

FILE NUMBER: Z234-295(GB) **DATE FILED:** July 24, 2024
LOCATION: Northwest line of Avenue Q, between Laughlin Drive and Riek Road
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 43,472 sf **CENSUS TRACT:** 48113012212

REPRESENTATIVE: Sheila Zamanian

OWNER/APPLICANT: Creative Arts Center of Dallas

REQUEST: An application for an amendment to Specific Use Permit No. 2419 for a community service center on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow the continued use of the site as a community service center.

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.

PRIOR CPC ACTION: On November 21, 2024, the City Plan Commission held this item under advisement to December 5, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MF-2(A) Multifamily District. A community service center is currently permitted on the site under Specific Use Permit No. 2419.
- SUP No. 2419 was originally approved by city council on August 11, 2021 for a three-year period and was set to expire on August 11, 2024.
- The applicant proposes to continue use of the site as a community service center. They request a time limit of five years with eligibility for automatic renewal for additional five-year periods.
- Other than the requested time limit, the applicant proposes no other changes to the existing conditions or site plan of SUP. No. 2419.
- **There have been no changes made to the request since the previous hearing.**

Zoning History:

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

1. **Z201-177:** On August 11, 2021, City Council approved Specific Use Permit No. 2419 for a community service center on property zoned an MF-2(A) Multifamily District on the northwest line of Avenue Q, between Laughlin Drive and Riek Road. [Subject Site]
2. **Z223-239:** On June 26, 2025, City Council approved an amendment to and an expansion of Planned Development District No. 924 on property zoned an MF-2(A) Multifamily District on the northeast line of Laughlin Drive and the southwest line of Charles Street, southeast of Ferguson Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Avenue Q	Local Street	-
Laughlin Drive	Local Street	-
Riek Road	Local Street	-
Ferguson Road	Principal Arterial	100 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has

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reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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:

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 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Community service center
Northwest	MF-2(A), NO(A) partially with SUP No. 785 for a credit union with drive-through window	Credit union with drive-through window
Northeast	MF-2(A)	Single family
Southeast	MF-2(A)	Single family, undeveloped
Southwest	PD No. 290	Surface parking

Land Use Compatibility:

To the northwest of the request area is a credit union with drive-through window permitted under SUP No. 785. To the northeast and southeast is single family as well as undeveloped property. To the southwest is surface parking. Staff finds the applicant's request to continue use of the site as a community service center to be compatible with surrounding uses in the area.

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.

Staff supports the request because the continued use of the site as a community service center is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years with eligibility for automatic renewal for additional five-year periods to be appropriate for this site.

The SUP automatic renewal process requires public notification and provides an opportunity to address operational concerns. If the use authorized under the SUP fails to meet the provisions of maintaining an SUP as described above, the public hearing process can assist with identifying those issues. [Sec. 51A-4.219\(c\)](#) provides means for stakeholders and the city plan commission to take further action to amend or terminate an SUP each time an automatic renewal is under consideration.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a community service center is one space per 200 square feet of floor area. Therefore, the 5,264-square-foot building requires a minimum of 26 parking spaces. As shown on the existing site plan for SUP No. 2419, the site provides a total of 46 parking spaces.

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 within an “F” MVA area.

List of Officers

Creative Arts Center of Dallas

Board of Directors

Jimmy Galbraith, President

Kamal Khan

Jacqueline Jackson

Steven Gordon

Katherine Wagner

Amandra Rodriguez, Treasurer

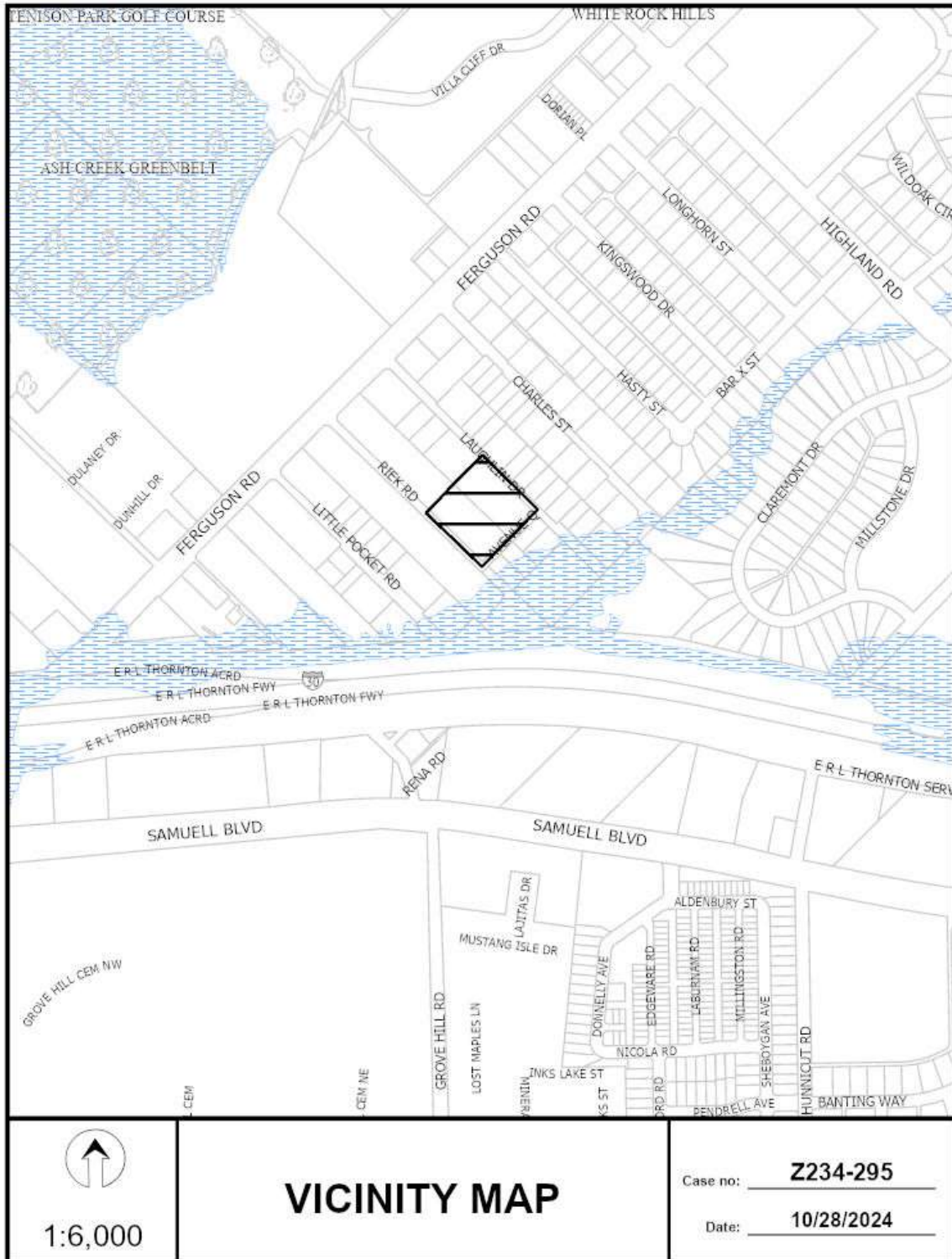
Lynn Armstrong, Secretary & Teacher Liaison

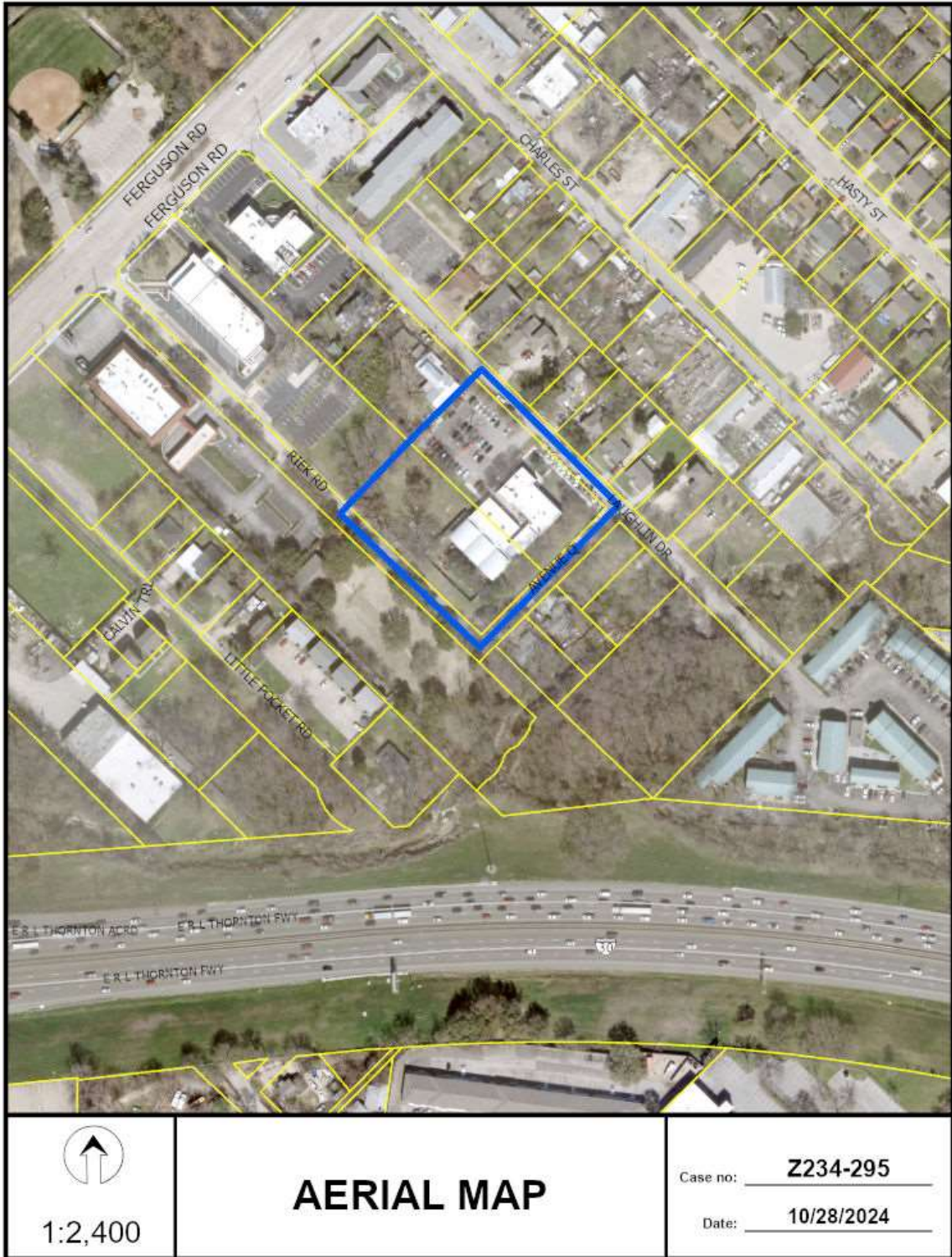
Kat Warwick, Teacher Liaison

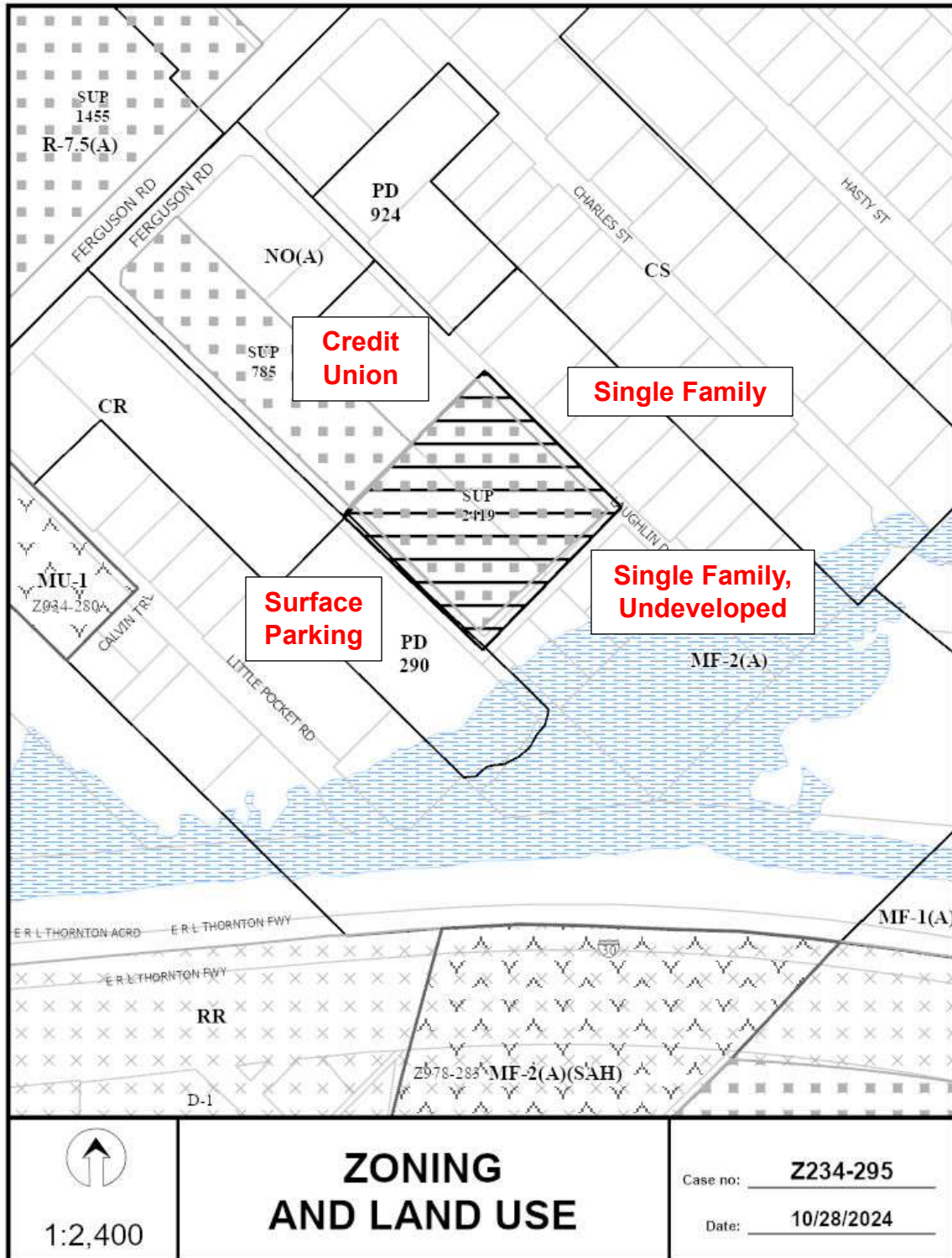
Stephanie Motz, Executive Director

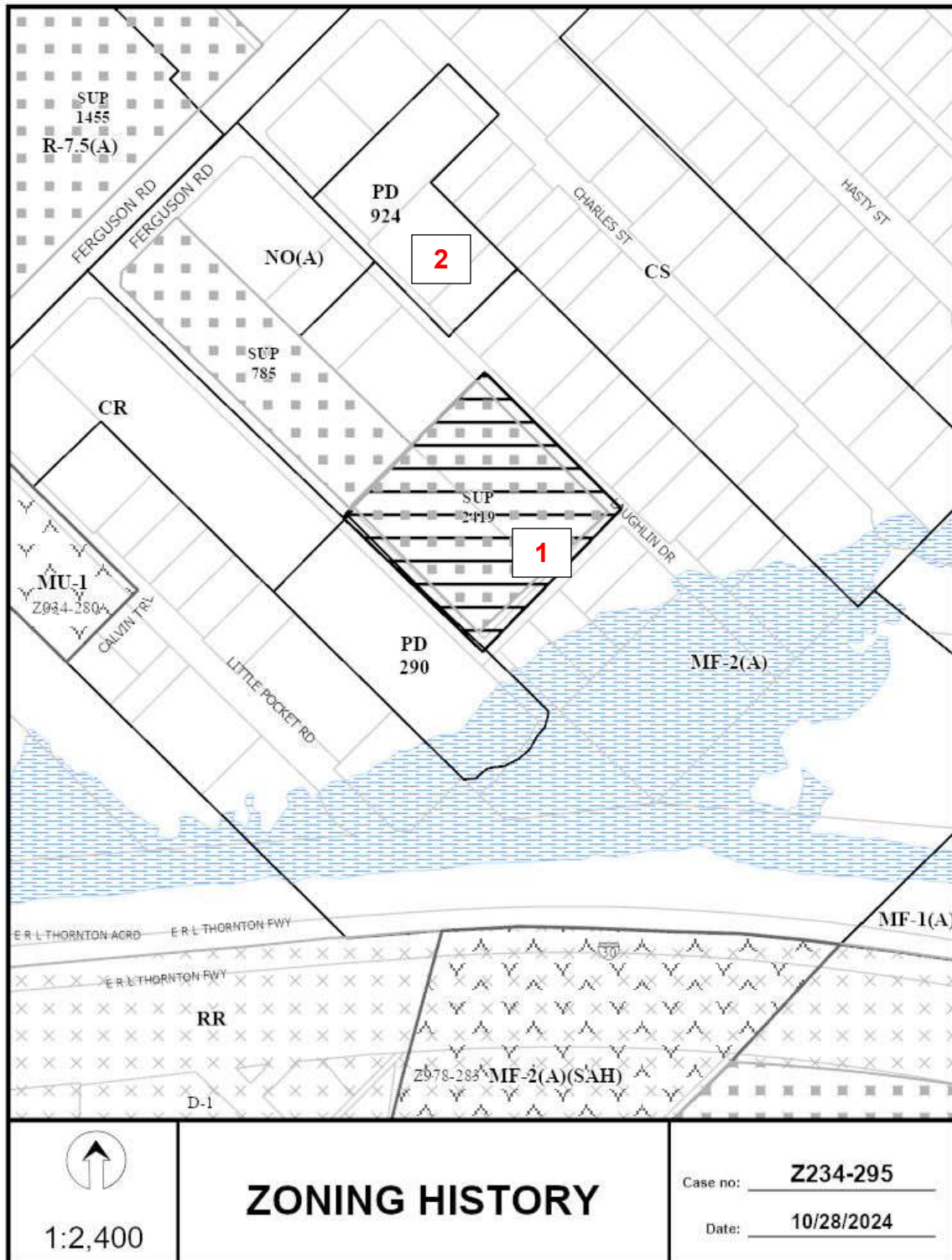
PROPOSED CONDITIONS

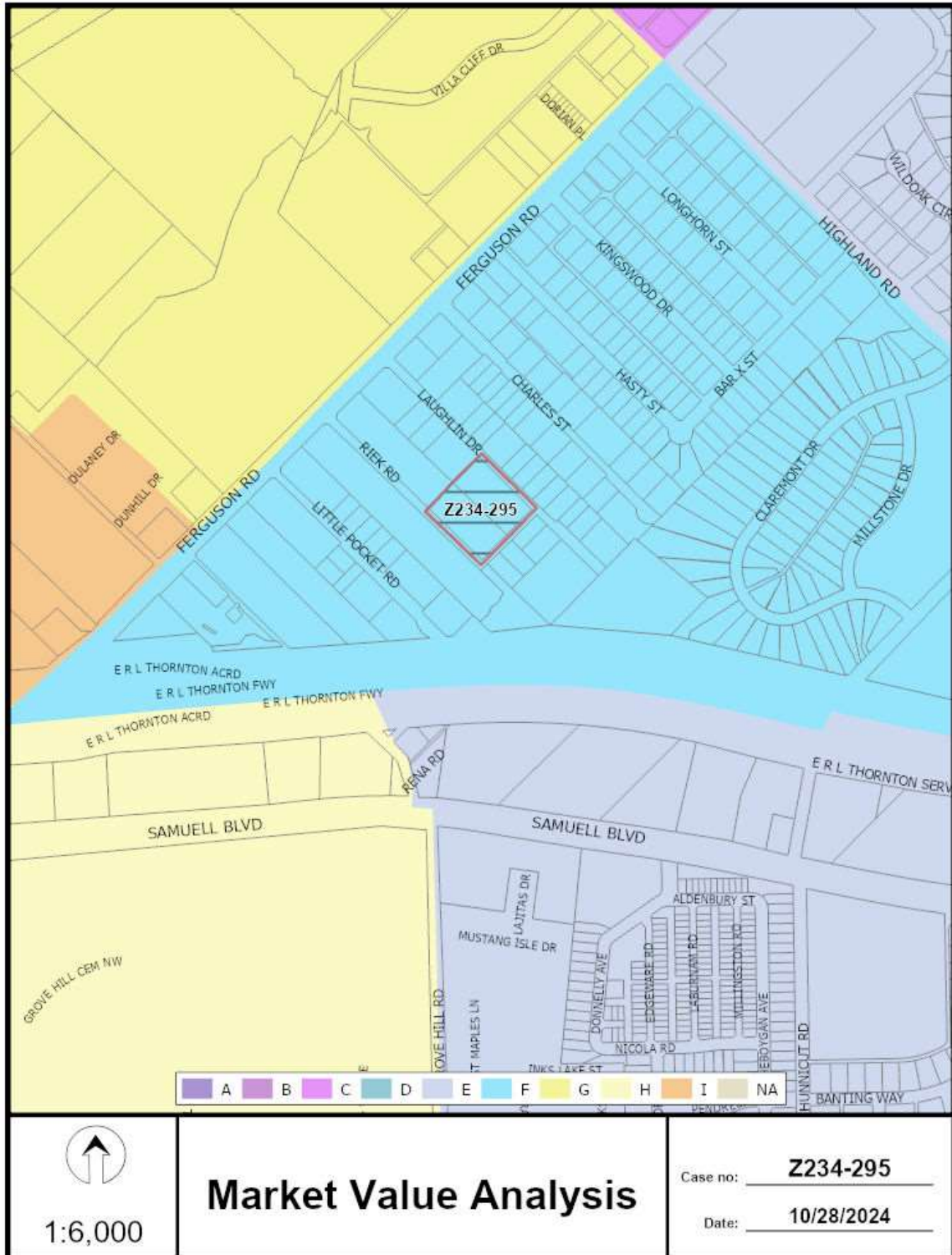
1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on August 11, 2024 (five years from the passage of this ordinance) but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.

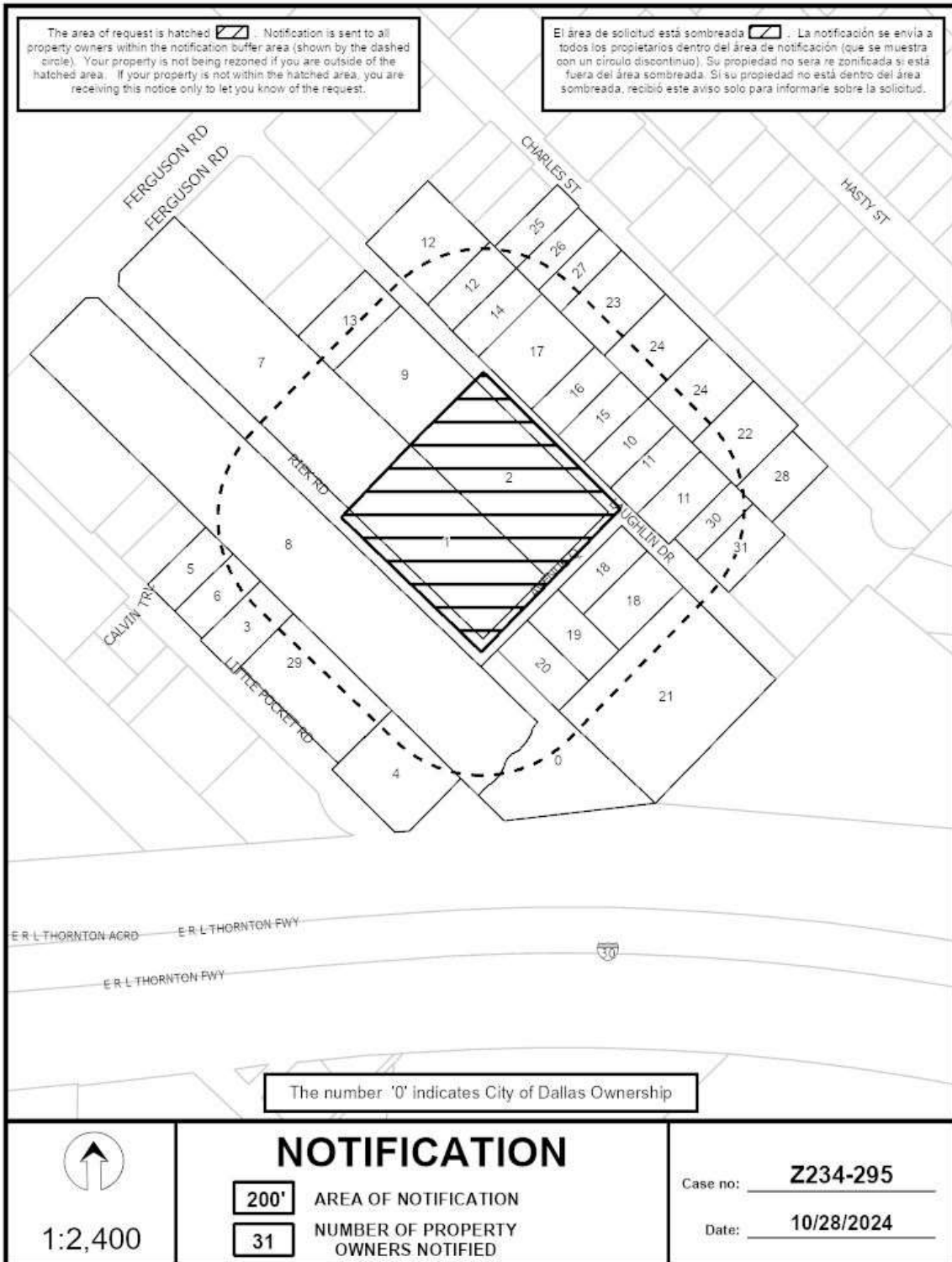












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Notification List of Property Owners***Z234-295******31 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2361 RIEK RD	CREATIVE ARTS CENTER OF
2	2360 LAUGHLIN DR	CREATIVE ARTS CENTER OF
3	2347 LITTLE POCKET RD	RAOFPUR DAVID
4	2371 LITTLE POCKET RD	PRUETT LAURA KAY MALONE
5	2339 LITTLE POCKET RD	MEZA MARIA V
6	2345 LITTLE POCKET RD	MA PARTNERS 3
7	7508 FERGUSON RD	LONE STAR CREDIT UNION
8	7474 FERGUSON RD	CITY EMPLOYEES CREDIT
9	2338 LAUGHLIN DR	WHITEHEAD HILLARY JEAN
10	2365 LAUGHLIN DR	HANNAH COMPANY SERIES LLC
11	2369 LAUGHLIN DR	HANNAH COMPANY SERIES LLC
12	2331 LAUGHLIN DR	BRING THE LIGHT MINISTRIES INC
13	2330 LAUGHLIN DR	BARNETT BARNEY EST OF &
14	2339 LAUGHLIN DR	Taxpayer at
15	2359 LAUGHLIN DR	RATHBUN LANCE HUDSON
16	2355 LAUGHLIN DR	Taxpayer at
17	2345 LAUGHLIN DR	RIVERO RAFAEL & AYDEE
18	2402 LAUGHLIN DR	MO AND ASSOCIATE LLC
19	7512 AVE Q	AMARO MONICA & FRANCISCO V
20	7506 AVE Q	MARTINEZ DAVE &
21	2410 LAUGHLIN DR	1911 WTP LLC SERIES G A SEPERATE
22	2408 CHARLES ST	1911 WTP LLC SERIES I
23	2346 CHARLES ST	FIRST DALLAS REALTY REIT INC
24	2360 CHARLES ST	MASON KEVIN
25	2330 CHARLES ST	KENNEDY DETAILS LLC
26	2334 CHARLES ST	ONE 13 PROPERTIES SERIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2338 CHARLES ST	ONE 13 PROPERTIES SERIES LLC
28	2446 CHARLES ST	LOPEZ LUIS ADRIAN & MARTHA
29	2361 LITTLE POCKET RD	Taxpayer at
30	2407 LAUGHLIN DR	1911 WTP LLC SERIES D
31	2411 LAUGHLIN DR	MMGCR HOLDINGS LLC