

FILE NUMBER: Z223-259(LG) **DATE FILED:** May 23, 2023
LOCATION: West line of Old Hickory Trail, south of West Wheatland Road
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 3.747 acres **CENSUS TRACT:** 48113016635

REPRESENTATIVE: Tommy Mann, Winstead PC
OWNER/APPLICANT: Corsair Creekside, LP
REQUEST: An application for an amendment to deed restrictions [Z856-134] on property zoned an MF-2(A) Multifamily District.
SUMMARY: The purpose of the request is to allow multifamily development.
CPC RECOMMENDATION: Approval.
STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is zoned an MF-2(A) Multifamily District with deed restrictions [Z856-134].
- On August 26, 2015, the City Council approved an MF-2(A) Multifamily District on property zoned an RR Regional Retail District with deed restrictions [Z856-134].
- The applicant is proposing to develop multifamily; however, deed restrictions [Z856-134] prohibits residential uses on this site. Thus, they are requesting to amend the deed restrictions to permit residential uses on this property.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Old Hickory Trail	Community Collector	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! 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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTED BALANCED GROWTH

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

NEIGHBORHOOD PLUS

GOAL 6.2 EXPAND AFFORDABLE HOUSING OPTIONS AND ENCOURAGE ITS DISTRIBUTION THROUGHOUT THE CITY AND REGION

Policy 6.2.3 Develop, adopt, and implement a new policy and guidelines through a variety of incentives which may include projects requesting increased development rights through zoning changes, to receive density bonuses in proportion to the number of affordable residential units provided; waiver if fees, parking reduction; tax abatement; zoning incentives; and other solutions utilized nationally,

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District with deed restrictions [Z856-134]	Undeveloped
North	MF-2(A) Multifamily District and RR Regional Retail District with deed restrictions [Z856-134]	Multifamily, retail
East	IR Industrial Research District with deed restrictions [Z823-131]	Office showroom/warehouse and undeveloped
South	MF-2(A) Multifamily District and RR Regional Retail District with deed restrictions [Z856-134]	Multifamily
West	MF-2(A) Multifamily District	Undeveloped

Land Use Compatibility:

The area of request is currently undeveloped and is adjacent to a variety of multifamily, undeveloped, and warehouse uses. The surrounding area consists of multifamily developments to the north and south. East of the request site, across Old Hickory Trail,

is developed with warehouse distribution uses. West of the site is a tract of undeveloped land that is zoned an MF-2(A) District.

On August 26, 2015, the City Council approved an MF-2(A) Multifamily District on the subject property zoned an RR Regional Retail District with deed restrictions [Z856-134]. The previous applicant was proposing to develop the site with a convalescent and nursing homes, hospice care, and related institutions use; therefore, no changes were made to the deed restrictions.

Staff finds that the applicant's request to amend the deed restrictions to allow residential uses is compatible with surrounding uses in the area. The area of request is currently zoned an MF-2(A) Multifamily District. The applicant proposes to develop the site with multifamily. Since residential uses are permitted under an MF-2(A) Multifamily District, staff does not object to the proposed amendment to the deed restrictions that would allow the residential uses.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. The applicant would be required to comply with standard ratios at permitting.

If the applicant provides affordable units as part of the development, the off-street requirement for multifamily is 0.5 space per dwelling unit, and at least 15 percent of the required parking must be available for guest parking. This would be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within a “G” MVA area. To the east is an “H” MVA area.

List of Officers

Corsair Creekside, LP

Corsair Creekside, LLC (General Partner)
Corsair Creekside Equity, LP (Managing Member)
Laki Ohana PR, LLC (General Partner)
David E. Gunderson (Manager)

CPC Action
February 1, 2024

Motion: It was moved to recommend **approval** of an amendment to deed restrictions [Z856-134] on property zoned an MF-2(A) Multifamily District, on the west line of Old Hickory Trail, south of West Wheatland Road.

Maker: Blair
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Treadway, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 500 Mailed: 8
Replies: For: 0 Against: 0

Speakers: None

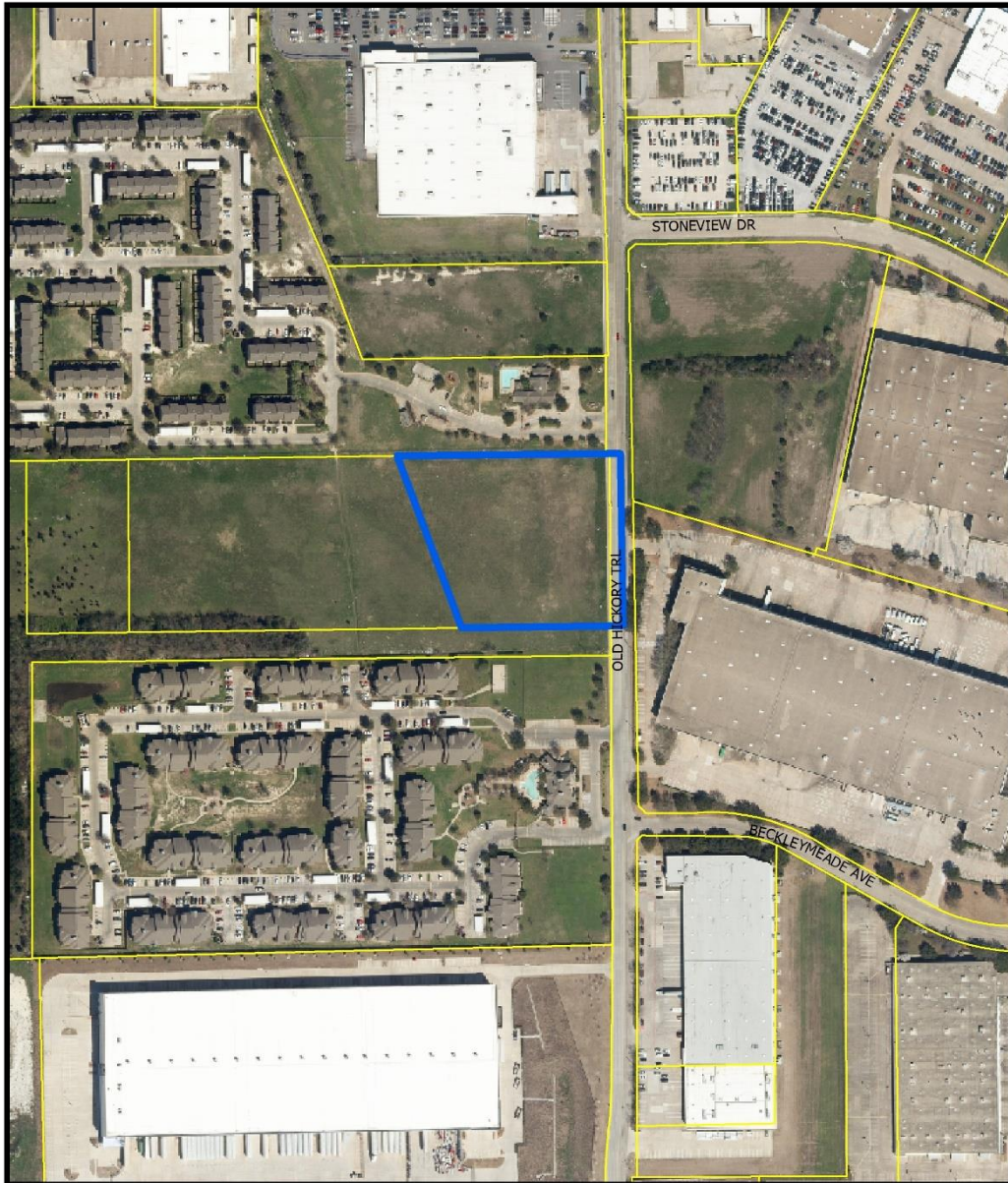
**APPLICANT'S VOLUNTEERED AND CPC RECOMMENDED
AMENDMENT TO DEED RESTRICTIONS**

- a. The following uses are prohibited on Tract D:
 1. ~~All Residential uses.~~
 2. All Bar and Restaurant uses.
 3. All Motor Vehicle Related uses.
 4. The following Retail uses:
 - (A) Retail food store
 - (B) Bakery or Confectionery shop
 - (C) Cigar, tobacco and candy store
 - (D) Drug store
 - (E) Beverage store
 - (F) Feed store
 - (G) Pet shop
 - (H) Second-hand store
 - (I) Pawn shop
 - (J) Clothing store
 - (K) Furniture store
 - (L) Hardware and Sporting Goods store
 5. All outside storage uses and those uses having outside display are prohibited on Tract D.
- b. Elevated loading docks are prohibited on Tract D and loading is permitted at grade level only. For the purposes of this restriction only, grade means the level of the finished lot surface at any point on the site.
- c. No structure on Tract D may exceed forty (40) feet in height.
- d. The total floor area on Tract D must not exceed two hundred and thirty thousand (230,000) square feet.

Z223-259(LG)

- e. The total floor area for all retail uses on Tract D combined must not exceed ninety-two thousand (92,000) square feet.



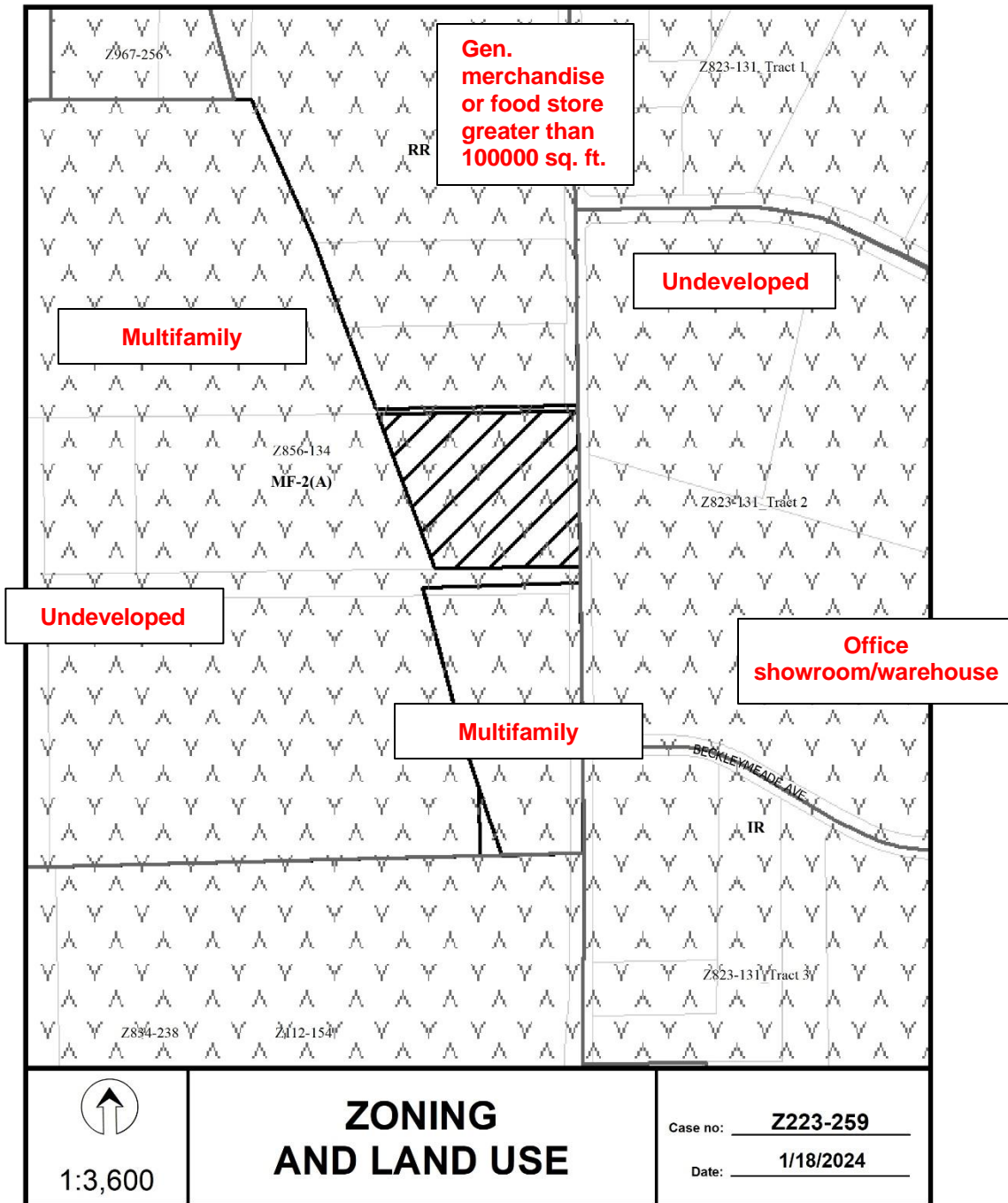


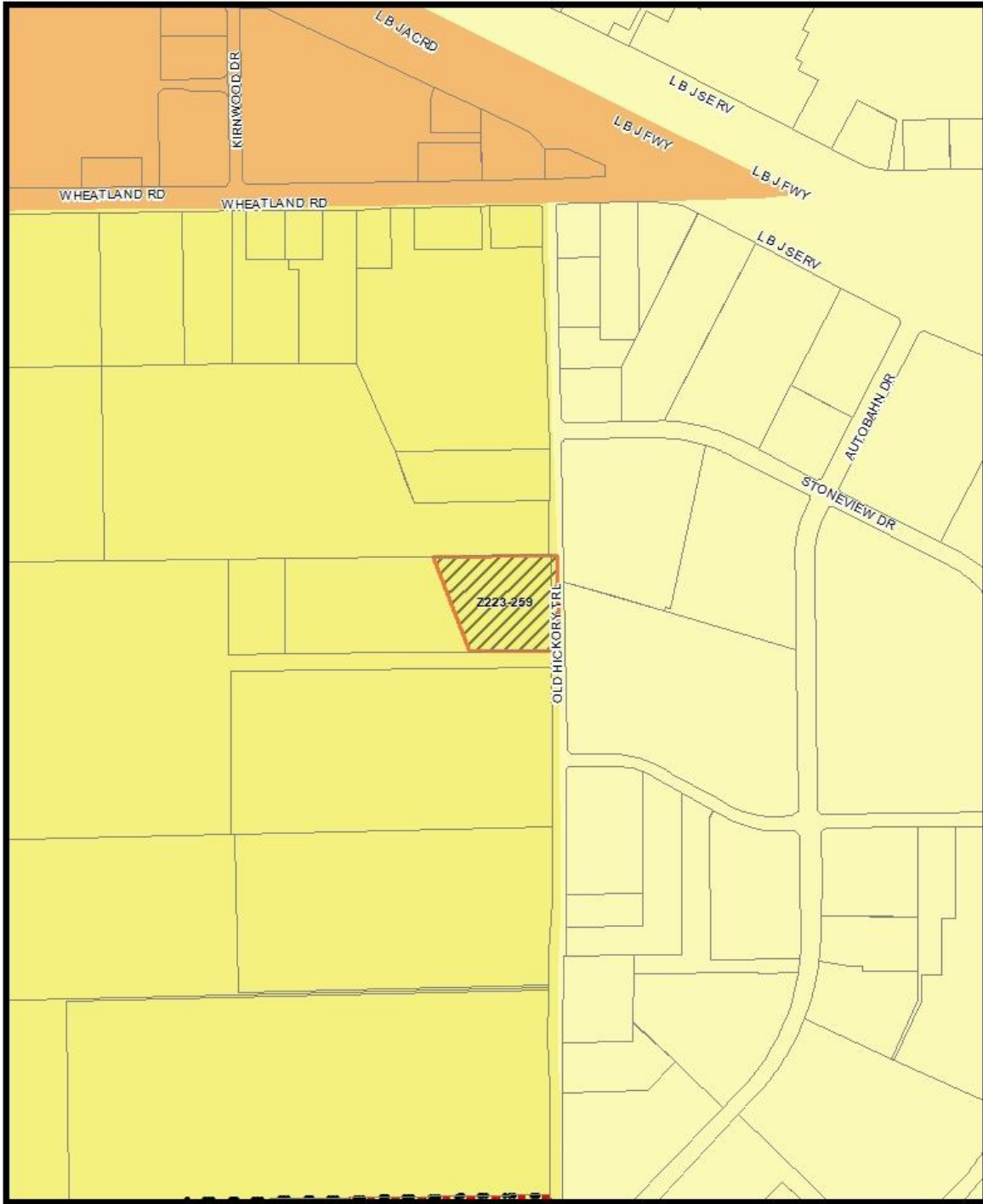
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AERIAL MAP

Case no: Z223-259

Date: 1/18/2024



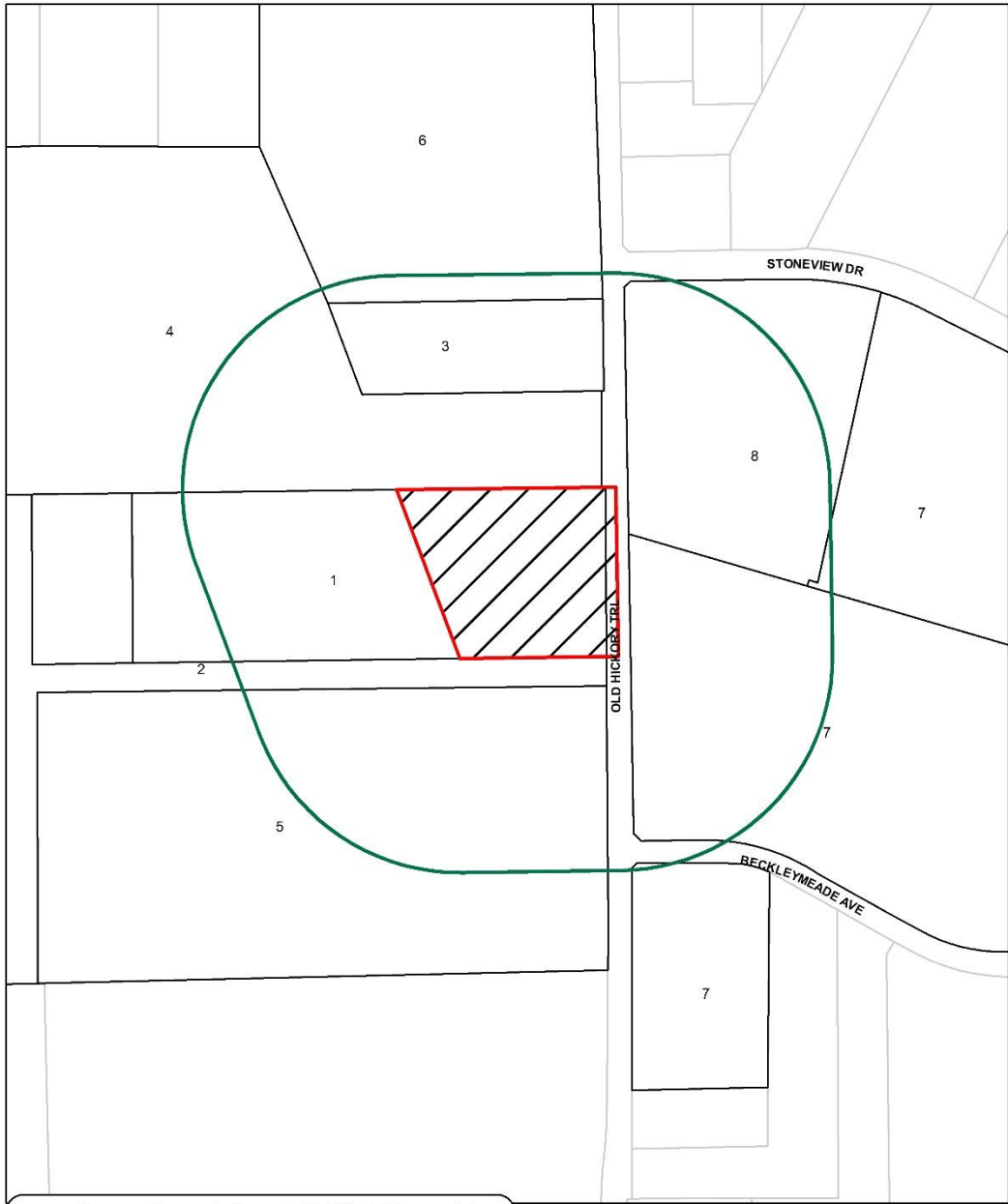


Market Value Analysis A B C D E F G H I NA

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Market Value Analysis

Printed Date: 1/18/2024



8	Property Owners Notified (10 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
2/1/2024	Date

Z223-259
CPC



1:3,600

Z223-259(LG)

01/31/2024

Reply List of Property Owners

Z223-259

8 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	9101	OLD HICKORY TRL	CORSAIR CREEKSIDE LP
2	9101	OLD HICKORY TRL	PRA PRESTON LP
3	8901	OLD HICKORY TRL	WALMART STORES INC
4	8609	OLD HICKORY TRL	HICKORY TRAIL DE HOLDINGS LLC
5	8501	OLD HICKORY TRL	AT OWNER 6 LP
6	2900	W WHEATLAND RD	SAMS REAL ESTATE BUSINESS
7	8900	OLD HICKORY TRL	FHF I STONERIDGE LLC
8	8701	AUTOBAHN DR	FHF I STONERIDGE LLC