

FILE NUMBER: Z201-217(CT) **DATE FILED:** March 24, 2021

LOCATION: South line of Bank Street, east of Herndon Drive

COUNCIL DISTRICT: 7 **MAPSCO:** 46 L

SIZE OF REQUEST: Approx. 0.559 acres **CENSUS TRACT:** 25.00

APPLICANT/OWNER: City of Dallas

REPRESENTATIVE: Milton Brook, Trinity Watershed Management

REQUEST: An application for an amendment to Specific Use Permit No. 2218 for a local utilities use limited to utility services on property zoned MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow for an increase of maximum floor area for the proposed pump station.

CPC RECOMMENDATION: Approval, subject to a revised site plan and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The subject site is currently in the early stages of development and was previously being used as a staging area for Fair Park.
- The proposed pump station will provide relief of flooding to certain areas of the city as well as improve the drainage in residential areas around Fair Park and East Dallas.
- On October 26, 2016, City Council approved Specific Use Permit No. 2218 for a local utilities use limited to utility services for a permanent time period.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bank Street	Local	30 ft.	30 ft.
Herndon Drive	Local	50 ft.	50 ft.

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

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 is consistent with the following goals and policies of the comprehensive plan.

ENVIROMENTAL ELEMENT:

GOAL 6.1 PROTECT DALAS WATER QUALITY AND WATERSHEDS

Policy 6.1.1 Develop and implement storm water management practices.

Land Use:

	Zoning	Land Use
Site	MF-2(A) SUP No. 2218	Undeveloped
North	MF-2(A)	Undeveloped
South	CS, H/33	Elevated DART tracks, Commercial amusement (Outside)
East	MF-2(A)	Undeveloped
West	MF-2(A)	Undeveloped

Land Use Compatibility:

The site is currently in the early stages of development. Currently, the site will allow for the construction of a one story, 1,553 square foot pump station and a 50-foot tall antenna. The applicant's request is to allow for a maximum floor area of 1,850 square feet and an update to the site plan depicting the change.

The pump station will be used to empty the Mill Creek / Peaks Branch / State Thomas Relief drainage relief tunnel for inspection and maintenance purposes. The project is a 5-mile long, 30-foot diameter drainage tunnel which will reduce flooding and provide improved drainage to residential areas in east Dallas around Fair Park, Baylor Hospital, and Buckner Park. The proposed pump station will also provide drainage and flooding relief to business areas along Woodall Rodgers Freeway north of downtown including Victory Park, Perot Museum, and Uptown.

Pursuant to Section 51A-4.408, structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitation, residential proximity slope height restrictions, and the building code. The proposed conditions will limit the maximum structure height to 20 feet.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

The site is adjacent to several tracts of undeveloped land. Even though the adjacent parcels are undeveloped, the request site is located within a residential district. The proposed design will provide an enhanced landscape plan to ensure compatibility with

future residential development in the surrounding areas. The use is compatible with the surrounding uses and should not negatively impact the area from a land use perspective.

In addition, the facility will be secured by an eight-foot-tall wrought iron fence. Access to the site will be restricted to one separate locked entry gate. For safety and security reasons, the site will not be accessible by the public.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

Landscaping:

Pursuant to Section 51A-4.212, landscape regulations do not apply to a utility services use. A landscape plan to ensure compatibility with future residential development.

Parking:

Pursuant to Section 51A-4.212 of the Dallas Development Code, no parking is required for a utility services use but the applicant is providing three spaces on site.

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 to orange, representing the weakest markets. The area of request is not within an identifiable MVA category; however, it is in proximity to a “H” to the north and “I” MVA clusters to the east and west.

CPC ACTION
May 6, 2021

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2218 for a local utilities use limited to utility services, subject to a revised site plan and revised conditions on property zoned MF-2(A) Multifamily District, on the south line of Bank Street, east of Herndon Drive.

Maker: Jackson
Second: Suhler
Result: Carried: 13 to 0

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

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

Notices: Area: 200 Mailed: 3
Replies: For: 0 Against: 0

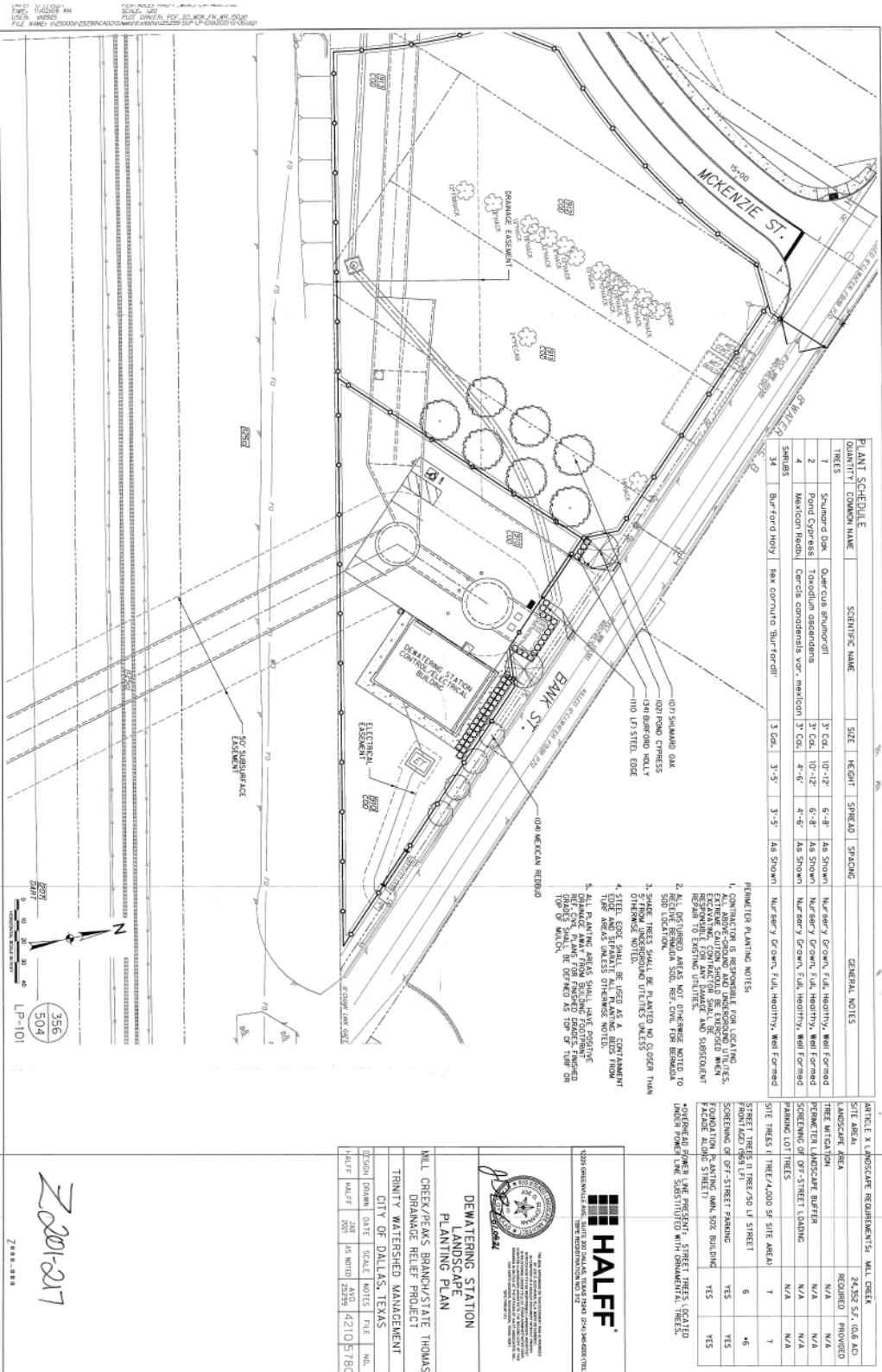
Speakers: None

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit a local utilities limited to utility services.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.
5. FLOOR AREA: The maximum floor area is ~~4,553~~ 1,850 square feet.
6. HEIGHT:
 - A. Except as otherwise provided, the maximum structure height for a local utilities limited to utilities services is 20 feet.
 - B. The maximum structure height for an antenna is 50 feet.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



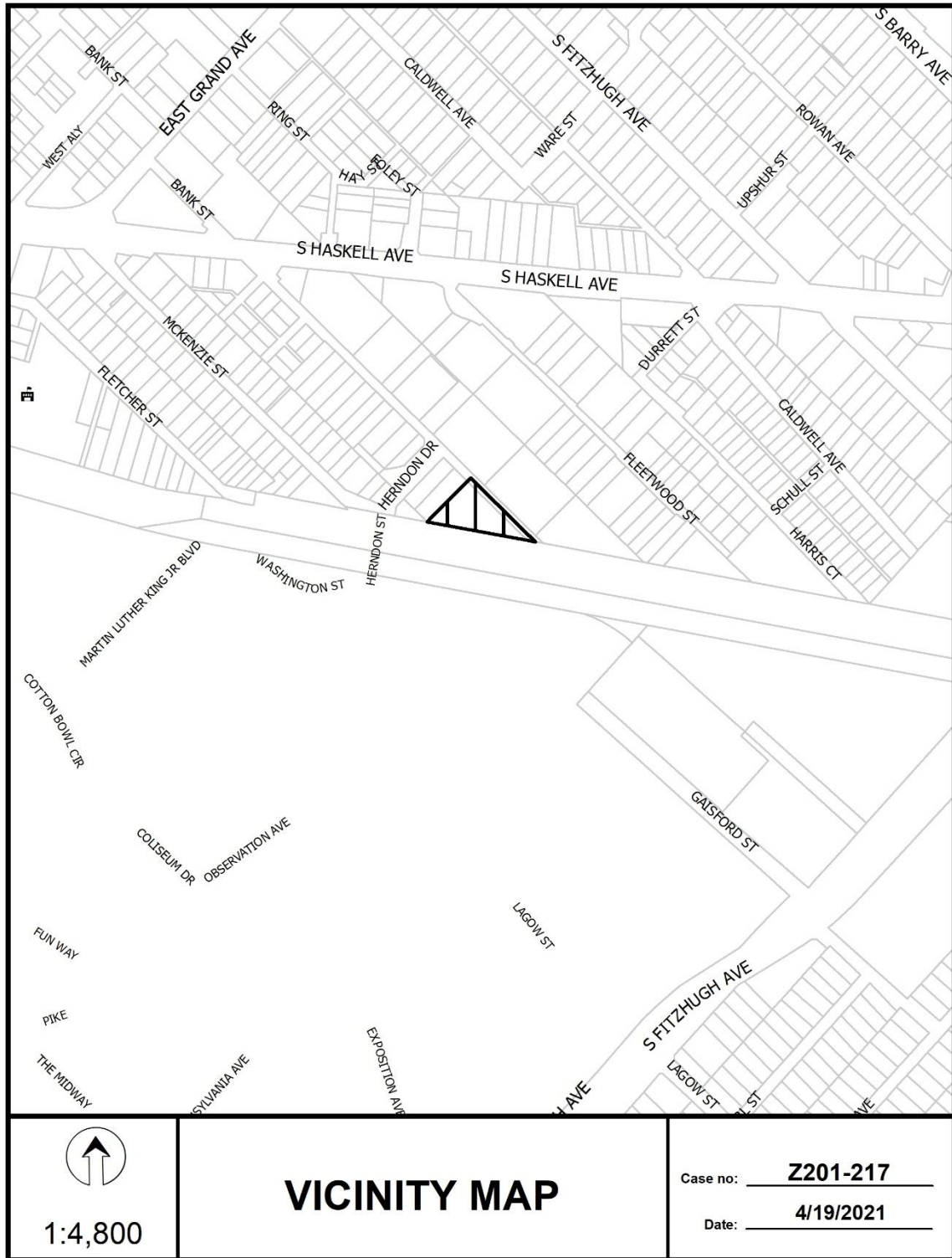
CPC RECOMMENDED LANDSCAPE PLAN

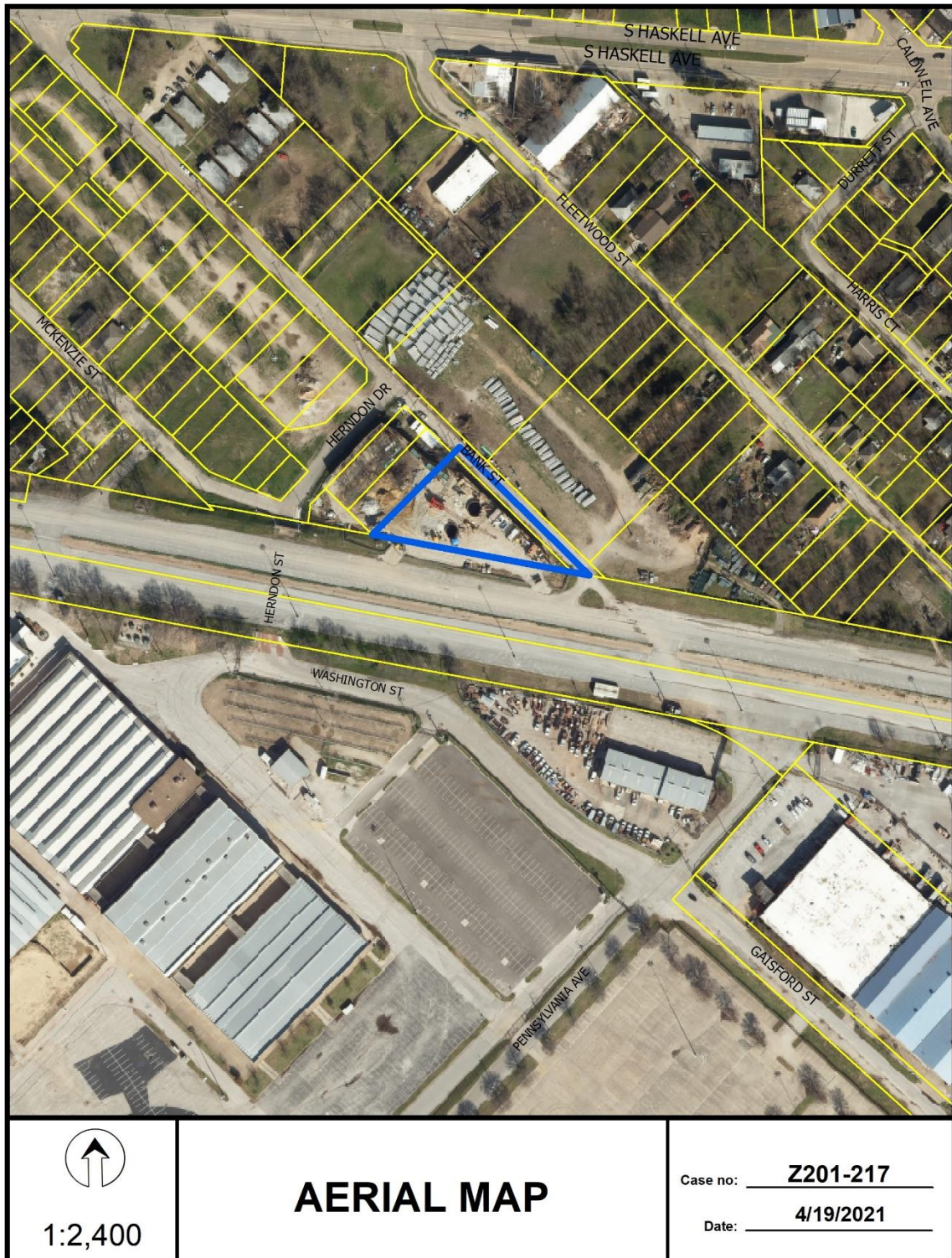


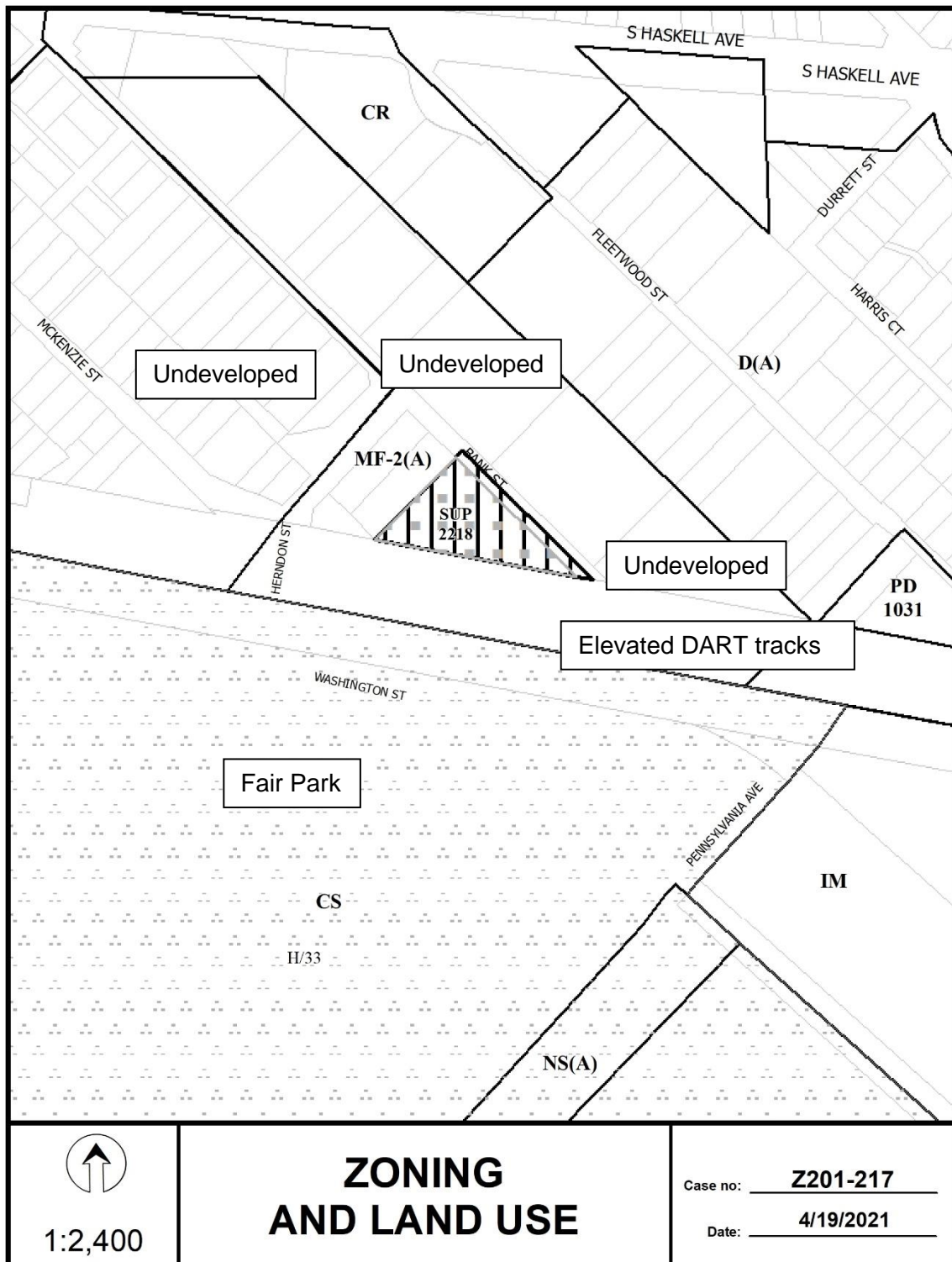




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Market Value Analysis

A B C D E F G H I NA

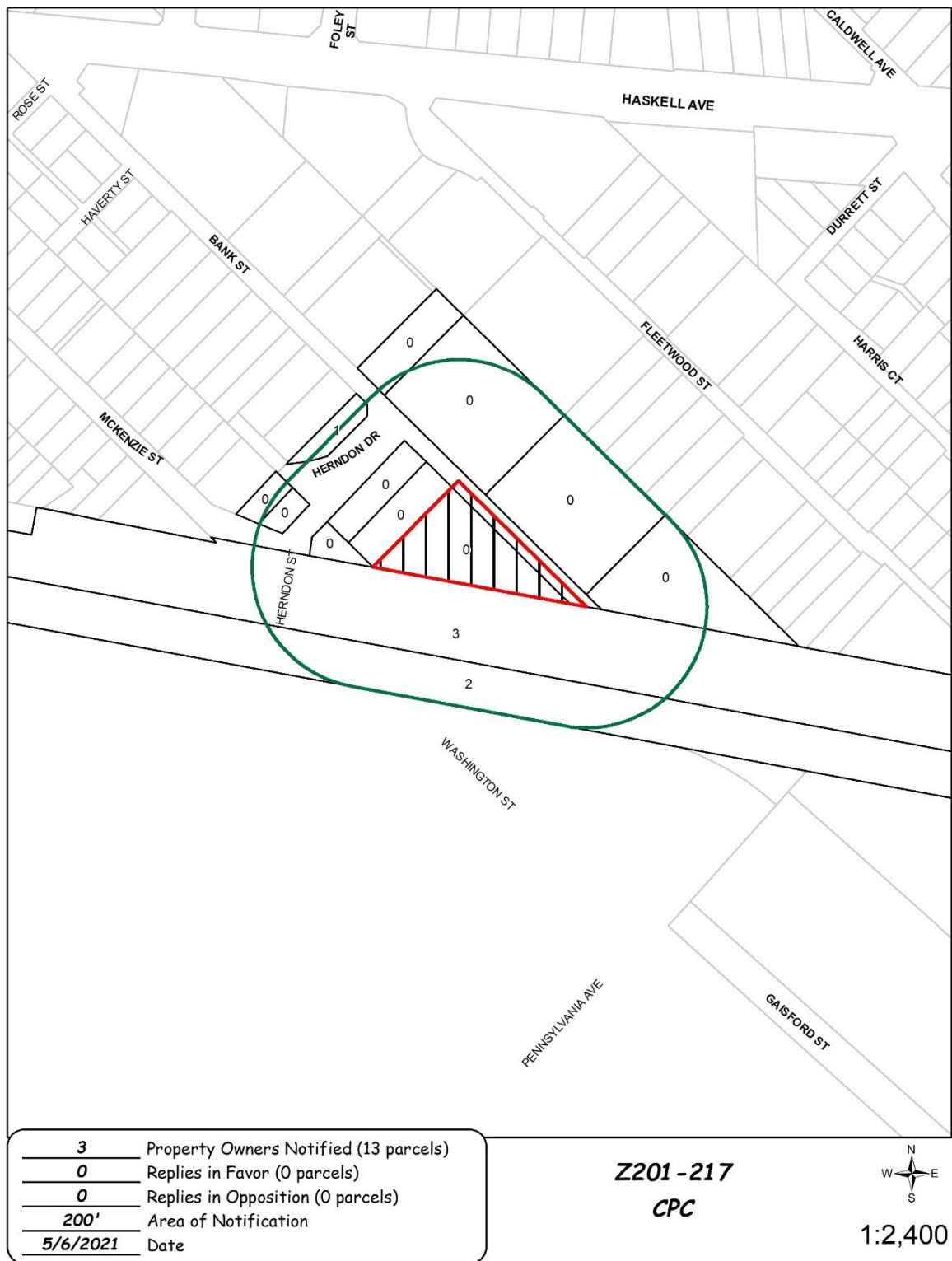


1:4,800

Market Value Analysis

Printed Date: 4/19/2021

CPC Responses



Z201-217(CT)

05/05/2021

Reply List of Property Owners

Z201-217

3 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	1437	BANK ST	STATE FAIR OF TEXAS INC
2	4400	S FITZHUGH AVE	Taxpayer at
3	401	S BUCKNER BLVD	DART