

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, SEPTEMBER 24, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000048

DATE FILED: April 24, 2025

LOCATION: Southeast corner of Southerland Avenue and Bonnie View Road

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 2.82 acres

CENSUS TRACT: 481130088011

APPLICANT: Charles McKinney

OWNER: Renee Day/Bonnie Y LLC

REQUEST: An application for an amendment to Specific Use Permit No. 2147 for a community service center on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to continue to permit a community service center facility in the existing building.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The area of the request is currently developed with a single-story building. The property is zoned R-7.5(A) Single Family District with Specific Use Permit No. 2147 for a community service center use.
- The original structure was constructed as a YMCA in the early 1990s. In 2008, the current occupant was granted an amendment to SUP 1342 for a community service center and built an addition to the basketball gym.
- On May 13, 2015, City Council approved an application for a new Specific Use Permit No. 2147 for a community service center facility. The previous SUP 1342 terminated, and the owner had to apply for a new SUP in 2013. This SUP was approved for a period of 10 years with eligibility for automatic renewal for an additional 10-year period.
- While it was eligible for automatic renewal, the applicant did not submit the renewal application within the required window, between 180 and 120 days prior to expiration, as specified by the Dallas Development Code. The application was filed on April 24, 2025, making it ineligible for automatic renewal and requiring review as a full zoning request.
- The current SUP would have expired on May 13, 2025.

Zoning History:

There has been one zoning case in the area of notification in the last five years:

1. **Z234-286** An application for a new Planned Development District on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District.
[Under review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Bonnie View Road	Local street	60 feet
Southerland Avenue	Local street	45 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

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

DART Bus Routes 104, 215

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas 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.

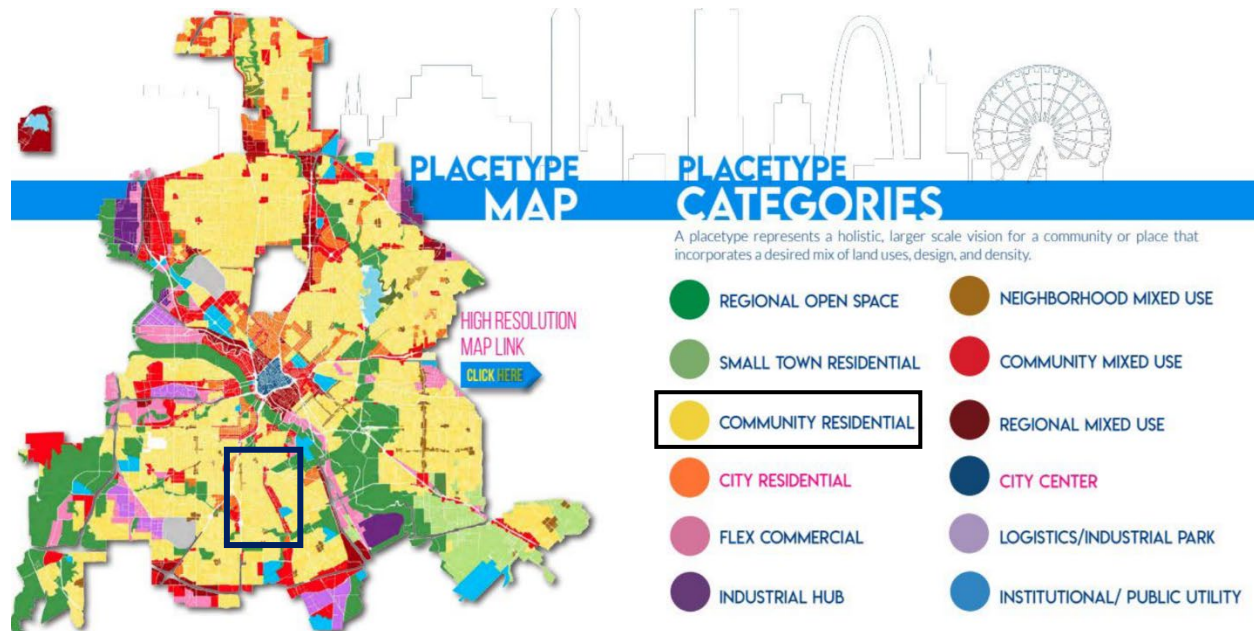
The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Community Residential Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached, in conjunction with supporting land uses which includes Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype primary focus on creating vibrant, family-friendly environments. Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. The plan for this placetype 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.

The current community service center facility has been at this location for the last 17 years and fits into the character of the neighborhood. This land use has served the community and other surrounding community by offering sport and fitness classes and holding community events. As a result, the proposed case is **consistent** with Forward Dallas.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



Trinity River Corridor Land Use Plan:

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

The area of request is within the North Trinity Forest District. The plan designates the area as a “Residential Traditional” module, which is intended to have single family detached housing as the primary land use, making up about 65% of the land uses within such a module. The module also calls for about 10% of uses to be “Civic”.

Since a Community Service Center serves a public or community function, it aligns best with the Civic designation and complies with the vision of the Trinity River Corridor Land Use Plan.

Land Use

	Zoning	Land Use
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Site	R-7.5(A) Single Family District with SUP 2147	Community service center
Northwest	R-7.5(A) Single Family District	Undeveloped
Northeast	R-7.5(A) Single Family District	Single Family
Southwest	R-7.5(A) Single Family District with SUP 236	Golf Course
Southeast	R-7.5(A) Single Family District	Single Family

Land Use Compatibility:

The request site is currently developed with a one-story, 16,568-square-foot building. The structure houses a community service use that provides general support and life skills courses to underserved and disadvantaged youth in south Dallas area. The site is zoned R-7.5(A) Single Family District, which permits a community service center use by Specific Use Permit (SUP) only.

The site is surrounded by single-family residential uses to the northeast and southeast, with undeveloped wooded areas to the northwest and a golf course to the southwest. The use is compatible with the nearby single-family homes and provides beneficial services to the surrounding community.

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.

The request site is located within a residential area and is surrounded primarily by single-family zoning. However, the community service center facility has its primary access points along Bonnie View Road and Southerland Avenue, which helps minimize potential disturbance to adjacent residential properties. Additionally, a large golf course lies to the southwest, providing a unique land use buffer.

Staff finds that the continued operation of a community service center facility is appropriate and complementary to surrounding uses. Therefore, staff supports the applicant's request to renew the Specific Use Permit (SUP), subject to conditions and a site plan.

Parking:

Off-street parking is required in accordance with Chapter 51A. As of the code update from May 14, 2025, no parking is required for the community service center use. There are currently 84 parking spaces provided according to the site plan.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

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 (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "G" MVA area.

List of Officers

Bonnie Y LLC:

Mark Cuban – President

Dawn Knox – Vice President

Robert Hart – Senior Executive Vice President / Secretary

Renee Day – Chief Financial Officer

Draft CPC Action
August 7, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2147 for a community service center, subject to conditions, on property zoned R-7.5(A) Single Family District, on the southeast corner of Southerland Ave and Bonnie View Road.

Maker: Rubin
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Sims, Hall,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 12

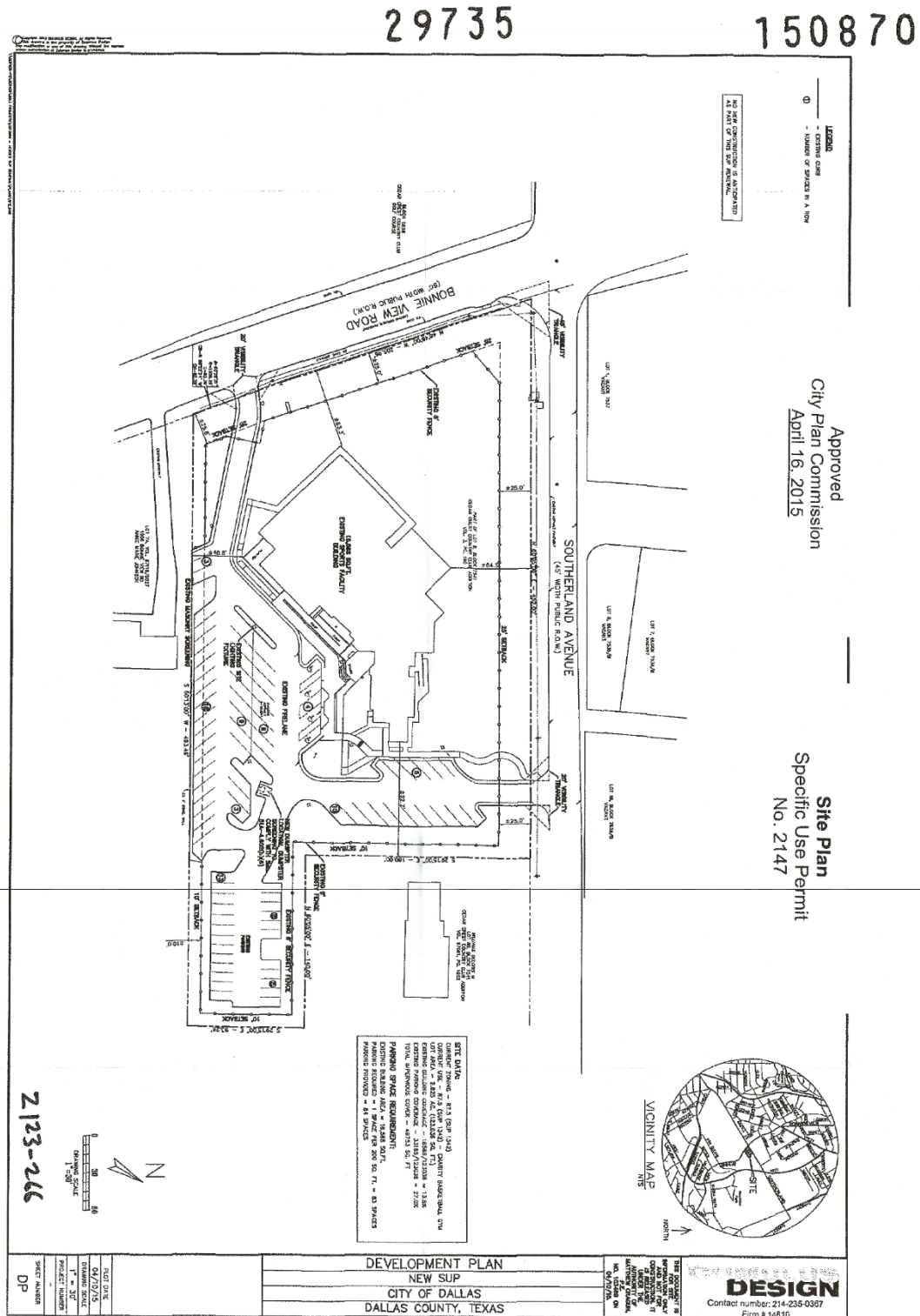
Notices:	Area: 300	Mailed: 16
Replies:	For: 1	Against: 0

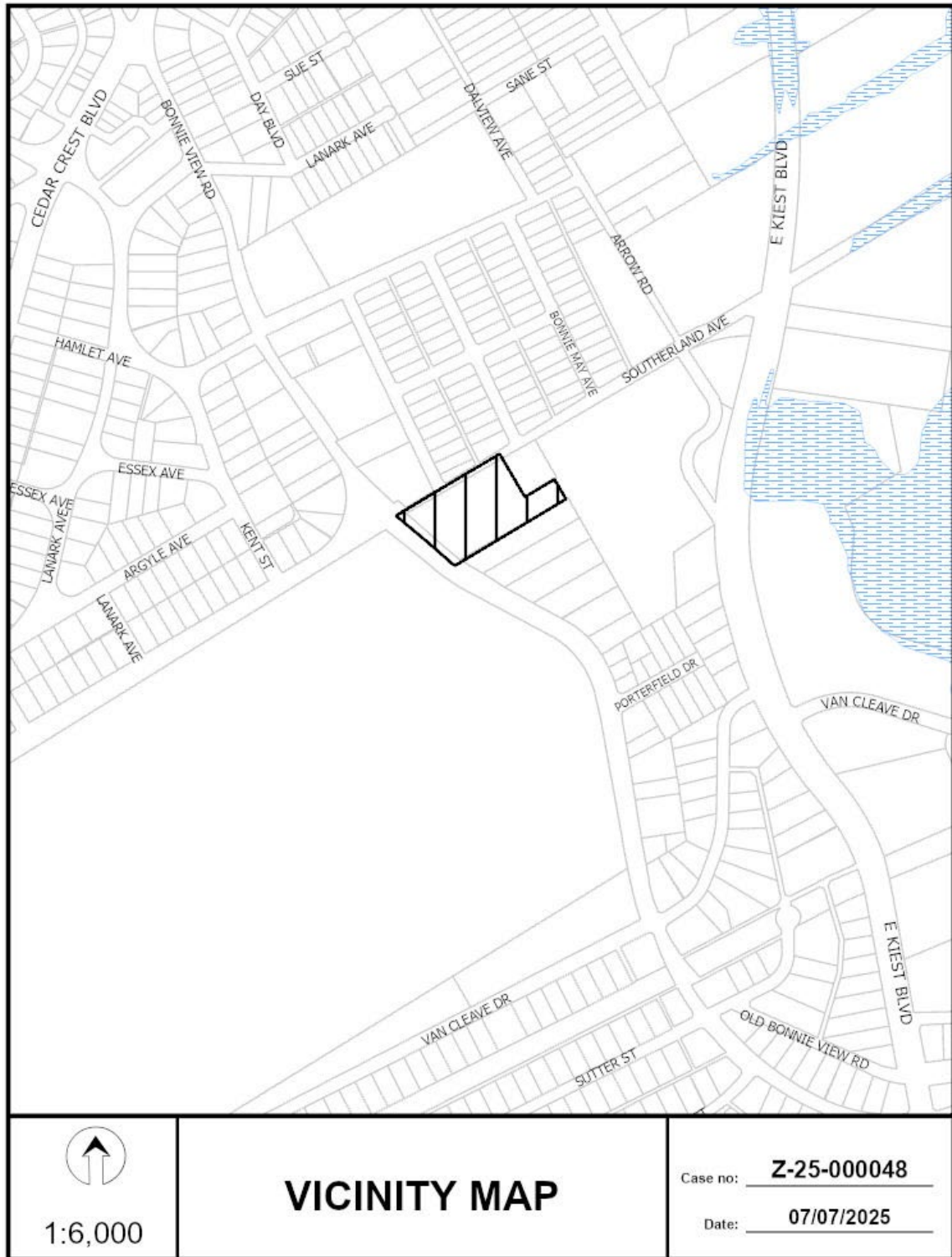
Speakers: None

PROPOSED SUP CONDITIONS

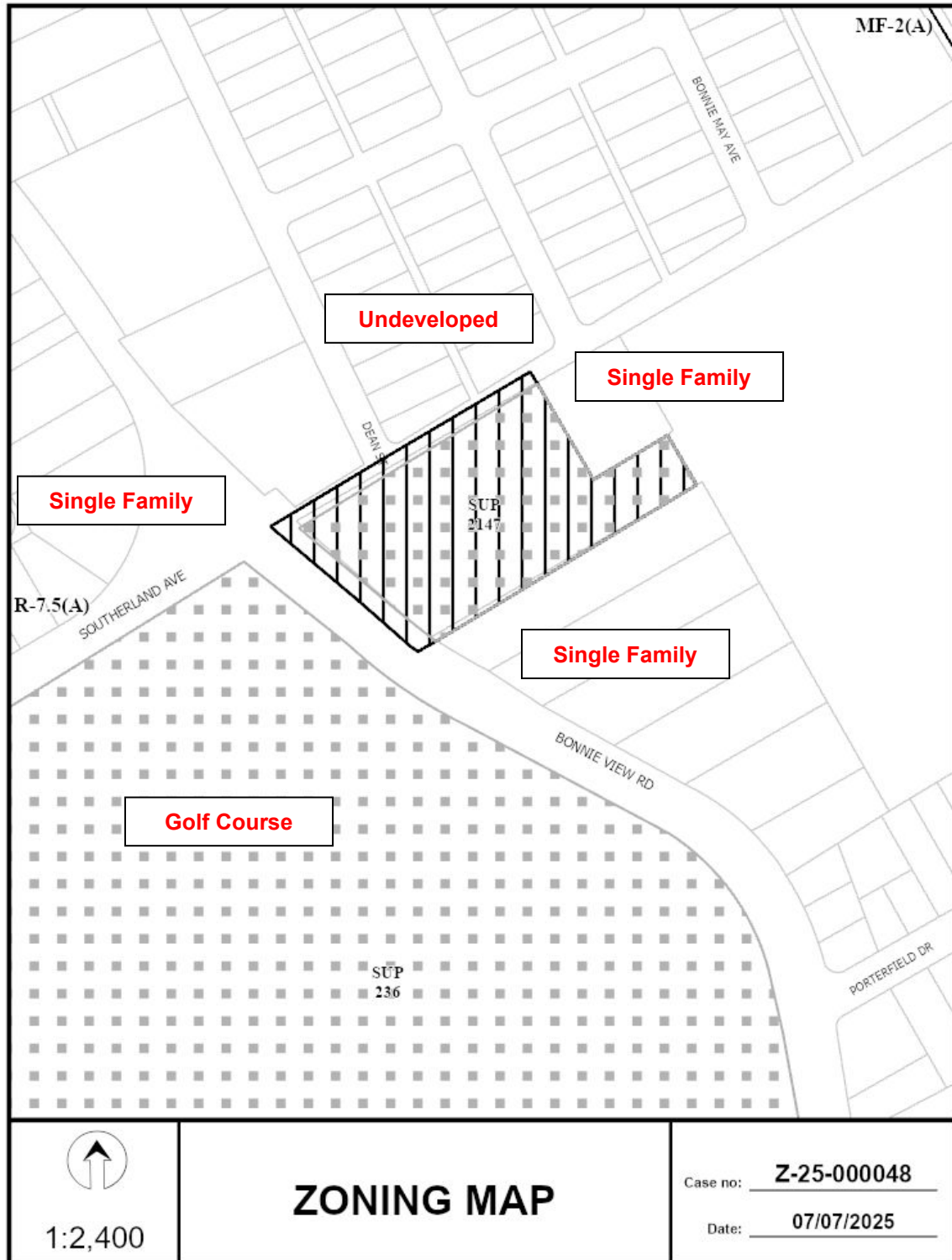
1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date. [~~expires on May 13, 2025, but is eligible for automatic renewal for additional ten-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. FLOOR AREA: The maximum floor area is 16,850 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The community service center will only operate between 9:00 a.m. and 10:00 p.m., Monday through Friday, and between 8:00 a.m. and 10:00 p.m., Saturday and Sunday.
6. LIGHTING: Exterior lighting must be directed away from adjoining properties.
7. SCREENING: Off-street parking must be screened as shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

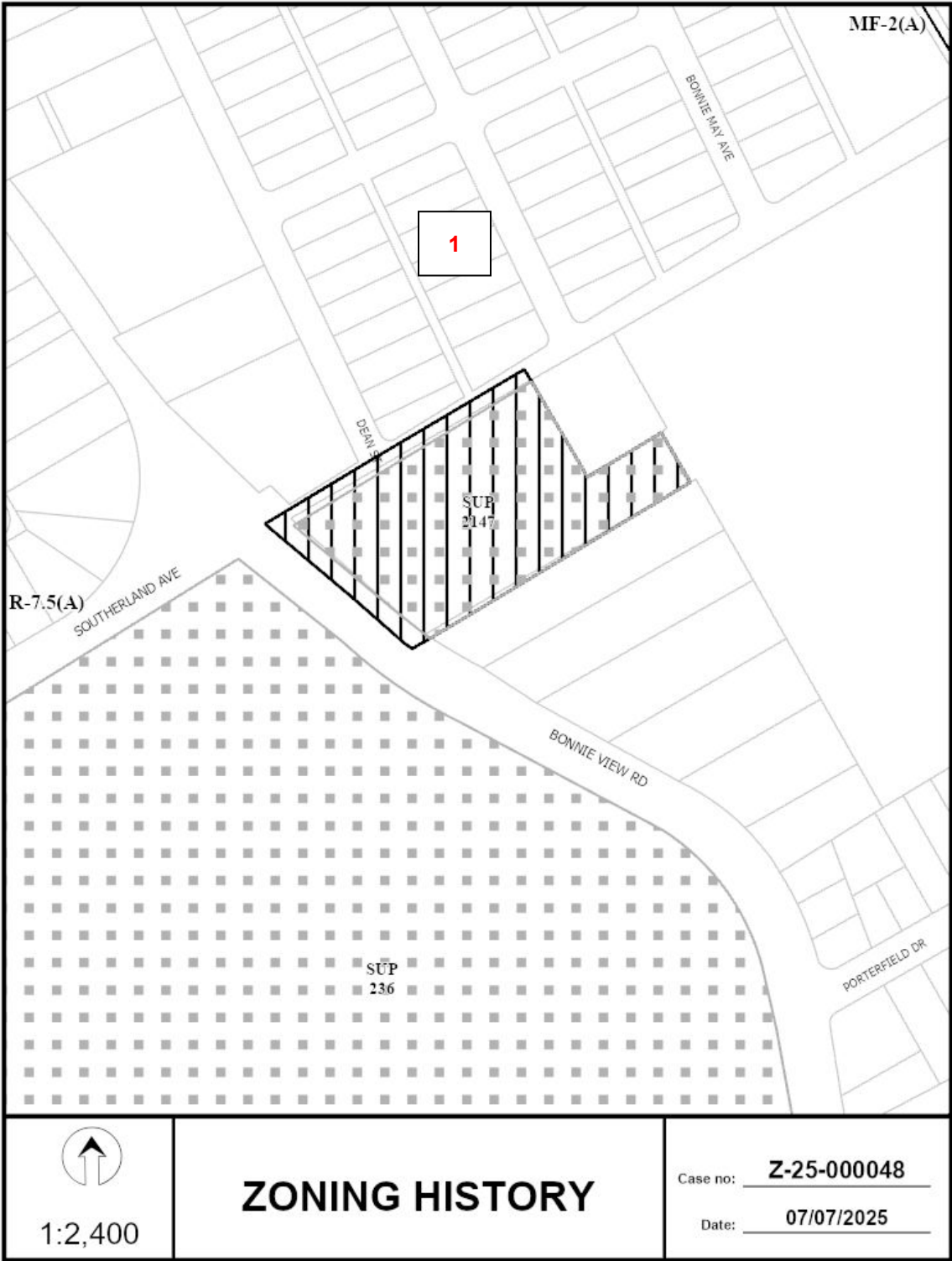
EXISTING SITE PLAN (no proposed changes)

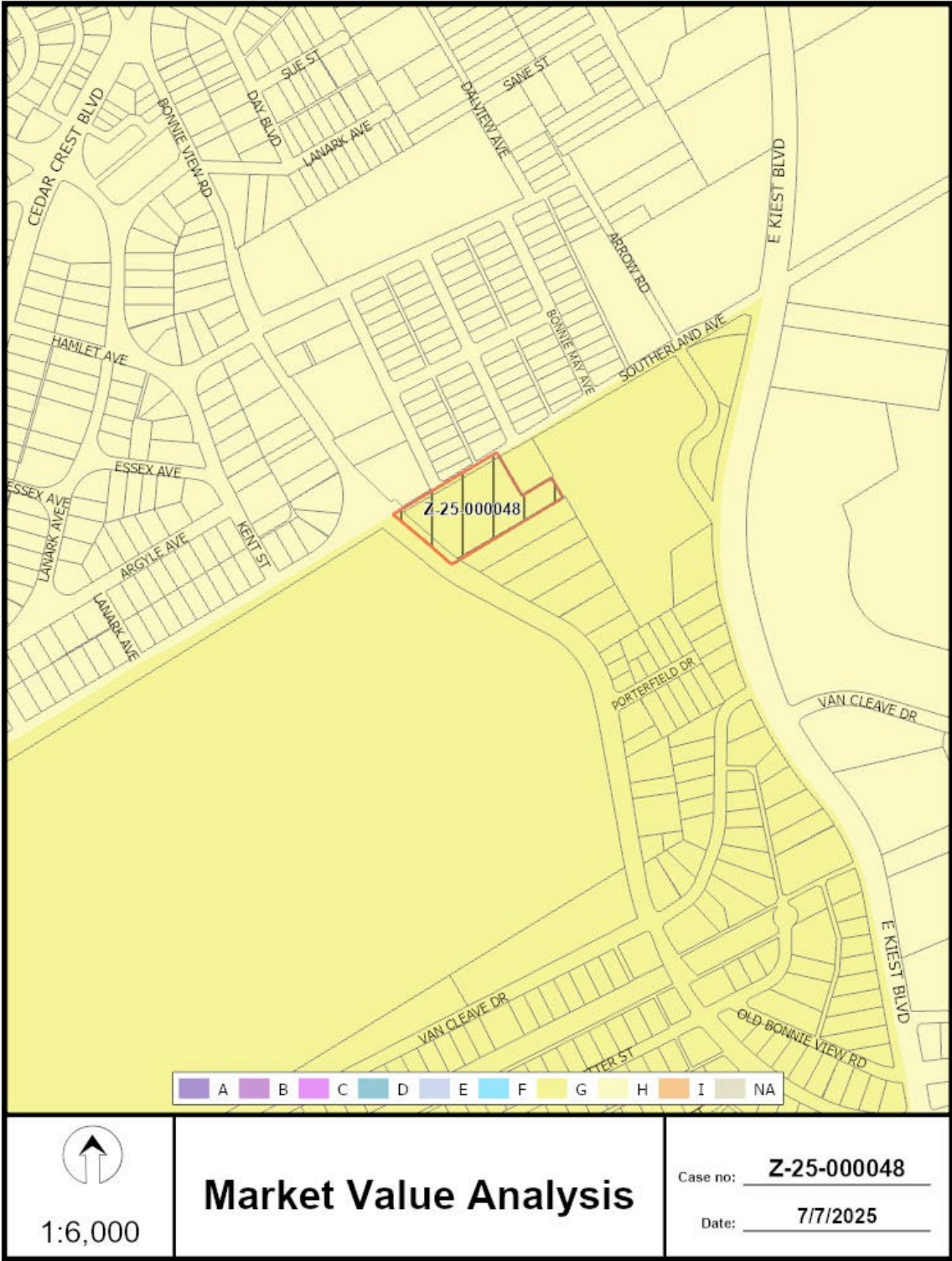














08/06/2025

Reply List of Property Owners***Z-25-000048******16 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2302 SOUTHERLAND AVE	BALLAS PROPERTIES LLC
	2	1906 BONNIE VIEW RD	JOHNSON ANNIE MARIE
O	3	1800 BONNIE VIEW RD	BONNIE Y LLC
	4	1649 BONNIE VIEW RD	MOSBY LARRY E &
	5	1653 BONNIE VIEW RD	HAWKINS PATRICIA
	6	2123 SOUTHERLAND AVE	GALLES EDIDIONG &
	7	2115 SOUTHERLAND AVE	PEREZ DANNY
	8	1706 BONNIE VIEW RD	CITY TEMPLE SDA CHURCH
	9	1648 BONNIE VIEW RD	Taxpayer at
	10	1704 DEAN ST	CITY TEMPLE COMMUNITY
	11	1720 DEAN ST	CITY TEMPLE COMMUNITY DEV CORP
	12	1721 BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
	13	1910 BONNIE VIEW RD	DFW CASH 4 HOME INC
	14	2228 SOUTHERLAND AVE	WILLIAMS DELORIS M
	15	2008 BONNIE VIEW RD	LACY HARLAN R & MELANIE C
	16	2020 BONNIE VIEW RD	GREEN EDWIN & TAMIKKI