

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, MARCH 24, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-363(LG)

DATE FILED: September 25, 2020

LOCATION: Southeast side of East Grand Service Road, east of Tenison Memorial Road

COUNCIL DISTRICT: 2

MAPSCO: 47 B

SIZE OF REQUEST: ± 0.20 acres

CENSUS TRACT: 12.02

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: 7140 E Grand LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to develop the site for a clubhouse and leasing office for an existing multifamily development adjacent to the site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The area of request is undeveloped.
- The applicant is requesting a zoning change to develop the property with a clubhouse and leasing office for an existing multifamily development adjacent to the site.

Zoning History

There has been no new zoning requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
East Grand Avenue	Principal Arterial	100 feet/100 feet

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed a traffic study dated February 13, 2020, for the proposed development. Engineering has no objection to the proposed development subject to compliance with city standards.

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Surrounding Land Uses

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
Northeast	MF-1(A), PD No. 440	Public school, Multifamily
Southeast	MF-2(A)	Multifamily
Southwest	R-7.5(A), SUP No. 224	Public park, golf course
Northwest	CD No. 6, CR, R-7.5(A) with SUP No. 61 and SUP No. 2186	Single Family, Commercial, Masonic Lodge and Private school

Land Use Compatibility

The request site is zoned an R-7.5(A) Single Family District and is currently undeveloped. A portion of the property lies within a floodplain. The subject site has multifamily uses to the northeast and to the southeast. A public school is also north of the site. A public park and golf course are located south of the subject site. Single family, commercial and private school uses are west of the subject site. A masonic lodge is also west of the area of request.

Staff is in support of the applicant's request because the proposed development is an accessory use to the existing multifamily apartments. The applicant will need to plat the site, but since it is being used as a clubhouse, the applicant is not required to add additional parking to the site.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Lot size (min)	Primary Uses
	Front (min)	Side (min)	Rear (min)				
Existing: R-7.5(A)	25'	5' for SF 10' for other structures	5' for SF 15' for other structures	30'	45% for res. 25% for non- residential	7,500 sf	Single family
Proposed: MF-2(A)	15'	0' for SF 5' for duplex 10' for other structures	0' for SF 10' for duplex 15' for other structures 10' for other structures adjacent to non-res districts	36' (over 26' subject to RPS from R, D, and TH districts)	60% - res structures 50% - non- res struct.	1,000 sf – SF 3,000 sf – duplex MF – 800 sf – no bedroom 1,000 sf – one bedroom 1,200 sf – two bedrooms 150 ft – each bedroom over two	Multifamily

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. Staff does not believe the development will negatively impact the surrounding roadway system. Additional parking will not be required since the leasing office and clubhouse will be used by the residents of the nearby apartment complex.

Landscaping

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

Market Value Analysis

Market Value Analysis (MVA) 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. The subject site is mostly uncategorized, with a sliver of the site within a “C” MVA cluster. Properties to the northwest, northeast, east and southeast are also within a “C” MVA cluster. Properties to the north, southwest and further southwest are located within a “B” MVA cluster.

List of Officers

- 7140 E. Grand LLC
 - AHC Management Texas, LLC
 - AHC Metro Lakewood, LP
 - John M. Stoops, Member

CPC ACTION
January 21, 2021

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the southeast side of East Grand Service Road, east of Tenison Memorial Road.

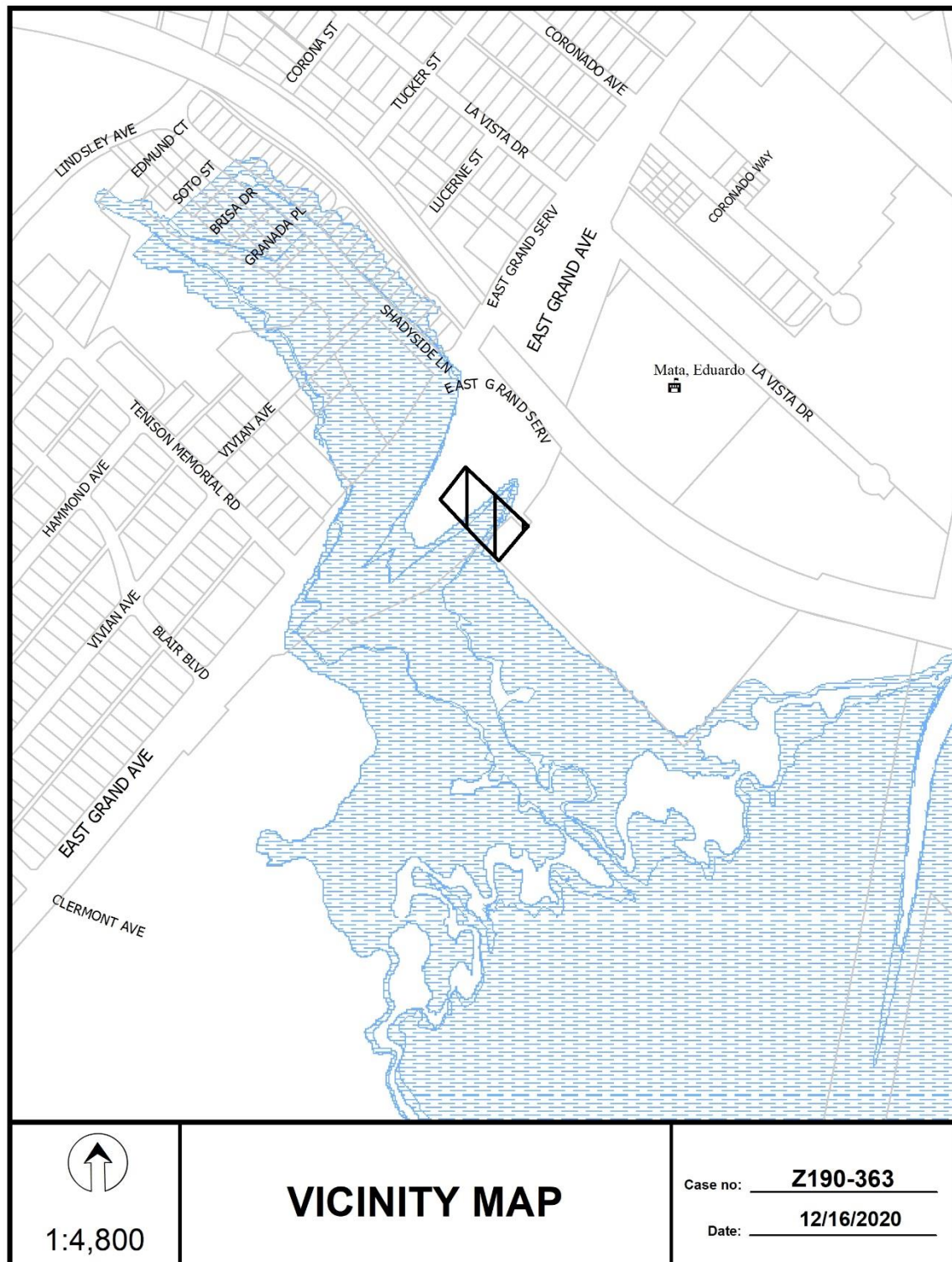
Maker: MacGregor
Second: Hampton
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

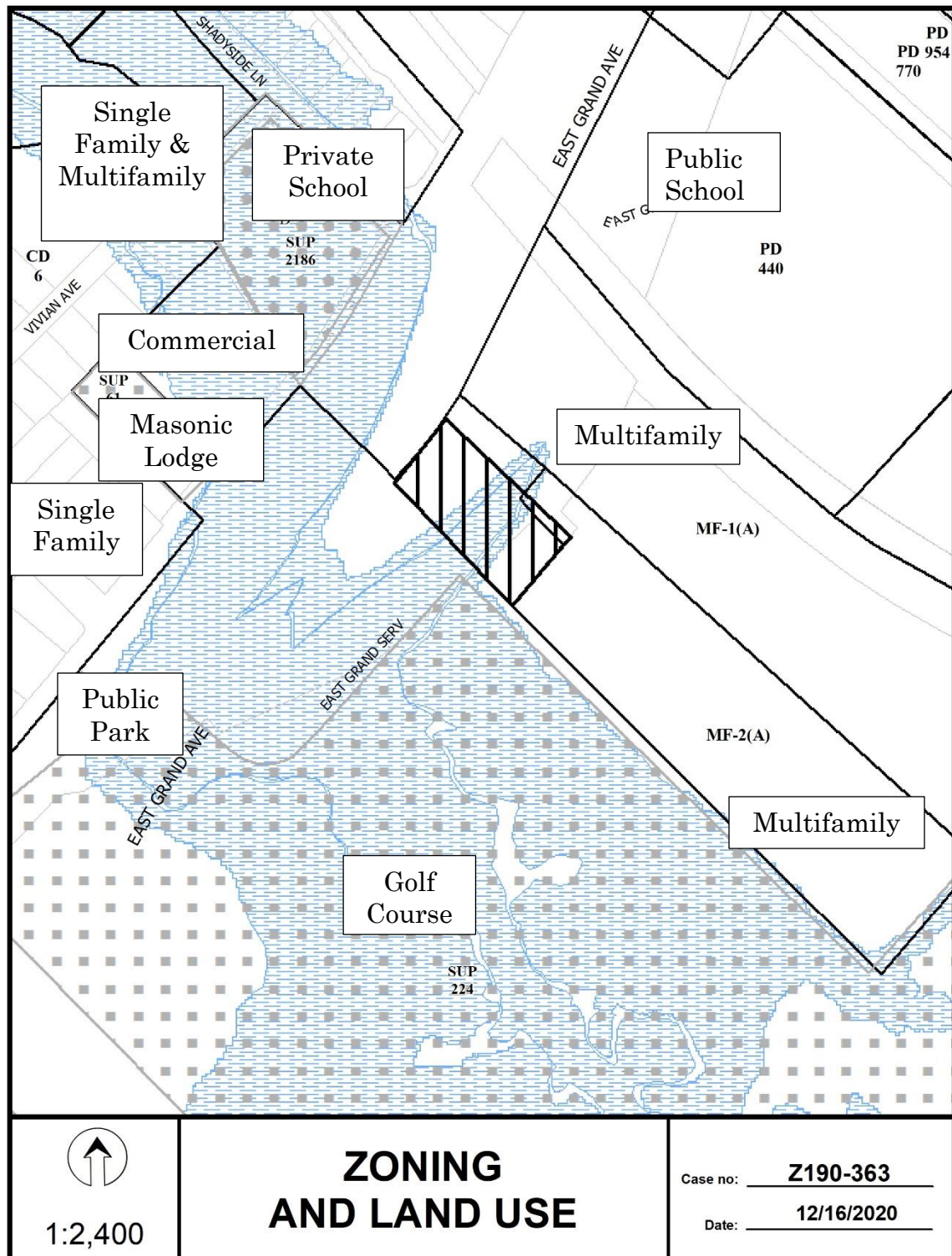
Against: 0
Absent: 0
Vacancy: 1 - District 10

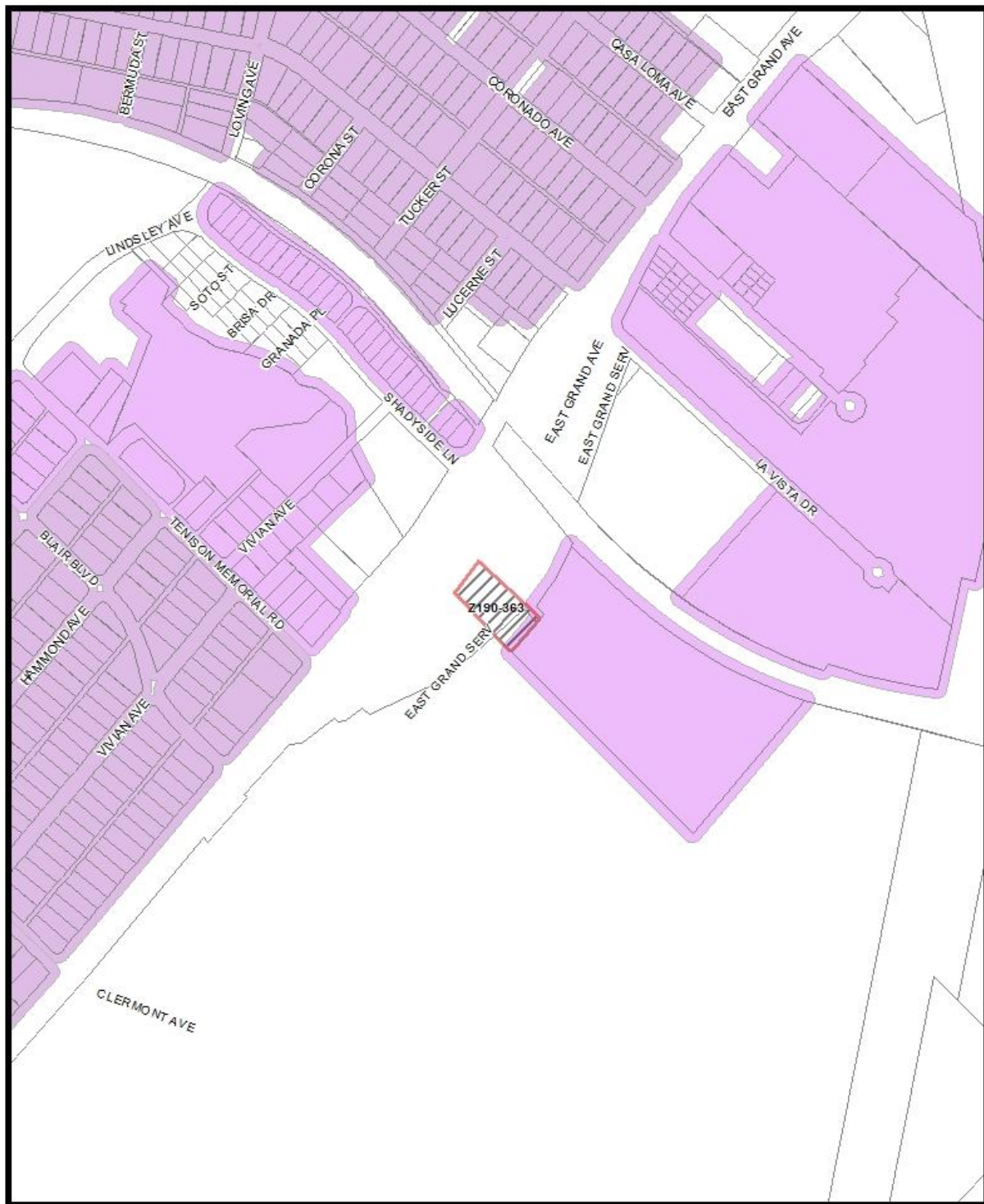
Notices: Area: 200 Mailed: 2
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None









Market Value Analysis

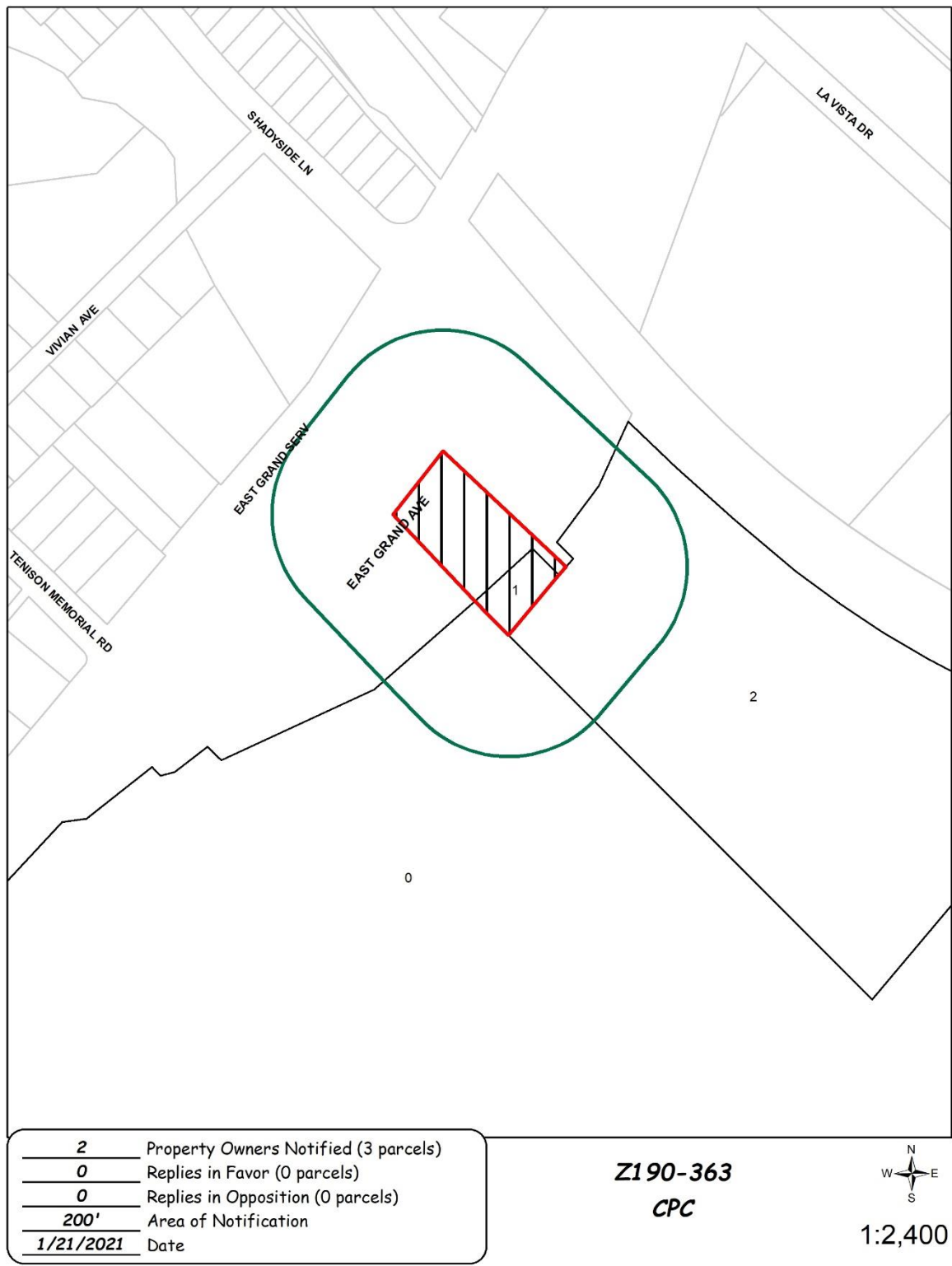


1:4,800

Market Value Analysis

Printed Date: 12/16/2020

CPC RESPONSES



Z190-363(LG)

01/20/2021

Reply List of Property Owners

Z190-363

2 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	7140 EAST GRAND AVE	7140 E GRAND LLC
	2	7150 EAST GRAND AVE	AHC METRO LAKEWOOD LP