

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 24, 2022

ACM: Majed Al-Ghafry

FILE NUMBER: Z212-199(OA)

DATE FILED: February 25, 2022

LOCATION: Northeast corner of Corregidor Street and Carbondale Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ±0.52 acres

CENSUS TRACT: 0202.00

REPRESENTATIVE: Christopher Orr

APPLICANT/OWNER: Paragon Realty Group, LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to develop the site with a residential use (townhomes).

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The area of request is currently undeveloped and currently zoned a CS Commercial Service District.
- The applicant is proposing to rezone the property to an MF-2(A) Multifamily District to construct townhomes on the site.
- During the 1940s, the property was zoned an LC Light Commercial District and on July 18, 1989, the zoning transitioned to a CS Commercial Service District by the adoption of Chapter 51A of Dallas Development Code.

Zoning History:

There have been four zoning change requests in the vicinity in the past five years.

1. **Z189-196:** On May 22, 2019, the City Council, approved an R-5(A) Single Family District on the southeast side of Solar Lane, east of Carbondale Street.
2. **Z201-202:** On August 23, 2021, the City Council approved an R-5(A) Single Family District located on the southeast side of Solar Lane, east of Carbondale Street.
3. **Z201-235:** On June 14, 2021, Specific Use Permit No. 1854 for a metal salvage facility use was automatically renewed for an additional four-year period, pursuant to Section 51A-4.219 of Chapter 51A Part II of the Dallas Development Code
4. **Z201-286:** November 18, 2021, the City Plan Commission recommended denial without prejudice for a R-5(A) Single Family District on property zoned a CS Commercial Service District, located on the northwest line of Luzon Street, east of Carbondale Street. The zoning case was not appealed to City Council.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Corregidor Street	Local Street	50 feet
Carbondale Street	Local Street	101 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and has no objection to the MF-2(A) request to transition the property to residential. The senior engineer will continue the review of development proposed at permitting and platting.

Comprehensive Plan:

The *fowardDallas! 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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS.

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing conditions.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	CS Commercial Service District	Vacant
North	CS Commercial Service District	Single family residential and vacant and commercial service uses
East	CS Commercial Service District	Vacant commercial service uses
South	CS Commercial Service District	Single family residential and vacant commercial service uses
West	IR Industrial Research District	Railroad yard

Land Use Compatibility:

The area of request is currently undeveloped and zoned a CS Commercial Service District. The CS District only allows for a college dormitory, fraternity, or sorority house in the residential use category, with main uses being industrial or warehouse in nature. The site used to be a motel that was recently demolished. The applicant is seeking an MF-2(A) Multifamily District on the property to construct townhomes. The surrounding land uses consist of vacant and commercial service lots and nonconforming single-family uses to the north, east, and south, and industrial uses to the west.

Staff believes townhome/multifamily uses are compatible with the existing single-family uses in the vicinity. The proposed use creates a buffer zone between the single-family and the more intense uses located to the west. The residential use proposed will appropriately activate a site that has been vacant for many years.

The proposed MF-2(A) Multifamily District will impose height and setback restrictions on the adjacent CS zoned commercial properties to the north, south, and east by requiring that any proposed development over 26 feet in height complies with the residential proximity slope (RPS), and to require a 20-foot setback from the residential district. Staff considers that this condition is a development encroachment into the adjacent CS District. However, staff feels that the proposed multifamily is more compatible land use than the existing CS District therefore, staff recommends approval of the zoning change.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Height	Lot Coverage	Minimum Lot Size	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: CS	15'	20' Adjacent to res. Other, no min.	45'	80%	No min	RPS	Commercial Service, Outside Storage
Proposed: MF-2(A)	15' (blockface continuity applies)	0' for SF	36'	60%	RPS over 26 feet in height	RPS over 26 feet in height	Multifamily, duplex

The permitted lot coverage will decrease from 80 percent to 60 percent. The current CS District zoning allows 45-feet-in-height, and the proposed MF-2(A) District would decrease the allowable height to 36 feet. The residential proximity slope will apply for structures over 26-feet-in-height.

The site is not immediately adjacent to an R-5(A) Single Family District to the north, east, and south, but it triggers residential proximity slope restrictions for the area of request due to single-family uses present. The residential proximity slope requires an 18.4° (1 to 3 slope) angle of projection, and the slope extends infinitely from the site of origination. If any portion of a structure is over 26-feet-in-height, that portion may not be located above a residential proximity slope (except for chimneys, structures listed in Sec. 51A-4.408(a)(2)).

Finally, the transition of the site from a CS to an MF-2(A) District would lead to a major change from a primarily industrial business serving set of land uses, to residential.

Land Use Comparison Table:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

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 CS	Proposed MF-2(A)
Use		
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	•	
Industrial (inside)		

	Existing CS	Proposed MF-2(A)
Use		
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
Cemetery or mausoleum	S	S
Child-care facility	•	S
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	•	S
Convent or monastery	•	S
Foster home	S	S
Halfway house	S	
Hospital	R	
Library, art gallery, or museum		S
Public or private school	•	S
LODGING USES		
Extended stay hotel or motel	S	
Hotel or motel	R/S	
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	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	R	

	Existing CS	Proposed MF-2(A)
Use		
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	•	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		
Alcoholic Beverage establishment	•	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs	S	
Auto service center	R	
Business school	•	
Car wash	R	
Commercial amusement (inside)	S	
Commercial amusement (outside)	D	
Commercial motor vehicle parking	S	
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
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	S	

	Existing CS	Proposed MF-2(A)
Use		
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales	•	
Paraphernalia shop	•	
Pawn shop	•	
Personal service use		
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	•	
Taxidermist	•	
Temporary retail use		
Theater	•	
Truck stop	S	
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal	D	
Heliport	S	
Helistop	S	
Private street or alley	S	
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short takeoff or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	•
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant	•	
Electrical substation	S	S
Local utilities	S	S
Police or fire station	•	
Post office	•	S
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	•	

	Existing CS	Proposed MF-2(A)
Use		
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction	S	
Building mover's temporary storage yard	•	
Contractor's maintenance yard	•	
Freight terminal	R	
Livestock auction pens or sheds		
Manufactured building sales lot	•	
Mini warehouse	•	
Office showroom/warehouse	•	
Outside storage	R	
Petroleum product storage and wholesale	S	
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	S	
Trade center	•	
Vehicle storage lot	S	
Warehouse	R	

Note that the proposed zoning change would prohibit 82 uses at the site, while six residential uses previously prohibited, now would be allowed.

Landscaping:

Landscaping will be in accordance with the landscaping requirements in Article X, as amended.

Parking:

Parking will be required in accordance with the Dallas Development Code, as amended.

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 site is not located within a MVA Category. However, the property is adjacent to properties within MVA Category “G”.

Z212-199(OA)

List of Partners/Officers/Principals

PARAGON REALTY GROUP, LLC.

Parham Ghassemi, Managing Director

CPC Action
July 7, 2022

Motion: It was moved to recommend **approval** of a MF-2(A) Multifamily District on property zone CS Commercial Service District, on the northeast corner of Corregidor Street and Carbondale Street.

Maker: Rubin
Second: Housewright
Result: Carried: 13 to 0

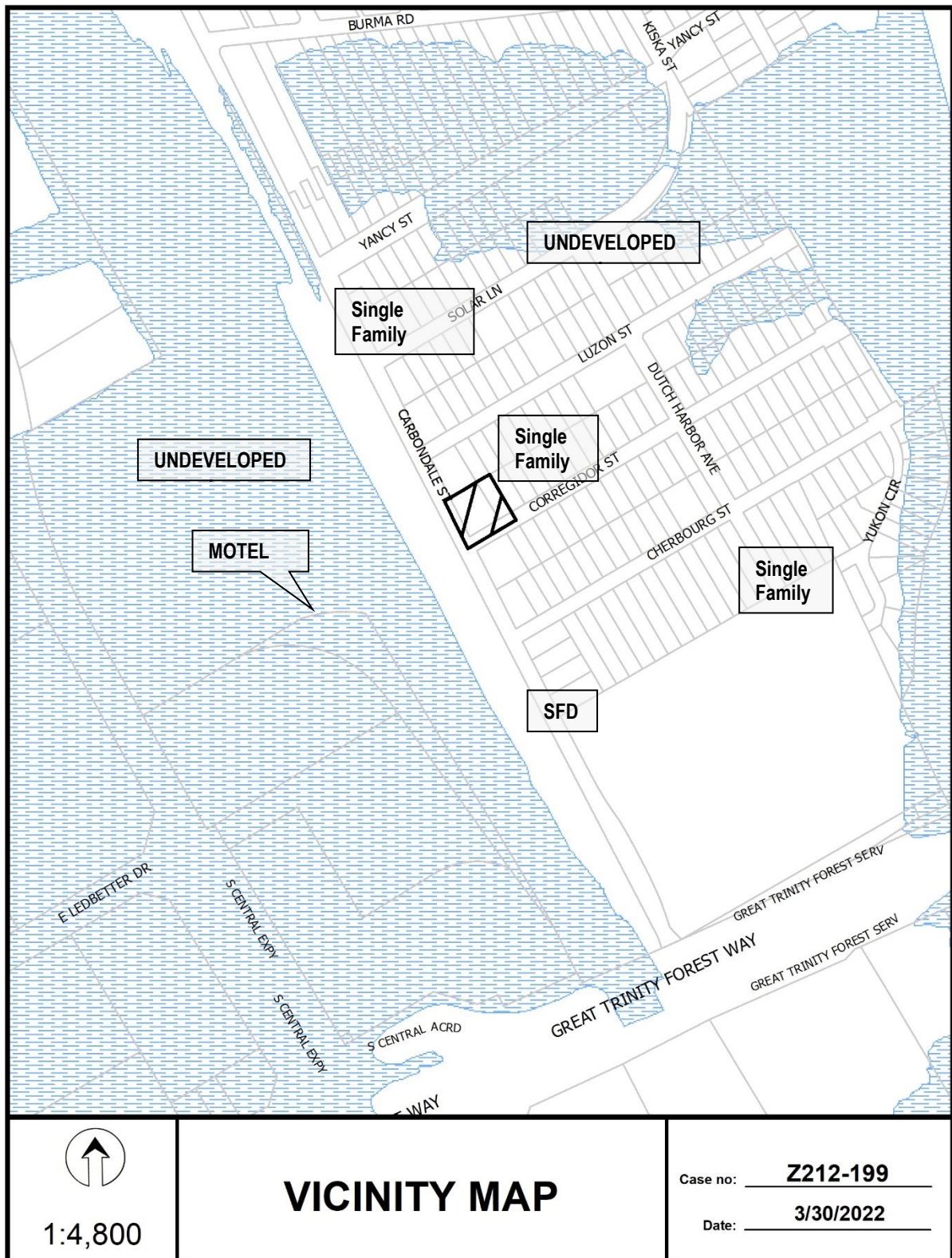
For: 13 - Popken, Hampton, Shidid, Carpenter, Vann*, Blair,
Jung, Housewright, Gibson, Haqq, Standard,
Kingston, Rubin

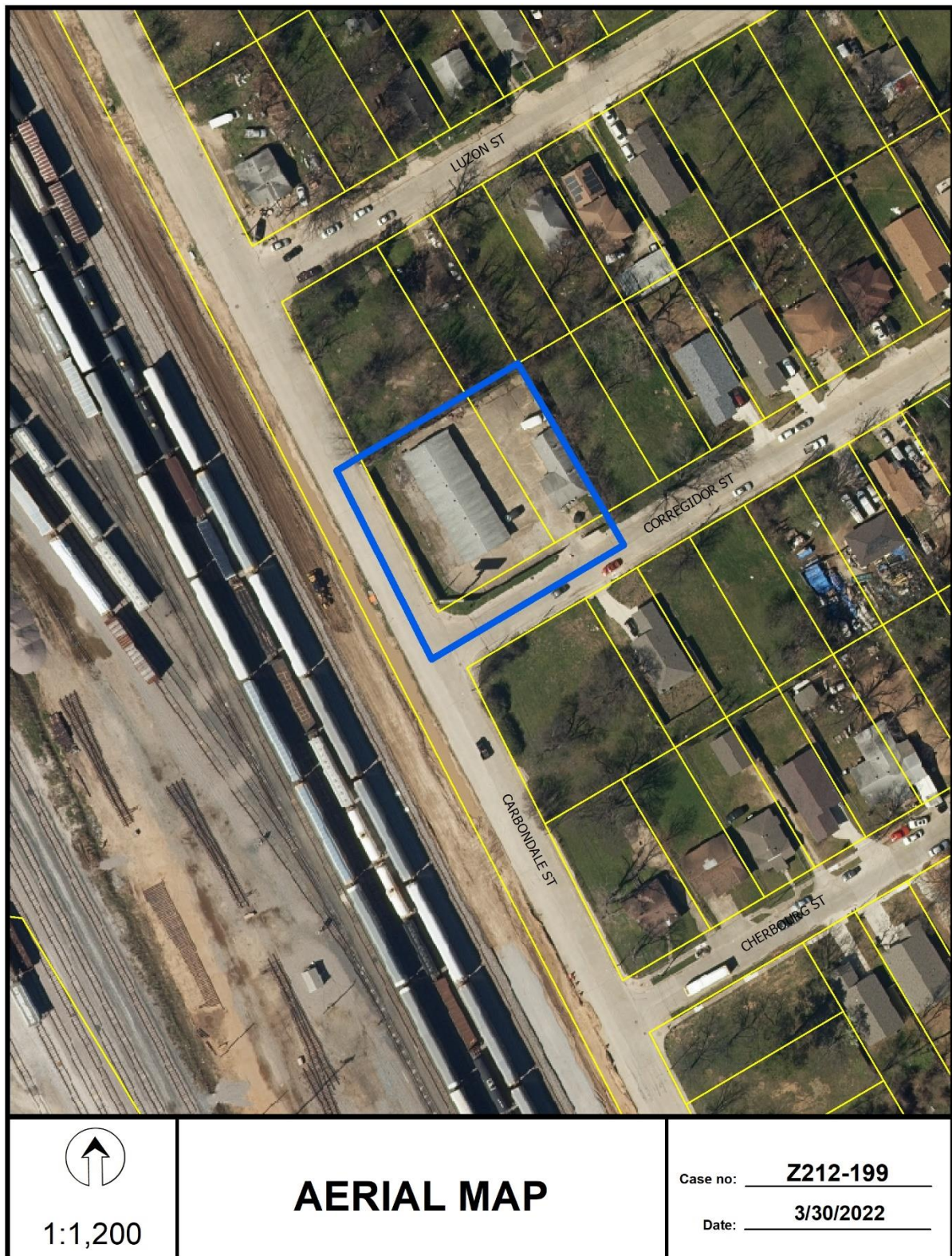
Against: 0
Absent: 1 - Anderson
Vacancy: 1 - District 3

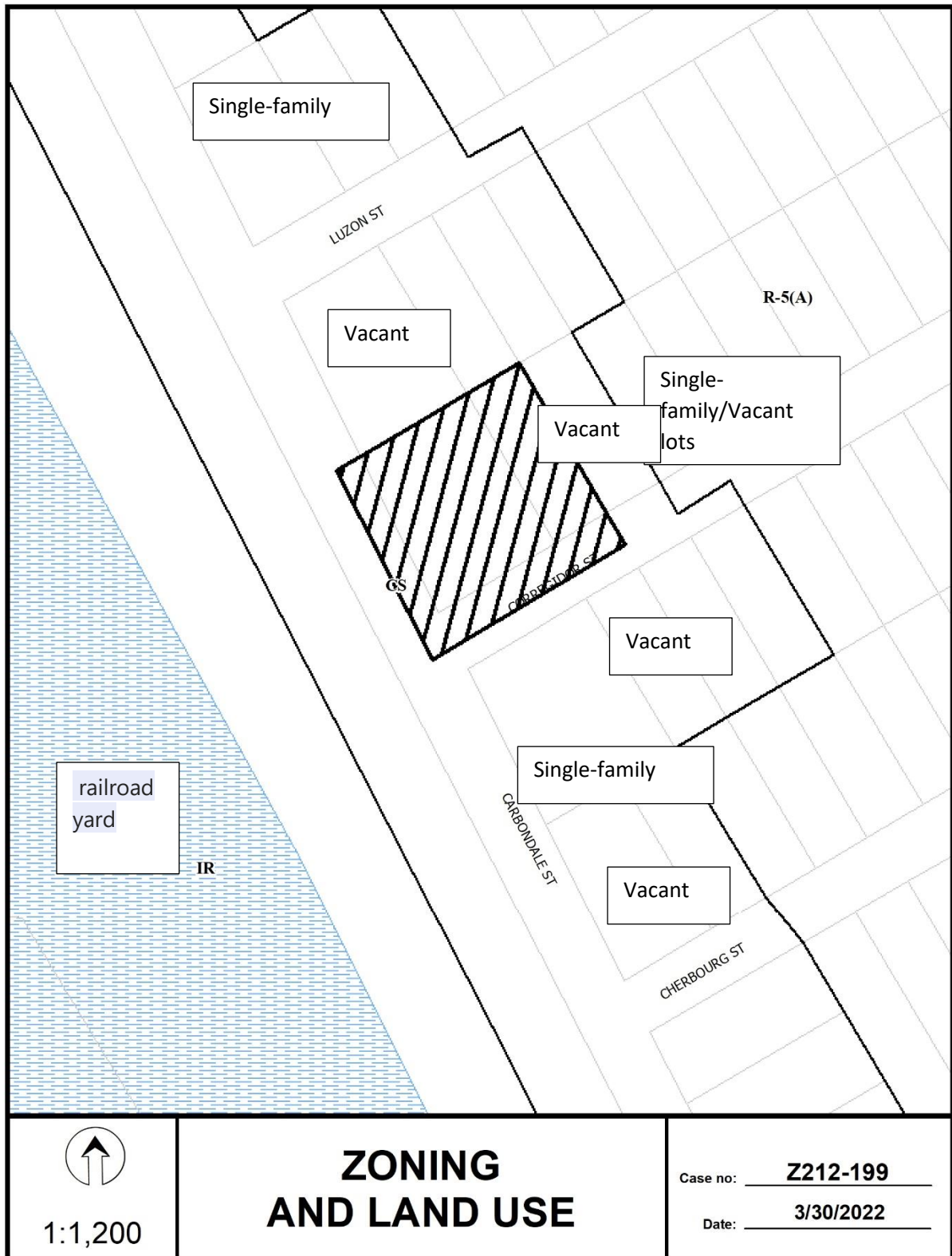
*out of the room, shown voting in favor

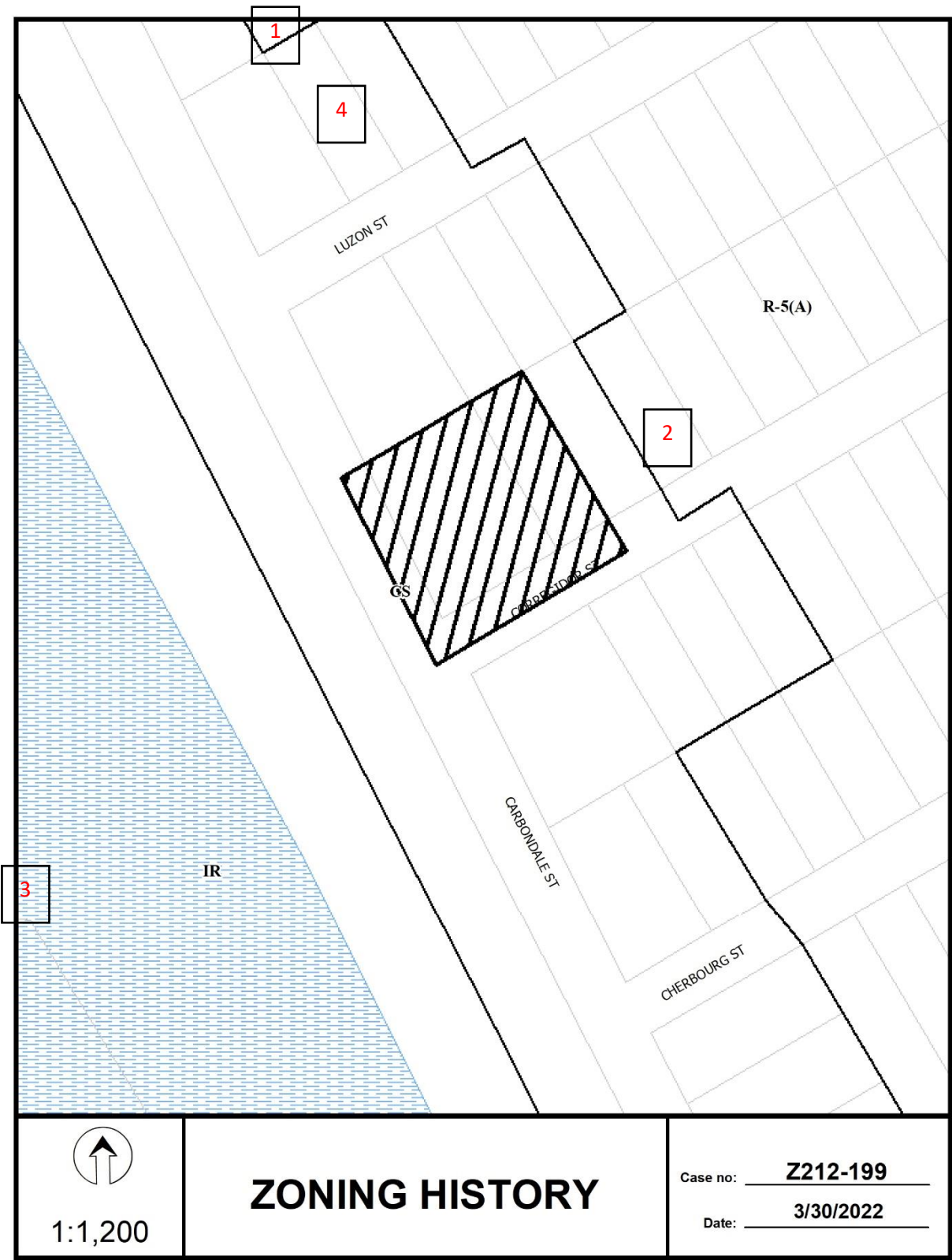
Notices:	Area: 200	Mailed: 28
Replies:	For: 0	Against: 0

Speakers: None











Market Value Analysis



1:4,800

Market Value Analysis

Printed Date: 3/30/2022

A B C D E F G H I NA



07/06/2022

Reply List of Property Owners***Z212-199******28 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	4505	CORREGIDOR ST	PARAGON REALTY GROUP LLC
2	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
3	9999	NO NAME ST	UNION PACIFIC RR CO
4	4505	LUZON ST	BROWN MARIE EST OF
5	4509	LUZON ST	DI FRISCO & RIVERO PROPERTIES
6	4515	LUZON ST	MENDOZA HECTOR
7	4519	LUZON ST	AUSTIN BILLY
8	4504	LUZON ST	DALLAS SKYFALL LLC SERIES
9	4512	LUZON ST	WILLIS CARL &
10	4516	LUZON ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
11	4520	LUZON ST	LINZY VALRIE
12	4524	LUZON ST	ARMSTRONG JOHNNY CLYDE
13	4528	LUZON ST	BROWN CHARLITA E
14	4519	CORREGIDOR ST	PANDI 1 LLC
15	4523	CORREGIDOR ST	RIOSRODRIQUEZ JAVIER &
16	4525	CORREGIDOR ST	HERRERA ARMANDO
17	8240	CARBONDALE ST	LIVELY STONE HOLINESS CH
18	4512	CORREGIDOR ST	JACKSON DANTE
19	4516	CORREGIDOR ST	POSADA SAUL R
20	4520	CORREGIDOR ST	PATRICK SIMMONS INC
21	4524	CORREGIDOR ST	DALLAS CITY OF COUNTY OF
22	4528	CORREGIDOR ST	WHITE MARVIN G SR &
23	4505	CHERBOURG ST	CATALAN CELEDONIO &
24	4509	CHERBOURG ST	CATALAN CALEDONIO &
25	4513	CHERBOURG ST	CRUZ SAUL
26	4515	CHERBOURG ST	HABTEYOHANNES ASHENAFI N

Z212-199(OA)

07/06/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4521 CHERBOURG ST	BROWN SHARON
	28	4525 CHERBOURG ST	SPENCER PRESTON