

**FILE NUMBER:** Z201-343(JM)                      **DATE FILED:** September 14, 2021  
**LOCATION:** North of the intersection of Metropolitan Avenue and Octavia Street  
**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 46 X  
**SIZE OF REQUEST:** Approx. 0.4327                      **CENSUS TRACT:** 37.00

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**REPRESENTATIVE:** Hiram Harrison

**OWNER/APPLICANT:** St. Paul AME Church

**REQUEST:** An application for a Specific Use Permit for a surface accessory remote parking use on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow surface accessory remote parking on the site in conjunction with a church.

**CPC RECOMMENDATION:** **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, and staff's recommended conditions with additional conditions.

**STAFF RECOMMENDATION:** **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, and staff's recommended conditions.

**PD No. 595:**

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>

**BACKGROUND INFORMATION:**

- The site is currently undeveloped/unimproved and is currently used as overflow parking for the church located across Metropolitan Avenue.
- The request site is located within Planned Development District No. 595 with a base zoning of an R-5(A) Single Family Subdistrict.
- A surface accessory remote parking use is allowable subject to approval of an SUP in the R-5(A) Subdistrict within PD No. 595 and subject to the provisions for remote parking stated in Chapter 51A-4.323.
- The applicant’s requested SUP would allow the property to be improved and formally used as a parking lot to accommodate the overflow from the St. Paul AME Church located across the street, at 2300 Metropolitan Avenue.
- Staff supports the request, subject to full compliance with Article X and a revised site plan to allow for such landscaping improvements. The landscape plan provided in this report is for reference only.
- On January 6, 2022, the City Plan Commission recommended the a revised site plan to remove the paving details, provide for an approved driveway location, and change the layout to provide sufficient buffer space to comply with Article X; and staff’s recommended conditions to include the following additions regarding Lighting: 1) must not be visible from residential property, 2) restricted to 12 feet in height and 3) must be hooded and shielded on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, north of the intersection of Metropolitan Avenue and Octavia Street.
- Since CPC on January 6, 2022, the applicant has worked with staff to revise the site plan to meet the landscaping and parking requirements. The revised site plan is attached to this report, along with a revised landscape plan for reference only.

**Zoning History:**

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

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Metropolitan Avenue	Principal Arterial	130 feet
Octavia Street	Local Street	56 feet

**Traffic:**

Transportation Development Services staff has reviewed the request and determined that it will not significantly impact the surrounding roadway system; however, the site plan should be amended to remove the paving details and provide for an approved driveway location.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and 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 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**Land Use:**

	<b>Zoning w/in PD No. 595</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) Subdistrict	Undeveloped, used as parking lot
<b>North</b>	R-5(A) Subdistrict	Single family residential
<b>East</b>	R-5(A) Subdistrict	Single family residential
<b>South</b>	R-5(A) Subdistrict	Church
<b>West</b>	R-5(A) Subdistrict	Single family residential

**Land Use Compatibility:**

The area of request is currently undeveloped. The surrounding area is developed with single-family homes to the north, east, and west. Southeast of the site across Metropolitan Avenue is the church that the proposed parking lot will serve.

Planned Development District No. 595 states that surface accessory remote parking is permitted by SUP for institutional uses only. Furthermore, Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply. However, the remaining provisions in Section 51A-4.323 and 4.324(d) regarding remote parking do apply.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed development will help in addressing the overflow parking of the church located across Metropolitan Avenue. The church currently has 56 parking spaces on site. the proposed surface parking lot will add 38 parking spaces. The applicant has informed staff that they have been using this site for overflow parking for many years and they wish to improve it to meet the City's standards. The proposed improvements include the improvement of the paving surface, a landscape buffer along the single-family properties, and relocating the driveway that currently lines up with the crosswalk that the users would utilize to access the church. The proposed improvements would result in the vehicles not lifting dirt on the site and tracking mud onto the public roadways on rainy days.

Staff supports this request for a remote accessory surface parking use; however, does not support the time frame proposed. Staff recommends a five-year period with eligibility for automatic renewals for additional five-year periods. The five-year time frame would allow staff to evaluate whether the use at that time remains a compatible use with the surrounding area. At the time of CPC, staff had reviewed the proposed site plan and

determined that it was not conforming to all zoning and city regulations in the design, regarding landscaping requirements, driveway location, and paving details. Staff recommendation included a revised site plan in order to avoid a revision when it goes through permitting. CPC agreed with this recommendation. The applicant has provided revised site and landscape plans which are now in compliance.

**Landscaping:**

PD No. 595 calls for compliance with Article X; no landscape plan is required. A revised site plan now provides sufficient space for the property to be developed in accordance with Article X.

**Parking:**

Planned Development District No. 595 defaults to the Development Code for off-street parking requirements. The Code does not require any off-street parking for the use of a surface accessory remote parking. The site plan identifies a total of 32 spaces on the proposed surface accessory remote parking. The church that this site will serve has 56 parking spaces existing within their site. For a church use, the Code requires one parking space for each four fixed seats in the sanctuary or auditorium. The applicant identified 289 seats requiring 72 parking spaces. The total parking spaces provided in both lots will be 88 parking spaces, a surplus of 16 parking spaces for the church use.

**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 (A through C) to orange, representing the weakest markets (G through I). The area of request is not in an MVA cluster. The surroundings area of the site is an "I" MVA cluster.

Z201-343(KC)

**List of Partners/Principals/Officers**

**Officers:**

Rev. Kevin L. Hodge, Sr. – Pastor  
Anthony Coleman, CFO

**Trustees 2020-2021:**

Kenneth Humphrie  
Hiram Harrison  
Carol Barnett  
Charles Peterson  
Judy Bochum-Todd  
Roderick Hartsfield  
Dr. Beverly Mitchell-Brooks

**CPC Action**  
**January 6, 2022**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a surface accessory remote parking use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan; as briefed, to remove the paving details, provide for an approved driveway location, and change the layout to provide sufficient buffer space to comply with Article X; and staff's recommended conditions to include the following additions regarding Lighting: 1) must not be visible from residential property, 2) restricted to 12 feet in height and 3) must be hooded and shielded on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, north of the intersection of Metropolitan Avenue and Octavia Street.

Maker: Blair  
Second: Suhler  
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Suhler, Haqq, Stanard,  
Kingston, Rubin

Against: 0  
Absent: 1 - Jackson,  
Vacancy: 2 - District 3, District 10

**Notices:** Area: 200                      Mailed: 45  
**Replies:** For: 0                         Against: 0  
**Speakers:** None

### Proposed Conditions

1. **Use:** The only use authorized by this specific use permit is a surface accessory remote parking.
2. **Site Plan:** Use and development of the Property must comply with the attached site plan.

### CPC and Staff's Recommendation:

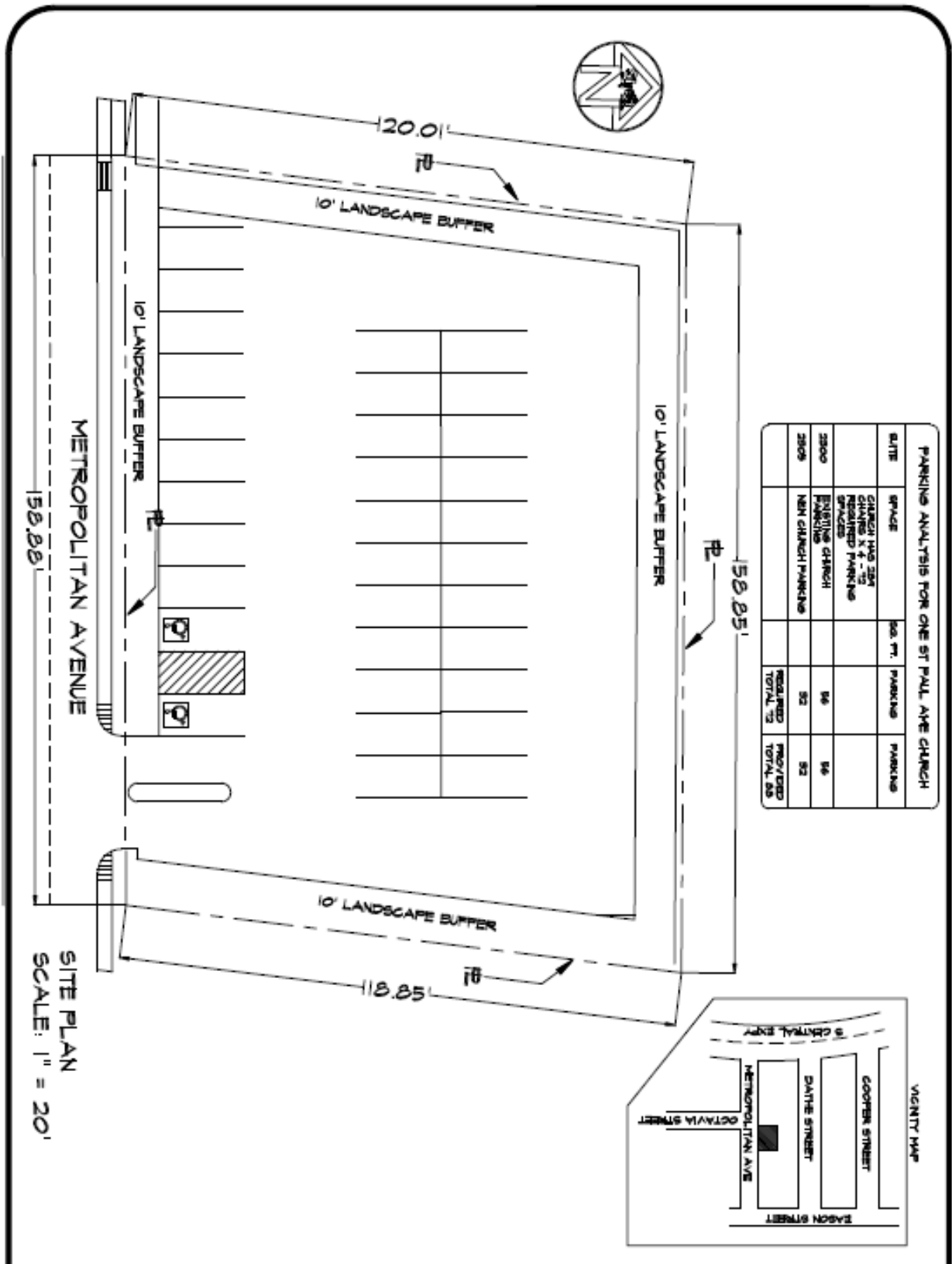
3. **Time Limit:** This specific use permit expires on [five-year period from the passage of this ordinance], but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

### Applicant's Request:

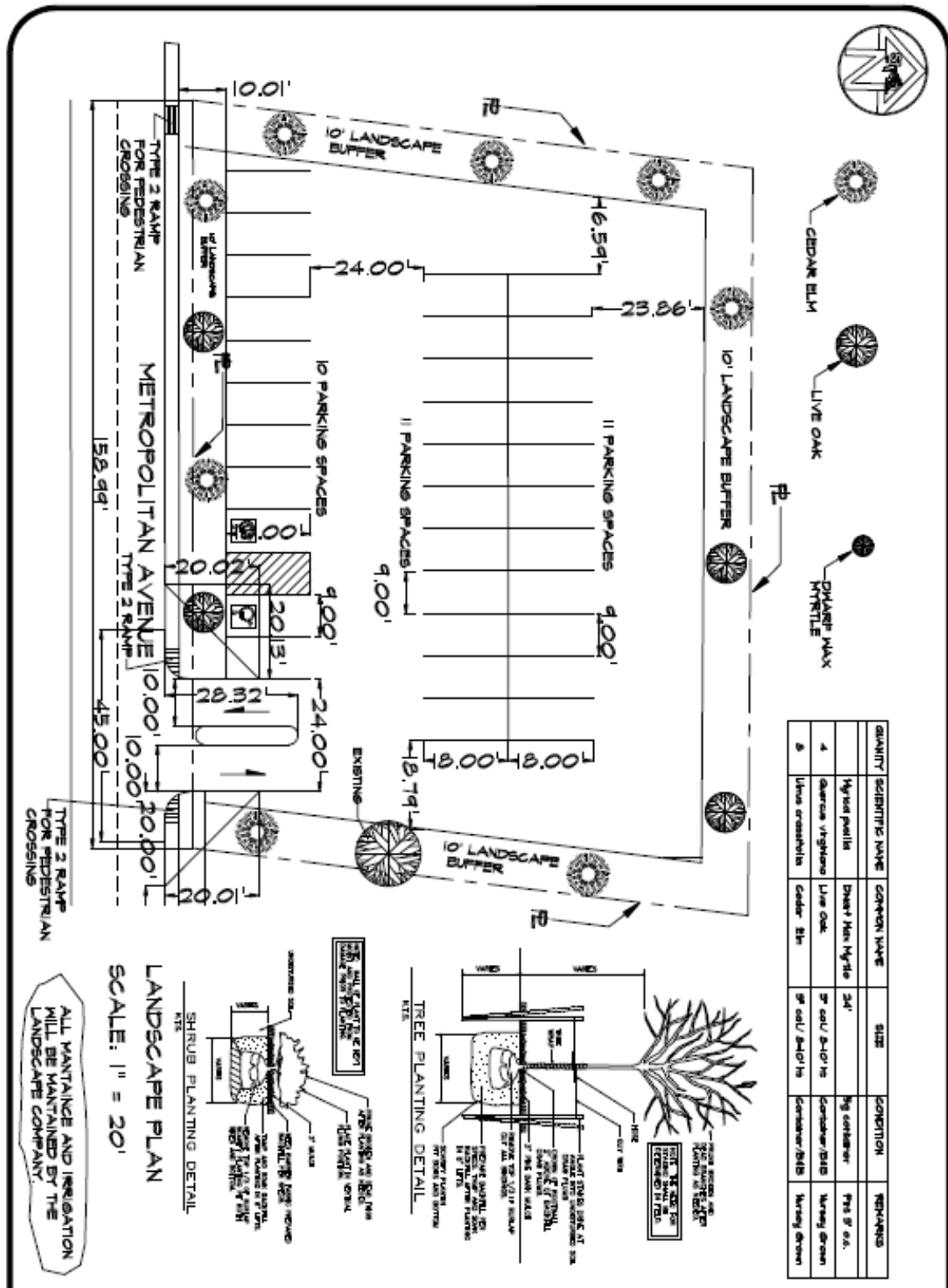
3. **Time Limit:** This specific use permit has no expiration date.
4. **Enhanced Crosswalk:** Crosswalks across driveways must be demarcated with alternative paving materials and color.
5. **Maintenance:** The Property must be properly maintained in a state of good repair and neat appearance.
6. **General Requirements:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.



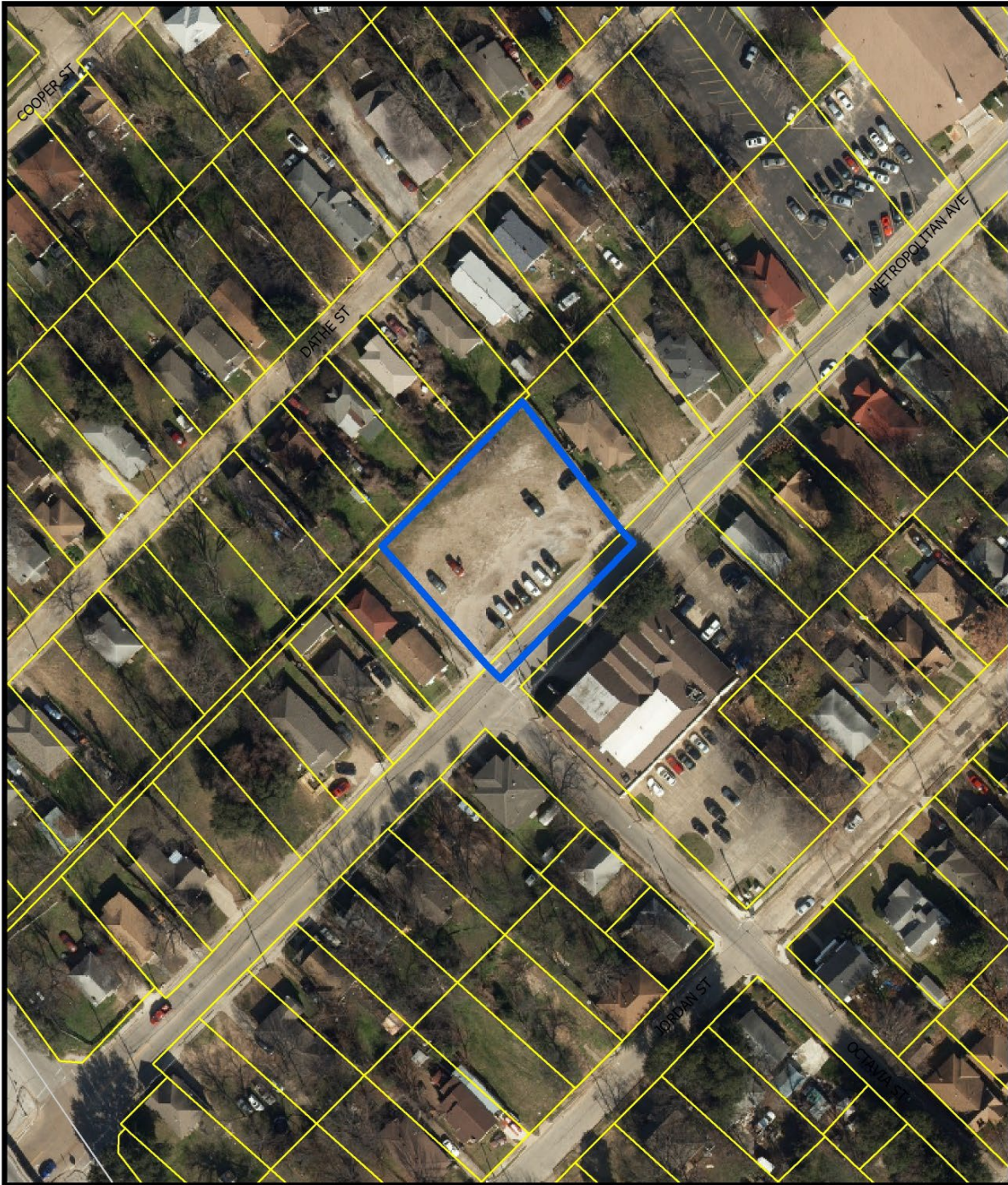
Proposed Site Plan—As revised and recommended by staff.



Landscape Plan (For Reference Only)





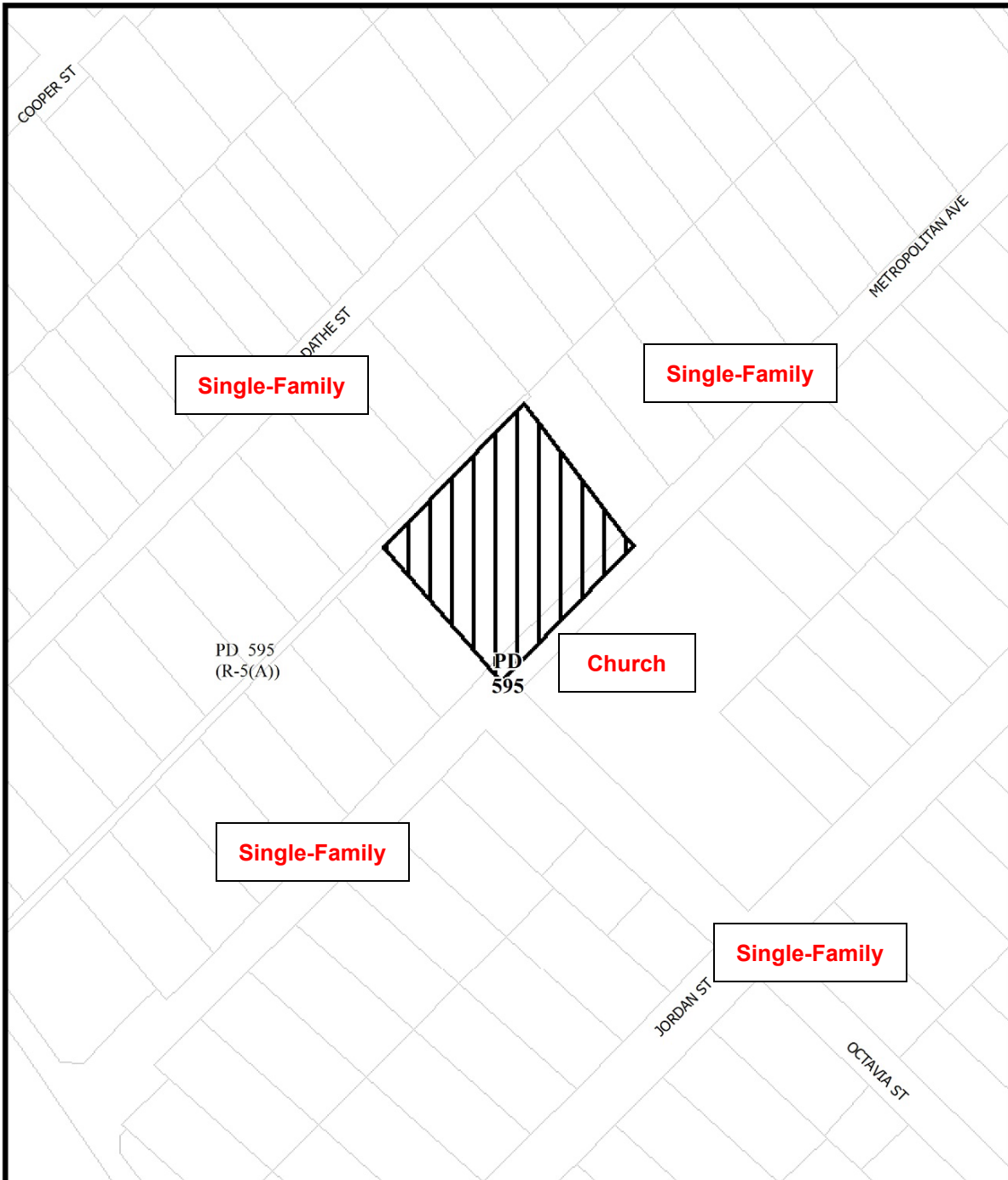


1:1,200

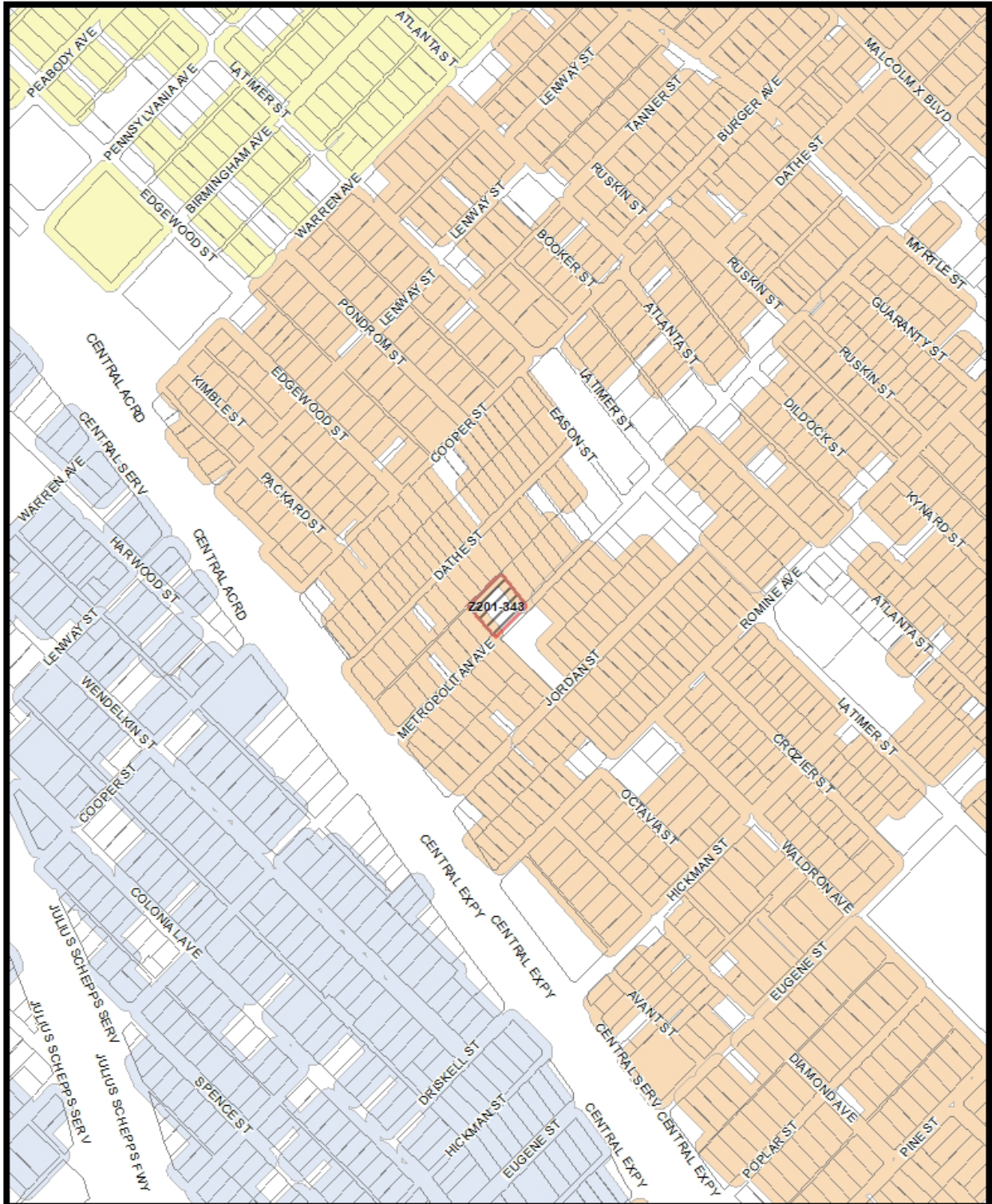
# AERIAL MAP

Case no: Z201-343

Date: 11/24/2021



 1:1,200	<h2 style="text-align: center;">ZONING AND LAND USE</h2>	Case no: <u>    Z201-343    </u> Date: <u>    11/24/2021    </u>
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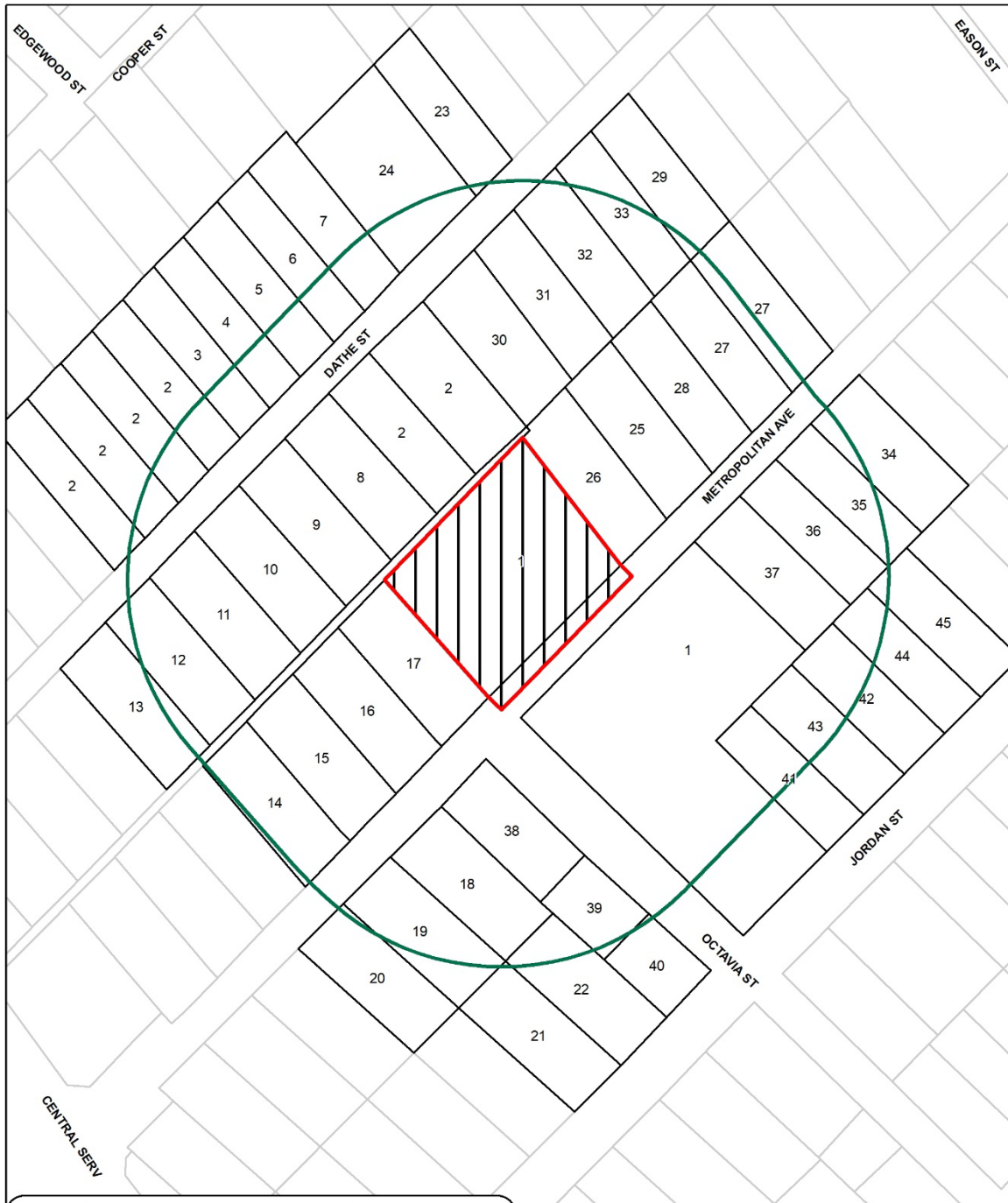
MVA Cluster A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 12/8/2021

**CPC REPOSSES**



<u>45</u>	Property Owners Notified (52 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>1/6/2022</u>	Date

**Z201 - 343**  
**CPC**



1:1,200

Z201-343(KC)

01/05/2022

## ***Reply List of Property Owners***

***Z201-343***

***45 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	2305 METROPOLITAN AVE	ST PAUL AME CHURCH
	2	2235 DATHE ST	WIGGINS MARTIN
	3	2245 DATHE ST	BLAINE PERRY L JR &
	4	2249 DATHE ST	MEDRANO ROLANDO
	5	2301 DATHE ST	DESOTO REAL ESTATE RESOURCE LLC
	6	2305 DATHE ST	ENRIQUEZ CELSO
	7	2307 DATHE ST	Taxpayer at
	8	2300 DATHE ST	S D HOME DESIGN LLC SERIES C
	9	2250 DATHE ST	GIBBS STEPHEN D &
	10	2246 DATHE ST	BELL ASHLEY
	11	2238 DATHE ST	HERNANDEZ CITALLI
	12	2236 DATHE ST	Taxpayer at
	13	2232 DATHE ST	ROBINSON OLGIN
	14	2237 METROPOLITAN AVE	MCCLURE FANNIE
	15	2241 METROPOLITAN AVE	THOMPSON HELEN T EST OF
	16	2243 METROPOLITAN AVE	MILLER LUCELLUS V
	17	2249 METROPOLITAN AVE	CARLCLIFF LLC
	18	2240 METROPOLITAN AVE	WANG YUFEI
	19	2238 METROPOLITAN AVE	RHEAMS ALBERT II
	20	2232 METROPOLITAN AVE	BFO LLC
	21	2239 JORDAN ST	WALKER RUBY L &
	22	2245 JORDAN ST	WALKER RUTH S EST OF
	23	2317 DATHE ST	HUMPHRIE KENNETH
	24	2311 DATHE ST	GREATER CHRISTIAN LOVE
	25	2319 METROPOLITAN AVE	VI PHONG
	26	2317 METROPOLITAN AVE	JOHNSON VERA C &



Z201-343(KC)

01/05/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2327	METROPOLITAN AVE	JOHNSON DELORES
28	2321	METROPOLITAN AVE	CHEN WENDY
29	2326	DATHE ST	GUTIERREZ JULIO
30	2310	DATHE ST	PHILIP & LORI LOVELACE TRUST
31	2314	DATHE ST	BAKER JOHNNY & AUDRY
32	2318	DATHE ST	TOPLETS DENNIS D
33	2322	DATHE ST	YOUNG ROBERT J
34	2400	METROPOLITAN AVE	HARVEY KERMIT P
35	2322	METROPOLITAN AVE	ENTRUST ADMINISTRATION INC
36	2320	METROPOLITAN AVE	TURNER YOLANDA IONE
37	2318	METROPOLITAN AVE	HILBURN URMA THOMPSON EST OF
38	2244	METROPOLITAN AVE	LEFFALL LARRY D &
39	3711	OCTAVIA ST	TOPLETZ HAROLD &
40	2249	JORDAN ST	CLEWIS BRENDA
41	2309	JORDAN ST	MACHADO RODOLFO E &
42	2317	JORDAN ST	ALVAREZ SANTOS ODIR REYES &
43	2313	JORDAN ST	PACHECANOGONZALEZ ABRAHAM &
44	2321	JORDAN ST	HARMON PPTY SERVICES
45	2323	JORDAN ST	DELANGE REITA