

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, JUNE 23, 2021

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z201-202(OA)

DATE FILED: March 2, 2021

LOCATION: On the north line of Corregidor Street, east of Carbondale Street

COUNCIL DISTRICT: 7

MAPSCO: 57 Z

SIZE OF REQUEST: Approximately 0.16 acres

CENSUS TRACT: 202.00

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: PANDI 1 LLC

REQUEST: An application for an R-5(A) Single Family District on a property zoned CS Commercial Service District.

SUMMARY: The purpose of the request is to construct a single family home onsite.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION

- The area of request is currently undeveloped.
- The applicant is proposing to rezone the property to an R-5(A) Single Family District to develop the property with a single family structure.
- During the 1940s, the property was zoned LC Light Commercial District and on July 18, 1989, the zoning transitioned to CS Commercial Service District by the adoption of Chapter 51A of Dallas Development Code.

Zoning History:

There has been one zoning change request in the vicinity in the past five years.

1. **Z189-196:** On Wednesday, May 22, 2019, the City Council, at its public hearing, approved an R-5(A) Single Family District on property zoned a CS Commercial Service District on Southeast side of Solar Lane, east of Carbondale Street

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Corregidor Street	Local Street	-
Carbondale Street	Local Street	-

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.

Comprehensive Plan:

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request could be considered consistent with the following land use 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 conditions.

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	CS	Vacant
North	CS; R-5(A)	Single Family Residential and Commercial Service uses
East	R-5(A)	Single Family Residential
South	CS	Single Family Residential structure and Commercial Service use
West	CS	Vacant/ Vacant Motel

Land Use Compatibility:

The area of request is currently undeveloped and zoned CS Commercial Service District. The applicant is seeking approval for the development of a single family structure with an R-5(A) district. The surrounding property to the east is zoned an R-5(A) single Family District. The properties to the north are currently zoned an R-5(A) Single Family District and CS Commercial Service District. The properties to the west and south are currently zoned CS. The CS district only allows for a college dormitory, fraternity, or sorority house in the residential use category.

Uses surrounding the subject site include scattered undeveloped tracts of land. The uses found to the south, west, and north are commercial uses and single family uses are found to the east of the subject site. There is one single family use that is nonconforming located within the CS Commercial Service District to the north.

Therefore, the proposed R-5(A) district will impose height and setback restrictions on the adjacent commercial properties to the north, south, and west zoned CS by requiring that any

proposed development over 26 feet in height complies with the residential proximity slope (RPS), and to require a 20-foot setback from the residential district, staff considers that this condition is currently existing along the entire eastern boundary of the CS district that abuts the Single Family District. Therefore, the change in zoning would be an encroachment into a commercial service district.

This is an area that may be ripe for an authorized hearing to determine if CS is the appropriate zoning in this area but rezoning one lot at the time would not be appropriate. Staff recommends denial of the zoning change.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Height	Lot Coverage	Minimum Lot Size	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<i>Existing</i> CS	15'	20' Adjacent to res. Other, no min.	45'	80%	No min	RPS	Commercial Service, Outside Storage
<i>Proposed</i> R-5(A)	Min. 20'	5' for SFD, 10' other	30'	45% for res. 25% other	5,000 sf.	-	Single Family.

Landscaping:

Landscaping will be in accordance with the landscaping requirements in Article X, as amended.

Parking:

Parking will be required in accordance with the Dallas Development Code, as amended. One parking space is required for the proposed single family use in the proposed zoning district.

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 site and surrounding properties to the north and east are within MVA Category "H".

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List of Partners/Officers/Principals

PANDI 1 LLC.

Pandian Saravanakumar, Register Agent

**CPC ACTION
MAY 20, 2021**

Motion: It was moved to recommend **approval** of an R-5(A) Single Family District, as requested by the applicant, on property zoned CS Commercial Service District, on the north line of Corregidor Street, east of Carbondale Street.

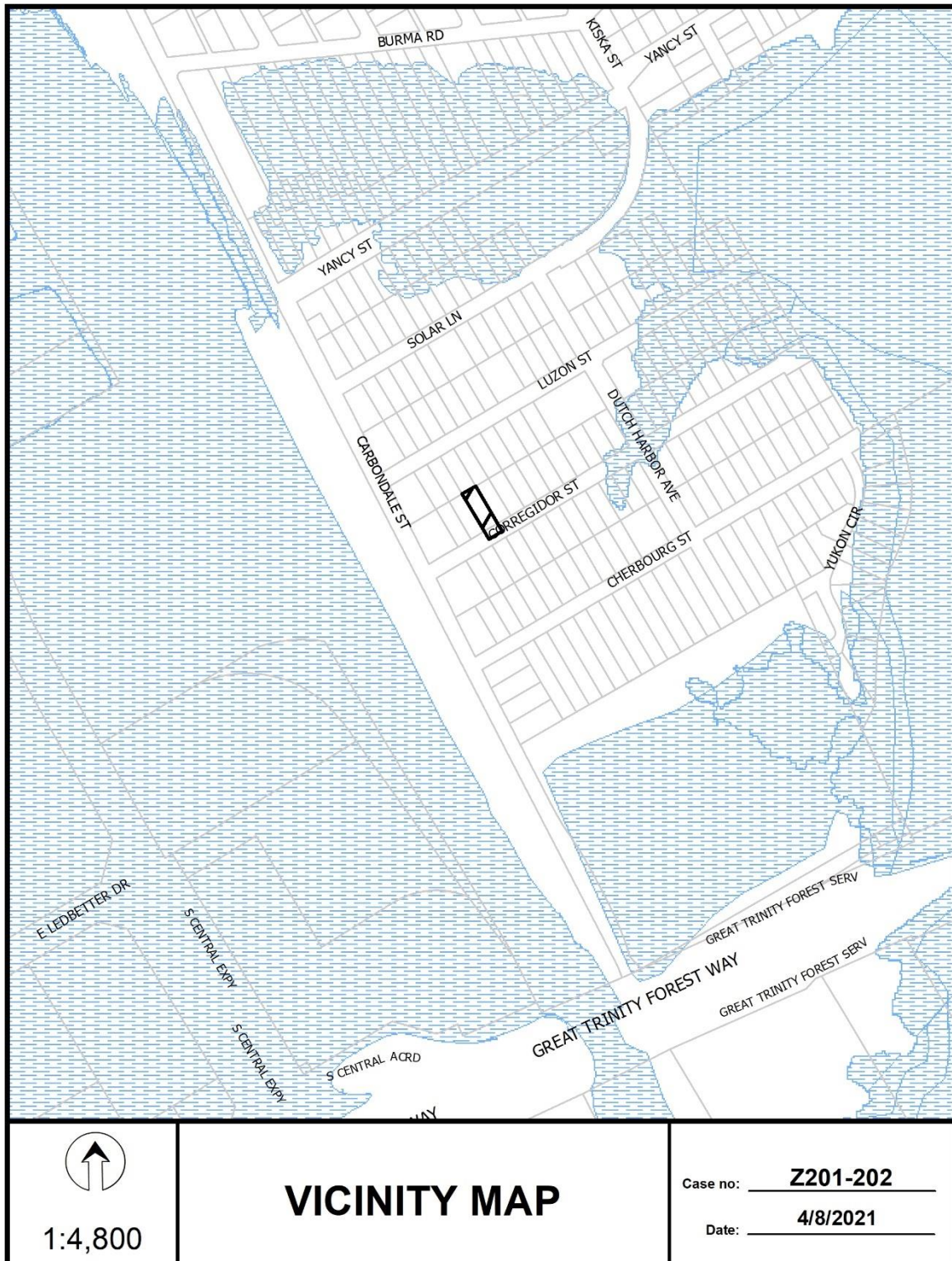
Maker: Jackson
Second: Rubin
Result: Carried: 13 to 0

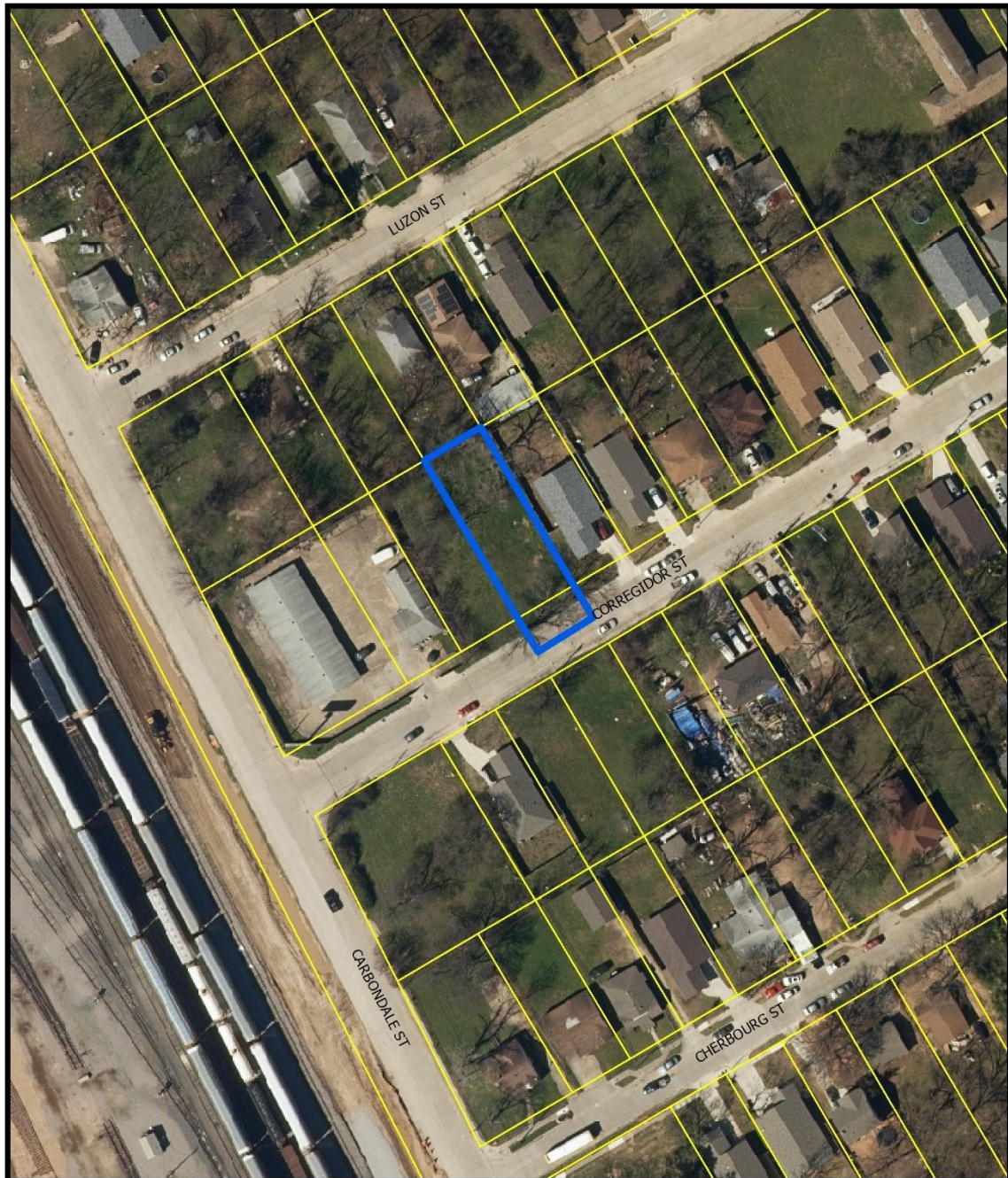
For: 13 - MacGregor, Hampton, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Schwope, Murphy,
Garcia, Rubin

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

Notices: Area: 200 Mailed: 34
Replies: For: 1 Against: 0

Speakers: For: Audra Buckley, 1414 Belleview St., Dallas, TX, 75215
Pandian Kumar, 1204 Normandy Dr., Carrollton, TX, 75006
Against: None



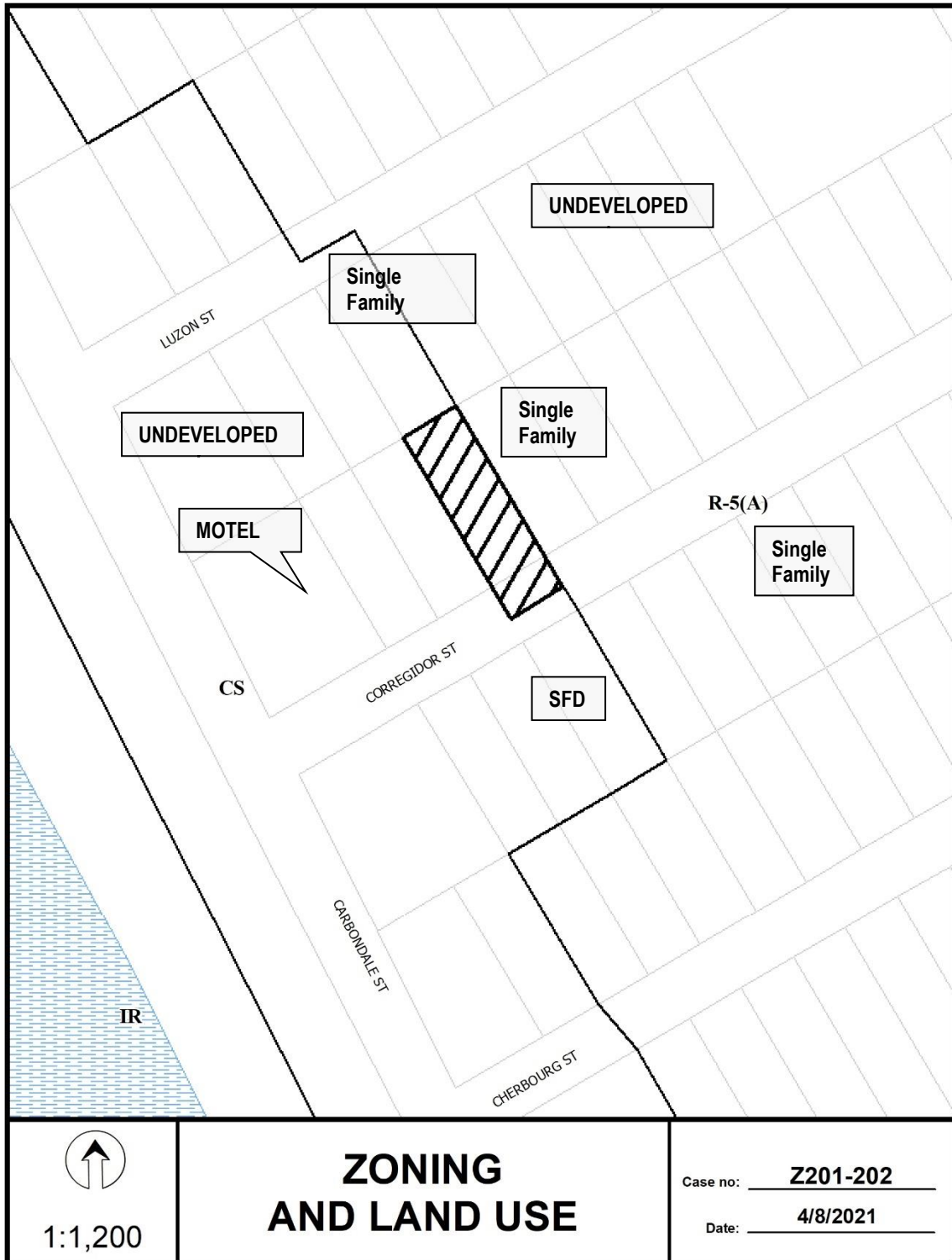


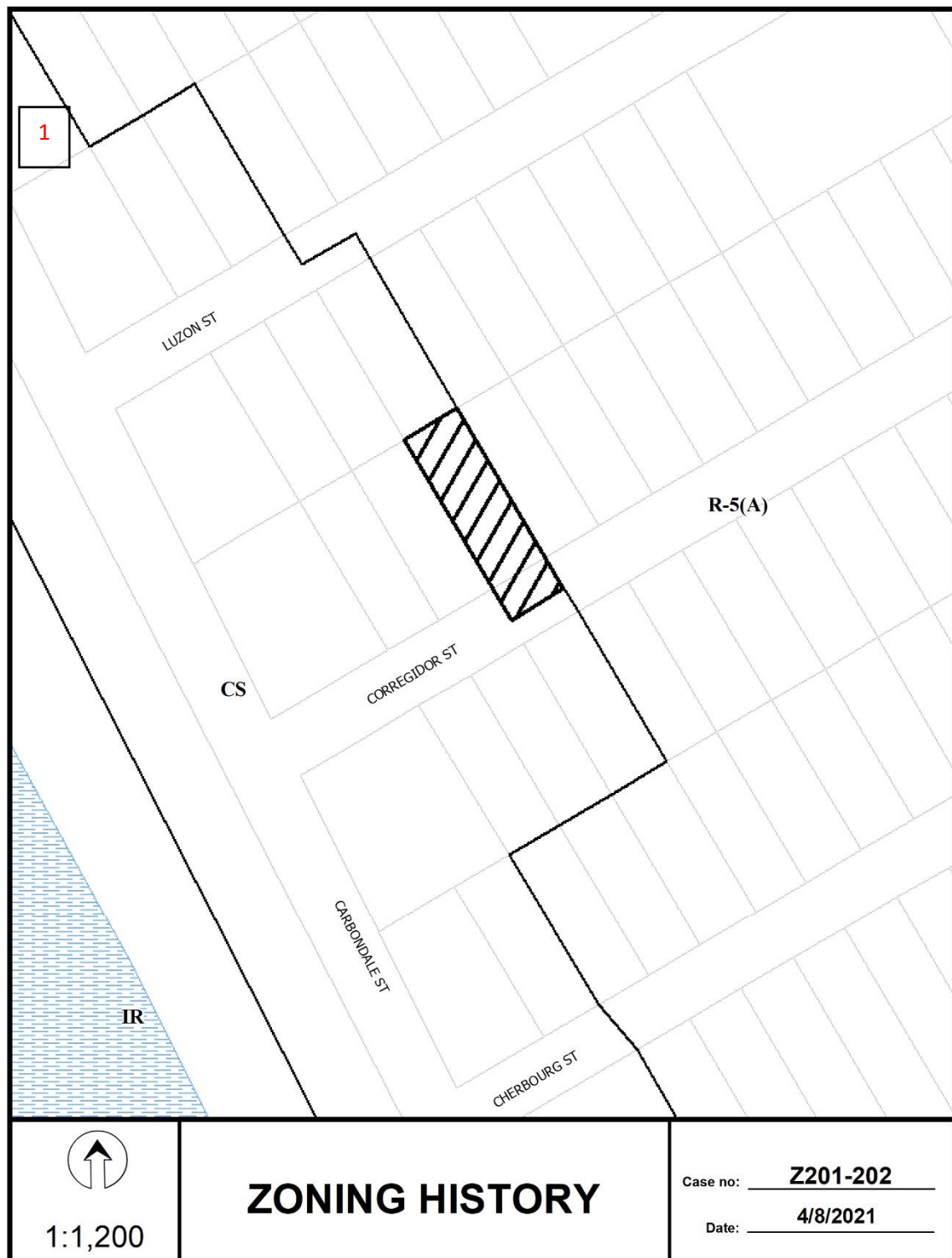
1:1,200

AERIAL MAP

Case no: Z201-202

Date: 4/8/2021







MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 4/8/2021

CPC RESPONSES



34	Property Owners Notified (36 parcels)
1	Replies in Favor (1 parcels)
0	Replies in Opposition (0 parcels)
200'	Area of Notification
5/20/2021	Date

Z201 - 202
CPC



1:1,200

05/19/2021

Reply List of Property Owners***Z201-202******34 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	4519 CORREGIDOR ST	PANDI 1 LLC
	2	4509 LUZON ST	LONG AARON
	3	4515 LUZON ST	MENDOZA HECTOR
	4	4519 LUZON ST	AUSTIN BILLY
	5	4523 LUZON ST	WILLIAMS MARY
	6	4527 LUZON ST	SILVER KEANNA
	7	4504 LUZON ST	DALLAS SKYFALL LLC SERIES
	8	4512 LUZON ST	WILLIS CARL &
	9	4516 LUZON ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
	10	4520 LUZON ST	LINZY VALRIE
	11	4524 LUZON ST	ARMSTRONG JOHNNY CLYDE
	12	4528 LUZON ST	BROWN CHARLITA E
	13	4532 LUZON ST	SOUTH CENTRAL CHURCH OF
	14	4536 LUZON ST	SOUTH CENTRAL CHURCH OF
	15	4505 CORREGIDOR ST	PATEL KOKILA
	16	4505 CORREGIDOR ST	PATEL KOKILA
	17	4523 CORREGIDOR ST	RIOSRODRIGUEZ JAVIER &
	18	4525 CORREGIDOR ST	Taxpayer at
	19	4531 CORREGIDOR ST	JACKSON ROOSEVELT &
	20	8240 CARBONDALE ST	LIVELY STONE HOLINESS CH
	21	4512 CORREGIDOR ST	JACKSON DANTE
	22	4516 CORREGIDOR ST	CALDERON ENRIQUE
	23	4520 CORREGIDOR ST	PATRICK SIMMONS INC
	24	4524 CORREGIDOR ST	DALLAS CITY OF COUNTY OF
	25	4528 CORREGIDOR ST	WHITE MARVIN G SR &
	26	4530 CORREGIDOR ST	HISLAND CORP

Z201-202(OA)

05/19/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4538	CORREGIDOR ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
28	4509	CHERBOURG ST	CATALAN CALEDONIO &
29	4513	CHERBOURG ST	CRUZ SAUL
30	4515	CHERBOURG ST	HABTEYOHANNES ASHENAFI N
31	4521	CHERBOURG ST	BROWN SHARON
32	4525	CHERBOURG ST	SPENCER PRESTON
33	4529	CHERBOURG ST	MCGRIFF HARVEST D EST OF
34	4533	CHERBOURG ST	FAVORS EVELYN &