

FILE NUMBER: Z212-103(RM) **DATE FILED:** October 4, 2021
LOCATION: East line of South Corinth Street Road, north of Morrell Avenue
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 4.56 acres **CENSUS TRACT:** 89.00

REPRESENTATIVE: Johnny Sudbury, JBS Solutions, LLC

APPLICANT/OWNER: Christopher Mayes, Cedar Cliff Apartments, LLC

REQUEST: An application for an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for a multifamily development onsite.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped. Historic aerial images show the property was previously developed from the 1950s until the early 1990s when all structures were demolished.
- The applicant proposes to develop the site with a multifamily use.
- The applicant proposes to provide affordable units as part of the development, which will allow them to achieve development bonuses to standard MF-2(A) District requirements.

Zoning History:

There have been five zoning cases on four sites in the area in the last five years.

1. **Z178-306:** On May 17, 2018, the City Plan Commission authorized a public hearing to determine proper zoning with consideration given to land use, development standards, and other appropriate regulations, in an area generally located east of Ewing Avenue, south of IH-35, south of East 11th Street, west of South Fleming Avenue, south of East Clarendon Drive, east of the utility easement between East Clarendon Drive and East 8th Street, south of Canyon Street, north of Parkway Avenue, from the alley south of Avenue B to 280 feet south of Morrell Street, west of South Corinth Street from Parkway Avenue to alley south of Avenue B, both sides of South Corinth Street, north of Hendricks Avenue, west of Fernwood Avenue, and north of Galloway Avenue and being approximately 272.96 acres. [Subject Site and Surrounding Properties]
2. **Z189-177:** On May 22, 2019, City Council approved Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open enrollment charter school on property zoned an R-5(A) Single Family District, a TH-3(A) Townhouse District, and an MF-2(A) Multifamily District on the west line of Bonnie View Road, north of Morrell Avenue.

Z201-265: On October 13, 2021, City Council approved an amendment to Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open enrollment charter school on the west line of Bonnie View Road, north of Morrell Avenue.
3. **Z189-339:** On March 25, 2020, City Council approved an RR-D Regional Retail District with a D Liquor Control Overlay with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of Morrell Avenue, between East Waco Avenue and South Corinth Street Road.

4. **Z190-287:** On April 14, 2020, an automatic renewal of Specific Use Permit No. 1924 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay at the northwest corner of South Corinth Street Road and Morell Avenue was approved by staff for an additional five-year period.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Corinth Street Road	Principal Arterial	100 feet
Morell Avenue	Community Collector	60 feet

Traffic:

The proposed development will require an evaluation of development impact to determine what, if any, improvements are associated with the project (e.g., crosswalks, barrier free ramps, accessible pedestrian system, etc.) as well as sight distance and vehicular access such as location of driveways. Given that the request is a general zoning change, Transportation Development Services staff has no objection to moving forward with the case with the understanding that the study is needed at permitting, and that plans will not be approved until the formal review is completed. At a minimum, the developer will be responsible for upgrades to the signal pedestrian approach to comply with public right-of-way accessibility guidelines.

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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT OPPORTUNITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

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

TRANSPORTATION ELEMENT

GOAL 4.1 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

NEIGHBORHOOD PLUS

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

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

	Zoning	Land Use
Site	CR-D Community Retail District with a D Liquor Control Overlay	Undeveloped
North	CR-D Community Retail District with a D Overlay, R-5(A) Single Family District, Planned Development District No. 1015	Personal service use, church, undeveloped
East	Planned Development District No. 1015, MF-2(A) Multifamily District	Public school, undeveloped
South	CR-D Community Retail District with a D Liquor Control Overlay	Restaurant with drive-in or drive-through service, general merchandise or food store 3,500 square feet or less
West	CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and SUP 1924 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, NS(A) Neighborhood Service District, R-5(A) Single Family District	Motor vehicle fueling station, general merchandise or food store 3,500 square feet or less, single family

Land Use Compatibility:

The area of request is currently undeveloped. To the west and south are commercial uses such as motor vehicle fueling station, general merchandise or food store 3,500 square feet or less, and restaurant with drive-in or drive-through service. Also to the west are single family uses. To the north is a personal service use and church as well as undeveloped land. East of the request area is a public school, plus additional undeveloped land. Staff believes the applicant's proposed land use is compatible with these surrounding uses.

The applicant requests an MF-2(A) Multifamily District to develop the site with a multifamily use. They have indicated an intent to provide affordable units as part of the development, which will allow them to achieve bonuses to the typical development standards of an MF-2(A) District. These bonuses can be applied to maximum height and maximum lot coverage; however, an additional 10-foot front yard setback is required for that portion of a structure above 45 feet in height. Additionally, requirements for minimum lot area per dwelling unit do not apply when affordable housing is provided.

Development Standards

Following is a comparison table showing differences between the current CR District, the proposed MF-2(A) District, and the development bonuses available in an MF-2(A) District when mixed-income housing is provided. The area of request is in a “G” MVA category, which requires a minimum of 5% of dwelling units at Income Band 1 (81-100% of AMFI) to qualify for the development bonuses.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: CR	15'	20' adj to res Other: No min	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail and personal service, office
Proposed: MF-2(A)	15'	15'	Min lot 1,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Proposed: MF-2(A) with MIH	15' +10' UFS above 45'	15'	No min lot area per dwelling unit	85'	85%	Proximity Slope Urban Form Setback	Multifamily, duplex, single family

To obtain development bonuses, the applicant must also adhere to the design standards for mixed-income housing provided in Chapter 51A. In general, these standards prioritize pedestrians and follow design principles compatible with the City of Dallas Complete Streets program. Development must also follow additional regulations related to fencing, parking location and design, transparency, and ground-floor doorways. Development must also include sidewalks, pedestrian lighting, and open space.

Staff supports the request because it presents an opportunity to increase affordable housing stock while maintaining the development standards required of mixed-income housing in Chapter 51A. With a variety of zoning and land uses in the surrounding area, staff does not anticipate negative impacts from the proposed zoning.

Land Use Comparison

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 or Section 51P-534.107(b) as applicable

	Existing	Proposed
Use	CR	MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	
Commercial cleaning or laundry plant		
Custom business services	•	
Custom woodworking, furniture construction, or repair		
Electronics service center	•	
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

Use	CR	MF-2(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	S
Cemetery or mausoleum	S	S
Child-care facility	•	S
Church	•	•
College, university, or seminary	•	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		
Hospital	S	S
Library, art gallery, or museum	•	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	•
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	
Office	•	

Use	CR	MF-2(A)
RECREATION USES		
Country club with private membership	•	R
Private recreation center, club, or area	•	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	•	
Car wash	D	
Commercial amusement (inside)	★	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
Dry cleaning or laundry store	•	
Furniture store	•	
General merchandise or food store 3,500 square feet or less	•	
General merchandise or food store greater than 3,500 square feet	•	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop	S	

Use	CR	MF-2(A)
Pawn shop	•	
Personal service use	•	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use	•	
Theater	•	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	★	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	
Electrical generating plant		
Electrical substation	•	S
Local utilities	★	★
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		

Use	CR	MF-2(A)
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	
Recycling collection center	★	
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

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.

If the applicant provides affordable units as part of the development, the off-street parking requirement for multifamily can be reduced to 1.25 spaces per dwelling unit, provided that at least 15 percent of the required parking is available for guest parking. Because the site is located within one-half mile of a transit station, the parking requirement may be reduced further to one space per dwelling unit, provided that at least 15 percent of the required parking is available for guest parking.

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 not currently located within an MVA cluster. Immediately west and southwest of the request area are “I” and “H” MVA clusters, respectively. Further out to the north, east, and south are “G” and “I” MVA clusters.

List of Partners/Principals/Officers

Cedar Cliff Apartments, LLC

Christopher Mayes, Manager
ANG Equity Holdings, LLC, Manager

ANG Holdings, LLC

Austin Good, Manager
Nicholas Good, Manager

CPC ACTION
JANUARY 20, 2022

Motion: It was moved to recommend **approval** of an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth Street Road, north of Morrell Avenue.

Maker: Anderson
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Gibson
Vacancy: 2 - District 3, District 10

Notices: Area: 300 Mailed: 55
Replies: For: 1 Against: 0

Speakers: For: Johnny Sudbury, 1023 Birds Fort Trl., Arlington, TX, 76005
Christopher Mayes, 210 Carriage Hill Ln., Heath, TX, 75032
Against: None

CPC ACTION
JANUARY 6, 2022

Motion: In considering an application for an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth Street Road, north of Morrell Avenue, it was moved to **hold** this case under advisement until January 20, 2022.

Maker: Anderson

Second: Rubin

Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0

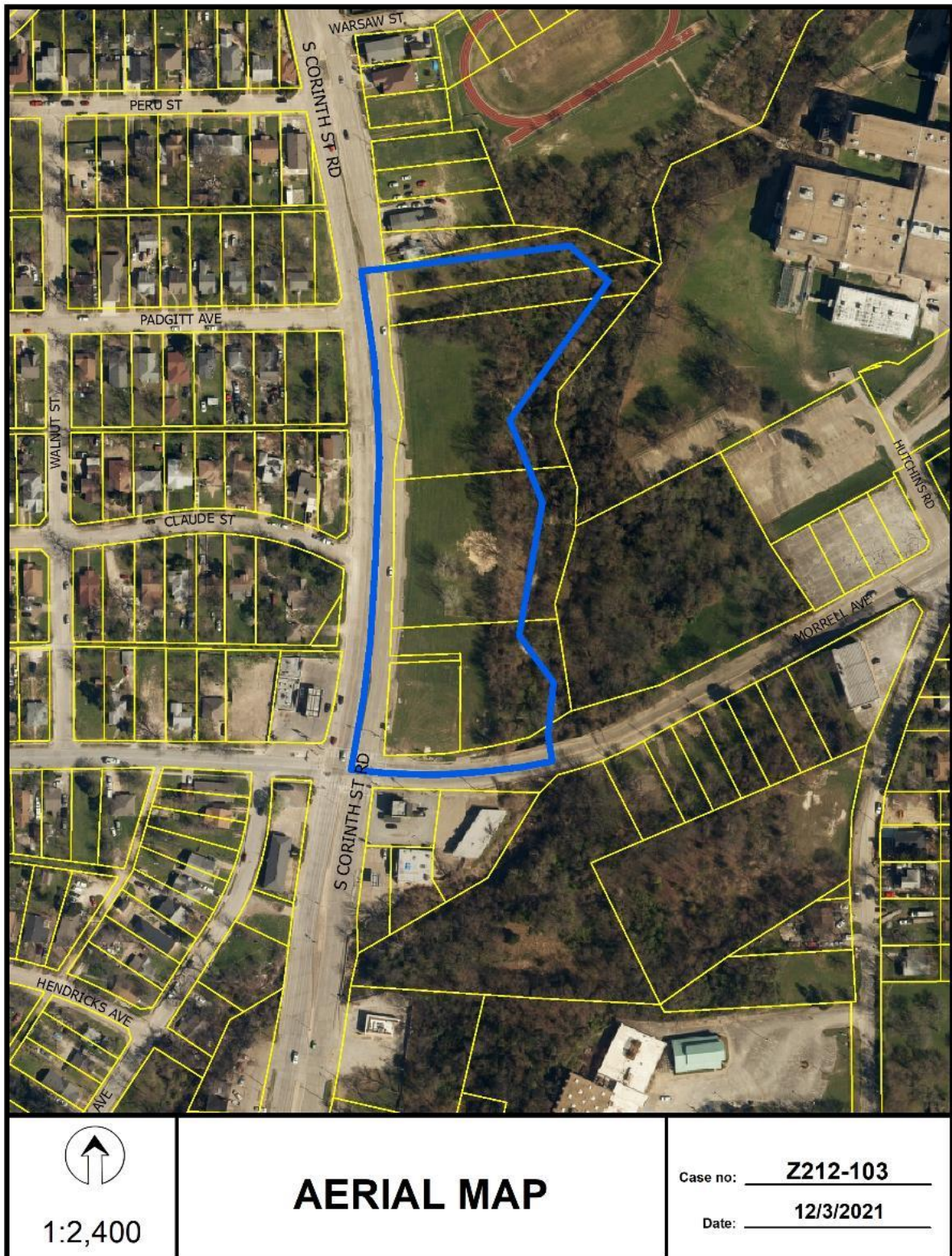
Absent: 1 - Jackson

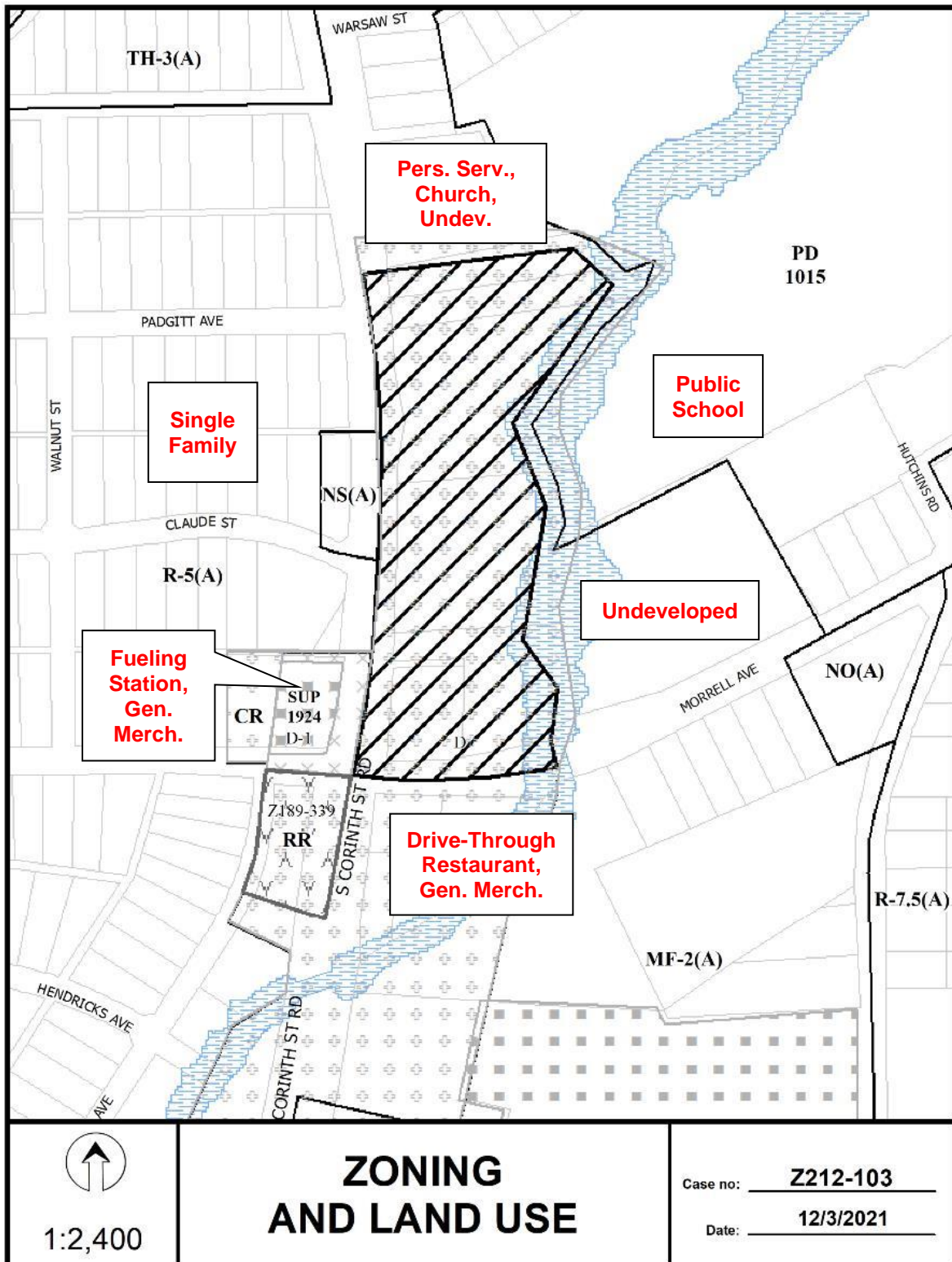
Vacancy: 2 - District 3, District 10

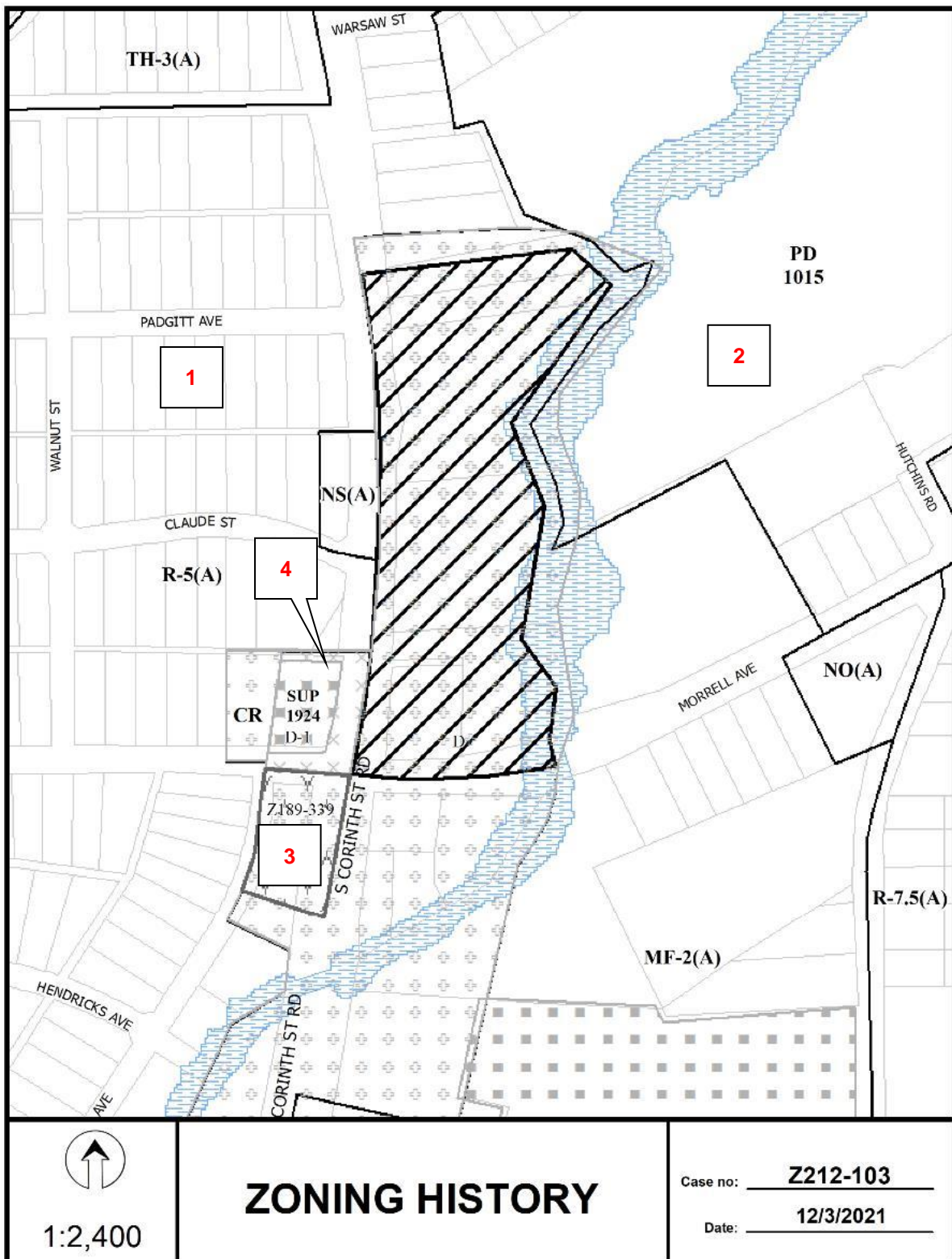
Notices: Area: 300 Mailed: 55

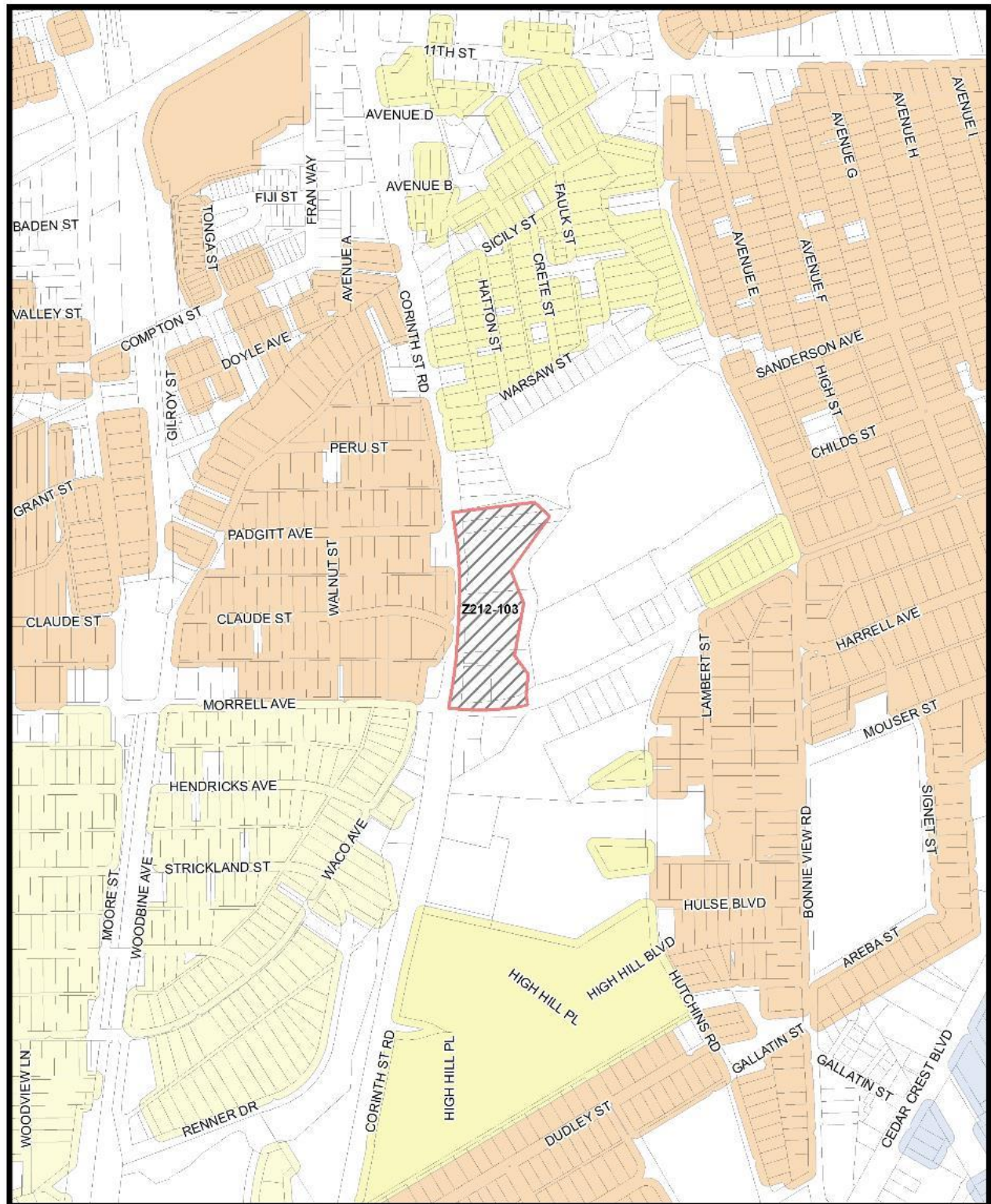
Replies: For: 1 Against: 0

Speakers: For: Johnny Sudbury, 1023 Birds Fort Trl., Arlington, TX, 76005
Against: None









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



Market Value Analysis

Printed Date: 12/3/2021

Z212-103
CPC



20

01/19/2022

Reply List of Property Owners***Z212-103******55 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	818 S CORINTH ST RD	CEDAR CLIFF APARTMENTS LLC
	2	662 S CORINTH ST RD	ROARK HUGH W ET AL
	3	658 S CORINTH ST RD	ROARK HUGH W
	4	1735 WACO AVE	SAMUEL FRANKLIN D & ALLENE
	5	1731 WACO AVE	TRAWICK SHANE M
	6	1727 WACO AVE	BIRDA ANTHONY &
	7	1723 WACO AVE	SHOFNER JACQUELYN M
	8	1719 WACO AVE	GOMEZVILLANUEVA ESTELA DEL CARMEN &
	9	1718 WACO AVE	JONES BERNICE ETAL
	10	909 S CORINTH ST RD	ESTABLISHED INVESTORS INC
	11	900 S CORINTH ST RD	LOPEZ ANDRES &
O	12	910 S CORINTH ST RD	JJ PROPERTIES INC
	13	1515 MORRELL AVE	SMITH JOHN A
	14	1519 MORRELL AVE	RIOS JEREMIAS &
	15	1523 MORRELL AVE	CNA & PHAM INVESTMENT LLC
	16	1514 CLAUDE ST	TURNER LEWIS
	17	1518 CLAUDE ST	WATSON IMA J
	18	1522 CLAUDE ST	GARCIA JORGE DANIEL PALOMINO &
	19	1530 CLAUDE ST	WHEELER TAMEKA S
	20	829 S CORINTH ST RD	BHULLAR ENTERPRISES LLC
	21	1515 CLAUDE ST	HOPKINS MELBA L &
	22	1519 CLAUDE ST	WATSON IMA JEAN
	23	1523 CLAUDE ST	RAMIREZ JESUS L &
	24	1527 CLAUDE ST	GRIFFIN DORA LEE
	25	1531 CLAUDE ST	GARCIA ANEL ALICIA CONTRERAS
	26	1535 CLAUDE ST	MARTINEZBUSTOS MARIA DEL R &

01/19/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1514	PADGITT AVE	GREEN SHELIA P
28	1518	PADGITT AVE	DAVIS STEVENSON & STELLA
29	1522	PADGITT AVE	CALZADA VICTOR
30	1526	PADGITT AVE	Taxpayer at
31	1530	PADGITT AVE	1530 PADGITT LLC
32	1534	PADGITT AVE	KNOX WILLIAM T
33	1515	PADGITT AVE	GRIFFIN LAJON OKEITH &
34	1519	PADGITT AVE	MUTREJA RAJEEV
35	1523	PADGITT AVE	MP LIMITED HOLDINGS LLC
36	1527	PADGITT AVE	DEZHAM MOHAMMAD HOSSAIN
37	1531	PADGITT AVE	BROWN CLARICE ESTATE OF
38	1535	PADGITT AVE	BROWN GILL
39	1518	PERU ST	ALTAAN SAMMY S
40	1526	PERU ST	BEASLEY SANDRA J CHILDS
41	1530	PERU ST	ALADE MARIA JEIME
42	621	S CORINTH ST RD	CROFFORD ANNE LANE
43	654	S CORINTH ST RD	GWAY PERFORMANCE LLC
44	650	S CORINTH ST RD	AGUILAR JESUS JR
45	646	S CORINTH ST RD	AGUILAR JESUS PENA JR
46	642	S CORINTH ST RD	AGUILAR JESUS PENA JR
47	638	S CORINTH ST RD	AGUILAR JANELLE ANISSA
48	634	S CORINTH ST RD	AGUILAR JANELLE ANISSA
49	525	BONNIE VIEW RD	Dallas ISD
50	833	HUTCHINS RD	BRISTOW ANNEMARIE
51	1714	MORRELL AVE	BRISTOW ANNEMARIE
52	1718	MORRELL AVE	BRISTOW ANNEMARIE
53	1722	MORRELL AVE	ALFARO VICTOR FRANK
54	1726	MORRELL AVE	RATCLIFF JOHN W
55	1735	MORRELL AVE	ZEUSLENDINGCOM