

FILE NUMBER: Z190-195(AU)

DATE FILED: February 12, 2020

LOCATION: Northwest line of Bryan Street, northeast of North Fitzhugh Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46 A

SIZE OF REQUEST: ± 0.152 Ac

CENSUS TRACT: 15.03

REPRESENTATIVE: Gerard Whelan

APPLICANT/OWNER: 4907 Bryan LLC

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an CR Community Retail District

SUMMARY: The purpose of the request is to allow the development of the site with multifamily uses under the regulations of the MF-2(A) Multifamily District.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The 0.152-acre request property is the southwestern portion of a larger lot that is 0.264 acres in area. The 0.152-acre portion is zoned a CR Community Retail District, and the remainder of the lot is zoned an MF-2(A) Multifamily District.
- The applicant is proposing to rezone the CR portion to MF-2(A) to allow the development of the entire 0.264-acre lot with a multifamily use with approximately 14 units.

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
Bryan Street	Local Arterial	80 feet
North Fitzhugh Avenue	Local Arterial	50 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.

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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.

Area Plan:

The *360 Plan* is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. Building upon the strategies found in the original plan, adopted in 2011, the *360 Plan* is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The *360 Plan* provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The area of request is located within the Bryan Place neighborhood in the East Dallas area. The Plan recognizes the European roots of East Dallas that are still prevalent throughout this thriving residential community just east of Downtown. Architecturally significant homes and historic commercial structures from the late nineteenth and early twentieth centuries sit among newly constructed multi-family projects. The Plan identifies the Bryan Place neighborhood being characterized by some of the few opportunities available today for single family unit dwelling in the City Center. Bryan Place was developed in the 1980s, focused on pedestrian friendly streets and a close-knit community within a walk or bike ride to the center of Downtown Dallas.

The Plan proposes Transformative Strategies to provide sharp focus to the foundational elements of a successful urban core in a comprehensive approach that recognizes and encourages holistic planning.

The proposal is contributing to the implementation of the goal to build complete neighborhoods. The Plan explains that a complete neighborhood is one in which a variety of residents’ economic, social, and personal needs are met via convenient access to employment, affordable housing, recreation, goods and services, and education. A complete neighborhood also preserves the area’s history and culture while simultaneously evolving and contributing to a “sense of place” or identity relatable to, and valued by, all residents, workers, and visitors.

The 360 Plan is proposing to advance building complete neighborhoods through the purposeful provision of affordable and family-friendly housing by diversifying the product type of housing.

The proposed zoning change is compliant with the Plans goals and proposals and will contribute to their implementation.

Surrounding Land Uses

	Zoning	Land Use
Site	CR	Undeveloped
North	MF-2(A)	Community garden
Northeast East	MF-2(A)	Multifamily, undeveloped
Southeast South Southwest West	CR	Restaurant, general merchandise and food store

Land Use Compatibility

The 0.152-acre request property is the southwestern portion of a larger lot that is 0.264 acres in area and is currently undeveloped in its entirety. The 0.152-acre portion is zoned a CR Community Retail District, and the remainder of the lot is zoned an MF-2(A) Multifamily District. The applicant is proposing to rezone the CR portion to MF-2(A) to allow the development of the entire 0.264-acre lot with a multifamily use with approximately 14 units.

The purpose of this request is to unify the zoning on the entire property to allow for a residential development of a 14-unit multifamily building. This development will continue

the existing residential development further east and northeast of the site.

The request site is surrounded by multifamily to the east and northeast, and restaurant and retail uses to the south and west. The area of request is located one block away from a DART bus stops along Live Oak Street and Ross Avenue.

The proposed zoning change is consistent with the development and zoning patterns found in the area and will continue the existing MF-2 district and the recent development types.

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Special Standards
	Front (min)	Side / Rear (min)			
Existing: CR	15 feet	20' when adjacent to residential districts (including MF) Other: no min	54 feet 4 stories RPS applies for all portions above 26 feet + 12 feet encroachments into RPS for certain elements	60%	Development impact review for traffic generating proposals Visual intrusion
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 RPS applies for all portions above 26 feet + 12 feet encroachments into RPS for certain elements	60% 50% non-residential	Mixed-income bonuses Spacing for single family uses

Overall, the most significant changes in development rights of the area of request would include decreasing the maximum allowable height from 54 feet to 36 feet.

The proposed zoning change will affect the existing development rights of the adjacent property to the west that will remain CR district as follows:

- The increase of the side yard requirement from zero to 20 feet for the CR property where adjacent to or directly across an alley from an MF district. The adjacent property is currently developed with a building with zero side yard, that will thus become non-conforming regarding the side yard. Staff researched the archives and reviewed this adjacency and the current site layout of the adjacent property to the west and appreciates that this is already a non-conforming site. Therefore, when and if the property will be redeveloped, this will have to comply with all current standards of CR district.

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- Will generate a Residential Proximity Slope at a 45-degree angle (1 to 1 slope) that will terminate at a horizontal distance of 50 feet from the site of origination.

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.

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 north east are located within category E, to the southeast within category C, and to the northwest within category G.

List of Officers

4907 BRYAN LLC

Stuart Jackson – Manager / Member

Grant Guest – Member

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**CPC Action
June 18, 2020**

Motion: It was moved to recommend **approval** of an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the northwest line of Bryan Street, northeast of North Fitzhugh Avenue.

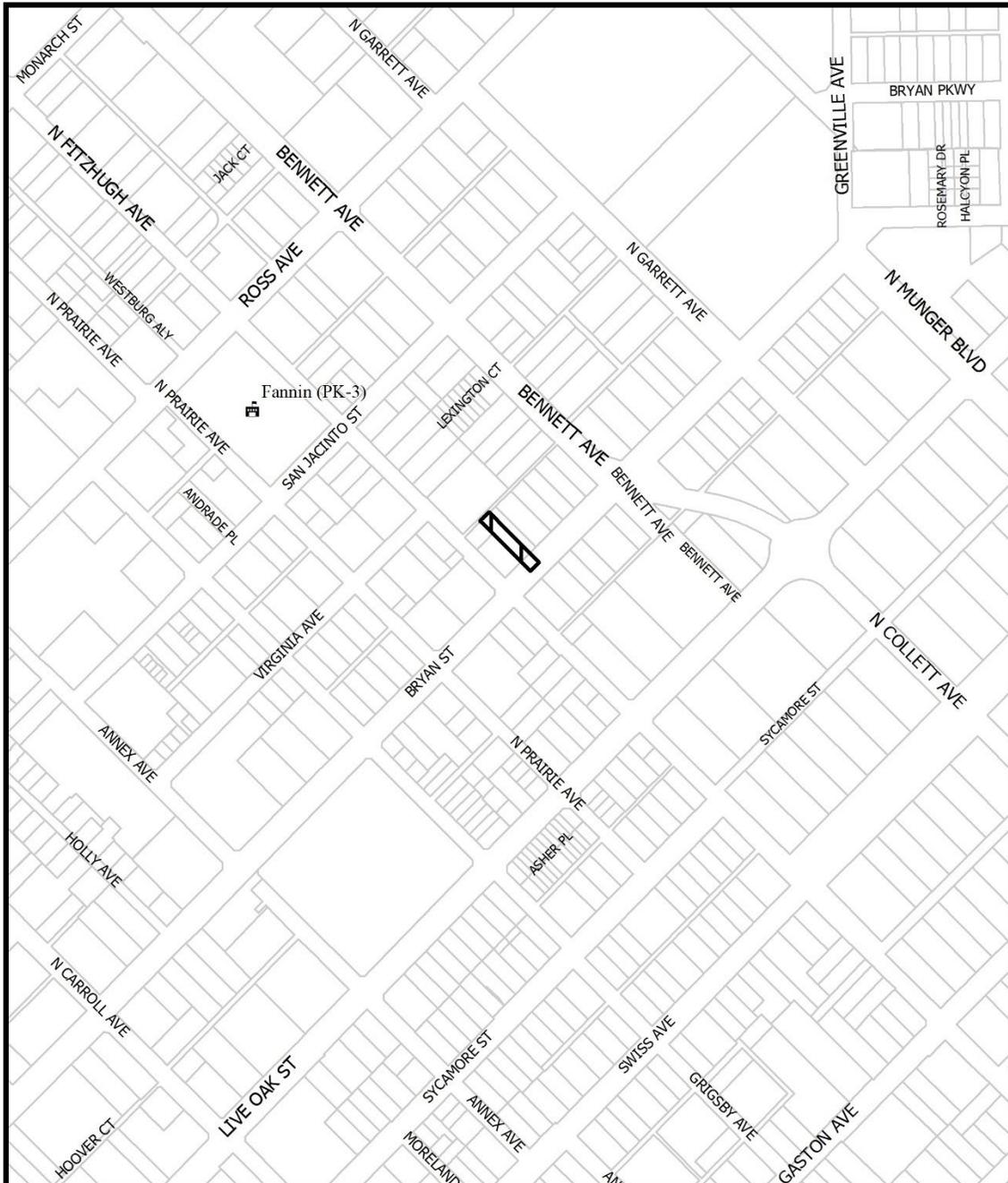
Maker: Hampton
Second: Stinson
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Housewright, Schultz, Schwope, Murphy,
Garcia, Rubin

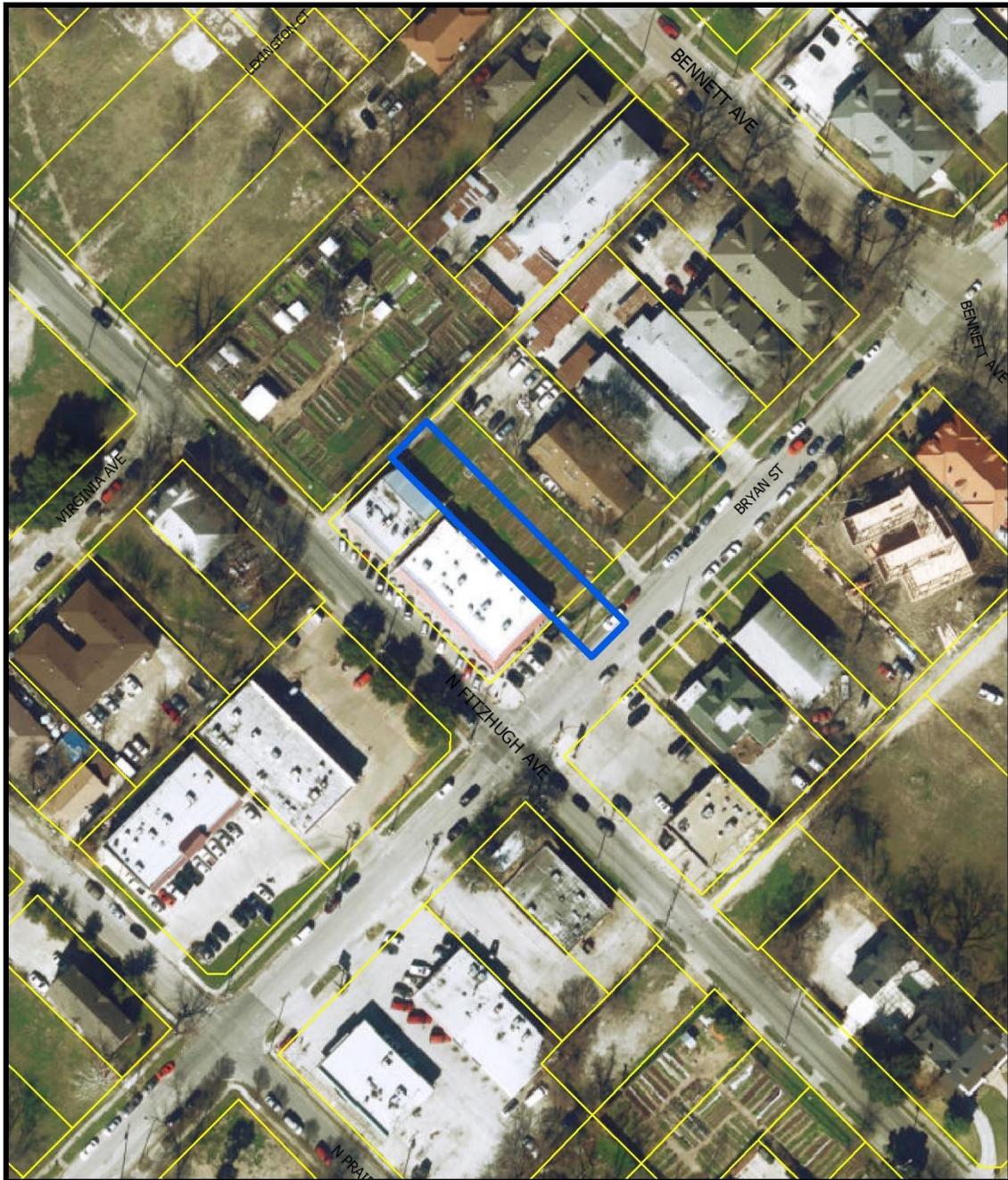
Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None



 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u> Z190-195 </u> Date: <u> 3/11/2020 </u>
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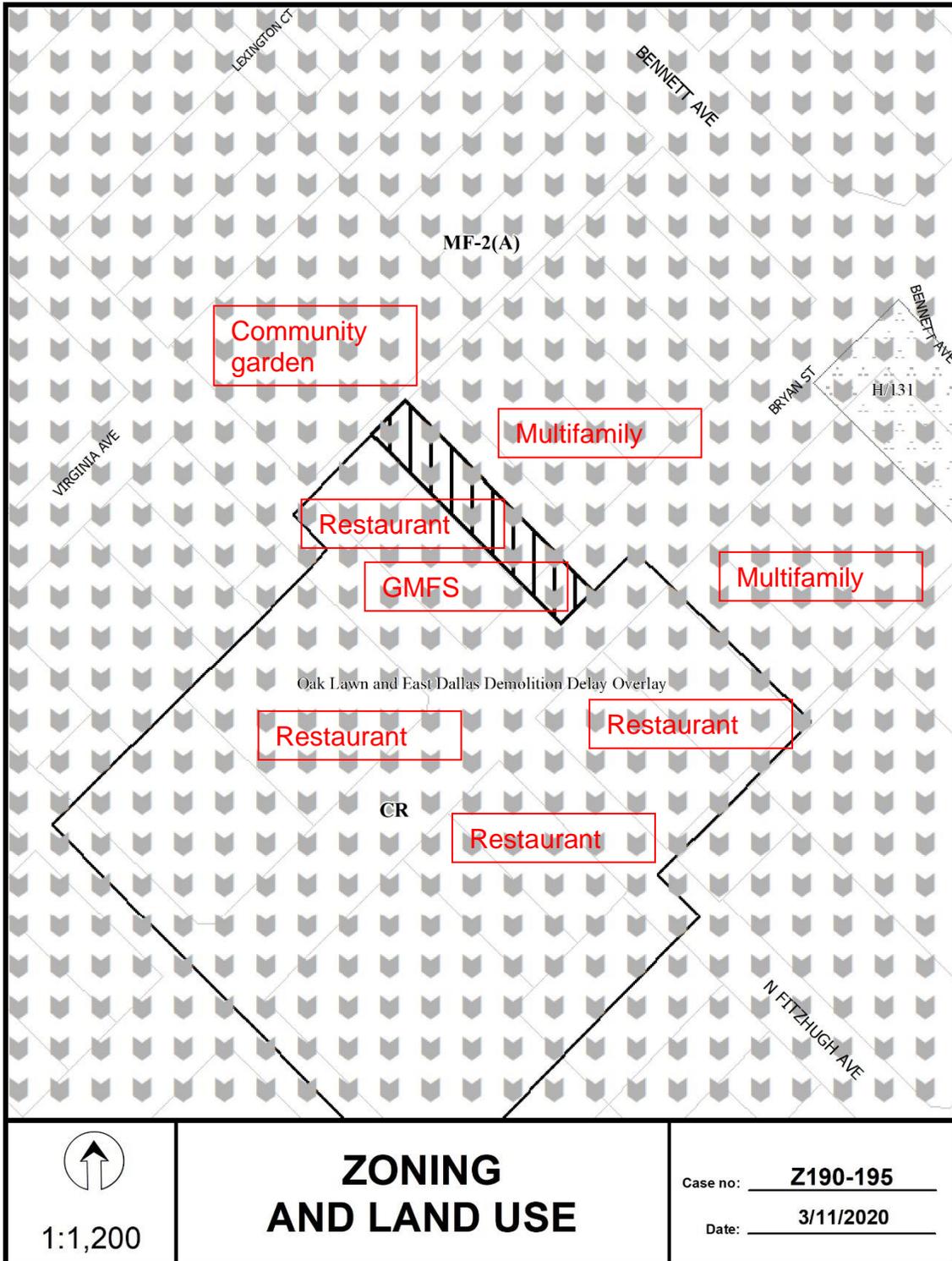


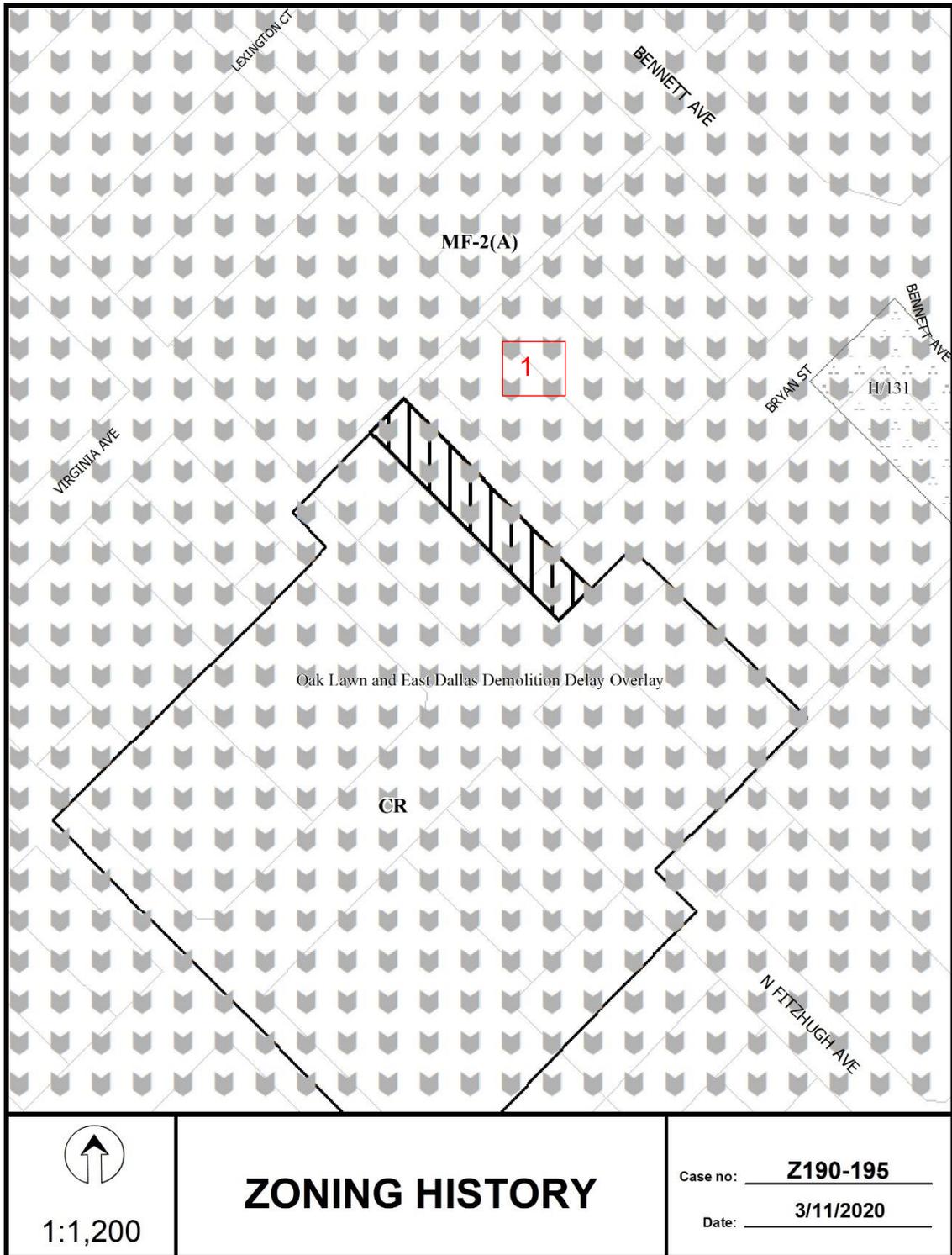
1:1,200

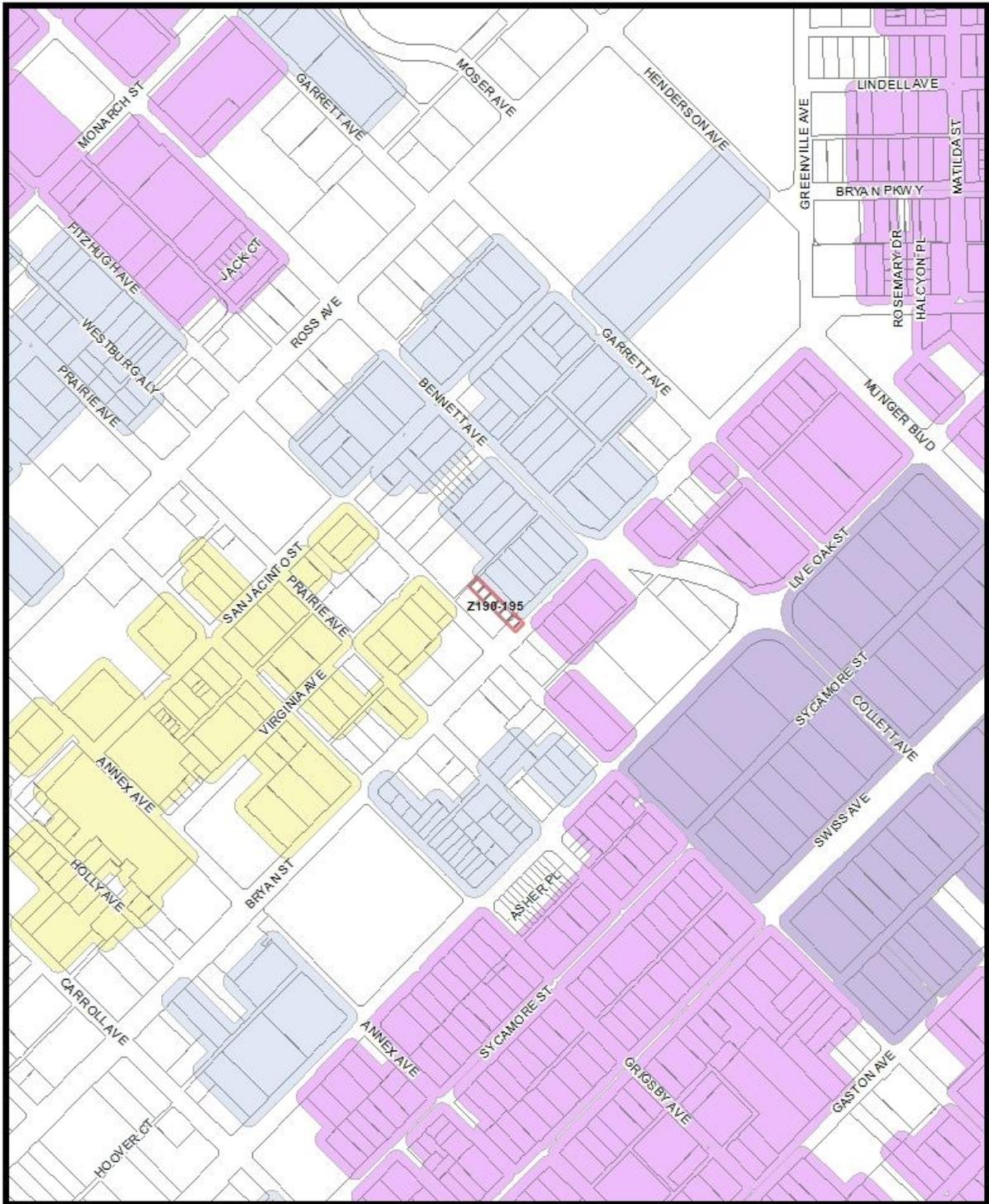
AERIAL MAP

Case no: Z190-195

Date: 3/11/2020







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



Market Value Analysis

Printed Date: 3/11/2020

CPC RESPONSES



<u>20</u>	Property Owners Notified (25 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>6/18/2020</u>	Date

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1:1,200

06/17/2020

Reply List of Property Owners***Z190-195******20 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	4907 BRYAN ST	HARVEY MINERAL PARTNERS LP
	2	1415 BENNETT AVE	ANABENNETT LLC
	3	1417 BENNETT AVE	CLEARWATER PROPERTIES LLC
	4	4927 BRYAN ST	MARSON INVESTMENTS LLC
	5	4911 BRYAN ST	MISSIONARY CH OF THE
O	6	1410 N FITZHUGH AVE	TOMAINO PPTIES LP
	7	4901 BRYAN ST	JIMMYS FOOD STORE LAND
	8	1429 BENNETT AVE	CHOUNLAMANY SAVATDY &
	9	1421 BENNETT AVE	GONZALEZ JUAN P & CATALINA
	10	1428 N FITZHUGH AVE	FITZHUGH AVE INVESTMENTS LLC
	11	4813 VIRGINIA AVE	BRYAN HEIGHTS DEVELOPMENT LLC
	12	4818 VIRGINIA AVE	REYNA GLORIA
	13	4822 BRYAN ST	4822 BRYAN ST LLC
	14	4820 BRYAN ST	4822 BRYAN ST LLC
	15	4912 BRYAN ST	JUREK PROPERTIES LTD
	16	4908 BRYAN ST	PRICE CHARLES R
	17	4900 BRYAN ST	HEMANI ABBAS A
	18	1416 N FITZHUGH AVE	GARDENERS IN COMMUNITY
	19	4823 BRYAN ST	P&R REAL ESTATE LLC
	20	4924 BRYAN ST	OUR FRIENDS PLACE