

FILE NUMBER: Z189-280(AU)

DATE FILED: May 28, 2019

LOCATION: East line of South Corinth Street Road, south of Morrell Avenue

COUNCIL DISTRICT: 4

MAPSCO: 7 L

SIZE OF REQUEST: ±1.24 acres

CENSUS TRACT: 89.00

APPLICANT/OWNER: Christopher L Mayers/KnowVest, Inc.

REPRESENTATIVE: Maxwell Fisher, Masterplan

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

SUMMARY: The applicant proposes a residential development of approximately 32 multifamily units on a property that is currently divided into commercial and residential zoning districts.

CPC RECOMMENDATION: **Approval** with retention of the D Liquor Control Overlay

STAFF RECOMMENDATION: **Approval** with retention of the D Liquor Control Overlay

BACKGROUND INFORMATION

- The 1.24-acre request property is the front part of a 1.81-acre larger parcel located along South Corinth Street Road and is currently undeveloped. The 1.24-acre portion is zoned a CR-D Community Retail District with a D overlay, with the 0.57-acre remainder being zoned an MF-2(A) Multifamily District.
- The applicant is proposing a residential development of approximately 32 multifamily units on the 1.81-acre parcel.

Zoning History

There have been two zoning requests in the surrounding area in the past five years:

- 1. Z145-267:** On August 12, 2015, an automatic renewal of Specific Use Permit No. 1924 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved, for a five-year period, for the property located on the northwest corner of S Corinth St. Road and Morell Avenue.
- 2. Z178-253:** On August 22, 2018, City Council approved a zoning change from a CR-D Community Retail District with a D Liquor Control Overlay to an MF-2(A) Multifamily District with a D Liquor Control Overlay on property located on the west line of South Corinth Street Road, south of Morell Avenue, immediately adjacent to the south of the request site.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
South Corinth St. Road	Principal Arterial	Approximately 60 feet /100 feet With Bike Plan designation

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 1.3 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.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences

GOAL 6 ENHANCE RENTAL HOUSING OPTIONS

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

Surrounding Land Uses

	Zoning	Land Use
Site	CR - D Community Retail	Undeveloped
North	CR - D Community Retail	Restaurant Little Cedar Creek
East	MF-2(A) Multifamily with SUP No. 532	Undeveloped Church and Community Center with outside playground (Salvation Army)
South	MF-2(A) Multifamily	Undeveloped Multifamily
West	CR - D Community Retail	Auto service

Land Use Compatibility

The 1.24-acre request property is the front part of a 1.81-acre larger parcel located along South Corinth Street Road and is currently undeveloped. Historical records for this address show building permits for a medical office building. The larger parcel is currently divided into commercial and residential uses, the 1.24-acre portion, which is the request site, is zoned a CR Community Retail District with a D overlay, with the remainder, outside of the area of request, being zoned an MF-2(A) Multifamily District. The purpose of this request is to unify the zoning on the entire property to allow for a residential development of approximately 32 multifamily units comprised of the request property assembled with the 0.31-acre property adjacent to the south. This development will continue the existing residential development further south of the request site. The request would have no impact on the existing D Liquor Control Overlay.

The proposed MF-2(A) zoning limits the maximum height allowed to 36 feet, as opposed to the 54 feet maximum height with retail, and personal service uses allowed by the existing CR Community Retail District.

The D Liquor Control Overlay prohibits the sale of alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises. The overlay has been placed purposefully over retail districts throughout the city as to prevent the sale and consumption of alcoholic beverages in proximity to residential districts that surround the subject site. This proposal is maintaining the D Liquor Control Overlay as an additional alcohol sales control overlay in proximity of residential districts in case this site will be rezoned in the future.

The request site is surrounded by multifamily to the south, church and community service uses to the east, retail to the north and auto-related uses to the west, across South Corinth

Street Road. Undeveloped properties are adjacent to the east and south.

The proposed zoning change is consistent with the development and zoning patterns found in the area and will not impose unreasonable additional standards to the surrounding uses, specifically the CR district to the north and west. The area of request is located in front of a DART bus stop and is within a half-mile walking distance of the Morrell DART rail station.

After review of the existing development patterns of surrounding properties, staff recognizes the benefits of the expansion of the MF-2(A) Multifamily district.

Development Standards

District	Setbacks			Height (max)	Lot Coverage (max)	Special Standards	Primary Uses
	Front (min)	Side (min)	Rear (min)				
Existing: CR	15'	20' adj. to res. (not including A(A)) 0' all others		54' Max 4 stories	60%	RPS Visual intrusion	agricultural, commercial & business service, industrial, institutional and community services, lodging, office, recreational, retail and personal services, transportation utility and public service, wholesale, distribution, storage
Proposed: MF-2(A)	15'	SF: 0' D: 5' Other: 10'	SF: 0' D: 10' Other: 15' 10' when backing certain distr.	36'	60% 50% for non-residential	RPS 15' spacing between each group of 8 SF units Min lot area per DU Development bonus for mixed-income	residential, institutional, community service uses

Overall, the most significant changes in development rights would include changing to primarily residential land uses, decreasing the maximum allowable height and the additional RPS, MF-2(A) being a site of origination.

The Residential Proximity Slope (RPS) is a slope that emanates at a one foot in height for every foot in distance of separation, at a 45 angle, and terminates at a horizontal distance of 50 feet from the site of origination for a multifamily district. In this case, the request area will become an RPS-generating site for the property to the north that will is currently a CR district.

Considering the fact that the right-of-way for South Corinth Street Road is 100 feet wide and the RPS generated by an MF(A) district is less restrictive, staff believes that these changes will not significantly impact or change the existing development pattern of the area and will not impose unreasonable development restrictions on the CR district immediately adjacent to the north and west of the request site.

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.

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 uncategorized. Adjacent properties to the east are within Category I and H.

CPC Action
August 1, 2019

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District with retention of the D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth St. Road, south of Morrell Avenue.

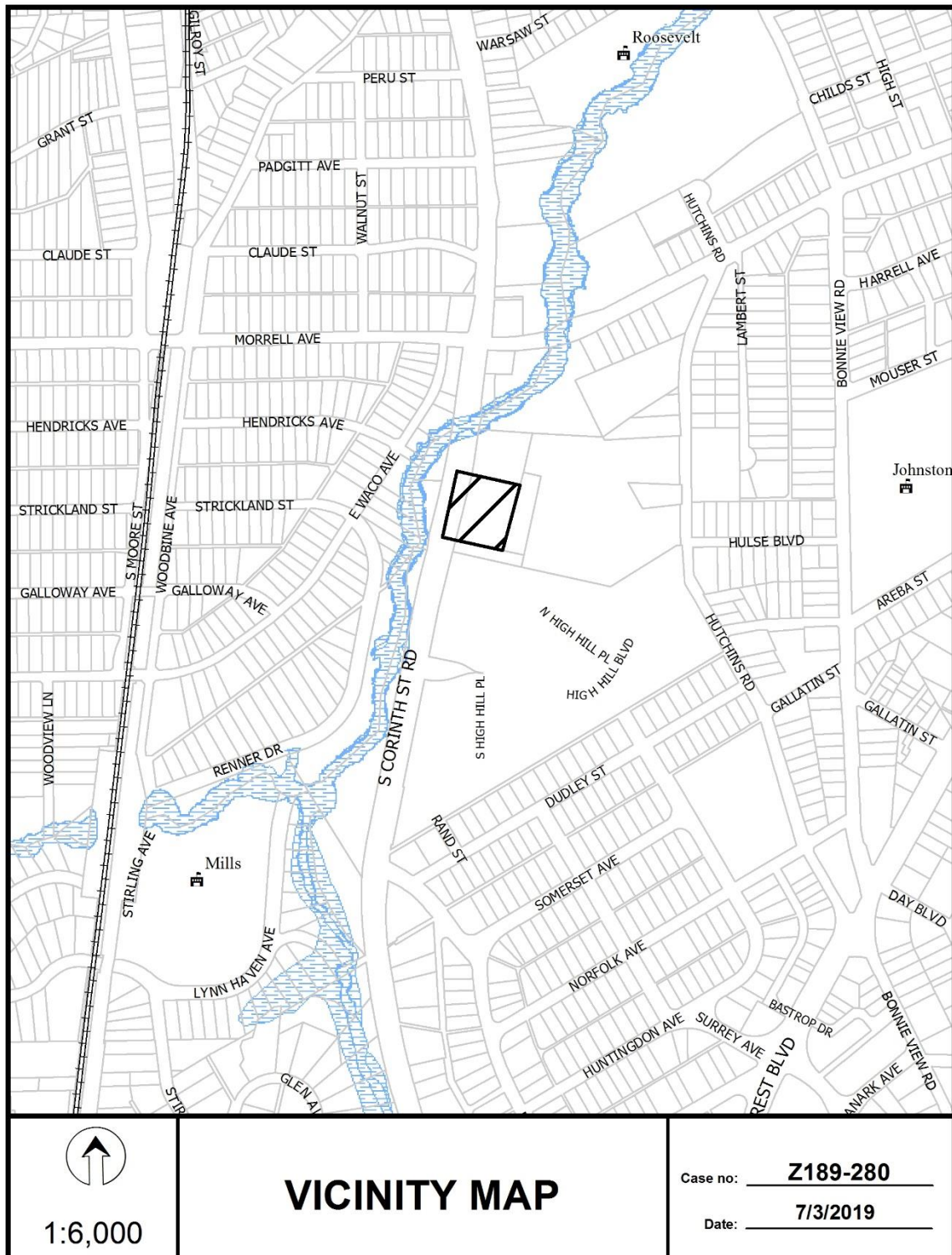
Maker: Johnson
Second: Murphy
Result: Carried: 13 to 0

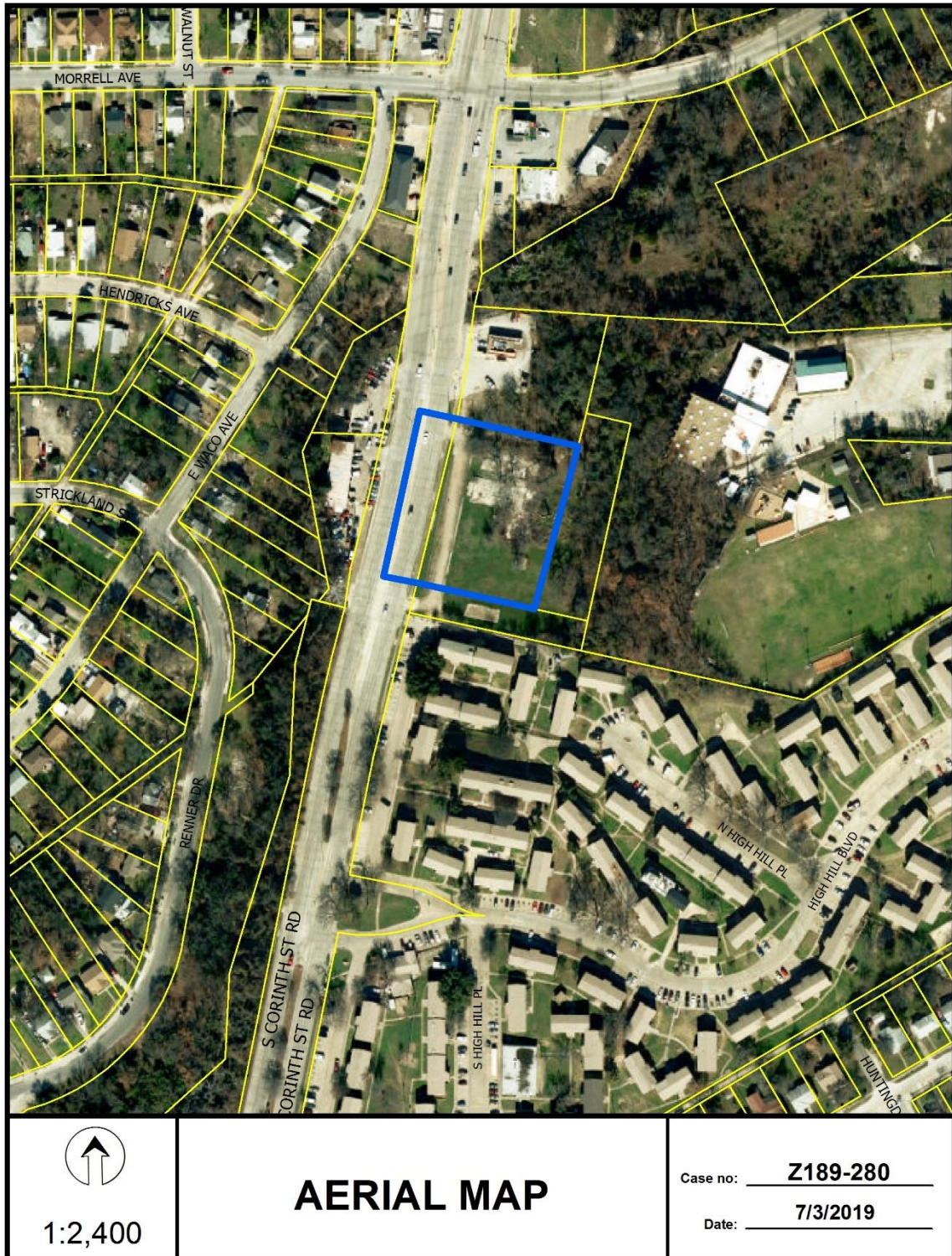
For: 13 - MacGregor, Schulte, Criss, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Murphy, Ridley, Tarpley

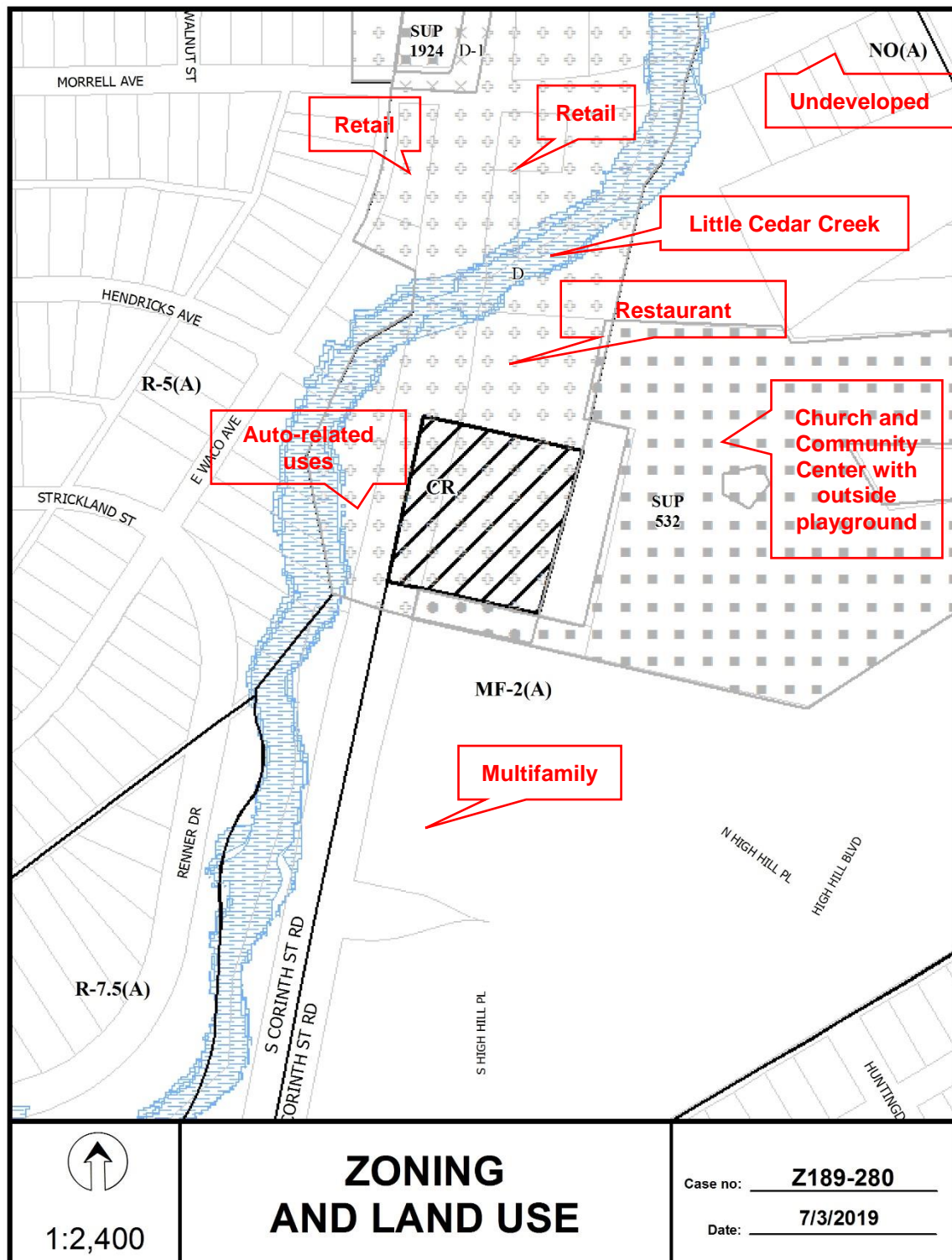
Against: 0
Absent: 0
Vacancy: 2 - District 8, District 12

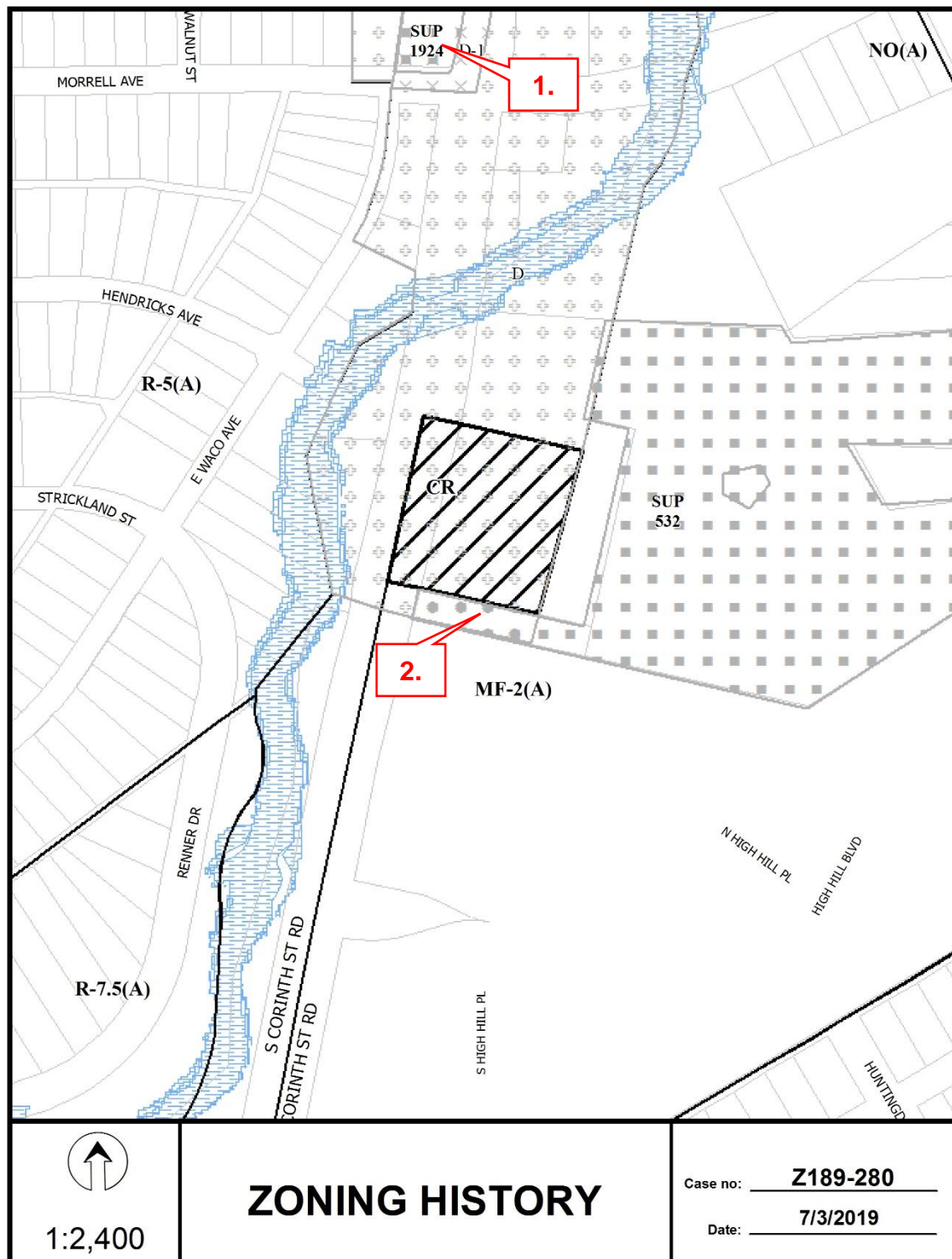
Notices: Area: 300 Mailed: 24
Replies: For: 1 Against: 0

Speakers: For: Maxwell Fisher, 900 Jackson St., Dallas, TX, 75202
Against: Raul Regus, 955 S. Corinth, Dallas, TX, 75203

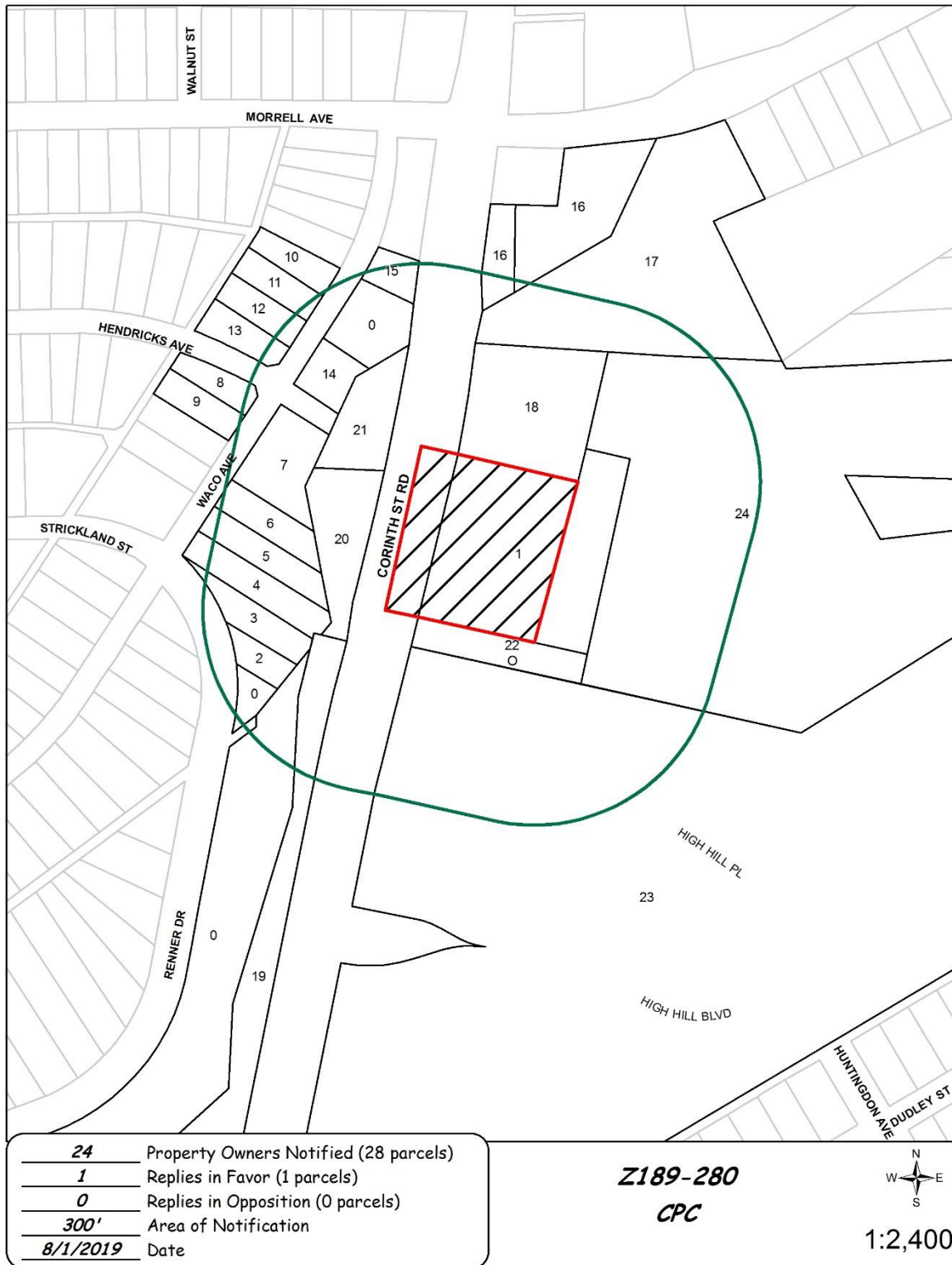








CPC Responses



07/31/2019

Reply List of Property Owners***Z189-280******24 Property Owners Notified******1 Property Owner in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	944 S CORINTH ST RD	MANNING BROTHERS BARNETT LTD INC
	2	1566 RENNER DR	HERNANDEZ MARIA
	3	1570 RENNER DR	SIERRADELARA ELIAS
	4	1602 WACO AVE	SMITH ALENE H
	5	1606 WACO AVE	MURILLOMONCADA ARIANA
	6	1610 WACO AVE	GOMEZ CLAUDIA E
	7	1614 WACO AVE	HAPPY FAMILY RENTALS LLC
	8	1623 WACO AVE	JACKSON MAJORIA
	9	1619 WACO AVE	MITCHELL LOUIS
	10	1715 WACO AVE	ROMERONAVA ANY JANET
	11	1711 WACO AVE	SANCHEZ JOSE LUIS RAMIREZ
	12	1707 WACO AVE	DELEON RAUL & ISELA
	13	1703 WACO AVE	POWELL HELEN LOUISE
	14	1700 WACO AVE	HILL SHANTA
	15	1718 WACO AVE	JONES BERNICE ETAL
	16	910 S CORINTH ST RD	JJ PROPERTIES INC
	17	1710 MORRELL AVE	BRISTOW ANNEMARIE
	18	938 S CORINTH ST RD	WILLIAMS FRIED CHICKEN INC
	19	1000 S CORINTH ST RD	BALLAS VICTOR
	20	955 S CORINTH ST RD	DUKES R C ETAL
	21	945 S CORINTH ST RD	DUKES R C
O	22	952 S CORINTH ST RD	KNOWVEST INC
	23	1000 S CORINTH ST RD	GH PARTNERS LLC
	24	807 HUTCHINS RD	SALVATION ARMY