

FILE NUMBER: M223-032(DM)

DATE FILED: August 8, 2023

LOCATION: Southeast corner of Gould Street and McKee Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 25,000 square feet

CENSUS TRACT: 481130204002

APPLICANT: Brad Friedman, Dig It Development

OWNER: Linda Garner

REQUEST: An application requesting relief from the street facing frontage requirements along McKee Street and Gould Street per the site plan on property zoned Subdistrict 2 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>

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<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:

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 Gould Street and McKee Street. 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. The property is currently undeveloped, and the applicant intends to construct a single family residence.

As reflected on the site plan:

- Gould Street
 - 38% (19 feet of 50 feet) of the street facing façade is to be located within the required front yard.
- McKee Street
 - 68% (34 feet of 50 feet) of the street facing façade is to be located within the required front yard.
- Site constraints:
 - 30 feet visibility triangle required at the intersection of Gould Street and McKee Street prevents construction of the structure within the min./max. front yard setback area located within the visibility triangle.

Per SEC. 51P-317.120(b)(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:

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(I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;

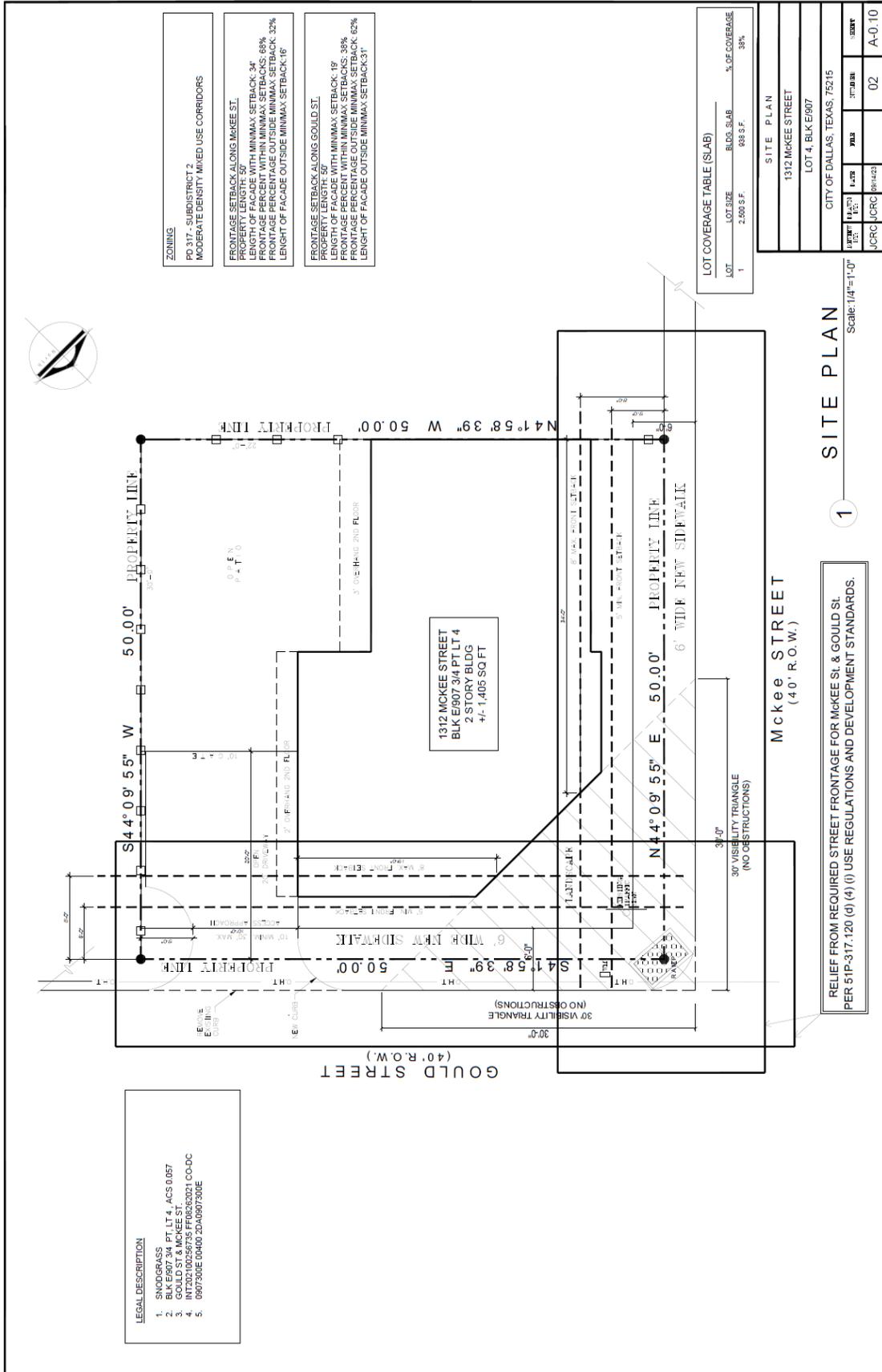
(II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and

(III) the site plan furthers the stated purpose in 51P-317.120(b)(1).

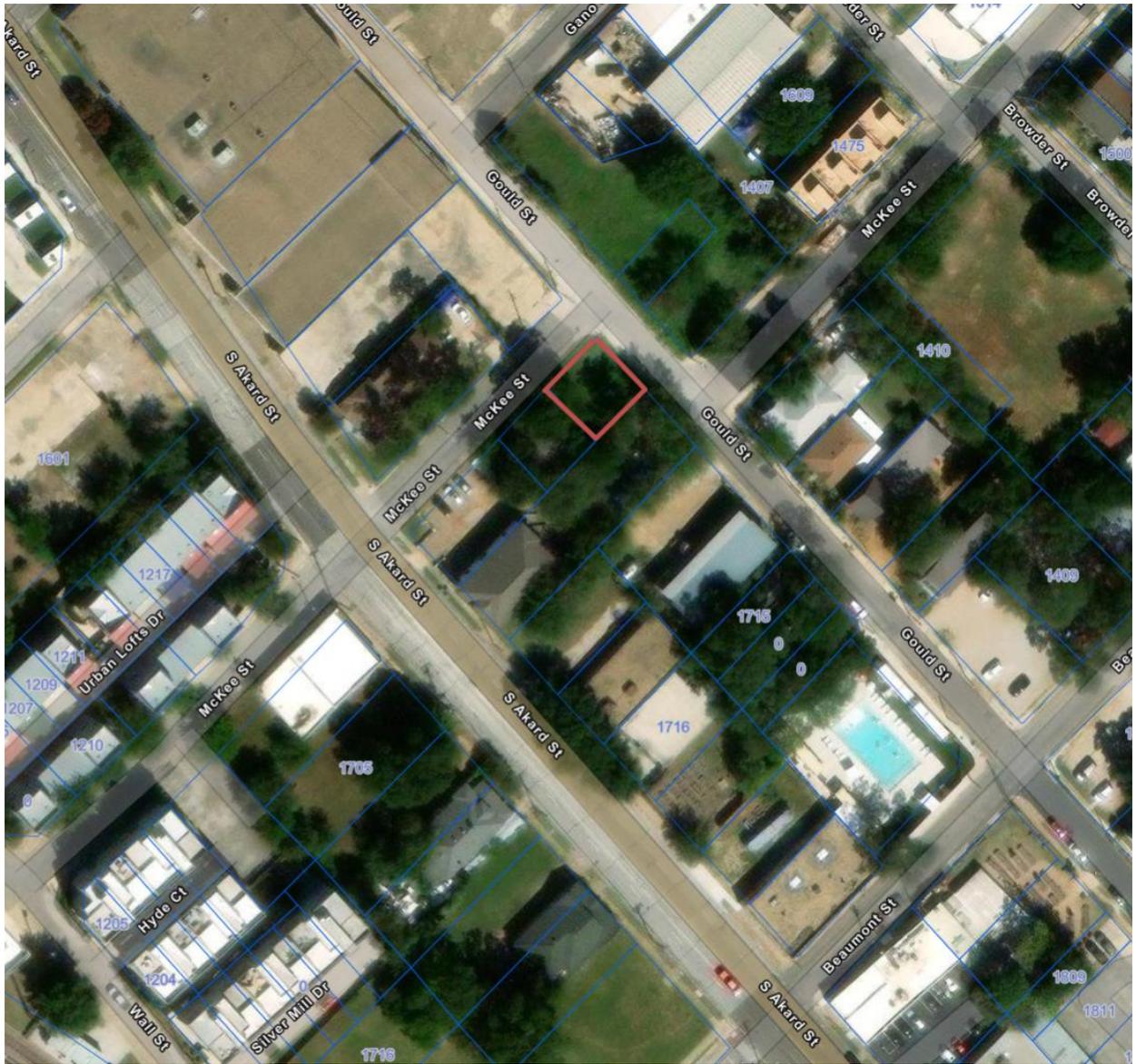
- (1) Purpose. To encourage the development of moderate-density office, lodging, retail, and residential uses in compatible combinations along the main street corridors that serve the Cedars Area Special Purpose District; to encourage development that supports increased pedestrian and bicycle use; and to encourage the preservation of structures with historic value.

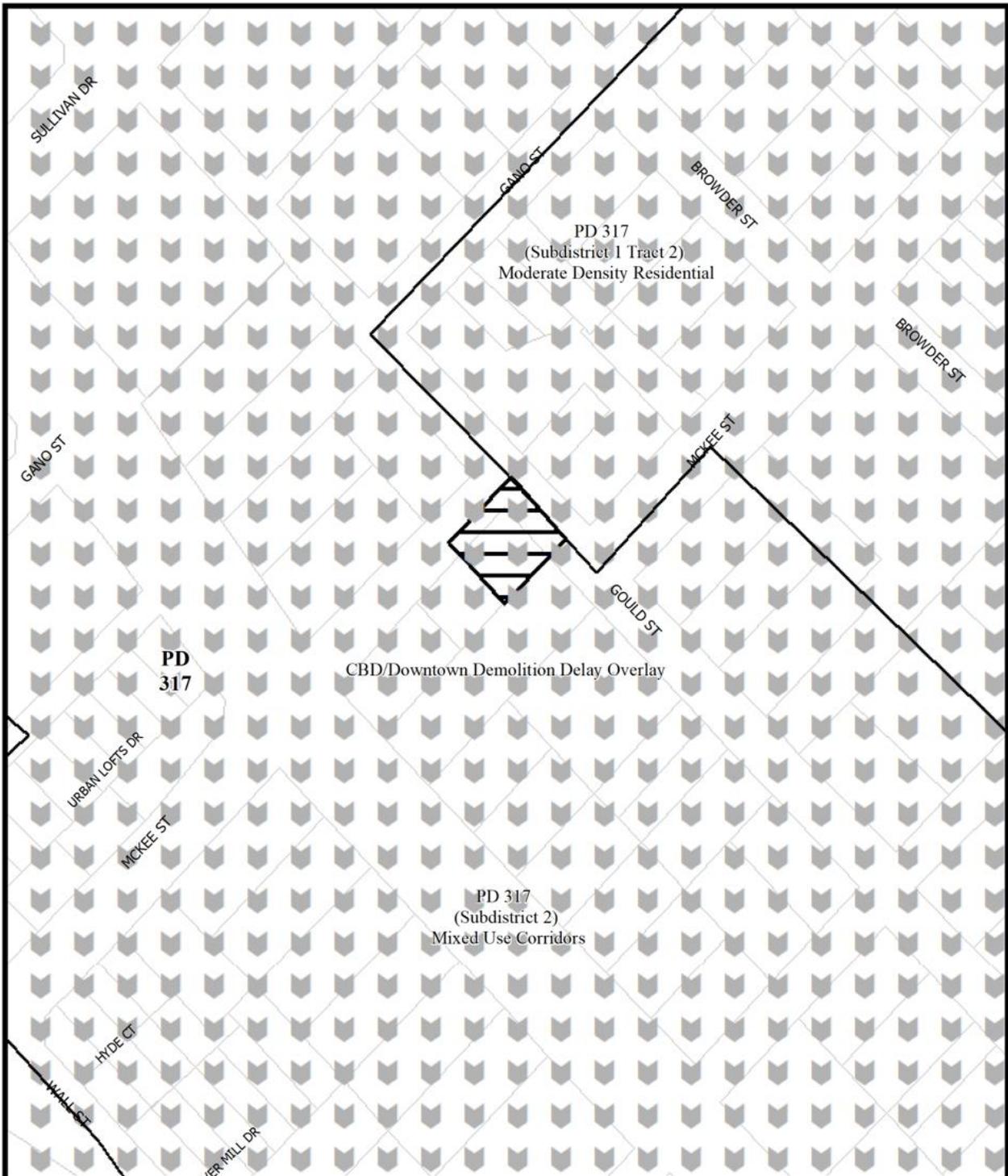
This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan along Gould Street and McKee Street meets the standards established for approving street facing frontage requirement relief.

PROPOSED SITE PLAN



AERIAL





 1:1,200	<h1>ZONING MAP</h1>	Case no: <u>M223-032</u> Date: <u>9/5/2023</u>
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09/05/2023

Notification List of Property Owners

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20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1312 MCKEE ST	GARNER LINDA
2	1401 GANO ST	KAPLAN HARRY L ESTATE
3	1408 GANO ST	CHARALAMBOPOULOS FAY
4	1400 GANO ST	Taxpayer at
5	1610 GOULD ST	Taxpayer at
6	1407 MCKEE ST	Taxpayer at
7	1611 BROWDER ST	1611 BROWDER LLC
8	1717 GOULD ST	BLACKLAND LAND & PROPERTY
9	1600 S AKARD ST	KAPLAN HARRY L
10	1612 S AKARD ST	1612 AKARD LLC
11	1716 S AKARD ST	SOUTHPAW 1712 LLC
12	1715 GOULD ST	BLACKLAND LAND & PPTY MGMT LLC
13	1709 GOULD ST	SHIPBUILD LLC
14	1712 S AKARD ST	SOUTHPAW 1712 LLC
15	1308 MCKEE ST	CHAVEZ DOLORES MENDOZA
16	1704 S AKARD ST	AMORY STREET PPTIES LLC SERIES A
17	1701 BROWDER ST	GSR OPPORTUNITY ZONE
18	1708 GOULD ST	FEIGENSON JEFFREY &
19	1704 GOULD ST	DIJKMAN CELIA MARIA TRUST
20	1400 MCKEE ST	VELA STEVEN