

FILE NUMBER: Z201-164(NN)

DATE FILED: January 4, 2021

LOCATION: Bound by South Beacon Street, East Grand Avenue, and Winslow Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46 H

SIZE OF REQUEST: ±0.77 acres

CENSUS TRACT: 12.02

REPRESENTATIVE: BRW Architects, Ken Pope, AIA

APPLICANT/OWNER: City of Dallas

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a Fire Station use on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for a Fire Station use by right and modifications to requirements primarily in relation to setbacks, parking, landscaping, and sidewalks.

CPC RECOMMENDATION: Approval, subject to a development plan, a landscape plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a development plan, a landscape plan, and conditions.

BACKGROUND INFORMATION:

- The subject site has two tracts of land, tract I was previously occupied by Fire Station No. 19, which was constructed in 1971. Tract II is currently occupied by the Park Ranger's Headquarters.
- The Fire Station building was damaged by a tornado in 2019 and was taken out of service. It was demolished in 2020.
- Tract I is currently vacant, however, the masonry screening wall previously constructed remains on the site.
- A Fire Station is permitted by Specific Use Permit (SUP) in an R-7.5(A) Single Family District. The applicant proposes to allow the use by right and allow modified development standards and standards related to parking, landscaping, and sidewalks.
- The Park Ranger's Headquarter on Tract II will remain operational as it current is.

Zoning History: There has been one zoning case in the area in the past five years.

1. **Z178-250:** On January 21, 2021, the City Plan Commission recommended approval of an amendment to Planned Development District No. 539 to allow for CR Community Retail District uses and MU-1 Mixed Use District uses, located on the southeast corner of Graham Avenue and Philip Avenue. [Awaiting City Council Hearing on April 28, 2021]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Grand Avenue	Principal Arterial	60 feet
South Beacon Street	Community Collector	60 feet
Winslow Avenue	Community Collector	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. However, there are some transportation related elements of the proposed development that will need to be addressed at the time of platting/permitting.

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 applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

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

NEIGHBORHOOD PLUS PLAN

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped; Park Ranger's Headquarters
North	RR Regional Retail	Motor vehicle fueling station; Restaurant; Commercial amusement (inside); General merchandise or food store
Northwest	RR Regional Retail	Retail and personal service uses
West	RR Regional Retail	Retail and personal service uses
Southwest	RR Regional Retail with SUP No. 251	Motor vehicle fueling station; Restaurant; Liquor store
East	R-7.5(A) Single Family District	Public park, playground, or golf course

Land Use Compatibility:

The site is surrounded by a variety of uses, majority of which are retail and personal service uses. However, single family uses are predominant in close proximity of the site in almost all directions, except to the east.

Staff believes that the rebuilding of Fire Station No. 19 on the site where it served for nearly 50 years prior to being damaged by a tornado will not have any negative impact on the surrounding uses. Additionally, the surrounding residential and nonresidential uses will benefit from the enhanced response time due to the Fire Station being reconstructed.

Since the sidewalks and buffers will be provided per code, except for the areas where trees and the screening walls interfere, it will also provide an enhancement to the general area since the existing sidewalks are dilapidated.

Although being incorporated within the proposed PD, the Park Ranger's Headquarter located in Track II will continue to operate as it current does, therefore, causing no impact on the surrounding area.

Development Standards:

The applicant proposes zero feet setbacks for front, side, and rear yard setbacks, however, the proposed development plan shows the proposed building to have some setback from Winslow Avenue and East Grand Avenue. Staff recommends that setbacks are provided as shown on the development plan. The applicant is also requesting a deviation regarding lot coverage to build the fire station to its desired capacity.

District	Setbacks		Height	Lot Coverage
	Front	Side/ Rear		
Existing: R-7.5(A)	20'	5' (single family) 10' (others)	30'	45% (residential structure) 25% (nonresidential structure)
Applicant's Proposed: PD for Fire Station	0'	0'	30'	50%
Staff's Recommended: PD for Fire Station	As shown on the Development Plan	As shown on the Development Plan	30'	50%

Parking:

Per Dallas Development Code, five spaces plus one additional space per bed are required for a Fire Station use. The applicant indicated the proposed Fire Station to have 15 beds, requiring 20 parking spaces. The applicant is proposing 12 spaces with Tract I, which is a deviation from the requirement. However, Tract II contains 18 additional spaces for the Park Ranger's Headquarter and both tracts are proposed to be utilized to accommodate daily shift change overlap of vehicles.

Landscaping:

Landscaping will be provided as shown on the Landscape Plan, which accommodates the existing trees and existing site conditions.

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 within an identified category, however, properties to the west are within "H" MVA category.

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**CPC ACTION
APRIL 8, 2021**

Z201-164(LG)

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses and a Fire Station use, subject to a development plan, a landscape plan, and staff's recommended revised conditions on property zoned an R-7.5(A) Single Family District, in an area generally bound by South Beacon Street, East Grand Avenue, and Winslow Avenue.

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

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Schwope,
Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices:	Area: 500	Mailed: 56
Replies:	For: 0	Against: 0

Speakers: For: Ken Pope, 3535 Travis St., Dallas, TX, 75204
Against: None
Staff: Robert Van Buren, Sr. Architect, Office of Bond Program
Dominique Artis, Chief, Dallas Fire and Rescue Department
Andriana Castaneda, Office of Bond & Construction Management

CPC RECOMMENDED CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P- ____ .101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD ____ is established on property located located in area generally bound by South Beacon Street, East Grand Avenue, and Winslow Avenue. The size of PD ____ is approximately 0.77 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) A Parks Maintenance Facility is a facility operated by City of Dallas for various maintenance related activities for the Department of Parks and Recreation.

(d) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____ A: development plan.

(2) Exhibit ____ B: landscape plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) Tract I. A police or fire station use limited to a fire station is permitted by right.

(c) Tract II. A Parks Maintenance Facility is permitted by right.

SEC. 51P- _____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Setbacks. Setbacks for a police or fire station use limited to a fire station or a Parks Maintenance Facility shall be provided as shown on the development plan (Exhibit ____ A).

(c) Floor area. Maximum floor area for a police or fire station use limited to a fire station is 10,000 square feet.

(d) Height. Maximum height for a police or fire station use limited to a fire station is 30 feet.

(e) Lot coverage. Maximum lot coverage for a police or fire station use limited to a fire station is 50 percent.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use

(b) Off-street parking and loading shall be provided as shown on the development plan (Exhibit ____ A).

(c) For purposes of off-street parking and loading, this PD shall be considered as one lot. Tract I and Tract II may be utilized to accommodate daily shift change overlap of vehicles between the Fire Station and the Parks Maintenance Facility.

SEC. 51P-____.110. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit ____ B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____ .111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- ____ .112. SCREENING

(a) The masonry screening shall be located as shown on the development plan (Exhibit ____ A)

(b) Trash and recycling containers may be shared with the Tract II use and shall be screened from public right-of-way by fences and gates.

(c) Screening of above-ground fuel storage tanks shall be provided as shown on the development plan (Exhibit ____ A).

(d) Screening of off-street parking shall be provided as shown on the development plan (Exhibit ____ A).

SEC. 51P- ____ .113. SIDEWALKS

(a) Except as shown on the development plan, sidewalks and buffers must be provided and comply with the regulations of the City of Dallas.

(b) Sidewalks and buffers shall be provided per code, except where trees and screening walls in place on January 1st, 2021 interfere.

(c) Path of travel across fire apparatus drives shall be designated by a contrasting surface.

SEC. 51P- ____ .114. LIGHTING

Lighting shall be provided per code, except as provided in this section.

- (a) Exterior lighting shall be directed away from adjoining properties.
- (b) Light fixtures must be attached to buildings or mounted on metal poles at a height not to exceed 35 feet above grade.
- (c) All light poles shall be full cut-off fixtures. The term “full cut-off fixture” means a light fixture that does not emit light above the fixture’s horizontal angle. Full cut-off fixtures direct light down to the ground.

SEC. 51P- ____ .115. HOURS OF OPERATION.

The police or fire station use limited to a fire station may be operational 24 hours per day, 365 days a year.

SEC. 51P- ____ .116. INGRESS AND EGRESS

- (a) Ingress and egress shall be provided at the locations shown on the development plan (Exhibit ____ A) for the two apparatus driveways.
- (b) Staff entrance driveway is shared with Tract II.
- (c) No other ingress or egress is permitted.

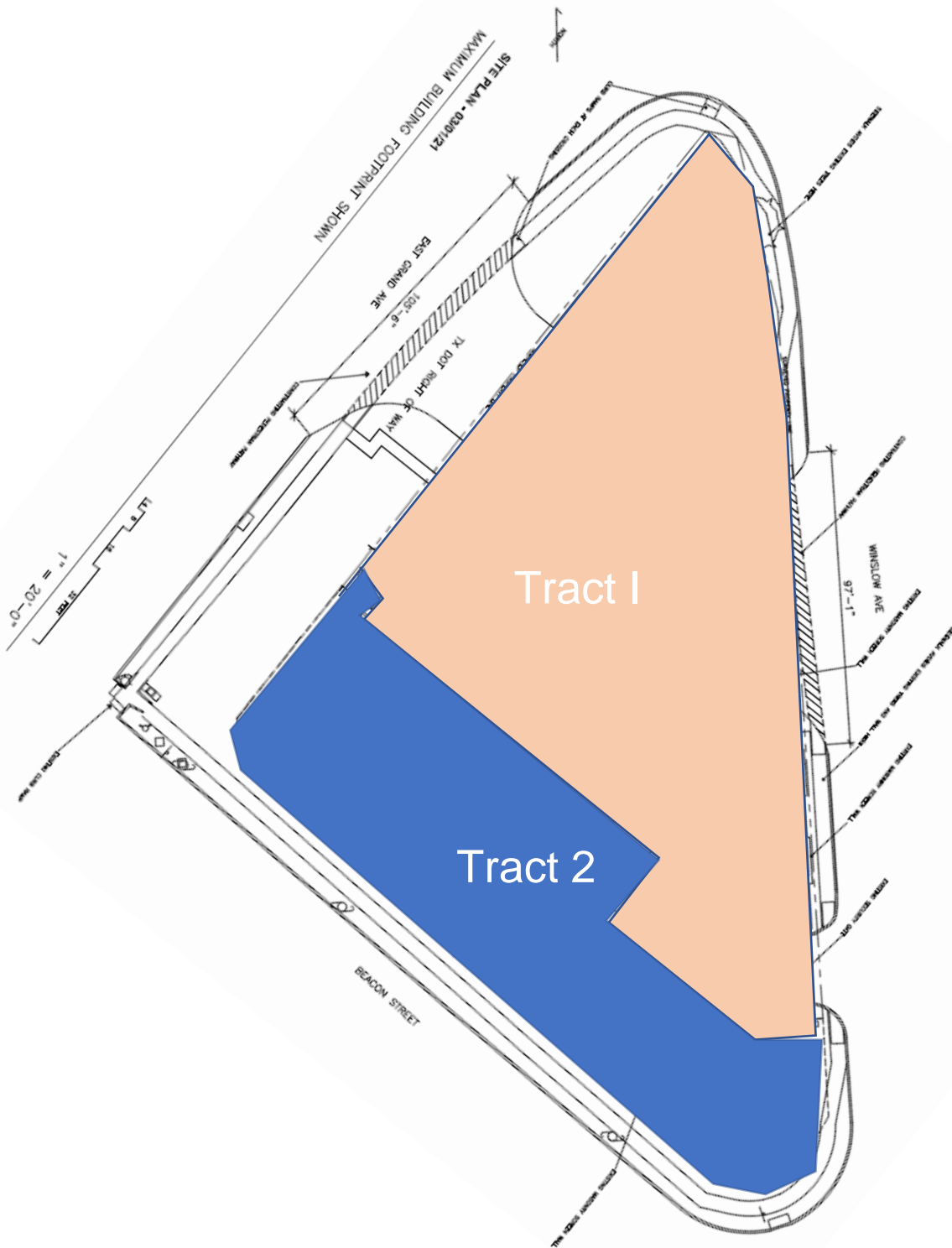
SEC. 51P- ____ .117. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .118. COMPLIANCE WITH CONDITIONS.

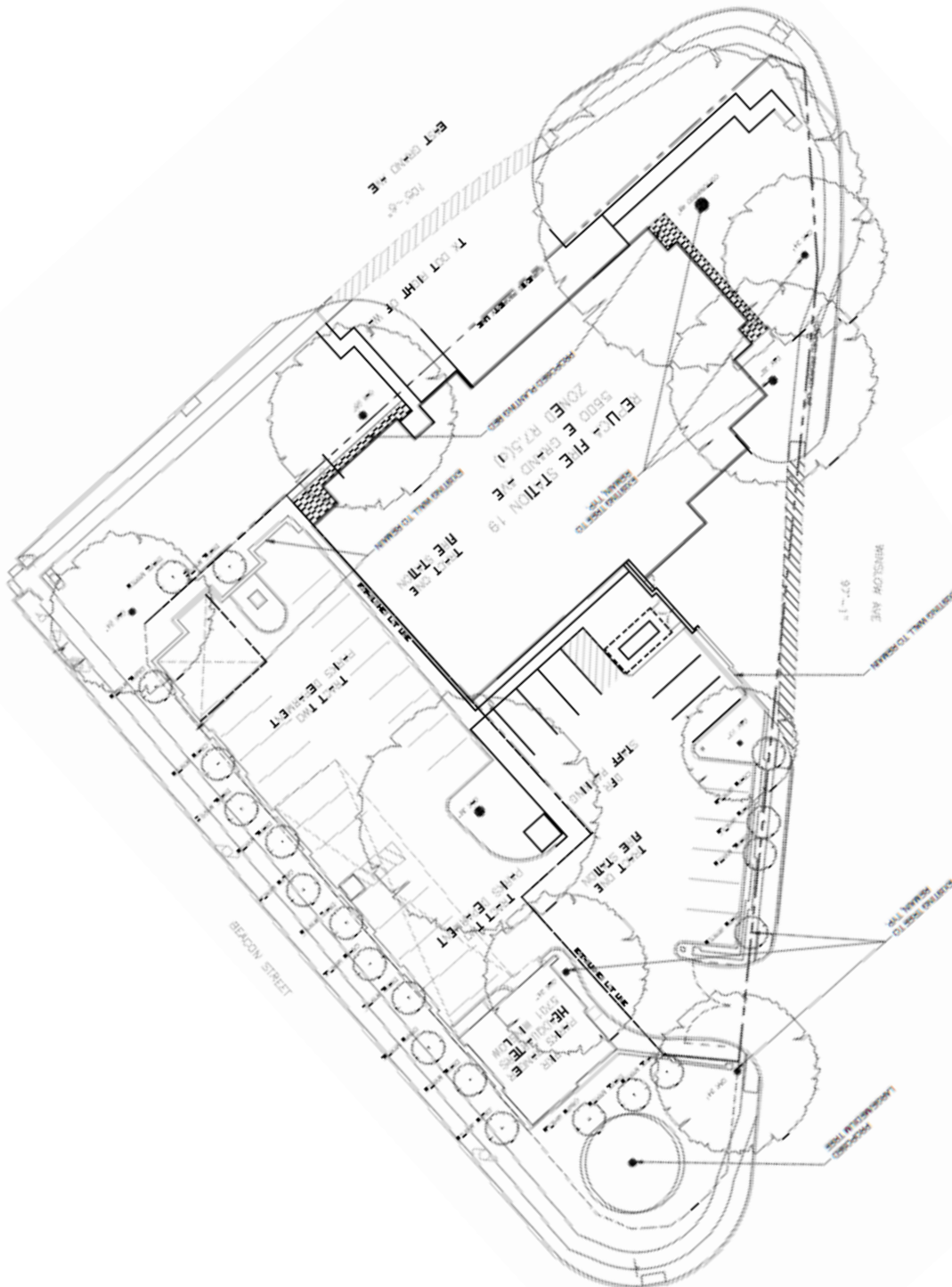
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

Approximate Tract Delineation (Illustrative Purposes Only)

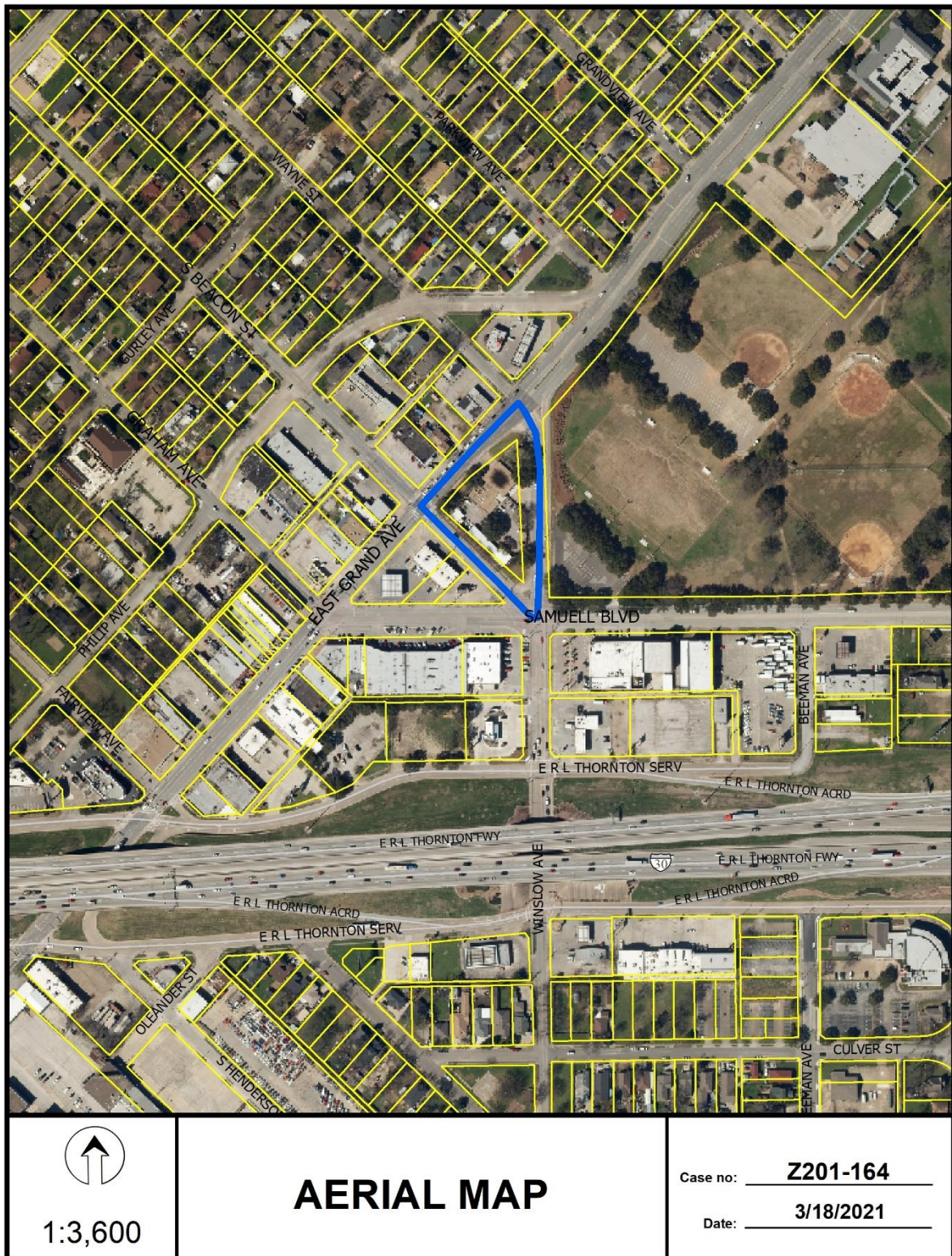


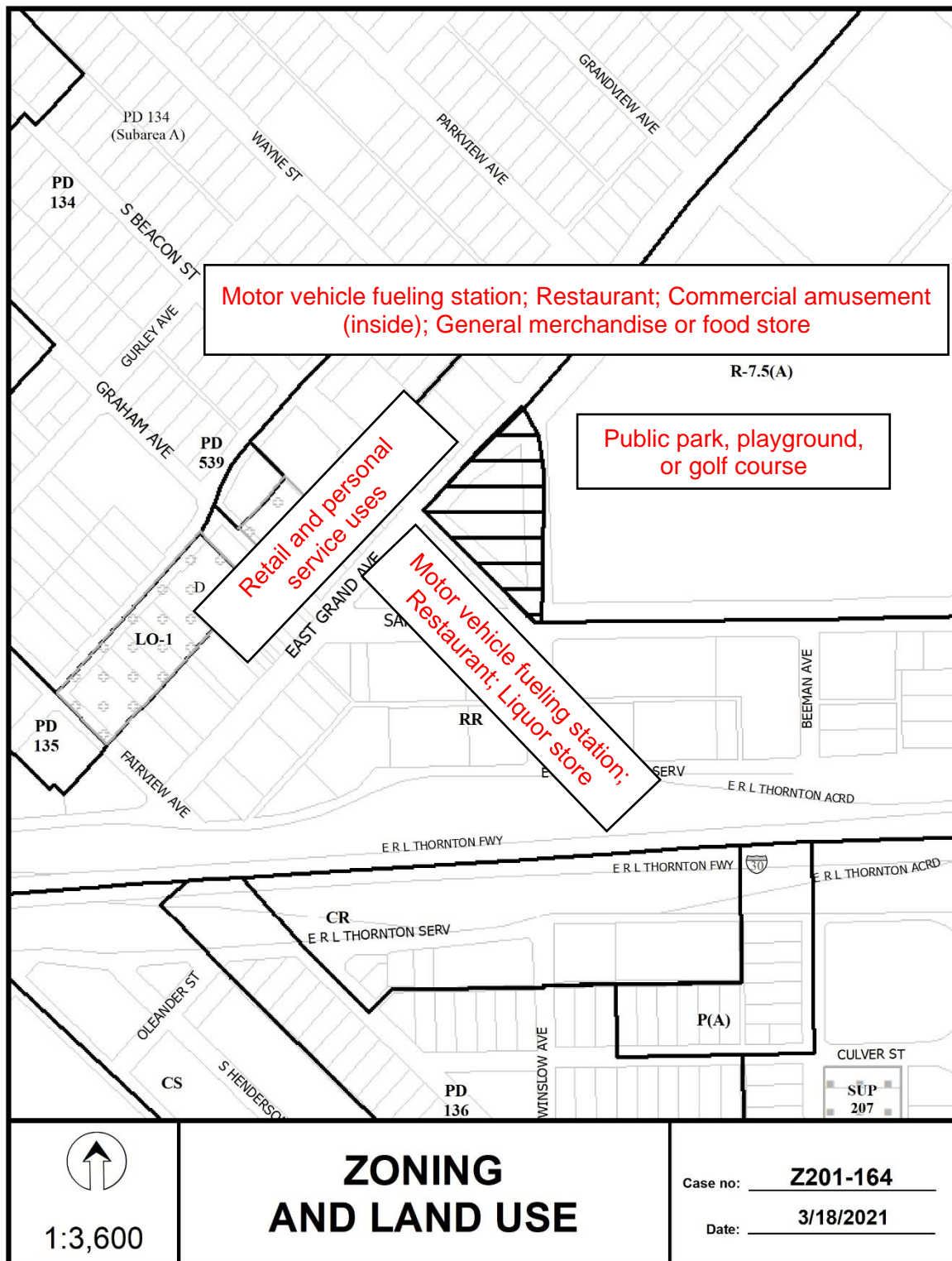


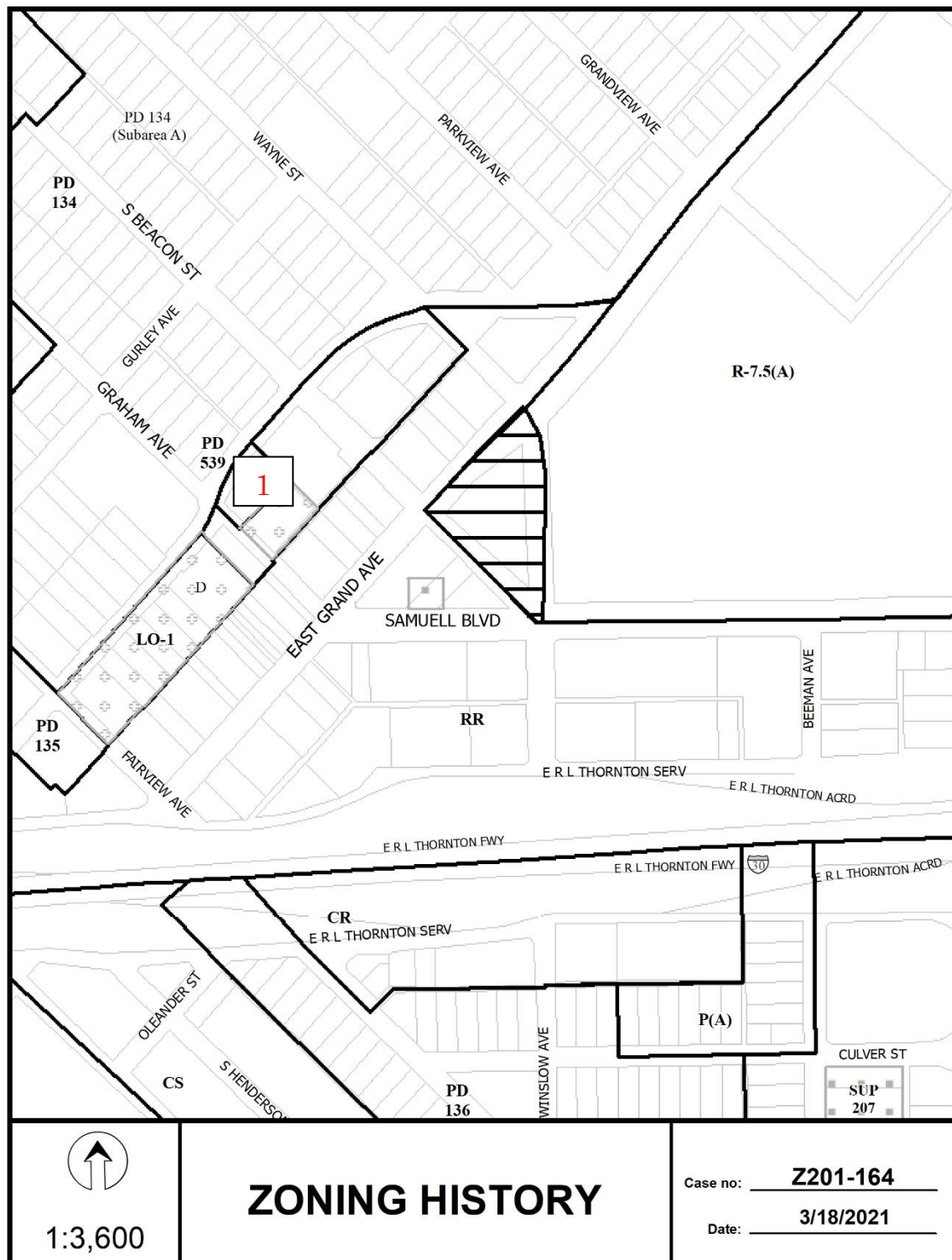
CPC Recommended Landscape Plan

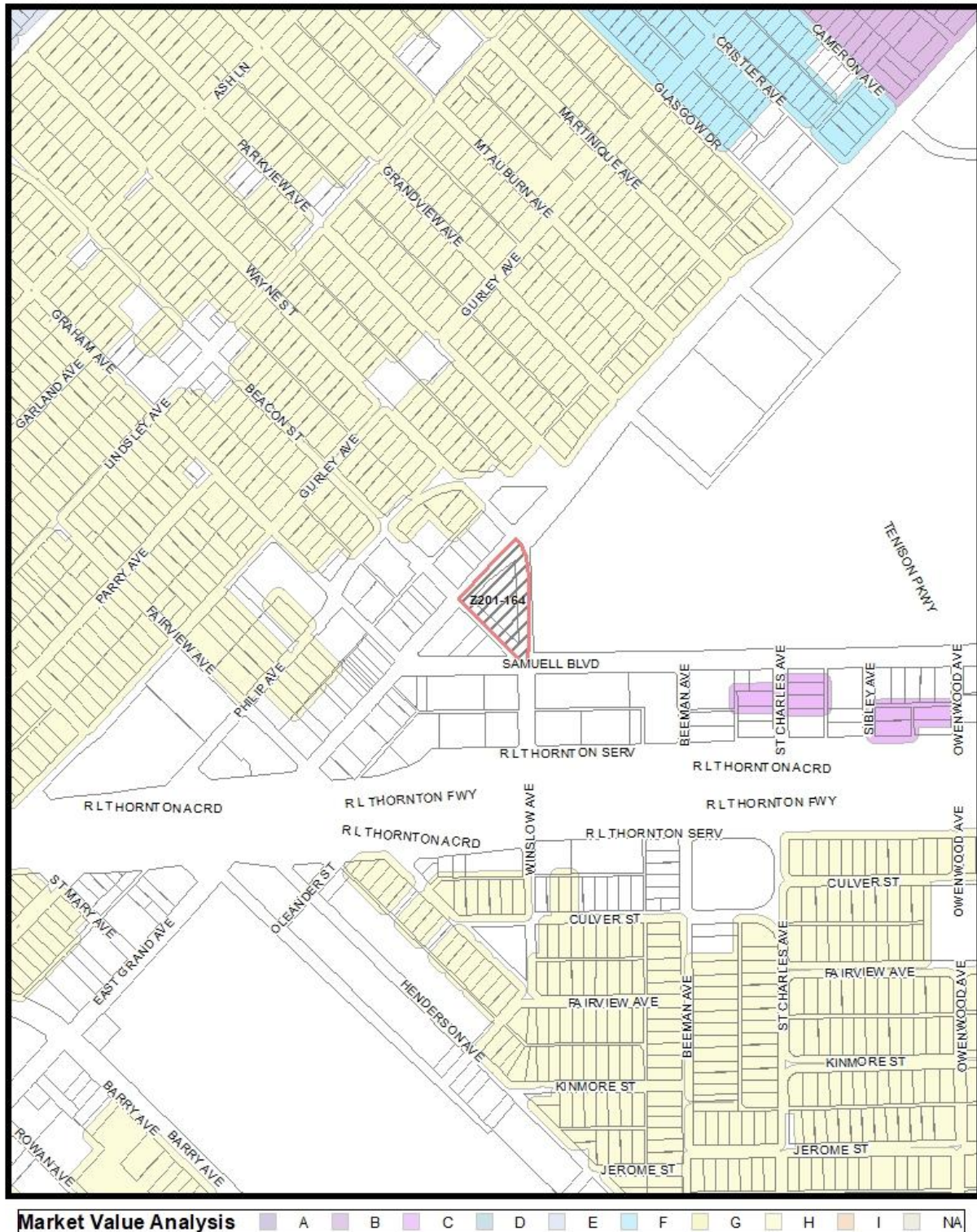












Market Value Analysis

Printed Date: 3/18/2021

CPC RESPONSES



04/07/2021

Reply List of Property Owners***Z201-164******56 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	5443	EAST GRAND AVE	BALLAS VICTOR
2	5439	EAST GRAND AVE	Taxpayer at
3	5437	EAST GRAND AVE	SUSAN ROSHAN DDS PLLC
4	5433	EAST GRAND AVE	BUENA NOCHE I LLC
5	5513	EAST GRAND AVE	Taxpayer at
6	5519	EAST GRAND AVE	Taxpayer at
7	1022	GRAHAM AVE	DAMARIA INVESTMENTS LLC
8	1023	S BEACON ST	BINFIELD KENT
9	5611	EAST GRAND AVE	FORE DOWN INC
10	5617	EAST GRAND AVE	FORE DOWN INC
11	1100	S BEACON ST	FURMAGA LLC
12	1022	S BEACON ST	HURTADO ISIDORO
13	1018	S BEACON ST	HERRERA SAN JUANITA
14	1115	WAYNE ST	SIMMS HOLDINGS LLC
15	1111	WAYNE ST	IBARRA JUAN & SANJUANA
16	1107	WAYNE ST	CAUDILLO TONY
17	1023	WAYNE ST	Taxpayer at
18	1019	WAYNE ST	ZHU BEN
19	1104	WAYNE ST	GUEVARA JUAN
20	1102	WAYNE ST	GUEVARA JUAN JOSE
21	1030	WAYNE ST	JIMENEZ JUAN J &
22	1026	WAYNE ST	Taxpayer at
23	1022	WAYNE ST	GRADLE RANDALL K & DORIS
24	1111	PARKVIEW AVE	CABALLERO RUBEN
25	1107	PARKVIEW AVE	FLORES JUAN & VIRGINA
26	1103	PARKVIEW AVE	VALDEZ MOISES

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1031	PARKVIEW AVE	MACEDO ALEJANDRO S &
28	1027	PARKVIEW AVE	SANCHEZ HERMELINDA
29	5803	EAST GRAND AVE	LUNA GERARDO JR & ADRIANA D
30	5807	EAST GRAND AVE	CABALLERO PERLA
31	5811	EAST GRAND AVE	MORATAYA JOSE P &
32	1110	PARKVIEW AVE	VELASQUEZ HAYDEE
33	1106	PARKVIEW AVE	SIFUENTES JOSE L & DORA E
34	5421	E R L THORNTON FWY	Taxpayer at
35	5440	EAST GRAND AVE	SANCHEZ GUILLERMO JR &
36	2710	SAMUELL BLVD	NAYEB FAMILY LP
37	2730	SAMUELL BLVD	YATIM ENTERPRISES LTD
38	5635	E R L THORNTON FWY	GANJU SHAUN
39	1111	S BEACON ST	THONG HONG
40	5550	EAST GRAND AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
41	5560	EAST GRAND AVE	HWANG SEUNG YUB
42	5434	PHILIP AVE	SANCHEZ JAIME &
43	1108	GRAHAM AVE	NVN LLC
44	1106	GRAHAM AVE	Taxpayer at
45	1106	S BEACON ST	GARNER BRIAN S
46	5527	E R L THORNTON FWY	Taxpayer at
47	2810	SAMUELL BLVD	GANJI ALI SHAUN
48	5607	E R L THORNTON FWY	WINSLOW EQUITIES INC
49	5509	EAST GRAND AVE	Taxpayer at
50	5523	EAST GRAND AVE	Taxpayer at
51	5605	EAST GRAND AVE	Taxpayer at
52	5438	EAST GRAND AVE	Taxpayer at
53	5435	EAST GRAND AVE	Taxpayer at
54	5432	EAST GRAND AVE	Taxpayer at
55	1105	S BEACON ST	Taxpayer at
56	5711	EAST GRAND AVE	Taxpayer at