

**FILE NUMBER:** Z223-160(MP) **DATE FILED:** December 21, 2022

**LOCATION:** Southeast line of Sanger Avenue, southwest of Riggs Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** ±7,864 square feet **CENSUS TRACT:** 48113020900

---

**OWNER/APPLICANT:** William Harris

**REQUEST:** An application for an MF-2(A) subdistrict, on property zoned a RS-C Regional Service Commercial Tract 1 subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to permit residential uses on the site.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned RS-C Regional Service Commercial subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. RS-C is generally a light industrial district that functions similarly to CS Commercial Service district.
- The applicant proposes to redevelop the site with residential uses.
- The proposed change would be consistent with the surrounding properties and with approved area plans.

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Sanger Avenue	Local	55 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. 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 PRIORITIES

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**Policy 1.1.4** Capitalize on transit oriented 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 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.

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

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

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

**Policy 5.1.3** Encourage complementary building height, scale, design and character.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.2** Promote the character of the city's significant districts, linkages and areas.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Policy 5.3.3** Encourage transit oriented developments and transit centers.

The proposed development standards advance the goals of the comprehensive plan of strengthening neighborhood character, focusing development in the southern sector and near transit, and promoting walkable neighborhoods.

### **Neighborhood Plus Plan**

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

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

### **Trinity River Corridor Comprehensive Land Use Plan**

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009.

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the city's urban form to increase the appeal of urban life

The property is located within the North Trinity Forest Planning District within the larger Trinity Corridor Plan.

According to the plan, the North Trinity Forest District is one of two districts that include both sides of the Trinity River. It is generally bounded by IH-35E / IH-30 on the west and northwest; a combination of S.M. Wright Freeway, Pine Street, and Scyene Road on the north and northeast; a combination of White Rock Creek, the Trinity River, SH 130, and Overton Road on the east and southeast; and on the southwest a combination of Illinois Avenue, Bonnie View Road, Morrell Street, Corinth Street, Clarendon Drive, and Ewing Street.

The Preferred Land Use Plan for this area designates the area along Sanger Street and to the north as Mixed Use / Adaptive Reuse, or Mixed Use "B".

The plan defines Mixed Use "B" as including:

- Mix of uses in a dense vertical arrangement
- 4 to 6-story buildings

- Active, pedestrian-oriented commercial uses located on the ground floor with direct street access

Although the current RS-C allows multiple uses, commercial uses would face significant development constraints and adjacency issues with the current orientation of the property. Based on this, staff assesses the change to MF-2(A) subdistrict as an appropriate step toward achieving a denser mix of uses as called for by the Preferred Land Use Plan than would a lower density residential district. Staff therefore finds the applicant's request to be consistent with the overall goals and policies of the Trinity River Corridor Comprehensive Land Use Study.

### **The 360 Plan**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas/Fair Park area of the plan.

The applicant's proposal to introduce additional housing at a mix of income levels meets the 360 plan's strategy to Build Complete Neighborhoods through the following goals:

#### **1 DIVERSIFY AND GROW HOUSING**

The applicant's proposed residential uses will diversify the area's housing stock with new-construction residential.

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RS-C Regional Service Commercial subdistrict, Planned Development District No. 595	Undeveloped
<b>North</b>	RS-C Regional Service Commercial subdistrict, Planned Development District No. 595	Undeveloped
<b>East</b>	MF-2(A) Multifamily subdistrict, Planned Development District No. 595	Single Family
<b>South</b>	MF-2(A) Multifamily subdistrict, Planned Development District No. 595	Undeveloped
<b>West</b>	MF-2(A) Multifamily subdistrict, Planned Development District No. 595	Undeveloped

**Land Use Compatibility:**

Property north of the site, across Sanger Avenue, is currently undeveloped. There is a single family home to the northeast of the site. Properties to the southwest and southeast are undeveloped. There is additional multifamily established on the block to the south.

The primary uses established on this block are residential. The only allowable residential use in the existing zoning is live-work units, which would require a commercial component to any new housing. The rezoning of this lot would create both a more cohesive pattern of zoning on the block and would allow more effective use of the property, while providing additional housing.

Additionally, the change constitutes a removal of existing light industrial zoning that currently could impact nearby residential.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density and FAR</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing RS-C PD No. 595</b>	15'	0' 15' adj res	1.0 combined FAR	45'	80%	Proximity Slope No design standards
<b>Proposed MF-2(A) PD No. 595</b>	15'	Side: 0' SF 5' Duplex 10' MF Rear: 0' SF 5' Duplex 15' MF MF 10' adj non-SF	SF: 1,000 sq. ft. Duplex 3,000 sq. ft.  MF: Studio: 800 sq. ft. One bedroom: 1,000 sq. ft. Two bedrooms: 1,200 sq. ft. > two bedrooms: +150 sq. ft.	36'	60%	Proximity Slope  No design standards

The proposed MF-2(A) subdistrict would include development standards better suited to development on a lot of this size and shape. Under a commercial designation, deep setbacks and limited floor area ratio do not benefit the long term viable use of the property. The rezoning would also bring the property in line with the development standards on each adjacent lot, which would enable a consistent development pattern on this side of the block.

**Landscaping:**

Landscaping must be provided in accordance with Article X, as amended. PD No. 595 includes a degree of specific landscape standards, but none that affect either the existing or requested subdistricts.

**Parking:**

Off-street parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a multifamily use, one off-street parking space is required per bedroom and one additional quarter space per dwelling unit for guest parking are required (See Sec. 51A-4.209(b)(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 (A through C) to orange, representing the weakest markets (G through I). The subject property is located within an MVA Category “E” area.

**CPC Action**  
**June 15, 2023**

**Motion:** It was moved to recommend **approval** of an MF-2(A) subdistrict on property zoned a RS-C Regional Service Commercial Tract 1 subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sanger Avenue, southwest of Riggs Street.

Maker: Rubin  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Herbert, Anderson, Shidid,  
Carpenter, Blair, Housewright, Treadway,  
Haqq\*, Stanard, Kingston, Rubin

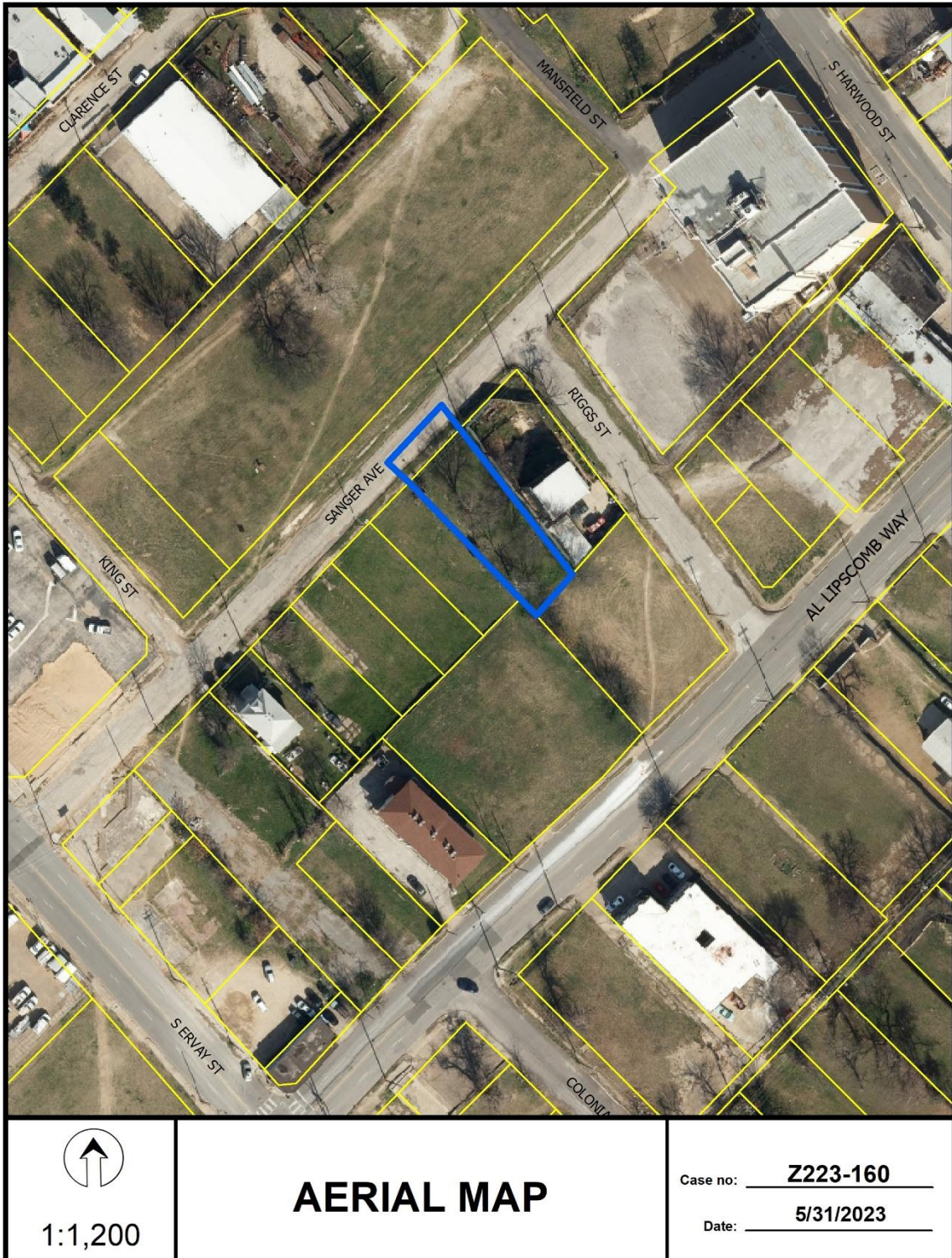
Against: 0  
Absent: 1 - Wheeler-Reagan  
Vacancy: 0  
Conflict: 1 - Jung

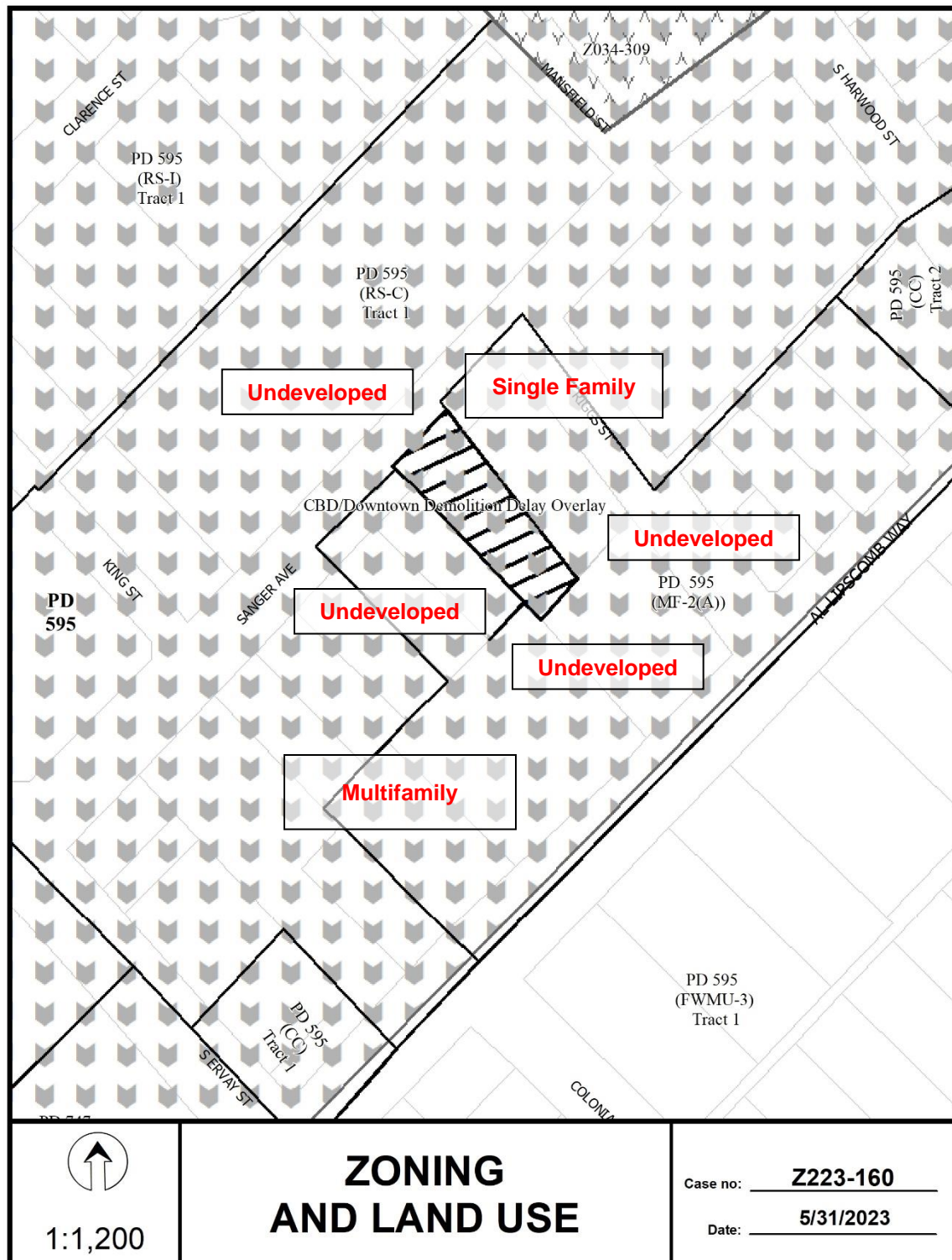
\*out of the room, shown voting in favor

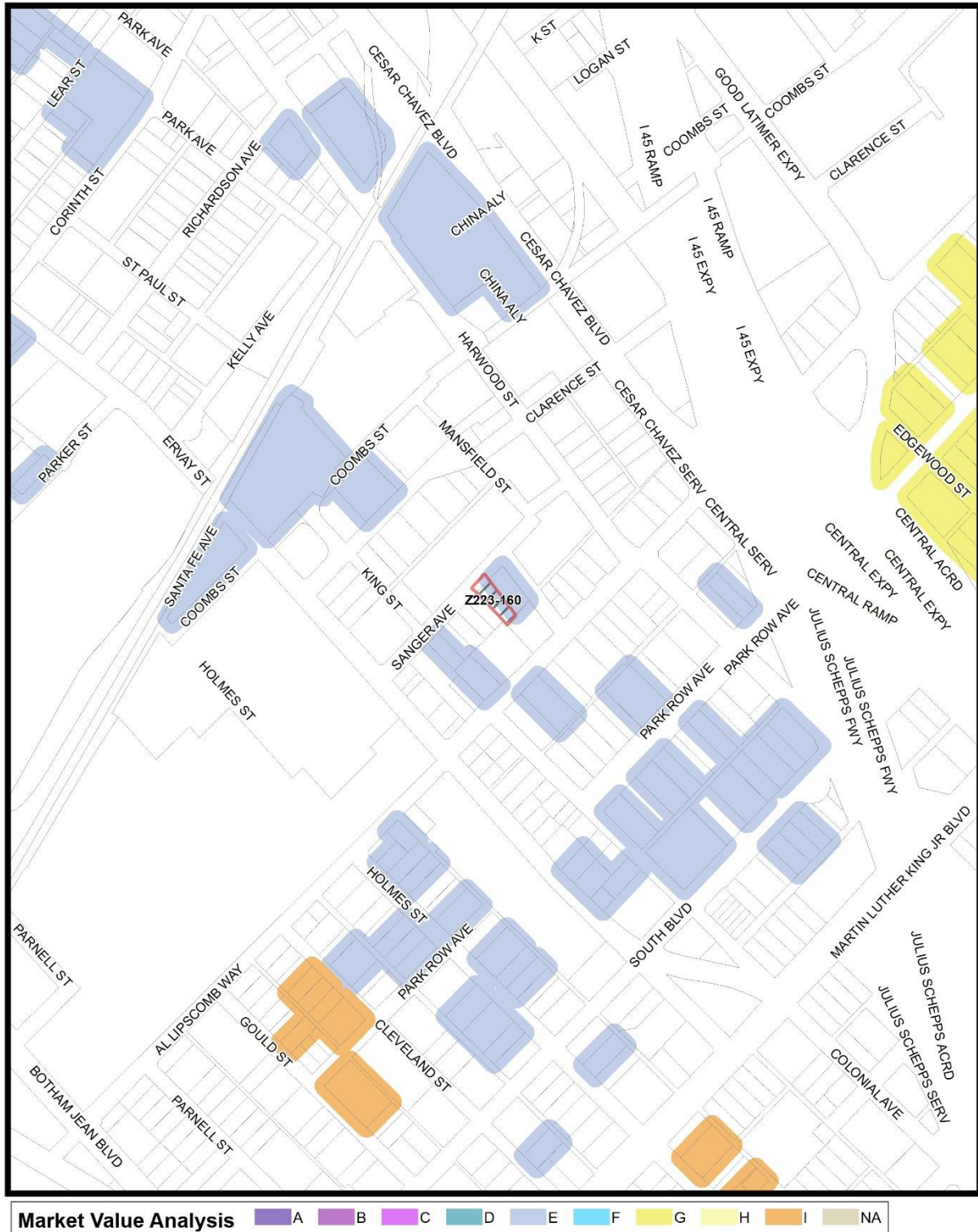
<b>Notices:</b>	Area: 200	Mailed: 17
<b>Replies:</b>	For: 2	Against: 0

**Speakers:** For: William Harris, 1819 Clarence St., Dallas, TX, 75215  
Against: None









1:4,800

# Market Value Analysis

Printed Date: 5/31/2023



05/31/2023

***Notification List of Property Owners******Z223-160******17 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1822 SANGER AVE	HARRIS WILLIAM SANDS III &
2	1901 AL LIPSCOMB WAY	JJW PROPERTIES LLC
3	2600 RIGGS ST	LAU WAI HON ETAL
4	1909 AL LIPSCOMB WAY	AMIGOS POTTERY INC
5	2631 S HARWOOD ST	SOUTHWESTERN BELL
6	1803 AL LIPSCOMB WAY	OPERATION RELIEF CENTER INC
7	1809 AL LIPSCOMB WAY	OLIVE TREE REALTY SOLUTION LLC
8	1714 SANGER AVE	LEWIS MICHAEL EARL
9	1826 SANGER AVE	MOYNIHAN DAVID
10	1812 SANGER AVE	MERVELDT SEAN VON
11	1808 SANGER AVE	PARK ALICE J
12	1804 SANGER AVE	DEEPER LIFE CHRISTIAN
13	1801 SANGER AVE	Taxpayer at
14	1809 SANGER AVE	CHARLSEY WAUGH GENERAL
15	1822 AL LIPSCOMB WAY	1822 PARA INVESTMENTS LLC
16	1810 AL LIPSCOMB WAY	AL LIPSCOMB MANOR LLC
17	1816 AL LIPSCOMB WAY	CHESTNUT HILL HOLDINGS LLC