City of Dallas

Legislation Text

File #: 20-398, **Version:** 1

STRATEGIC PRIORITY:	Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE:	March 25, 2020
COUNCIL DISTRICT(S):	2
DEPARTMENT:	Department of Sustainable Development and Construction
EXECUTIVE:	Majed Al-Ghafry

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SUBJECT

An ordinance granting an MF-2(A) Multifamily District and a resolution accepting deed restrictions volunteered by the applicant on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue to the southeast - Z189-149(JM) - Financing: No cost consideration to the City

BACKGROUND

On August 28, 2019, City Council held a public hearing and approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CS Commercial Service District with the ordinance and deed restrictions to return on a future Council date.

The purpose of the request is to allow for the development of townhouses. Adjacent properties to the east and south, as well as across Mail Avenue to the northwest contain single family uses within an MF-2(A) Multifamily District.

At the August 28, 2019 Council hearing, the applicant volunteered deed restrictions offering the following:
   (1) Flat roofs are prohibited.
   (2) The street-facing dwelling unit(s) must have a front entrance that faces Mail Avenue.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 2, 2019, the City Plan Commission held a public hearing and recommended approval of the MF-2(A) Multifamily District.

On August 28, 2019, City Council held a public hearing and approved an application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an CS Commercial Service District with the ordinance and deed restrictions to return on a future Council date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached