

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY, DECEMBER 9, 2020
ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-278(CT) **DATE FILED:** November 12, 2019

LOCATION: South corner of South Malcolm X Boulevard and Louise Avenue

COUNCIL DISTRICT: 7 **MAPSCO:** 46 N

SIZE OF REQUEST: Approx. 0.48 acres. **CENSUS TRACT:** 204.00

REPRESENTATIVE: Scott Zink

APPLICANT/OWNER: City Square

REQUEST: An application for an MU-2 Mixed Use District on property
zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow for the construction of
a 19-unit multifamily development on the site.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is zoned an IM Industrial Manufacturing District and is currently undeveloped.
- The applicant proposes to construct a 19-unit multifamily development.

Zoning History: There have been two zoning change for the area of request in the past five years.

1. **Z167-189** On May 14, 2017, City Council approved an application for a MU-2 Mixed Uses District on property zoned an IM Industrial Manufacturing District on property located on the east corner of Dawson Street and Jeffries Street.
2. **Z190-197** On June 24, 2020, City Council approved an application for the expansion of Planned Development District No. 346 located on the north and west corners of Hickory and Jeffries Streets.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Malcolm X Boulevard	Community Collector	60 feet
Louise Avenue	Local	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.

The request complies with the following land use goals and policies of the Comprehensive Plan:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing District	Undeveloped
North	Planned Development District No. 841	Community Center
Northwest	IM Industrial Manufacturing District MU-1 Mixed Use District	Multifamily
South	IM Industrial Manufacturing District	Industrial Uses
East	IM Industrial Manufacturing District Planned Development District No. 346	Single Family Undeveloped

Land Use Compatibility:

The site is zoned an IM Industrial Manufacturing District and is currently undeveloped.

The property located to the north of the area of request, across South Malcom X Boulevard is zoned Planned Development District No. 841 and is developed with a community service center. West of the site across Louise Avenue is an MU-1 Mixed Use District which is developed with a multifamily development. To the immediate south there are several industrial uses and west across South Malcolm X Boulevard are single family dwellings.

The applicant's request for an MU-2 District will allow for the construction of a proposed 19-unit multifamily development with an office to serve the multifamily use. The subject site is a compatible use with the multifamily development across Louise Avenue and the community service center use across South Malcolm X Boulevard, both sites are owned by the same entity. Planned Development District No. 841 offers a very limited number of allowable uses [industrial (inside) for light manufacturing, community service center, office

medical office, medical clinic or ambulatory surgical center, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, local utilities, and warehouse] and is geared toward continuing to serve residents of the existing MU-1 community and the proposed MU-2 development on the subject site.

An MU-2 District near the northeast edge of the current IM District leading into the Deep Ellum and Downtown areas of the city can provide much-needed transitional housing for people experiencing homelessness, and this expansion of the residential helps to continue this work. Additionally, IM, our most intense zoning district, is increasingly inappropriate for property so close to Downtown.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial Manufacturing – existing	15 adj to expy and thoroughfares 0' in all others	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	110'	80%	Proximity Slope Visual	Heavy Industrial Manufacturing
MU-2 Mixed Use District – proposed	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. A multifamily development is required to have one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if required parking is restricted to resident parking. The applicant is proposing 19 one-bedroom dwelling units which would require 5 additional parking spaces should required parking be restricted to resident parking.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code.

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 area of request Site is within an “E” MVA Category; and south, east, and northeast of the request site.

List of Officers

City Square Housing

Officers:

Chad Backer – Executive Director
Tom Milner – Chief Financial Officer

Board of Directors:

Larry James – Chairman of the Board
John Greenan – Board Secretary
Larry Hamilton – Board Member

CPC ACTION
SEPTEMBER 17, 2020

Motion: It was moved to recommend **approval** of an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District, on the south corner of South Malcolm X Boulevard and Louise Avenue.

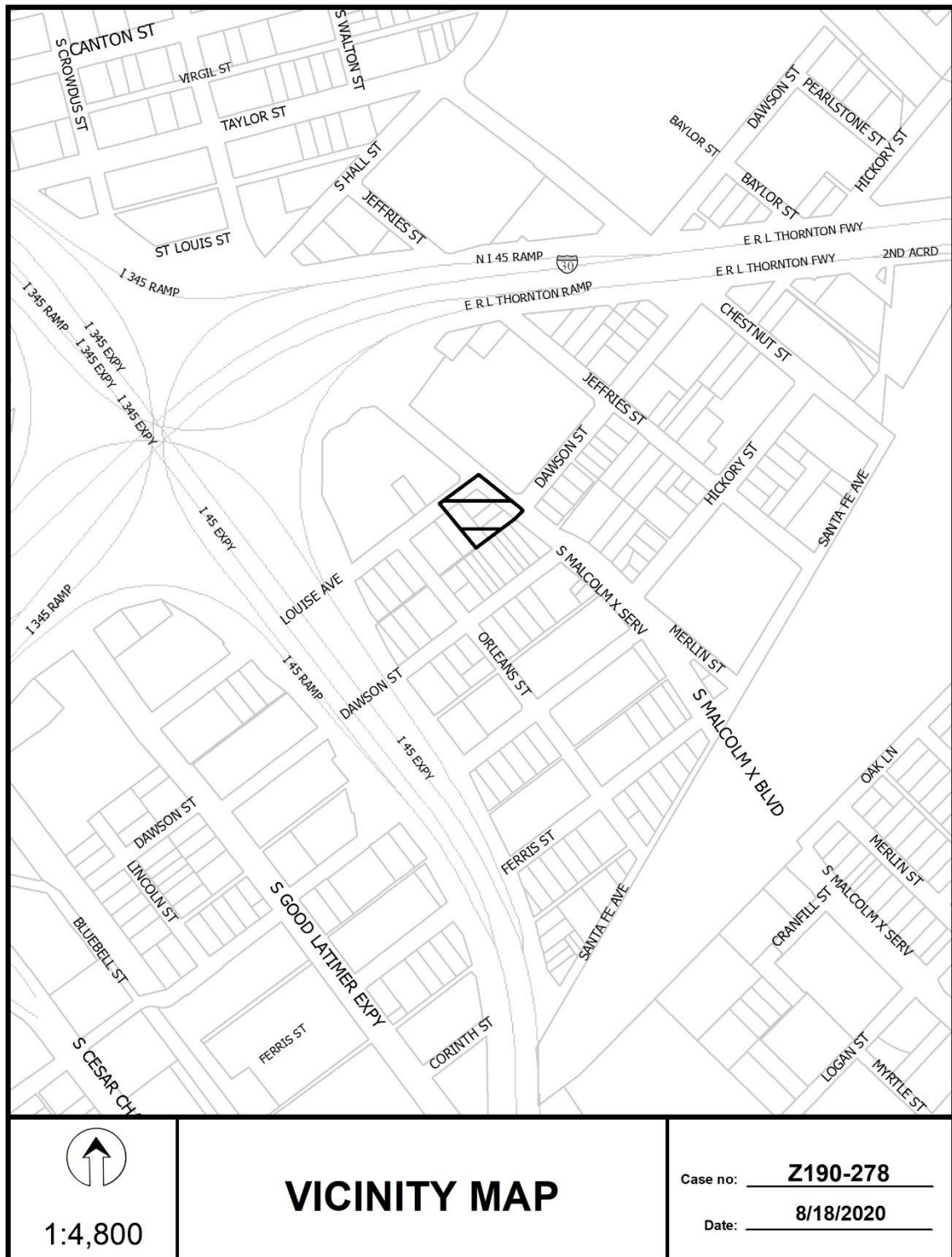
Maker: Jackson
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung,
Schultz, Schwope, Murphy, Garcia, Rubin

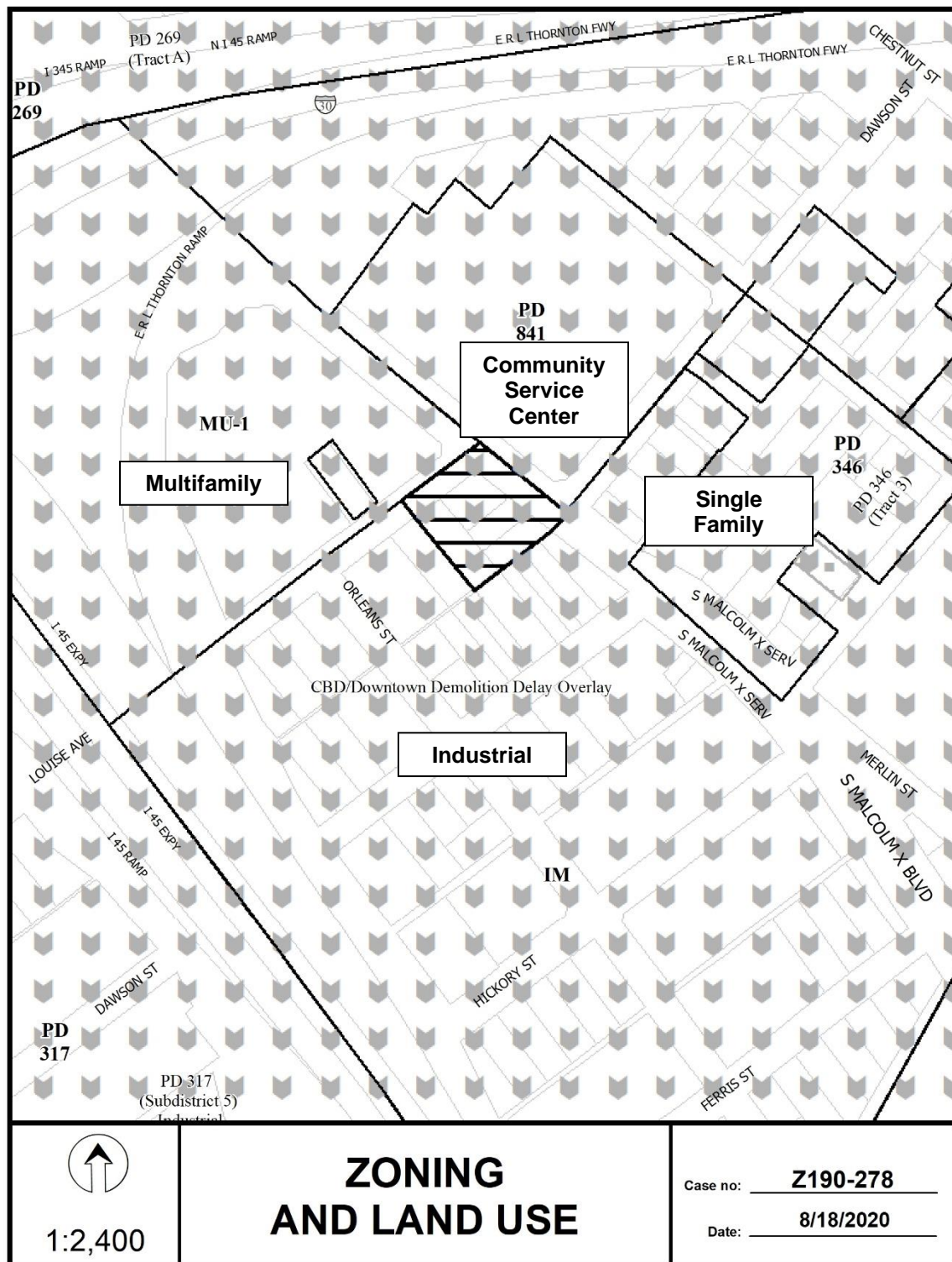
Against: 0
Absent: 0
Vacancy: 1 - District 10

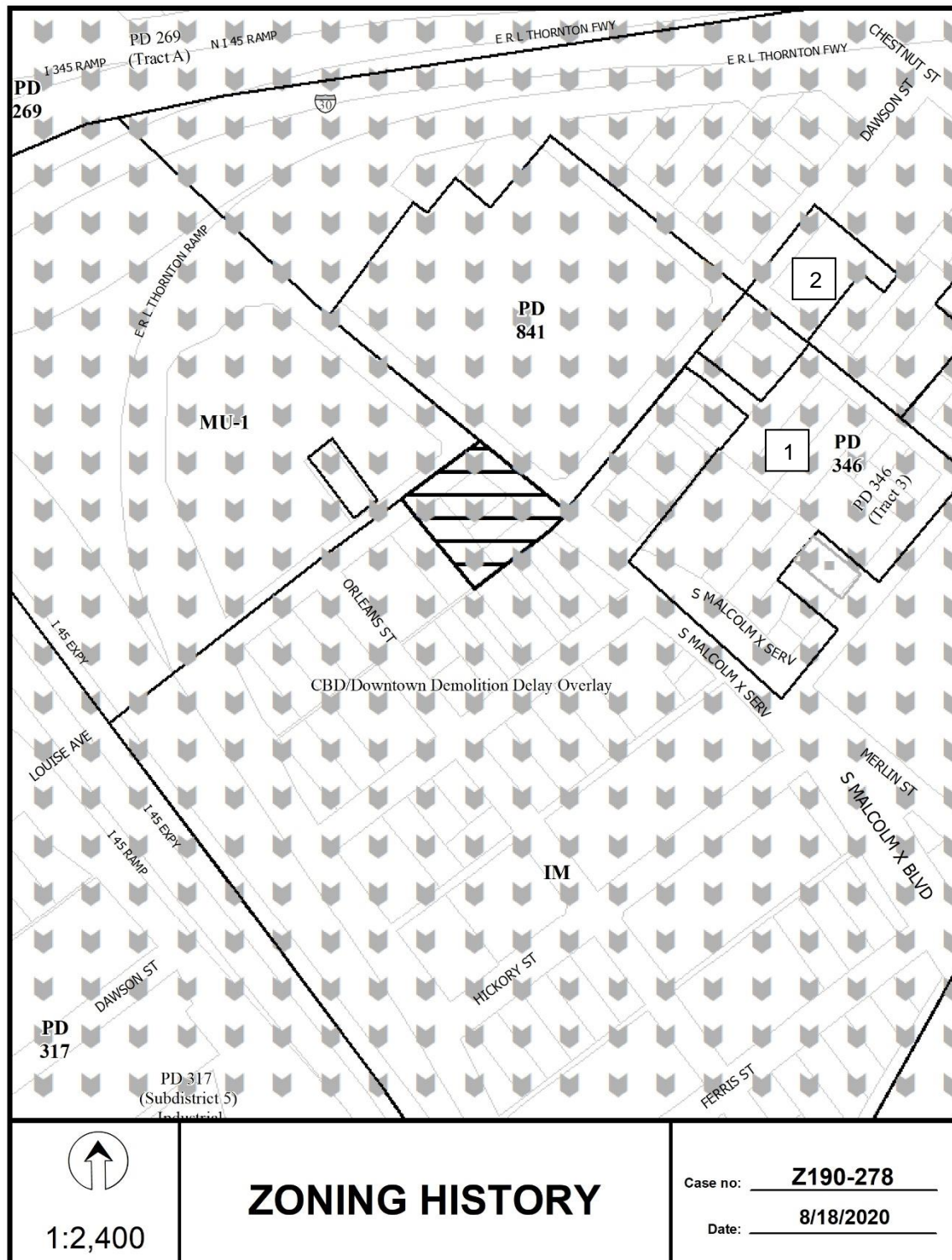
Notices: Area: 200 Mailed: 15
Replies: For: 1 Against: 0

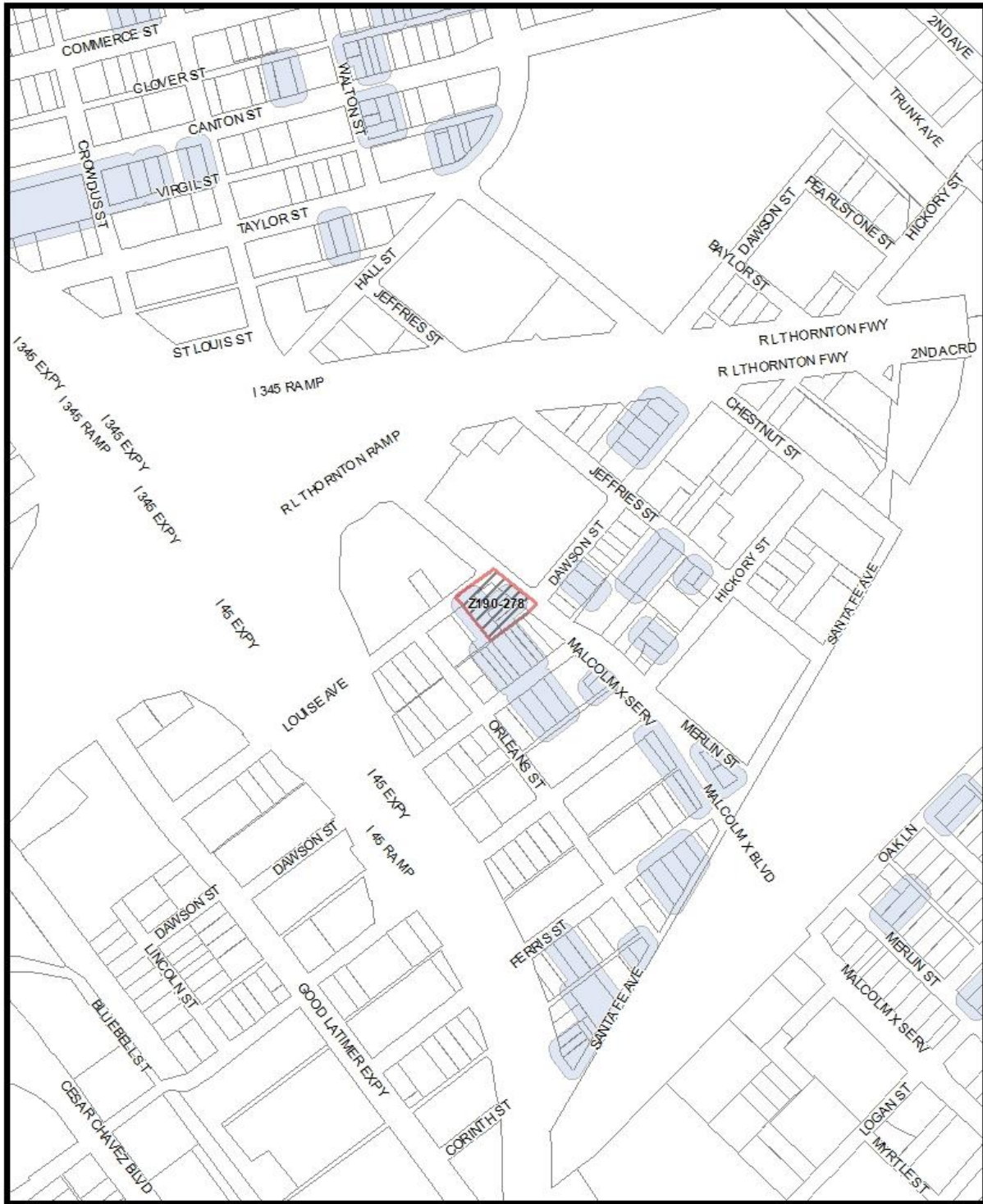
Speakers: For: Chad Baker, 2629 Sharpview Ln., Dallas, TX, 75228
Against: None











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



1:4,800

Market Value Analysis

Printed Date: 8/18/2020



09/16/2020

Reply List of Property Owners***Z190-278******15 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	2800 DAWSON ST	CITY SQUARE
	2	1705 S MALCOLM X BLVD	CITY SQUARE
	3	1709 S MALCOLM X BLVD	CITY SQUARE
O	4	1806 S MALCOLM X BLVD	SHELTER MINISTRIES OF DALLAS
	5	2808 DAWSON ST	RAMIREZ HERMAN
	6	2812 DAWSON ST	GARCIA FRED
	7	2804 DAWSON ST	RODRIGUEZ PHILLIP LIFE ESTATE
	8	1702 ORLEANS ST	OM TRADING INC
	9	2723 DAWSON ST	JONES BERNICE
	10	2717 DAWSON ST	PEREZ BLAS & ASUNCION
	11	2713 DAWSON ST	LARA FRANCISCO FLORES
	12	2633 DAWSON ST	ORCHARD JAMES W III
	13	1610 S MALCOLM X BLVD	CDM CENTER OF HOPE INC
	14	1625 S MALCOLM X BLVD	CENTRAL DALLAS COMMUNITY DEV CORP
	15	2705 LOUISE AVE	COTTAGES AT HICKORY CROSSING LLC