

FILE NUMBER: Z190-339(JK)

DATE FILED: August 19, 2020

LOCATION: Northwest side of Edgemont Avenue, east of Stirling Avenue

COUNCIL DISTRICT: 4

MAPSCO: 55K

SIZE OF REQUEST: ± Approx. 0.48 acres

CENSUS TRACT: 49.00

REPRESENTATIVE/

APPLICANT/OWNER: Rene' Le Bel

REQUEST: An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the development of approximately five single family units.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION

- The request area is comprised of a vacant lot and is zoned an R-7.5(A) Single Family District.
- The applicant is seeking to develop the site with approximately five single family units.
- The site will need to be replatted to develop single family units.

Zoning History

There have been no zoning requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
S. Corinth Rd. (Closest road on the Thoroughfare Plan.)	Principal Arterial	100 feet Bike plan

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.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

The *Neighborhood Plus Plan*, adopted in 2015, sets policies and a new direction for housing and neighborhood revitalization in Dallas by creating a framework to guide more effective community investment through inter-agency collaboration.

Strategic Goal 5: Expand Homeownership

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

5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Staff believes the proposed zoning change may help achieve some of the goals of the area plans regarding housing supply, diversity of housing types and increased density. Although the location is in the middle of an existing block, the small scale of the proposal will have a positive impact on the adjacent properties within the vicinity.

Surrounding Land Uses

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
Northeast	R-7.5(A)	Single family
Northwest	R-7.5(A)	Single family
East	R-7.5(A)	Single family
South	TH-3(A)	Single family
West	TH-3(A)	Single family

Land Use Compatibility

The area of request is currently undeveloped land and is zoned an R-7.5(A) Single Family District. The adjacent properties to the south and west are currently zoned a TH-3(A) Townhouse District. There are properties to the north and east that are zoned an R-7.5(A) Single Family District.

The applicant has not stated if there will be a shared access or if all the properties will face Edgemont Avenue. The applicant was not required to provide a site plan since it is a general zoning request. The applicant is proposing to construct approximately five units consisting of 2,000 square feet per lots. Although there are properties within the vicinity that are zoned a TH-3(A) Townhouse District, the lots have been developed as larger lots

with single family homes. Regarding density, a TH-3(A) District allows up to 12 dwelling units per acre and would require replatting.

Staff supports the applicant's proposal as the area is largely residential in nature. Uses allowed in the current zoning district and the proposed zoning district are very similar in nature. The site will continue the residential nature of the area and extend the adjacent zoning of TH-3(A) Townhouse District. Single family homes are located within the vicinity of the proposed site.

Development Standards

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Residential	25'	5' adjacent to residential OTHER: 10'	1 Dwelling Unit/ 7,500 Sq. ft	30' No Maximum Stories	45% for residential structures 25% for nonresidential structures	Residential
Proposed: TH-3(A) Townhouse	No Minimum	No Minimum side and rear yard for single family structures	12 Dwelling Units/Acre	36' No Maximum Stories	60% for residential structures 25% for nonresidential structures	Residential

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The code requires one space per dwelling unit in the TH-3(A) District.

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 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 target intervention strategies more precisely 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 (A through C) to orange, representing the weakest markets (G through I). The request site is located within “H” MVA in part with in a non-categorized area. Adjacent to the site north south east and west are within Category H. Further north, southwest, and further east is non-categorized. Category “H” is further east is in the request area.

CPC ACTION
DECEMBER 3, 2020

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest side of Edgemont Avenue, east of Stirling Avenue.

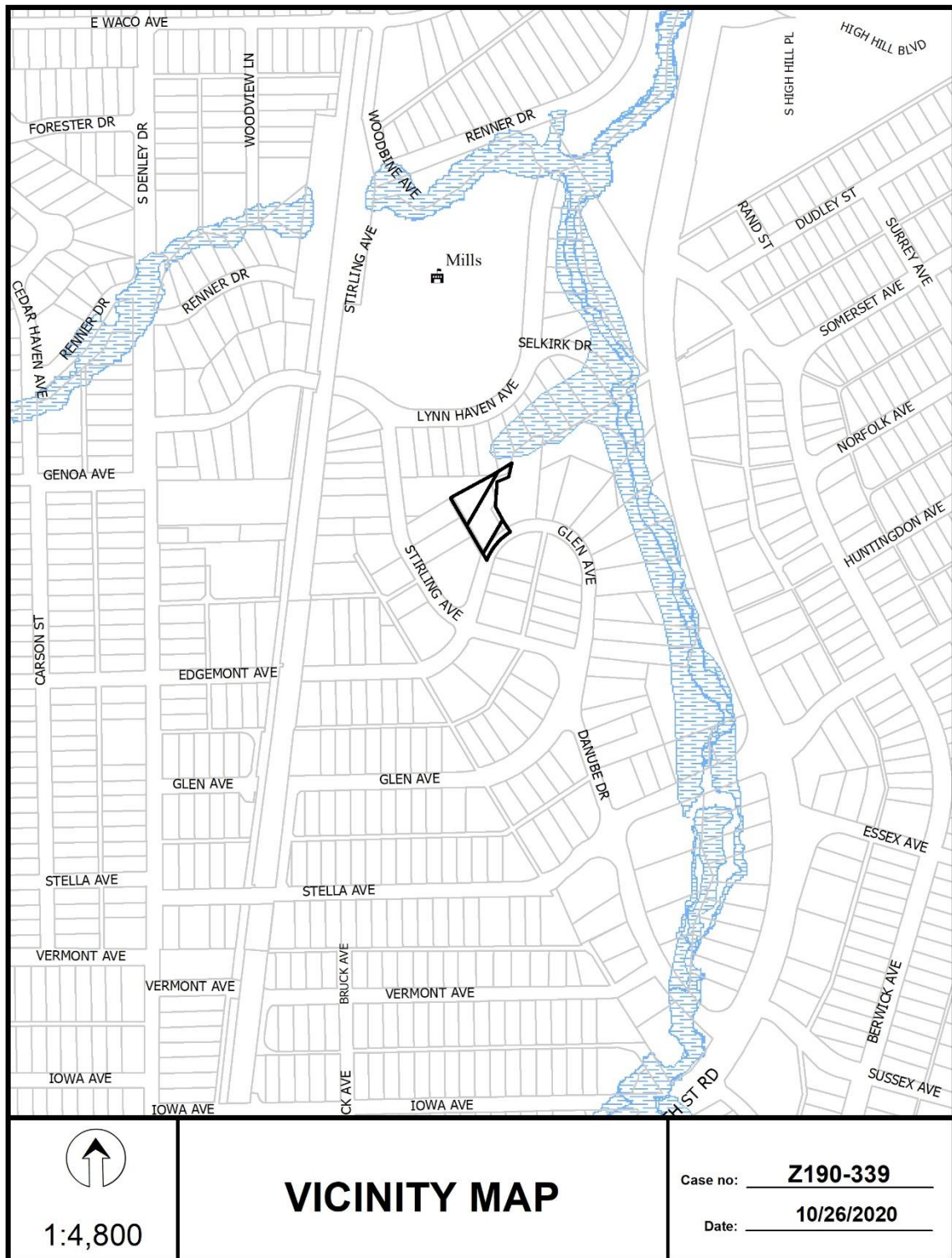
Maker: Blair
Second: MacGregor
Result: Carried: 15 to 0

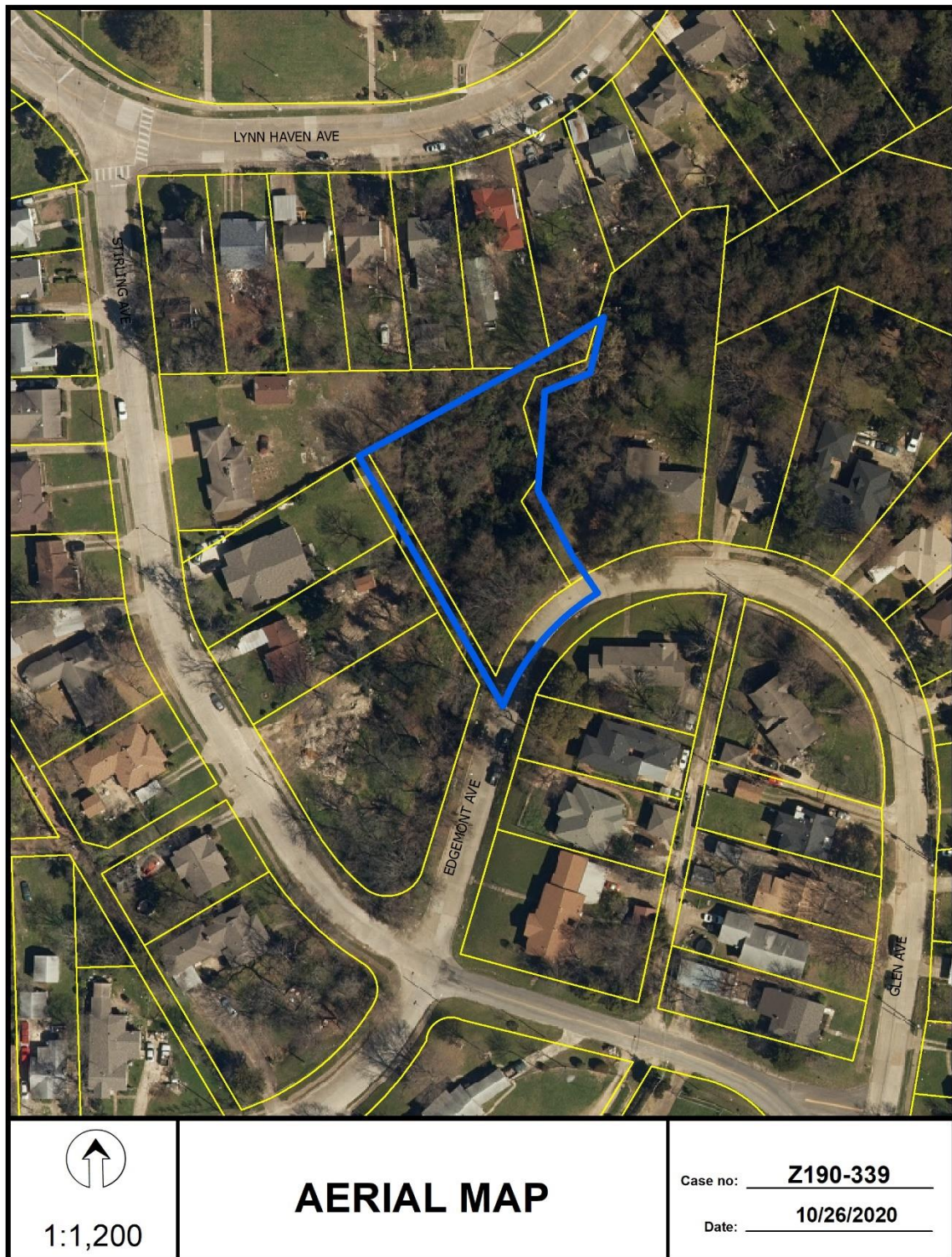
For: 15 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Jung, Myers,
Suhler, Schwope, Murphy, Garcia, Rubin

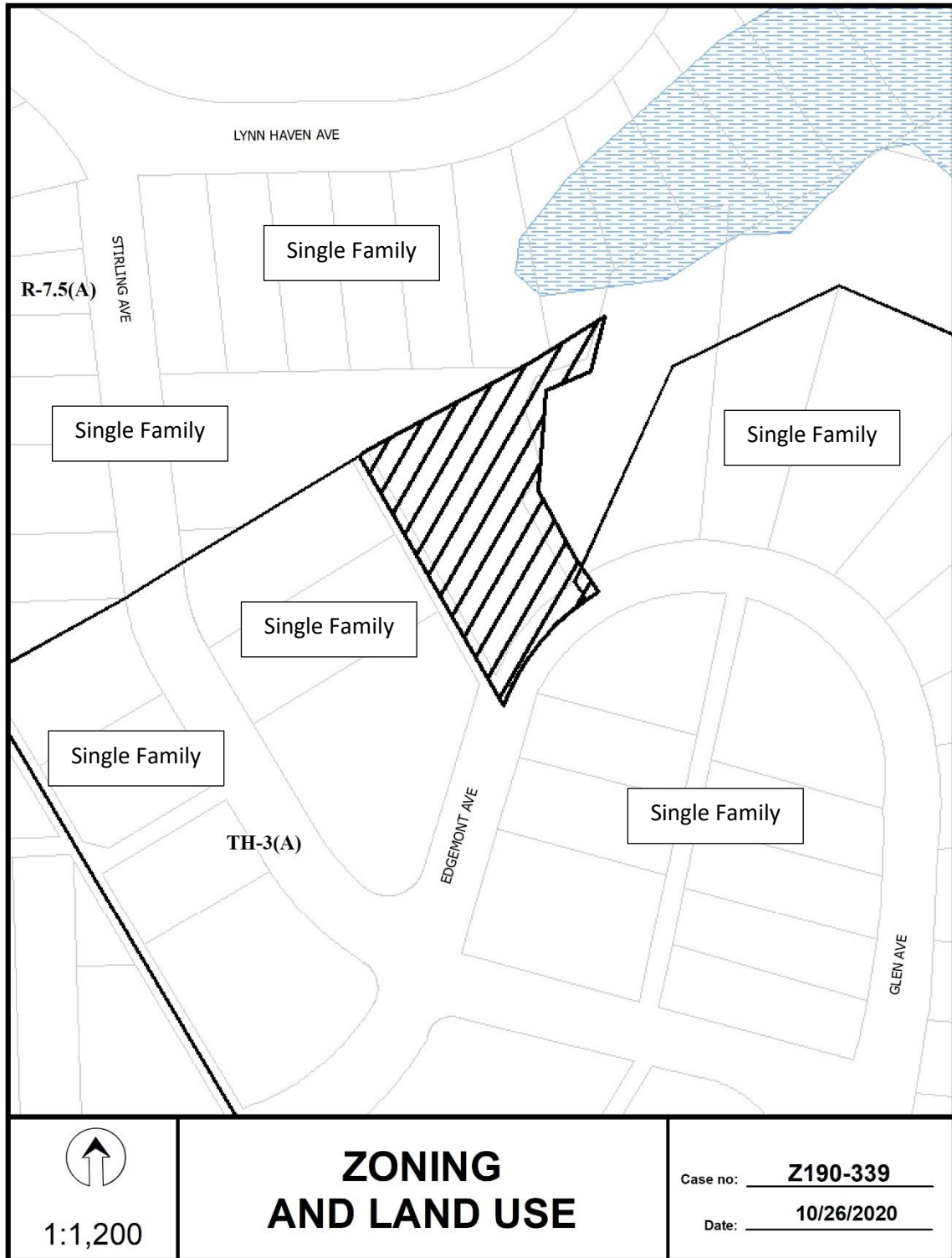
Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 200 Mailed: 26
Replies: For: 1 Against: 1

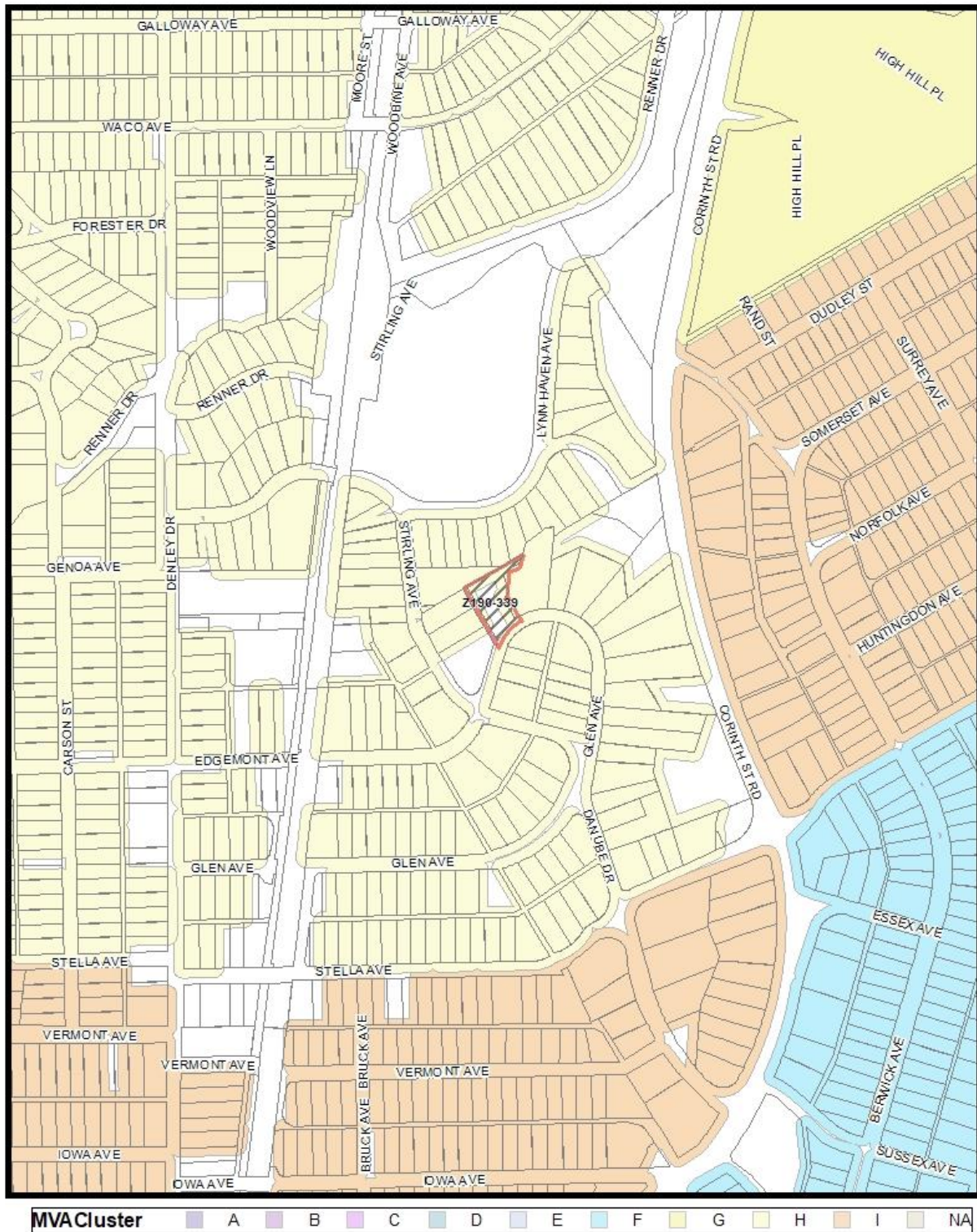
Speakers: For: None
For (Did not speak): Rene Le Bel, 6420 Meadowcreek Dr., Dallas, TX, 75254
Against: None







Z190-339(JK)



1:4,800

Market Value Analysis

Printed Date: 11/20/2020

CPC RESPONSES



Reply List of Property Owners

Z190-339

26 Property Owners Notified

1 Property Owners in Favor

1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	1627 EDGEMONT AVE	BEL RENE LE
	2	1631 EDGEMONT AVE	BLAIR DAWN M
	3	1428 STIRLING AVE	TEXAS STATE OF
	4	1414 STIRLING AVE	BARRON CONSTANCE
	5	1500 LYNN HAVEN AVE	BURNS TRACY
	6	1506 LYNN HAVEN AVE	RODRIGUEZ VERONICA & ERNESTO
	7	1508 LYNN HAVEN AVE	BOOKMAN CONSTANCE
	8	1514 LYNN HAVEN AVE	MANJREKAR ASHISH
	9	1522 LYNN HAVEN AVE	MARTINEZ VALENTE & SILVIA
	10	1526 LYNN HAVEN AVE	MARTINEZ SILVIA
	11	1530 LYNN HAVEN AVE	MARTINEZ VALENTE J &
	12	1534 LYNN HAVEN AVE	BRUNER GENEVA
	13	1538 LYNN HAVEN AVE	TILLMAN FLORINE
	14	1636 GLEN AVE	BOOKER MARIE
	15	1640 GLEN AVE	JENKINS BARBARA JEAN
	16	1331 CORINTH ST	THOMAS BENJAMIN ESTATE OF &
	17	1641 EDGEMONT AVE	WEBBER MAE PEARL
	18	1621 GLEN AVE	CARTER LONNIE T
	19	1617 GLEN AVE	JONES IMAN
X	20	1611 GLEN AVE	SPEARS HELEN FRANCES
	21	1618 EDGEMONT AVE	COLEMAN DIONDRA
	22	1614 EDGEMONT AVE	HART MICHEL & JERRY SIMS
	23	1610 EDGEMONT AVE	MARTINEZ VALENTE
	24	1602 EDGEMONT AVE	DAVIS JANNIE EARLINE
	25	1432 STIRLING AVE	PEREZ JUANITA &
	26	1440 STIRLING AVE	GRAY CYNTHIA ANN