

Planner: Athena Seaton

FILE NUMBER: M212-048(AS)

DATE FILED: August 15, 2022

LOCATION: Southeast corner of Good Latimer Expressway and Louise Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 1.2887 acres

CENSUS TRACT: 204.02

APPLICANT/OWNER: SCP/O1 Good Latimer OZ Owner, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for approval of a site plan providing relief for the street facing frontage requirement along Louise Avenue on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District.

STAFF RECOMMENDATION: Approval, subject to the site plan.

Planned Development District No. 317

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=317>

Planned Development District No. 317 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317E.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317F.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317G.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317H.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317I.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317J.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317K.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317L.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317M.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317N.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317O.pdf>

BACKGROUND INFORMATION:

On July 26, 1989, the Dallas City Council established Planned Development district No. 317 by Ordinance No.20395. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

REQUEST DETAILS:

The applicant is requesting relief for the street facing frontage requirement along Louise Avenue. The street facing façade frontage of the structure is required to be within the minimum (five feet) and maximum (eight feet) front yard setback for 70 percent of the lot width. As reflected on the site plan, along Louise Avenue, only 64% of the street facing façade is able to be located within the required front yard due to the following site constraints: a) the Mill Creek floodplain at the corner of Louise Avenue and S. Good Latimer Expressway, requires the building finished floor to be over six feet above the adjacent sidewalk, and b) a billboard sign view easement along the northeastern property line adjacent to Good Latimer Expressway.

Per SEC. 51P-317.120(d)(4)(A)(v) the city plan commission may approve a site plan that deviates from required street frontage by following the public notice procedure with a public hearing as per minor amendments to development plans if:

- (I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;
- (II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and
- (III) the site plan furthers the stated purpose in 51P-317.120(d)(1).

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan meets the standards established for approving street facing frontage requirement relief.

Staff has determined that the site plan meets the criteria for relief for the street facing frontage requirement along Louise Avenue and does not violate other applicable code requirements.

List of Officers

SCP/O1 GOOD LATIMER OZ OWNER, LLC

MEMBERS

Zach Sherwood - Principal Brian

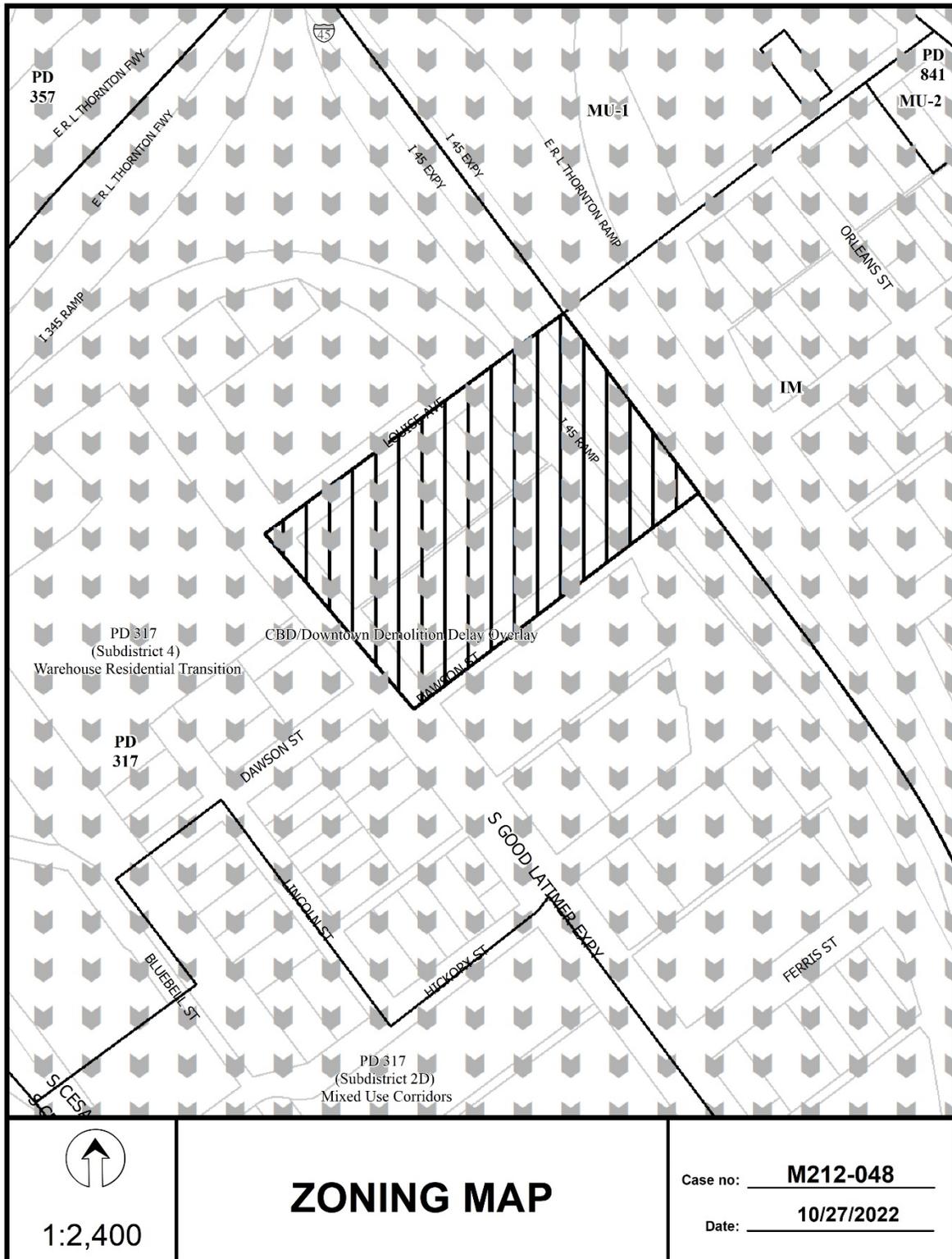
Brian Woidneck - Principal

Brian Hopkins - Director of Construction



Aerial Map - M212-048

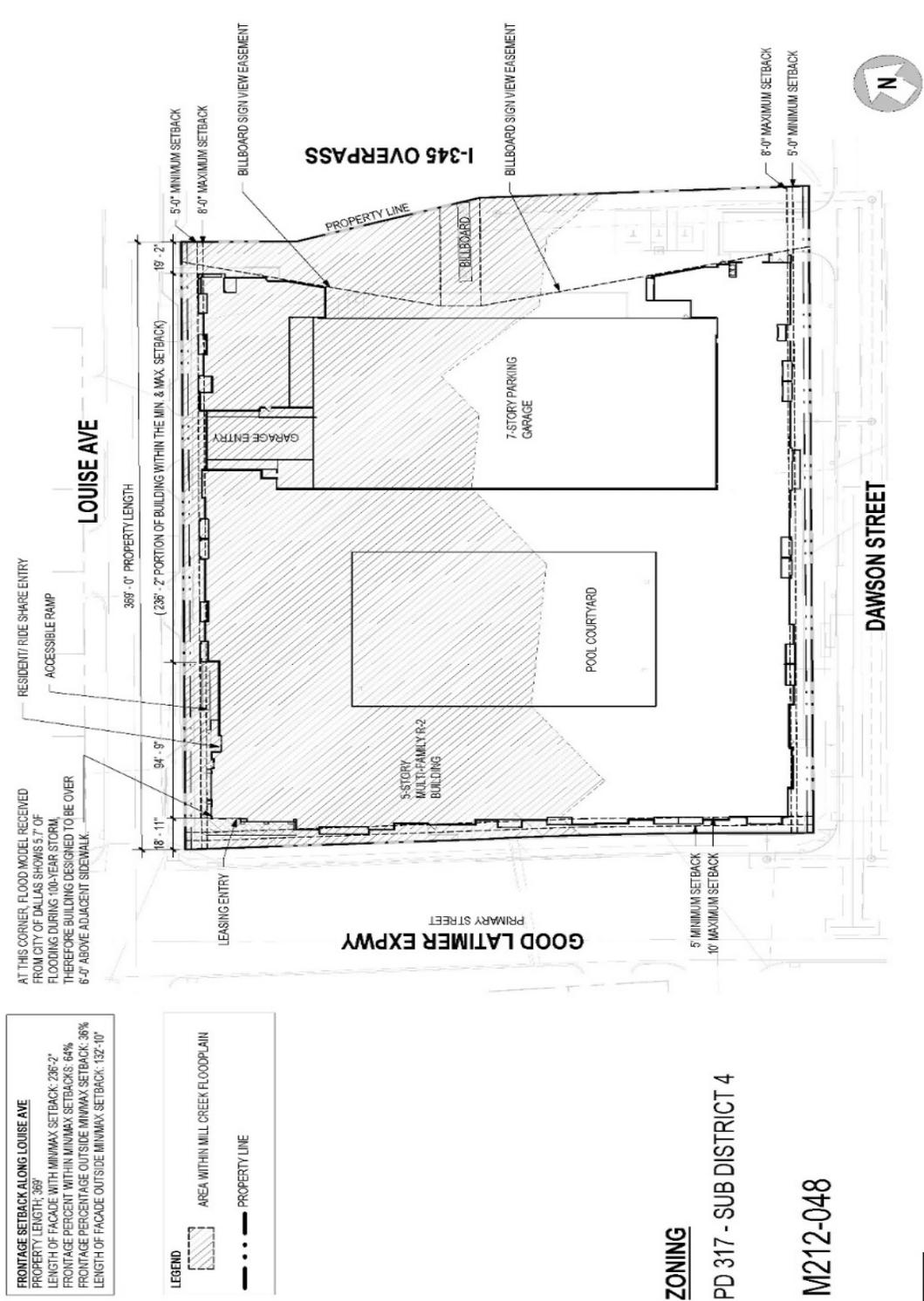
Printed Date: 9/6/2022



ZONING MAP

Case no: M212-048
Date: 10/27/2022

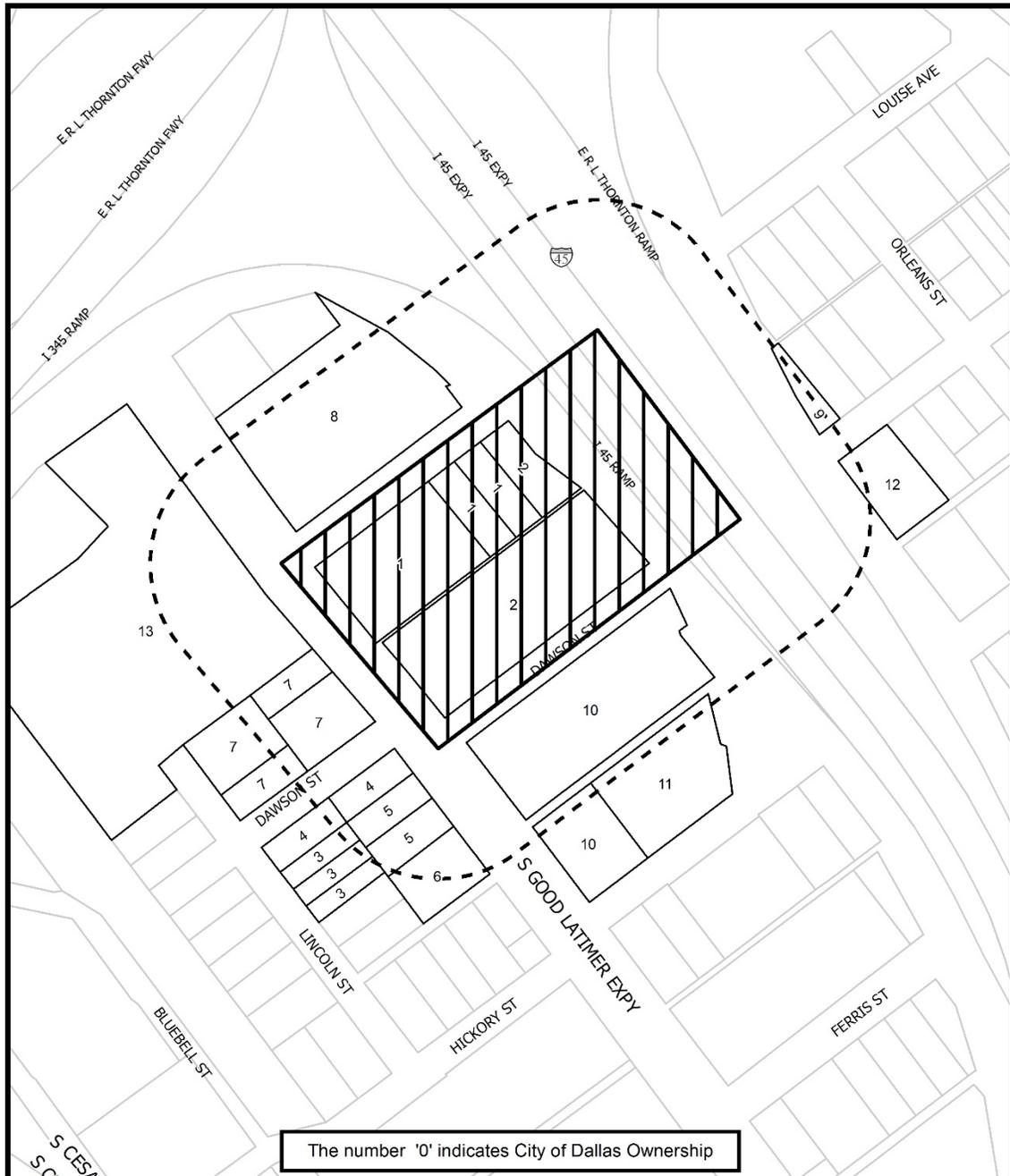
PROPOSED SITE PLAN



TRUE
Frontage Exhibit
 10/11/22

Scale: 1" = 50'-0"

AD ARCHITECTURE DEMAREST
 20.018: THE HENRICKS MULTI-FAMILY
 CORNER OF GOOD LATIMER & LOUISE AVE DALLAS, TX 75226
 STONE-HAWK PARTNERS, LLC.



 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <table border="0" style="margin: 10px auto;"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td style="padding: 2px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">13</td> <td style="padding: 2px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> M212-048 </u> Date: <u> 10/27/2022 </u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List Of Property Owners

M212-048

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1718 S GOOD LATIMER EXPY	SCP OI GOOD LATIMER OZ OWNER
2	2528 LOUISE AVE	SCP &
3	1810 LINCOLN ST	CEDAR EAST PHASE I LLC
4	1800 LINCOLN ST	GOODLATIMER CORNER LLC
5	1805 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP
6	1815 S GOOD LATIMER EXPY	Taxpayer at
7	1732 LINCOLN ST	ENNA JOELLA &
8	1600 S GOOD LATIMER EXPY	BRIDGFORD DISTRIBUTING CO
9	2617 DAWSON ST	TAXCO INVESTMENTS INC
10	2503 HICKORY ST	1808 PARTNERS LP
11	2511 HICKORY ST	Taxpayer at
12	2612 DAWSON ST	ARMSTRONG BERGER
13	1601 S GOOD LATIMER EXPY	BRIDGFORD FOODS CORP