

FILE NUMBER: Z190-179(CT)

DATE FILED: January 10, 2020

LOCATION: West line of Inwood Road, north of West University Boulevard.

COUNCIL DISTRICT: 2

MAPSCO: 34 H

SIZE OF REQUEST: 4,108 square feet

CENSUS TRACT: 71.02

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

APPLICANT/OWNER: Profit Sky properties Limited, LLC

REQUEST: An application for a P(A) Parking District on property zoned a TH-3(A) Townhouse District with deed restrictions [Z056-315].

SUMMARY: The purpose of the request is to allow for a parking district to provide additional parking for the adjacent townhomes.

CPC RECOMMENDATION: Approval, subject to a site plan

STAFF RECOMMENDATION: Approval, subject to a site plan.

BACKGROUND INFORMATION:

- The 4,108 square-foot area of request is zoned a TH-3(A) Townhome District and is currently undeveloped.
- The purpose of requesting the zoning change is to allow for a parking district for the adjacent townhomes.

Zoning History: There have been no zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Inwood Road	Principal Arterial	80 feet	80 feet

Traffic.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding 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:

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	TH-3(A) Townhouse District with Deed Restrictions	Undeveloped
North	TH-3(A) Townhouse District MF-2(A) Multifamily District	Single Family Multifamily
East	R-7.5(A) Single Family District	Single Family
South	TH-3(A) Townhouse District PD No. 814 (Tract 2)	Single Family Surface Parking
West	TH-3(A) Townhouse District	Single Family

Land Use Compatibility:

The subject site is surrounded by single family uses to the north, west, south, and east across Inwood Road.

The purpose of the request is to allow for a parking district to serve as additional parking for the adjacent townhouses. The lot is currently surrounded by seven single family lots. Parking for the homes is scarce and the parking lot south of the development is for general merchandise and food store use customers only. The Parking District would add six parking spaces for the single-family homes that surround the district.

The subject property and the surrounding seven lots are subject to deed restrictions which prohibit the following uses:

- Adult day care facility
- Child-care facility
- Foster home
- Radio, television, or microwave tower
- Tower/Antenna for cellular communications
- Utility or government installation other than listed

Also, the maximum number of dwelling units permitted is capped at nine and the maximum front yard setback from Inwood Road is 15 feet.

When considering a P(A) Parking District within Chapter 51A, Dallas Development Code, the following should be considered:

- 1) Parking must be contiguous or directly across an alley or street from the main use(s) it serves;
- 2) The lot in a parking district contiguous to a residential district shall provide and maintain a minimum front yard of ten feet;
- 3) The lot must detail all landscaping required, including screening, that meets the requirements of Article X;
- 4) All parking lot lighting must meet the requirements of Sec.51A-4.301€.

The subject parking lot meets the requirements for a P(A) District. The minimum front yard is provided along Inwood Road. The parking lots will serve the contiguous single family lots. A Google map has been added to the report to depict the current condition of the subject site and surrounding lots.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>Existing:</i> TH-3(A) Townhome	0’*	0’	12 dwellings per acre	36’	60%	Single family structure spacing	Single Family
<i>Proposed:</i> P(A) Surface Parking	10’*	N/A	N/A	N/A	N/A	Screening, lighting and landscaping	Surface Parking

*15’ on Inwood Road per deed restrictions.

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 subject site is not inside of MVA district. There is an MVA “F” district to the west, “C” district to the west and “A” district to the southeast.

Z190-179(CT)

Parking:

As depicted in the proposed site plan a total of six off-street parking spaces will be provided.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Z190-179(CT)

List of Partners

Profit Sky Properties Limited, LLC

Derek Abel, Manager
Zhang Jia, Member
Zhang Feng Peng, Member
Wu Gang, Member
Cao Jian, Member

Z190-179(CT)

**CPC ACTION
JUNE 18, 2020**

Motion: It was moved to recommend **approval** of a P(A) Parking District, subject to a site plan on property zoned a TH-3(A) Townhouse District with deed restrictions [Z056-315], on the west line of Inwood Road, north of West University Boulevard.

Maker: Hampton
Second: Jung
Result: Carried: 9 to 6

For: 9 - Hampton, Stinson, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Housewright

Against: 6 - MacGregor, Schultz, Schwoppe, Murphy, Garcia,
Rubin

Absent: 0

Vacancy: 0

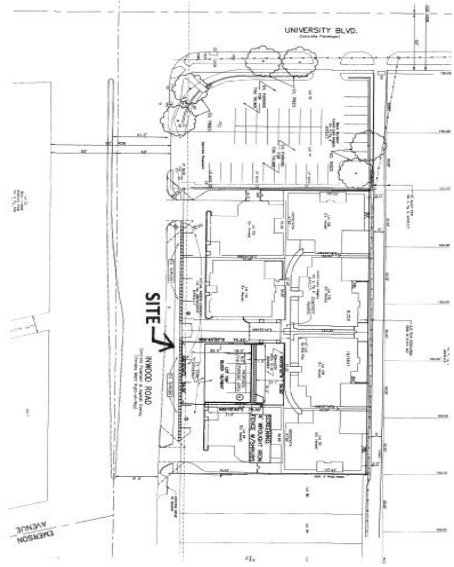
Notices: Area: 200 Mailed: 22

Replies: For: 0 Against: 1

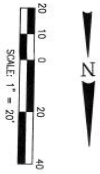
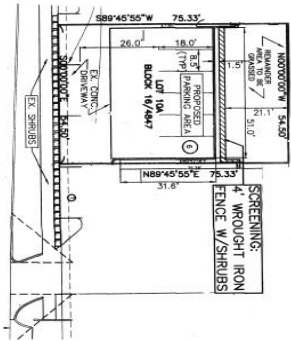
Speakers: For: Peter Kavanagh, 1620 Handley Dr., Dallas, TX, 75208
Against: None

CPC RECOMMENDED SITE PLAN

BLOCK PLAN
N.T.S.



SITE PLAN



LOCATION MAP
MAPSHEET: 34-H
N.T.S.

SITE PLAN SUMMARY			
SITE DATA	LOT #	LOT AREA	ZONE/SPACE
10A	10A	2797 SF	4:07 SF 6.71%
			80%

Z 190-179

PROPOSED ZONING: P(A)
SITE PLAN
 BENTLEY PLACE
 7285 INWOOD ROAD
 LOT 10A-BLOCK 16/4847
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

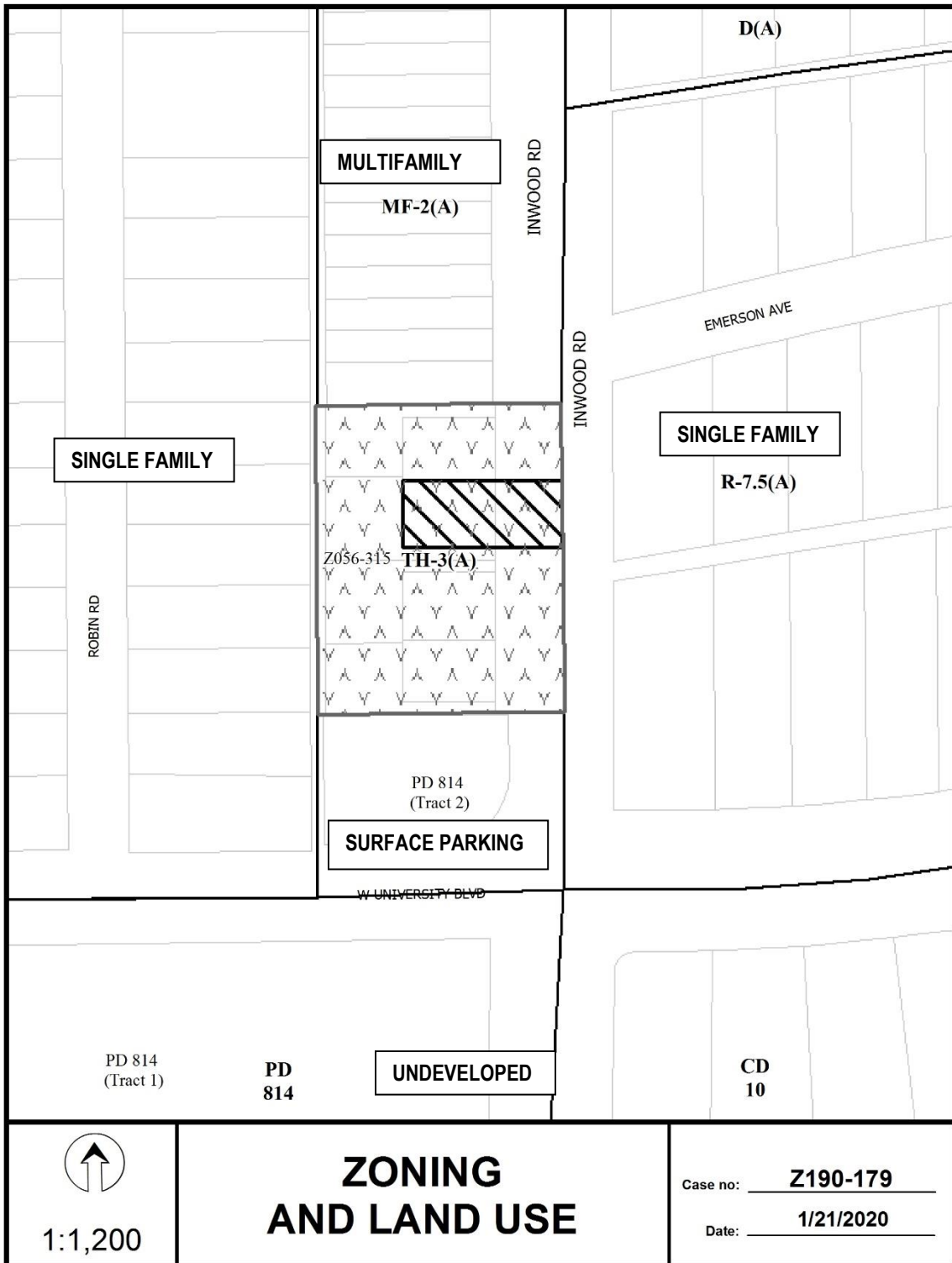
MACATEE
 CIVIL ENGINEERING & ARCHITECTURE
 1101 TEXAS STREET, SUITE 100
 DALLAS, TEXAS 75202
 PHONE: (214) 750-1100
 FAX: (214) 750-1101
 WWW.MACATEE.COM

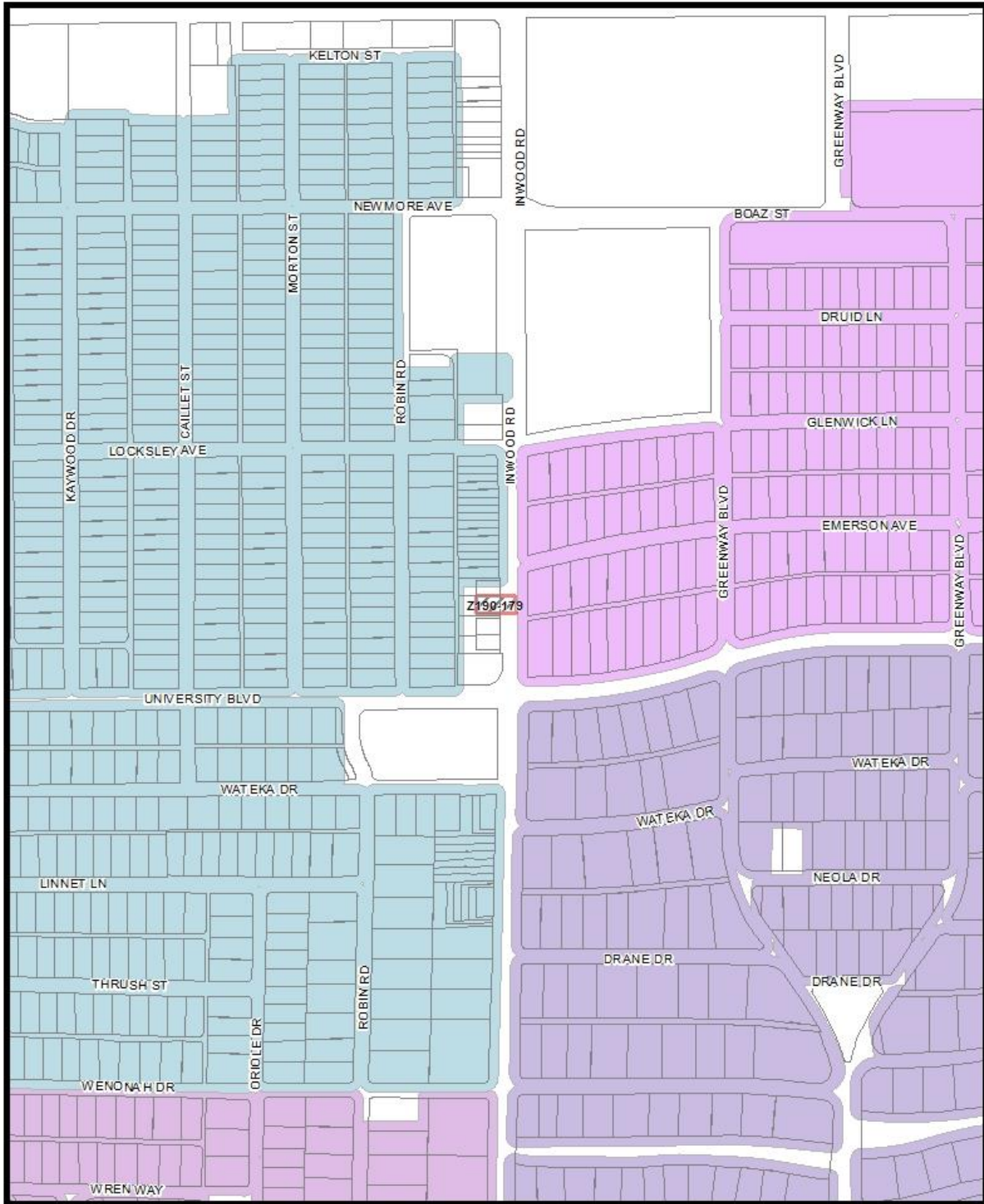
UPDATED AERIAL MAP VIA GOOGLE











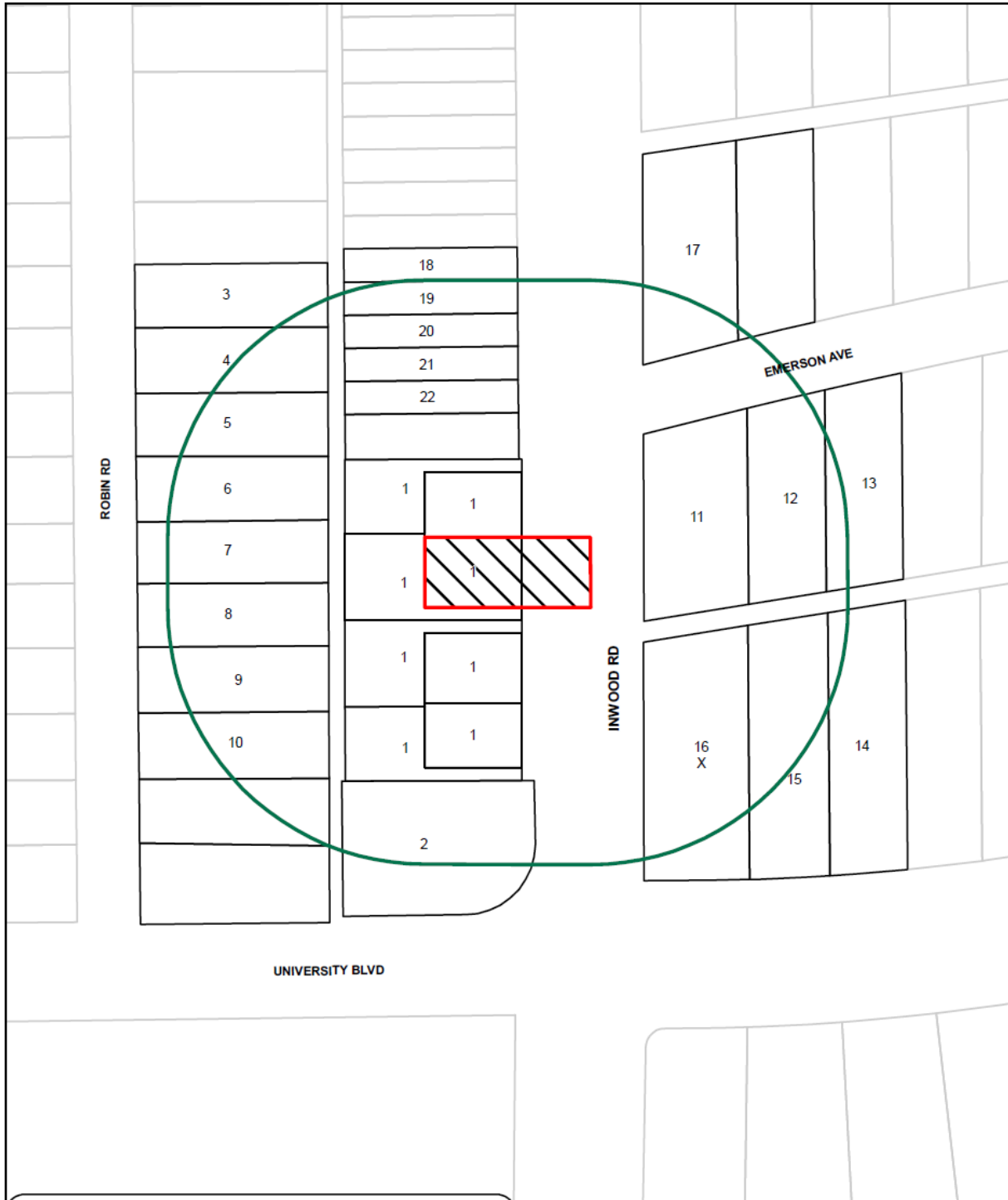
Market Value Analysis A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 1/22/2020

CPC RESPONSES



<u>22</u>	Property Owners Notified (33 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>6/18/2020</u>	Date

Z190-179
CPC



1:1,200

06/17/2020

Reply List of Property Owners***Z190-179******22 Property Owners Notified 0 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7305 INWOOD RD	PROFIT SKY BENTLEY PLACE I LLC
	2	7207 INWOOD RD	RANDALLS FOOD & DRUGS LP
	3	7318 ROBIN RD	HENDERSON BOBBIE J
	4	7314 ROBIN RD	DTP VENTURES LLC
	5	7310 ROBIN RD	BROWN KAY FRANCES
	6	7306 ROBIN RD	FOSTER BILLY WAYNE ETUX
	7	7302 ROBIN RD	J C LEASING LLP
	8	7218 ROBIN RD	DUROJAIYE HELEN
	9	7214 ROBIN RD	YANCY HENRY LEE
	10	7210 ROBIN RD	CASTLE ROCK BUILDERS GROUP LLC
	11	5304 EMERSON AVE	OTTO ERIC EDWARD
	12	5310 EMERSON AVE	FAGIN CONNOR & MIRANDA
	13	5314 EMERSON AVE	1994 GST EXEMPTION TRUST
	14	5315 W UNIVERSITY BLVD	GILBERT CHARLES
	15	5311 W UNIVERSITY BLVD	BROOKS GARY
X	16	5305 W UNIVERSITY BLVD	OCHOA GEORGE & OLGA TREJO
	17	5305 EMERSON AVE	WILLIAMS VERONICA GRACE
	18	7331 INWOOD RD	LITTLE TIMOTHY E &
	19	7327 INWOOD RD	RENNA CHRISTIAN & MELINDA
	20	7323 INWOOD RD	CASTANON ROSINDA
	21	7319 INWOOD RD	AMBERG JOAN M
	22	7315 INWOOD RD	MEEK JAMES M & SHARON M