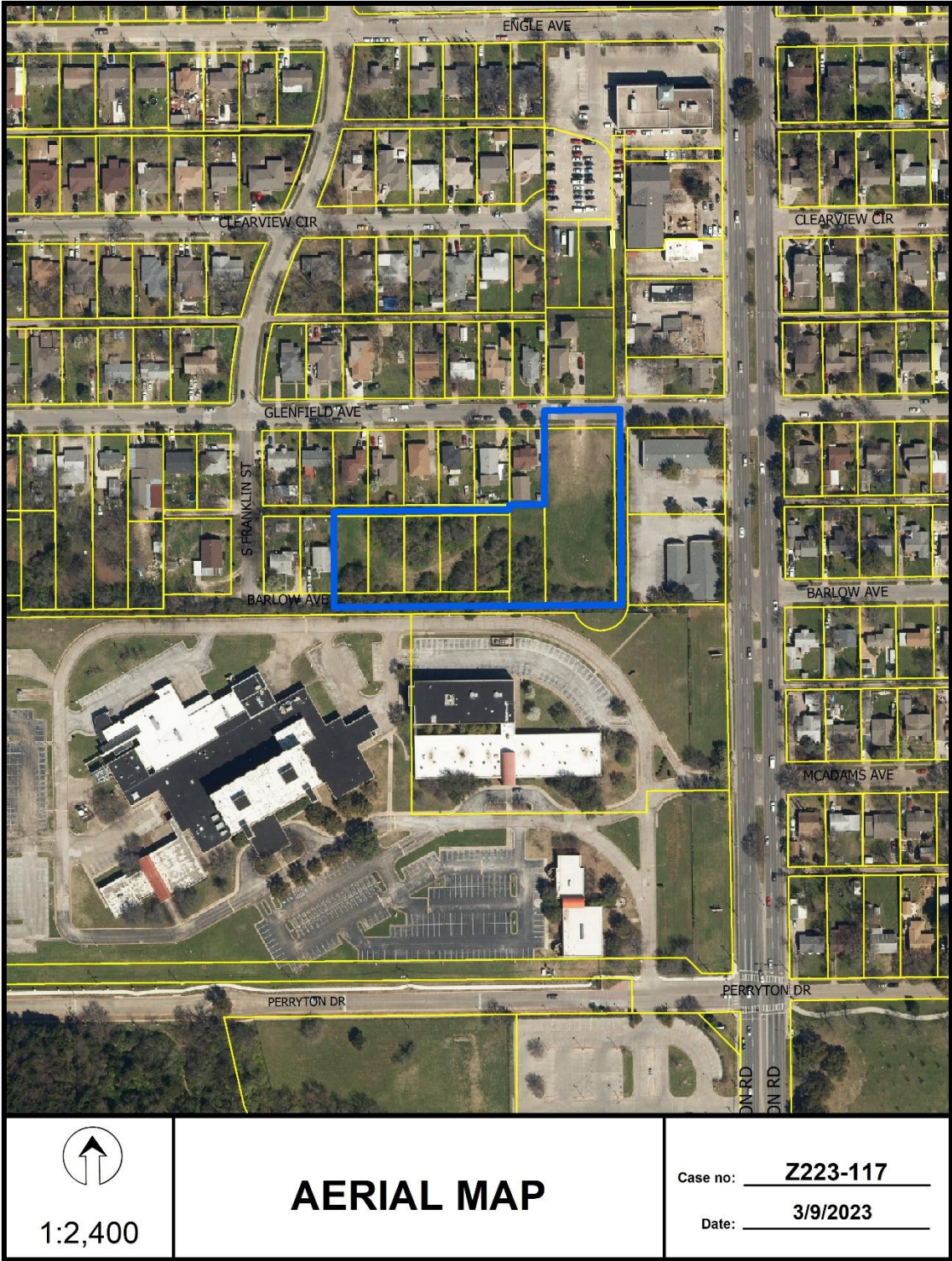
Market Value Analysis:

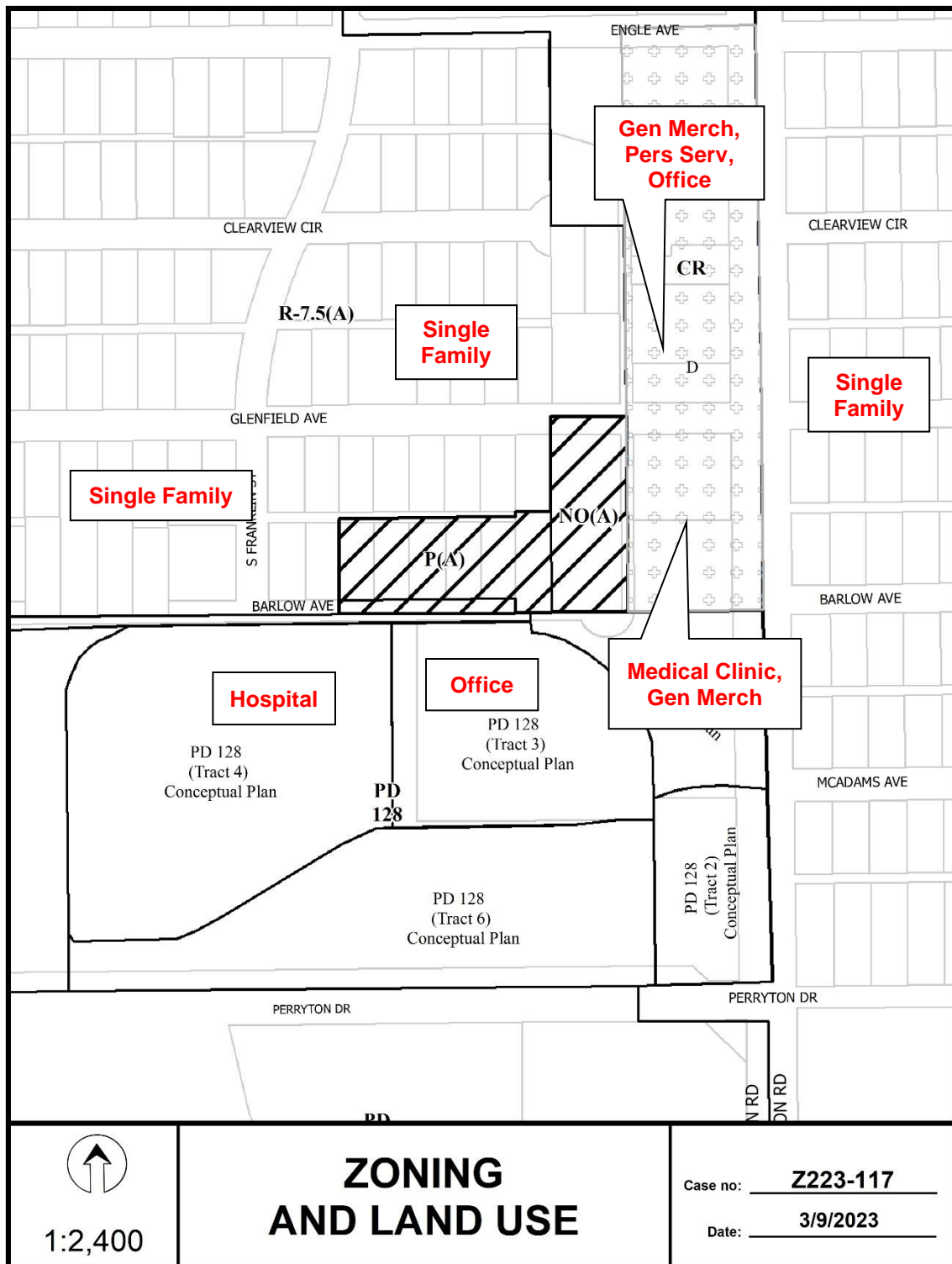
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas 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 but abuts a “G” MVA cluster to the north and west. East of the request area across South Hampton Road is an “F” MVA cluster.

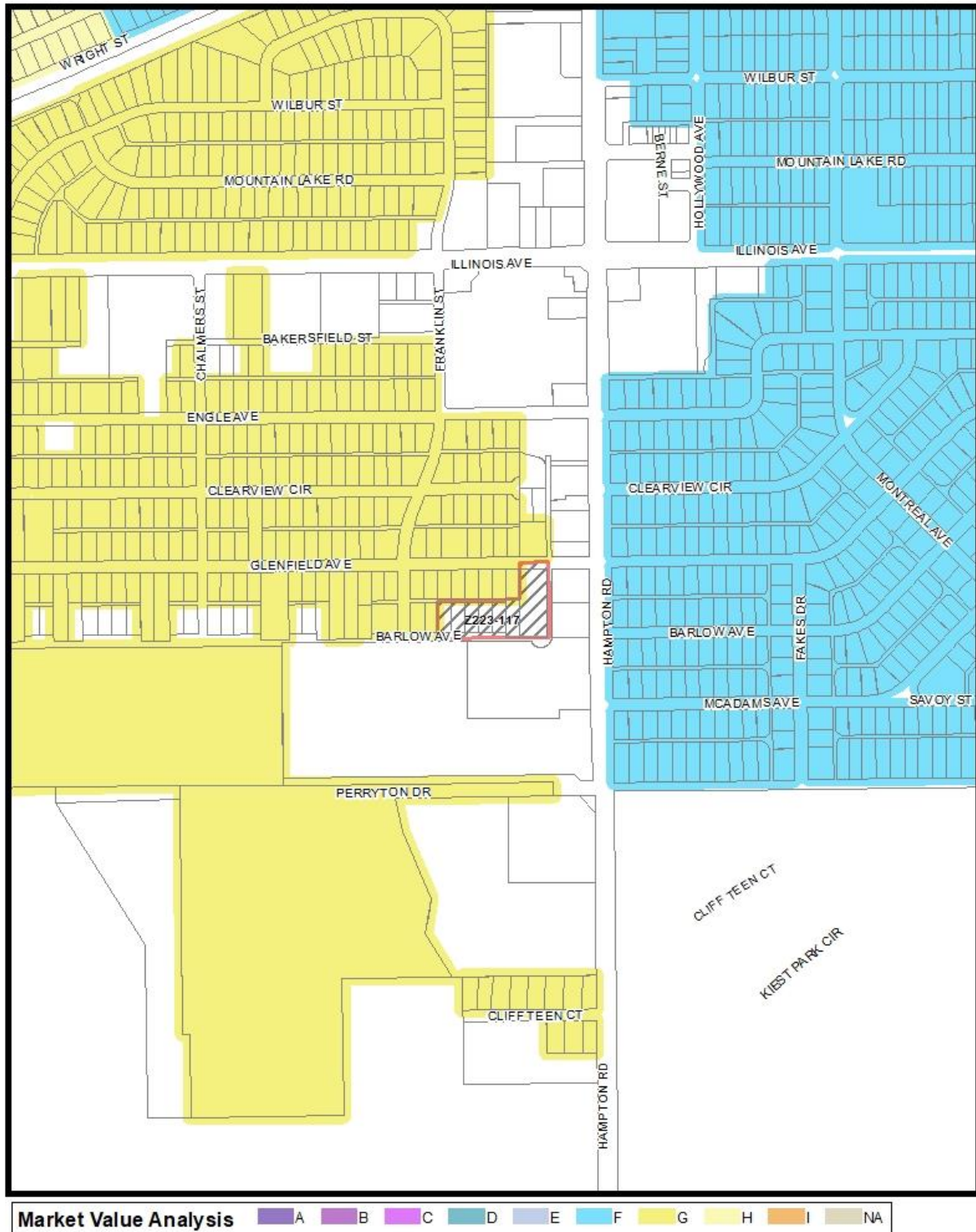
APPLICANT'S VOLUNTEERED DEED RESTRICTIONS

1. The Property is limited to a maximum of 24 dwelling units.
2. Each dwelling unit must be provided with a two-car garage inside the building.
3. An eight-foot-tall wooden fence must be provided along any property line adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), or CH district.
4. A landscape buffer of a minimum depth of 10 feet from the property line must be provided along any property line adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), or CH district. The landscape buffer must include a minimum of one tree for every 25 feet along any property line adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), or CH district.
5. Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along Glenfield Avenue.
6. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.





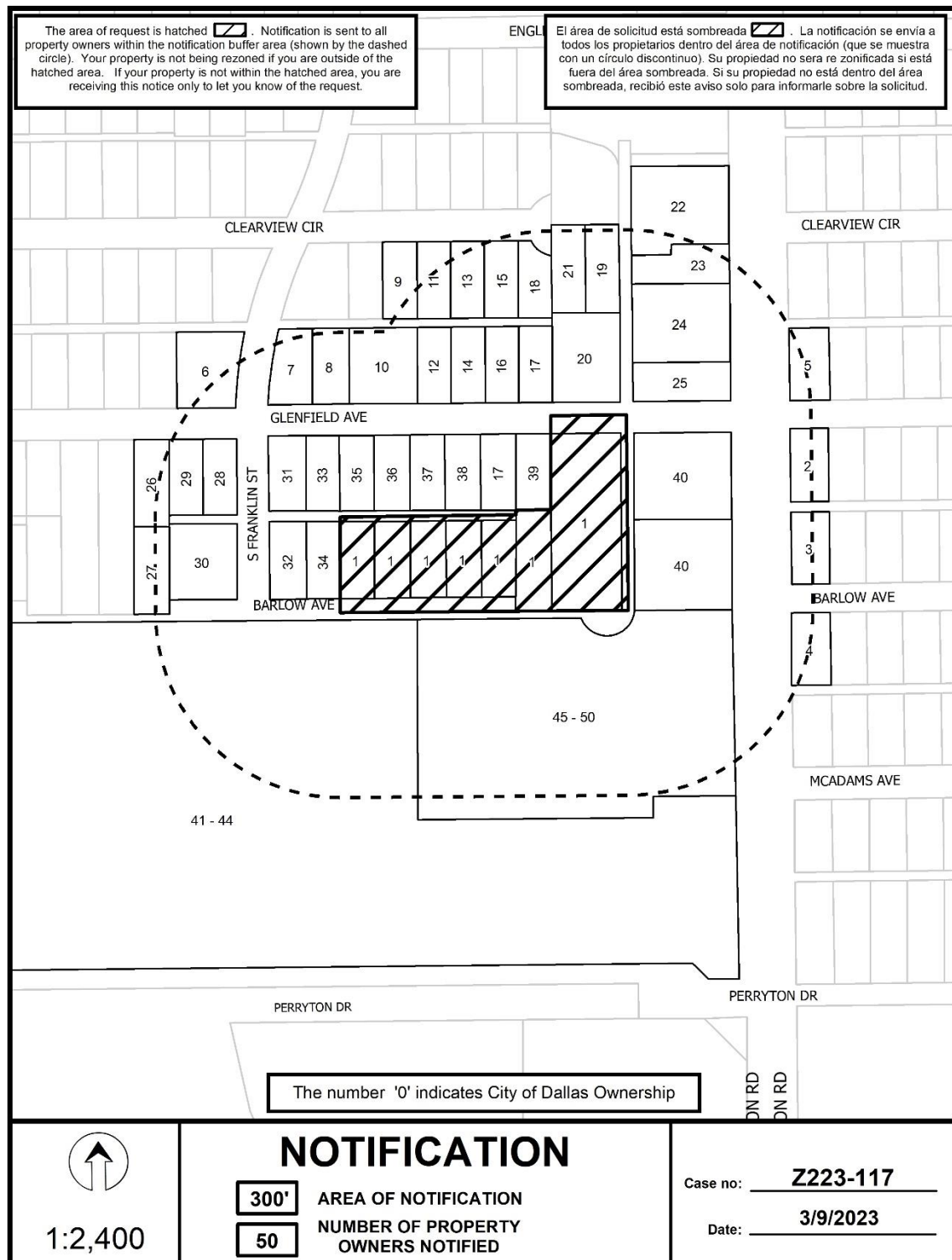




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Market Value Analysis

Printed Date: 3/10/2023



03/09/2023

Notification List of Property Owners***Z223-117******50 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2449 BARLOW AVE	AVILA MICHELE &
2	2334 GLENFIELD AVE	ALVARADO LEODEGARIO &
3	2335 BARLOW AVE	PEREZ FILIBERTO &
4	2334 BARLOW AVE	CAZARES OSIEL GOMEZ &
5	5 GLENFIELD AVE	LEYVA JOSE A
6	2507 GLENFIELD AVE	GONZALEZ FRANCISCO
7	2457 GLENFIELD AVE	CASTILLO EILEEN
8	2453 GLENFIELD AVE	GARCIA ELEAZAR
9	2444 CLEARVIEW CIR	JARILLO ANGEL R & MARIA ORTIZ
10	2445 GLENFIELD AVE	TORRES CIRILO PEREZ
11	2438 CLEARVIEW CIR	KINCADE EBONI &
12	2439 GLENFIELD AVE	CRUZ LAURA LILIANA M &
13	2434 CLEARVIEW CIR	SANCHEZ SALVADOR
14	2435 GLENFIELD AVE	TIDWELL GARY L
15	2430 CLEARVIEW CIR	MABRY IRMA
16	2431 GLENFIELD AVE	DURAN VICTOR M
17	2427 GLENFIELD AVE	VILLALPANDO MANUEL & LUDY
18	2426 CLEARVIEW CIR	DAVIS CLARENCE J
19	2421 GLENFIELD AVE	Taxpayer at
20	2423 GLENFIELD AVE	VILLALPANDO MANUEL &
21	2420 CLEARVIEW CIR	Taxpayer at
22	2719 S HAMPTON RD	REPAIR REPUBLIC LLC
23	2727 S HAMPTON RD	SARMIENTO FRANCISCO
24	2729 S HAMPTON RD	JOYCE FLORIST OF DALLAS
25	2743 S HAMPTON RD	JOYCE FLORIST OF DALLAS INC
26	2510 GLENFIELD AVE	ALONSO OSCAR F

03/09/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2510 BARLOW AVE	ALONSO OSCAR F &
28	2502 GLENFIELD AVE	DEGARCIA IRENE MEZA
29	2506 GLENFIELD AVE	CORNEJO ANA C AVILES
30	2501 BARLOW AVE	MARTINEZ JOHHNY
31	2458 GLENFIELD AVE	SEGURA SANTIAGO & ANNA D
32	2457 BARLOW AVE	MARTINEZ CELIA ESMERALDA &
33	2454 GLENFIELD AVE	ROCAMONTES MORGAN T
34	2453 BARLOW AVE	Taxpayer at
35	2450 GLENFIELD AVE	ALNA 2 HOLDINGS LLC
36	2442 GLENFIELD AVE	VALLEJO GRACIELA
37	2434 GLENFIELD AVE	PEREZ ENEDELIA &
38	2432 GLENFIELD AVE	MORALES JUAN CARLOS
39	2426 GLENFIELD AVE	HERRERA MARIA DELALUZ
40	2811 S HAMPTON RD	MAPLE MARKETING LLC
41	2949 S HAMPTON RD	DALLAS SW OSTEOPATHIC PHYSICIANS INC
42	2929 S HAMPTON RD	DALLAS COLLEGE
43	2929 S HAMPTON RD	DALLAS SOUTHWEST OSTEOPATHIC
44	2949 S HAMPTON RD	DALLAS SW OSTEOPATHIC
45	2909 S HAMPTON RD	DALLAS SW OSTEOPATHIC
46	2909 S HAMPTON RD	BOWERS CHRISTOPHER G
47	2909 S HAMPTON RD	DALLAS SOUTHWEST
48	2909 S HAMPTON RD	DALLAS SOUTHWEST
49	2909 S HAMPTON RD	DALLAS SOUTHWEST OSTEOPATHIC
50	2909 S HAMPTON RD	DALLAS SOUTHWEST OSTEOPATHIC