

FILE NUMBER: Z201-111(MP)

DATE FILED: October 13, 2020

LOCATION: East line of Madison Street, between Davis Avenue and Neely Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ±0.172 acre

CENSUS TRACT: 0042.01

OWNER/APPLICANT: John Matthew Burnett – Reeder Real Estate LP

REPRESENTATIVE: Santos Martinez, La Sierra Planning Group

REQUEST: An application for Subdistrict 6 within Planned Development District No. 830, on property zoned Tract 1C within Planned Development District No. 160

SUMMARY: The purpose of the request is to permit the development of office uses on the site.

STAFF RECOMMENDATION: **Approval**, subject to a revised Exhibit 830A.

PLANNED DEVELOPMENT DISTRICT NO. 160

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20160.pdf>

PLANNED DEVELOPMENT DISTRICT NO. 830

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20830.pdf>

BACKGROUND INFORMATION:

- The site is currently developed with a single-family home.
- The property is zoned Tract 1C within Planned Development District No. 160 with R-7.5 Single Family District from Chapter 51 (pre-transition) as a base.
- PD No. 160 was approved September 21, 1983 and has been amended three times subsequently. The PD contains approximately 133.513 acres, divided into six subdistricts.
- Planned Development District No. 830 was established on August 11, 2010 and is divided into eight subdistricts.
- The Subdistrict 6 functions as a mixed-use district with design standards.
- The purpose of the request is to utilize the existing building for an office use or restaurant without drive in or drive through use.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Madison	Local	-

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, outlining several goals and policies which 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 1.1.4 Capitalize on transit-oriented development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Policy 2.2.2 Maximize development opportunities around DART stations

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.2.4 Enhance retail, industrial and business operations.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 160 Tract 1C	Single-Family
North	PD No. 160 Tract 1C	Duplex
East	PD No. 160 Tract 1C	Multifamily
South	PD No. 830 Subdistrict 6	Financial Institution
West	PD No. 160 Tract 1C, PD No. 830 Subdistrict 6	Single-Family, Restaurant

Land Use Compatibility:

The property is currently located within Planned Development District No. 160, which is based on R-7.5 and allows single family uses. There is a duplex to the north. Properties to the west include a single-family home and a restaurant. South of the site, there is a financial institution.

The applicant's proposed potential uses include office and restaurant without a drive-through, but multiple uses would be allowed under the base zoning. Rezoning to the proposed Subdistrict 6 allows uses similar to an NS(A) Neighborhood Service District in Chapter 51A, with the addition of residential uses including single family, duplex, and multifamily.

The new permitted uses would allow for more residential housing options or for neighborhood serving commercial uses within the limits of the design and development standards. The small size of the site coupled with required parking further limit the impact of potential uses.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	PD 160 Tract 1C	PD 830 Subdistrict 6
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICES USES		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		

	Existing	Proposed
Use	PD 160 Tract 1C	PD 830 Subdistrict 6
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	
Cemetery or mausoleum	S	
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	
Foster home	S	
Halfway house		
Hospital		
Library, art gallery, or museum	S	
Public or private school	S	

	Existing	Proposed
Use	PD 160 Tract 1C	PD 830 Subdistrict 6
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general-purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	[Auth]	
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		•
Group residential facility		
Handicapped group dwelling unit	★	★/S
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Alcoholic Beverage Establishment		S
Antique shop		•

	Existing	Proposed
Use	PD 160 Tract 1C	PD 830 Subdistrict 6
Art Gallery		•
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Dry cleaning or laundry store		•
Furniture store		•
General merchandise or food store less than 50,000 sqft		•
General merchandise or food store greater than 50,000 sqft		S
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		S
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	

	Existing	Proposed
Use	PD 160 Tract 1C	PD 830 Subdistrict 6
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	
Local utilities	S / R	•
Police or fire station	S	
Post office		
Radio, television, or microwave tower	S	
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	
Utility or government installation other than listed	S	
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★/S
Recycling drop-off for special occasion collection	★	★/S
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

Standard	Existing: PD 160 1C	Proposed: PD 830 Subdistrict 6
Front setback	Matching closest adjacent structures	10' min
Side setback	5'	No min* Article X residential buffers apply
Rear setback	5' 15' other structures	10' adj single family district
Height	30'	75' max* RPS limits majority of site to 30'
Lot coverage	45% max	100% max
Transparency	No min	Street Level minimum 40% for non-residential uses
Entrance	Not required	Required on primary street Prominent and clearly visible
Sidewalk	City standard	Minimum 6' unobstructed
Driveway Design	City standard	Crosswalks on ingress/egress driveways clearly marked Curb cuts limited to between 12' 24' in width
Special standards		Proximity slope Additional design requirements within SEC. 51P-830.122. ARCHITECTURAL DESIGN STANDARDS

Although the applicant has stated the intention to reuse the existing structure, the following evaluates potential development scenarios under the proposed standards.

The requested change does not make changes to the existing PD subdistrict but would reclassify the lot from PD No. 160 Tract 1C standards to PD No. 830 Subdistrict 6 standards. The proposed zoning has less restrictive yard, lot, and space regulations, while having more restrictive design standards.

Although the proposed zoning has decreased side setbacks, from the existing five-foot to zero-foot, redevelopment of the property under the proposed zoning would require a five-foot landscape buffer on the north property line and a rear landscape buffer of 10 feet.

The increased maximum lot coverage, from 45 percent to 100 percent, allows better utilization of the property for potential uses and is appropriate in a walkable environment in proximity to services and transit. Effective lot coverage is limited, however, by the required setbacks, required landscaping buffers, and required parking, all of which would significantly limit the building footprint of a potential development.

The proposed rezoning would permit a higher maximum height of 75 feet but would be subject to a one-to-one residential proximity slope (defined by PD No. 830 Subdistrict 6) projecting from the northern property line. This would limit the majority of the property to 30 feet-in-height, the same as the adjacent district to the north. After 30 feet, the southernmost 20 feet of the property would allow for height increases at a slope of one-to-one. The effect of this is to limit the height of potential redevelopment on the property to a similar height as property to the north.

The proposed rezoning includes urban design standards that would apply in the event the property was redeveloped. These include variations in façades for every 30 feet, inclusion of porches or awnings, 40 percent minimum transparency for non-residential development, and glass façade maximums of 80 percent. These serve to activate the street and add visual interest which enhance walkability. Additionally, the PD calls for minimum six-foot unobstructed sidewalks and enhanced pedestrian driveway crossings.

Parking:

Use of the property would require parking in accordance with Chapter 51A and the PD. This includes specific calibrations for legacy buildings and a mixed-use sharing factor. The existing structure is not considered a legacy building by the PD. The parking requirement for an office use is one space per 333 square feet. The parking requirement for a restaurant use, within the PD, requires one space per 125 square feet.

Landscaping:

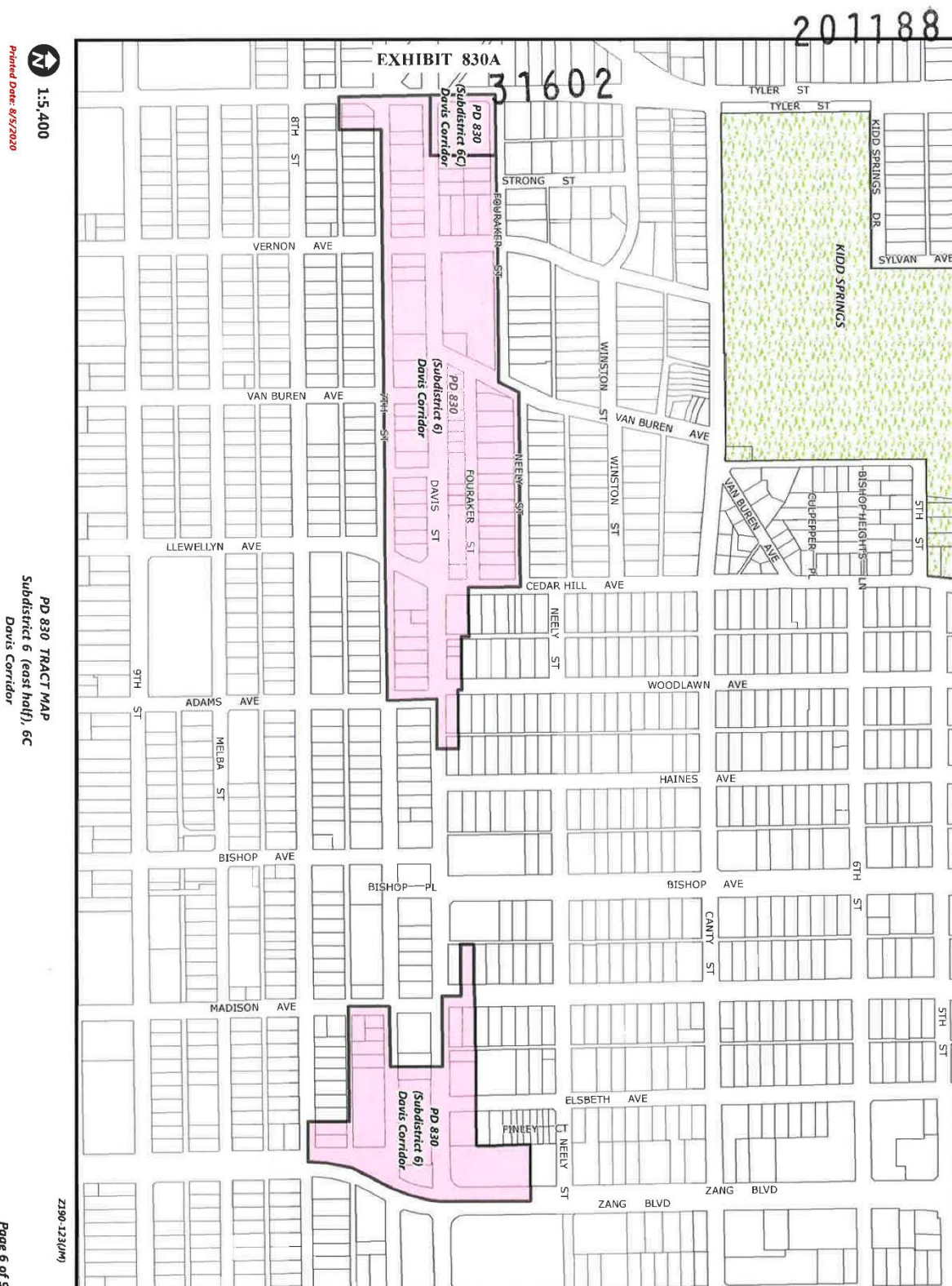
Landscaping on the property must be provided landscaping must be provided in accordance with Article X and PD 830. Redevelopment or significant repaving (over 2000 square feet of repaving) would trigger landscaping requirements.

Market Value Analysis

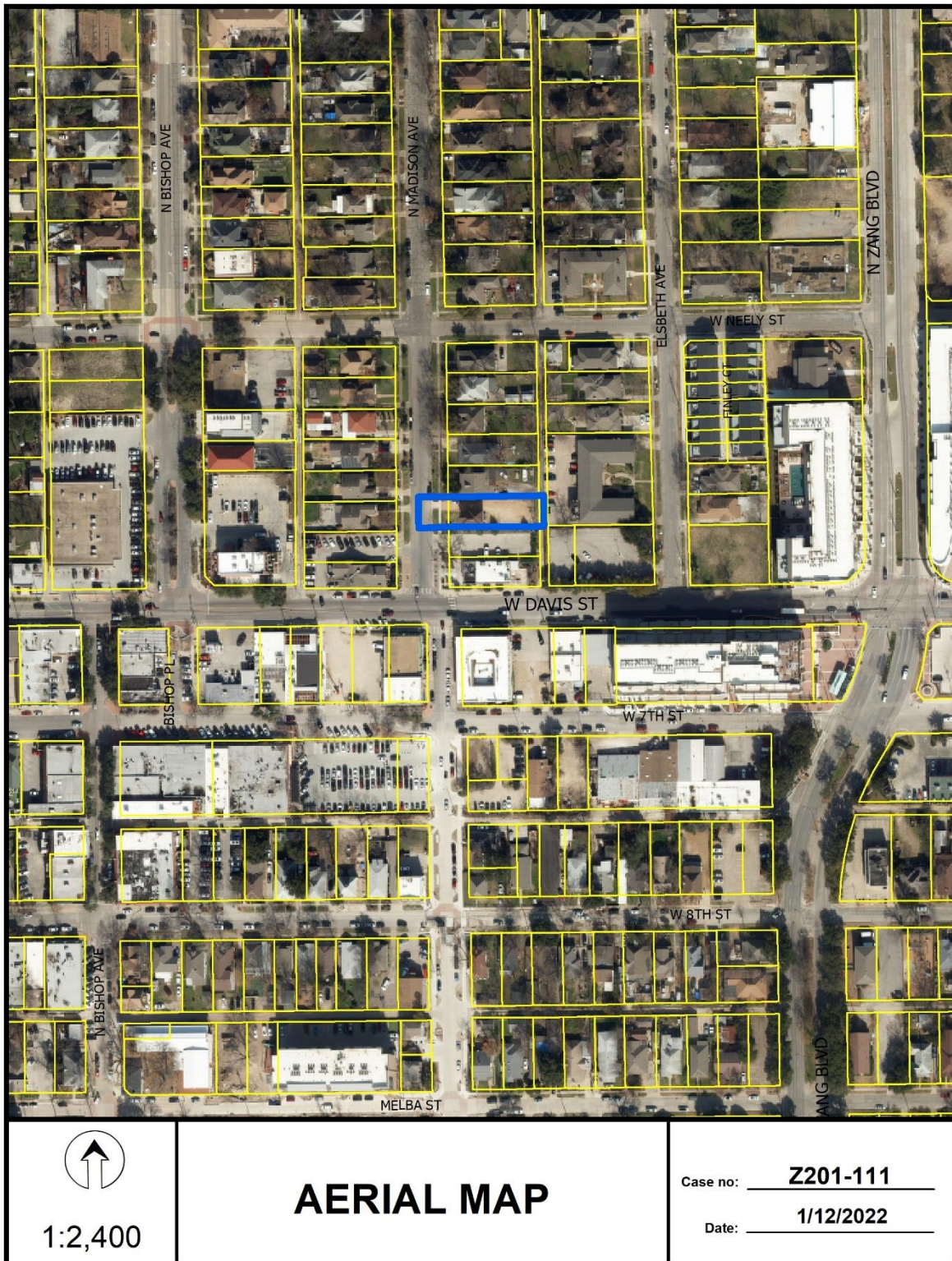
[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City 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

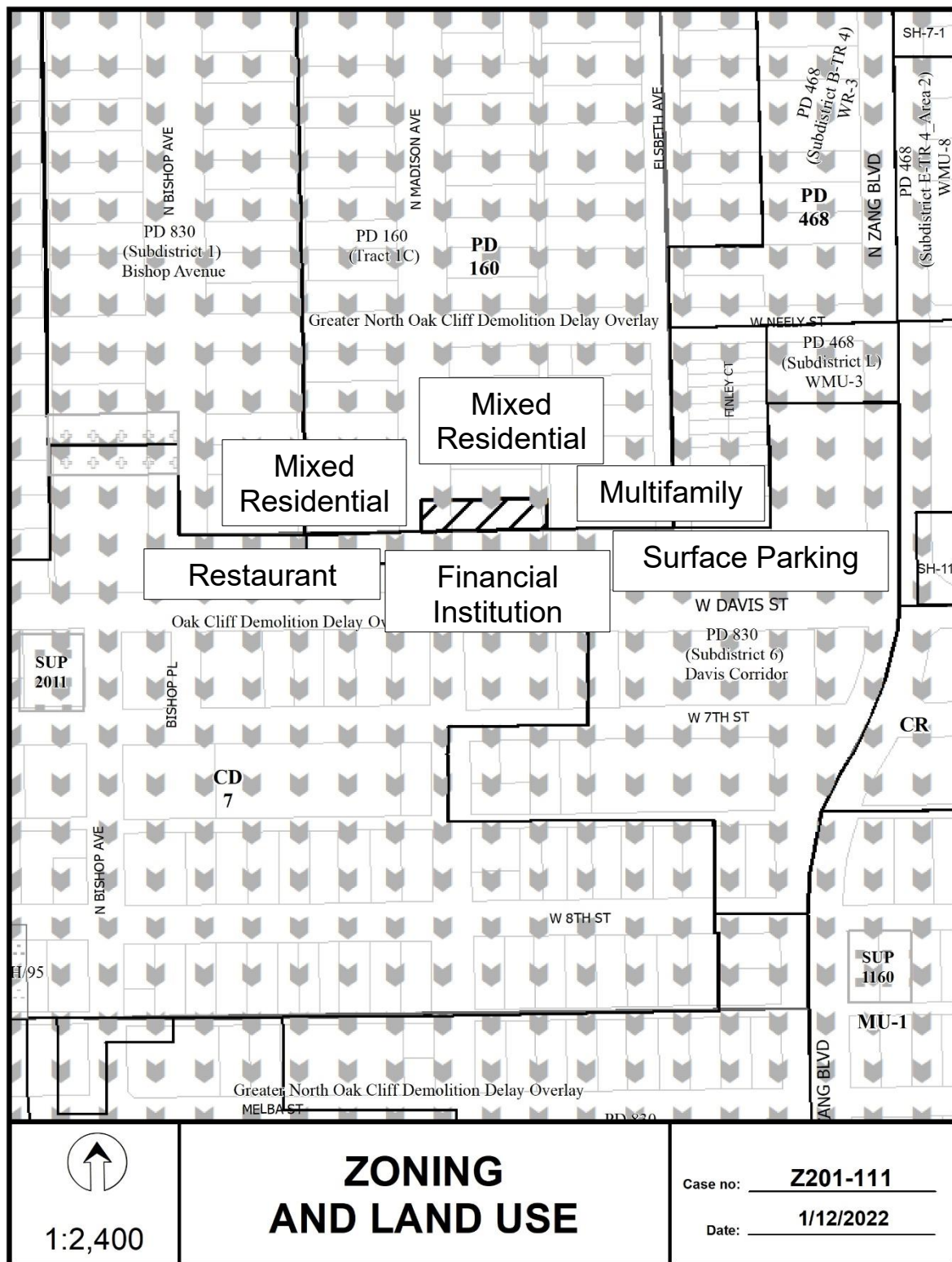
Z201-111(MP)

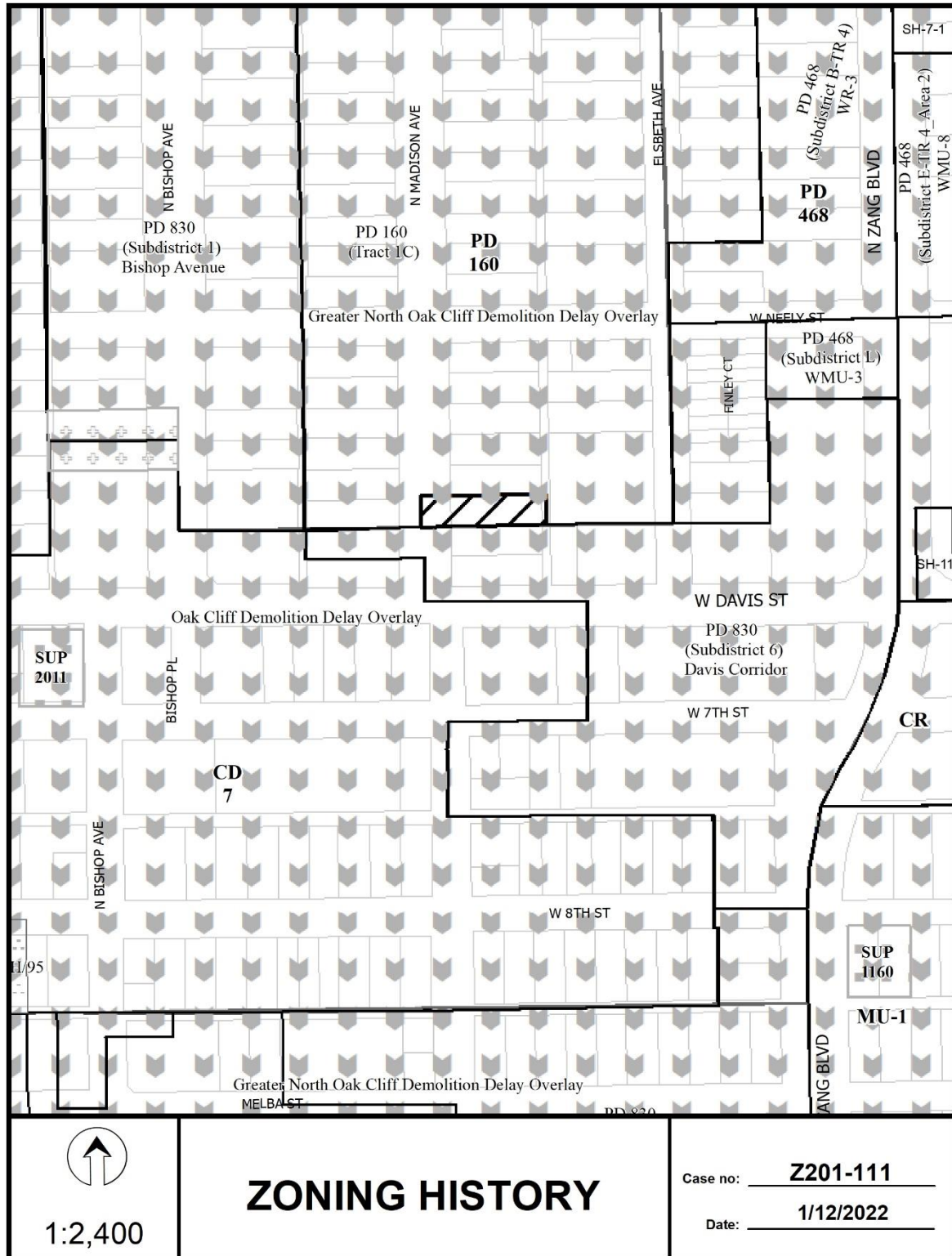
strongest markets to orange, representing the weakest markets. The area of request is located within the “C” MVA category.

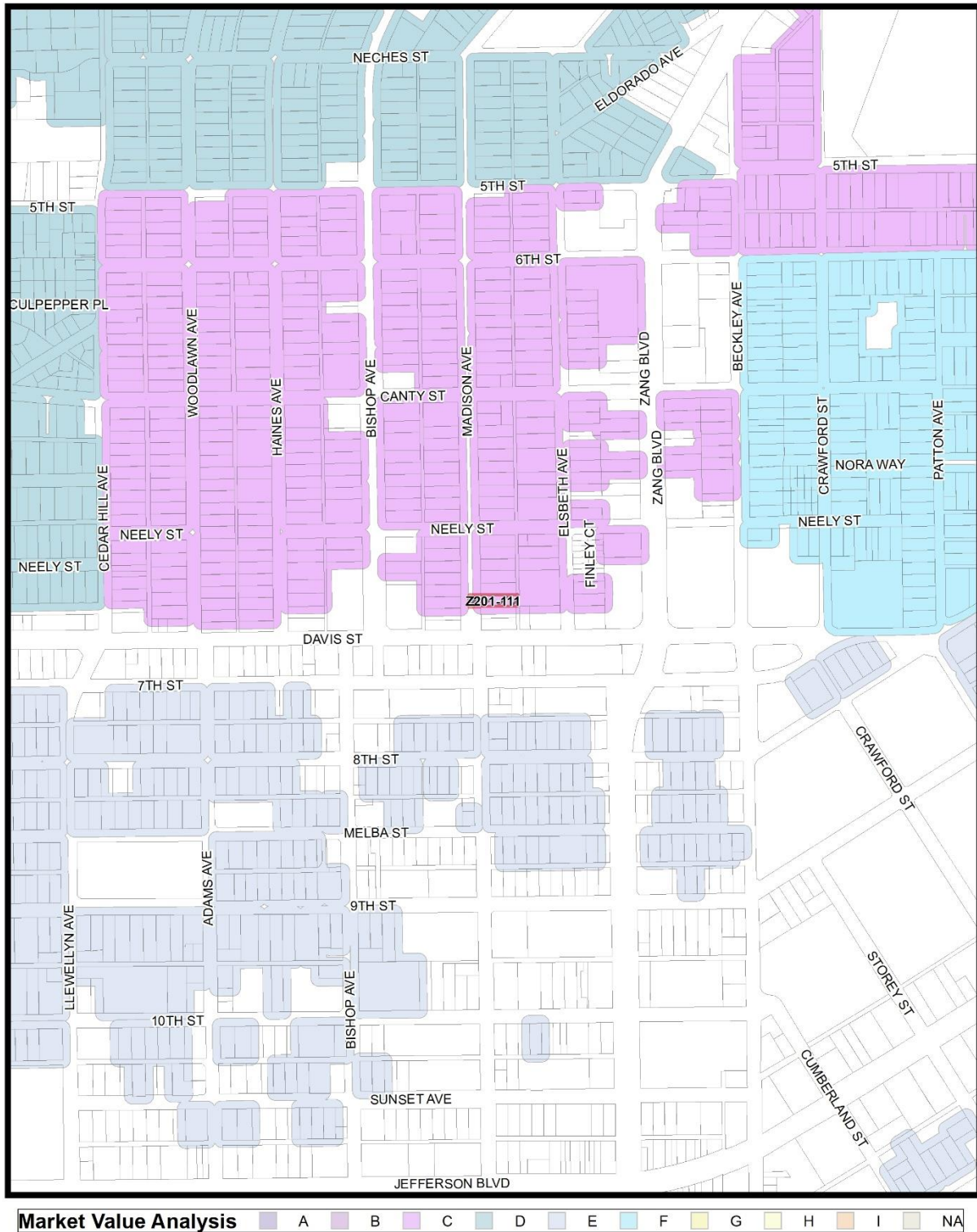






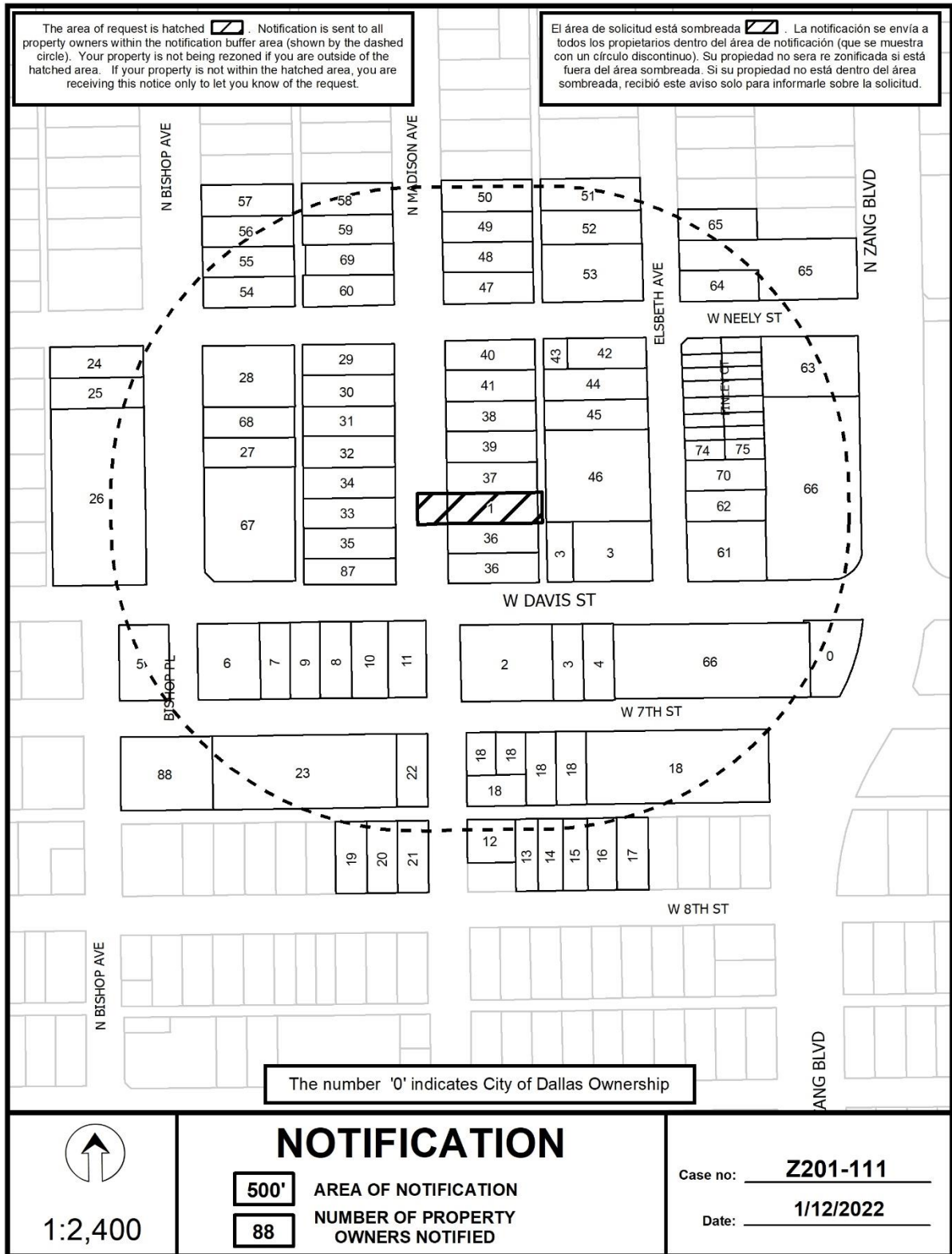






Market Value Analysis

Printed Date: 1/12/2022



10/19/2022

Notification List of Property Owners***Z201-111******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	608 N MADISON AVE	BURNETT JOHN MATTHEW
2	238 W DAVIS ST	AMBERS ON DAVIS LP
3	228 W DAVIS ST	WEST DAVIS INVESTMENTS LLC
4	218 W DAVIS ST	ENGLISH FAMILY LTD PS
5	334 W DAVIS ST	Taxpayer at
6	330 W DAVIS ST	YEUNG EDWINA & SHIU
7	316 W DAVIS ST	DIMOCK PROPERTIES LLC
8	325 W 7TH ST	HISPANIC SERV UNLTD INC
9	306 W DAVIS ST	HISPANIC SERVICES UNLTD
10	300 W DAVIS ST	HISPANIC SERVICES
11	408 N MADISON AVE	Taxpayer at
12	235 W 8TH ST	DIPPREY GARY EUGENE &
13	233 W 8TH ST	216 W 7TH LLC
14	231 W 8TH ST	216 W 7TH LLC
15	223 W 8TH ST	SALINAS ELIDA
16	217 W 8TH ST	SHAYM 01 LLC
17	228 W 7TH ST	AM VICTOR PROSPER LLC
18	309 W 8TH ST	ALVAREZ GERARDO
19	305 W 8TH ST	OAK CLIFF LEASING LLC
20	301 W 8TH ST	SQUARE PEG PROPERTIES LLC
21	300 W 7TH ST	BISHOP STREET PARTNERS JV
22	631 N BISHOP AVE	2444 LLC
23	627 N BISHOP AVE	2444 LLC
24	611 N BISHOP AVE	2444 LLC
25	614 N BISHOP AVE	OAK CLIFF INV LLC
26	630 N BISHOP AVE	FIENTES JOSE CO INC

10/19/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	629 N MADISON AVE	JASIECKI KEITH
28	621 N MADISON AVE	FLORES JAVIER
29	617 N MADISON AVE	RODRIGUEZ EDUARDO S &
30	609 N MADISON AVE	SAMAYOA LEONEL
31	613 N MADISON AVE	MONDRAGON MARIA E
32	303 W DAVIS ST	JAISEL INVESTMENTS LLC
33	606 N MADISON AVE	TBBRE HOLDINGS LLC
34	612 N MADISON AVE	BURGESS GEORGE T III
35	620 N MADISON AVE	PONCE JESUS J &
36	616 N MADISON AVE	PONCE JESUS J & ANJULIE M
37	628 N MADISON AVE	SIROIS MICHAEL
38	624 N MADISON AVE	RODRIQUEZ TORIBIA C
39	629 ELSBETH ST	LUCAS KRISTY
40	212 W NEELY ST	1122 HOLDINGS LLC
41	627 ELSBETH ST	WEST DAVIS INVESTMENTS LLC
42	621 ELSBETH ST	MENA JUAN BARRERA
43	615 ELSBETH ST	CSK REAL ESTATE LLC
44	702 N MADISON AVE	DAVIDSON VINSON N &
45	704 N MADISON AVE	WONG DIXON
46	710 N MADISON AVE	POSADAS REO MANAGEMENT LLC
47	714 N MADISON AVE	VILLARREAL MELINDA ANN &
48	713 ELSBETH ST	FLORES DORA
49	709 ELSBETH ST	CANALES ROBERTO M &
50	701 ELSBETH ST	Taxpayer at
51	706 N BISHOP AVE	GOOD SPACE ARTS INC
52	710 N BISHOP AVE	ULLRICH DEVON & TAYLOR
53	712 N BISHOP AVE	ESQUIVEL JOHNNY & MICKELA R
54	719 N MADISON AVE	PEREZAFANADOR JAVIER ALEJANDRO &
55	709 N MADISON AVE	ELLIS ROBERT WILLIAM
56	701 N MADISON AVE	TORRES ALFREDO R &
57	600 ELSBETH ST	ALIGN LP

10/19/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	610 ELSBETH ST	GWC TX INVESTMENTS LLC
59	635 N ZANG BLVD	BISHOP 1910 PARTNERS LTD
60	700 ELSBETH ST	SHIRVANI REAL ESTATE ZANG LLC
61	708 ELSBETH ST	SHIRVANI REAL ESTATE ZANG LLC
62	196 W DAVIS ST	AM VICTOR PROSPER LLC
63	606 N BISHOP AVE	JOSE FUENTES CO INC
64	620 N BISHOP AVE	620 N BISHOP LLC
65	707 N MADISON AVE	CHAVARRIA PANFILO O &
66	612 ELSBETH ST	G & C HOLDCO LLC
67	639 FINLEY CT	GOODMAN ZACHARY LEE
68	627 FINLEY CT	YEUNG TERRY
69	615 FINLEY CT	KERSHNER BRANDON WADE &
70	603 FINLEY CT	SRISATHIT PIRIYA &
71	602 FINLEY CT	PATEL NISHI &
72	614 FINLEY CT	CHAKRAVARTHY JIVAS S
73	626 FINLEY CT	FOLEY PATRICK
74	638 FINLEY CT	CRABTREE RYAN THOMAS
75	687 FINLEY CT	PERNISCO JOSEPH & MONA
76	675 FINLEY CT	CHARPENTIER BETH
77	663 FINLEY CT	SCHROEDER KELLI LEE
78	651 FINLEY CT	COVER JAMES S & MALIA D
79	650 FINLEY CT	COOKE OLIVER S
80	662 FINLEY CT	OSEIBONSU ABENA
81	674 FINLEY CT	FINLEY COURT LLC
82	686 FINLEY CT	LODDER DARIN