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**FILE NUMBER:** Z-26-000080                      **DATE FILED:** April 13, 2026  
**LOCATION:** North line of LBJ Freeway, east of Copenhill Road.  
**COUNCIL DISTRICT:** 11  
**SIZE OF REQUEST:** 16,428 sq ft                      **CENSUS TRACT:** 481130136082

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**APPLICANT/OWNER:** Ana Sanchez / Multicultural Recovery Center, Inc.

**REQUEST:** An application for a new Specific Use Permit for a community service center on property zoned R-16(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow a community service center in the existing building on the property.

**STAFF RECOMMENDATION:** Approval, subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The subject property is currently developed with a single-family house and zoned R-16(A) Single Family District.
- The current request is for a community service center to provide skills training, information, and family support to be conducted in the existing building – Multicultural Recovery Center.
- Pursuant to Section 51A-4.204. Institutional and Community Service Uses, a Community service center, is defined as: A multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center. Districts permitted: By right in RR, IR, and CA-2(A) districts. By SUP only in all residential, office, NS(A), CR, CS, LI, CA-1(A), mixed use, multiple commercial, and urban corridor districts.
- The surrounding properties are zoned R-16(A) and PD 78 and developed with residential uses.
- The property has a large, paved parking area in the front yard with direct access on Lyndon B Johnson Freeway.
- The subject property has a sound wall along the LBJ Freeway right-of-way across the easternmost portion of the property and along the entirety of the adjacent single-family properties on that block.
- There is a significant grade change for the adjacent single-family properties to the east, with those properties much lower than the subject property.
- Staff are supportive of the request for a Specific Use Permit for a community service center in this location as it will not negatively impact the surrounding zoning and land uses.

**Zoning History:**

There have been two zoning change requests in the area in the last five years.

1. **Z201-346:** On November 18, 2021, the City Plan Commission recommended Denial of an application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District, on the northwest corner of Lyndon B Johnson Freeway.

2. **Z223-342:** On February 15, 2024, the City Plan Commission recommended Denial of an application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District, on the north line of Lyndon B Johnson Freeway between Preston Road and Copenhill Road.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
LBJ Freeway	Interstate Access Road	--

**Traffic:**

The Engineering Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at the time of permitting submission to comply with city standards.

**Transit Access:**

The following transit services are located within ½ mile of the site:

- DART Route:
- Bus Stop 22

**STAFF ANALYSIS:**

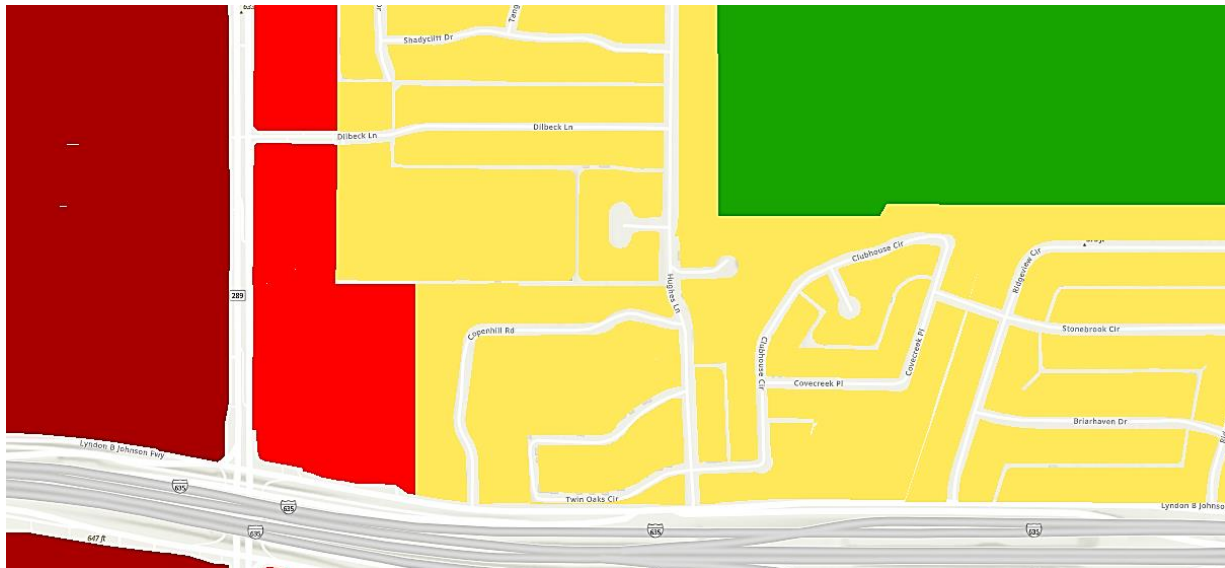
- **Comprehensive Plan Consistency Review:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City’s authority to regulate land use.

- **Consistency Review Recommendation**

The proposed SUP for community service center use is consistent with Forward Dallas 2.0. The site is completely within the **Community Residential** placetype that is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Local commercial and office uses, as well as neighborhood-scaled apartments,

may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



### LEGEND

- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility

**Other Contextual comments related to long-range plan**

**Area Plans**

There are no area plans relevant for this area.

**Planning Narrative Response**

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about Specific Use Permits for community service centers. Civic / Public Institutional uses are consistent with the **Community Residential** placetype as secondary uses that serve to support the primary (single-family) land use. These secondary uses, such as the proposed community service center, would seem appropriate in this location along the periphery of the neighborhood with convenient access along the LBJ freeway and proximity to the DART bus stop.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-16(A)	Single Family
<b>North</b>	R-16(A)	Single Family
<b>East</b>	PD 78	Single Family
<b>South</b>	Right-of-Way	I-635
<b>West</b>	R-16(A)	Single Family

**Land Use Compatibility:**

The area of request is currently developed with an existing single-family building and is zoned R-16(A) Single Family District. Surrounding land uses are mainly single family. The property has a large, paved parking area in the front yard with access on the LBJ Freeway access road. The subject property has a sound wall along the LBJ Freeway right-of-way across the easternmost portion of the property and along the entirety of the adjacent single-family properties to the east. There is an existing 6' wood fence along the eastern property line and a significant grade change for the adjacent single-family properties to the east, with those properties much lower than the subject property. A large expanse of existing trees provides further separation and buffering from the single-family properties to the subject property.

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 request does not appear to have an adverse impact on the surrounding, zoning and undeveloped land uses and will minimize disruption to streets and development further away from the site it is temporarily intended to serve.

Staff is supportive of the request for the Specific Use Permit for the proposed community service center along the Lyndon B Johnson Freeway access road. The subject property has ample parking area and DART bus service in the area, buffering and separation from most of the adjacent neighborhoods, and will provide support services for the area in alignment with the Community Residential placetype. As the SUP utilizes the existing structure, it aids in maintaining the scale of the neighborhood, and the hours of operation will limit the function of the site.

**Landscaping:**

Landscaping must be provided and maintained in accordance with Article X, Tree Conservation and Landscaping at the time of future development on the property.

**Parking:**

No parking spaces are required for a community service center per Ch. 51A-4.204. Institutional and Community Service Uses.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policymakers in 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 (A through

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C), to orange, representing the weakest markets (G through I). The area of request is located within and surrounded entirely to the north, south, east, and west within a 'B' MVA cluster.

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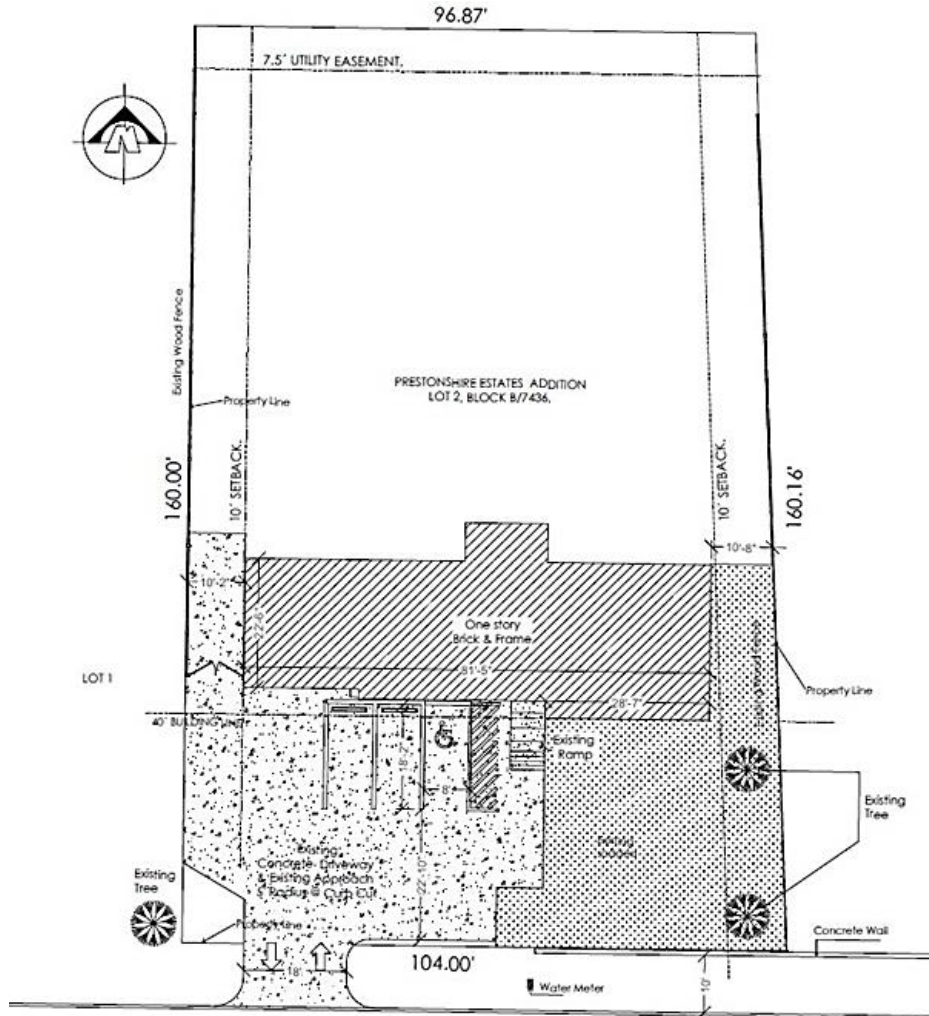
**List of Officers**

Multicultural Recovery Center Inc.

Ana Sanchez – President



Proposed Site Plan [Enlarged]

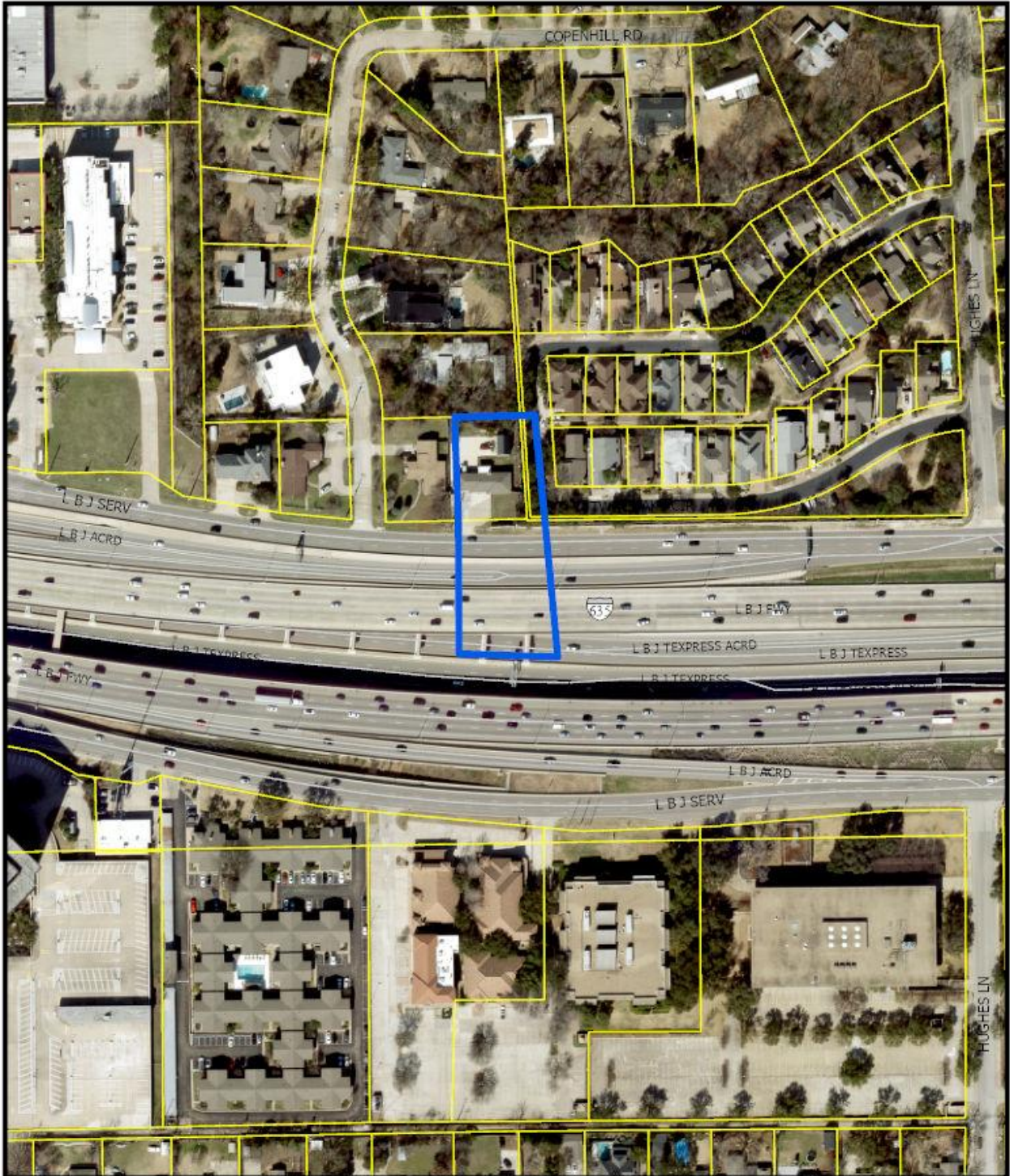


6215 LYNDON B JOHNSON FREEWAY  
(SERV WB)

### **Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. FLOOR AREA: The community service center is limited to a maximum floor area of 1,640 square feet.
4. TIME LIMIT: This specific use permit has no expiration date.
5. HOURS OF OPERATION: The community service center may only operate between 9:00 AM to 6:00 PM, Monday through Saturday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.



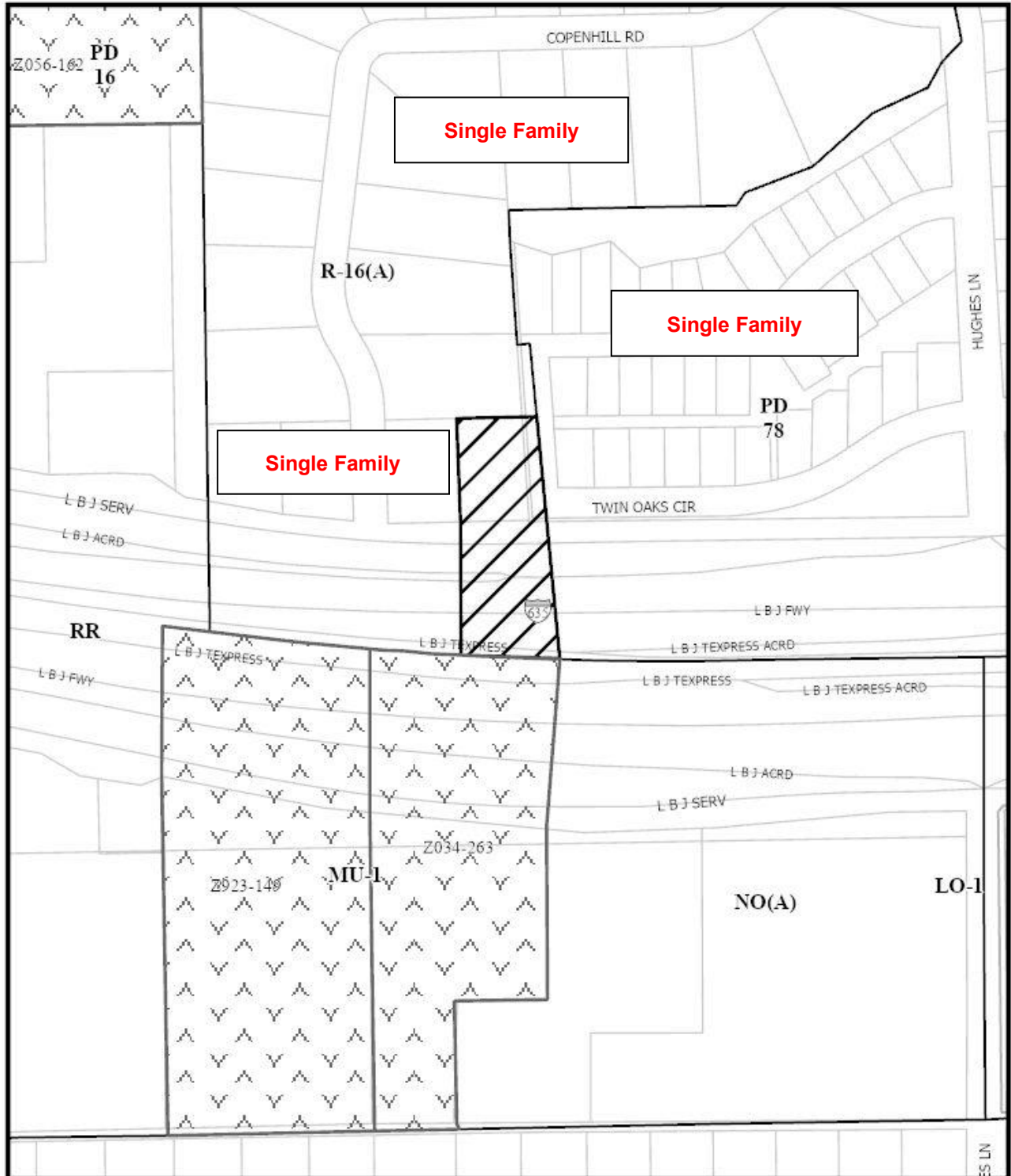


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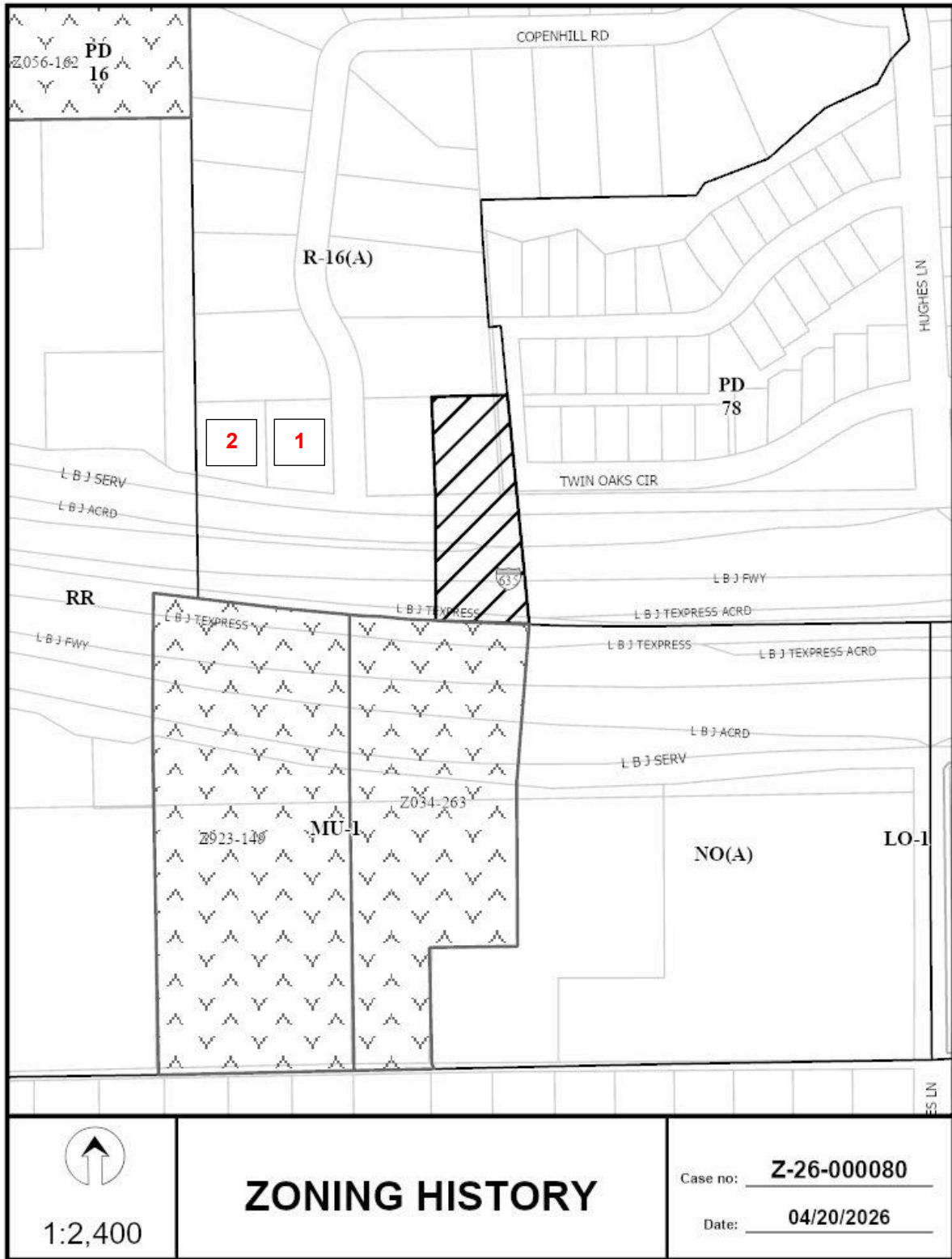
# AERIAL MAP

Case no: Z-26-000080

Date: 04/20/2026



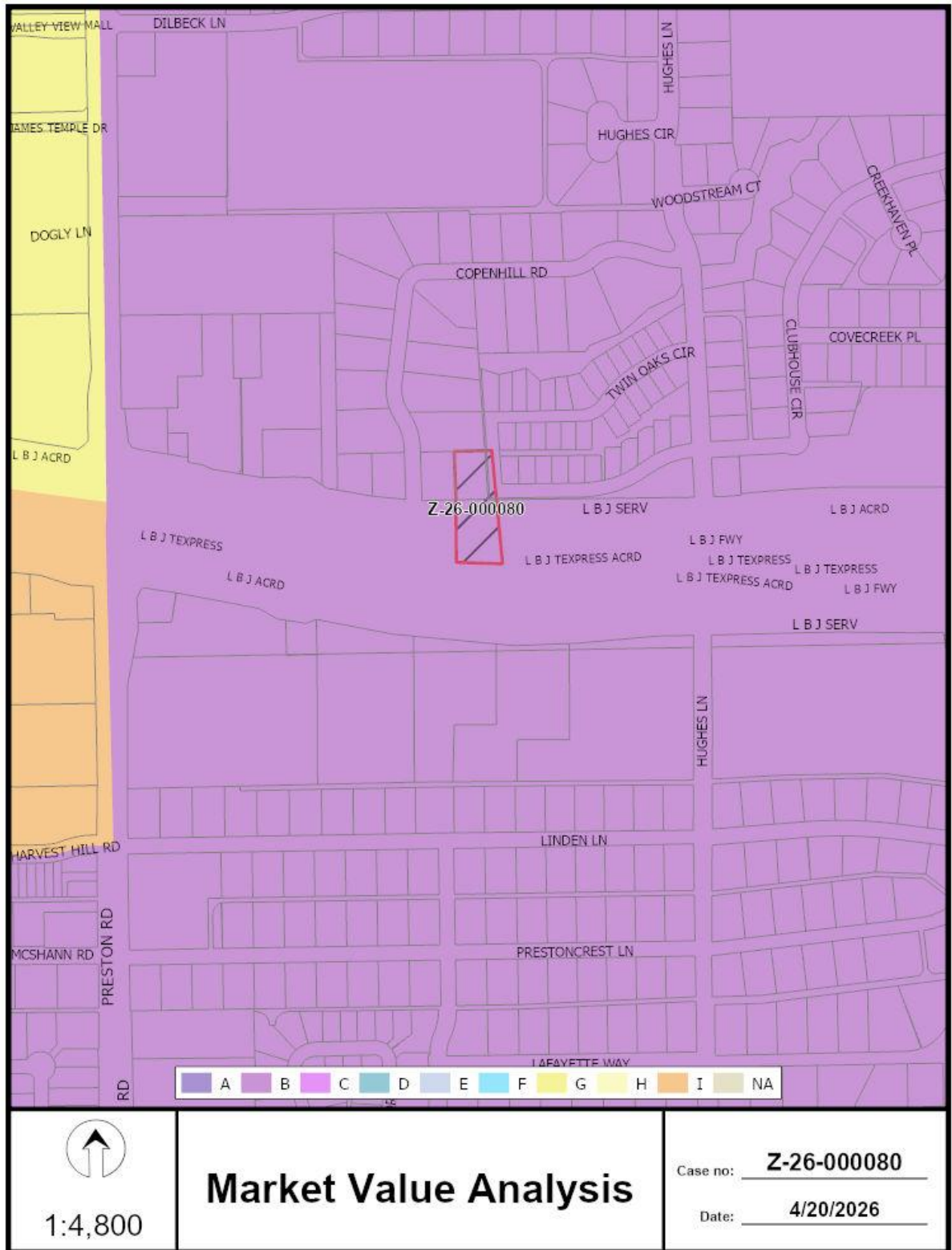
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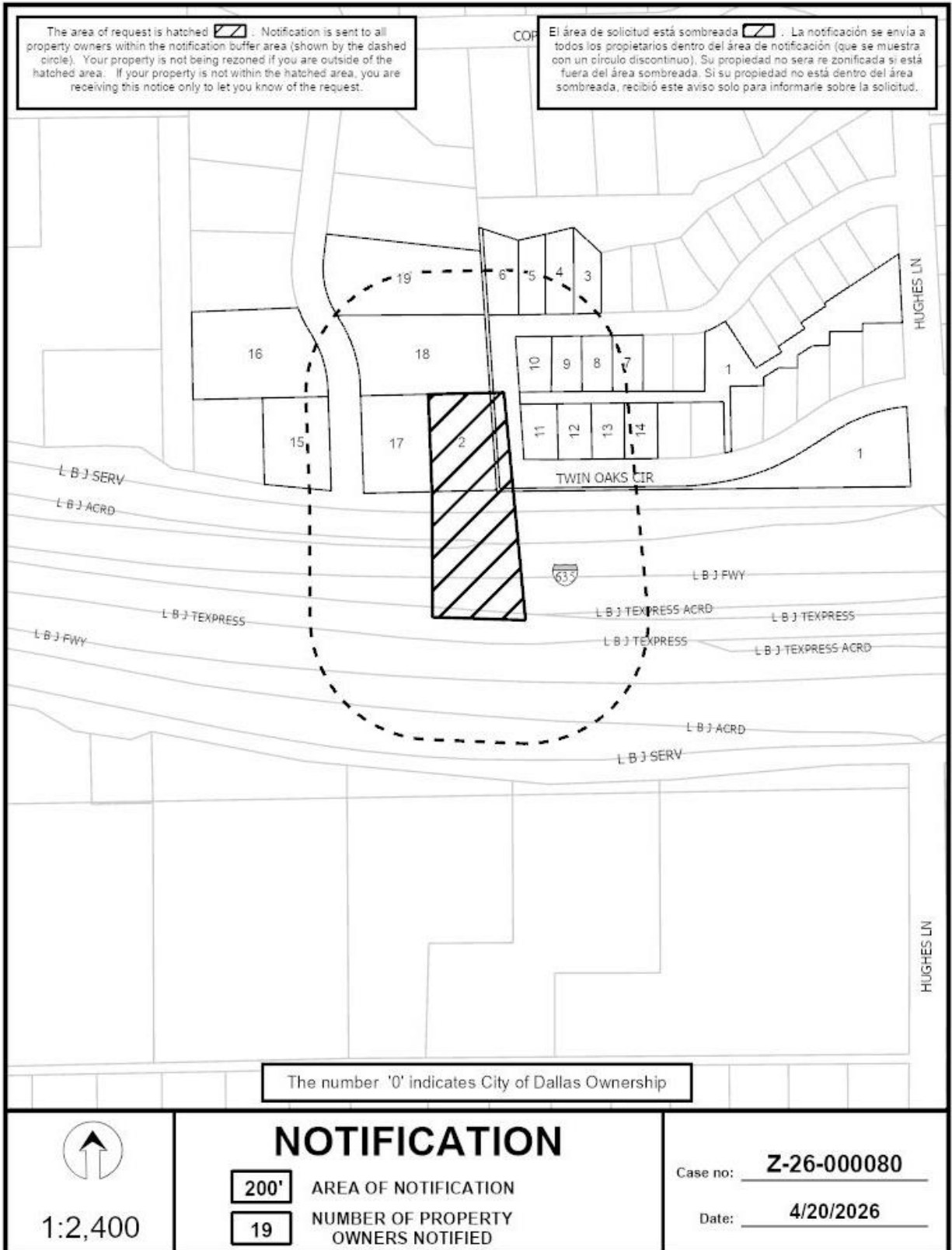


# ZONING HISTORY

Case no: Z-26-000080

Date: 04/20/2026





04/20/2026

***Notification List of Property Owners***

***Z-26-000080***

***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	900001 HUGHES LN	COTERIE HOMEOWNERS ASSN
2	6215 LBJ FWY	MULTICULTURAL RECOVERY CENTER
3	6215 TWIN OAKS CIR	CORCORAN CHRISTOPHER B &
4	6209 TWIN OAKS CIR	STIDHAM DAVID & KIMBERLY
5	6205 TWIN OAKS CIR	STULMAKER WENDY LURIE
6	6201 TWIN OAKS CIR	Taxpayer at
7	6218 TWIN OAKS CIR	XIA FREDA JEAN &
8	6214 TWIN OAKS CIR	PATEL SHAILESH & PINA S
9	6210 TWIN OAKS CIR	WEE ESTEBAN Y & ROSARIO
10	6206 TWIN OAKS CIR	MCCARTY JANE ANN
11	6151 TWIN OAKS CIR	STONE KENNETH DARON
12	6147 TWIN OAKS CIR	CHUA JONATHAN DANIEL
13	6141 TWIN OAKS CIR	LANZ SHIRLEY A
14	6137 TWIN OAKS CIR	STRAMBLER JASMINE SHALON
15	6131 LBJ FWY	SHAMBAYATI SAEED
16	13023 COPENHILL RD	PAYESTEHE DAVID
17	6207 LBJ FWY	JOHN ROSIE
18	13022 COPENHILL RD	ANDERSON RUTH G
19	13032 COPENHILL RD	OBX 2024NQM9 TRUST