

HONORABLE MAYOR AND CITY COUNCIL **WEDNESDAY, JANUARY 27, 2021**
ACM: Eric A. Johnson

FILE NUMBER: Z190-133(CT) **DATE FILED:** November 12, 2019
LOCATION: Northwest corner of Ravenview Road and Garden Grove Drive
COUNCIL DISTRICT: 8 **MAPSCO:** 69 A G
SIZE OF REQUEST: Approx. 2.225 acres **CENSUS TRACT:** 171.01

REPRESENTATIVE: Cody Crannell, CCM Engineering

OWNER/APPLICANT: APDC Holdings, LLC and Benigno Morales and Alicia Morales

REQUEST: An application for an R-10(A) Single Family District on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the applicant to construct seven dwellings on the subject site.

CPC RECOMMENDATION: **Approval** with retention of the D-1 Liquor Control Overlay.

STAFF RECOMMENDATION: **Approval** with retention of the D-1 Liquor Control Overlay.

BACKGROUND INFORMATION:

- The area of request is zoned an NS(A) Neighborhood Service District with a D Liquor Control Overlay and is currently comprised of one undeveloped lot and one lot developed with a single-family dwelling.
- The applicant proposes to develop the site with seven single family lots on the subject site.

Zoning History: There has been one zoning change for the area of request in the past five years.

1. **Z189-291** On October 3, 2018, the City Plan Commission denied an application for an R-5(A) Residential District on property zoned an R-10(A) Single Family District and NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay on property located on the north corner of Garden Grove Drive and Ravenview Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ravenview Road	Principal Arterial	107 feet	107 feet
Garden Grove Drive	Local	50 feet	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction 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. 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:

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.

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS PLAN

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

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

WEST KLEBERG COMMUNITY PLAN

The West Kleberg Community Plan was adopted in April 2007. It is generally located south of Interstate 20 and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and the Dallas County; and on the west by St. Augustine and Haymarket Roads.

The residential build-out for Sub-area 1 would be 66.4% medium and 22.4% large lot development, with the remaining build-out at 9.1% for commercial and 2.1% for mix us development. Based on these figures, the forecast would generate 2,174 new housing units and 1,305,406 new commercial square footage which translates into 2,122 new households and 1,479 new jobs.

Land Use and Zoning

LUZ 1.1 The City should support neighborhood efforts to maintain the residential character of the West Kleberg area with new and infill residential development densities that maintain its existing rural densities.

Land Use:

	Zoning	Land Use
Site	NS(A) Neighborhood Service District with D Liquor Control Overlay	Undeveloped Single Family
North	NS(A) Neighborhood Service District with D Liquor Control Overlay R-10(A) Residential District	Undeveloped
East	NS(A) Neighborhood Service District with D Liquor Control Overlay	Undeveloped
South	NS(A) Neighborhood Service District with D Liquor Control Overlay	Single Family
West	R-10(A) Single Family District	Single Family

Land Use Compatibility:

The site is zoned an NS(A) Neighborhood Service District with a D Liquor Control Overlay and is currently comprised of one undeveloped lot and one lot developed with a single-family dwelling. South and west of the site are single family dwelling units and north and west of the site are undeveloped. The R-10(A) Single Family District is compatible with the single-family dwelling units to the west and south of the property. Many of the lots within the abutting NS(A) District are developed with single-family dwellings. Developing the area with single family dwellings would not be deleterious to the nature of the surrounding properties and neighborhood.

The applicant proposes to subdivide the subject site into seven lots to be developed with single family dwellings. The single-family dwelling on the west portion of the area of request will remain on the property. The addition of the seven lots to the area creates more rooftops, develops more of the land in an undeveloped area, and allows the more attractive area to draw the commercial entities that the area plan seeks.

Staff supports the R-10(A) single Family District as the area is largely comprised of single-family dwellings. CPC recommends approval of an R-10(A) Single Family District.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing - NS(A)	15'	20' from Residential	No max	35' for gables, hip or gambrel roof 30' for other	50%		Retail Personal Service
Proposed - R-10(A)	30'	Side: SF: 6' Other: 10' Rear: SF: 6' Other: 15'	No Max	30'	45%		Single family

Parking:

Off-street parking and loading requirements must comply with the Dallas Development Code as amended. The parking requirement for a single-family use in an R-10(A) District is two parking spaces per dwelling.

Landscaping:

For the proposed development, compliance with Article X will be required.

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 portion of the request site is within an "F" MVA Category; it is also in proximity to a "F" MVA Cluster to the northwest, west, and southwest of the subject site.

List of Partners

APDC Holdings, LLC

Amit Porat – Managing Partner

Doron Chen – Partner

CPC ACTION
December 3, 2020

Motion: It was moved to recommend **approval** of an R-10(A) Single Family District with retention of the D-1 Liquor Control Overlay on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the northwest corner of Ravenview Road and Garden Grove Drive.

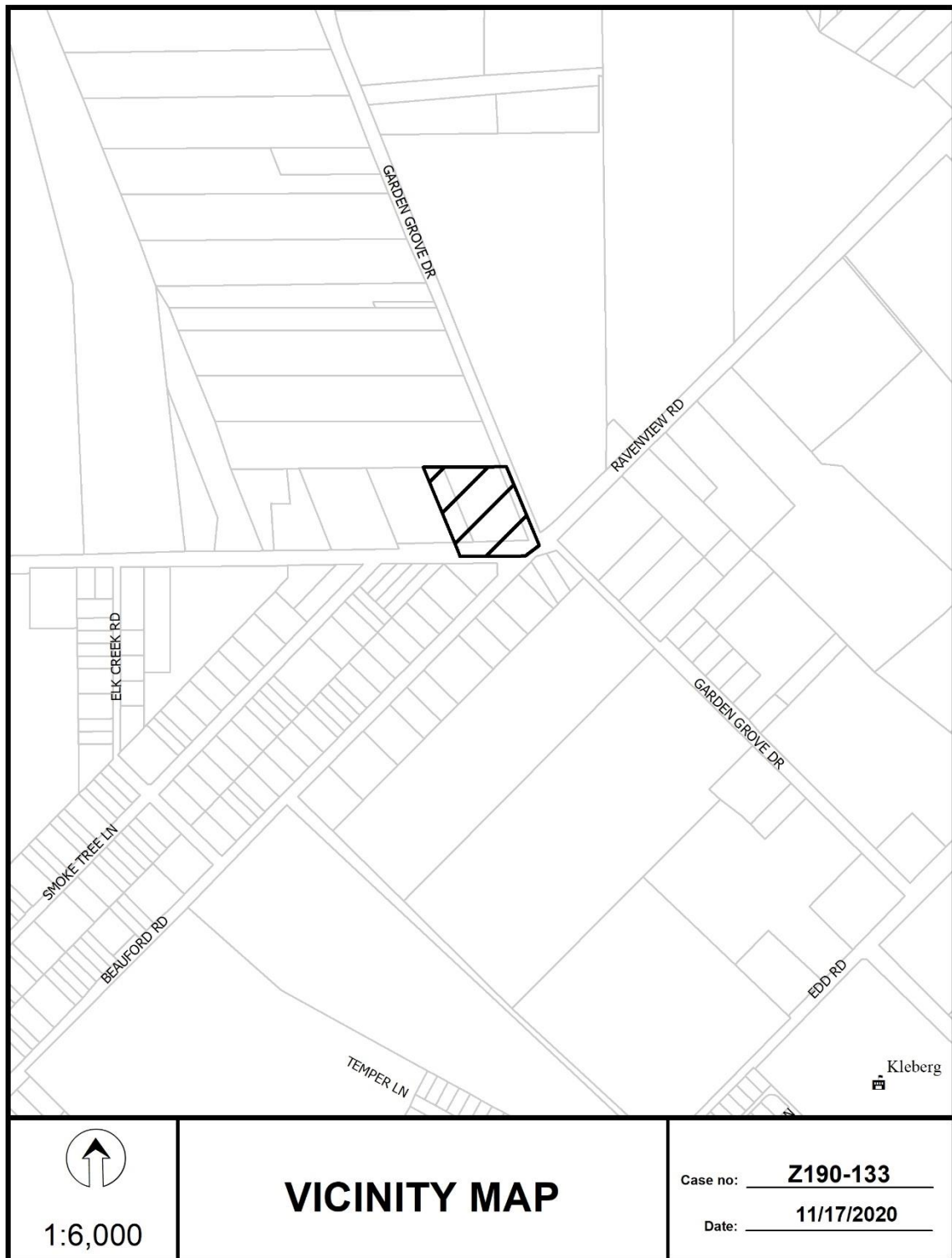
Maker: Blair
Second: MacGregor
Result: Carried: 15 to 0

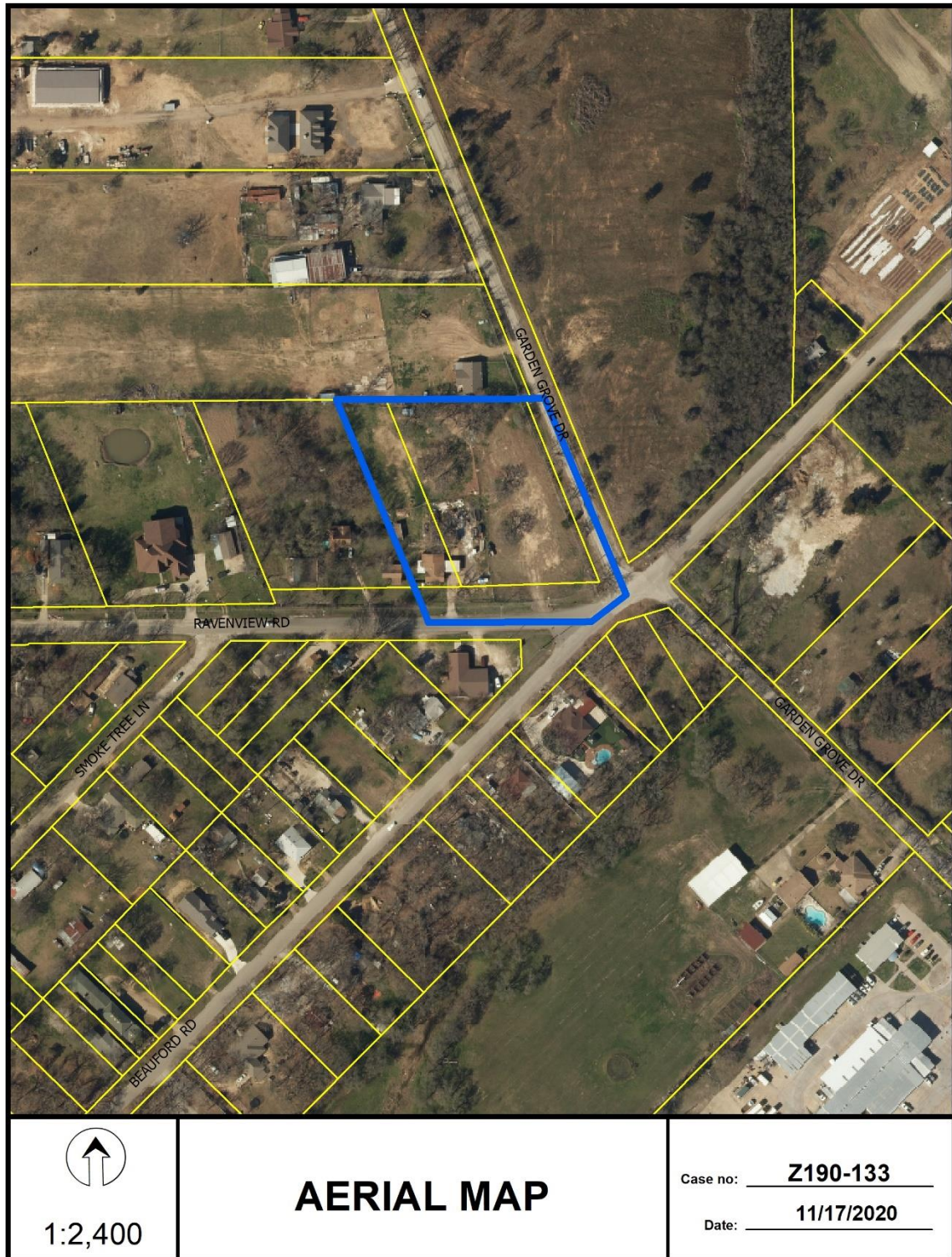
For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

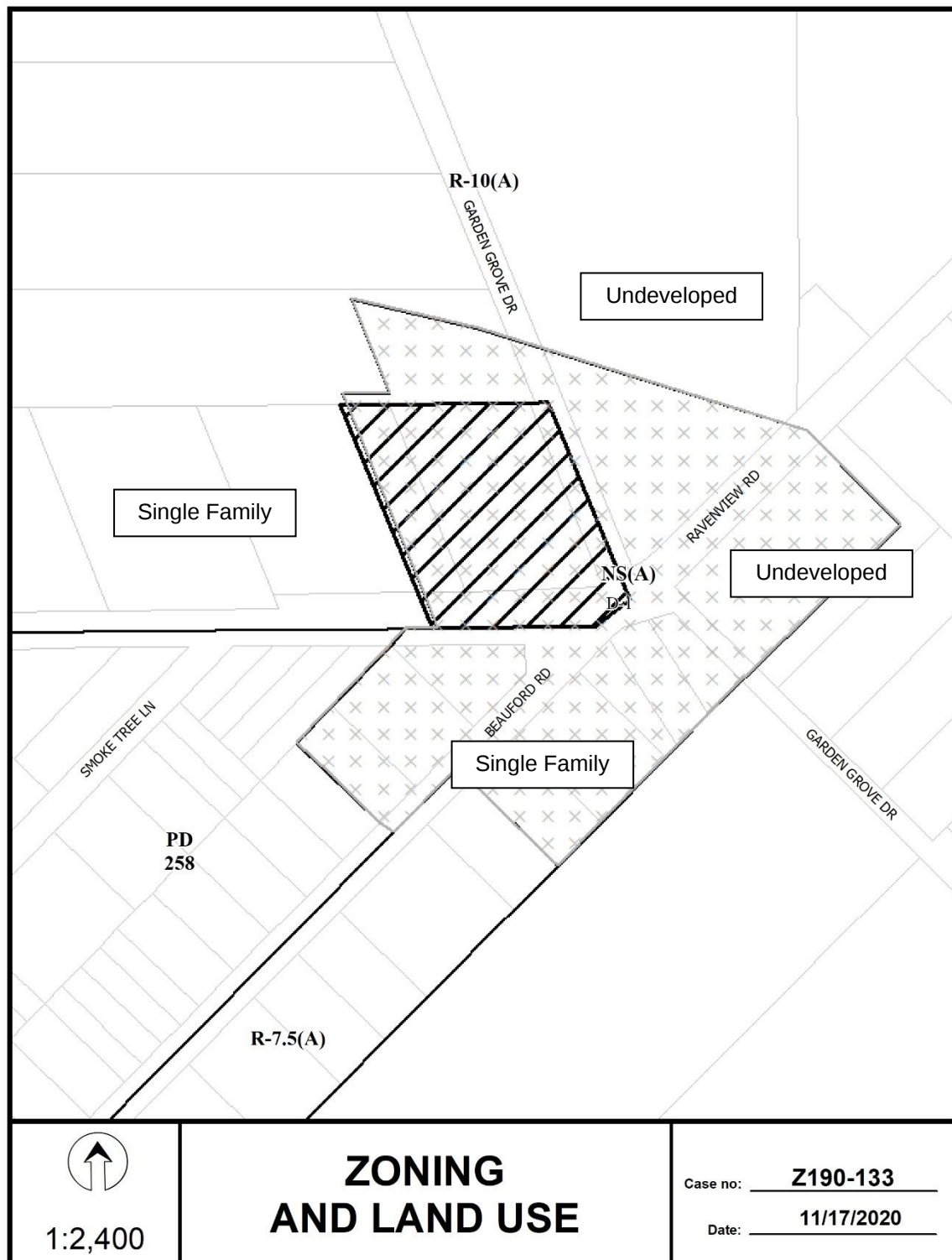
Against: 0
Absent: 0
Vacancy: 0

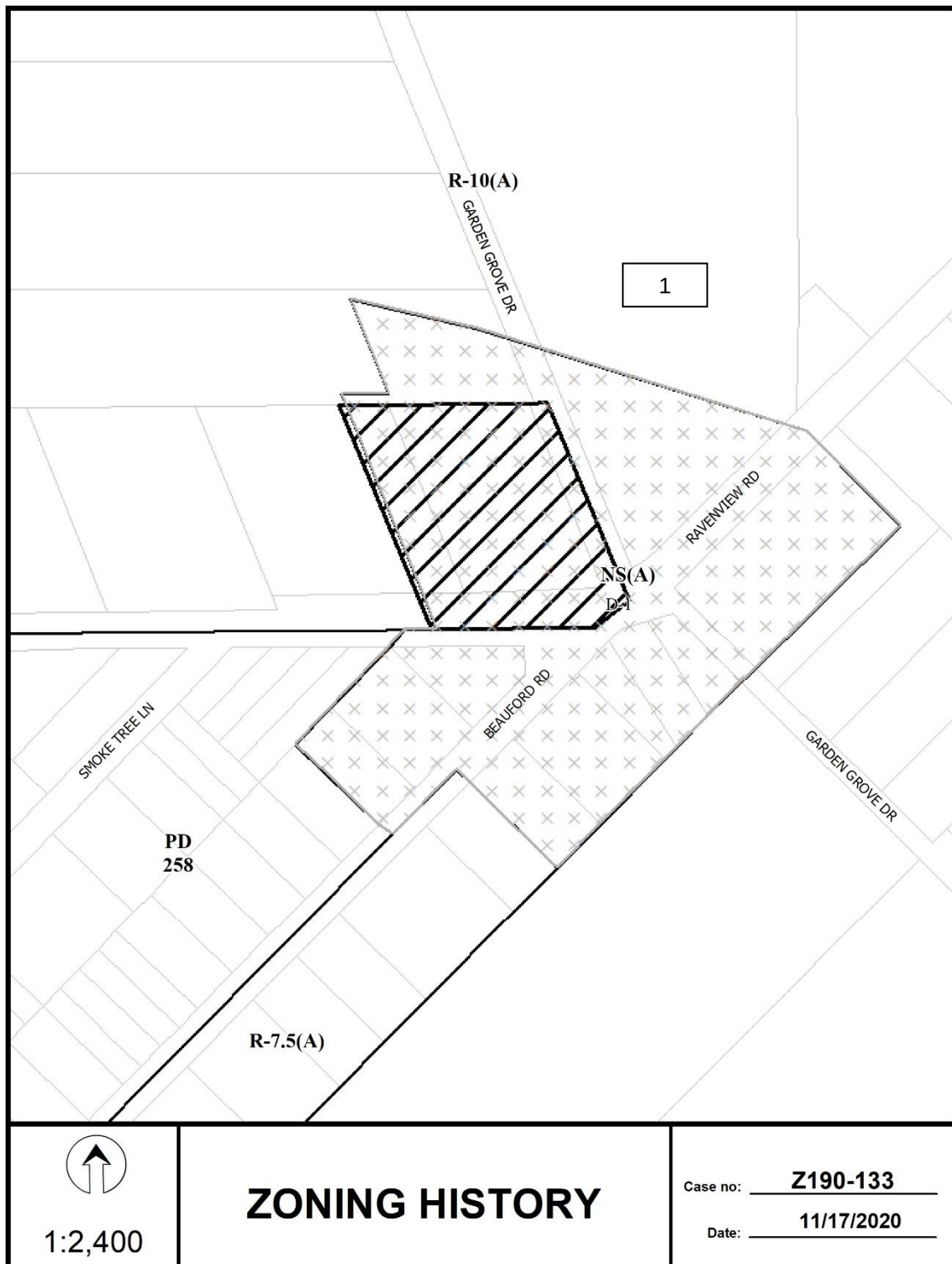
Notices: Area: 300 Mailed: 25
Replies: For: 0 Against: 1

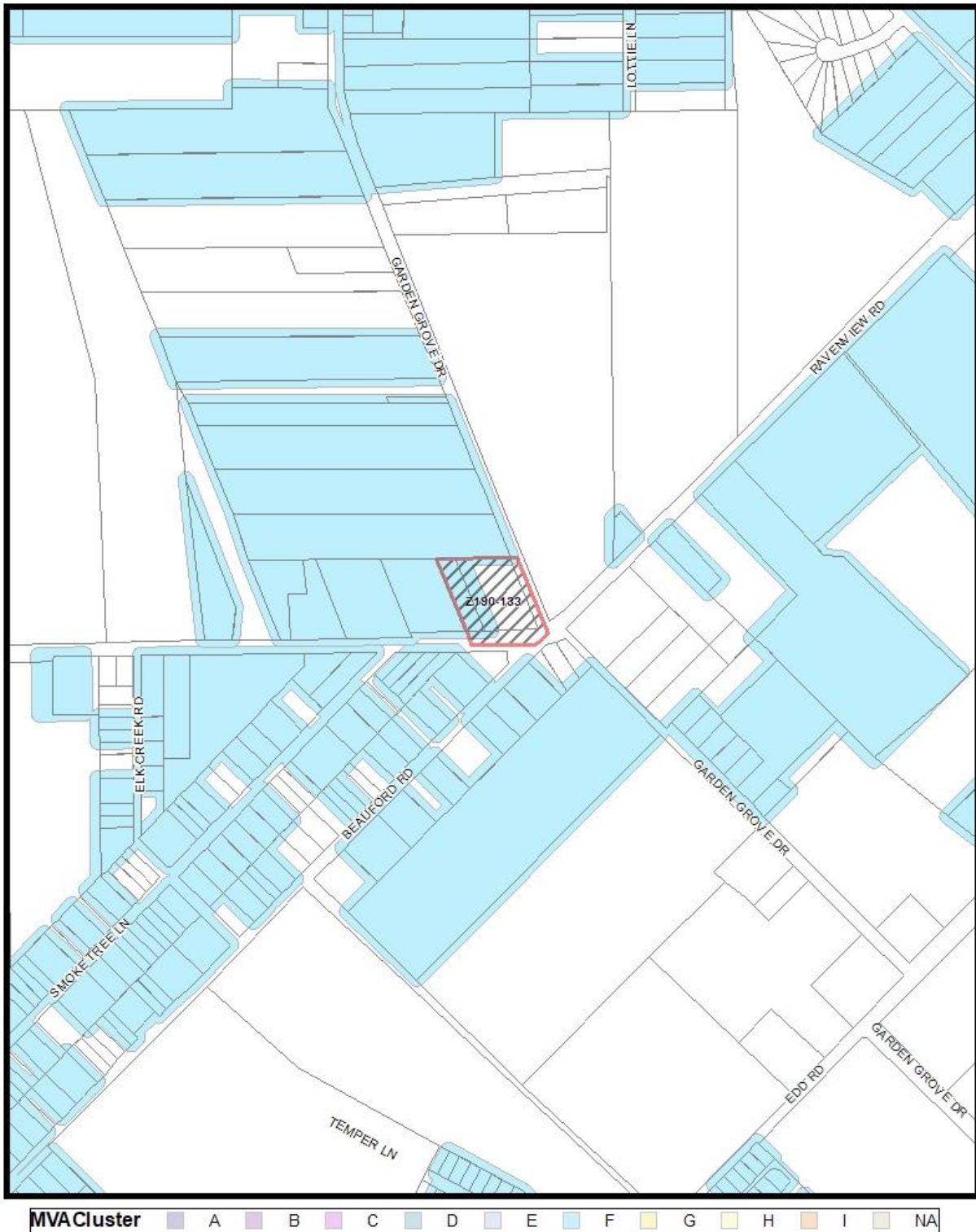
Speakers: For: None
For (Did not speak): Cody Crannel, 2570 Justin Rd., Highland Village, TX,
Against: None







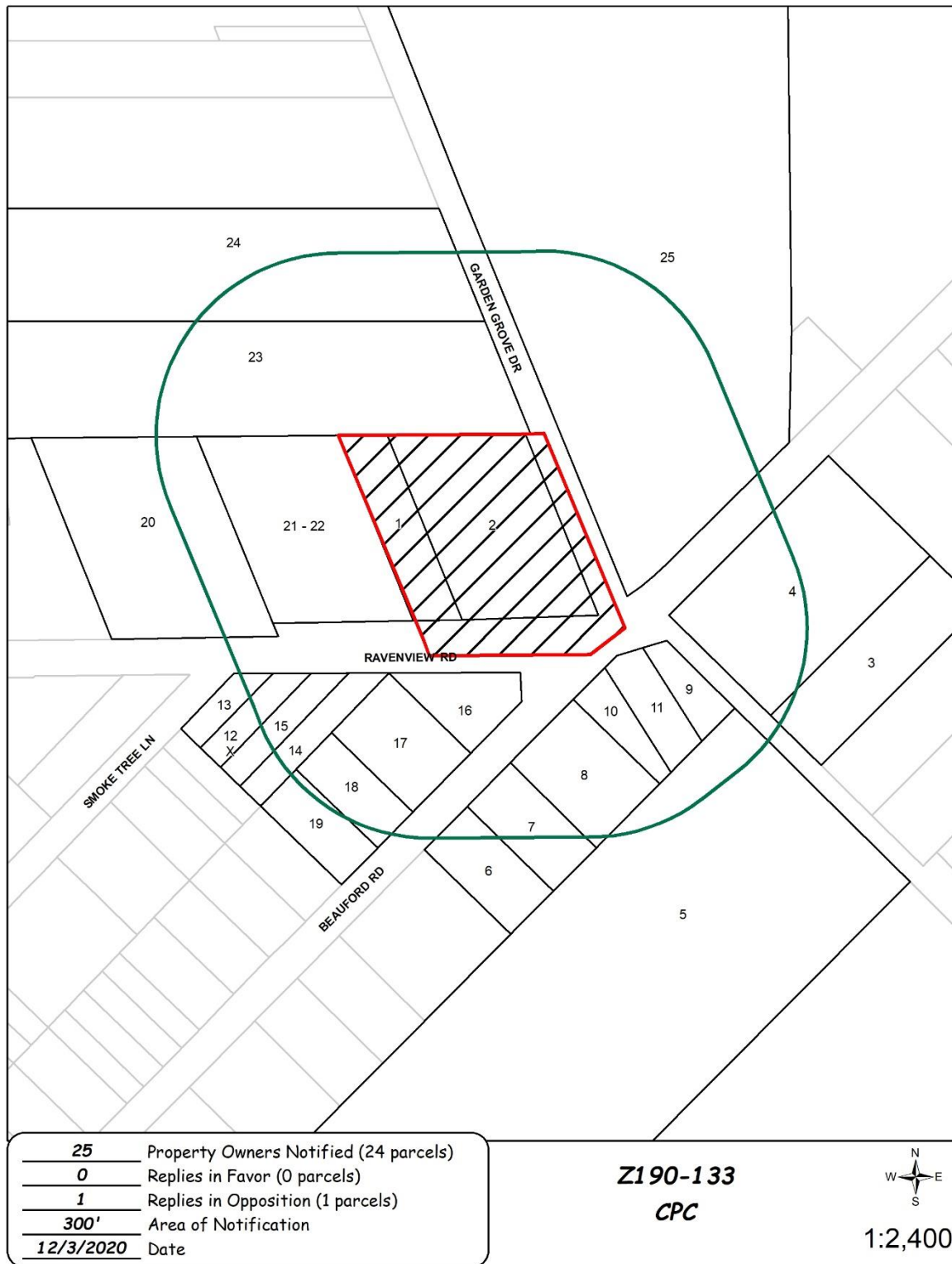




Market Value Analysis

Printed Date: 11/17/2020

CPC RESPONSES



12/02/2020

Reply List of Property Owners***Z190-133******25 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	12335 RAVENVIEW RD	MORALES BENIGNO &
	2	12335 RAVENVIEW RD	APDC HOLDINGS LLC
	3	12707 GARDEN GROVE DR	ORTIZ PEDRO
	4	12500 RAVENVIEW RD	FLORES ANTONIO &
	5	12704 GARDEN GROVE DR	PRESLEY TERRY &
	6	1528 BEAUFORD RD	WELLS FARGO BANK NA
	7	1522 BEAUFORD RD	PARKER KIMBERLY
	8	1516 BEAUFORD RD	Taxpayer at
	9	12404 RAVENVIEW RD	VALLADARES ANTONIO LULE
	10	1510 BEAUFORD RD	LAGOW DEV PROJECT LLC
	11	12402 BEAUFORD RD	LAGOW DEVELOPMENT PROJECT LLC
X	12	12316 RAVENVIEW RD	HAYES MARION THOMAS &
	13	12314 RAVENVIEW RD	MARTINEZ EFRAIN A
	14	12324 RAVENVIEW RD	MAYA ANTONIO
	15	12320 RAVENVIEW RD	MAYA LUIS
	16	12328 RAVENVIEW RD	FULL GOSPEL BAPTIST
	17	1511 BEAUFORD RD	SMITH JOHNNY D
	18	1517 BEAUFORD RD	KAMY REAL PPTY TRUST
	19	1523 BEAUFORD RD	RUBIO BERNARDO DIAZ
	20	12311 RAVENVIEW RD	SALDIBAR JOSE M & CLAUDIA P
	21	12321 RAVENVIEW RD	WALKER LAURA &
	22	12321 RAVENVIEW RD	COLDIRON BARBARA ANN &
	23	12336 GARDEN GROVE DR	Taxpayer at
	24	12246 GARDEN GROVE DR	MOORE JAMES & BONNIE
	25	12100 GARDEN GROVE DR	PALACIOS ANEL