

FILE NUMBER: Z201-237(OA) **DATE FILED:** April 16, 2021

LOCATION: On the west line of Seaford Drive, south of Maddox Avenue

COUNCIL DISTRICT: 5 **MAPSCO:** 58 L

SIZE OF REQUEST: ± 0.172 acres **CENSUS TRACT:** 92.02

REPRESENTATIVE: Peter Kavanagh, Zone Systems Inc.

APPLICANT/OWNER: Next Way Concepts LLC

REQUEST: An application for an R-7.5(A) Single Family District on property zoned CR-D Community Retail District with D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for a single family home to be developed on the site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is zoned an CR-D Community Retail District with D Liquor Control Overlay and is currently undeveloped.
- The home that was previously built on this lot was demolished in 2001.
- The purpose of the request is to allow for the construction of a new single-family home on the property.

Zoning History:

There has been one zoning changes in the surrounding area in the past five years.

1. **Z167-402:** On September 26, 2017, an application was filed for an RR-D Regional Retail District with a D Liquor Control Overlay on property zoned CR-D Community Retail District with a D Liquor Control Overlay. [Withdrawn during application review].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Seaford Drive	Local	-
Maddox Avenue	Local	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request will not significantly impact the surrounding roadway system.

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 could be considered consistent with the following 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.

NEIGHBORHOOD PLUS PLAN

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. The request could be considered consistent with the following goal:

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Land Use:

	Zoning	Land Use
Site	CR-D Community Retail District with D Liquor Control Overlay	Single Family Use
North	CR-D Community Retail District with D Liquor Control Overlay Retail	Single Family Use
West	PDD No. 366-D-1	Child-care facility & Auto sales use
East	PDD No. 844 (Tract 1)	Athletic field Use
South	CR-D Community Retail District with D Liquor Control Overlay Retail	Single Family Use

Land Use Compatibility:

The area of request is currently undeveloped and zoned CR-D Community Retail District with D Liquor Control Overlay. The applicant is seeking approval for the development of a single-family structure with an R-7.5(A) district. The applicant is contiguous to single family uses to the north and south, to an athletic field use across Seaford Drive [PDD No. 844] to the east and to a Child-care facility and auto sales use to the west. Properties to the south are developed with single family uses. These single-family uses are nonconforming located within the CR-D Community Retail District with D Liquor Control Overlay to the north and south.

Therefore, staff is concerned that the proposed R-7.5(A) district will impose height and setback restrictions on the adjacent commercial properties zoned to the north, south, east and west 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. Therefore, the change in zoning would be an encroachment into a community retail service district.

This is an area that may be ripe for an authorized hearing to determine if CR-D-1 district is the appropriate zoning in this area but rezoning one lot at the time would not be appropriate. Staff recommends denial of the zoning change.

Development Standards:

DISTRICT	SETBACKS		Height	Lot Coverage	Minimum Lot Size	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>Existing</i> CR	15'	20' Adjacent to res. Other, no min.	54'	60%	No min	RPS	Retail and Personal Service, Office
<i>Proposed</i> R-7.5(A)	Min. 25'	5' for SFD, 10'/15' other	30'	45% for res. 25% other	75,000 sf.	-	Single Family.

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. One parking space is required for the proposed single-family use in the proposed zoning district.

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

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the weakest markets. The area of request is within MVA category "G". The cluster to the north, south, and west are also with in Category "F" but the properties to the east are unclassified.

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List of Partners/Officers/Principals

NEXT WAY CONCEPTS, LLC.

Quincy J Chambers, Manager

**CPC ACTION
JULY 1, 2021**

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned CR-D Community Retail District with D Liquor Control Overlay, on the west line of Seaford Drive, south of Maddox Avenue.

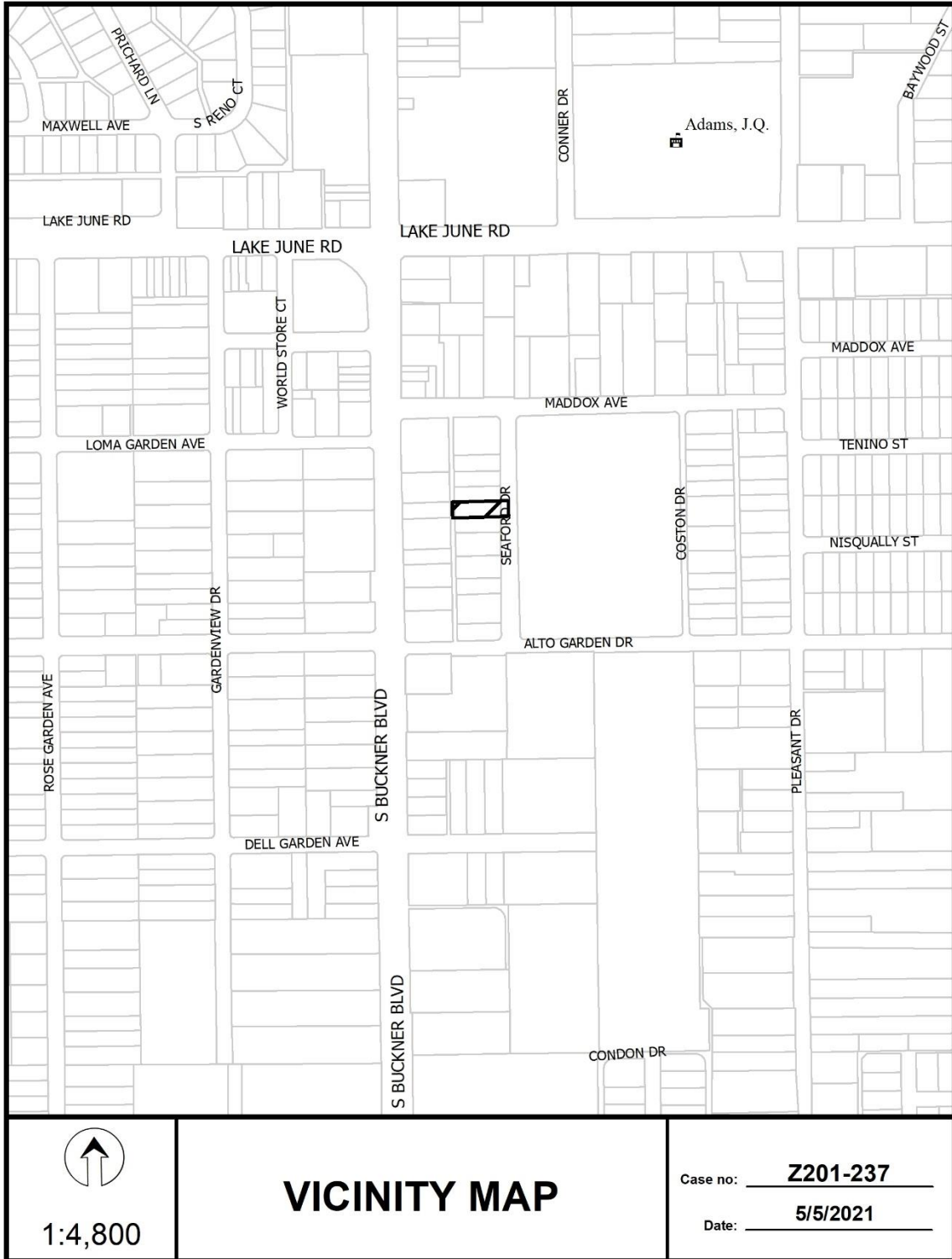
Maker: Shidid
Second: MacGregor
Result: Carried: 13 to 0

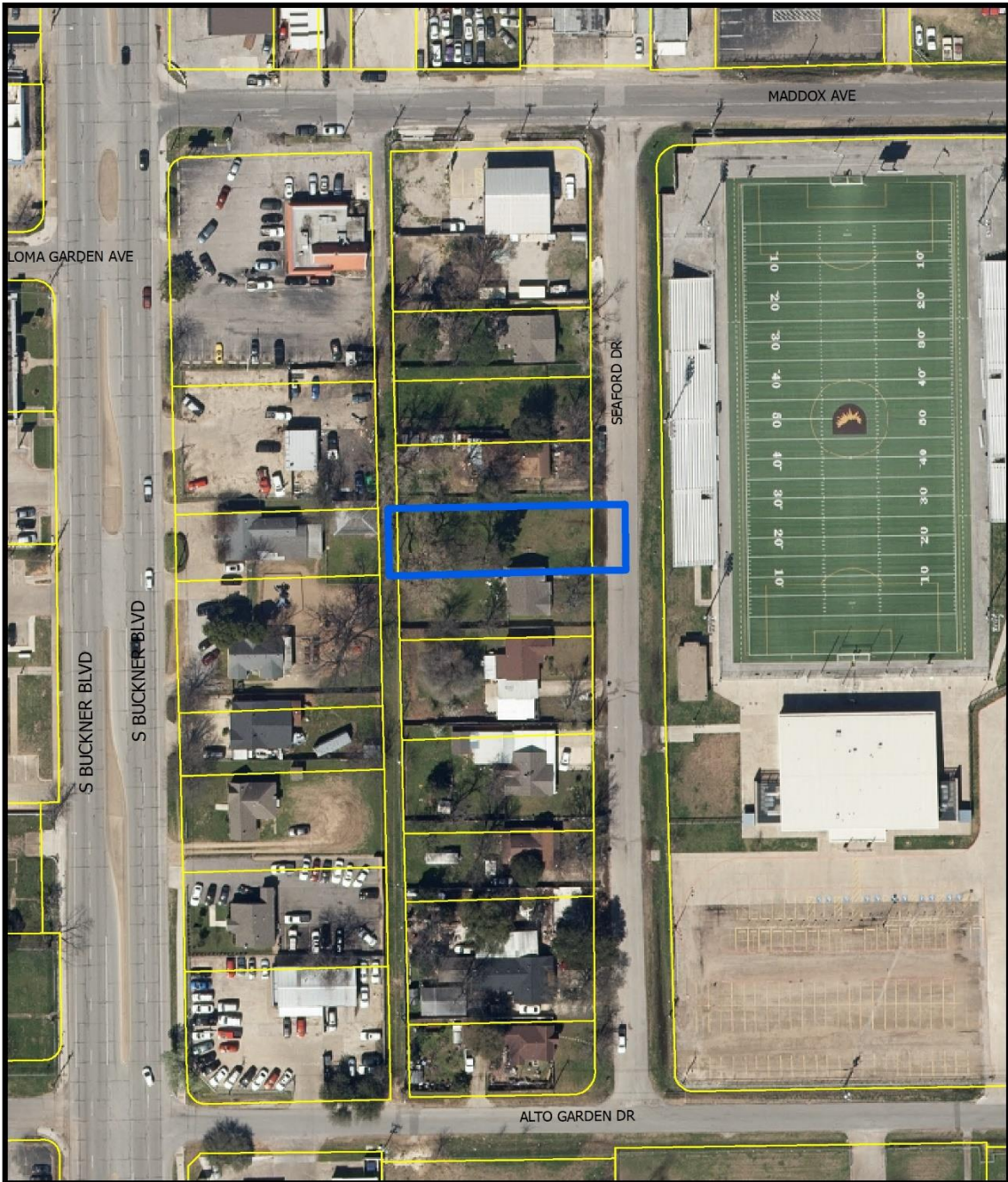
For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Schwope,
Murphy, Garcia

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

Notices: Area: 200 Mailed: 14
Replies: For: 0 Against: 0

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

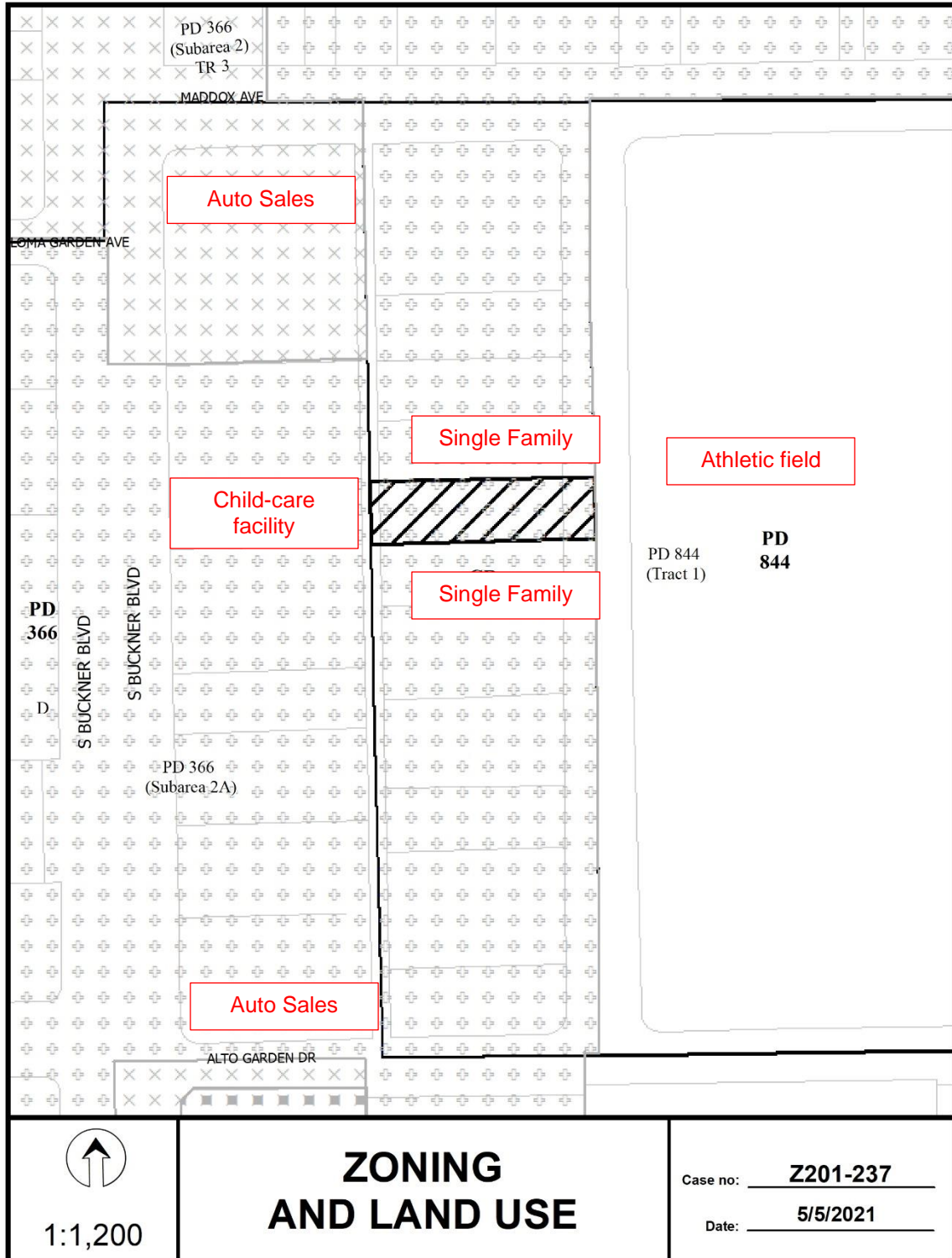


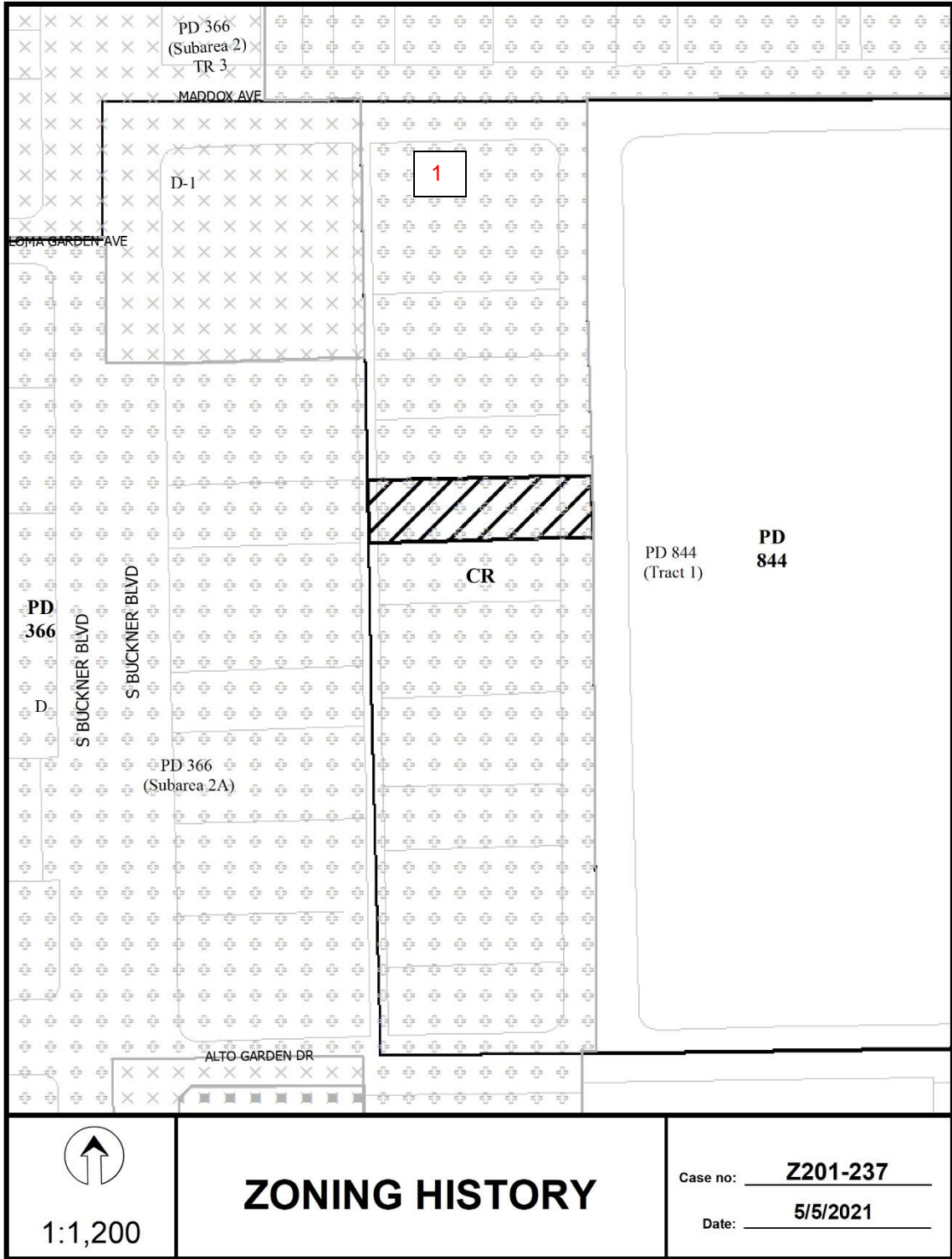


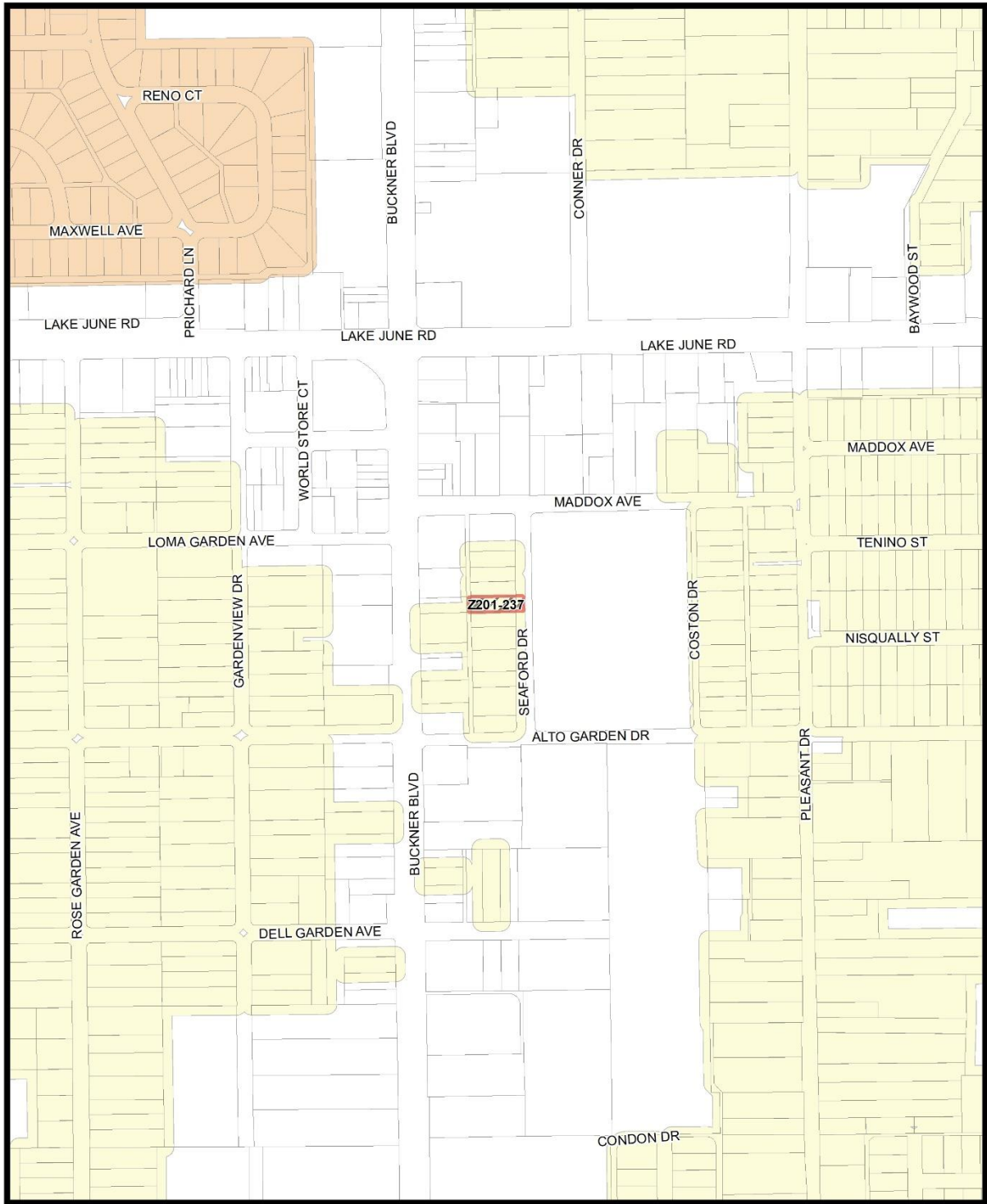
1:1,200

AERIAL MAP

Case no: Z201-237
Date: 5/5/2021







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



Market Value Analysis

Printed Date: 5/5/2021

CPC RESPONSES



<u>14</u>	Property Owners Notified (16 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>7/1/2021</u>	Date

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CPC



1:1,200

06/30/2021

Reply List of Property Owners

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14 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	1133	SEAFORD DR	IRWIN CHARLES H
2	8208	MADDOX AVE	Dallas ISD
3	1150	S BUCKNER BLVD	GRIFFS OF AMERICA INC
4	1132	S BUCKNER BLVD	PATTERSON LEOPOLD &
5	1120	S BUCKNER BLVD	OCAMPO O MARIA M O
6	1114	S BUCKNER BLVD	PATTERSON LEOPOLD &
7	8122	MADDOX AVE	RODRIGUEZ ISRAEL
8	1145	SEAFORD DR	DAVALLO JORDAN THOMAS
9	1143	SEAFORD DR	SEGOVIA JOSE
10	1137	SEAFORD DR	ESTALA MARIA JACOBO
11	1127	SEAFORD DR	RODRIGUEZ PATRICIA F &
12	1117	SEAFORD DR	CANAS ALVARO A &
13	1113	SEAFORD DR	MARTINEZ IGNACIO
14	1136	S BUCKNER BLVD	NOTTINGHAM PHIL