

FILE NUMBER: Z212-340(JM) **DATE FILED:** September 8, 2022

LOCATION: East line of Pastor Bailey Drive, north of West Camp Wisdom Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 24.084 acres **CENSUS TRACT:** 48113010904

APPLICANT/OWNER: Concord Missionary Baptist Church

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for an amendment to Planned Development District No. 103.

SUMMARY: The purpose of this request is to allow a child-care facility and a community, welfare, or health center as main uses on the site.

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

PD No. 103 Article and Exhibits:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=103>

BACKGROUND INFORMATION:

- Planned Development District No. 103 was established on April 12, 1978 for a church use containing 24.084 acres. On August 8, 2012, an amendment and addition of a development plan permitted an outside activity/performance area. Otherwise, the PD was written with no base underlying zoning district. The church use is the sole permitted use.
- On October 29, 2018, a minor amendment to the existing development plan permitted a 1,383-square-foot expansion of the church use, for a total floor area of 189,398 square feet.
- The church is seeking to have the child-care facility operated as a separate main use. This change in operation requires a separate certificate of occupancy for the use. To obtain the new CO, the use must be permitted in the PD.
- A community, welfare, or health center is defined in [Section 51-4.204](#) as a community service facility where social, recreational, welfare, health, or child-care service is provided by a public, quasi-public, tax-exempt, church, or municipal agency.
- Furthermore, a child-care facility is a facility that provides care, training, education, custody, treatment, or supervision for persons under 14 years of age who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers. The latter excludes child-care facilities operated in connection with a religious organization where children are cared for during short period while parents or persons responsible are attending religious services or instruction.
- By adding both uses, the applicant is allowed to operate a full child-care facility, whether or not it is operated by the church.

Zoning History: There has been one zoning case in the area within the past five years.

1. **Z201-318:** On November 18, 2021, the City Plan Commission recommended denial of an application for an MF-2(A) Multifamily District on property zoned an NO(A) Neighborhood Office District, located on the east line of Marvin D. Love Freeway, north of West Camp Wisdom Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Pastor Bailey Drive	Community Collector	60 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system.

Land Use:

Area	Zone	Use
Site	PD No. 103	Church
North	IR w/SUP No. 169 and R-10(A)	Church, airport, park/trail, and undeveloped
East	CR, RR w/SUP No. 1298, and MF-1(A)	Warehouse, mini-warehouse, and undeveloped
South	MF-2(A), CR, PD No. 396	Undeveloped, retail, restaurant, and financial institution
West	MC-1	Surface parking and office

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

NEIGHBORHOOD PLUS

GOAL 2.3 Expand health, childcare, and transportation programs for low-income areas.

Action 2.3.5 Build partnerships between employers, transportation providers, apartment managers, developers, and childcare providers to increase accessibility of affordable childcare to working parents.

STAFF ANALYSIS:

Land Use Compatibility:

The site is surrounded by the Boulder Park Trail, Redbird Airport (SUP No. 169), and a church to the north; warehouse, mini-warehouse (SUP No. 1268), and undeveloped to the east; undeveloped and community serving retail uses are found south of the site and at the intersection of Pastor Bailey Drive and Camp Wisdom Road south; and with office, surface parking, and a church use to the west along Pastor Bailey Drive.

The current request is to amend the permitted uses for the property. The site encompasses the entire PD area, which solely permits the church use. The existing church use would like to expand the child-care facility beyond what is currently allowed. The PD was created under Chapter 51 (prior to the code update 51A). Definitions associated with land uses proposed must be according to Chapter 51.

The applicant has requested to add two uses:

- A *community, welfare, or health center* is defined in Chapter 51-4.204 as a community service facility where social, recreational, welfare, health, or child-care service is provided by a public, quasi-public, tax-exempt, church, or municipal agency.
- A *child-care facility* is a facility that provides care, training, education, custody, treatment, or supervision for persons under 14 years of age who are not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit or charges for the services it offers.

The latter excludes child-care facilities operated in connection with a religious organization where children are cared for during short period while parents or persons responsible are attending religious services or instruction. By adding both uses as permitted main uses, the applicant is allowed to operate a full child-care facility, whether or not it is operated by the church.

The care of children, whether associated with a church or as a main use, is compatible with the church use and surrounding uses. Staff supports the addition of the two uses. Ultimately, either of the two uses would add a new community benefit, balancing the options for this neighborhood.

Parking:

The proposed uses are to be housed within the existing structures. A balancing of the parking required will be conducted with the application for a certificate of occupancy for any new use on the site. Per Chapter 51, the following off-street parking is required per use:

- Church: One space for each four fixed seats in the sanctuary or auditorium.
- Community, welfare, or health center: One space for each 200 square feet of floor area, or the ratio of an equivalent use, whichever is greater.
- Child-care facility: One space for each 500 square feet of floor area.

The last minor amendment (M178-055) to the existing development plan Exhibit 103A identifies over 187,798 square feet of floor area with 3,500 seats in the sanctuary. The church use is currently required to provide 875 off-street parking spaces. The property has 839 parking spaces. A remote parking lot across Pastor Bailey Drive to the west contains another 681 parking spaces. The total parking provided is 1,520 spaces.

Landscaping:

Landscaping will be provided in accordance with Article X, as amended. There are no landscaping requirements triggered by the request (no new construction or increase in non-permeable surface area).

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 to orange, representing the weakest markets. While the subject site is not within a designated MVA cluster, surrounding properties to the east across Marvin D. Love Freeway are categorized “E” and “F” MVA clusters.

LIST OF OFFICERS

Concord Church Council of Elders:

1. Bryan Carter
2. Darren L. James
3. Richard Thomas
4. Bobbie Crayton
5. Zarin Gracey
6. Bert Leatch
7. Bert Maxwell
8. Derek Woodson
9. Deritte Fernandez
10. Tre Carruthers

CPC Action
February 16, 2023

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 103, subject to conditions on property on the east line of Pastor Bailey Drive, north of West Camp Wisdom Road.

Maker: Rubin

Second: Hampton

Result: Carried: 13 to 0

For: 13 - Popken, Hampton, Anderson, Shidid,
Carpenter, Wheeler-Reagan, Jung,
Housewright, Treadway, Haqq, Stanard,
Kingston, Rubin

Against: 0

Absent: 0

Vacancy: 1 - District 3

Conflict: 1 - Blair**

**out of the room when vote taken

Notices: Area: 500 Mailed: 26

Replies: For: 0 Against: 0

Speakers: None

**CPC RECOMMENDED
AMENDED PD CONDITIONS**

**ARTICLE
103.**

PD 103.

SEC. 51P-103.101. LEGISLATIVE HISTORY.

PD 103 was established by Ordinance No. 15802, passed by the Dallas City Council on April 12, 1978. Ordinance No. 15802 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 15802 was amended by Ordinance No. 18787, passed by the Dallas City Council on July 10, 1985. (Ord. Nos. 10962; 15802; 18787; 25423)

SEC. 51-103.102. PROPERTY LOCATION AND SIZE.

PD 103 is established on property generally located along the easterly line of Pastor Bailey Drive, north of Camp Wisdom Road. The size of PD 103 is approximately 24.084 acres. (Ord. Nos. 15802; 25423; 28725)

SEC. 51P-103.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51. (Ord. 25423)

SEC. 51P-103.104. DEVELOPMENT PLAN.

Utilization of the Property must be in accordance with the development plan (Exhibit 103A). (Ord. Nos. 18787; 25423)

SEC. 51P-103.105. MAIN USES.

(a) Except as provided in this section, the only permitted uses on the Property ~~is~~ are a church; a community, welfare, or health center; and a child-care facility.

(b) The area identified as “Outside activity/performance area” on the development plan may only be used for activities accessory to the main use. (Ord. Nos. 18787; 25423; 28725)

SEC. 51P-103.106. OFF-STREET PARKING.

Parking must be provided in accordance with Chapter 51. (Ord. Nos. 18787; 25423)

SEC. 51P-103.107. FLOOD PLAIN.

The flood plain, as defined by the 100-year flood line, must be left in its natural state. (Ord. Nos. 18787; 25423)

SEC. 51P-103.108. SIGNS.

All signs must comply with the sign regulations in Chapter 51. (Ord. Nos. 18787; 25423)

SEC. 51P-103.109. MAINTENANCE.

The entire premises must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 18787; 25423)

SEC. 51P-103.110. GENERAL REQUIREMENTS.

Utilization of the Property must be in compliance with the requirements of the department of environmental health and conservation and with all other applicable codes and regulations of the city. (Ord. Nos. 18787; 25423; 26102)

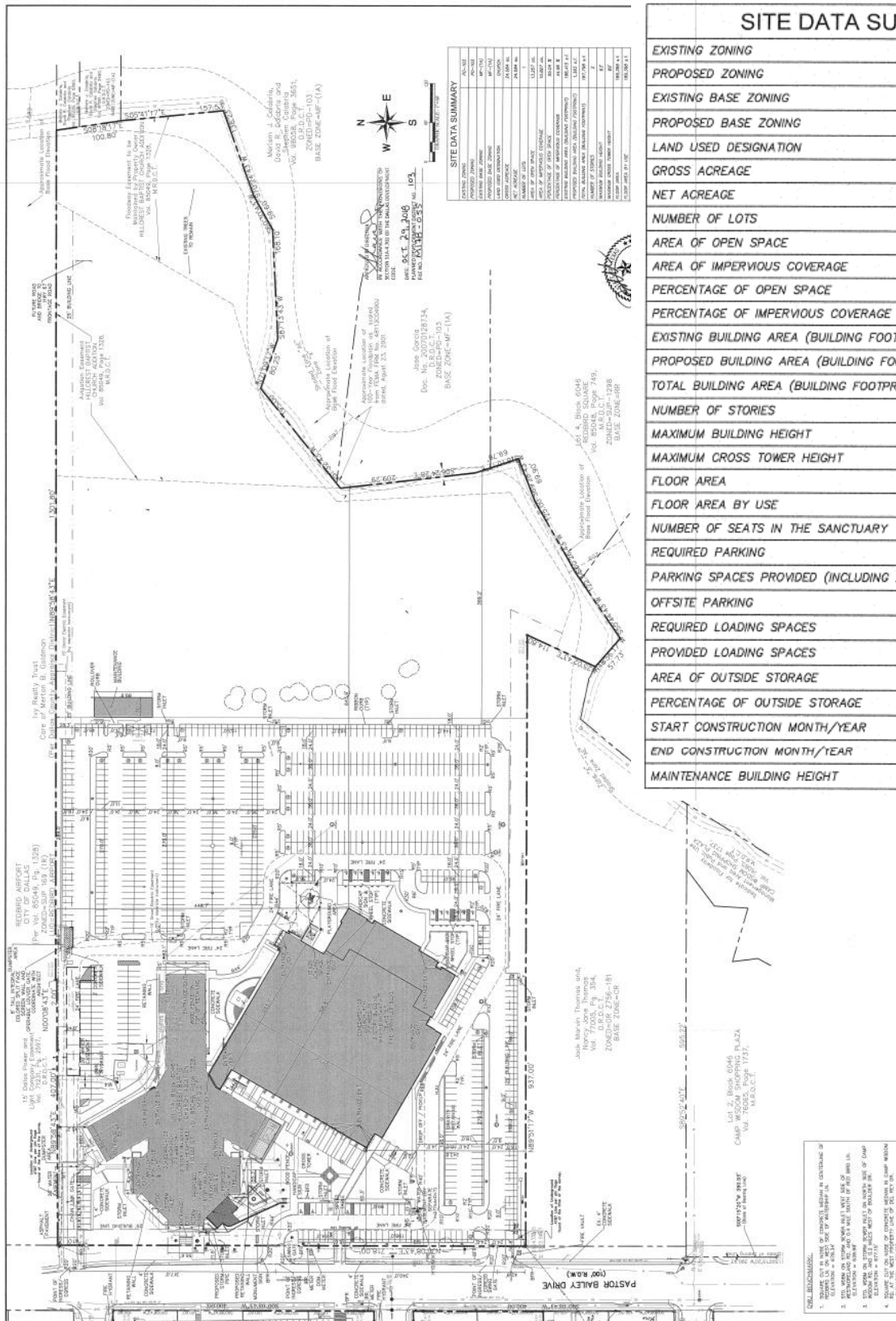
SEC. 51P-103.111. STREETS AND PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 18787; 25423; 26102)

SEC. 51P-103.112. COMPLIANCE WITH CONDITIONS.

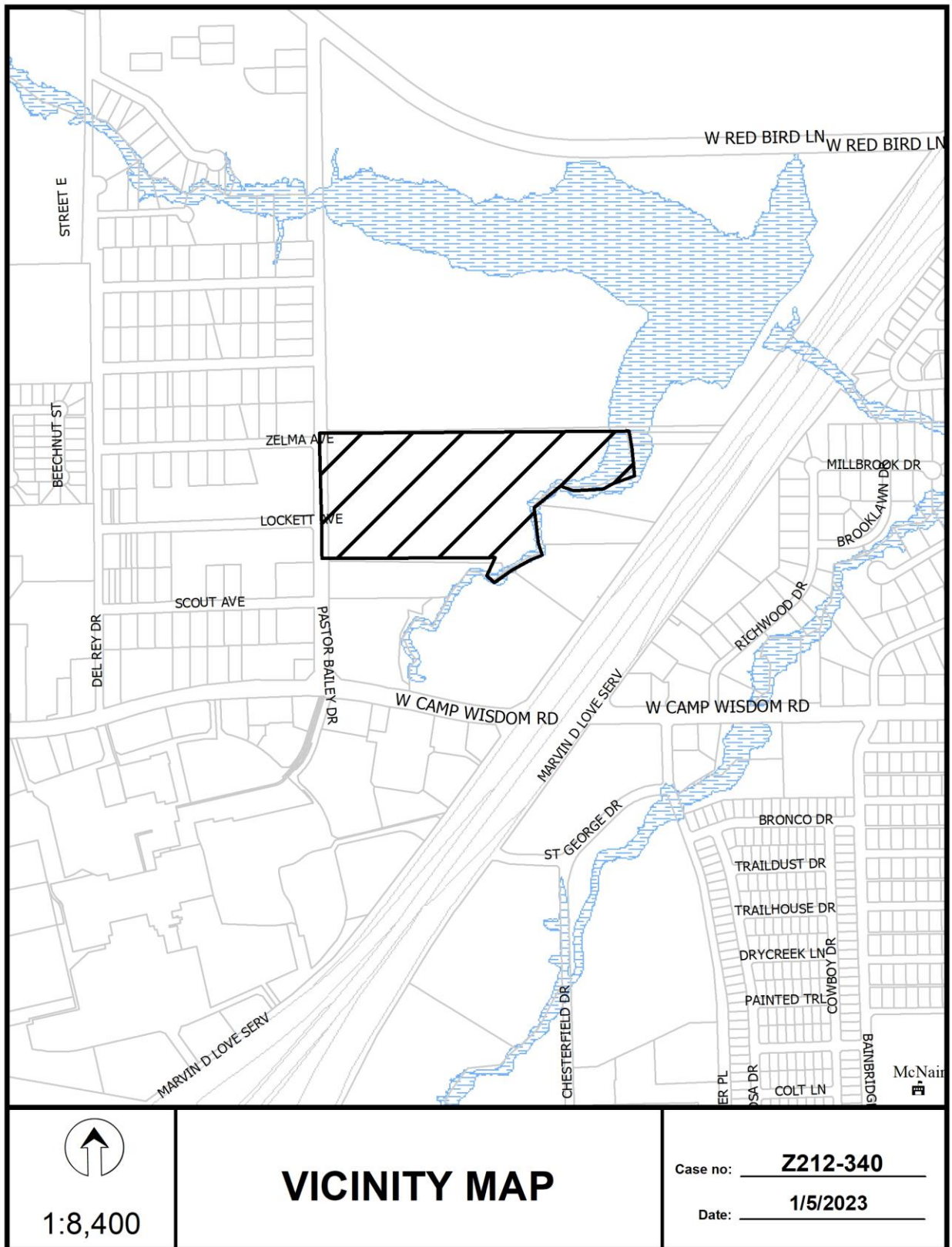
The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 18787; 25423; 26102)

Existing Development Plan [no changes]

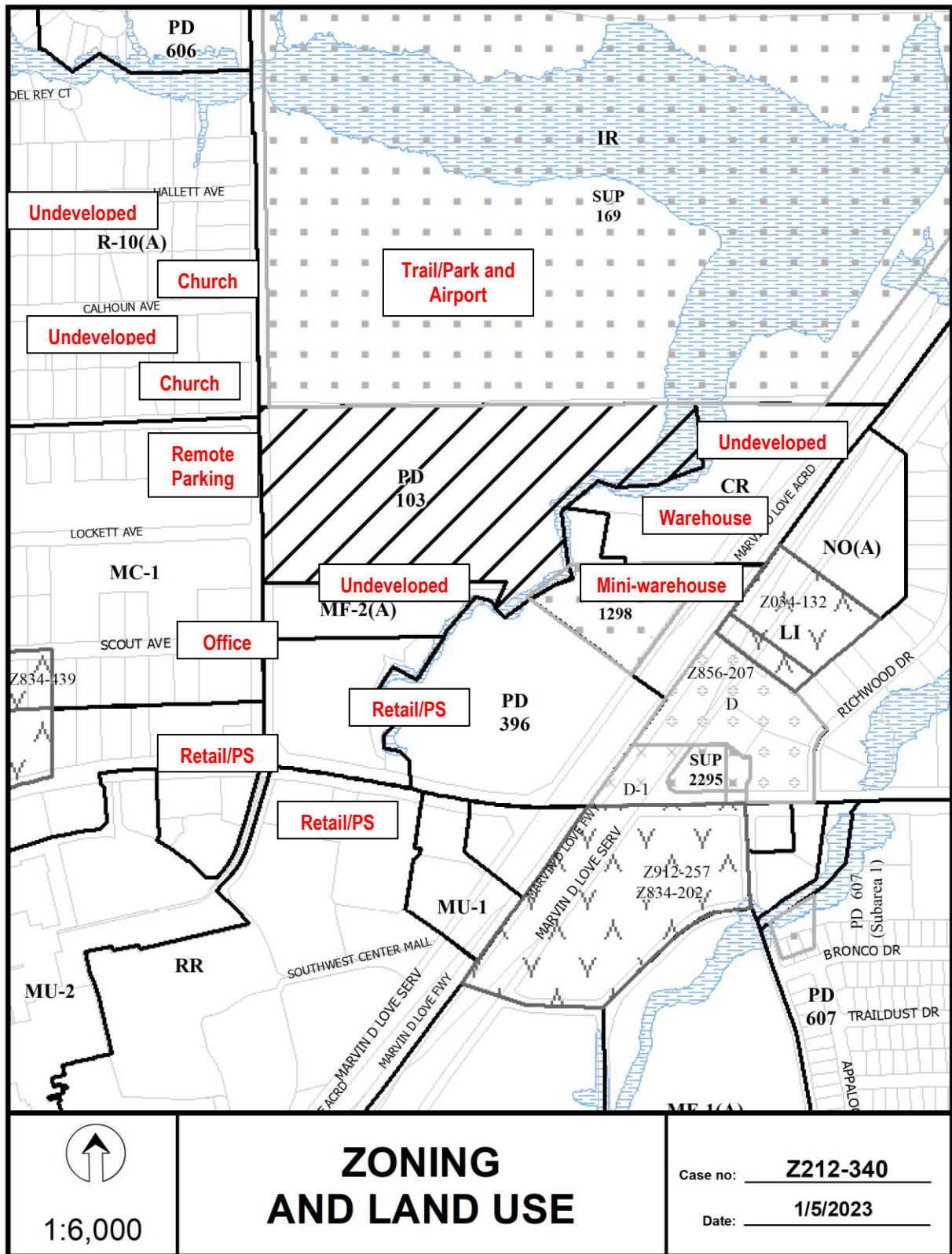


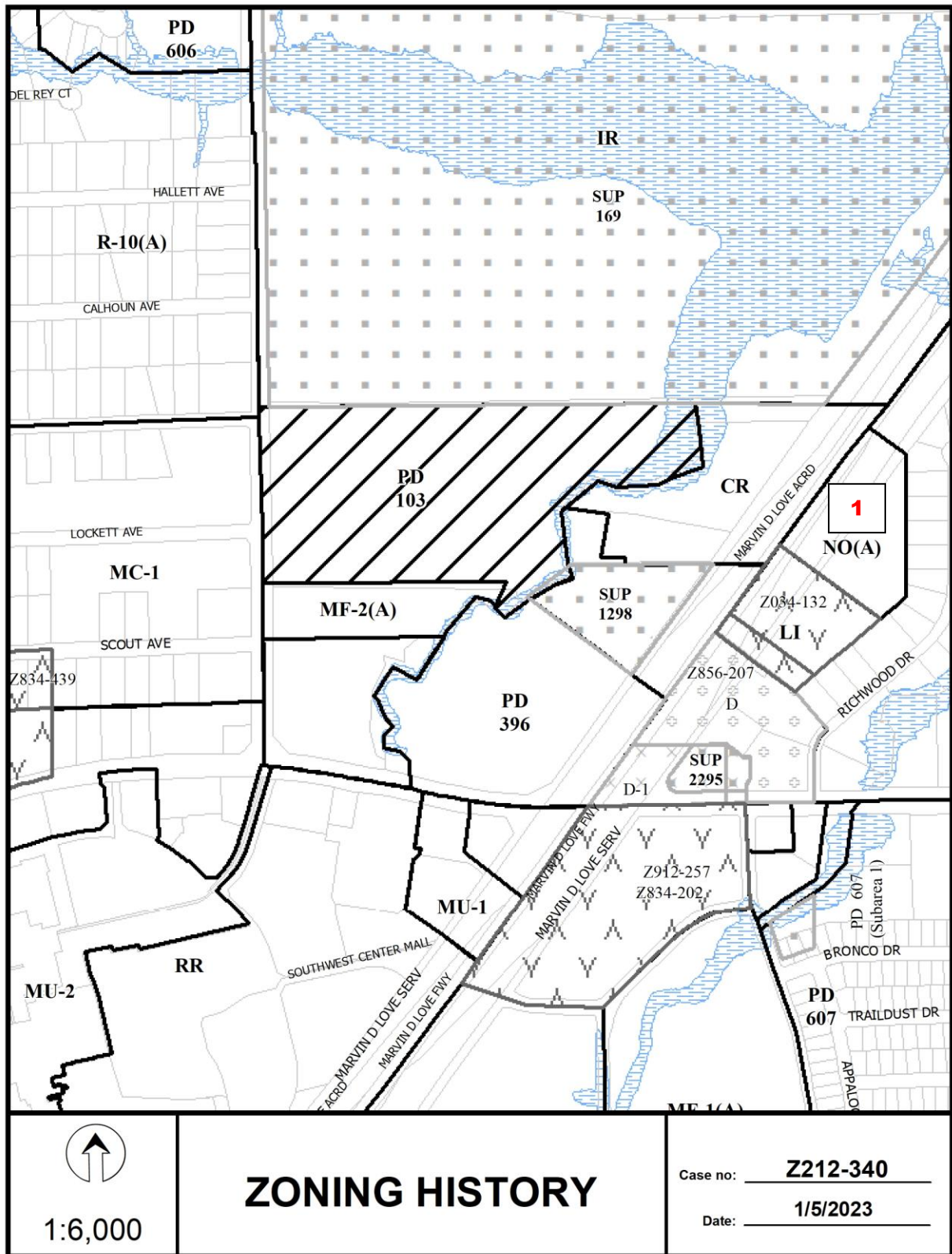
SITE DATA SUMMARY

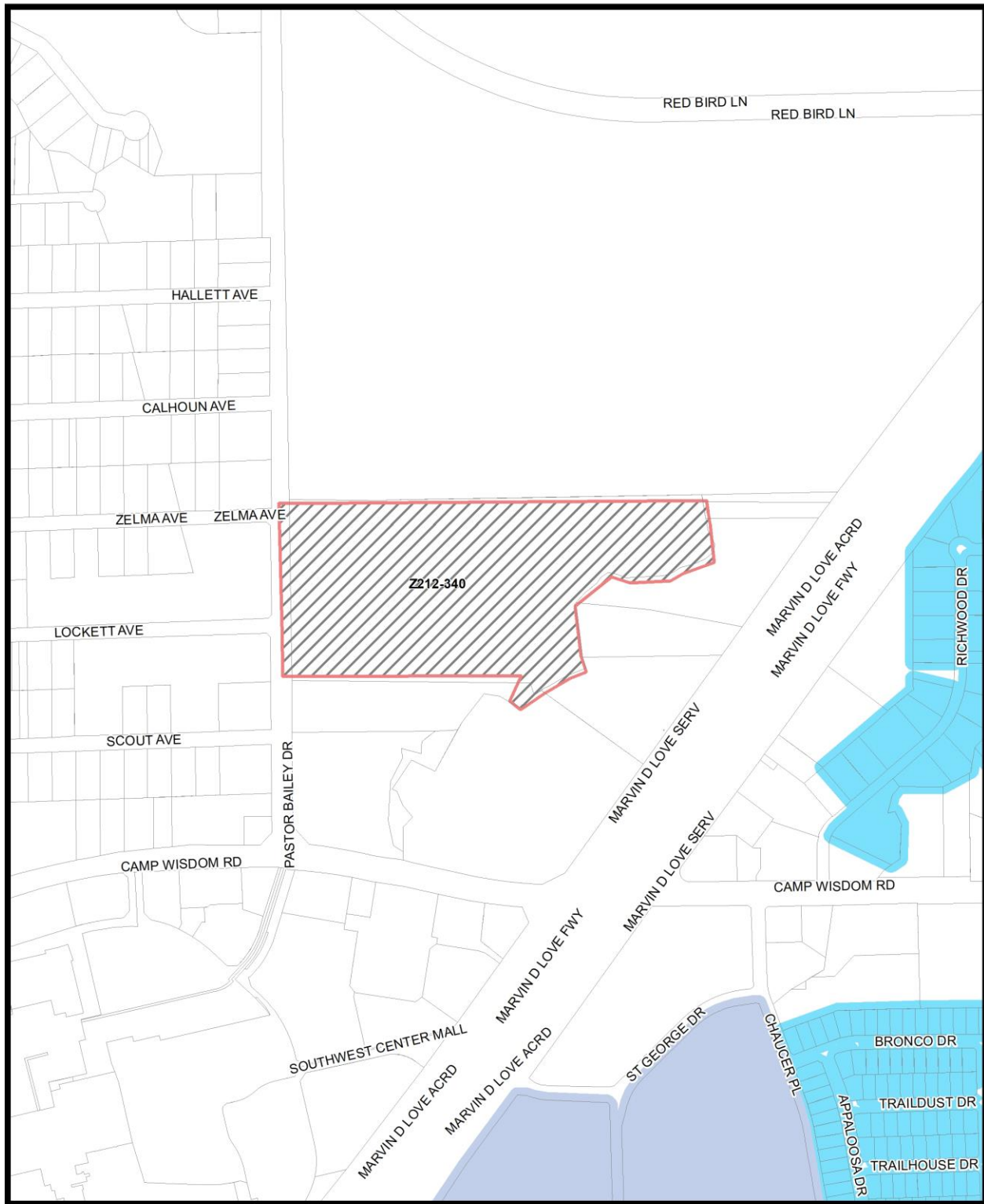
EXISTING ZONING	PD-103
PROPOSED ZONING	PD-103
EXISTING BASE ZONING	MF-(1A)
PROPOSED BASE ZONING	MF-(1A)
LAND USED DESIGNATION	CHURCH
GROSS ACREAGE	24.084 ac.
NET ACREAGE	24.084 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	13.257 ac.
AREA OF IMPERVIOUS COVERAGE	10.827 ac.
PERCENTAGE OF OPEN SPACE	55.04 %
PERCENTAGE OF IMPERVIOUS COVERAGE	44.96 %
EXISTING BUILDING AREA (BUILDING FOOTPRINT)	186,415 s.f.
PROPOSED BUILDING AREA (BUILDING FOOTPRINT)	1,383 s.f.
TOTAL BUILDING AREA (BUILDING FOOTPRINT)	187,798 s.f.
NUMBER OF STORIES	2
MAXIMUM BUILDING HEIGHT	63'
MAXIMUM CROSS TOWER HEIGHT	89'
FLOOR AREA	189,398 s.f.
FLOOR AREA BY USE	189,398 s.f.
NUMBER OF SEATS IN THE SANCTUARY	3,500
REQUIRED PARKING	875
PARKING SPACES PROVIDED (INCLUDING 23 HC)	839
OFFSITE PARKING	681
REQUIRED LOADING SPACES	N/A
PROVIDED LOADING SPACES	1
AREA OF OUTSIDE STORAGE	0.045 ac.
PERCENTAGE OF OUTSIDE STORAGE	0.19%
START CONSTRUCTION MONTH/YEAR	11-2018
END CONSTRUCTION MONTH/YEAR	08-2019
MAINTENANCE BUILDING HEIGHT	18'











Market Value Analysis

A	B	C	D	E	F	G	H	I	NA
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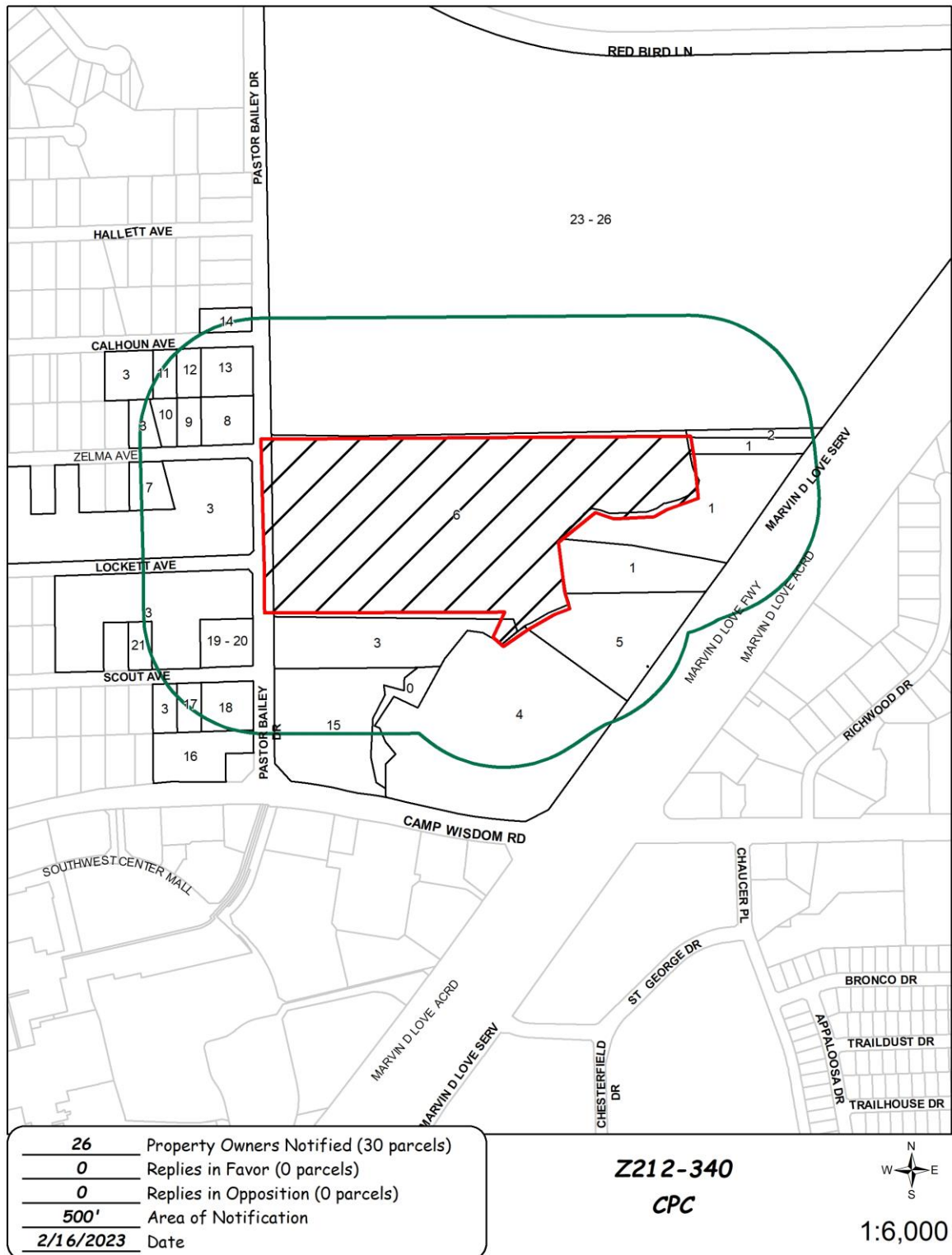


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Market Value Analysis

Printed Date: 1/5/2023

CPC RESPONSES



02/15/2023

Reply List of Property Owners***Z212-340******26 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6715	MARVIN D LOVE FWY	J&L RANCH LLC
2	6711	MARVIN D LOVE FWY	CONCORD MISSIONARY
3	3409	ZELMA AVE	CONCORD MISSIONARY BAPTIST CHURCH
4	3107	W CAMP WISDOM RD	BONIUK INTERESTS LTD
5	7011	MARVIN D LOVE FWY	ALAMO SELF STOR PTNRS II
6	6808	PASTOR BAILEY DR	CONCORD MISSIONARY
7	3408	ZELMA AVE	HORNSBY VIRGINIA J TR
8	6723	BOULDER DR	LOVE BIBLE CHURCH
9	3325	ZELMA AVE	LOVE BIBLE CHURCH
10	3331	ZELMA AVE	JOHNSON MILTON & ETHEL
11	3332	CALHOUN AVE	COSTON HELEN J
12	3338	CALHOUN AVE	POSADA MANUAL
13	6707	BOULDER DR	GREATER FELLOWSHIP COMMUNITY CHURCH
14	6631	BOULDER DR	Taxpayer at
15	3203	W CAMP WISDOM RD	PARAMOUNT GROUP LLC
16	3333	W CAMP WISDOM RD	WEITZMAN HERBERT & LOUIE
17	3324	SCOUT AVE	THE NEW GENERATION CHURCH
18	7005	BOULDER DR	WATER LILLY PROPERTIES INC
19	6969	PASTOR BAILEY DR	CONCORD MISSIONARY BAPTIST CHURCH
20	6969	PASTOR BAILEY DR	CONCORD MISSIONARY BAPTIST
21	3407	SCOUT AVE	SU CASA DEVELOPMENT LLC
22	7000	MARVIN D LOVE FWY	OUTDOOR SYSTEMS INC
23	5787	S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
24	4831	S HAMPTON RD	SERVION
25	4831	S HAMPTON RD	MODERN AERO OF TEXAS
26	4831	S HAMPTON RD	J C AVIATION INV