

**FILE NUMBER:** Z234-310(WK/CC)      **DATE FILED:** August 13, 2024

**LOCATION:** North corner of Leland Avenue and Marburg Street

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 1.278 acres      **CENSUS TRACT:** 4811302800

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**REPRESENTATIVE:** Jami Russell

**OWNER/ APPLICANT:** Dallas Bethlehem Center

**REQUEST:** An application for the renewal of Specific Use Permit No. 370 for a child-care facility and a community service center on property zoned 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 continue to allow a child-care and community service facility on the property.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**BACKGROUND INFORMATION:**

- The area of the request is zoned R-5(A) Single Family Subdistrict within Planned Development District No. 595.
- The applicant proposes to continue operation of a childcare facility and community service center.
- In May 1982, City Council repealed SUP No. 124 and approved an amendment to SUP No. 370 for a private community center, a day-care center, and a mission station, for a permanent time, subject to a site plan and conditions.
- PD 595 was established in September 2001, and is divided into 10 subdistricts, residential and non-residential. The site is located within the R-5(A) Single Family Subdistrict. R-5(A) allows child-care facility and community service center uses subject to SUP approval. In December 2003, City Council approved an amendment to SUP No. 370 for childcare use only, and included a 10-year time limit and a new site plan/landscape plan. In October 2013, the Board of Adjustment granted three Special Exceptions for this site: Special Exception to permit a fence to exceed 4 feet in height in the front yard setback. The existing fence is 6 feet, 4 inches in height. Special Exception to permit the fence to encroach in the visibility triangles on both side on the driveway from Leland Avenue and Marburg Street. Special Exception to off street parking regulations to reduce required number of parking spaces for the community service center portion of the site from 43 parking spaces to 33 parking spaces. In April 2014, City Council renewed and amended SUP No. 370 for a child-care facility and a community service center for a five-year term limit. The amendments approved in 2014 included: new landscape plan, fence elevations, visibility triangles, new parking count, and new parking layout. On August 14, 2019 the City Council approved an ordinance for the renewal of Specific Use Permit No. 370 for a child-care facility and a community service center for a five-year period.
- The lot has frontage on Leland Avenue and Marburg Street

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Leland Avenue	Local Street	-
Marburg Street	Local Street	-

**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 will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 595 Subdistrict R-5(A)	Child-care facility and community service center
<b>North</b>	PD 595 Subdistrict R-5(A)	Single Family
<b>East</b>	PD 595 Subdistrict R-5(A)	Single Family
<b>South</b>	PD 595 Subdistrict NC	Church
<b>West</b>	PD 595 Subdistrict R-5(A)	Single Family

**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:

**LAND USE ELEMENT**

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

**Policy 1.1.3** Build a dynamic and expanded Downtown.

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

**Policy 1.1.7** Ensure appropriately located capacity to achieve growth targets.

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

**Policy 1.2.1** Use Vision Building Blocks as a general guide for desired development patterns.

**Policy 1.2.2** Establish clear and objective standards for land use planning.

**ECONOMIC ELEMENT**

**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes

**Policy 5.1.2** Define urban character in Downtown and urban cores.

**Policy 5.1.3** Encourage complementary building height, scale, design and character

**Policy 5.1.4** Enhance visual enjoyment of public space.

**Land Use Compatibility:**

The applicant's site consists of approximately 1.278 acres. The property is currently developed is a 15,264-square-foot building that contains a community service center in the southern wing, and a child-care facility in the northern wing. The child-care facility occupies a 6,584-square-foot portion, and the community service center is occupying a 8,680-square-foot portion. Within the community service center, Grocery Connect occupies 332 square feet. The site also contains 33 parking spaces distributed into two lots, and a 3,508-square-foot playground on the eastern side of the property.

The request site is generally surrounded by single family residential to the north, east and south, and to the west a church.

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. As the surrounding is heavily developed with single family and Institutional use is complimentary to the existing fabric of the area.

**Landscaping:**

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

**Parking:**

The Specific Use Permit (SUP) establishes the parking requirement for this development.

**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 within an "H" MVA category.

**List of Officers**

Dallas Bethlehem Center

Harden Wiedemann	Chair
Pastor Montreal Martin	
Wendy Campbell	President, United Women in Faith, North Texas Conference
Andy Lewis	Reverend
James Chen	Treasurer
Dr. Thalia F. Matherson	
Gifton Milburn	Secretary
Kanesia Mitchell	Legal Counsel
Pat Simon	
Bridgett Mitchell	Human Resources Counsel
Manuel Calderon	Vice- Chair
Doris Marshall	
Becca Cavner	
Pastor Wally Butts	
Jami Russell	Executive Director

**CPC ACTION  
FEBRUARY 6, 2025**

**Motion:** It was moved to recommend **approval** of Specific Use Permit No. 370 for a child-care facility and a community service center for a permanent period, subject to conditions, on property zoned R-5(A) Single Family Subdistrict within Planned Development District No, 595, The South Dallas/Fair Park Special Purpose District, on the north corner of Leland Avenue and Marburg Street.

Maker: Wheeler-Reagan

Second: Shidid

Result: Carried: 11 to 0

For: 11 - Hampton\*, Herbert, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Franklin,  
Housewright, Nightengale, Hall, Kingston

Against: 0

Absent: 4 - Chernock, Sleeper, Haqq, Rubin

Vacancy: 0

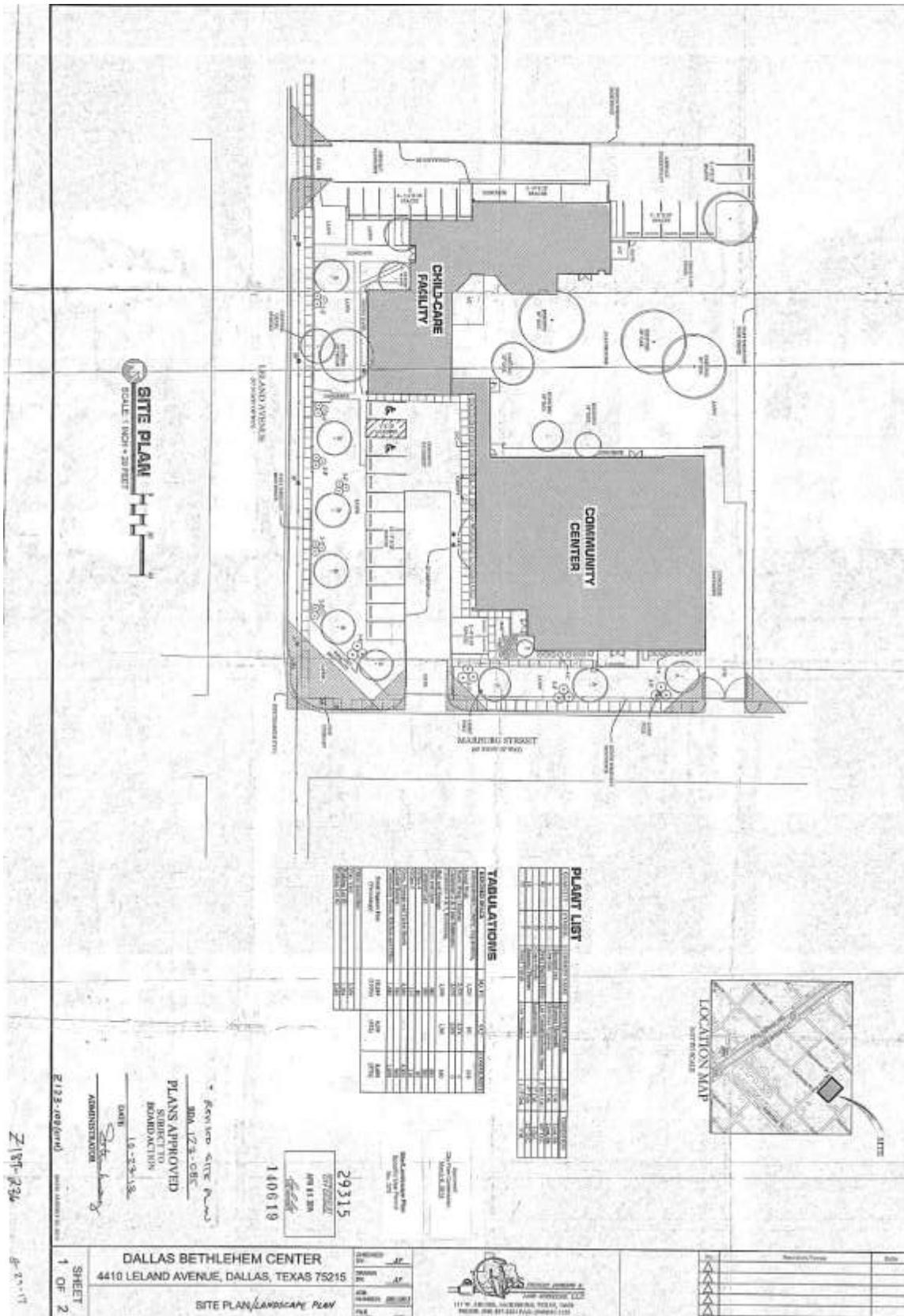
\*out of room, shown voting in favor

### CPC RECOMMENDED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit are a child-care facility and a community service center.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.
3. TIME LIMIT: This specific use permit [has no expiration date](#) [~~expires on August 14, 2024~~].
4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended, and located as shown on the attached site/landscape plan.
5. FENCING: Fencing must be provided as shown on the attached fence elevations.
6. PARKING: A minimum of 33 off-street parking must be provided as shown on the attached site/landscape plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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.



**EXISTING SITE/LANDSCAPE PLAN (NO CHANGES)**



**TABULATIONS**

NO.	DESCRIPTION	NO.	DESCRIPTION
1	CHILD-CARE FACILITY	1	CHILD-CARE FACILITY
2	COMMUNITY CENTER	2	COMMUNITY CENTER
3	LANDSCAPE	3	LANDSCAPE
4	PARKING	4	PARKING
5	WALKWAYS	5	WALKWAYS

**PLANT LIST**

NO.	PLANT NAME	SIZE	QUANTITY
1	FRAXINUS	12"	10
2	QUERCUS	12"	10
3	SPYRACUS	12"	10
4	HYDRANGEA	12"	10
5	ROSE	12"	10



\* REVIEW SITE PLAN  
 BY: J. W. C. C. C.  
 PLANS APPROVED  
 SUBJECT TO  
 BOARD ACTION  
 DATE: 10-23-18  
 ADMINISTRATOR: *[Signature]*

29315  
 140619

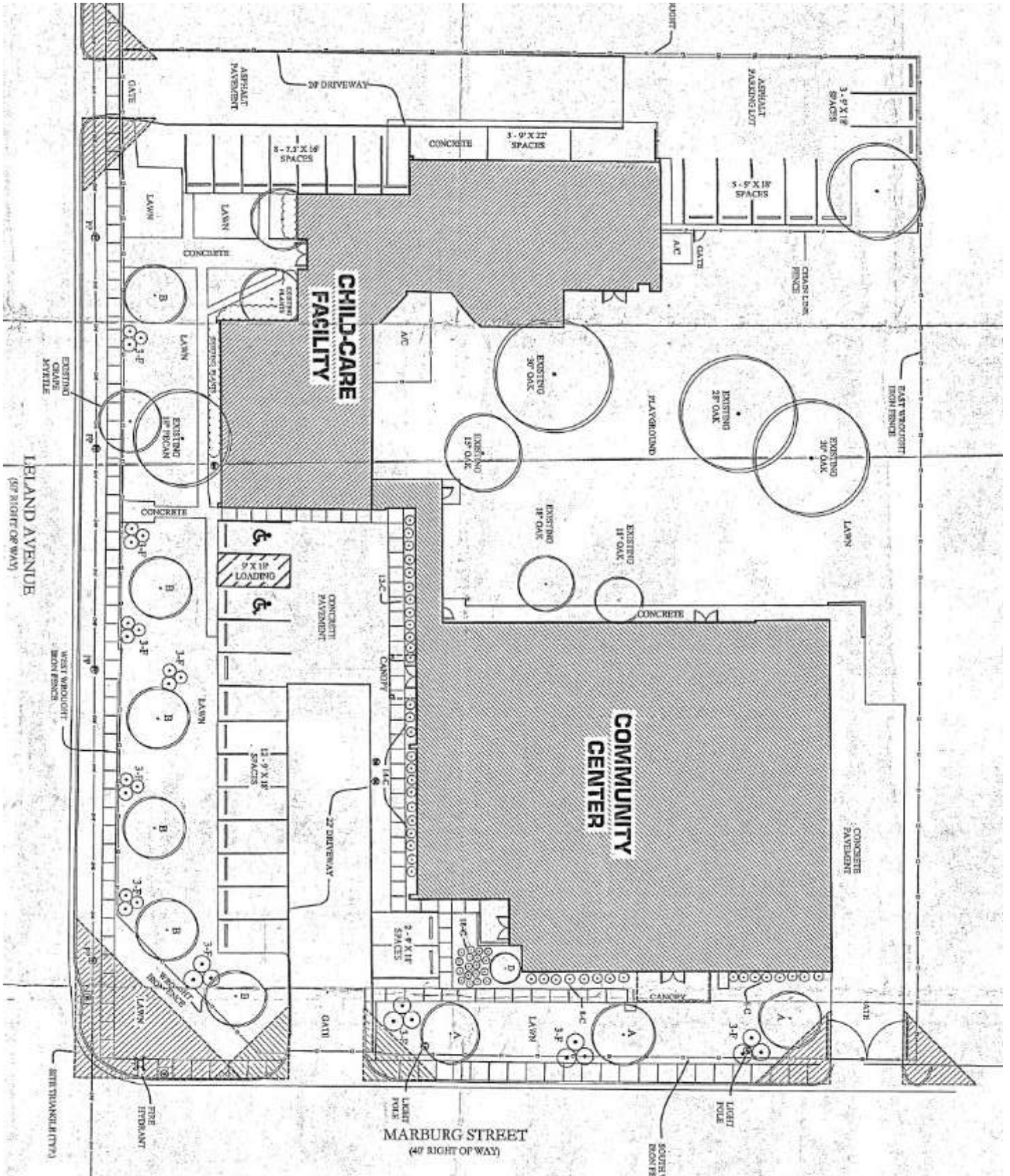
Z18T-R30  
 SHEET 1 OF 2

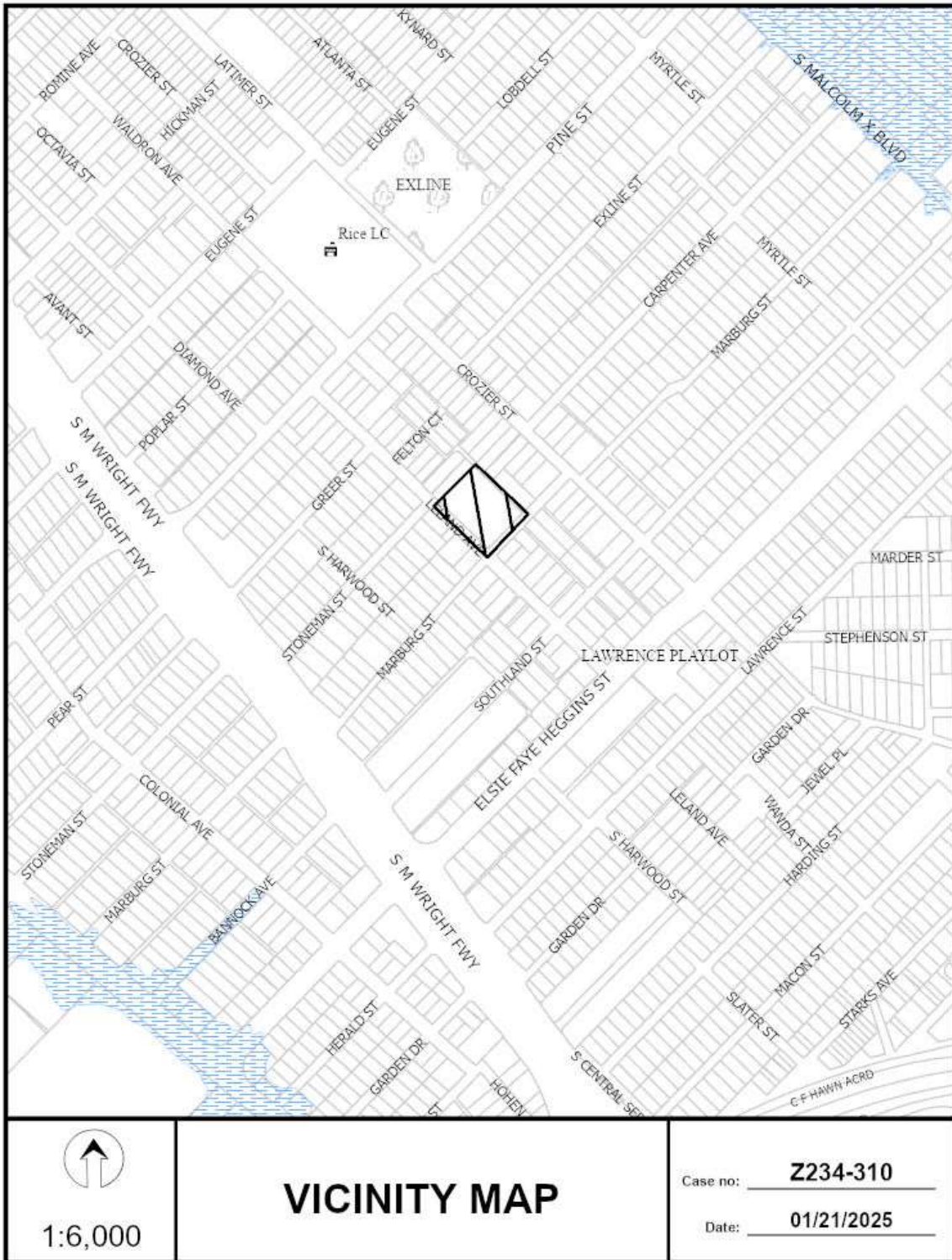
**DALLAS BETHLEHEM CENTER**  
 4410 LELAND AVENUE, DALLAS, TEXAS 75215  
**SITE PLAN/LANDSCAPE PLAN**

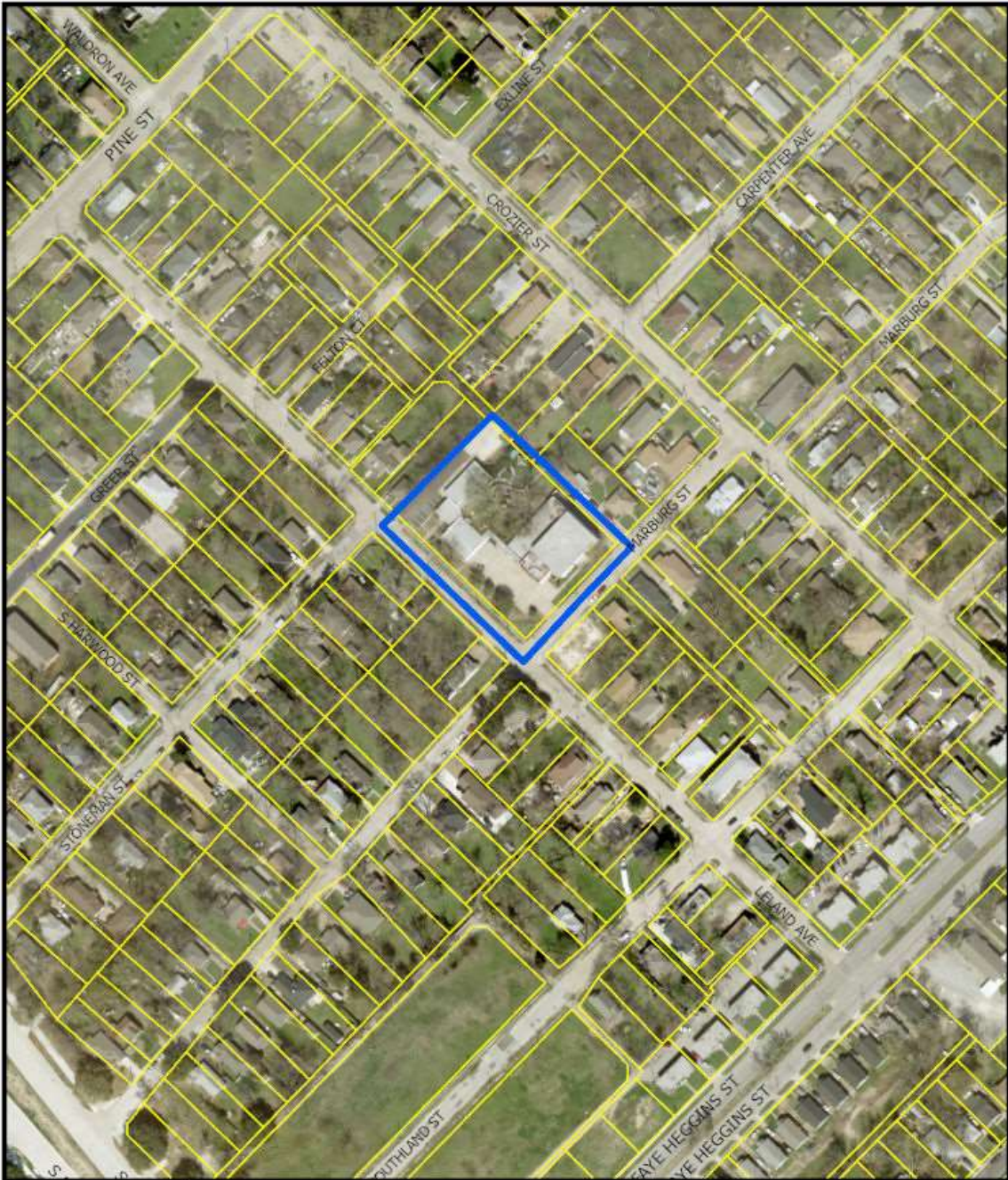


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2	COMMUNITY CENTER	2	COMMUNITY CENTER
3	LANDSCAPE	3	LANDSCAPE
4	PARKING	4	PARKING
5	WALKWAYS	5	WALKWAYS

EXISTING SITE/LANDSCAPE PLAN (NO CHANGES, ENLARGED)





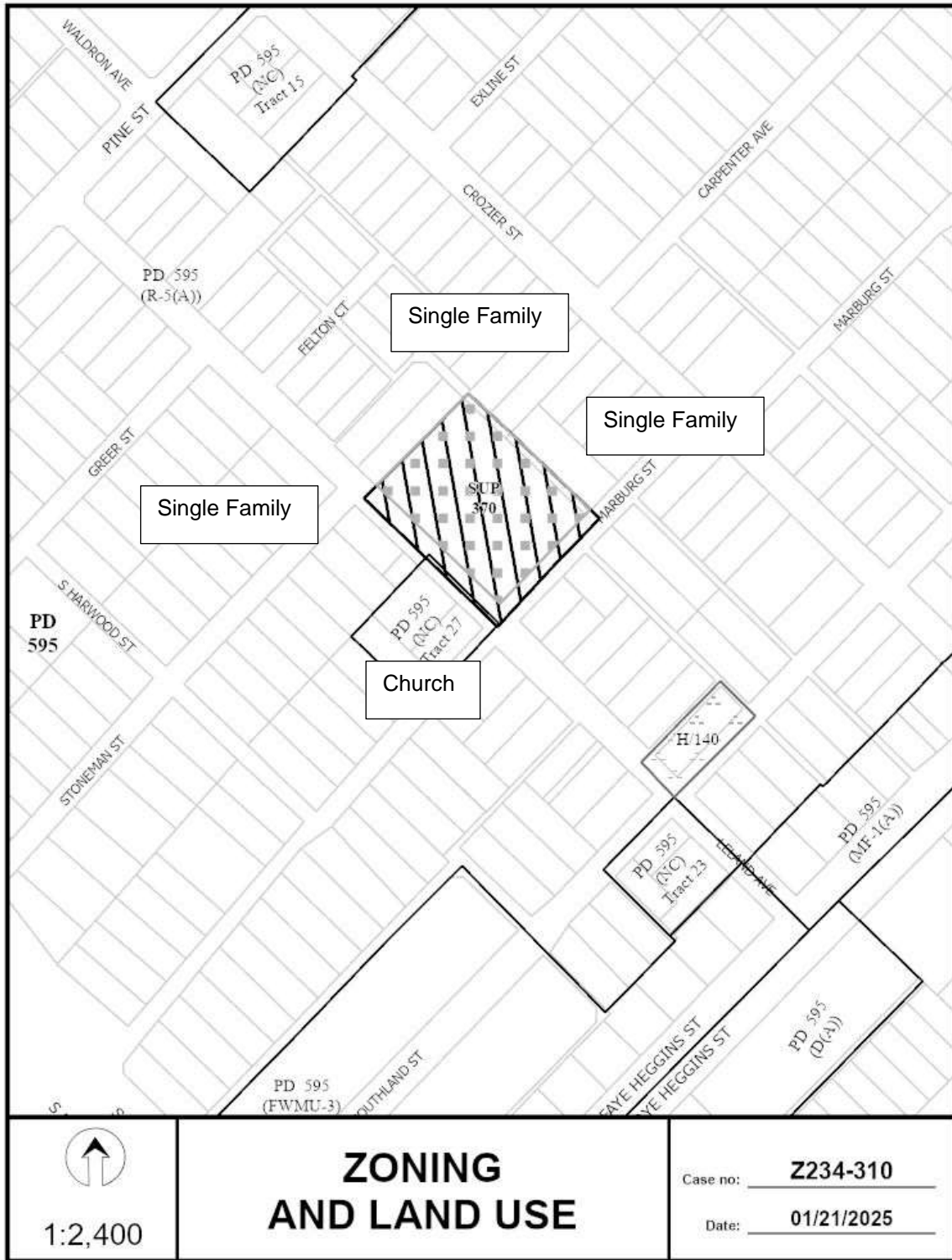


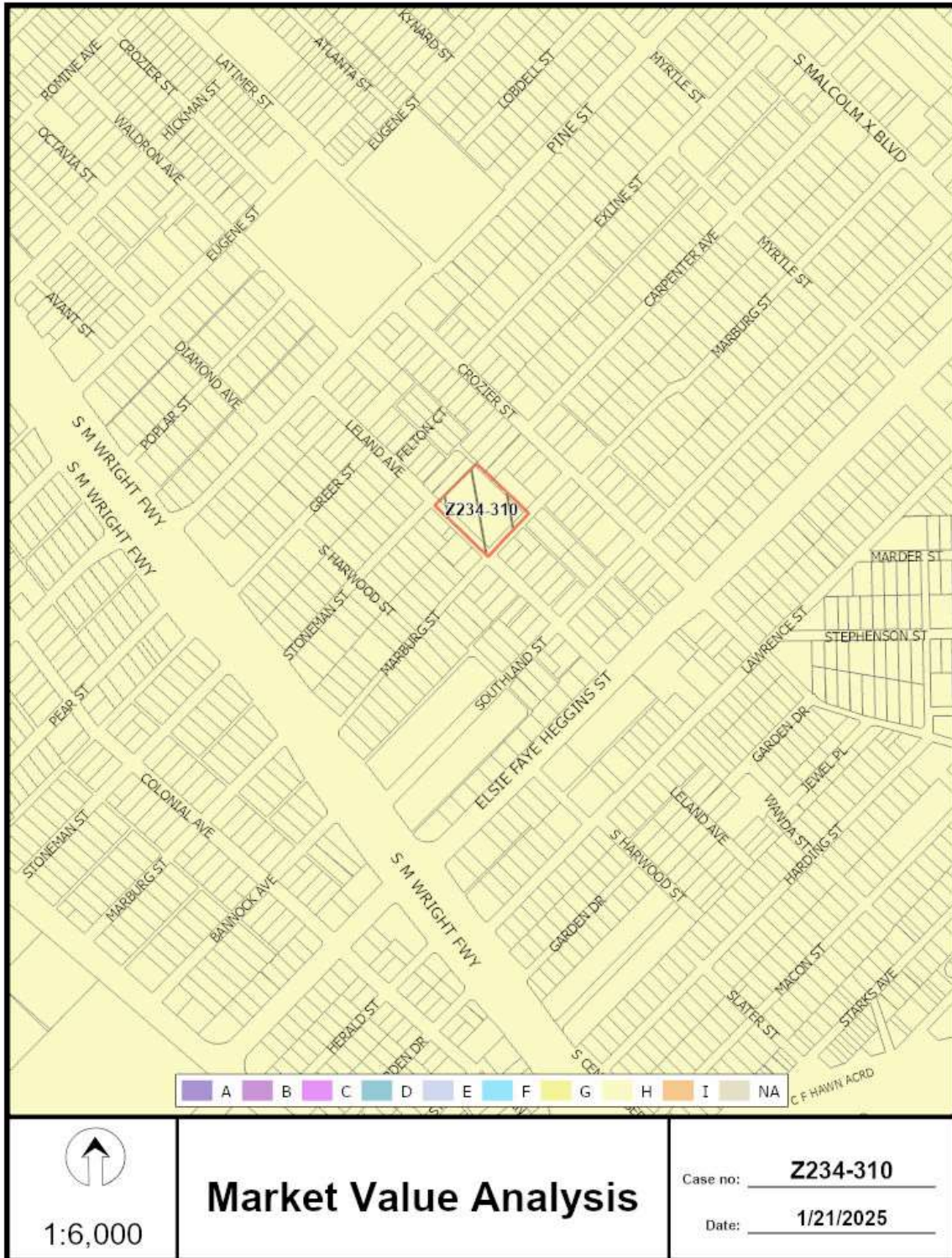
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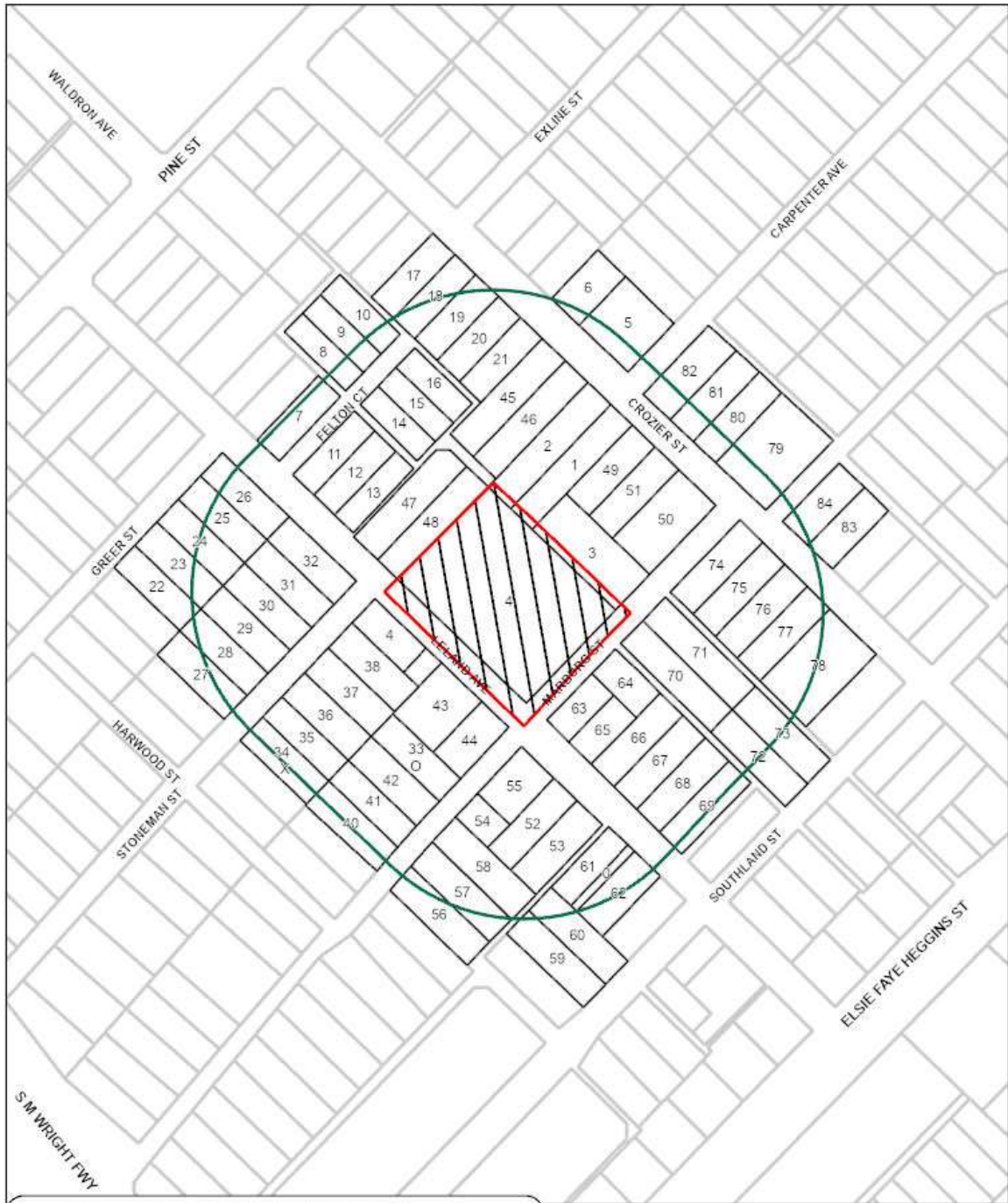
## AERIAL MAP

Case no: Z234-310

Date: 01/21/2025







<b>84</b>	Property Owners Notified (86 parcels)
<b>1</b>	Replies in Favor (1 parcel)
<b>1</b>	Replies in Opposition (1 parcel)
<b>300'</b>	Area of Notification
<b>2/6/2025</b>	Date

**Z234-310**  
**CPC**



1:2,400

02/05/2025

***Reply List of Property Owners******Z234-310******84 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4415	CROZIER ST	TORRES J BENITO ROJAS
2	4411	CROZIER ST	WEIR FAITH &
3	2419	MARBURG ST	JACKSON JOYCE M
4	2330	STONEMAN ST	DALLAS BETHLEHEM CENTER INC
5	2503	CARPENTER AVE	GSI PORTFOLIO LLC
6	4402	CROZIER ST	Taxpayer at
7	4228	LELAND AVE	Taxpayer at
8	2415	FELTON CT	SANCHEZ YOLANDA
9	2417	FELTON CT	NAVA JUANITA & ERIC
10	2423	FELTON CT	Taxpayer at
11	4300	LELAND AVE	HERNANDEZ MEYLI
12	4304	LELAND AVE	ROMERO JAIME &
13	4308	LELAND AVE	ADVANCED INVESTMENTS INC
14	2414	FELTON CT	COLMENERO ARTURO
15	2418	FELTON CT	HOLLEY DOMINIQUE S
16	2422	FELTON CT	HOLLEY BETTY EST OF
17	4315	CROZIER ST	DURU CELESTINA
18	4319	CROZIER ST	BROWN LASHONIA
19	4323	CROZIER ST	RAULS ERIC
20	4325	CROZIER ST	LOPEZ LEOPOLDO
21	4329	CROZIER ST	WASHINGTON SHELIA L &
22	2314	GREER ST	TRIUMPH THE CHURCH
23	2318	GREER ST	TURNER CAROLYN ELIZABETH
24	2322	GREER ST	GREAT INVESTMENTS LLC
25	2326	GREER ST	QJTT INVESTMENTS LLC
26	2330	GREER ST	BAILEY SHENIQUA



02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	2311 STONEMAN ST	ALLEN MARY &
	28	2315 STONEMAN ST	DESOTO REAL ESTATE RESOURCE LLC
	29	2319 STONEMAN ST	BROWN VERA
	30	2323 STONEMAN ST	GRANT HAROLIE &
	31	2327 STONEMAN ST	RCGA LLC
	32	2329 STONEMAN ST	JAMERSON O V
O	33	2325 MARBURG ST	PATTERSON PRINE ELLA
X	34	2310 STONEMAN ST	JACKSON DANITA W
	35	2312 STONEMAN ST	CROOKED STICK PROPERTIES LLC
	36	2318 STONEMAN ST	LOZA JOANA I &
	37	2322 STONEMAN ST	DURRANI INVESTMENTS LLC
	38	2326 STONEMAN ST	THOMPSON LARUTH EST OF
	39	4410 LELAND AVE	DALLAS BETHLEHEM CTR INC
	40	2311 MARBURG ST	REESE PERRY
	41	2315 MARBURG ST	RANDOLPH JOSIE
	42	2319 MARBURG ST	RIVERA PAULA
	43	4417 LELAND AVE	PIPKINS RODERICK A &
	44	4423 LELAND AVE	STEVE GRAHAM & COMPANY
	45	4403 CROZIER ST	BENITEZ TIOFILO & EDIS
	46	4407 CROZIER ST	Taxpayer at
	47	4324 LELAND AVE	PINEDA JOSE ISMAEL
	48	4328 LELAND AVE	ADVANCED INVESTMENT INC
	49	4419 CROZIER ST	HENRY L M & VERESSA
	50	4429 CROZIER ST	ORELLANA JOSE DAVID &
	51	4423 CROZIER ST	HUBBARD JOHN
	52	4507 LELAND AVE	JOHNSON ROBERT R JR
	53	4511 LELAND AVE	BRAJOR VENTURES LLC
	54	2322 MARBURG ST	WARREN EDGAR EARL &
	55	4503 LELAND AVE	SNEED REBECCA COLEMAN
	56	2312 MARBURG ST	WHITEHEAD WILLIE A &
	57	2316 MARBURG ST	KINGDOM KIDS INVESTMENTS

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2318 MARBURG ST	OROZCO HUMBERTO & ALEJANDRA &
	59	2315 SOUTHLAND ST	PRICE PURVIS EST OF &
	60	2319 SOUTHLAND ST	REED JEREMY
	61	4515 LELAND AVE	SANCHEZTINAJERO GAUDENCIO &
	62	4519 LELAND AVE	HOWARD PARIS
	63	4502 LELAND AVE	KABINE N CO LLC
	64	2410 MARBURG ST	MCCLELLAN QUENTIN
	65	4506 LELAND AVE	INCLINE DEVELOPMENT GROUP INC
	66	4510 LELAND AVE	DONALDSON VERTA M
	67	4514 LELAND AVE	AOJ HOLDINGS LLC
	68	4518 LELAND AVE	LOPEZ KARINA
	69	4522 LELAND AVE	DUNN R T JR EST OF
	70	2416 MARBURG ST	HUBBARD JOHN W & WANDA
	71	2418 MARBURG ST	BIRCH DORIS A
	72	2415 SOUTHLAND ST	WILKINS BETTY
	73	2417 SOUTHLAND ST	JIMMERSON ROSIE
	74	4501 CROZIER ST	ROGERS GEORGE & ANN
	75	4505 CROZIER ST	TONEY SAMMIE J
	76	4509 CROZIER ST	LOTAR INVESTMENTS LLC
	77	4513 CROZIER ST	WASHINGTON SHAWANA
	78	4519 CROZIER ST	TONEY CRAIG E & SHARON
	79	4430 CROZIER ST	BALDWIN CHAPEL CHURCH OF GOD IN CHRIST
	80	4426 CROZIER ST	ROBERSON DIAN MACK
	81	4422 CROZIER ST	PLINDSEY PROPERTIES LLC
	82	4418 CROZIER ST	WILLIAMS DARLENE A &
	83	4506 CROZIER ST	TERRELL ENTERPRISES INC
	84	4502 CROZIER ST	HERNANDEZ SAMUEL