

FILE NUMBER: Z189-115(CY) **DATE FILED:** October 26, 2018

LOCATION: Southwest corner of North Beckley Avenue and West 6th Street

COUNCIL DISTRICT: 1 **MAPSCO:** 7 K

SIZE OF REQUEST: Approx. 0.25 acres **CENSUS TRACT:** 42.01

**OWNER/APPLICANT/
REPRESENTATIVE:** Mark Tolocko

REQUEST: An application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and existing deed restrictions.

SUMMARY: The purpose of the request is to redevelop the site with a four unit, townhouse style development. The existing deed restrictions limit the uses on the property to those uses allowed in the NO(A) Neighborhood Office District and drug store as a limited use and establishes the yard, lot and space regulations for that district. Additionally, the Shopfront Overlay restricts the property to Mixed Use Shopfront, Single-story Shopfront, Civic Building and Open Space Lot development types, at least for the first 30 feet of the building measured inward from the street-facing façade; and does not allow for the proposed townhouse development type. The reduction of the Shopfront Overlay to remove the subject site would allow for a strictly residential development as well as other development types that are allowed by the WMU-8 District regulations.

CPC RECOMMENDATION: Approval of the termination of existing deed restrictions [Z867-185 No. 2]; and approval of the reduction of the Shopfront Overlay No. 7.

STAFF RECOMMENDATION: Approval of the termination of existing deed restrictions [Z867-185 No. 2]; and approval of the reduction of the Shopfront Overlay No. 7.

BACKGROUND INFORMATION:

- Planned Development District No. 468 was established by City Council on March 12, 1997 and comprises approximately 842 acres.
- On February 2009, the City Council approved Article XIII, of the Dallas City Code, which created the form based zoning districts. The Form Based Districts provide an additional tool for the implementation of *ForwardDallas!* and create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles. On June 13, 2018, the City Council approved an amendment to Article XIII.
- On May 13, 2015, the City Council adopted Ordinance No. 29743 which enlarged and amended Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, to adopt form district regulations with modifications, and created ten Shopfront Overlays. The purpose of PD No. 468 is to provide standards to meet the needs of the Oak Cliff Gateway corridor which has been designated as an area of historical, cultural and architectural importance and significance.
- The area of request is zoned Subdistrict E within PD No. 468 with which is regulated by the Walkable Urban Mixed-Use 8 Form District. WMU-8 District is considered a medium-density district.
- Additionally, the site is a part of Shopfront Overlay No. 7. The Shopfront Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support the active use.
- More specifically, the Shopfront Overlay restricts the property to Mixed Use Shopfront, Single-story Shopfront, Civic Building, and Open Space Lot development types, for at least 30 feet of a building measured inward from the street-facing facade.
- The existing deed restrictions were volunteered in conjunction with a request for an LO-1 Limited Office District which was approved by City Council on August 12, 1987.
- The existing deed restrictions limit the uses to those allowed in the NO(A) Neighborhood Office District and drug store as a limited use. The property is also subject to the yard, lot and space regulations for the NO(A) District.
- The site is currently undeveloped, but according to Building Inspections' records, it contained a three-unit multifamily dwelling use that was demolished in 2018, when a demolition permit was issued and completed. The applicant proposes to redevelop the site and construct a four-unit, townhouse-style development.

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- The proposed development is defined in the Dallas Development Code as a multifamily use¹ and as a Townhouse Development Type under the Article XIII regulations.

Zoning History: There have been five zoning changes in the vicinity during the last five years.

- 1. Z145-341** On November 10, 2015, City Council approved the Oak Cliff Demolition Delay Overlay for nearby properties that also included the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- 2. Z156-222** On September 14, 2016, City Council approved Subdistrict K and the reduction of Shopfront Overlay No. 7, on property generally located on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue; and on the northeast corner of West Neely Street and North Zang Boulevard; southwest of the area of request.
- 3. Z167-321** On December 13, 2017, City Council approved Subdistrict M within Planned Development District No. 468 and the termination of deed restrictions Z867-185 No. 3 that limited the property to NO(A) Neighborhood Office District uses and drug store and to the district's regulations on property located on the southeast corner of North Zang Boulevard and East 6th Street, south and southwest of the area of request.
- 4. Z178-185** On April 25, 2018, City Council approved a Demolition Delay Overlay for nearby properties to the northwest of the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.
- 5. Z178-222** On July 11, 2019, the City Plan Commission recommended denial of a new subdistrict for single family uses within Planned Development District No 468; approval of the reduction of the Shopfront Overlay No. 7 and approval of the termination of existing deed restrictions [Z156-222] on property zoned Subdistrict E within Planned Development District No. 468 with a Shopfront Overlay No. 7, located between North Zang Boulevard and North of Beckley Avenue, south of the area of request. [Pending Council hearing on August 28, 2019]

¹ Multifamily use means three or more dwelling units located on a lot.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
West 6 th Street	Minor Arterial	60 feet	60 feet
North Beckley Avenue	Principal Arterial	90 feet	120 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:

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS.

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

NEIGHBORHOOD PLUS

GOAL 5.0 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single-family ownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plan:

THE 360 PLAN

The 360 Plan, adopted by Council in 2017, is an update to 2011's *Downtown Dallas 360*. Since its adoption in 2011, many of *Downtown Dallas 360*'s action items have been completed or substantially advanced. Therefore, in June 2015, an update process was initiated by Downtown Dallas, Inc. (DDI) and the City of Dallas to create *The 360 Plan* to further advance the original vision and guide the future of the City Center for the next five years. *The 360 Plan* envisions a prosperous future for the larger City Center, encompassing the diverse neighborhoods within a 2.5-mile radius around Downtown. The area plan identifies the area of request within the North Oak Cliff area.

The 360 Plan indicates that significant reinvestment in the North Oak Cliff area in the last 20 years, has contributed to the rapid development of this area. The study also indicates that this rapid redevelopment, has raised concerns of potential displacement of longtime residents, and recommends that new development should be sensitive to and respect Oak Cliff's historic and cultural context in which it is built.

The 360 Plan emphasizes strategies to continue to improve connectivity, identifying streets such as Houston, Zang, and Beckley as District Connectors and enhancing access, with particular focus on bike and pedestrian connections, to and across the Trinity River.

To achieve the vision of the area, *The 360 Plan* proposes transformative strategies, which provide sharp focus to the foundational elements of a successful urban core in a comprehensive approach that recognizes and encourages holistic planning. They are the big-picture ideas needed to serve as guiding forces for public and private actions to create a truly dynamic urban environment.

Build Complete Neighborhoods is one of the three transformative strategies provided in the study, and it explores the visionary concept of the city center as a collection of complete and connected neighborhoods. This strategy promotes housing diversity [in price and product type] as a way to address the increasing demand of units for different demographics of the growing population in the city.

The proposed zoning change is consistent with the area plan because it seeks to allow for the development of a residential project that with the existing deed restrictions and the limitations imposed by the Shopfront Overlay, would not be attainable.

Land Use:

	Zoning	Land Use
Site	Subdistrict E (WMU-8) within PD No. 468 with DR and SH Overlay No. 7	Undeveloped land
North	Subdistrict E (WMU-8) within PD No. 468 with SH Overlay No. 7	Single family
Northeast	Subdistrict A (RTN) within PD No. 468 with H/84	Single family
East	Subdistrict A (RTN) within PD No. 468	Single family and duplex
South	Subdistrict M (WMU-8) within PD No. 468 with SH Overlay No. 7	Multifamily (under construction)
West	Subdistrict M (WMU-8) within PD No. 468 with SH Overlay No. 7	Multifamily (under construction)

Land Use Compatibility:

The approximate 0.25-acre site is currently undeveloped, but according to Building Inspections’ records, it previously was developed with a two-story, three-unit multifamily building that was demolished in 2018 after a demolition permit was issued and completed.

Uses surrounding the area of request include primarily residential uses. Traveling north along North Beckley Avenue, properties on both sides of the street are developed with single family uses. The property abutting the site to the south and that also borders the site to the west, is currently under construction and according to Building Inspections’ records, the new construction is for a multifamily use with live/work units on the ground floor. Further south of the subject site, there is a medical clinic use, and to the southeast, on the east side of North Beckley Avenue, there is a combination of single family and duplex uses.

A mix of multifamily, medical clinic, child care facility and office uses are found along North Zang Boulevard, located further northwest, west and southwest of the area of request.

The area of request is zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District with Shopfront Overlay No. 7 and existing deed restrictions [Z867-185 No 2].

The purpose of the request is to 1) terminate existing deed restrictions and 2) remove the Shopfront Overlay No. 7 over the subject site to allow for the redevelopment of the property with four three-story townhouse units.

Termination of existing deed restrictions.

The existing deed restrictions [Z867-185 No. 2] were volunteered in conjunction with a request for an LO-1 Limited Office District approved by City Council on August 12, 1987. With the amendment and the expansion of Planned Development District No. 468 approved by City Council on May 13, 2015, the area of request transitioned from LO-1 Limited Office District, to Subdistrict E (WMU-8) within PD No. 468 with retention of the volunteered deed restrictions.

The deed restrictions limit uses on the property to those uses permitted in the NO(A) Neighborhood Office District and drug store as a limited use; and restricts all development on the property to conform to the yard, lot and space regulations for the NO(A) district. These regulations are shown in the chart below.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Lot Size	Stories	Special Standards	Primary Uses
	Front	Side/Rear							
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	No max. dwelling density. Max FAR 0.5	35' for structure with a gable, hip or gambrel roof; and 30' other	50%	No min.	Max. 2 stories	Proximity Slope Visual Intrusion	Office

The NO(A) regulations correspond to a more traditional zoning than the current Form Based Code governing PD No. 468. Under the existing zoning, the development standards vary depending on the development type, and while some development types may be able to comply with these regulations, some others may present challenges to comply with both sets of regulations.

With regard to the allowed uses, the only residential use allowed in the NO(A) district is college dormitory, fraternity or sorority. The applicant's request for the termination of the existing deed restrictions seeks to allow for the redevelopment of the site to construct four three-story townhouse units.

Staff supports this part of the request because while the majority of the uses currently allowed in the NO(A) District may also be allowed under the use regulations for the WMU-8 District; the proposed multifamily development [not allowed because of the existing deed restrictions] is more consistent with the surrounding uses. A list of the uses allowed in the Neighborhood Office District are listed below:

- Crop Production
- Gas drilling and production [SUP]
- Temporary concrete or asphalt batching plant
- Adult day care facility [Limited use]
- Cemetery or mausoleum [SUP]
- Child-care facility [Limited use]
- Church
- Community Service Center [SUP]
- Library, art gallery, or museum
- Open-enrollment charter school [SUP]
- Public School other than open-enrollment charter school [RAR]
- Attached non-premise sign [SUP]
- Carnival or circus (temporary)

- Temporary construction or sales office
- Financial Institution without drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area [SUP]
- Public park, playground or golf course
- College dormitory, fraternity or sorority house [SUP]
- Business school [SUP]
- Personal service use up to 1,000 square feet in floor area [Limited use]
- Restaurant without drive-in or drive-thru service [SUP]
- Transit passenger shelter
- Transit passenger station or transfer center
- Electrical substation [SUP]
- Local utilities [SUP or RAR]
- Police or fire station [SUP]
- Radio, television, or microwave tower [SUP]
- Tower/antenna for cellular communication
- Utility or government installation other than listed [SUP]
- Recycling drop-off container
- Recycling drop-off for special occasion collection

The uses allowed in the WMU-8 District are subject to the Principal Use and Use Category allowed in each Development Type. The chart below includes the principal uses and use categories allowed per development type in Article XIII. The columns with thicker borders represent the development types allowed in the WMU-8 District.

It is important to note that since the development types allowed in a WMU-8 District with Shopfront Overlay are limited to Mixed Use Shopfront, Single-story Shopfront, Civic Building and Open Space Lot, the uses allowed on the property are also limited to those allowed in such development types.

Use Chart.

PRINCIPAL USE	USE CATEGORY	Mixed Use Shopfront		Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked		Townhouse	Manor House	Single-family House	Civic Building	Open Space Lot
		Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O		
		Ground Story	Upper Stories	Ground Story	All Stories	All Stories	Ground Story	Upper Stories	All Stories	All Stories	All Stories	All Stories	...
Residential	Single-family living		■				■	■	■	■	■		
	Multifamily living		■			■	■	■	■	■			
	Group living		■			■	■	■	■	■			
Civic	Community service, except as listed below:	□	□	□	□		□					□	
	<i>Museum, library</i>	■	■	■	■		■					■	
	Day care	■	■	■	■							■	
	Educational	■	■	■	■							■	
	Government service, except as listed below:	■	■	■	■							■	
	<i>Detention center, jail, or prison</i>				□							□	
	Park or Open space												■
	Social service	□	□	□	□								
	Transit station	■	■	■	■							■	
Utilities												■	
Place of Worship	Place of Worship	■	■	■	■						■		
Office	Medical	■	■	■	■								
	Office	■	■	■	■		■						
Retail	Drive-thru facility	□		□	□								
	Restaurant or Bar	■		■									
	Retail sales	■		■									
	Vehicle sales	■		■									
Service and Entertainment	Commercial amusement (inside)	□	□	□	□								
	Indoor recreation	■	■	■	■								
	Personal service, except as listed below:	■	■	■	■								
	<i>Animal care</i>	■	■	■	■								
Commerce	Commercial parking	■	■		■								□
	Passenger terminal limited to a Helistop		□		□								
	Overnight lodging		■		■								
	Self-service storage		■		■								
Fabrication	Light manufacturing				■								
	Research and development				■								
	Vehicle service				■								

Key: ■ = Permitted □ = Specific Use Permit Blank Cell = Not Permitted

Removal of a portion of the Shopfront Overlay No. 7

As previously stated, the area of request is zoned Subdistrict E within Planned Development District No. 468. Subdistrict E is a Walkable Urban Mixed Use District 8 (WMU-8), which is intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment; and it is subject to the regulations and development standards in Article XIII of the Dallas City Code. Additionally, the area of request is also within a Shopfront Overlay.

The Shopfront (-SH) Overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses, and it may be applied over any walkable mixed use district or walkable urban residential district. The SH Overlay is also intended to accommodate a limited set of development types.

Below is a chart that shows the Development Types allowed by District. The rows with thicker border indicate the development types allowed in a WMU-8 District and the limited set of development types allowed in a Shopfront Overlay over any WMU or WR district.

Development types by district

	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)				■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■

As indicated in the chart, the only development types allowed in the WMU-8 District with a Shopfront Overlay are Mixed Use Shopfront, Single Story Shopfront, Civic Building and Open Space Lot for at least the first 30 feet of a building measured inward from the street-facing façade.

While the Shopfront Overlay allows for the Single Story Shopfront development type that otherwise is not allowed in the WMU-8 District, the overlay eliminates the following development types: General Commercial, Apartment, Townhouse Stacked, and Townhouse.

The purpose of requesting the removal of the shopfront overlay is to allow for the site to be subject to the development type regulations of the WMU-8 District and allow for the development of the four townhouse units [Townhouse development type].

Understanding the limitations the small area of request may present to accommodate a mix of uses in a Mixed Use Shopfront development type, or non-residential uses in a Single Story Shopfront development type, staff supports the request to remove a portion of the Shopfront Overlay No. 7 to allow for the proposed residential development.

It is staff’s opinion that, except for the Open Space Lot, the limited development types allowed with the Shopfront Overlay are not compatible with the surrounding area that is mostly developed with single family uses located particularly along North Beckley Avenue and extending further east in a RTN Residential Transition District.

Development Standards.

Below is a chart containing the regulations applicable to the development types allowed under the WMU-8. The columns with shading represent those development types allowed only in the WMU-8 district with the Shopfront Overlay. The regulations under the TH [Townhouse] development type are those applicable to the proposed multifamily development.

DISTRICT	WMU with Shopfront Overlay No. 7							
	EXISTING SUBDISTRICT E (WMU-8)							
REGULATION/ DEV. TYPE	MU	GC	APT	TS	TH	CIV	O	SS
LOT								
Area per unit or bldg (min sf)	none	none	none	1,200	1,200	3,000	2,000	none
Area per building (max sf)	none	none	none	none	none	none	none	none
Width (min ft)	none	none	none	16	16	30	30	none
Width (max ft)	none	none	none	none	none	none	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	60%	60%	80%
FRONT SETBACK								
Primary Street (min/max)	5/15	5/15	5/15	5/15	5/15	20/none	10/none	5/15
Side Street (min/max)	5/15	5/15	5/15	5/15	5/15	10/none	10/none	5/15
Service street (min/max)	none	none	none	none	none	none	10/none	none
STREET FRONTAGE								
Primary Street (min/max)	90%	70%	70%	70%	70%	none	none	90%
Side Street (min/max)	40%	40%	40%	40%	40%	none	none	40%
Service Street (min/max)	none	none	none	none	none	none	none	none
PARKING SETBACK								
Primary Street (min)	30	30	30	30	30	20	none	30
Side Street (min)	5	5	5	5	5	5	none	5
Service Street (min)	5	5	5	5	5	5	none	5
Abutting SFD district (min)	10	10	10	10	10	10	none	10
Abutting MFD and non-res dist. or alley (min)	5	5	5	5	5	5	none	5

DISTRICT	WMU with Shopfront Overlay No. 7							
	EXISTING SUBDISTRICT E (WMU-8)							
SIDE SETBACK								
Abutting SFD district (min)	15	15	15	10	10	10	10	15
Abutting MFD and non-res dist. (min)	0 or 15	0 or 15	0 or 15	0 or 15	0 or 15	10	10	0 or 15
Abutting Alley(min)	5	5	5	5	5	10	10	5
REAR SETBACK								
Abutting SFD district (min)	15	15	15	24	24	10	10	15
Abutting MFD and non-res dist. (min)	5	5	5	24	24	10	10	5
Abutting Alley	5	5	5	3/20+	3/20+	10	10	5
Abutting service street	10	10	10	3/20+	3/20+	10	10	10
HEIGHT								
Building Ht. (min stories)	District Dependent	District Dependent	District. Dependent	2	District. Dependent	1	none	1
Building Ht. (max stories/ft)				3-1/2 / 50		Dist. Dep.	35	1/30
STORY HEIGHT								
Ground (min/max ft)	15/30	11/22	10/15	10/15	10/15	none	none	15/30
Upper Story (min/max ft)	10/15	10/15	10/15	10/15	10/15	none	none	none
GROUND STORY TRANSPARENCY								
Primary street façade (min)	50%	30%	30%	30%	30%	none	none	50%
Side street façade (min)	25%	25%	25%	25%	25%	none	none	25%
Service Street façade (min)	none	none	none	none	none	none	none	none
UPPER STORY TRANSPARENCY								
Primary street façade (min)	20%	20%	20%	20%	20%	none	none	none
Side street façade (min)	20%	20%	20%	20%	20%	none	none	none
Service Street façade (min)	none	none	none	none	none	none	none	none
ENTRANCE								
Primary street entrance	req'd	req'd	req'd	req'd	req'd	none	none	req'd
Entrance spacing (max lf)	100	none	none	none	none	none	none	100
Side street entrance	allowed	allowed	allowed	allowed	allowed	none	none	allowed
Service Street entrance	allowed	allowed	allowed	allowed	allowed	none	none	allowed
BLANK WALL AREA								
Primary Street (max lf)	20	30	30	30	31	none	none	20
Side street (max lf)	none	none	none	none	none	none	none	none
Service Street (max lf)	none	none	none	none	none	none	none	none

Legend:
 MU = Mixed Use Shopfront
 GC = General Commercial
 APT = Apartment
 TS = Townhouse Stacked

TH = Townhouse
 CIV = Civic Building
 O = Open Space Lot
 SS = Single Story Shopfront.

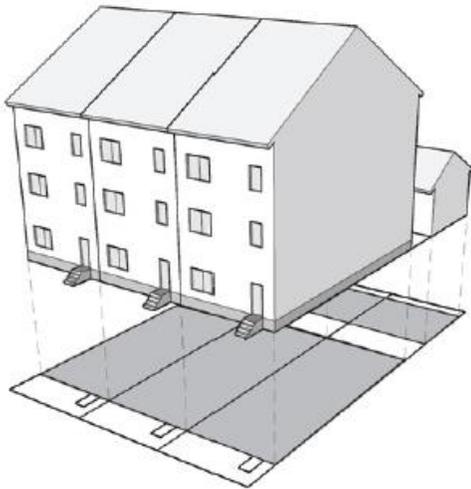
The pages below include the proposed Townhouse Development Type regulations.



townhouse

(g) Townhouse.

(1) Definition.



A development type with three or more attached dwelling units consolidated into a single structure.

Each unit must be separated by a common side wall. A townhouse unit must be more than one story in height, however, units must not be vertically mixed. Each unit must have its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are prohibited. In the RTN district, only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



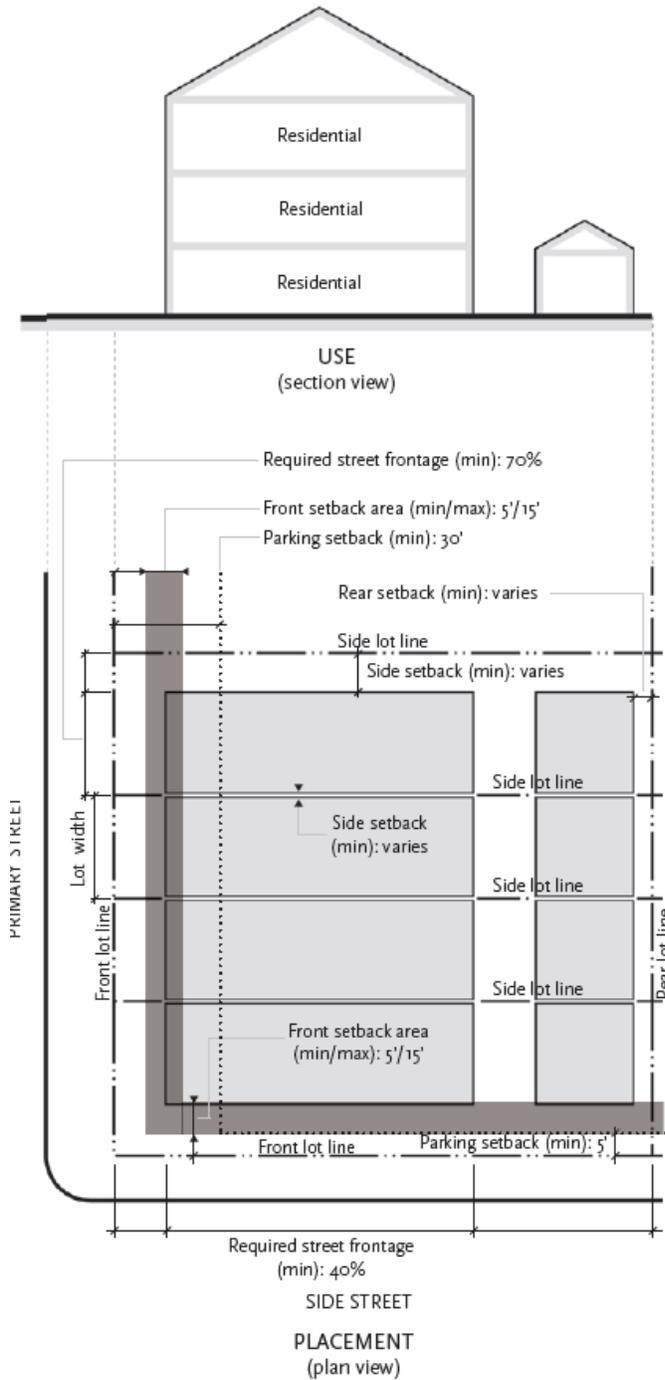
(3) Districts Permitted.

LOW:	WMU-3, WMU-5	WR-3, WR-5	RTN
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12	



townhouse

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

The chart below indicates the maximum height [in stories and feet] allowed in each district. The applicant proposes to construct four three-story dwelling units.

Intensity	District	Height in Stories (max)	Height in Feet (max)
LOW	RTN	2½	35
	WMU-3, WR-3	3½	50
	WMU-5, WR-5	5	80
MEDIUM	WMU-8, WR-8	8	125
	WMU-12, WR-12	12	180
HIGH	WMU-20, WR-20	20	300
	WMU-40, WR-40	40	600

The chart below indicates the minimum height [in stories] allowed in each district.

Intensity	District	Height in Stories (min)
LOW	RTN	1
	WMU-3, WR-3	1
	WMU-5, WR-5	1
MEDIUM	WMU-8, WR-8	2
	WMU-12, WR-12	2
HIGH	WMU-20, WR-20	4
	WMU-40, WR-40	5

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 within an identifiable MVA Category; however is in proximity to an “F” MVA Cluster to the east across North Beckley Avenue, and a “C” MVA Cluster to the north across West 6th Street.

Parking:

The parking regulations in PD No. 468 establish that in Subdistrict E, required parking must be provided in accordance with the *Subdistrict B-G required parking*” chart in Exhibit 468 C.

For the proposed residential development, parking will have to be provided at a ratio of one space per one-bedroom or smaller multifamily unit, and/or two spaces per two-bedroom or larger multifamily unit. The overall parking ratio for the proposed development will depend on the number of bedrooms up to a maximum of eight parking spaces.

Landscaping:

The proposed development will be required to comply with the general landscaping regulations in Article XIII and with the specific landscaping regulations for the proposed development type.

CPC Action
August 15, 2019

Motion: In considering an application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No 2], on the southwest corner of North Beckley Avenue and West 6th Street, it was moved to **hold** this case under advisement until September 5, 2019.

Maker: MacGregor
Second: Schultz
Result: Carried: 13 to 0

For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

Notices: Area: 500 Mailed: 73
Replies: For: 4 Against: 1

Speakers: For: None
For (Did not speak): Charles Baker, 1405 Plowman Ave., Dallas, TX, 75203
Against: None

CPC Action
September 5, 2019

Motion: In considering an application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No 2], on the southwest corner of North Beckley Avenue and West 6th Street, it was moved to **hold** this case under advisement until October 3, 2019.

Maker: MacGregor
Second: Schultz
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy*, Ridley, Tarpley
Against: 0
Absent: 1 - Criss
Vacancy: 2 - District 8, District 12

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 73
Replies: For: 5 Against: 1

Speakers: None

CPC ACTION
October 3, 2019

Motion: It was moved to recommend **approval** of 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, **approval** of 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No. 2], on the southwest corner of North Beckley Avenue and West 6th Street.

Maker: MacGregor
Second: Carpenter
Result: Carried: 9 to 0

For: 9 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Jung, Housewright, Schultz, Ridley

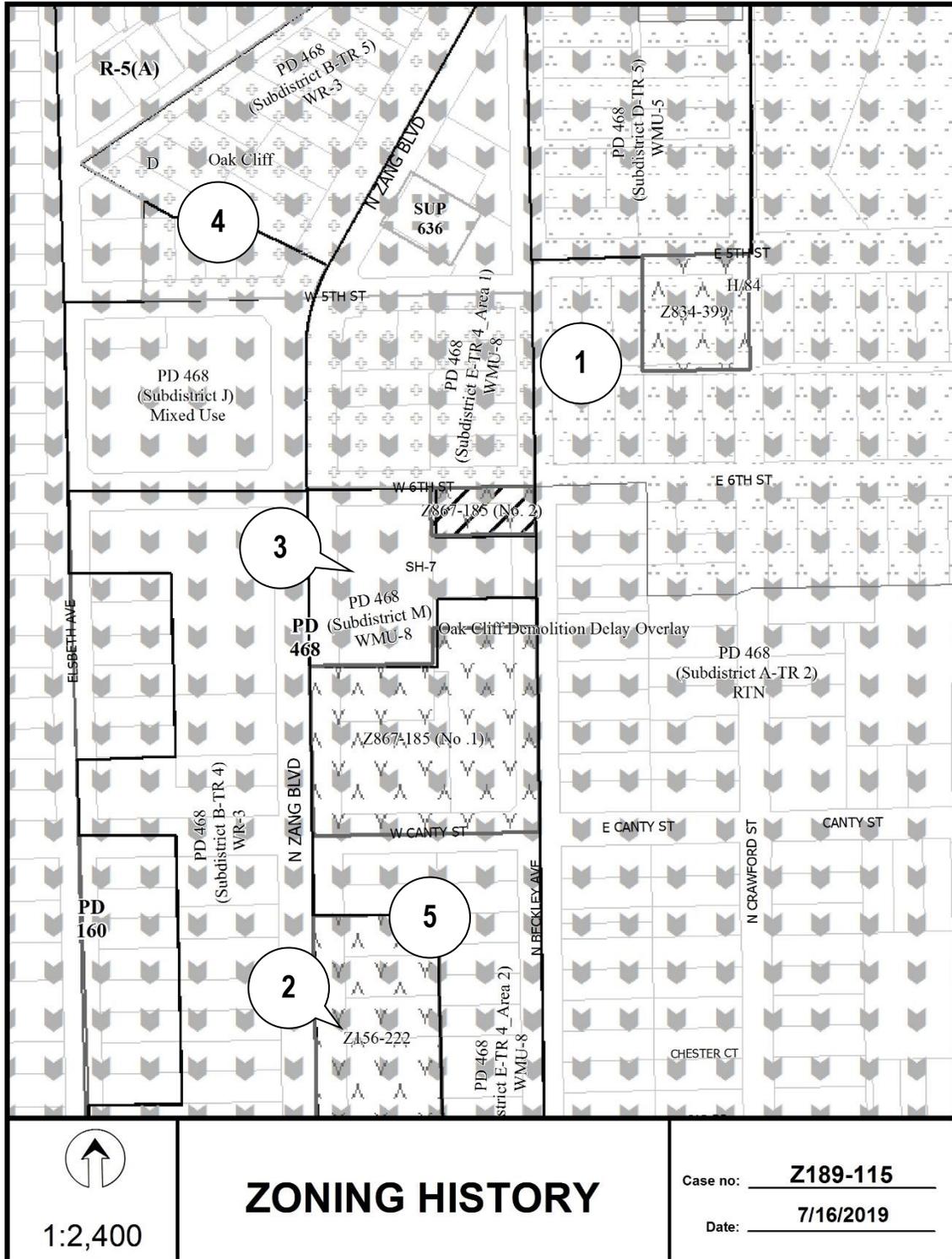
Against: 0
Absent: 3 - Criss, Brinson, Murphy
Vacancy: 3 - District 8, District 12, Place 15

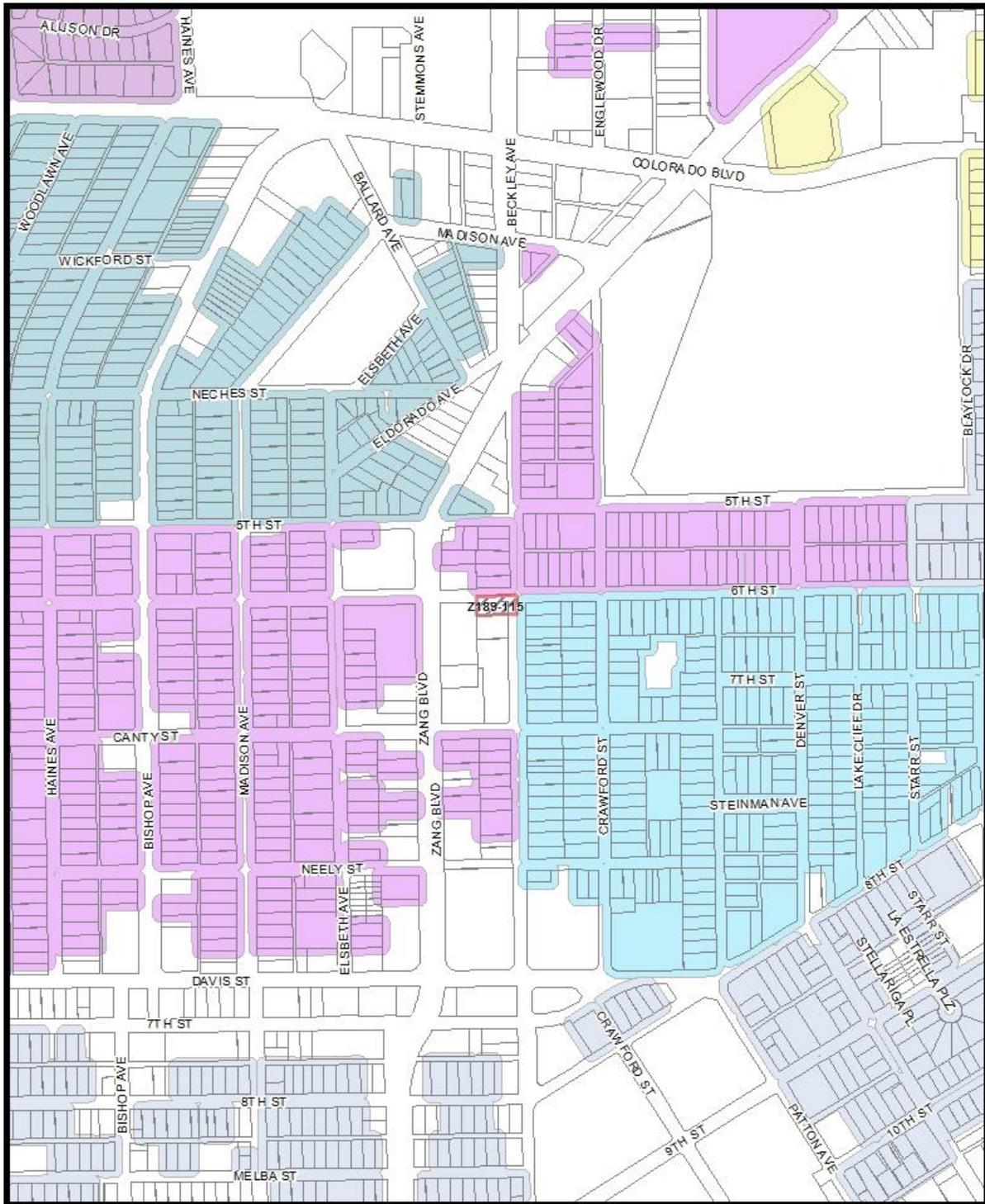
Notices: Area: 500 Mailed: 73
Replies: For: 5 Against: 1

Speakers: For: None
For (Did not speak): Mark Tolocko, Address not given
Against: None









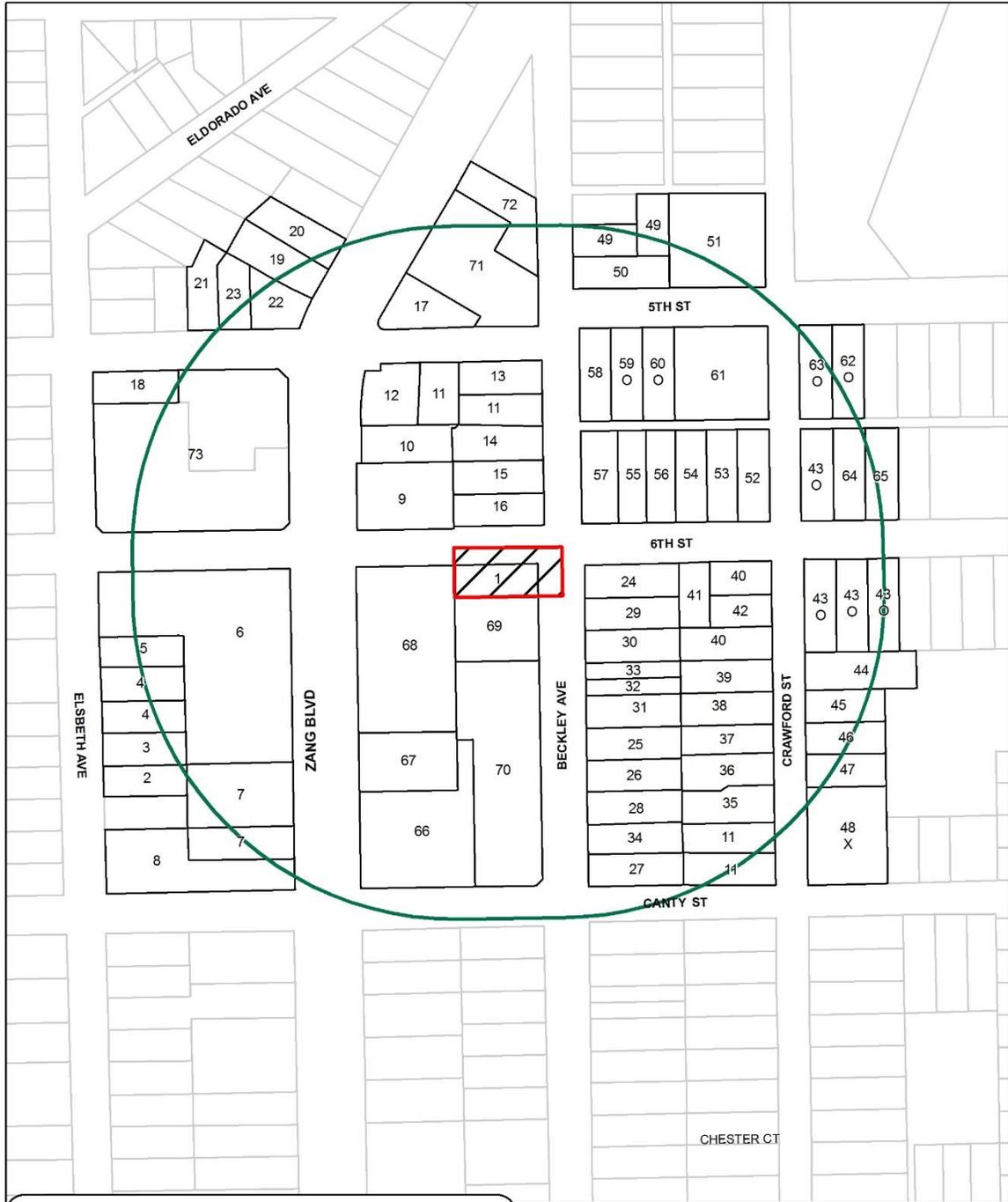
MVA Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 7/16/2019

CPC RESPONSES



<u>73</u>	Property Owners Notified (83 parcels)
<u>5</u>	Replies in Favor (8 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>500'</u>	Area of Notification
<u>10/3/2019</u>	Date

Z189-115
CPC



1:2,400

10/02/2019

Reply List of Property Owners***Z189-115******73 Property Owners Notified******5 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply Label #</i>	<i>Address</i>	<i>Owner</i>
1	839 N BECKLEY AVE	VINES DAN &
2	814 ELSBETH ST	LOPEZ BENITO JR
3	818 ELSBETH ST	ELAINE S GORENSTEIN
4	820 ELSBETH ST	TOVAR MARTIN
5	828 ELSBETH ST	TUCKER MICHAEL BRITT &
6	835 N ZANG BLVD	GEMSK LLC
7	813 N ZANG BLVD	ARELLANO MIGUEL
8	801 N ZANG BLVD	RSRG INVESTMENTS LLC
9	900 N ZANG BLVD	MONTSERRAT LUISA
10	908 N ZANG BLVD	SALAZAR JOSE
11	112 W 5TH ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
12	912 N ZANG BLVD	VALPARAISO HOLDINGS LLC
13	917 N BECKLEY AVE	SALDIVAR FAMILY I LTD PS
14	909 N BECKLEY AVE	SALDIVAR FAMILY 1 LP
15	907 N BECKLEY AVE	DELGADILLO JOSE LUIS
16	903 N BECKLEY AVE	TORRES LUIS & MARIA G
17	1006 N ZANG BLVD	GARCIA MAGDALENA &
18	918 ELSBETH ST	MAC LUU HONG
19	1007 N ZANG BLVD	BKN REALTY LLC
20	1011 N ZANG BLVD	ZANG CRYSTAL HILL LLC
21	143 W 5TH ST	ALATORRE DANIEL &
22	1003 N ZANG BLVD	FISCAL GABRIEL AND MARIA DE LA LUZ FISCAL
23	139 W 5TH ST	SKITT TROY JD
24	838 N BECKLEY AVE	WILSON ZAMORA INVESTMENTS
25	818 N BECKLEY AVE	MP KING CAPITAL LLC
26	812 N BECKLEY AVE	TORRES MARTIN

10/02/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	800 N BECKLEY AVE	OCASIO ANGEL PEREZ
	28	808 N BECKLEY AVE	SAUCEDO NICOLAS & MARIA
	29	832 N BECKLEY AVE	BAEZA LORENA
	30	828 N BECKLEY AVE	JOINER FAITH RENEE &
	31	820 N BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
	32	824 N BECKLEY AVE	CHRISTENSEN JANELLE M
	33	826 N BECKLEY AVE	MCNUTT CHRIS
	34	804 N BECKLEY AVE	MOZIK VINCE
	35	809 N CRAWFORD ST	MENDEZ MANUEL
	36	811 N CRAWFORD ST	ESTRADA FEDERICO &
	37	817 N CRAWFORD ST	MOONEY MICHAEL
	38	823 N CRAWFORD ST	MOONEY RICHARD LEE
	39	825 N CRAWFORD ST	FAZDUARTE CRISOFORO &
	40	829 N CRAWFORD ST	COLLIE LUIS R
	41	112 E 6TH ST	RAMOS TONY M &
	42	835 N CRAWFORD ST	ADAME MARIA
O	43	210 E 6TH ST	GENA NORTH LLC
	44	824 N CRAWFORD ST	VASQUEZ MARIA Z CADENA
	45	820 N CRAWFORD ST	COUCH KEDRIC &
	46	816 N CRAWFORD ST	JONES EDWARD M III
	47	812 N CRAWFORD ST	COUCH KEDRIC & PAT COUCH
X	48	800 N CRAWFORD ST	CHUPA JAMES EDWARD &
	49	1006 N BECKLEY AVE	COFER WILLIE R
	50	1002 N BECKLEY AVE	WISTERIA HILLS 5 LLC
	51	1001 N CRAWFORD ST	STOFOROPOULOS EUTHYMIOS
	52	123 E 6TH ST	GUFFEY TYLER H
	53	119 E 6TH ST	VICTOR PPTIES LLC
	54	113 E 6TH ST	SEGOVIA RAFAEL
	55	107 E 6TH ST	GUAJARDO LEO II
	56	111 E 6TH ST	GASPER PASTOR & MARIA
	57	103 E 6TH ST	BAEZA IGNACIO & MARIA

10/02/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	102 E 5TH ST	PARR CATHERINE
O	59	106 E 5TH ST	WISTERIA HILLS 17 LLC
O	60	108 E 5TH ST	WISTERIA HILLS 6 LLC
	61	122 E 5TH ST	WHITLOCK NEILL DAVIDSON
O	62	204 E 5TH ST	LUGO ELPIDIO
O	63	202 E 5TH ST	WISTERIA HILLS 23 LLC
	64	205 E 6TH ST	SAVALA SANTOS R EST OF
	65	209 E 6TH ST	WISTERIA HILLS 8 LLC
	66	810 N ZANG BLVD	AHA GROUP LP
	67	820 N ZANG BLVD	SBK INVESTMENT LLC
	68	830 N ZANG BLVD	MPC ZANG III LLC
	69	835 N BECKLEY AVE	MPC ZANG III LLC
	70	815 N BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1
	71	1018 N ZANG BLVD	NABUA PROPERTY HOLDINGS
	72	1026 N ZANG BLVD	MILLER DONALD W. & DONNA
	73	901 N ZANG BLVD	MPC ZANG LLC