

FILE NUMBER: Z189-283(PD)

DATE FILED: May 30, 2018

LOCATION: Northwest corner of Tempest Drive, north of Prater Road

COUNCIL DISTRICT: 8

MAPSCO: 69 L

SIZE OF REQUEST: ±.19 acres

CENSUS TRACT: 116.02

APPLICANT/OWNER: Daniel Galvan

REQUEST: An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District.

SUMMARY: The proposed request will allow for the construction of one single-family dwelling commensurate with the R-7.5(A) Single Family District regulations.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The .19-acre request site is zoned an A(A) Agricultural District and has never been developed.
- The proposed use is to develop the property in conformity with the R-7.5(A) Single Family District to allow the construction of one single family dwelling unit.

Zoning History: There have been no zoning requests in the vicinity within the past five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Tempest Drive	Residential Collector	24 feet
Prater Road	Residential Collector	24 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request 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 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 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas. The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

NEIGHBORHOOD PLUS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
North	A(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	R-7.5(A), DR Z067-177	Undeveloped

Land Use Compatibility:

The request site is approximately .19 acres or approximately 8,276-square-feet of land, has never been developed and is proposed to be an R-7.5(A) Single Family District.

The applicant is proposing to build one single family dwelling unit on the subject site. The request site is currently zoned an A(A) Agricultural District with the Dallas Development Code describing the purpose of this district as being largely transitional. As areas develop with utilities and urban services become available, these areas are anticipated to transition to other urban zoning categories based on development needs.

The surrounding properties to the north are zoned an A(A) Agricultural District with all other properties to the east, south, and west being zoned an R-7.5(A) Single Family District.

While the A(A) Agricultural District allows single family residential uses; the most notable difference between the proposed zoning district and the existing zoning district is the required lot size. The A(A) District requires a minimum lot size of three acres compared to a minimum of 7,500 square feet for the proposed R-7.5(A) Single Family District. While the front yard setback is greater for the existing A(A) district, any new

construction fronting Tempest Drive will require continuity of the blockface. Therefore, the greater front yard setback required for the A(A) district will apply for all construction fronting Tempest Drive.

Although the yard, lot, and space requirements for the side yard, rear yard, height, and lot coverage will be regulated by the R-7.5(A) district requirements rather than the A(A) district requirements, as indicated in the table below; staff does not have concern. Staff supports the request and believes that a rational zoning pattern should be encouraged by preventing inappropriate uses from intruding into residential areas, as proposed by this request. The proposed development will be compatible with the character of the existing built environment and consistent with the existing neighborhood. Additionally, R-7.5(A) Single family District uses is the predominate land use along Tempest Drive to the east and north across to the east as well as to the north across Hwy 20.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%	N/A	Agricultural & single family
Proposed							
R-7.5(A) Single Family	25'	5'/5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family, churches, public and private schools, and public parks

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 which has a requirement of two off-street parking spaces per dwelling.

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 MVA 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 area of request is not within an MVA cluster however the request is within the vicinity of an "F" MVA cluster to the north, east and south.

CPC ACTION
January 23, 2020

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the northwest corner of Tempest Drive, north of Prater Road.

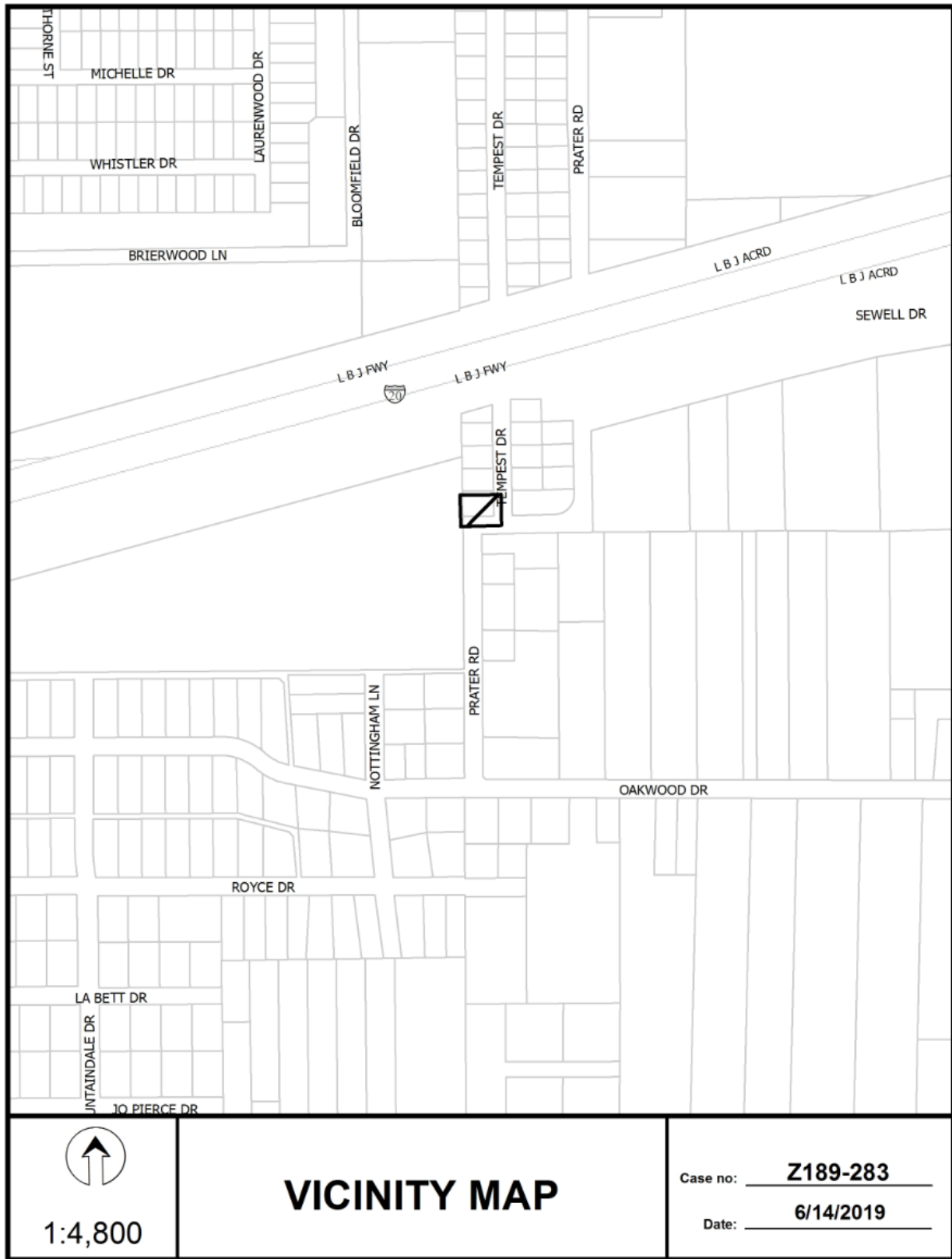
Maker: Garcia
Second: MacGregor
Result: Carried: 13 to 0

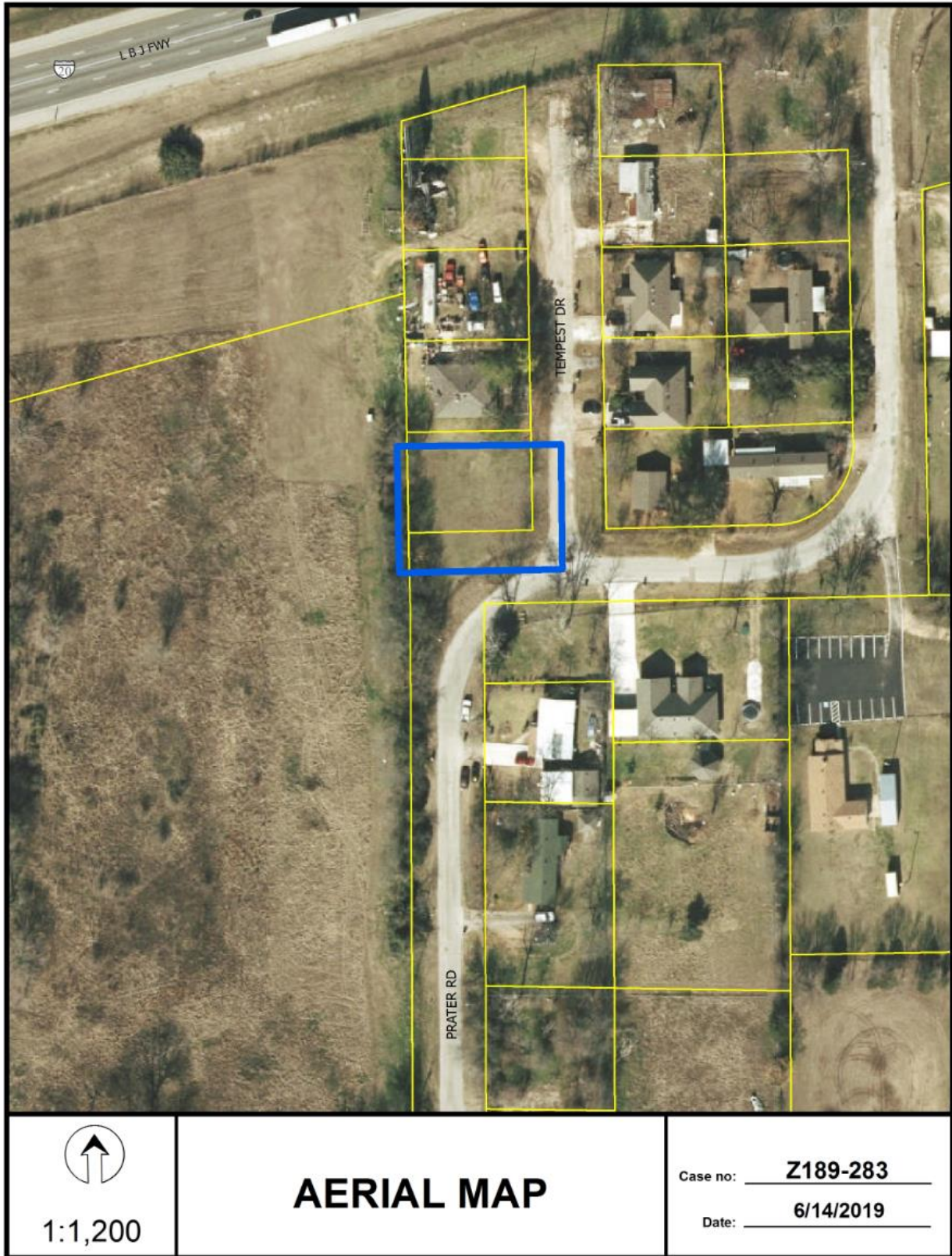
For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

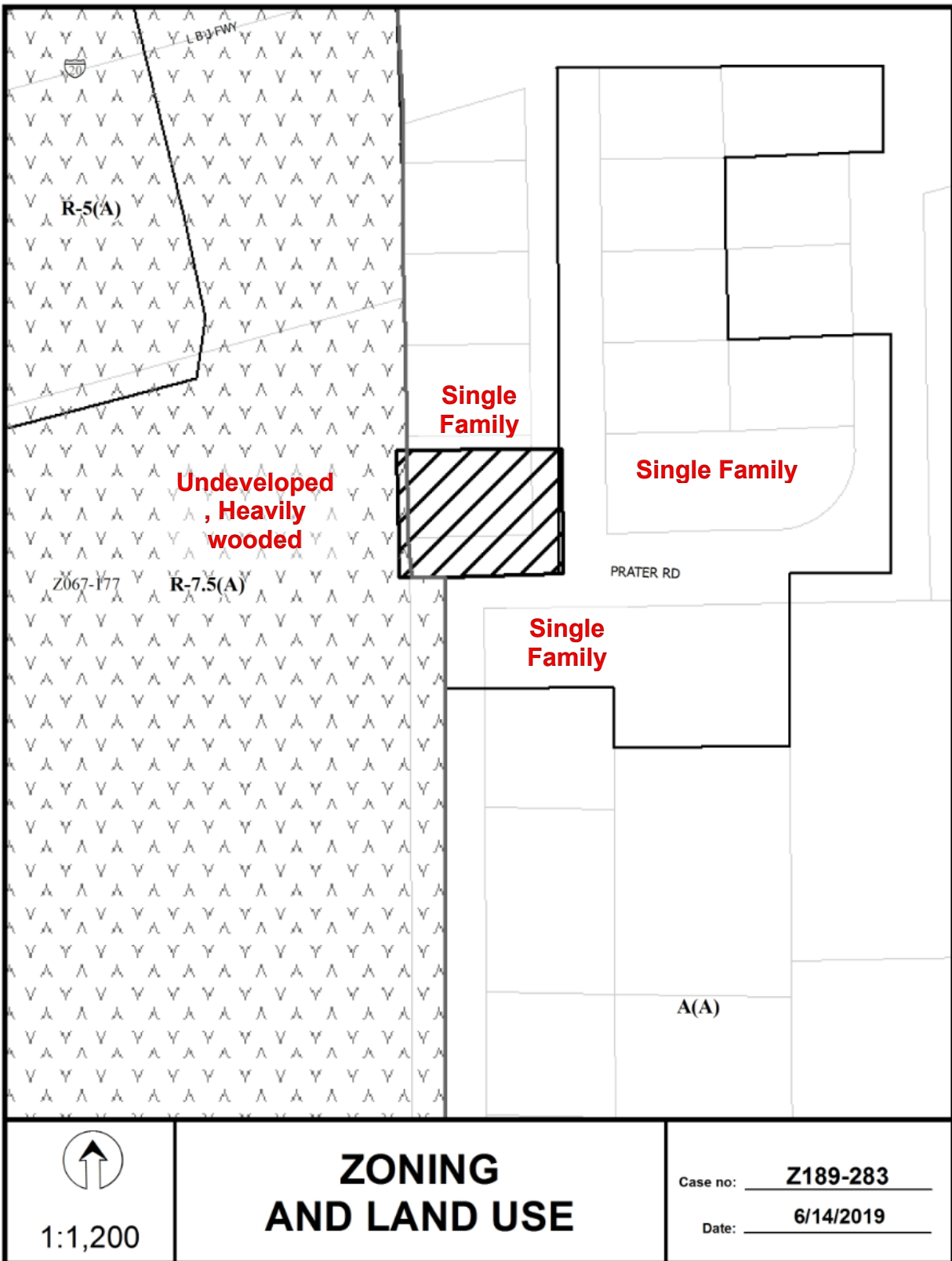
Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 6
Replies: For: 0 Against: 0

Speakers: None

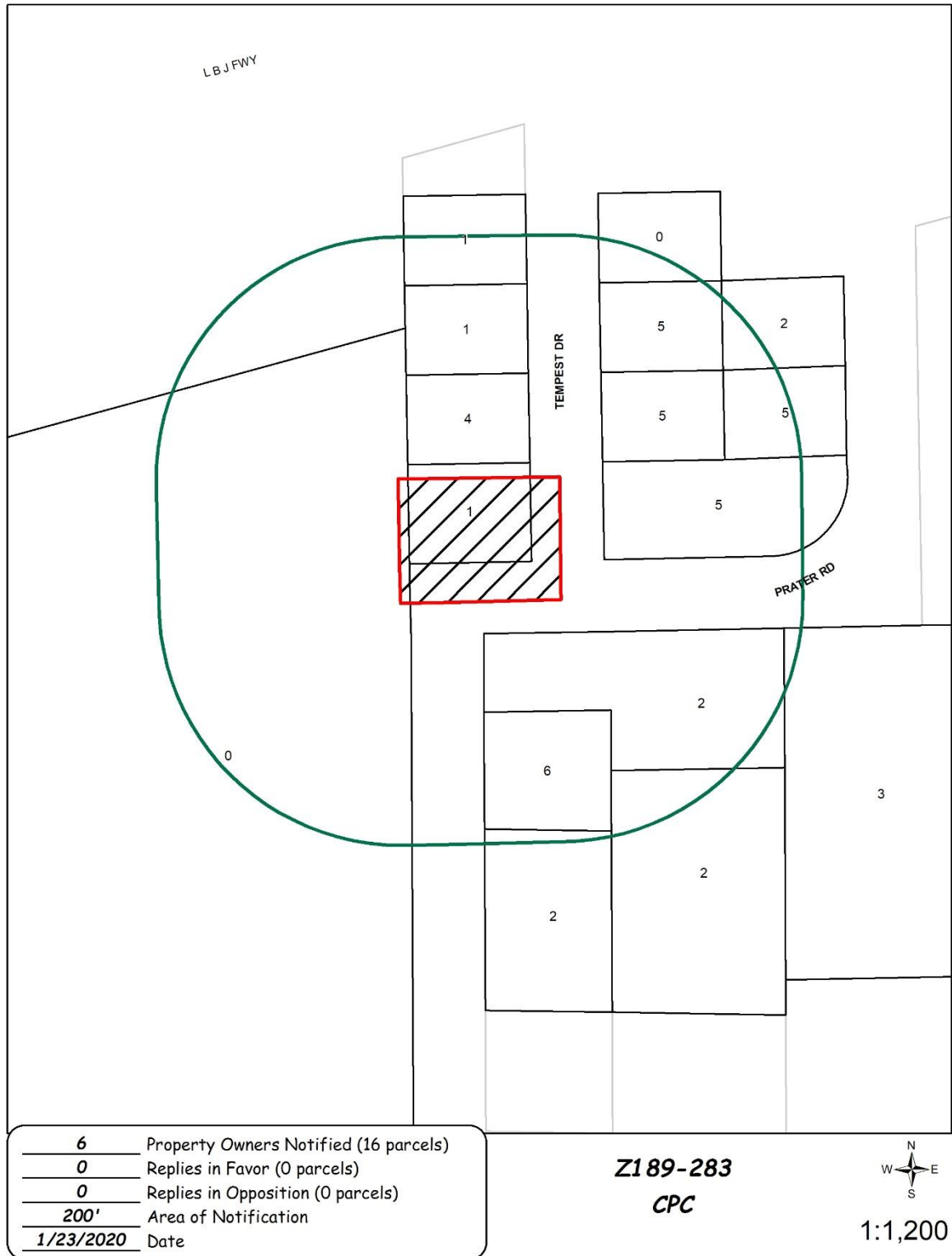








CPC Responses



01/22/2020

Reply List of Property Owners

Z189-283

6Property Owners Notified 0 Property Owners in Favor 0Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1541	TEMPEST DR	GARCIA AMADOR
2	1642	PRATER RD	GALVAN SAMUEL
3	1600	PRATER RD	FIRST EVANGELIST FMLY CH
4	1537	TEMPEST DR	GALVAN DANIEL
5	1508	TEMPEST DR	GALVAN SAMUEL S
6	1638	PRATER RD	GALLEGOS J REFUGIO &