

FILE NUMBER: Z234-312(CC)/Z-25-000101 **DATE FILED:** August 14, 2024

LOCATION: North line of Fordham Road between S. Marsalis Avenue and Maryland Avenue.

COUNCIL DISTRICT: 4

SIZE OF REQUEST: ± 25,484 square feet **CENSUS TRACT:** 48113005901

OWNER/APPLICANT: Brena Pace, Pace & Learning Center LLC

REQUEST: An application for a new specific use permit for a child or adult care facility and a private recreation center, club, or area on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow an addition of an existing childcare facility and expand the outdoor play facilities and add parking spaces on the adjacent lot.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned as R-7.5(A) Single Family District.
- The two lots are along Fordham Road and are adjacent to South Marsalis Avenue and Maryland Avenue.
- The applicant proposes to expand and continue the existing child care facility.
- The existing site is 3925 Marsalis, and the adjacent lot is located at 3925 Maryland. The existing facility would increase the floor space of the childcare facility, and the adjacent lot is currently undeveloped.
- The site was built out under SUP 1187, which was originally approved in 1993.
- In the event the application is approved, the undeveloped lot would include additional parking spaces, a playground, a basketball court, a play court, a covered playground, garden pit.

Zoning History:

There have been zero zoning case in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Marsalis Avenue	Minor Arterial	100' Bike Plan
Fordham Road	Local Street	-
Maryland Avenue	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 Comprehensive Plan for future land use in the City of Dallas. Adopted by the 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 that can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning change is consistent with Forward Dallas 2.0. The Institutional Use is in alignment with the secondary use outlined in the Community Residential placetype.

The Community Residential placetype represents a major mainstay of Dallas. The quality of life in Dallas is reflected in the quality of its neighborhoods. Neighborhoods in this placetype are celebrated for the resilience, value, and stability they add to the city. This plan is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization. It is vital that in stable neighborhoods, the City, developers, and the local community work together on any proposed changes to bring about quality, sustainable and equitable development that complements the existing context.

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 however staff believes this use does fit the spirit of the placetype for this area.

Area Plans:

Dallas' adopted land use plans include city-initiated plans and interagency plans. City-initiated plans are undertaken in strategic areas where the city recognizes robust growth or forecasts high real estate and economic potential. Interagency Plans are done in collaboration with other public or non-profit entities that partially or fully fund the plan and

typically play a lead role in its development. The area of request is not located within a designated area plan.

Land Use:

Land uses listed below are for both lots within the area of request.

	Zoning	Use
Site	R-7.5(A)	Child or Adult Care Facility & Undeveloped
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Church & Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility:

The area of request includes two lots. Both share the ForwardDallas 2.0 Community Residential designation.

The area of request is currently zoned as R-7.5(A) Single Family District. The applicant is proposing a two-story addition to the existing structure that is a total of 3,250 square feet. The breakdown of each floor is 1,725 square feet and 1,525 square feet respectively.

The existing lot received approval from the board of adjustment (BOA) on Tuesday September 15, 1988 for the following:

1. Granted your request for a special exception of two (2) foot, nine (9) inches to the fence height regulations, subject to compliance with the revised site/landscape plan and the revised fence elevation plan;
2. Granted your request to provide an alternate landscape plan as a special exception to the landscape requirements, subject to compliance with the revised site/landscape plan; and
3. Granted your request to maintain a fence on the property as a special exception to the visibility triangle regulations, subject to compliance with the revised site/landscape plan and fence elevation plan
4. Seven Parking spaces to have
 - Two spaces used for compact cars at 7'-6" x 16.
 - Five spaces at 10" X 18" one space will be used as ADA (Americans with Disabilities Act) accessible

- New parking pavement
- An “Enter” and “Exit” 10’-0” wide new driveway

The current site includes additions that are not in compliance with the approved BOA site plan. The applicant was notified that an application will need to be submitted that conveys the site as it is today. Also the applicant will submit a request for the adjacent lot in order to mimic the previously approved BOA exceptions.

It is important to note the adjacent lot land use designation is a private recreation center, club or area. This is a result of the existing facility being only located on one lot.

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.

Landscaping:

The attached document was reviewed by the Chief Arborist and does meet all provisions of Article X landscaping regulations by the current design conditions. The attached plan is an acceptable request per the arborist provided the governing body approves the alternate request. The European smoke tree is on the approved list for small trees no taller than 20 feet at maturity. The standard conditions for the residential buffer zone and street buffer zone are not in compliance, but the design is applied to conform to existing conditions.

Therefore, the landscaping will be provided following the alternate landscape plan attached.

Parking:

The parking reform development code amendment was approved on May 14, 2025. The new parking ratios and regulations apply to the entire development code contained in chapters 51, 51A, 51P, Article XIII: form-based code, and planned development district, where applicable. According to the updated code, no parking is required for child or adult care facility uses or private recreation center, club, or area uses. According to the site plans, 14 spaces will be provided.

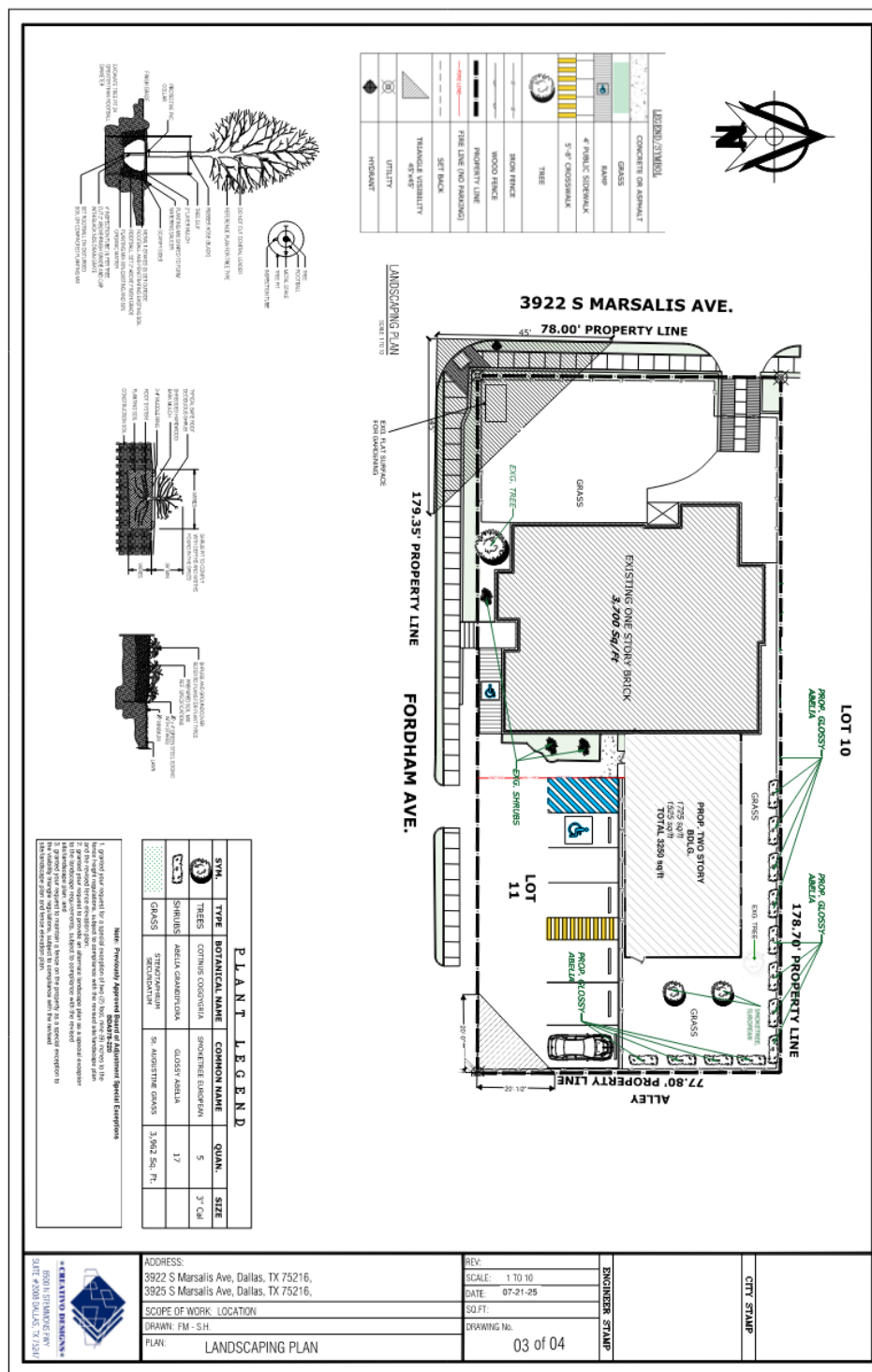
Market Value Analysis:

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 in an “H” MVA cluster that extends to the north, east and south parcels. To the west is “F” MVA.

Proposed SUP Conditions

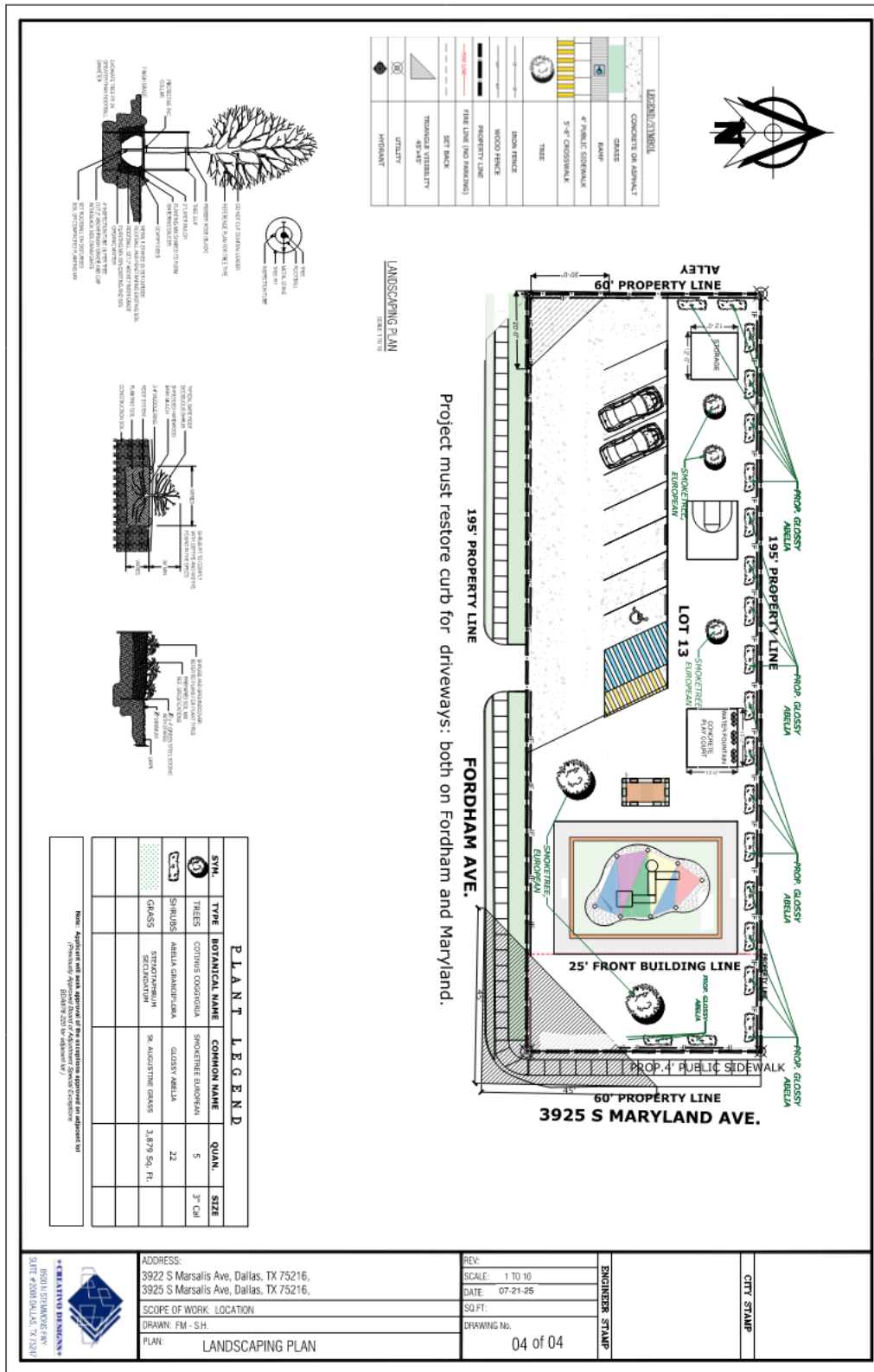
1. USE: The only use authorized by this specific use permit is a child or adult care facility and a private recreation center, club, or area.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Use and development of the Property must comply with the attached landscape plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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."

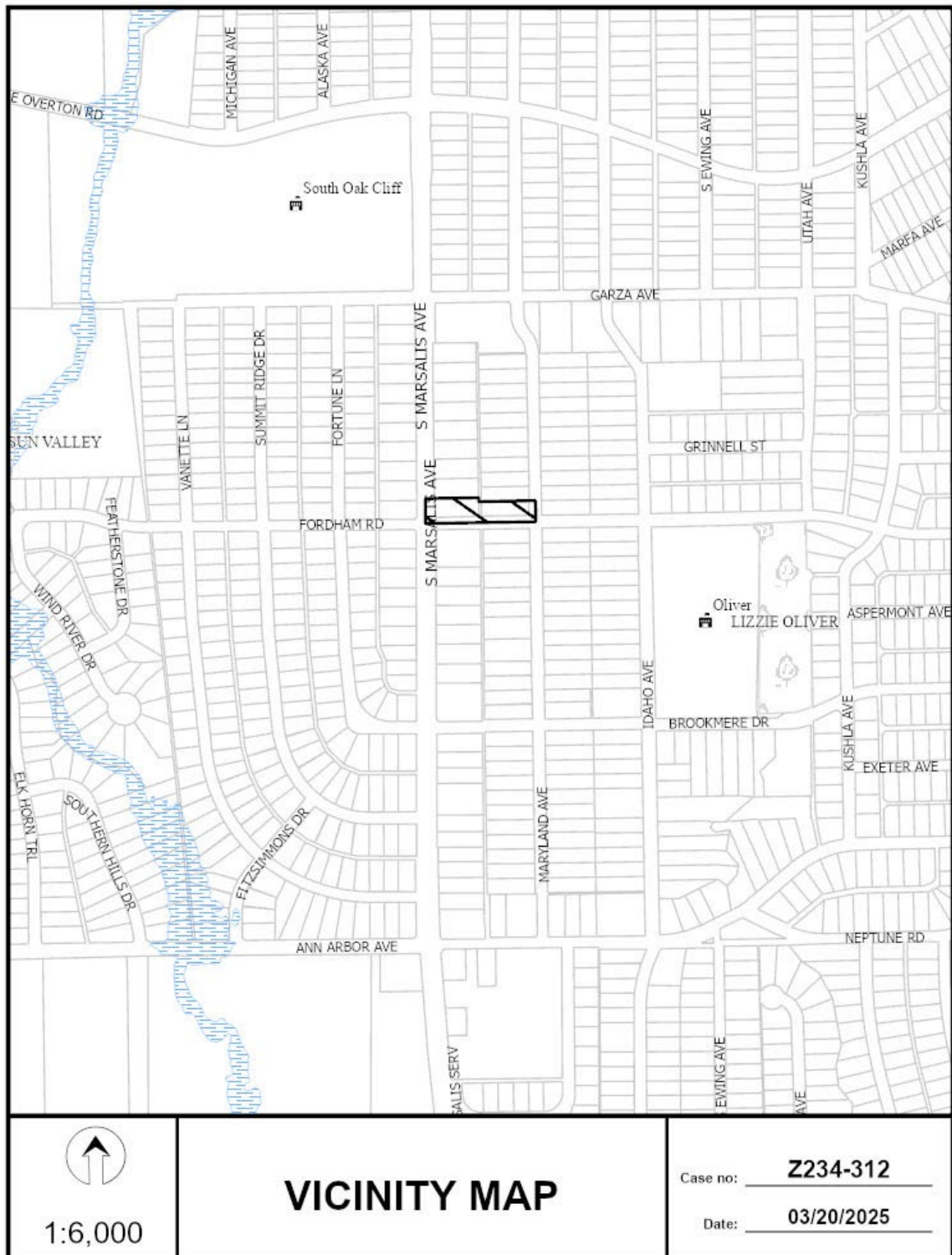
PROPOSED SITE PLAN & LANDSCAPE PLAN
3922 Marsalis Avenue

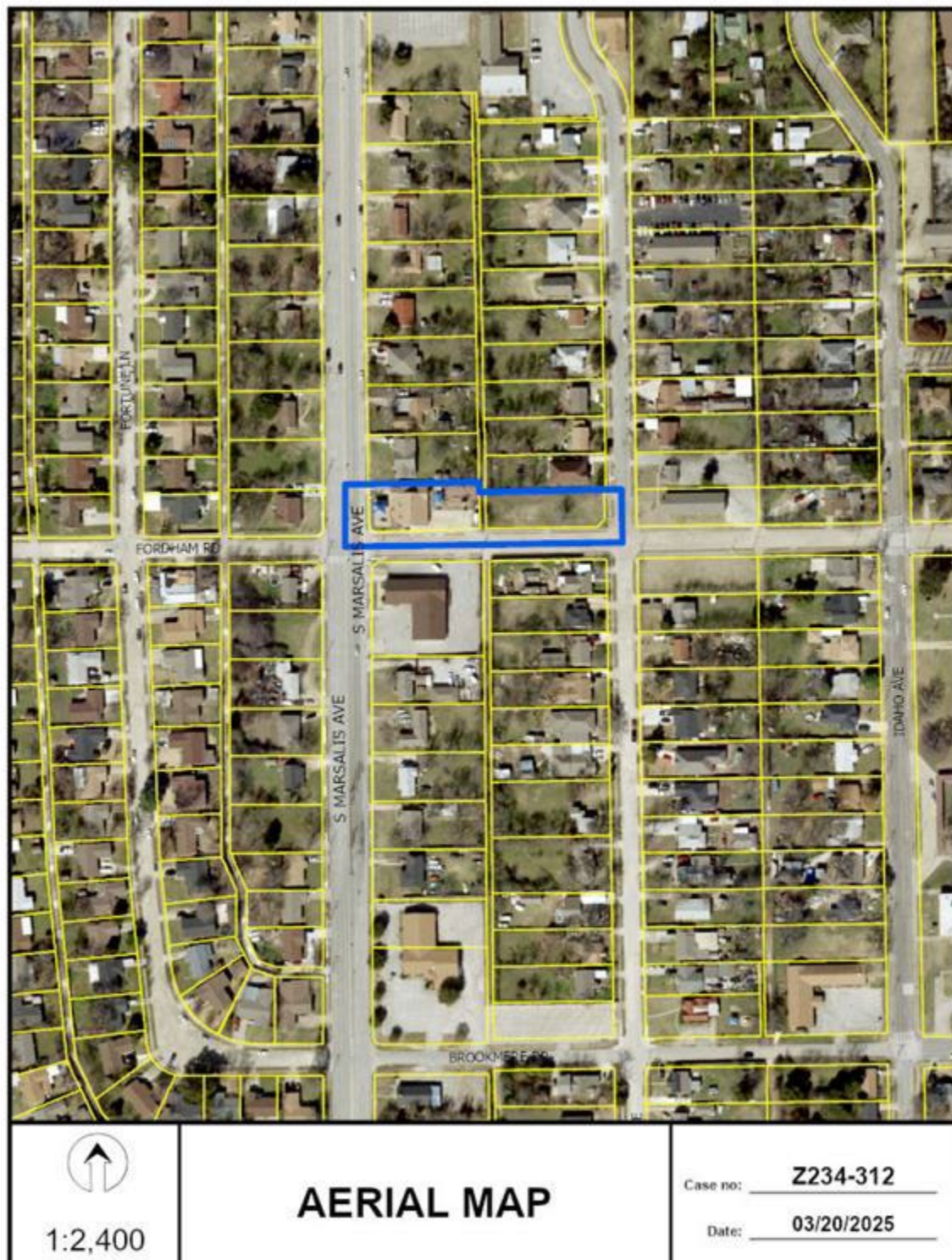


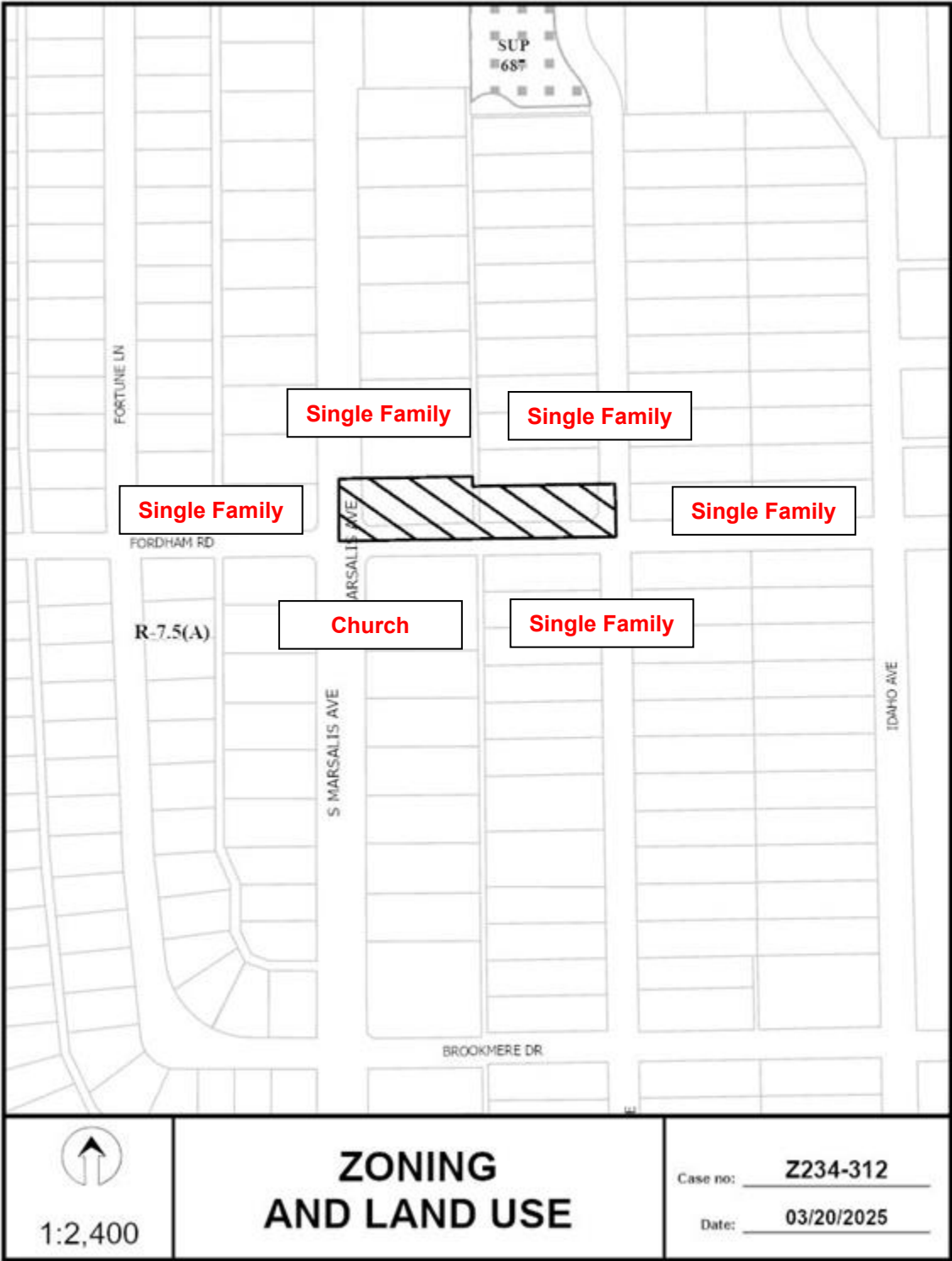
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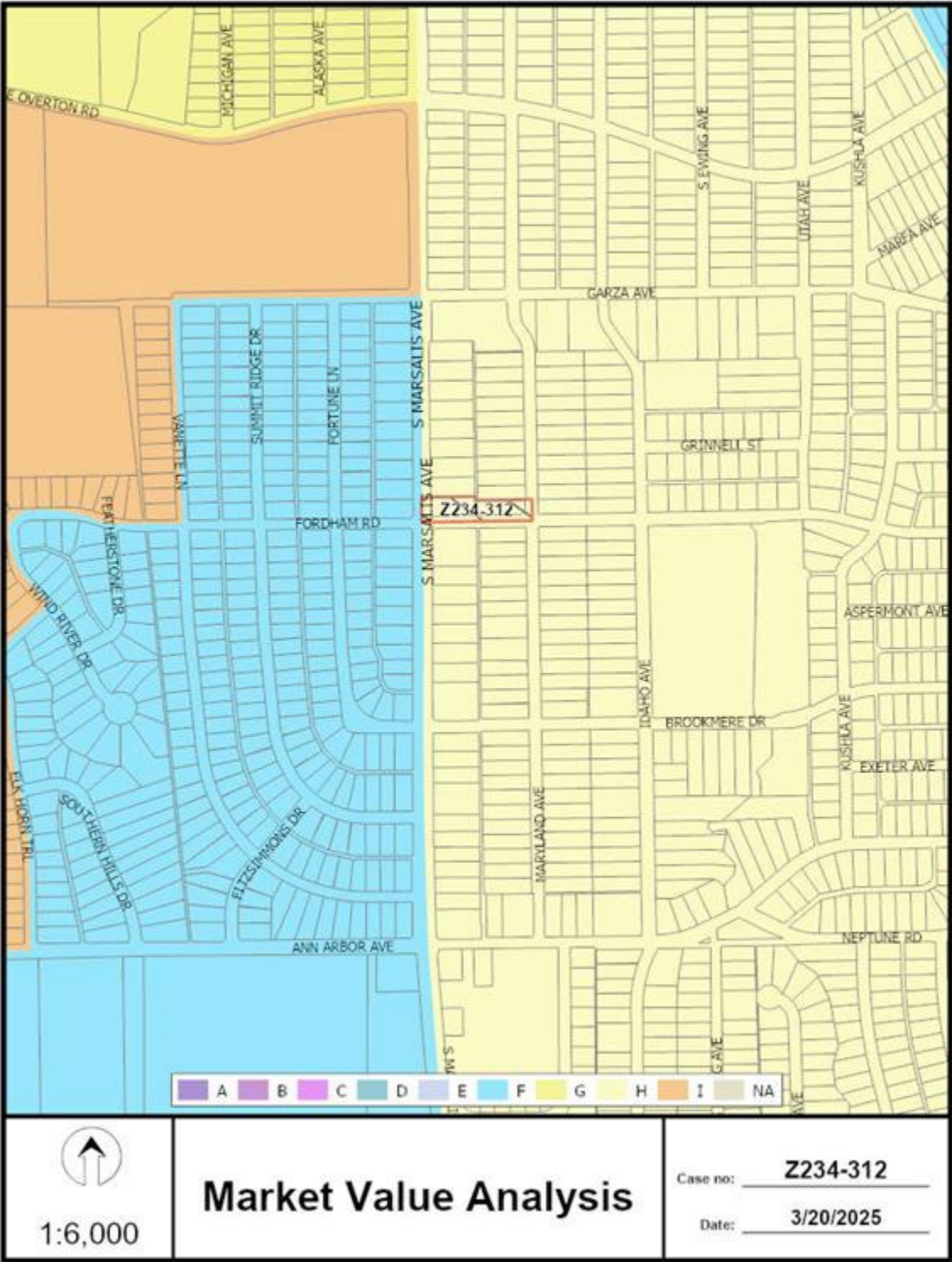
3925 MARYLAND AVENUE

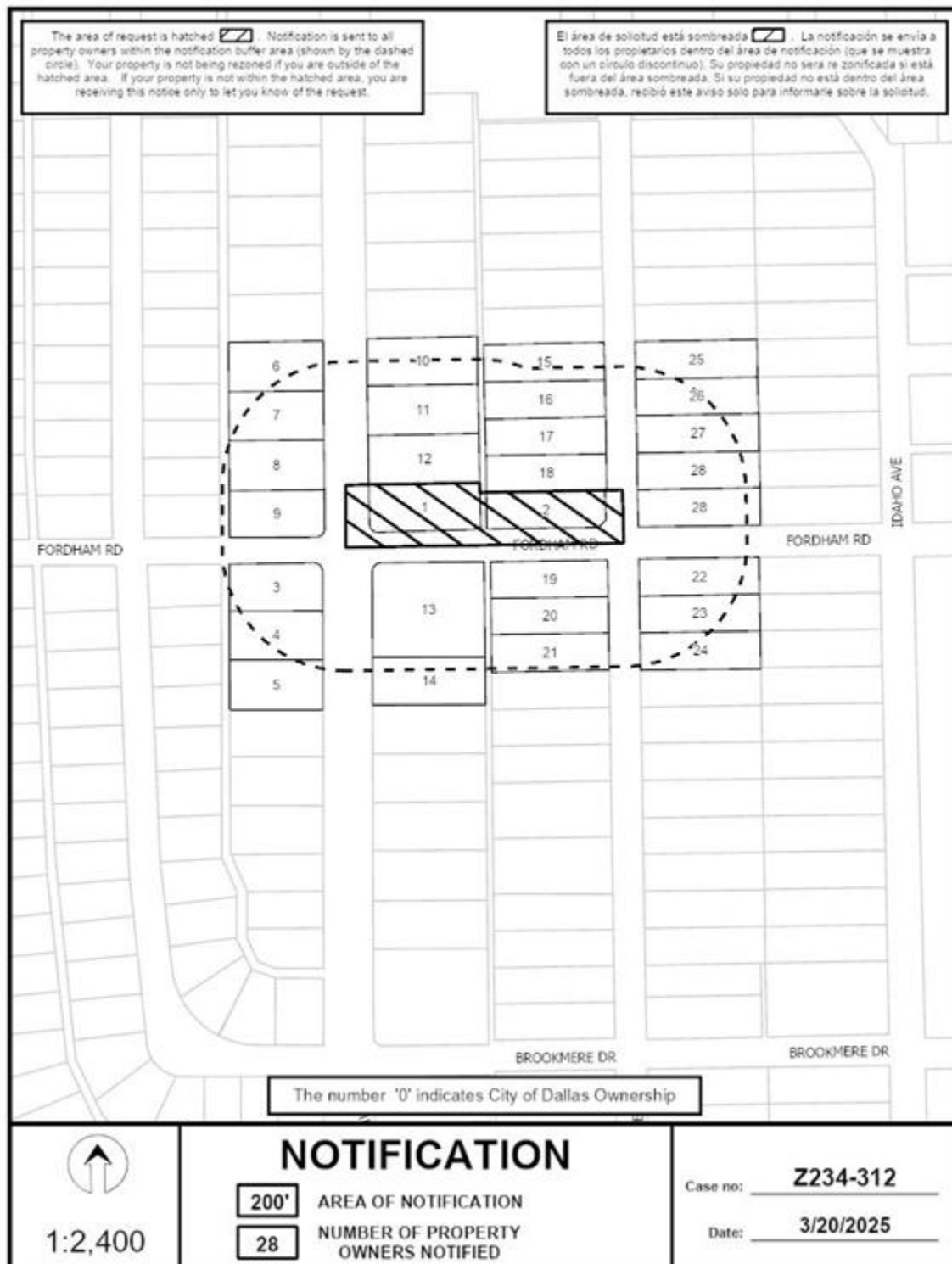












03/20/2025

Notification List of Property Owners***Z234-312******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3922 S MARSALIS AVE	Taxpayer at
2	3925 MARYLAND AVE	Taxpayer at
3	4003 S MARSALIS AVE	LEAL RUBEN JR
4	4011 S MARSALIS AVE	Taxpayer at
5	4017 S MARSALIS AVE	MFAIL QUENTIN
6	3903 S MARSALIS AVE	ZAKI DAAD
7	3911 S MARSALIS AVE	HOUCHINS BILLIE ESTATE OF
8	3917 S MARSALIS AVE	DALLAS HOUSING ACQUISITION &
9	3923 S MARSALIS AVE	MENDOZA ALEJANDRO
10	3902 S MARSALIS AVE	DEBREAUX VESTA
11	3910 S MARSALIS AVE	CASTANEDA ARMANDO &
12	3916 S MARSALIS AVE	ANDERSON BENNIE A EST OF & VERA EST OF
13	4002 S MARSALIS AVE	SOUTH OAK CLIFF BAPTIST CHURCH
14	4016 S MARSALIS AVE	MAXIE RAYFIELD
15	3907 MARYLAND AVE	GARCIA JOSE GABINO & RENE
16	3913 MARYLAND AVE	LUJANO BERTIN &
17	3917 MARYLAND AVE	DUMAS DORA L
18	3921 MARYLAND AVE	Taxpayer at
19	4003 MARYLAND AVE	SMITH ADRIAN &
20	4007 MARYLAND AVE	REYES MARIO LOZANO
21	4013 MARYLAND AVE	Taxpayer at
22	4002 MARYLAND AVE	MARTINEZ BRUNO
23	4006 MARYLAND AVE	HUNTER WANDA
24	4012 MARYLAND AVE	JOHNSON ELMA J ET AL
25	3906 MARYLAND AVE	MARTINEZ BULMARO JR
26	3912 MARYLAND AVE	MARTINEZ MANUEL &