

FILE NUMBER: Z190-319(LG)

DATE FILED: July 24, 2020

LOCATION: West corner of Maple Avenue and Stutz Drive

COUNCIL DISTRICT: 2

MAPSCO: 34 T

SIZE OF REQUEST: ±0.62 acres

CENSUS TRACT: 4.06

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Urban Genesis

OWNER: Kimsey Stutz LLC

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IM Industrial Manufacturing District.

SUMMARY: The applicant proposes to develop the site with 62 multifamily dwelling units with volunteered deed restrictions regarding sidewalks, landscaping, screening, and lighting.

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

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an IM Industrial Manufacturing District and is currently undeveloped.
- The applicant proposes to develop the property for multifamily uses.
- At the January 7, 2021 CPC meeting, the applicant volunteered deed restrictions regarding sidewalks, landscaping, screening, and lighting.

Zoning History: There has been one zoning change for the area of request in the past five years.

1. **Z190-318** An application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research (Scheduled for the February 24, 2021 City Council Meeting).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Maple Avenue	Community Collector	60 feet/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.

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 request complies with the following land use 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

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 6. ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

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

Land Use:

	Zoning	Land Use(s)
Site	IM Industrial Manufacturing District	Undeveloped Land
Northwest & West	MU-2 Mixed Use District	Multifamily
North	MU-2 Mixed Use District IR Industrial Research District	Undeveloped Land & Multifamily
Northeast & East	IR Industrial Research District	Office
Southeast & South	IM Industrial Manufacturing District	Retail (Restaurants) & Office
Southwest	IM Industrial Manufacturing District MU-2 Mixed Use District	Office & Multifamily

Land Use Compatibility:

The site is zoned an IM Industrial Manufacturing District and is currently undeveloped. Property zoned IM Industrial Manufacturing District is also located south, southeast, and southwest of the area of request, and consists of office and retail uses.

The property located to the north, northwest, west and southwest of the area of request is zoned MU-2 Mixed Use District and consists of multifamily uses. Property north of the area of request is also zoned IR Industrial Research and is undeveloped land. Property to the east and northeast of the area of request is also zoned IR Industrial Research and consists of office uses.

The MF-2(A) District allows for Mixed Income Housing bonuses by right. If the applicant chooses to provide a mixed income housing project, this would be determined before filing for a building permit. For MVA Category “E” properties, the applicant has three different options for set aside minimums for percentage of total residential units reserved in each income band. A set aside of a minimum of 5% of the total units at income band 2 would allow for a maximum height of 51 feet and 85% lot coverage for residential uses. A set aside of a minimum of 10% of the total units at income band 2 would allow for a maximum height of 66 feet and 80% lot coverage for residential uses. A set aside of a minimum of 10% of the total units at income band 2 and 5% of the total units at income band 1 provides a maximum height of 85 feet and 85% lot coverage for residential uses.

The applicant is proposing to construct a 62 dwelling unit multifamily development. The applicant volunteered deed restrictions that will provide adequate lighting, landscaping, and screening buffers. The deed restrictions also include design guidelines that will integrate the building and garage facades.

Overall, staff believes the proposed zoning is complimentary with the existing land uses surrounding the site due to its proximity of multifamily and single family uses abutting and within the vicinity of the site.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
IM Industrial Manufacturing District – existing	15’ adj. to expressway and thoroughfares 0’ in all others	30’ adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ret ail 0.5 retail	110’	80%	Residential Proximity Slope	Heavy Industrial Manufacturing
MF-2 Multifamily District -proposed	15’	Single family: no min Duplex: 5 feet / 10 feet Other: 10 feet / 15 feet When other uses back MF and commercial: 10 feet	No Max.	54 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroachm ents into RPS for certain elements	60% residential; 50% non- residential	Mixed-income bonuses Spacing for single family uses	Multifamily

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. A multifamily development is required to have 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 required parking is restricted to resident parking.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code.

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 to orange, representing the weakest markets. A portion of the area of request site is within Category “E.”

List of Officers

Kimley Stutz LLC

- Justin Small, President

Urban Genesis:

- Matt Shafiezadeh, managing member
- Rick Atwood, managing member
- Jein Gadson, member
- Pouya Feizpour, managing member
- Gahl Shalev, managing member
- Ivan Curtovic, member

**CPC Action
November 19, 2020**

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive, it was moved to **hold** this case under advisement until December 3, 2020.

Maker: Hampton
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 44
Replies: For: 0 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

**CPC Action
December 3, 2020**

Motion: In considering an application for an MF-2(A) Multifamily District on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive, it was moved to **hold** this case under advisement until January 7, 2021.

Maker: Hampton
Second: MacGregor
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 44

Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC Action
January 7, 2021

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive.

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

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

Against: 0
Absent: 2 - Jackson, Myers
Vacancy: 0

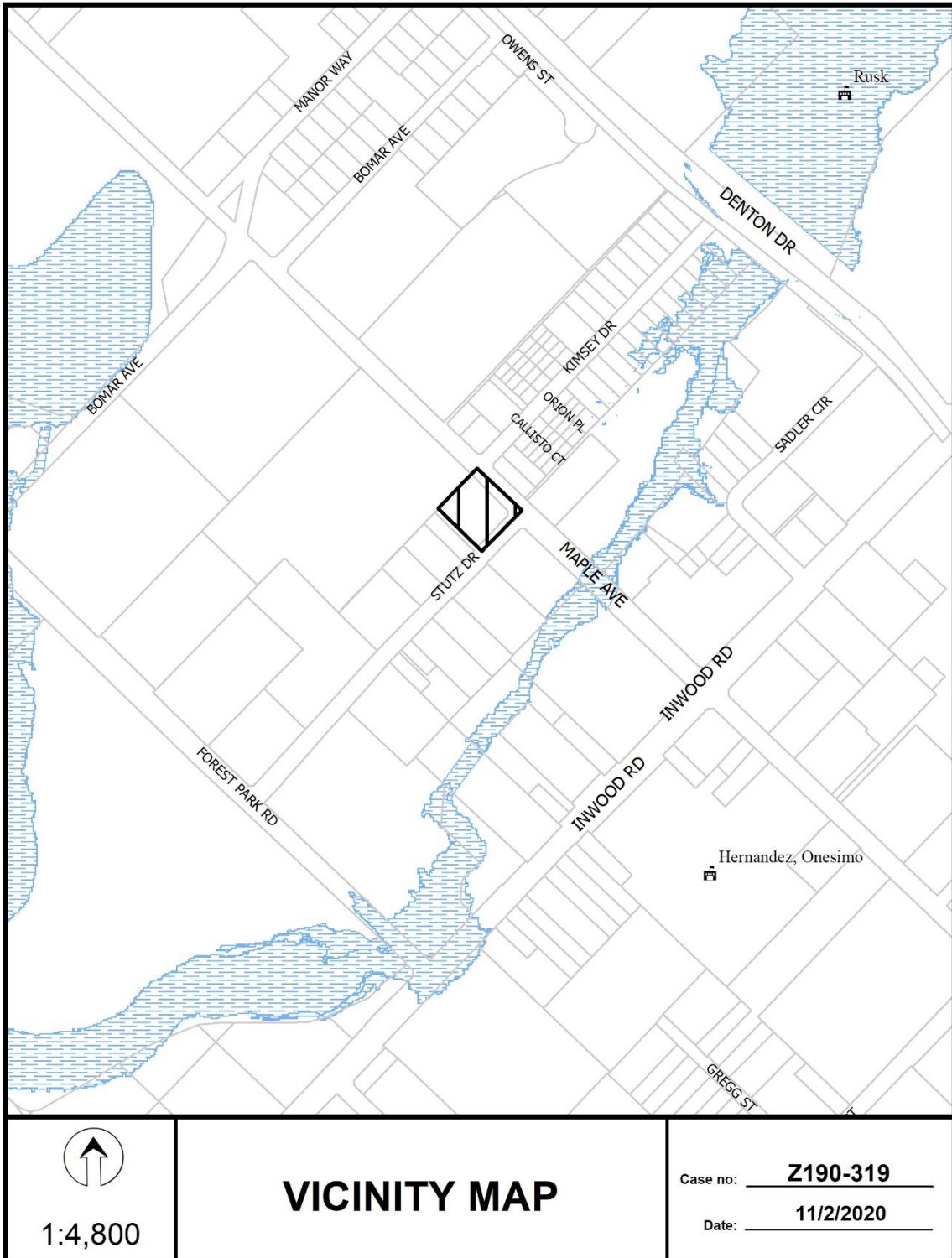
Notices: Area: 200 Mailed: 44
Replies: For: 0 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

VOLUNTEERED DEED RESTRICTIONS

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- (a) Minimum six-foot wide sidewalk is required along all street frontages.
- (b) Minimum four (4)-foot wide planting strip is required between the curb and sidewalk along all street frontages.
- (c) Pedestrian scale lighting is required along all street frontages at one light standard per 100 linear feet.
- (d) A minimum of one pedestrian entry is required for all street frontages.
- (e) Garage facade design to be integrated with building facade, with parking stalls and drive aisles to be fully screened to a height of 42 inches above adjacent floor level.



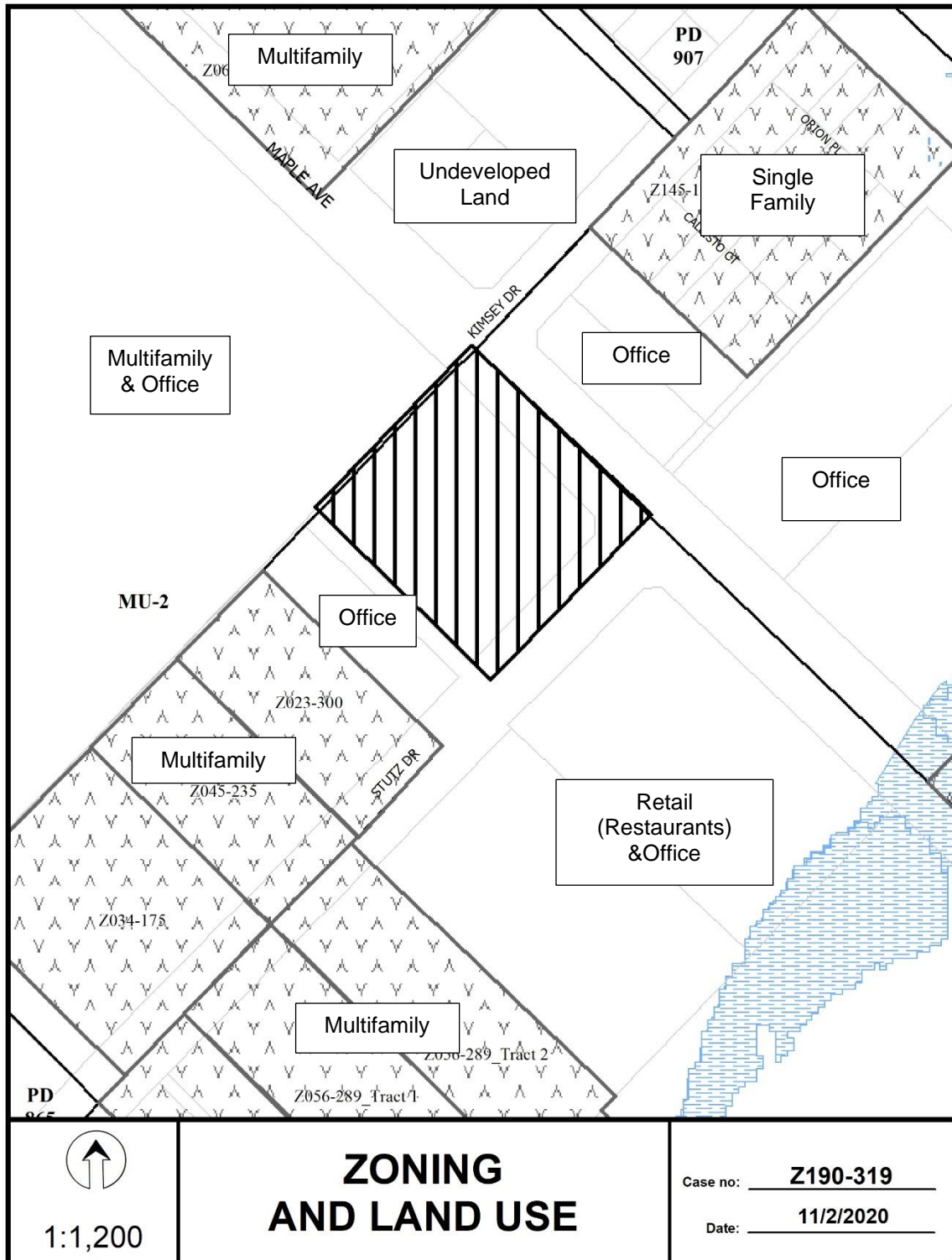


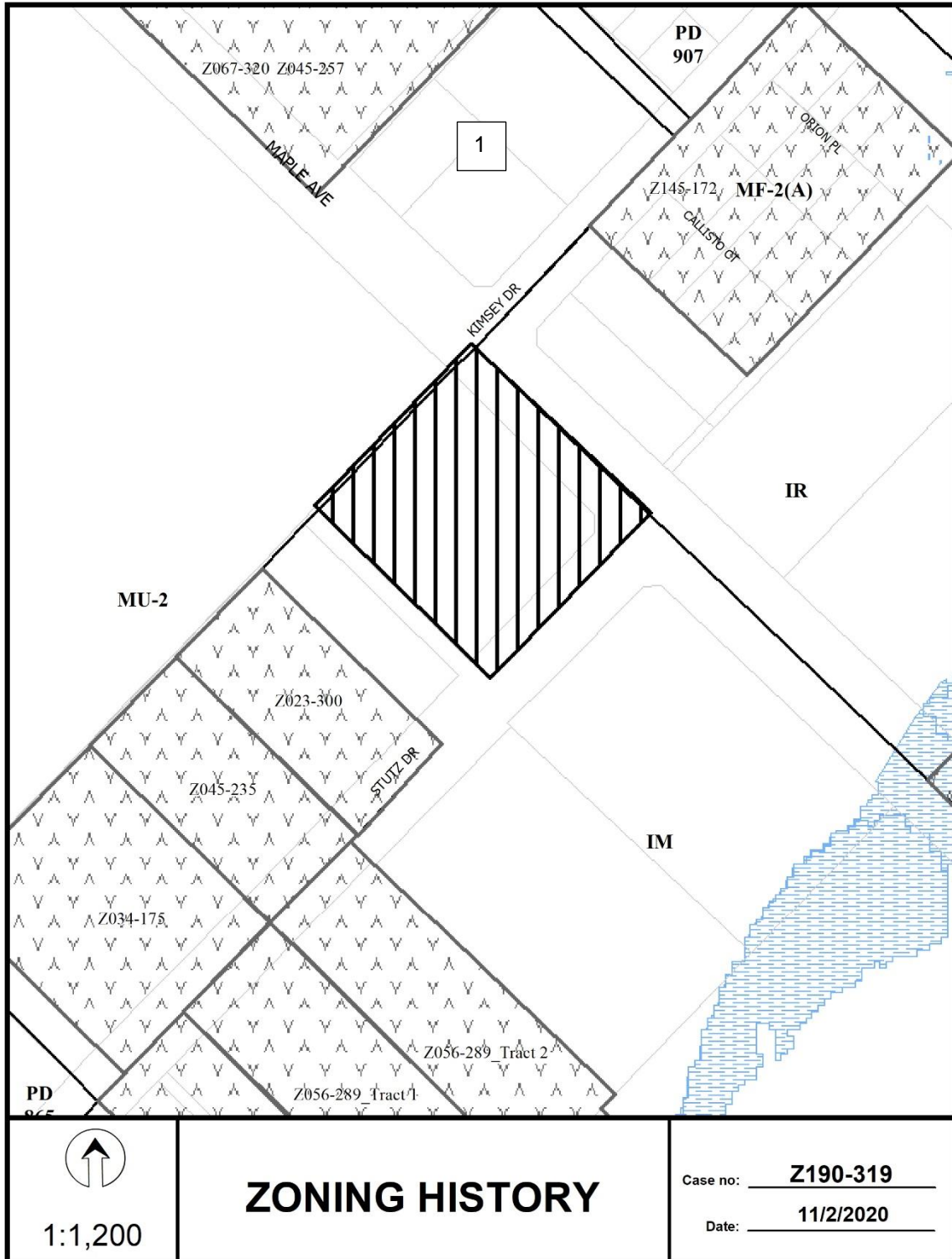
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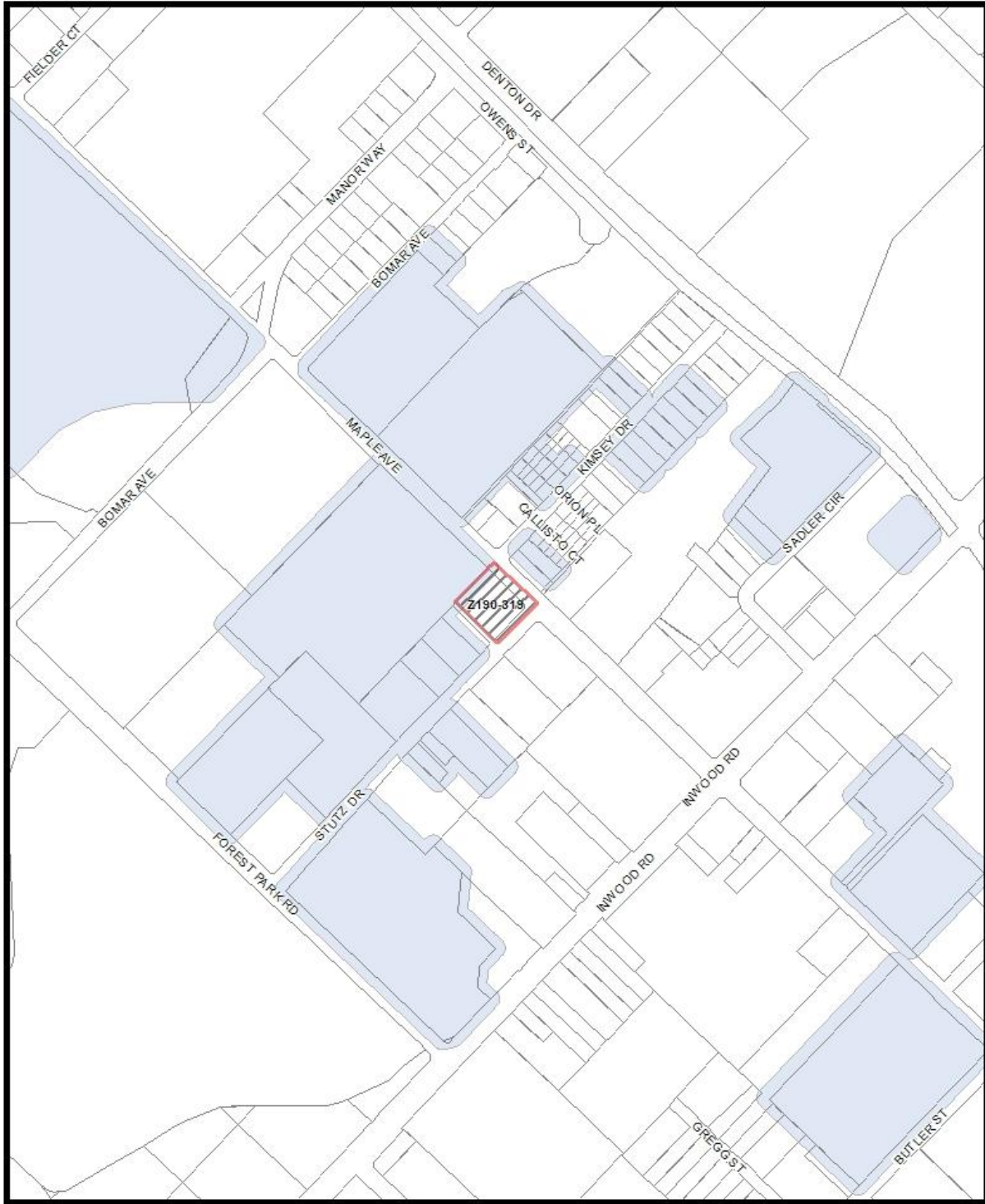
AERIAL MAP

Case no: Z190-319

Date: 11/2/2020







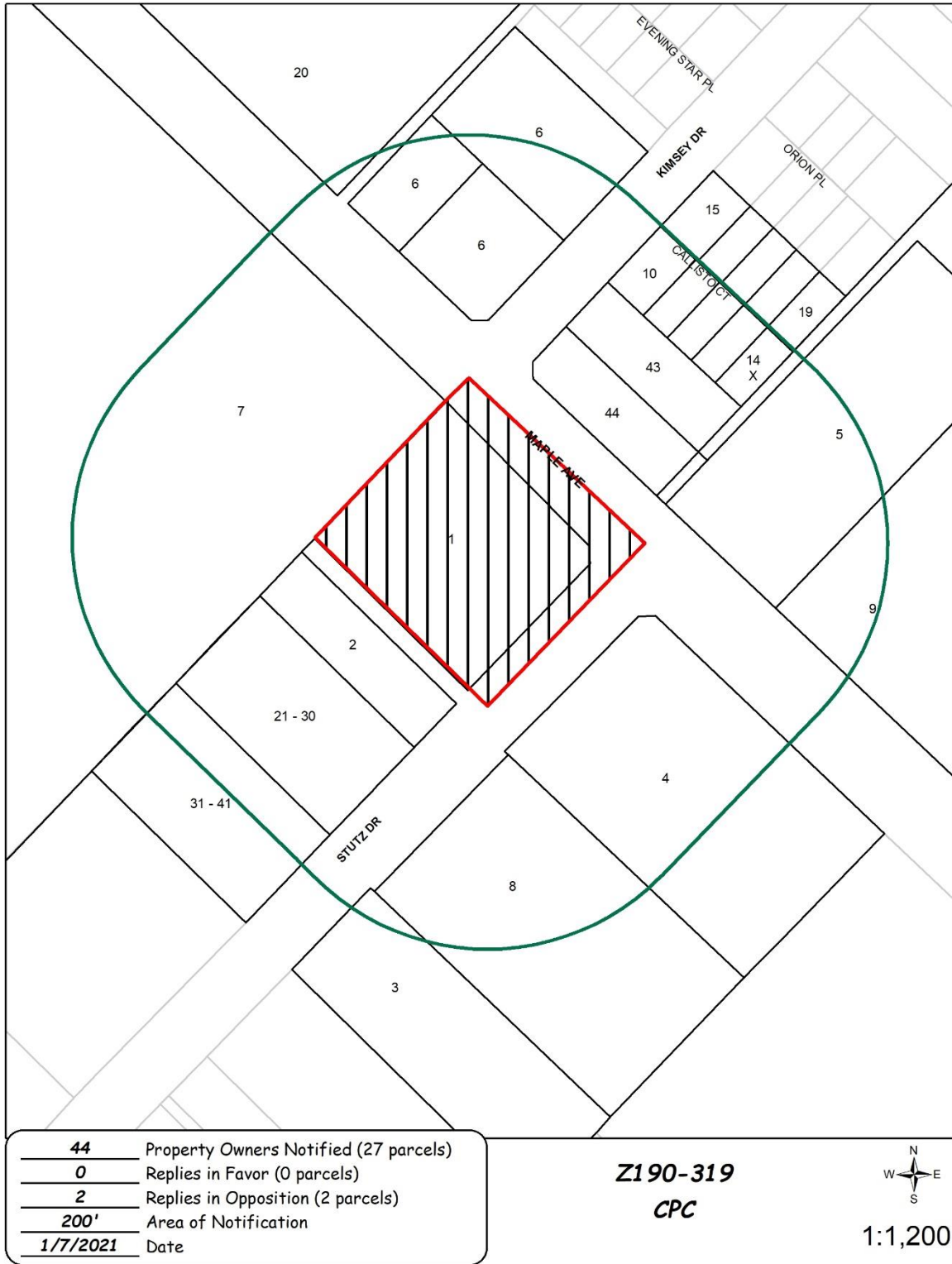
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Market Value Analysis

Printed Date: 11/2/2020

CPC RESPONSES



11/02/2020

01/06/2021

Reply List of Property Owners***Z190-319******44 Property Owners Notified******0 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5901 MAPLE AVE	KIMSEY STUTZ LLC
	2	2419 STUTZ RD	SCHIEFFER PAUL W
	3	2402 STUTZ RD	VICEROY INWOOD LP
	4	5855 MAPLE AVE	STARK OLLIE VERNON & HELEN
	5	5800 MAPLE AVE	GAS PIPE INC
	6	5908 MAPLE AVE	RED BARN HOLDINGS LP
	7	5959 MAPLE AVE	SOUTHWESTERN GFPG LLC
	8	2424 STUTZ RD	REED LISA A
	9	5760 MAPLE AVE	ADLER PROPERTY CO LLP
	10	5877 CALLISTO CT	HEATH JAKE A
	11	5859 CALLISTO CT	ORTIZ GUSTAVO
	12	5841 CALLISTO CT	BRUMFIELD JASON WILLIAM &
	13	5823 CALLISTO CT	TRIEU ZHANTEIN R & DAVID
X	14	5805 CALLISTO CT	ABIJAY JOSEPH A L & JULIET B &
	15	5876 CALLISTO CT	WEBER SCOTT &
	16	5858 CALLISTO CT	FAVORS BRADLEY
X	17	5840 CALLISTO CT	NICHOLS JERRY MARTIN &
	18	5822 CALLISTO CT	ABDULRAHIM NASHILA
	19	5804 CALLISTO CT	SANCLEMENTE JUAN &
	20	6008 MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC
	21	2415 STUTZ RD	SINGH GURSHAWN
	22	2415 STUTZ RD	SERIES 2415 STUTZ
	23	2415 STUTZ RD	SORRELLS ROBERT PRATT &
	24	2415 STUTZ RD	PRATHIPATI VENKATESWARAMMA V &
	25	2415 STUTZ RD	VU PHUONGANH &
	26	2415 STUTZ RD	CHOE JOEL

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2415 STUTZ RD	YAU BERNICE N
	28	2415 STUTZ RD	AMIN A HAFIZ & HALIMA
	29	2415 STUTZ RD	STAMM MARY C &
	30	2415 STUTZ RD	DELACRUZ AUDREY L
	31	2403 STUTZ RD	WILLIAMS CARMEN M
	32	2403 STUTZ RD	BLANSCET MELISSA C & DWAIN
	33	2403 STUTZ RD	PRABHAKAR KAVITHA
	34	2403 STUTZ RD	MISRA SHIVANI
	35	2403 STUTZ RD	CHEN HENRY W
	36	2407 STUTZ RD	GOMEZ JOSE V
	37	2407 STUTZ RD	LIN PEIYI
	38	2407 STUTZ RD	DAWSON FARMS LLC
	39	2407 STUTZ RD	MERAZ ANGEL A
	40	2407 STUTZ RD	KHANNA KRISHAN MOHAN & PREETH
	41	2407 STUTZ RD	LIAO IMEI
	42	5830 MAPLE AVE	Taxpayer at
	43	2504 KIMSEY DR	Taxpayer at
	44	5850 MAPLE AVE	Taxpayer at