

**HONORABLE MAYOR & CITY COUNCIL**

**WEDNESDAY, MAY 14, 2025**

**ACM: Robin Bentley**

**FILE NUMBER:** Z245-133(CC)

**DATE FILED:** December 13, 2024

**LOCATION:** Northeast line of Olympus Boulevard, east of Wharf Road

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** ±6.23 acres

**CENSUS TRACT:** 48113014157

**OWNER/APPLICANT:** The Neighborhoods of Cypress Waters Association, Inc.

**REPRESENTATIVE:** Alex Rathbun

**REQUEST:** An application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741.

**SUMMARY:** The purpose of this request is to continue to allow a commercial amusement (outside) use on the site.

**CPC RECOMMENDATION:** Approval for a three-year period, subject to conditions.

**STAFF RECOMMENDATION:** Approval for a three-year period, subject to conditions.

## **BACKGROUND INFORMATION:**

- This application is for the renewal of the Specific Use Permit (SUP) No. 2348. The SUP expiration date was December 8, 2024 and the application was filed on December 13, 2024.
- According to the Dallas Development Code, a commercial amusement (outside is defined as a facility offering entertainment or games of skill to the general public for a fee where any portion of the activity takes place outside. This use includes but is not limited to a golf driving range or miniature golf course. This use is permitted by SUP in Subarea A within Planned Development District No. 741.
- The first renewal request for SUP No. 2348 was approved by the City Council on August 28, 2019, for a two-year period.
- The second renewal request was approved by City Council on December 8, 2021, for a three-year period. This application is the third renewal request for this specific use permit.
- A portion of the site is in the floodplain.

## **Zoning History:**

There have been five zoning changes in the surrounding area in the past five years, including the area of request.

1. **Z245-134:** On November 9, 2022, the City Council approved an application for an amendment to the development standards within PD no. 741. The location is generally bound by East Belt Line Road to the north, Dallas City limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line road/ Dallas City Limit to the west.
2. **Z201-262:** On September 22, 2021, the City Council approved an application for an amendment to the development plan for corrections to building heights on property zoned Subarea A within Planned Development District No. 741 on the northwest corner of Olympus Boulevard and Stampede Lance.
3. **Z201-328:** On December 8, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741.

4. **Z223-215:** On March 27, 2024, the City Council approved an amendment to specific use permit no. 2325 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned subarea A within Planned Development District no. 741 on the northeast corner of Olympus Boulevard and Wharf Road.
5. **Z212-134:** On November 9, 2022, the City Council approved an application for an amendment to the development standards within Planned Development No. 741, and the reconfiguration of subareas.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Cypress Waters Boulevard	Local Street	94 feet
Olympus Boulevard	Local Street	60 feet
Wharf Road	Local Street	--

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The new ForwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is the citywide Compressive 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.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Regional Mixed Use Placetype. Placetypes describe the long term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Regional Mixed-Use placetype accommodates a wide range of large retail, commercial, office and institutional uses. This placetype provides major employment and shopping destinations outside of the City Center placetype. Additionally, high-rise office towers, multifamily dwelling units, and low- to mid-rise residential buildings for condominiums or apartments are located throughout this placetype.

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 Commercial Amusement (outside) land use. However, since the applicant requests to renew the existing SUP for this use, it is considered consistent with the Regional Mixed Use Placetype.

**Surrounding Land Use(s):**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 741 – Subarea A	Commercial Amusement (Outside)
<b>North</b>	PD 741 – Subarea A	Restaurant w/o drive-in or drive-through window; North Lake
<b>East</b>	PD 741 – Subarea A	Office
<b>South</b>	PD 741 – Subarea A	Office (2)
<b>West</b>	PD 741 – Subarea A	Restaurant, Office, Multifamily

**Land Use Compatibility:**

The site is zoned Subarea A within Planned Development District No. 741 and is currently developed as a commercial amusement (outside) with a 2,002-square-foot stage and hardscape. Uses surrounding the area of request include two office buildings to the south of the property and restaurant, office, and multifamily uses to the west. Undeveloped land to the east and North Lake along with a restaurant w/o drive-in or drive-through window to the north of the area of request.

The applicant has improved the site with a 2,002-square-foot stage and hardscape to accommodate event patrons. The event space serves as an entertainment option for “The Sound at Cypress Waters” development located within Planned Development District No. 741. Events include concerts, festivals, charity race, movie nights and Boho markets.

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.

In general, the applicant’s request is consistent with the existing zoning, the general provisions for a Specific Use Permit and is not foreseen to have a negative impact on the surrounding properties. Staff recommends approval for the renewal of SUP No. 2348 for a three-year period. Since no other changes are proposed on the SUP conditions and the SUP site plan, Staff support this request as it will provide an opportunity for another review in a short period of time to ensure consistency as the area develops.

**Parking:**

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For a commercial amusement (outside) use, the

minimum parking requirement pursuant to the Dallas Development Code may be established by the ordinance granting the SUP, otherwise one space per 200 square feet of floor area, plus one space per 400 square feet of site area exclusive of parking area is required. SUP No. 2348 has 408 parking spaces for this site as shown on the approved site plan.

**Landscaping:**

No new development is proposed; therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

**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 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. The area of request is not within an identifiable MVA Category; however, it is in proximity to a “F” MVA Cluster to the southeast across Olympus Boulevard.

**List of Partners/Principals/Officers**

**The Neighborhoods of Cypress Waters Association, Inc.**

- Lucy Billingsley, President/Treasurer
- Kimberly H. Meyer, Senior Vice President
- Kenneth D. Mabry, Senior Vice President/Secretary
- Lucilo Pena, Vice President

**BDDC, Inc.**

- Lucilo Pena, President/Treasurer
- Lucy Billingsley, Senior Vice President
- Kimberly H. Meyer, Senior Vice President
- Kenneth D. Mabry, Senior Vice President/Secretary
- Lucy Paige Burns, Vice President
- George H. Billingsley, Vice President
- Summer Billingsley, Vice President
- Brett Johnson, Vice President

**CPC ACTION**

**April 10, 2025 - DRAFT**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use for a three-year period, subject to conditions, on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, east of Wharf Road.

Maker: Rubin  
Second: Sleeper  
Result: Carried: 12 to 0

For: 12 - Chernock, Herbert, Forsyth, Shidid,  
Wheeler-Reagan, Franklin, Sleeper,  
Housewright, Nightengale, Haqq, Hall,  
Rubin

Against: 0  
Absent: 3 - Hampton, Carpenter, Kingston  
Vacancy: 0

<b>Notices:</b>	Area: 400	Mailed: 23
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None

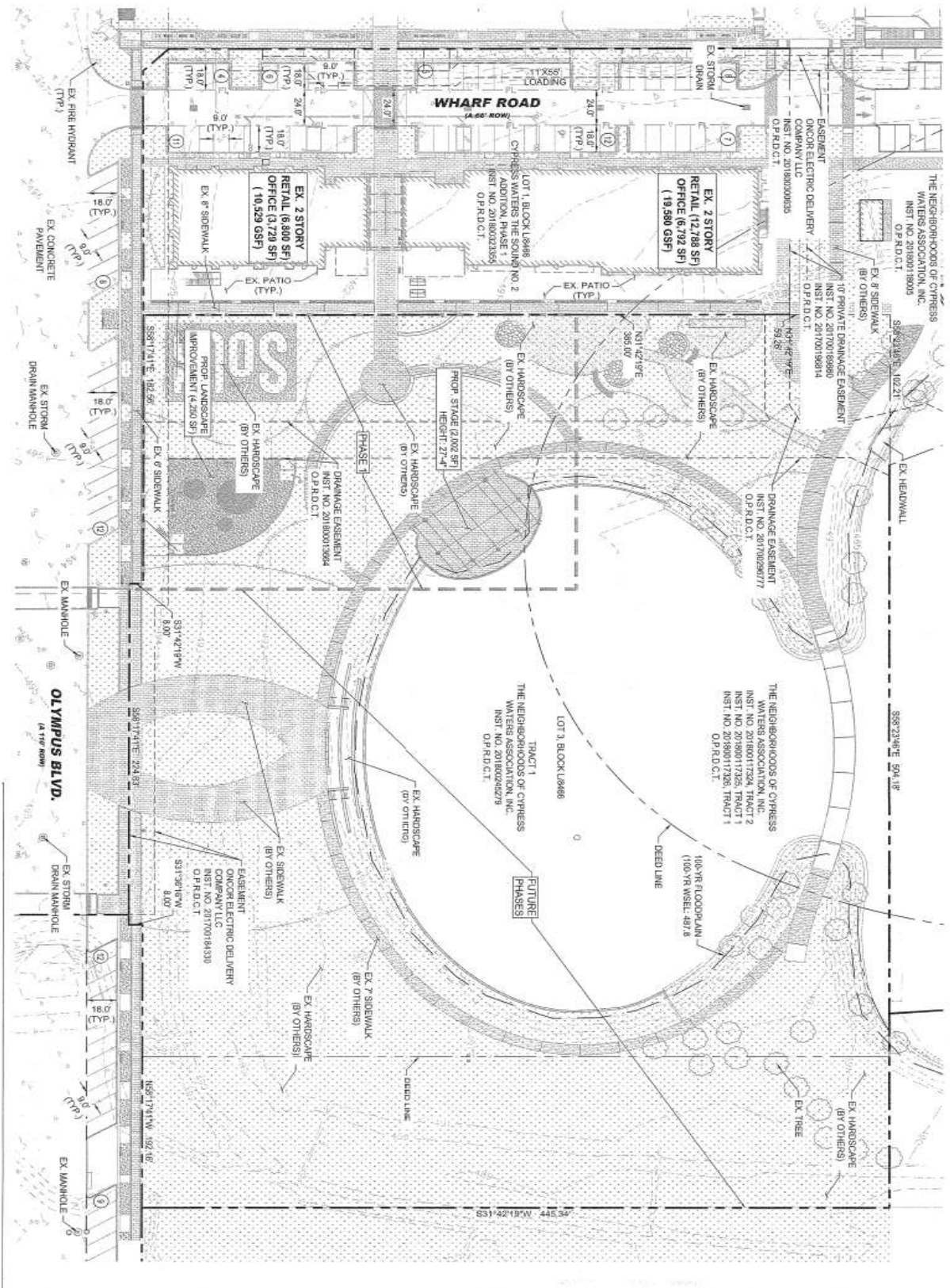


**CPC RECOMMENDED SUP No. 2348 CONDITIONS**

1. USE: The only use authorized by this specific use permit is commercial amusement (outside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [\(three years from the passage of this ordinance\)](#) [~~December 8, 2024~~].
4. FLOOR AND SITE AREAS: The maximum combined site area and floor area for a commercial amusement (outside) use is 271,522 square feet.
5. HOURS OF OPERATION: The commercial amusement (outside) use may only operate between the hours of 8:00 a.m. to 10:00 p.m., Monday through Sunday.
6. PARKING: Parking must be provided in the locations shown on the attached site 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 of the City of Dallas.



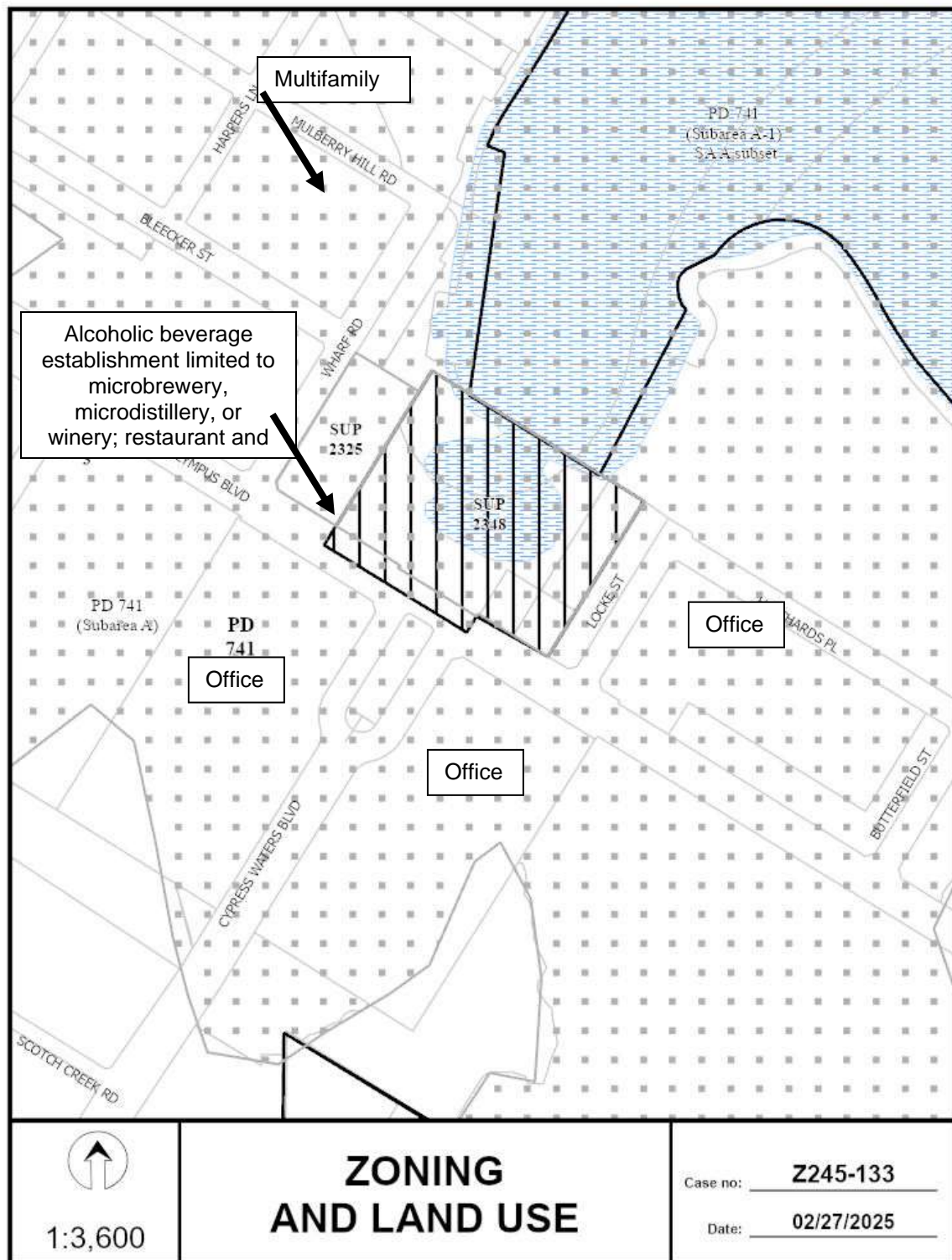
ENLARGED EXISTING SUP SITE PLAN (NO CHANGES)



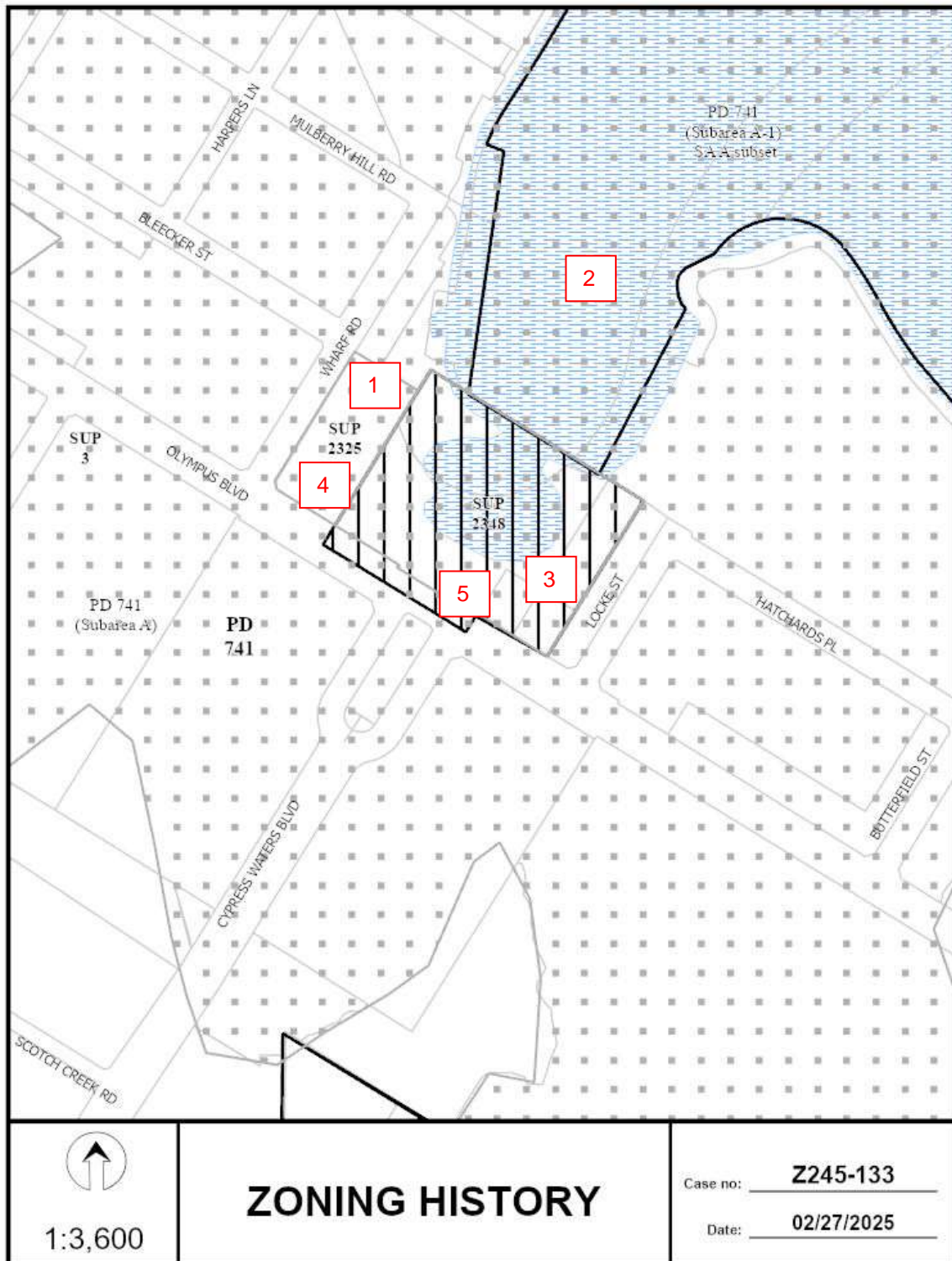


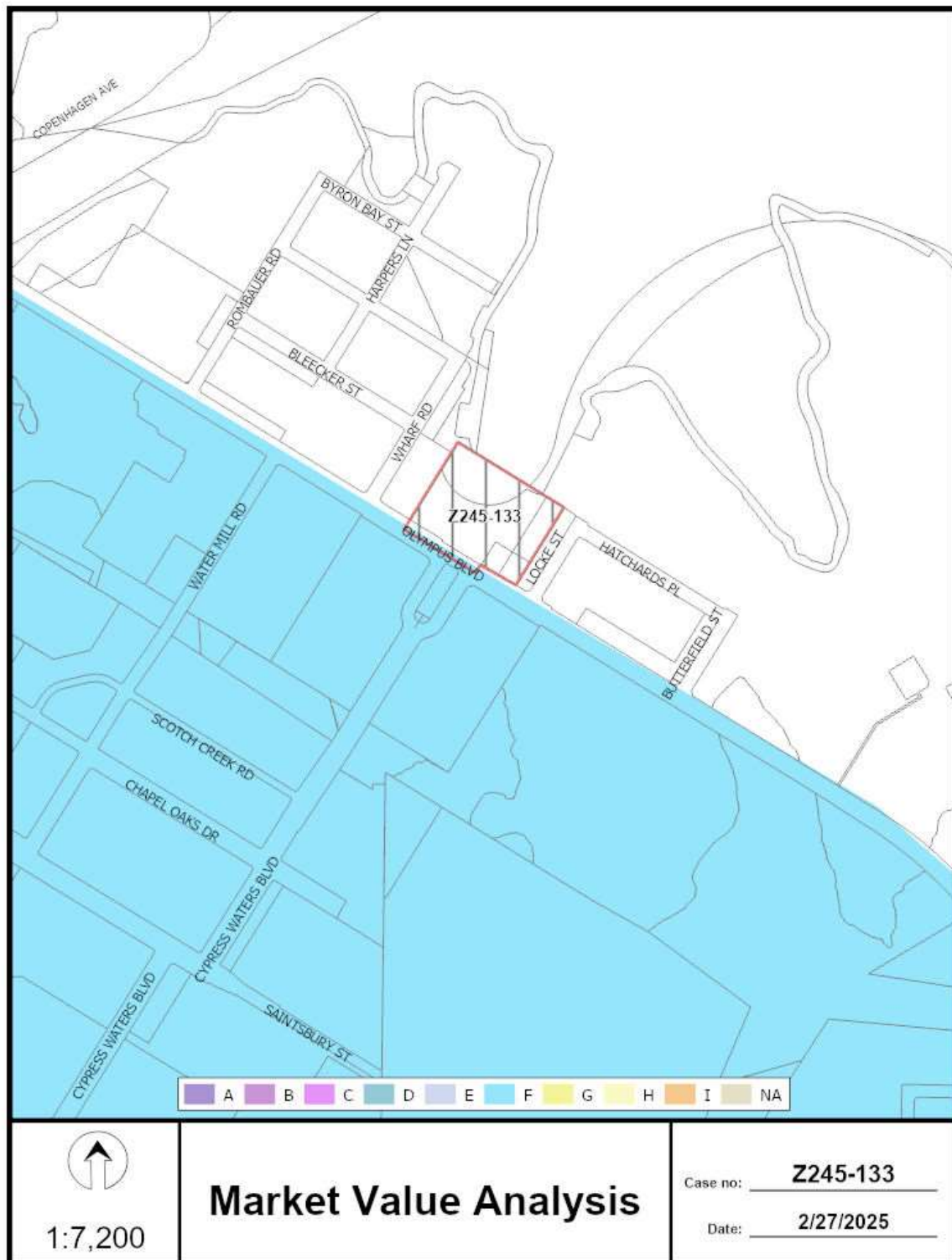
















04/09/2025

***Reply List of Property Owners******Z245-133******23 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3111	OLYMPUS BLVD	EPCCWR3 LLC
2	3121	OLYMPUS BLVD	NEIGHBORHOODS OF CYPRESS WATERS
3	3081	OLYMPUS BLVD	CYPRESS WATERS LAND A LTD &
4	2829	OLYMPUS BLVD	CYPRESS WATER LAND A LTD
5	3081	OLYMPUS BLVD	CWR5 LAND LTD
6	2829	OLYMPUS BLVD	CWR5 LAND LTD
7	2829	OLYMPUS BLVD	CWR5 LAND LTD
8	9600	WHARF RD	CYPRESS WATERS LAND A LTD &
9	9000	DYNAMO DR	NEIGHBORHOODS OF CYPRESS
10	114	OLYMPUS BLVD	NEIGHBORDHOODS OF CYPRESS WATERS
11	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
12	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
13	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
14	3090	OLYMPUS BLVD	THE NEIGHBORHOODS OF CYPRESS
15	3100	OLYMPUS BLVD	CWOP 3100 OLYMPUS LTD
16	3200	OLYMPUS BLVD	CWOP 3200 OLYMPUS LTD
17	3201	OLYMPUS BLVD	CWOP 3201 OLYMPUS LTD
18	9655	WHARF RD	NEIGHBORHOODS AT CW NO 2
19	3000	OLYMPUS BLVD	CWOP 3000 OLYMPUS LTD
20	3121	OLYMPUS BLVD	EPCCWR4 LLC
21	9600	WHARF RD	CWR4 LAND LTD
22	2999	OLYMPUS BLVD	CW13 LAND LTD
23	2829	OLYMPUS BLVD	CWTH3 LAND LTD