

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 7, 2023

Planner: Liliana Garza

FILE NUMBER: Z223-202(LG) **DATE FILED:** February 8, 2023
LOCATION: West corner of Robert L. Parish Sr. Avenue and Lagow Street
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 0.1346 acres **CENSUS TRACT:** 48113002703

REPRESENTATIVE: Paul Campbell

OWNER/APPLICANT: Riverside Missionary Baptist Church

REQUEST: An application for a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development 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.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a surface parking lot. The lot is being used as remote parking by a church to the northeast of the requested area across Lagow Street.
- The applicant requests a Specific Use Permit for surface accessory remote parking to continue using the site for this purpose.
- In an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, surface accessory remote parking is permitted by SUP for institutional uses only.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lagow Street	Local Street	60 ft.
Robert L. Parish Sr. Avenue	Local Street	50 ft.

Traffic:

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

STAFF ANALYSIS:**Land Use:**

	<u>Zoning</u>	<u>Land Use</u>
Site	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Surface parking
Northeast	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Church
East	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Single family
Southeast	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Church
Southwest	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Single family
Northwest	R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District	Single family

Land Use Compatibility:

The area of request is currently developed with a surface parking lot that is being utilized by the church to the northeast across Lagow Street. The area of request has been utilized as a surface parking lot since 1989 based on the historic aerial maps. Before that time, the lot was previously developed as a single family home. The surrounding land uses consist of single family homes and churches.

The applicant requests a Specific Use Permit for surface accessory remote parking to continue using the site for this purpose. They propose to reconfigure the existing layout of the surface parking lot to provide a total of 16 spaces for the church immediately northeast of the site across Lagow Street. In an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, surface accessory remote parking is permitted by SUP for institutional uses only.

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.

Staff supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. However, staff recommends a time limit of five years with no option for automatic renewal. Staff believes this time limit will allow an initial period for the applicant to demonstrate their operation of the surface accessory remote parking use, which can then be reevaluated following this initial period.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a church is one space for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purpose of this paragraph. If portions of seating areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area.

The applicant did not provide a detailed breakdown of the parking requirement for the church that will be using the surface accessory remote parking lot; however, they indicated that the total number of required parking spaces for the church is 106 spaces as per original plans. According to the applicant, 90 parking spaces will be provided at the church site and two other parking lot sites, and 16 spaces will be provided on the surface accessory remote parking lot. This will equate to a total of 106 spaces.

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 currently not within an MVA cluster. To the northwest and southwest is an “I” MVA cluster. To the north and east is an “H” MVA cluster.

List of Officers

Riverside Missionary Baptist Church

Paul Campbell – Chairman
Alton Anderson – Co-Chairman
Donnie Holmes – Secretary
Michael Richardson – Treasurer
Ervin Alexander – Member
Daryl Spencer – Member
Geary Walker – Member
John Thomas – Member
LC Randle – Member
Louis Culp – Member
Roddie Thomas – Member
Sam Sneed – Member
Standford Washington – Member
Stanley Gorge – Member
Wayne Swindell – Member
Ralph Whitehead – Pastor

PROPOSED CONDITIONS

USE: The only use authorized by this specific use permit is surface accessory remote parking.

SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's Recommendation:

TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).

Applicant's Request:

TIME LIMIT: This specific use permit expires has no expiration date.

MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

****Use Remote Parking For Church**

Number of Parking Spaces:

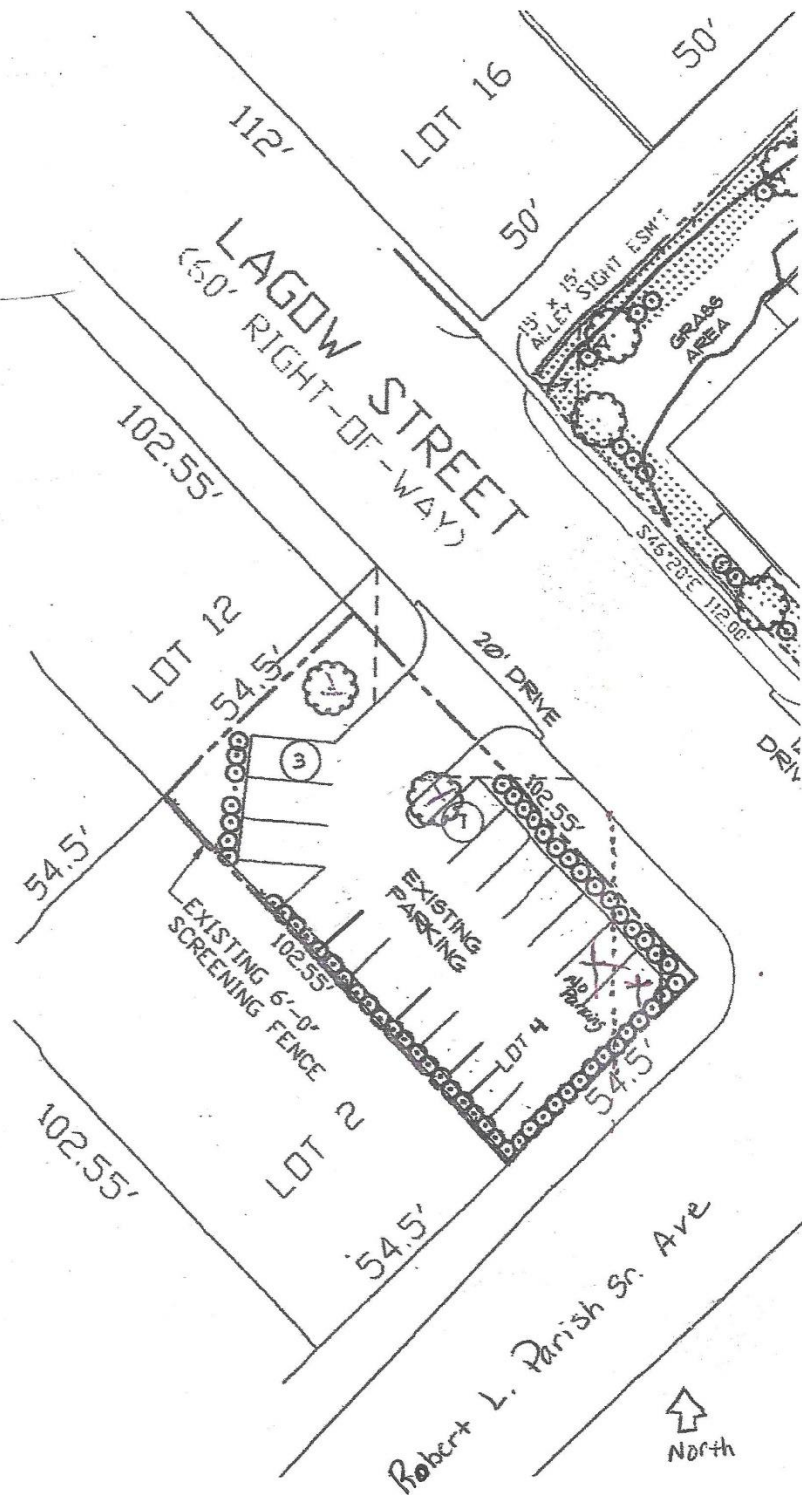
Lot (1) 49 Spaces

Lot (2) 26 Spaces

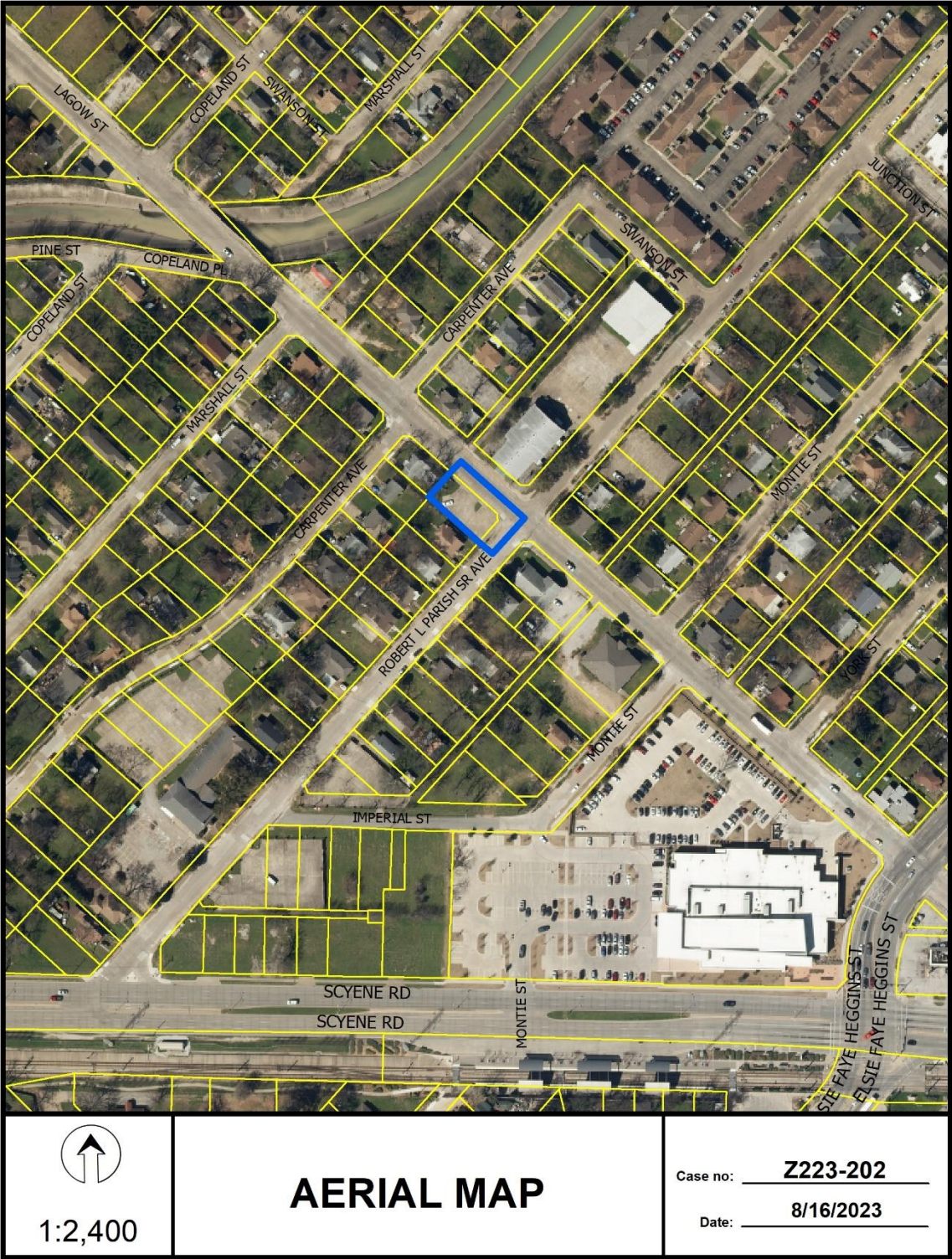
Lot (3) 15 Spaces

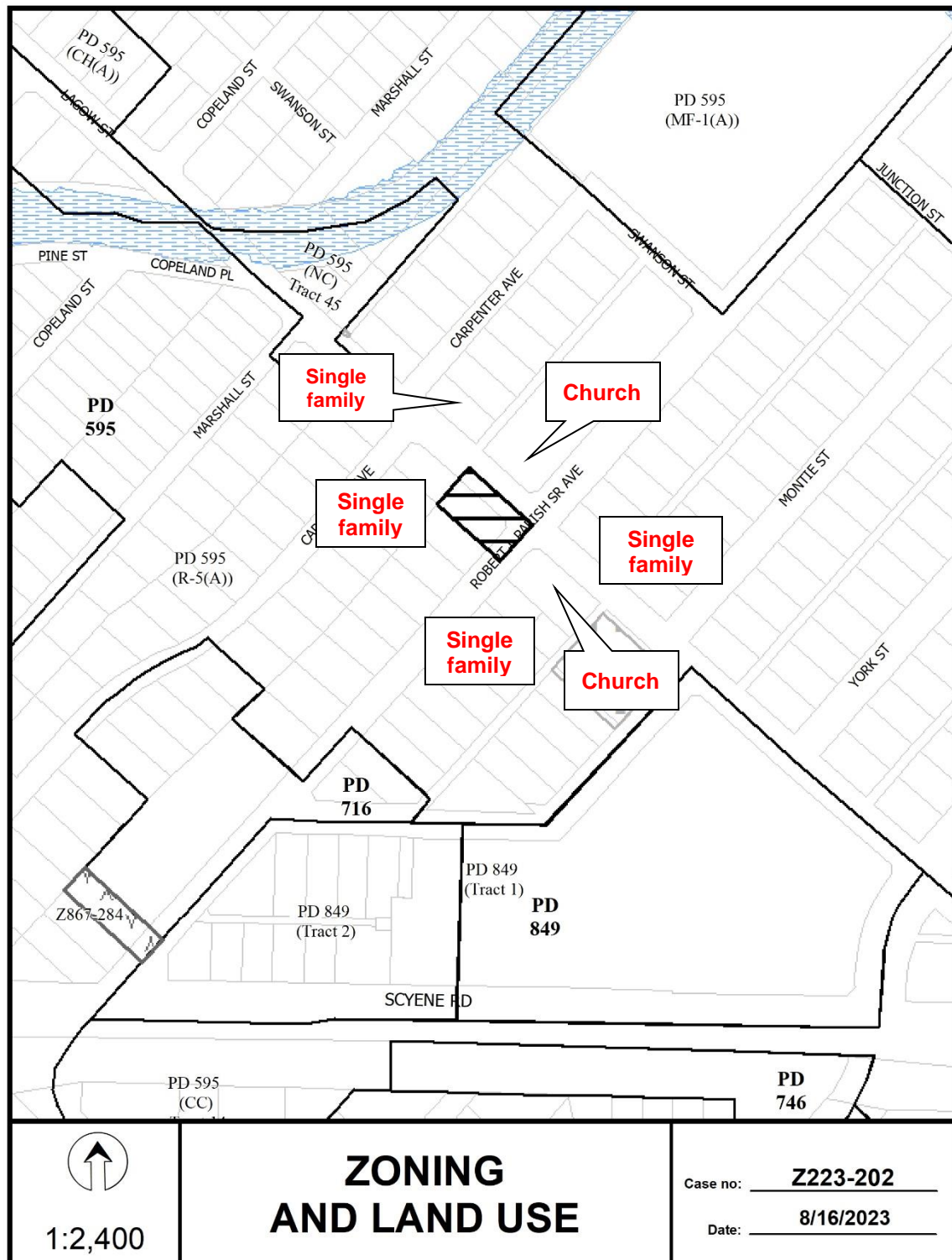
Lot (4) 16 Spaces

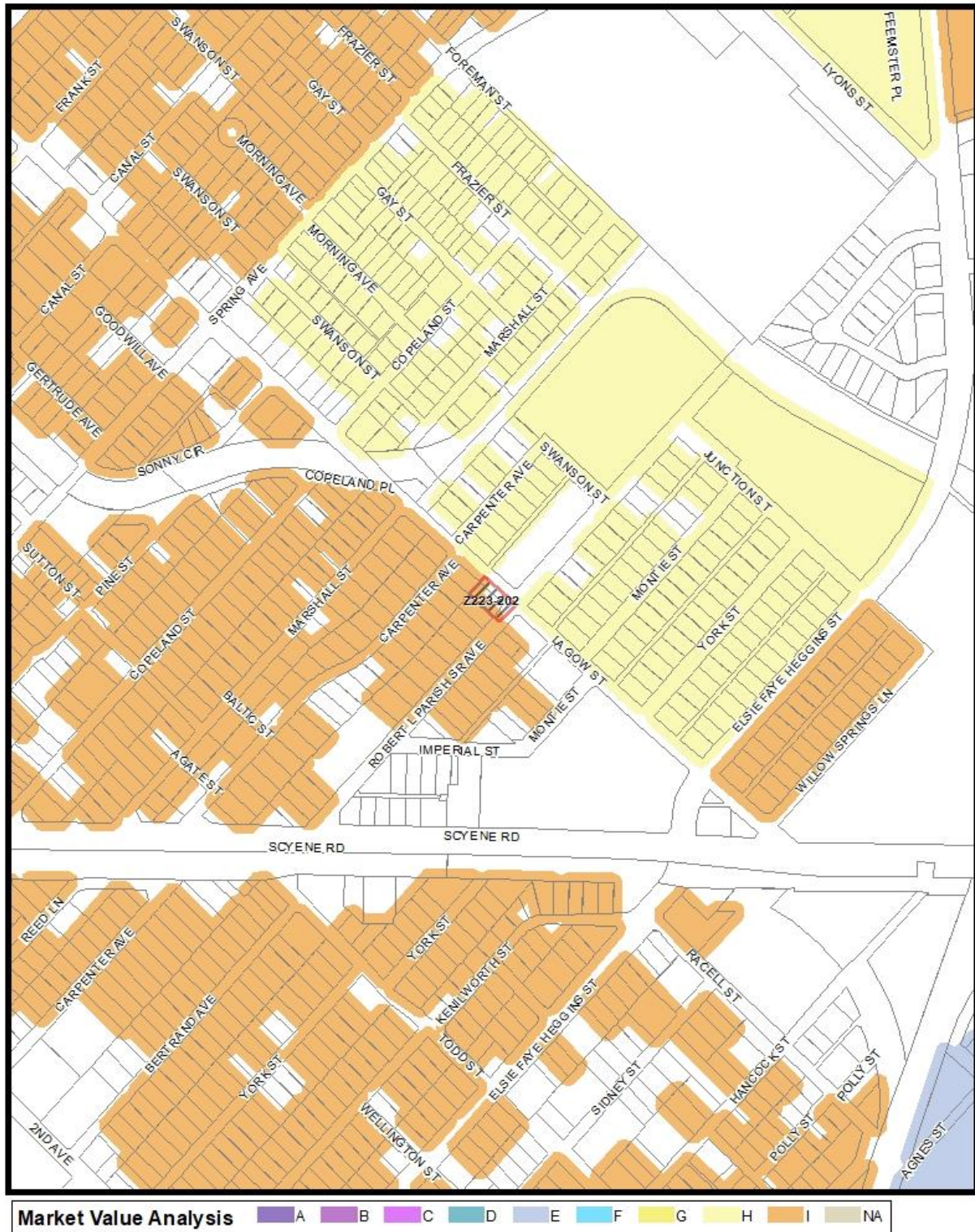
Total 106 Parking Spaces







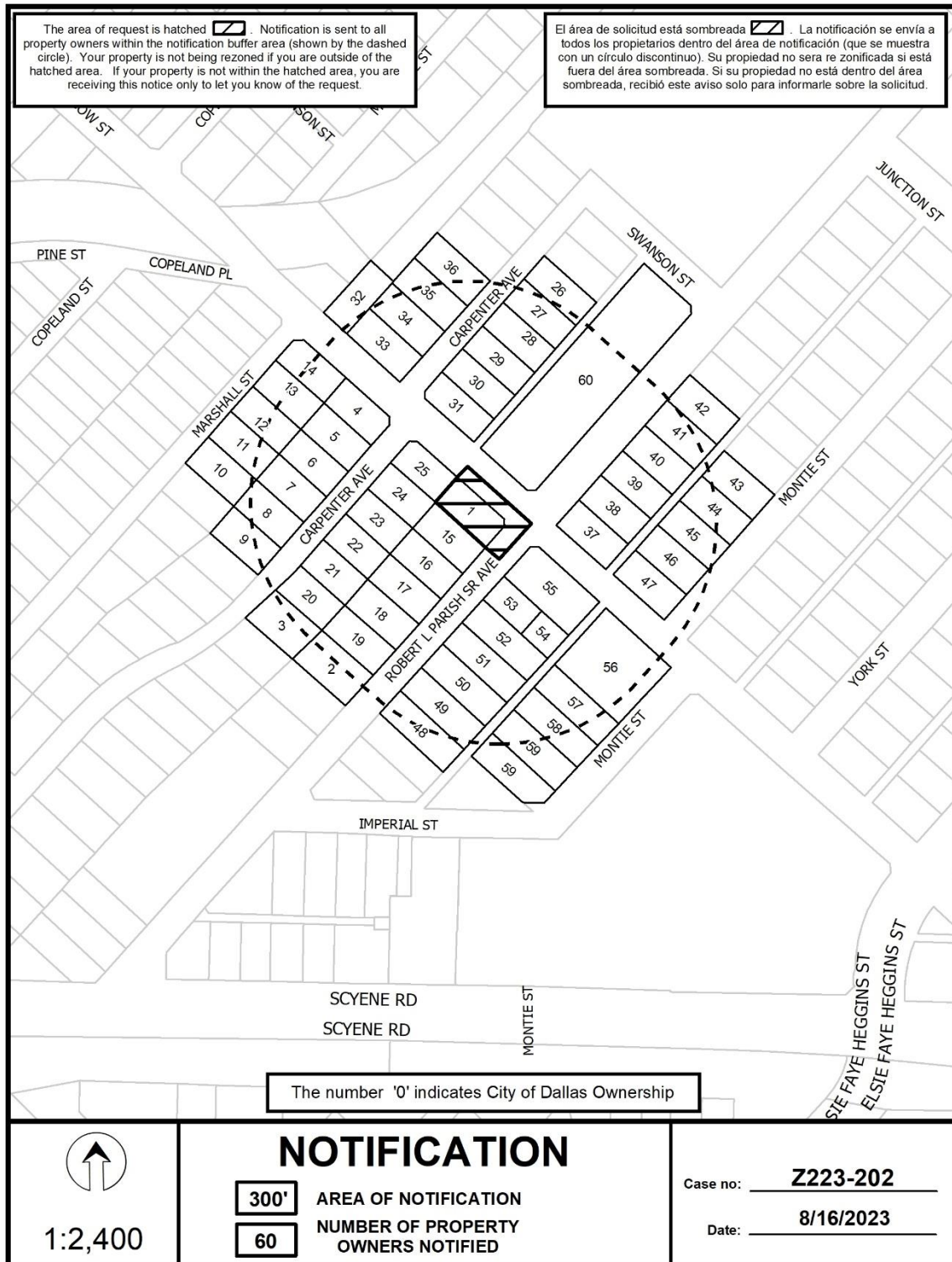




1:4,800

Market Value Analysis

Printed Date: 8/16/2023



08/16/2023

Notification List of Property Owners***Z223-202******60 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4123 ROBERT L PARISH SR AVE	RIVERSIDE MISSIONARY BAPTIST CHURCH
2	4015 ROBERT L PARISH SR AVE	ALTON CATHERINE &
3	4010 CARPENTER AVE	HOMEX CHANGE LLC DBA
4	4123 CARPENTER AVE	RESCOM INVESTMENT GROUP LLC
5	4119 CARPENTER AVE	PORTILLO BLUE LINE INVESTMENTS
6	4115 CARPENTER AVE	BERRY OLAN T
7	4111 CARPENTER AVE	RAM FINANCIAL SERVICES INC
8	4107 CARPENTER AVE	AMOS CELESTINE
9	4103 CARPENTER AVE	RAMIREZ JOSE
10	4014 MARSHALL ST	CALLOWAY ANDREW J EST OF
11	4018 MARSHALL ST	HARDEN DEBORAH DARLENE
12	4102 MARSHALL ST	DE LA TORRE JORGE
13	4106 MARSHALL ST	RAMOS FEDERICO OYARVIDE &
14	4110 MARSHALL ST	ELGHARBY ASHRAF
15	4115 ROBERT L PARISH SR AVE	ALLEN MARGIE J
16	4111 ROBERT L PARISH SR AVE	WCP WEB CITY PROPERTIES INC
17	4107 ROBERT L PARISH SR AVE	CLARK LORINE O
18	4103 ROBERT L PARISH SR AVE	LOPEZ MARTHA M &
19	4019 ROBERT L PARISH SR AVE	LAREDO PROPERTIES
20	4102 CARPENTER AVE	ARIZMENDI ANA LUISA R &
21	4106 CARPENTER AVE	CD COMPUTERS INC
22	4110 CARPENTER AVE	GUTIERREZ ELIZABETH
23	4114 CARPENTER AVE	GASTON PERRY &
24	4118 CARPENTER AVE	BARTLEY L B EST OF & MARGIE EST OF
25	4126 CARPENTER AVE	ALLEN WYOMIA
26	4222 CARPENTER AVE	REYES WILMER &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4218 CARPENTER AVE	BRAJOR VENTURES LLC
28	4214 CARPENTER AVE	SMITH DARNELL &
29	4210 CARPENTER AVE	SANCHEZ JOSE
30	4206 CARPENTER AVE	RIVERSIDE MISSIONARY
31	4202 CARPENTER AVE	CHATMAN BLOSSIE M
32	3102 LAGOW ST	REYNOLDS CARRIE LOUISE
33	4203 CARPENTER AVE	SMITH JOHN A ESTATE
34	4207 CARPENTER AVE	JONES OSHELIA
35	4211 CARPENTER AVE	OPEN MINDFRAME VENTURES LLC
36	4215 CARPENTER AVE	WEBB RILEY & CEALIE
37	4202 ROBERT L PARISH SR AVE	JACKSON AYANNA
38	4206 ROBERT L PARISH SR AVE	KINGDOM KIDS INVESTMENTS
39	4210 ROBERT L PARISH SR AVE	RIVERSIDE MISS BAPT CH
40	4214 ROBERT L PARISH SR AVE	RIVERSIDE MISSIONARY
41	4218 ROBERT L PARISH SR AVE	BAIG MANAGEMENT CORP
42	4222 ROBERT L PARISH SR AVE	CHACON ASTRID VANESSA H
43	4219 MONTIE ST	LONG JERRY
44	4215 MONTIE ST	BURTON FLORIDA M EST OF
45	4211 MONTIE ST	HKNA HOLDINGS LTD
46	4207 MONTIE ST	JOHNSON BESSIE M EST OF
47	4203 MONTIE ST	KEATON GEORGE JR &
48	3918 ROBERT L PARISH SR AVE	Taxpayer at
49	4002 ROBERT L PARISH SR AVE	COMMUNITY FOCUSED VENTURES
50	4006 ROBERT L PARISH SR AVE	FIRST HOME GROUP LLC
51	4102 ROBERT L PARISH SR AVE	ORTEGA SALVADOR EST OF
52	4106 ROBERT L PARISH SR AVE	HARLAN WILLIE G & MARY ANN
53	4116 ROBERT L PARISH SR AVE	COLLINS ROSHUNDER RENEE GABRIEL
54	4118 ROBERT L PARISH SR AVE	GREATER MT CALVARY CHURCH OF GOD
55	4122 ROBERT L PARISH SR AVE	GREATER MT CALVARY CHURCH OF
56	3223 LAGOW ST	DRAYTON PAUL LODGE 9 F&AM
57	4015 MONTIE ST	GREATER MOUNT CALVARY CHURCH OF GOD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4011 MONTIE ST	MOSS LUCILLE ET AL
59	4007 MONTIE ST	FRAZIER REVITALIZATION INC
60	3132 LAGOW ST	RIVERSIDE BAPTIST CHURCH