

FILE NUMBER: Z190-258(PD)

DATE FILED: May 1, 2020

LOCATION: North corner of Belmont Avenue and Carroll Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35 Z

SIZE OF REQUEST: ± 0.161

CENSUS TRACT: 000.80

REPRESENTATIVE: Robert Reeves & Associates, Inc

APPLICANT/OWNER: Coles Manor Development Company, LP

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to develop the site with approximately two dwelling units with a maximum height of 26 feet within 25 feet from Carroll Avenue and Belmont Avenue and a minimum permeable surface of 15 percent, as volunteered by the deed restrictions.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION

- The request site is currently undeveloped.
- The applicant is proposing to rezone the property to an MF-2(A) District to develop approximately two dwelling units with a maximum height of 26 feet within 25 feet from Carroll Avenue and Belmont Avenue and a minimum permeable surface of 15 percent, as volunteered by the deed restrictions.

Zoning History There has been one zoning request in the surrounding area in the past five years:

- 1. Z178-186:** On April 25, 2018, the City Council approved a demolition delay overlay district for an area generally bounded by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Mail Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, And Fitzhugh Avenue.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Carroll Avenue	Local Arterial	50 feet
Belmont Avenue	Local Arterial	25 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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

1.1.3.5 Encourage the development of vacant parcels and surface parking lots with mid-rise buildings.

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.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

Surrounding Land Uses

	Zoning	Land Use
Site	CR	Undeveloped
Northwest	MF-2(A)	Multifamily, single family
Northeast	MF-2(A)	Duplex
Southeast	CR	Office
South	PDD No. 698, H/76	Public school
West	CS	Retail and personal service

Land Use Compatibility

The request property is zoned a CR Community Retail District and is currently undeveloped. The request site is surrounded by multifamily, duplex and single family uses to the northwest and northeast, office uses to the southeast, a public school use to the south and retail and personal service uses to the west.

The purpose of this request is to unify the MF-2(A) zoning with adjacent properties to the northwest, northeast, and southeast to allow for a residential development of a 14-unit multifamily building. This development will not only continue the existing residential development but also continue the zoning further east and northeast of the site as well.

The request site will have approximately two of the overall 14 dwelling units with a maximum height of 26 feet within 25 feet from Carroll Avenue and Belmont Avenue and a minimum permeable surface of 15 percent, as volunteered by the deed restrictions.

While considering that an MF-2(A) District is a moderate intensity district of the multifamily use districts, the applicant is volunteering deed restrictions to reduce the impact of the proposed district and ensure consistency with the existing built environment.

Among the volunteered restrictions, the applicant proposes to:

1. Restrict the number of dwelling units to two;
2. Restrict the maximum height to 26 feet within 25 feet from Carroll Avenue and Belmont Avenue;
3. Ensure that a minimum of 15% of the lot contains permeable surface;
4. Ensure that a minimum of three Live Oak trees with a minimum of six caliper inches must be provided within 25 feet of the curb line from Carroll Avenue and Belmont Avenue.

Staff supports the applicant’s request for an MF-2(A) District with deed restrictions volunteered by the applicant because the proposed zoning change is consistent with the development and zoning patterns found in the area and will continue the existing MF-2A District and the recent development types existing and proposed within the surrounding area.

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)
	Front (min)	Side / Rear (min)		
Existing: CR	15 feet	20’ when adjacent to residential districts (including MF) Other: no min	36 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroachments into RPS for certain elements	60%
Proposed: MF-2(A)	15 feet	Single family: no min Duplex: 5 feet / 10 feet Other: 10 feet / 15feet When other uses back MF and commercial: 10 feet	36 feet *26 feet within 25 feet from Carroll Avenue and Belmont Avenue (deed restricted)	60% 50% non-residential

After review of the existing development patterns of surrounding properties and the recent trends of the area, staff recognizes the positive benefits to be found in the continued expansion of the MF-2(A) Multifamily District and addition of housing units in this area of the city.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A multifamily development requires a minimum of one parking space per dwelling unit and an additional one-quarter space per dwelling unit for guest parking.

Landscaping

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. However, the volunteered deed restrictions will in addition ensure that a minimum of 15% of the lot contains permeable surface and a minimum of three Live Oak trees with a minimum of six caliper inches must be provided within 25 feet of the curb line from Carroll Avenue and Belmont Avenue.

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 subject site is within an "E" MVA category and adjacent to an "E" MVA category to the north, northeast, west, and south.

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List of Officers

Coles Manor Development Company, LP

Worldwide Prestige Management Company, LLC - General Partner

Kevin Tyler Barrington - Manager

CITY ACTION
October 15, 2020

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant with clarification of #2 as follows: Height is limited to 26 feet within 25 feet from Carroll Avenue; and height is limited to 26 feet within 25 feet from Belmont Avenue on property zoned a CR Community Retail District, on the north corner of Belmont Avenue and Carroll Avenue.

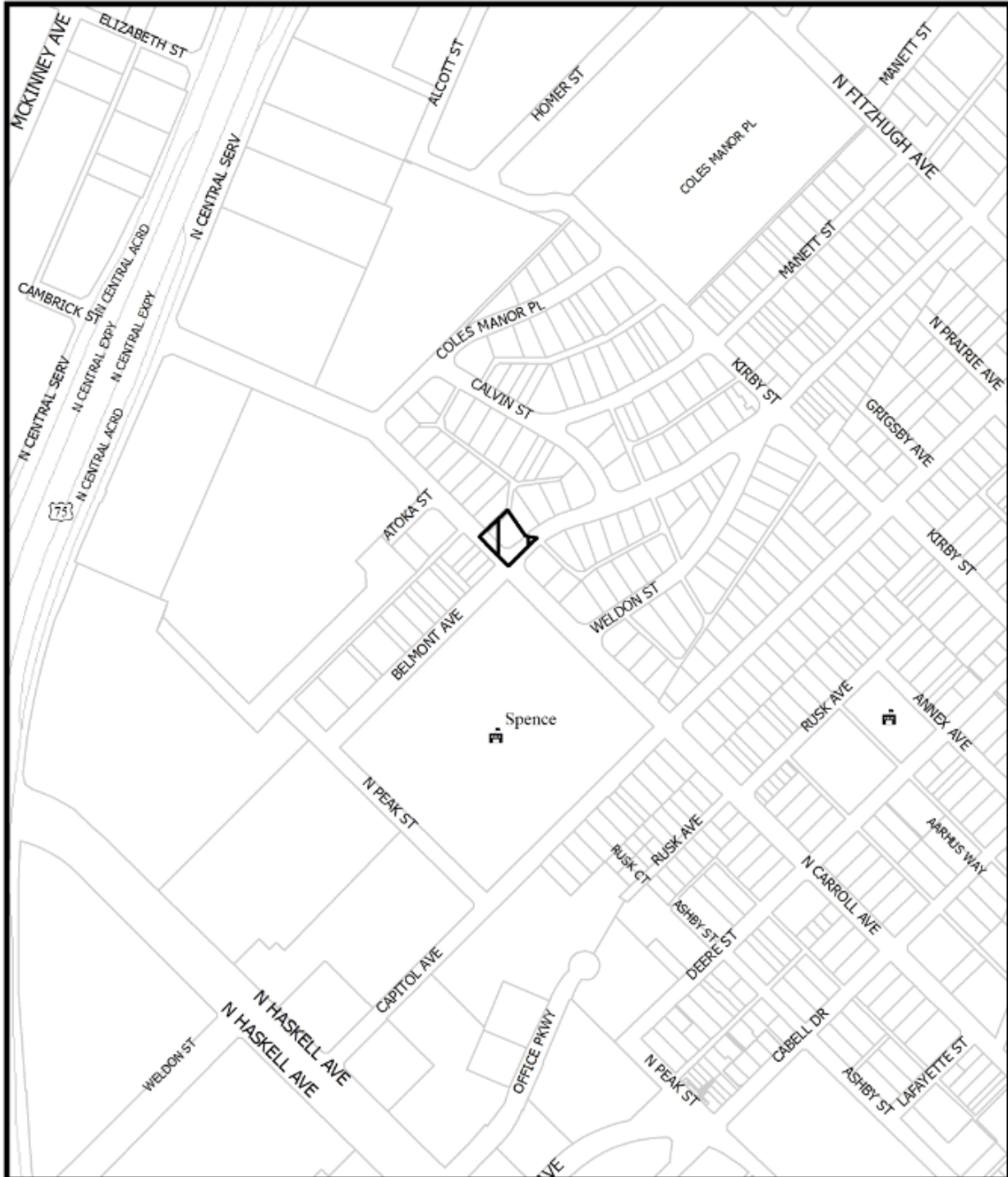
Maker: Hampton
Second: Murphy
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 11

Notices: Area: 200 Mailed: 32
Replies: For: 1 Against: 0

Speakers: For: Robert Reeves, 900 Jackson St., Dallas, TX, 75202
Against: None



1:4,800

VICINITY MAP

Case no: Z190-258
Date: 6/9/2020

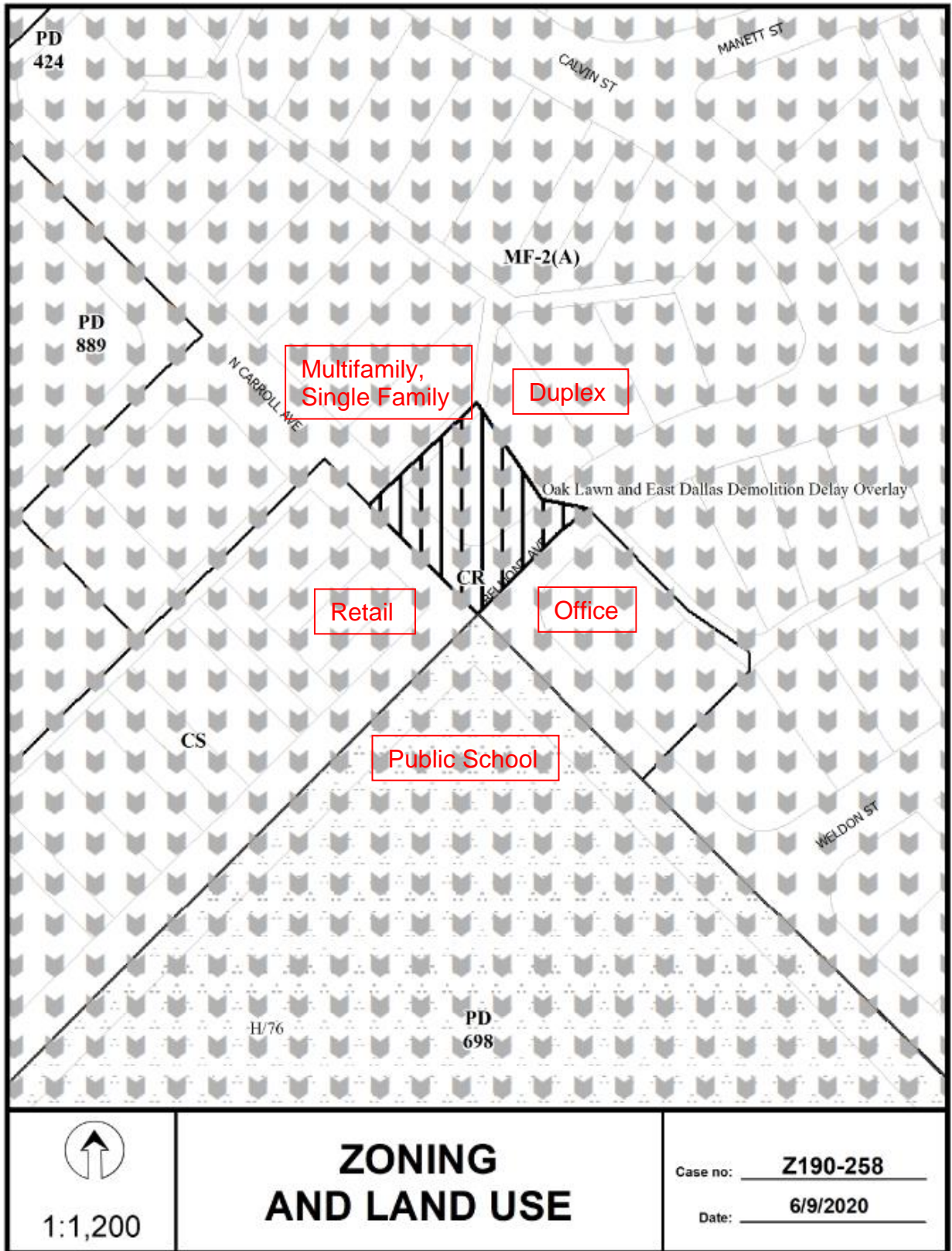


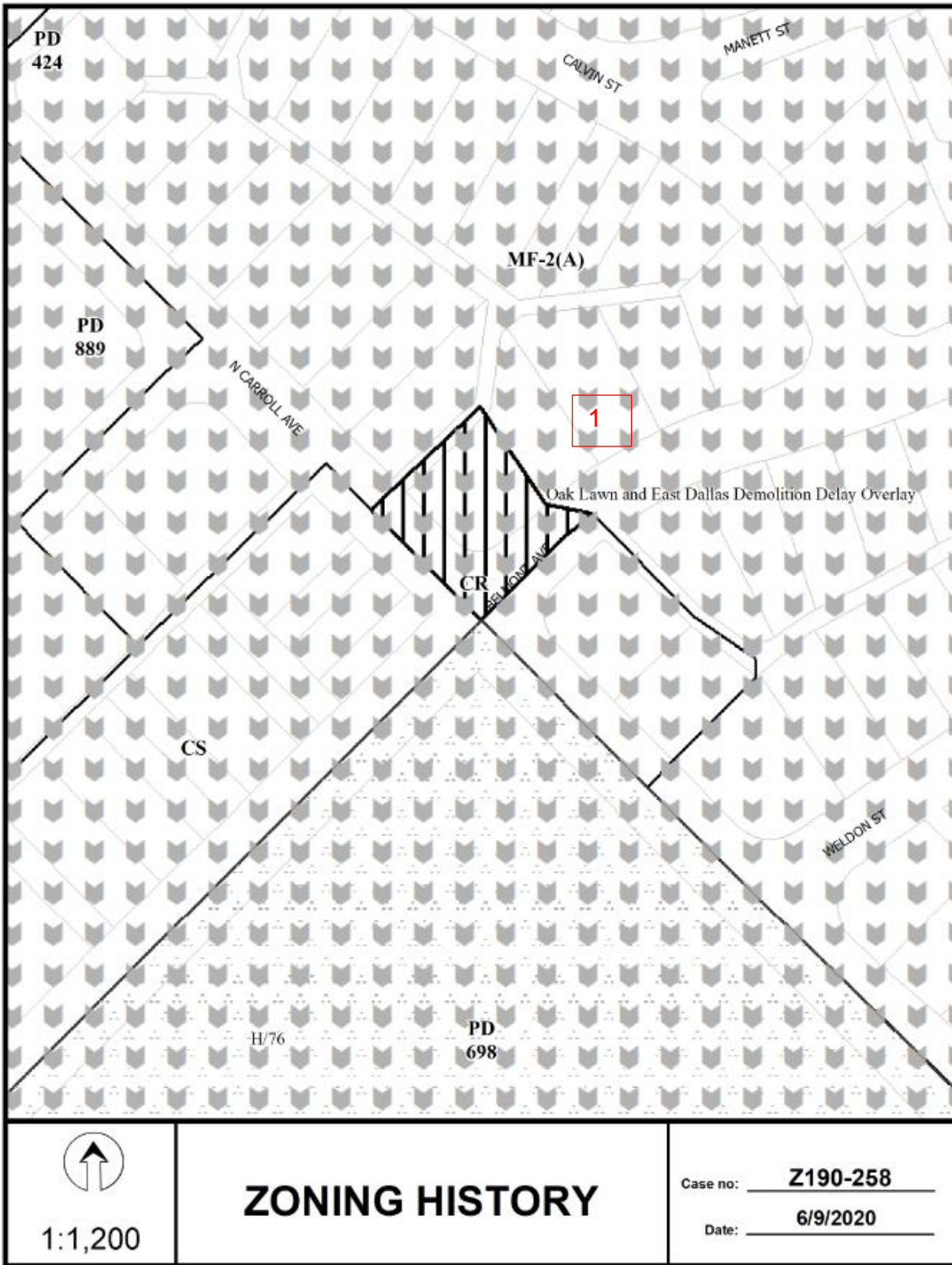
1:1,200

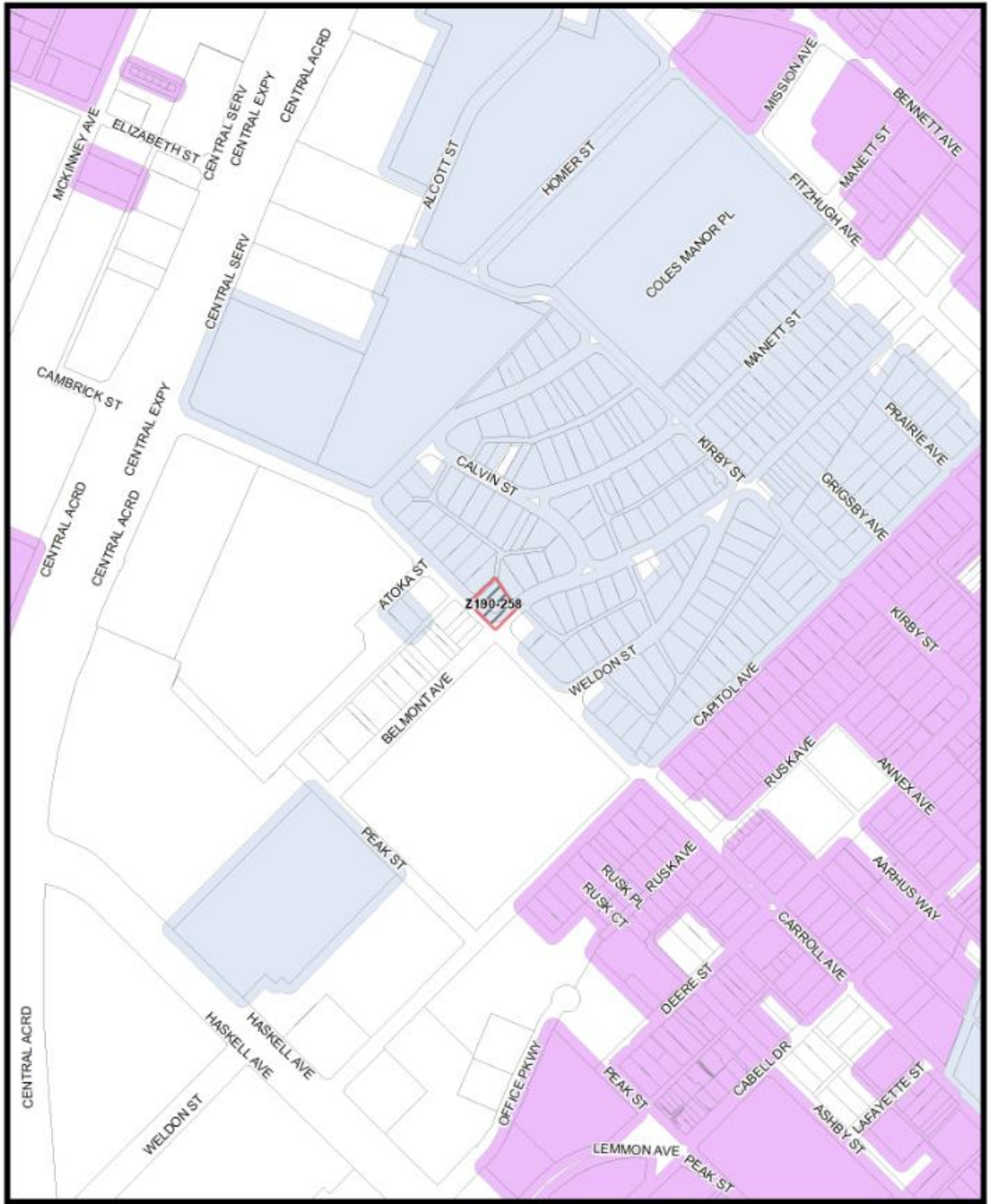
AERIAL MAP

Case no: Z190-258

Date: 6/9/2020







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

1:4,800

Market Value Analysis

Printed Date: 6/9/2020

CPC RESPONSES



<u>32</u>	Property Owners Notified (32 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>10/15/2020</u>	Date

Z190-258
CPC



1:1,200

10/14/2020

Reply List of Property Owners***Z190-258******32 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	4503 BELMONT AVE	ALVAREZ REFUGIO &
	2	2506 N CARROLL AVE	NGO VUI MANH &
	3	2512 N CARROLL AVE	YEPEZ MARLENE
	4	2520 N CARROLL AVE	VENEGAS PROPERTIES
	5	4512 BELMONT AVE	MEZA GILBERT
	6	4516 BELMONT AVE	RILEY PATRICIA
	7	4522 BELMONT AVE	VAZQUEZ ARNULFO CORONADO
	8	4509 WELDON ST	CARMONA ALFONSO & MARIA
	9	2610 N CARROLL AVE	HSIANG YUEHYUE &
	10	2614 N CARROLL AVE	HERNANDEZ SANTIAGO DOROTEO
	11	2618 N CARROLL AVE	NICHOLS M R
	12	2624 N CARROLL AVE	LEWIS DORIS DIANE
	13	2613 CALVIN ST	YEPEZ MIGUEL EDMUNDO
	14	2607 CALVIN ST	GARCIA RUNDINA &
	15	2603 CALVIN ST	NOVELLA INTERNATIONAL LLC
	16	2521 CALVIN ST	FREDRICKSON IAN P
	17	2523 CALVIN ST	PATTERSON RUSSELL TRENTON
O	18	2517 CALVIN ST	COLES MANOR DEVELOPMENT
	19	4523 BELMONT AVE	ASTMANN ANDREW K
	20	4517 BELMONT AVE	COLES MANOR DEVELOPMENT COMPANY LP
	21	4513 BELMONT AVE	BELMOND HOMES LLC
	22	4509 BELMONT AVE	CAPITOL ANNEX DEVELOPMENT CO LP
	23	4410 ATOKA ST	BRAUN LISA
	24	4411 BELMONT AVE	5321 MAPLE LLC
	25	4415 BELMONT AVE	CITY POCKET LTD
	26	4417 BELMONT AVE	GIGIB IRREVOCABLE TRUST THE

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10/14/2020

Reply	Label #	Address	Owner
	27	2607 N CARROLL AVE	TEXTURE DESIGN LLC
	28	2609 N CARROLL AVE	5321 MAPLE LLC
	29	2611 N CARROLL AVE	JOSEY SPRINGS PARTNERS LLC &
	30	2603 N CARROLL AVE	REEVES GROUP LTD
	31	4001 CAPITAL AVE	Dallas ISD
	32	4420 ATOKA ST	TC CENTRAL ASSOCIATES LLC