

CITY PLAN COMMISSION

THURSDAY, FEBURARY 20, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: M234-011(SAS) **DATE FILED:** December 11, 2023

LOCATION: East line of Altoona Drive, north of West Ledbetter Drive.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 1.97 acres **CENSUS TRACT:** 48113010807

REPRESENTATIVE: Marion Johnson

APPLICANT Oscar L. Rolfe, Set Free Deliverance Church

OWNER: Set Free Deliverance Church

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 38.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 38:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=38>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 38 was approved by City Council on December 11, 1967, on property previously zoned an R-10 Single Family District.
- The area of request is currently developed with a church. [Set Free deliverance Church]
- PD No. 38 requires City Plan Commission approval of a detailed site plan [development plan] prior to the issuance of any building permit on an apartment tract.
- Although the request property is developed with a church use, because it is on an apartment tract a plan must be approved by the city plan commission before a permit can be issued for the proposed addition.
- On July 10, 2014, City Plan Commission approved the original development plan allowing for development of the property with the existing church.
- The current request is for a minor amendment to the original development plan.

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property;

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

REQUEST DETAILS:

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Increase the floor area by approximately 3,150 square feet adding a structure behind the existing church building; and
2. Reconfigure the parking layout (no change to the number of spaces provided and parking requirements are met for the site).

The city arborist has reviewed the request and has no objection to the proposed landscape plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan and landscape plan, complies with the requirements set forth by Planned Development District No. 38, and does not impact any other provisions of the ordinance.

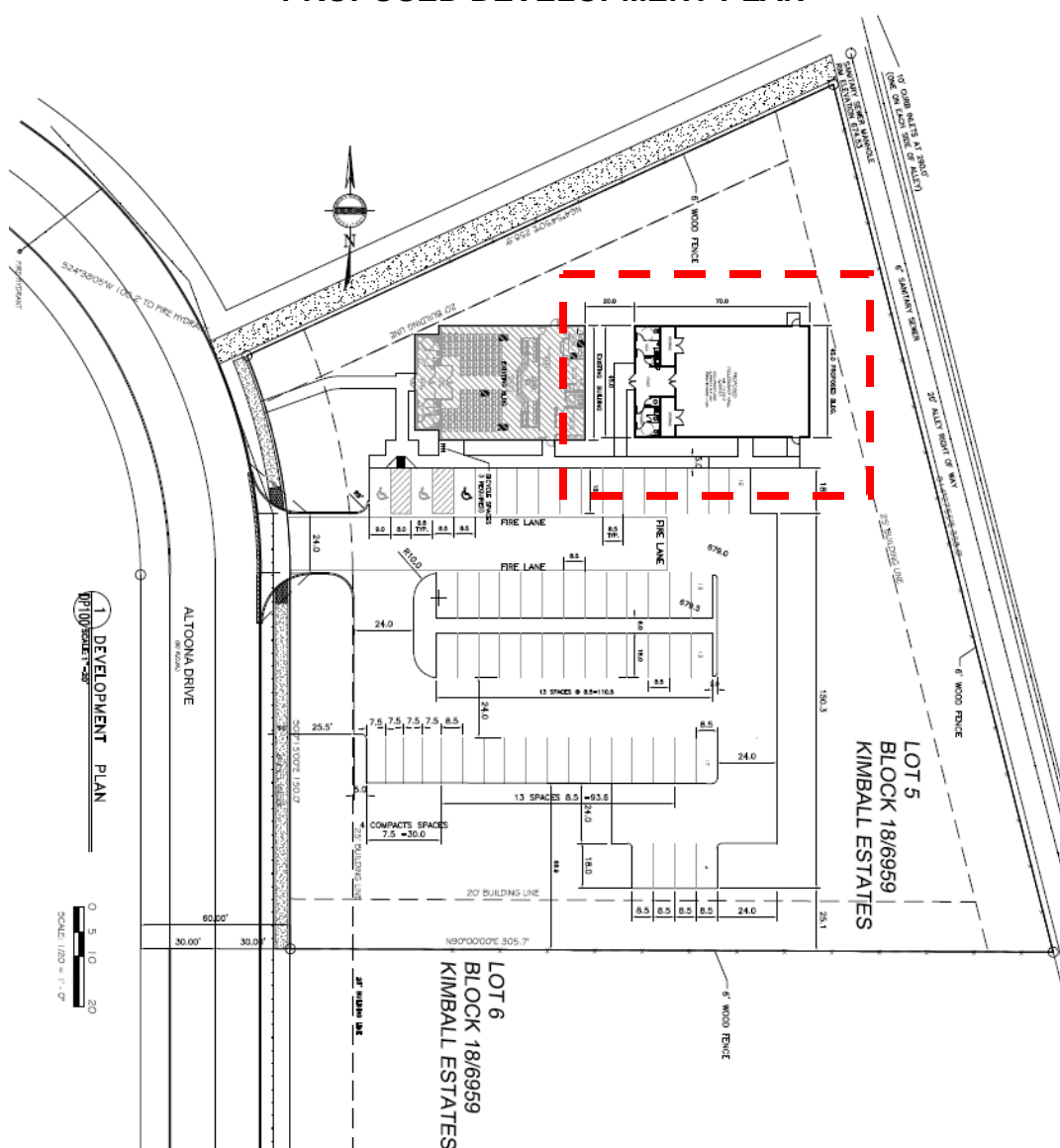
LIST OF OFFICERS

Set Free Deliverance Church:

Oscar L. Rolfe – Pastor

Eufemia Conley - Secretary

PROPOSED DEVELOPMENT PLAN



VICINITY MAP-63-E (DALLAS)

OWNER:	SET FREE DELIVERANCE
4077 JALISCO TRAIL	
PH # (214)-350-2770	
ZONING: R20M	
LEGAL DESCRIPTION:	
KNOWLEDGEMENT	
BLK 19/009 LOT 3	
CORNER: 1/4	42
TOTAL GROSS FLOOR AREA OF EXISTING BLDG: 6,500 S.F.	
TOTAL GROSS FLOOR AREA OF PROPOSED BLDG: 3,150 S.F.	
TOTAL GROSS FLOOR AREA OF BUILDINGS: 6,500 S.F.	
POINT STRUCK: 25'	
SEE VARD: 20'	
REAR VARD: 25'	
MAX. ALLOW. HEIGHT BY PD. ALLOW. SIGNAC. PROPOSED: 19'-0"FT.	
PROPOSED FENCELINE OF LOT CORNER: 6,500/6,545-6779	
CONSTRUCTION TYPE: 2-8 NON-SPRINKLED	
PERMITS: 240	153
TOTAL PARKING REQUIRED:	1/4
TOTAL PARKING PROVIDED:	46
TOTAL N/E PARKING REQUIRED:	63
TOTAL N/E PARKING PROVIDED:	3
TOTAL N/E PARKING PROVIDED:	3

[illegible]

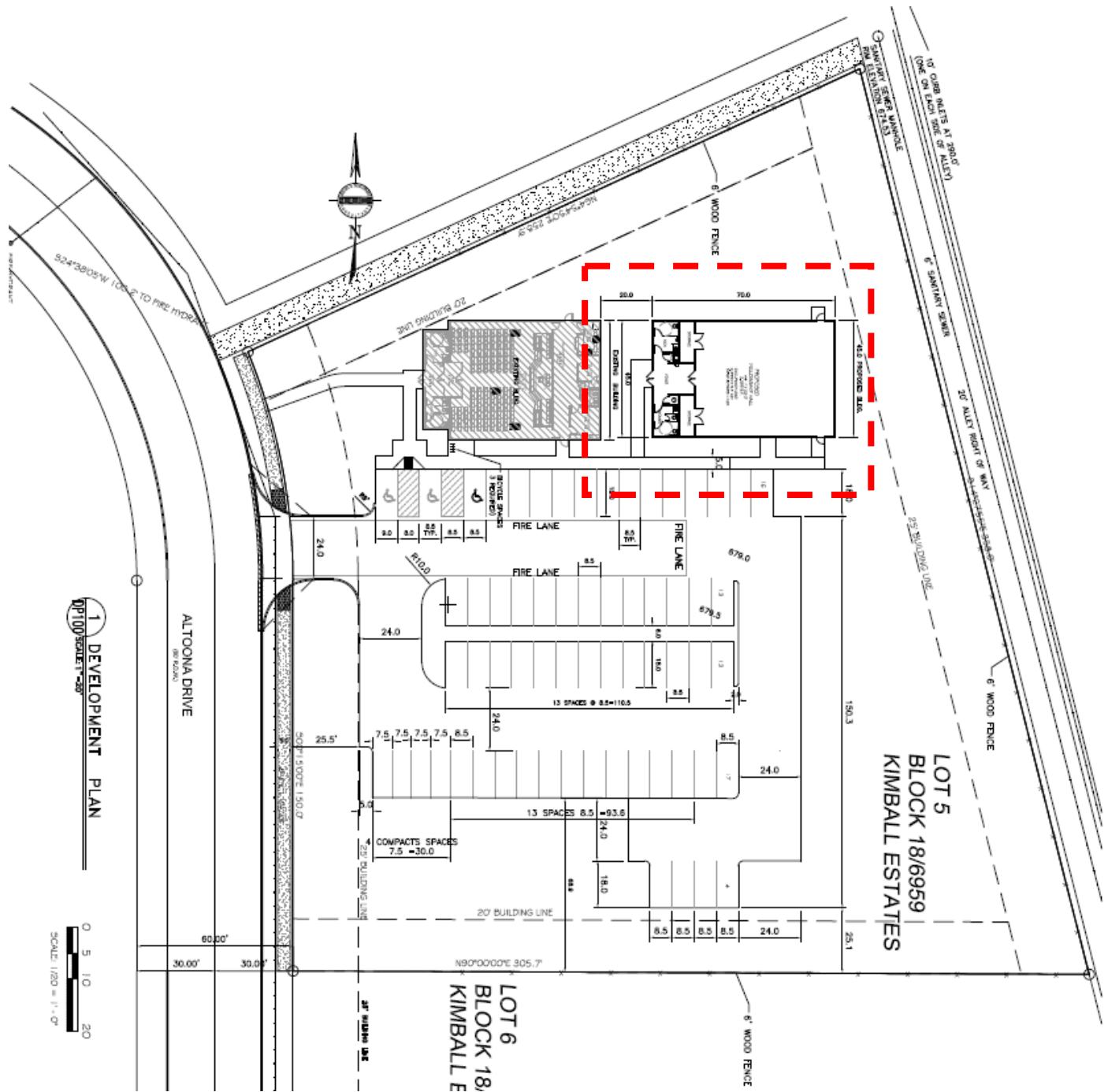
Design & Development Consultants

7201 S. Gessner Road, Suite 200
Houston, TX 77057-1888
Tel: 281.466.9999
www.dcdconsultants.com

ARCHITECT OF RECORD

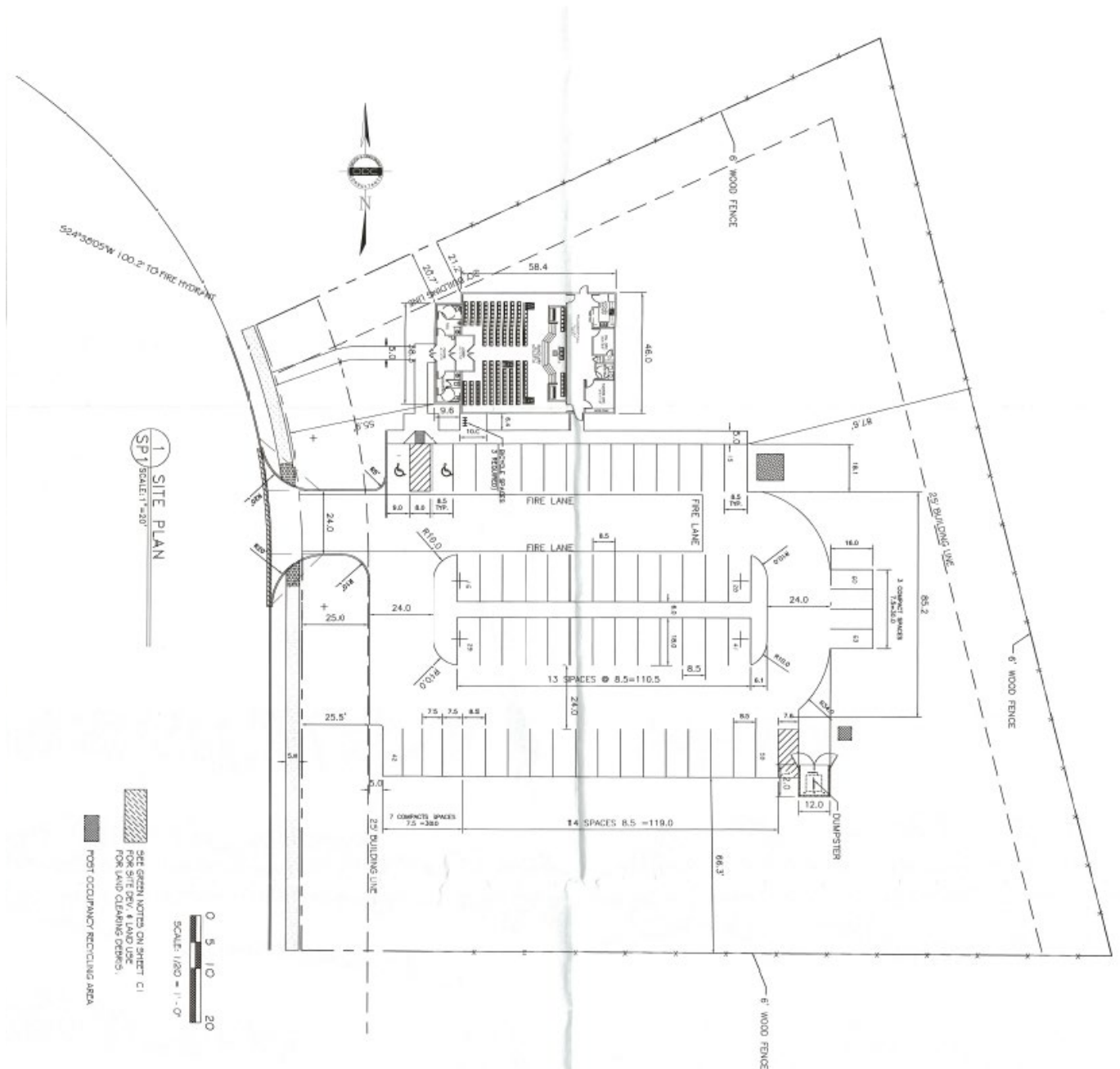
CHADES BROS
8001 Katy Road, Suite 100
Dallas, TX 75248
Tel: 214.346.2284
email: info@chades.com

PROPOSED DEVELOPMENT PLAN [ENLARGED]

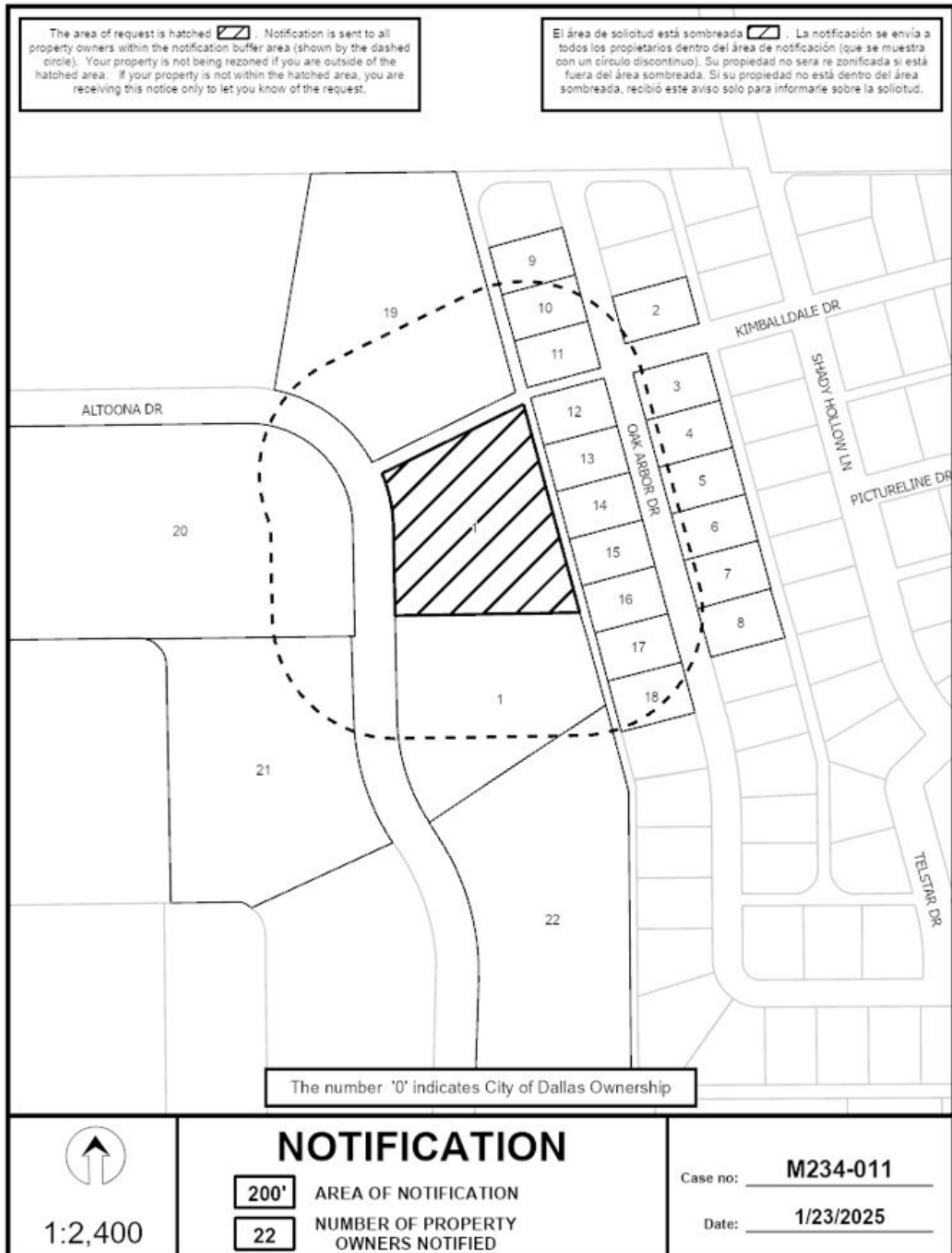




“ORIGINAL” DEVELOPMENT PLAN [ENLARGED]







01/23/2025

Notification List of Property Owners***M234-011******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4075 ALTOONA DR	SET FREE DELIVERANCE CHURCH
2	3820 OAK ARBOR DR	FORT STEPHANIE J
3	3906 OAK ARBOR DR	CROCKETT BANKS JR &
4	3912 OAK ARBOR DR	WALLACE CHARLES EDWARD
5	3918 OAK ARBOR DR	HORSLEY ARNOLD R &
6	3924 OAK ARBOR DR	SPECTRUM HOMES LLC
7	3930 OAK ARBOR DR	WOODARD MAXINE V
8	3936 OAK ARBOR DR	BRENT DONALD
9	3811 OAK ARBOR DR	MANION DANIELLE R & PATRICK J
10	3817 OAK ARBOR DR	LEWIS DORIS THOMAS
11	3823 OAK ARBOR DR	CARAPIA ERNESTO
12	3905 OAK ARBOR DR	VEAZIE GRAIG STEVEN JR &
13	3911 OAK ARBOR DR	CROWDER WILLIE F
14	3917 OAK ARBOR DR	ELLIS RONNIE WAYNE &
15	3923 OAK ARBOR DR	ALVARENGA MARGARITA
16	3929 OAK ARBOR DR	KEMP FREDDIE JR
17	3935 OAK ARBOR DR	MORNING STARR NEW BEGINNINGS
18	4005 OAK ARBOR DR	Taxpayer at
19	4048 ALTOONA DR	GSI LB 2 LLC
20	3901 ALTOONA DR	PTRF APARTMENTS LLC
21	4000 ALTOONA DR	GSI LB 1 LLC
22	4170 ALTOONA DR	TESORO MULTIFAMILY DALLAS DE