

Jimtown Neighborhood Authorized Hearing

Z189-240

CPC Hearing

November 21, 2024

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City of Dallas



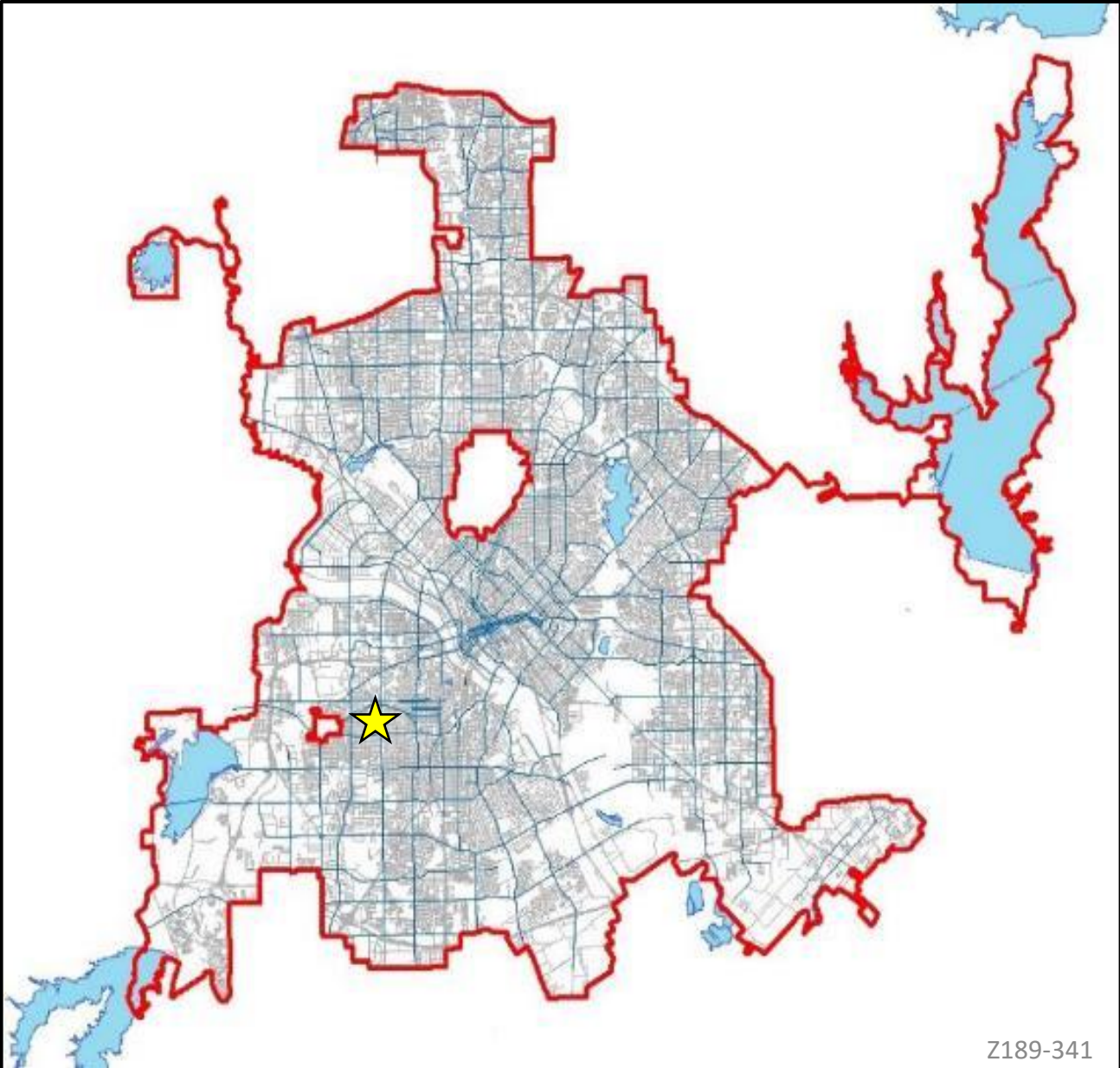
City of Dallas

Background

- Authorized hearing approved by CPC on April 4, 2019.
- Purpose: determine proper zoning, uses, development standards, and other appropriate regulations on properties zoned MF-2(A).
- Part of implementation of the West Oak Cliff Area Plan (WOCAP)
- Area is entirely zoned MF-2(A) multifamily district, which does not match with the area's prevailing land use.
- WOCAP recommends downzoning the area to single-family district and allowing accessory dwelling units (ADUs) on the lots occupied by single-family units.

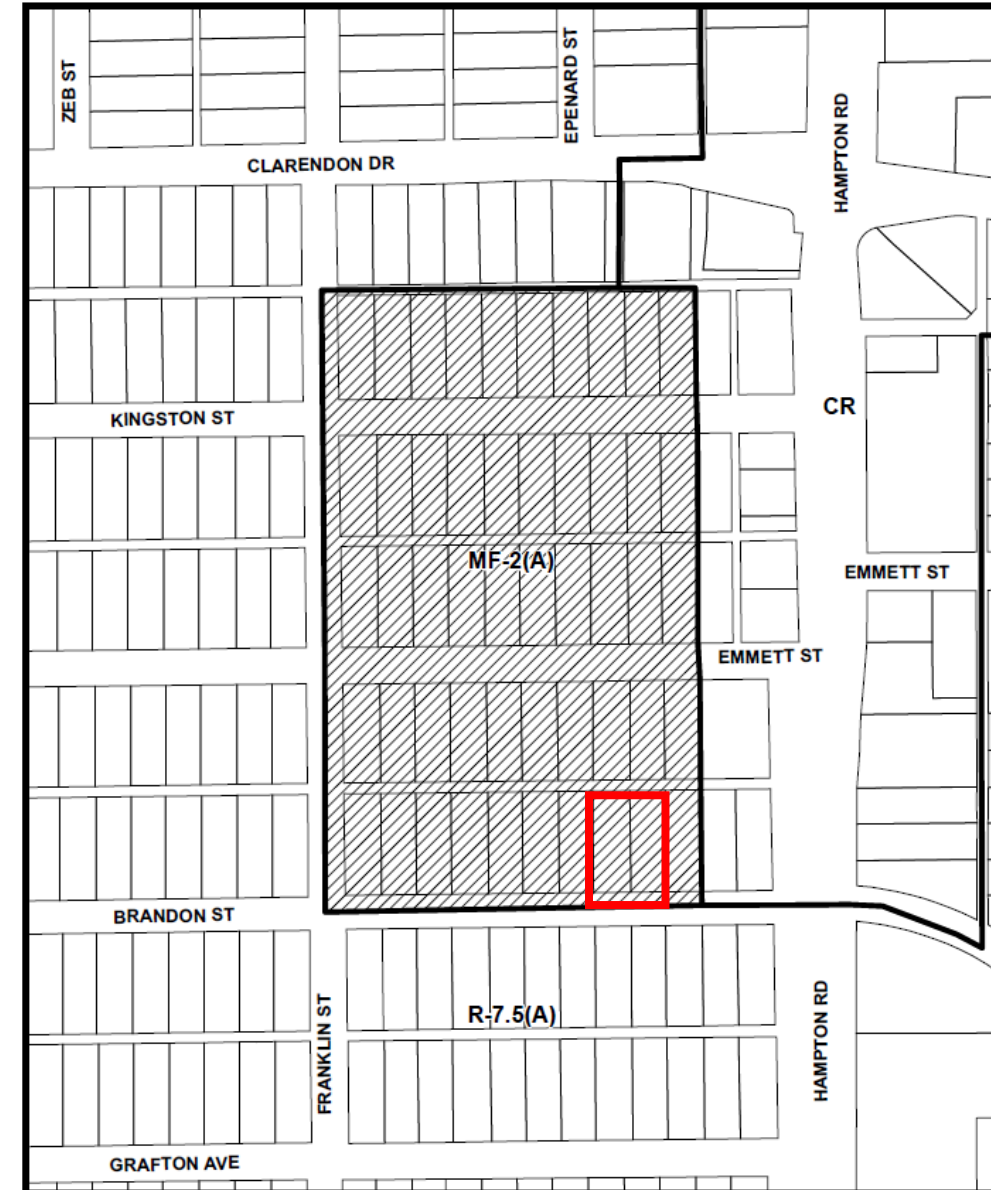


Location Map



Authorized Hearing Area

- The area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south.
- Area approximately 10.37 acres
- Area is predominantly occupied by single-family housing that were built in the 1920s, along with two multifamily properties built in 1984.
- All properties zoned MF-2(A) Multifamily district



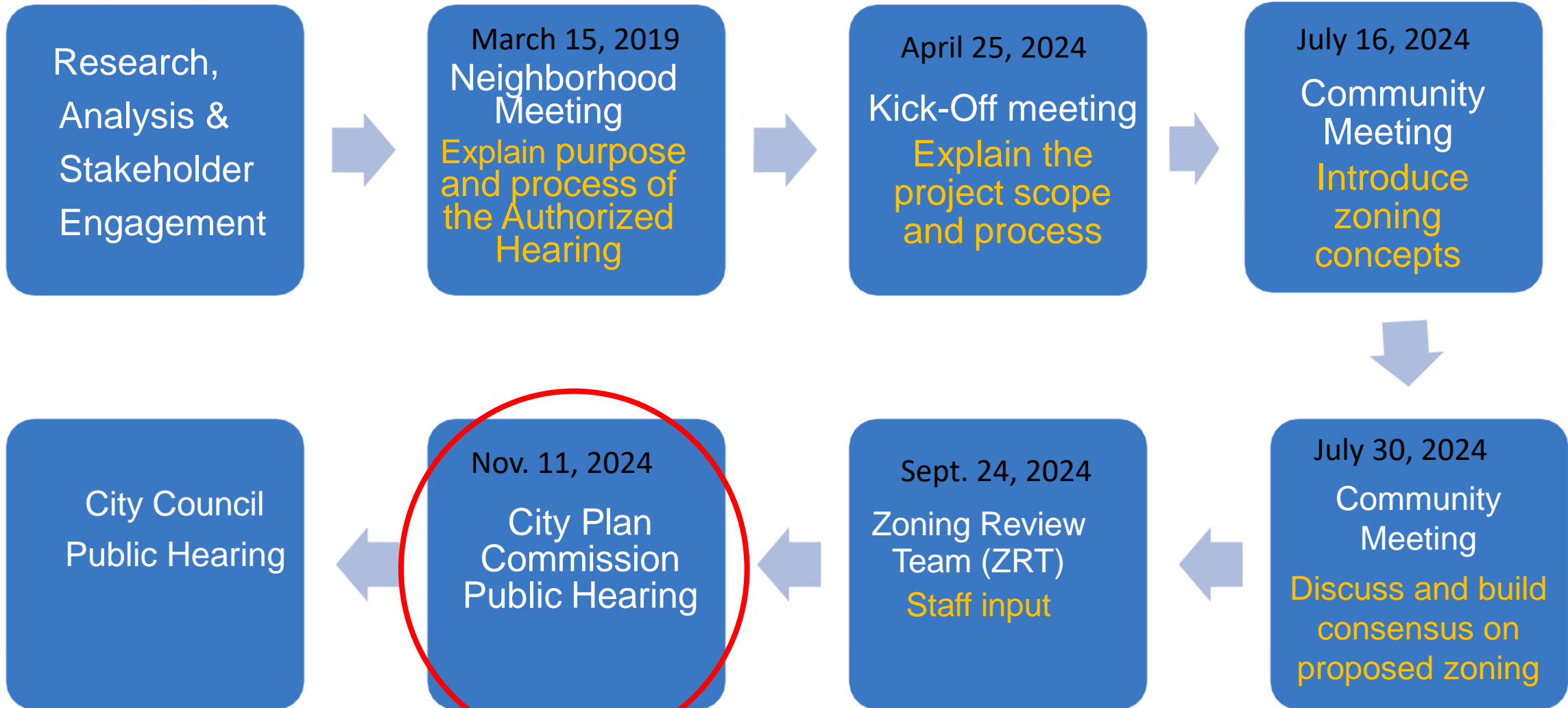
West Oak Cliff Area Plan (WOCAP)



- WOCAP was unanimously adopted by CPC on September 15, 2022.
- It provides the long-range vision for land use and redevelopment, among other things; also addresses community concerns around gentrification, displacement, and revitalization.
- Identified several focus areas that need rezoning including this area of request in Jimtown
- This authorized hearing is primarily meant implement zoning amendments for the area of Jimtown identified in WOCAP, that is currently zoned MF-2(A) Multifamily district.



Authorized Hearings Process



Community Engagement



Four community meetings held for this AH:

- 1st community meeting- Mar 15, 2019 - Prior to authorization.
- 2nd community meeting - April 25, 2024 - Explain process
- 3rd community meeting - July 16, 2024 - Hosted by the Jimtown Neighborhood Association. (Staff introduced the zoning concepts. ADU brought up)
- 4th community meeting - July 30, 2024 - Discuss proposed zoning recommendations. Community voted to advance the case to CPC public hearing.
- Multiple meetings with stakeholders.



Photos (Brandon Street)



Brandon Street
looking West



Brandon Street
looking West



Brandon Street
looking East



Photos (Kingston Street)



Kingston
Street
looking West



Brandon
Street

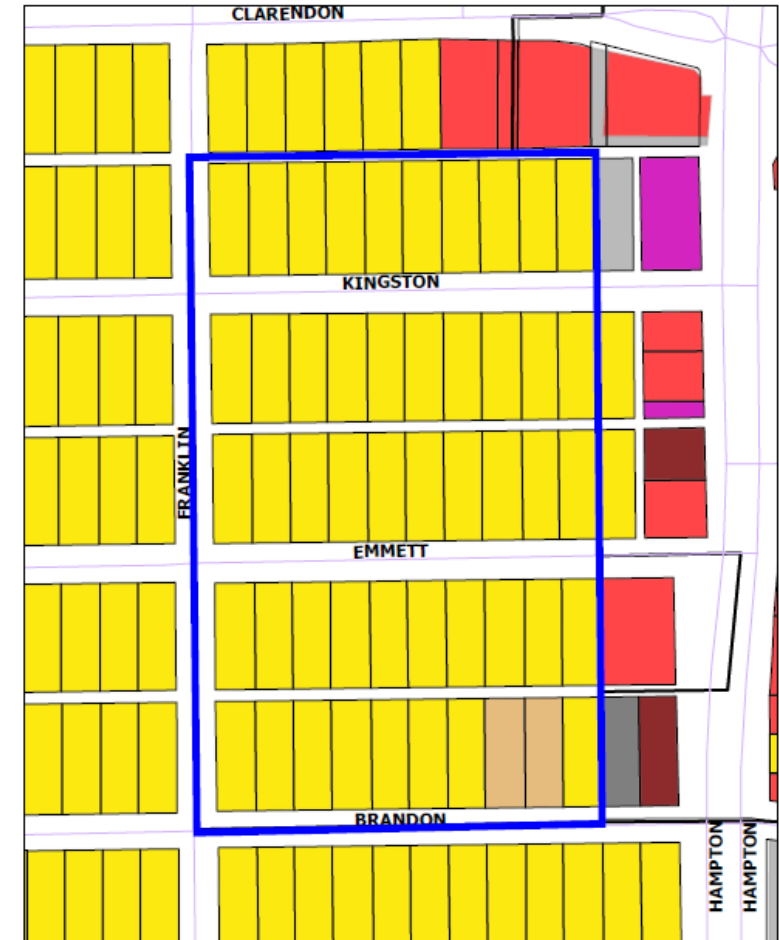


Existing Conditions: Land Use



- A stable single-family neighborhood (a few exceptions).
- Consists of 50 properties, most (48) developed with single family residential structures except two properties on Brandon Street that are developed with multifamily apartments (quadplexes).
- Lot sizes: 6,000 - 7,500 square feet.
- Surrounded by single-family detached homes (R-7.5(A)) to the west, south, and northwest.
- To the east and northeast are a variety of uses including single-family detached units, a parking lot, auto sale/car lot and commercial uses --grocery store, medical clinic and personal services (hair salon, barbershop).

Jimtown Area Land Use Map



Legend

- Parcel
- Single Family Detached
- Multi-Family Apartments
- Retail & Personal Services
- Office
- Warehouse / Distribution
- Utility
- Vacant

0 70 140 280 Feet



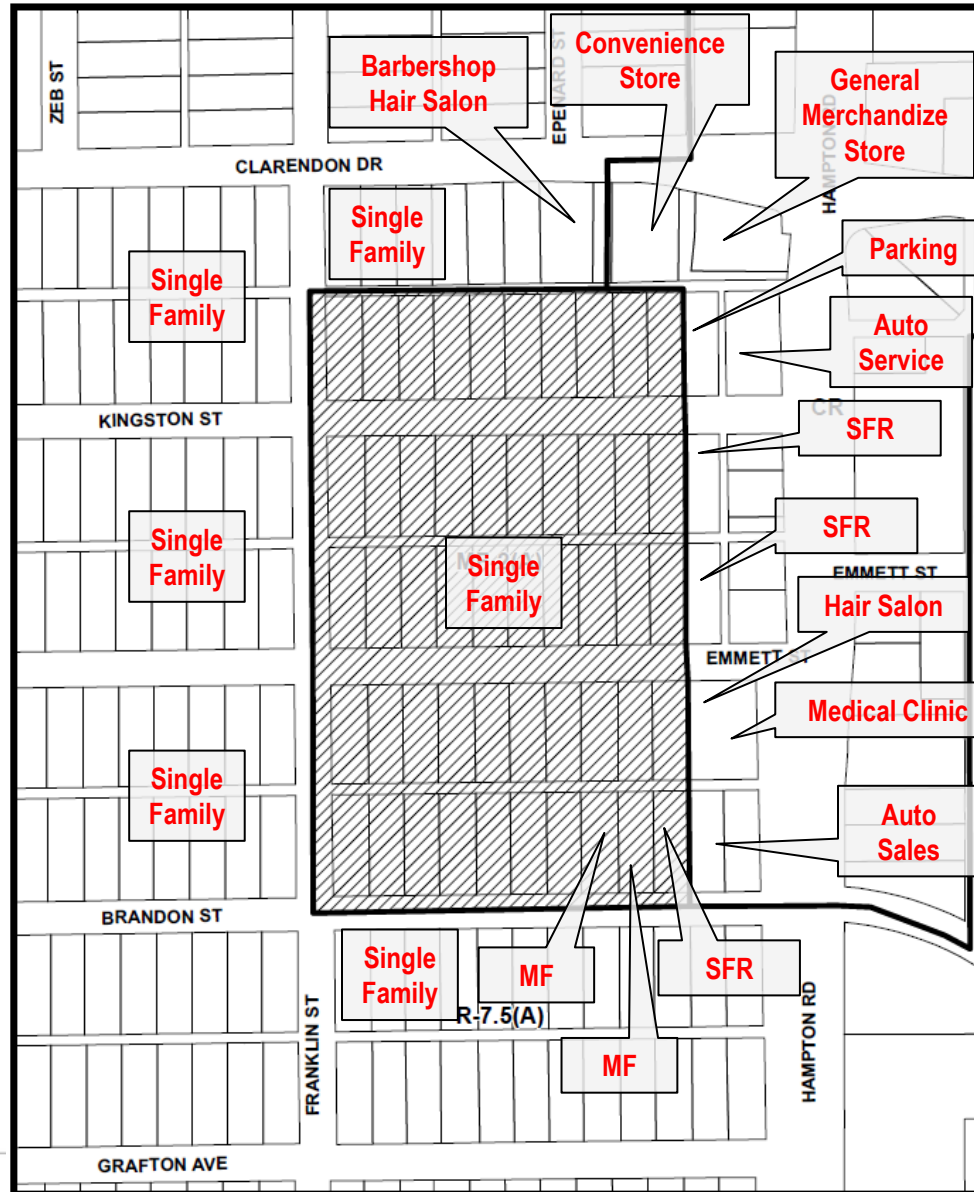
Surrounding Uses



	Zoning	Land Use
Site	R-7.5 (A) MF-2(A)	Single Family detached Multifamily Apartments
Northeast	CR Community Retail	Personal Services (hair salon & barbershop), general merchandize store, convenience store, auto service
Northwest	R-7.5(A)	Single-Family detached
Southeast	R-7.5(A), CR	Single-Family detached, medical clinic, parking lot, car sales lot
Southwest	R-7.5(A)	Single-Family detached



Surrounding Uses

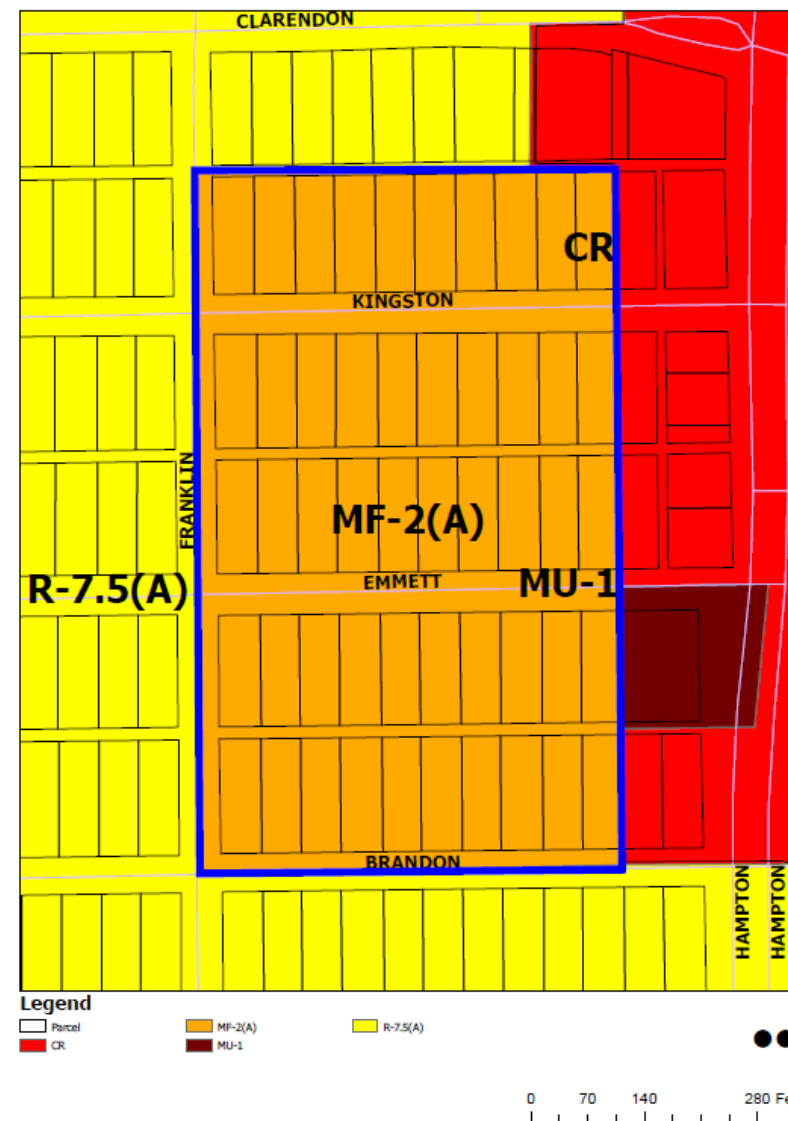




Current zoning

- The properties within the authorized hearing area are currently zoned a MF-2(A) Multifamily District
- Surrounded to the west, north and south by a R-7.5(A) Single Family Residential District
- To the east surrounded by Commercial Retail (CR) and Mixed-use District (MU-1)

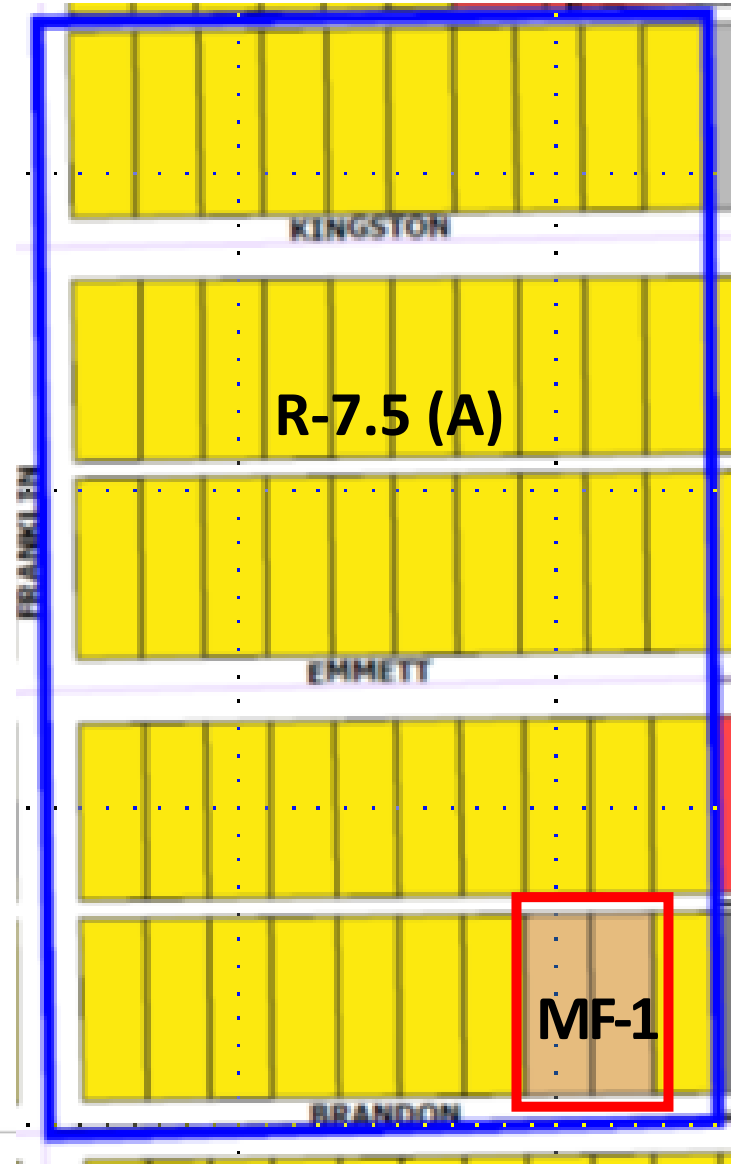
Jimtown Area Zoning Map



Staff Zoning Recommendations



- Rezone all residential properties that have single-family structures to R-7.5(A) Single-Family Residential District.
- Downzone the two properties that have apartments to Multifamily Housing MF-1(A)
- Impose a 3:1 Residential Proximity Slope (RPS) on the proposed MF-1(A) multifamily district to restrict the height of structures.
- Establish Accessory Dwelling Unit (ADU) Overlay on the single-family portion of the district to allow property owners to build ADUs by right, if they so choose.



Development Standards



Development Standard	MF-2(A) Multifamily District	MF-1(A) Multifamily District	R-7.5 (A) Residential District
Lot Size (min)	Depends SF 1,000 sq ft. /Duplex 3,000 sq. ft. Multifamily Efficiency - 800 sq. ft. One BR - 1,000 sq. ft. 2 BR - 1,200 sq. ft. More than 2 BR +150 sf for each addtl BR	Depend on number of BRs SF/Duplex 3000 sq. ft. Multifamily Efficiency – 1000 sq. ft. 1 BR-1,400 sq. ft. 2 BR - 1,800 sq. ft. More than 2BR +200 sf for each additional BR	Minimum 7,500 sq. ft for a residential structure
Front Yard (Min)	15'	Residential 15'	Residential 5' Permitted non- residential 25'
Primary Use	Multifamily, duplex, single family	Multifamily, duplex, single family	Single family, Mini warehouse (SUP)
Side Yard	No min for SF structure Duplex 5 ft. Other permitted structures 10 ft.	No min for SF structure Duplex 10 ft. Other permitted structures 10 ft.	Residential 5' Permitted non- residential 15'
Height (Max)	36 ft.	36 ft	30 ft
Floor Area Ratio (FAR)	No Max	No max	No max
Lot Coverage	Residential structures 60% max Non-Res Structures 50% max	Residential structures 60% max Non-Res Structures 25% max	Residential structures 45% max Non- Res Structure 25% max
No of Stories	See Article X	No Max	No Max
Landscaping	See Article X	See Article X	See Article X

Accessory Dwelling Units (ADUs)



- ADU is an additional residential building that occupies the same lot as a primary residence.
- ADU provide additional living space for guests, rental income, or personal use.
- The community overwhelmingly support allowing ADUs by-right in Jimtown, as recommended in WOCAP.
- Current processes for ADUs:
 - a) Apply to the Board of Adjustment (BDA) for approval to build an ADU on property
 - b) Neighborhood driven petition process to allow ADUs to be built in area by-right (ADU Overlay)
 - c) Authorized hearing process - property owners do need to apply for BDA approval or go through a neighborhood petition process (ADU Overlay)



Proposed ADU overlay



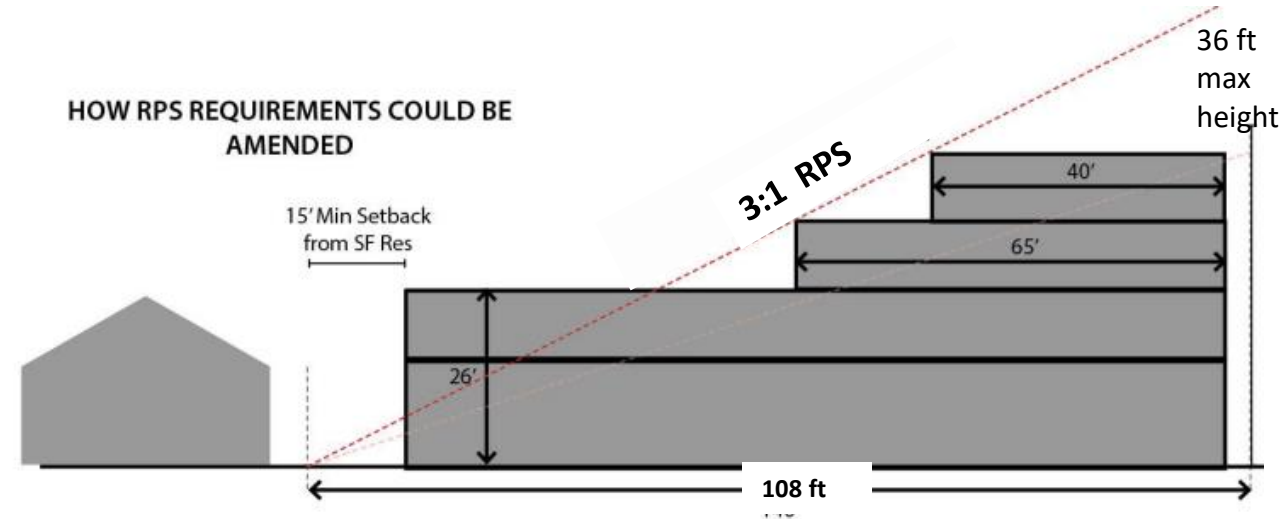
- A property owner must still obtain building permits for the ADU.
- All the ADU regulations outlined in the code still apply:
 - Maximum floor area is 700 sq. ft. or 25% of main structure, whichever is greater
 - A minimum floor area - 200 sq. ft.
 - Height of ADU cannot exceed the height of the main dwelling unit.
 - ADU cannot be sold separately from main dwelling unit.
 - Additional electrical utility service allowed on ADU lot
 - Owner occupancy is required (non-owner-occupied unit must be registered with the SF Rental Registration Program)
 - At least one off-street parking space is required for ADU exception when located within 1,200 feet of a DART bus or transit stop



Residential Proximity Slope (RPS)



- Residential proximity slope is a plane projected upward and outward that restricts building height.
- The existing MF-2(A) zoning has a maximum building height of 36 feet.
- The proposed zoning limits building height on MF-1(A) district to 36 feet, and 30 feet on R-7.5(A) district, but adjacent residences are protected by a 3:1 RPS.



Staff Recommendation



Approval of a R-7.5(A) – Single Family District, an Accessory Dwelling Unit (ADU) Overlay and MF-1(A) – Multifamily District on a portion.

