

**CITY PLAN COMMISSION**

**THURSDAY, FEBRUARY 6, 2025**

**Planner: Cherrell Caldwell**

**FILE NUMBER:** Z234-310(WK) **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.

**STAFF RECOMMENDATION:** Approval for a ten-year period, 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- In May 1982, City Council repealed SUP No. 124 and approved an amendment to SUP No. 370 for a private community center, a day-care center, and a mission station, for a permanent time, subject to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:**

Thoroughfare/Street	Type	Existing/Proposed ROW
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 an 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:**

Per Dallas City Code, the off-street parking requirement for a child care facility may be established by the specific use permit. The existing SUP requires 33 spaces, which the applicant proposes to maintain.

**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**

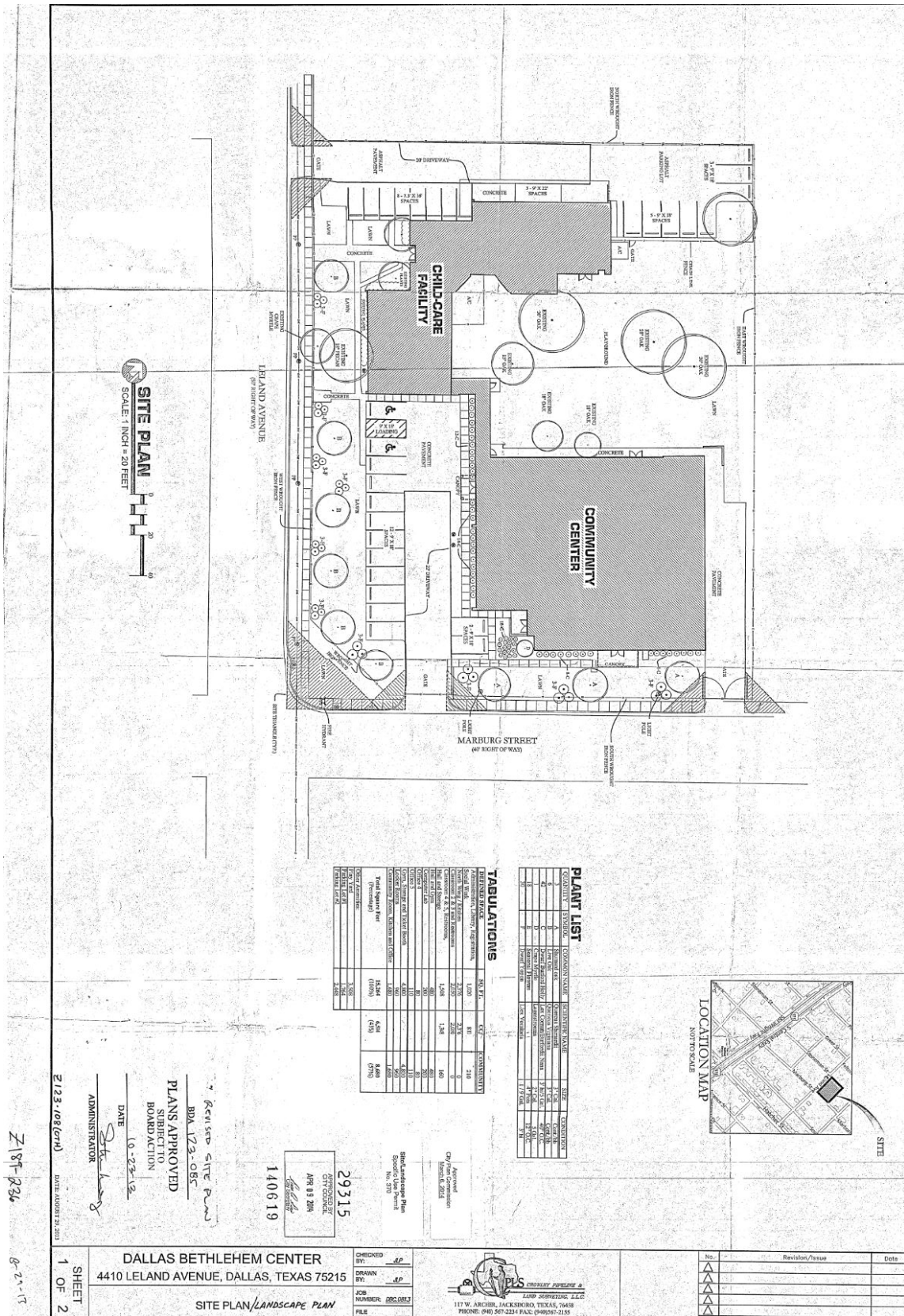
Dallas Bethlehem Center

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

## **PROPOSED CONDITIONS**

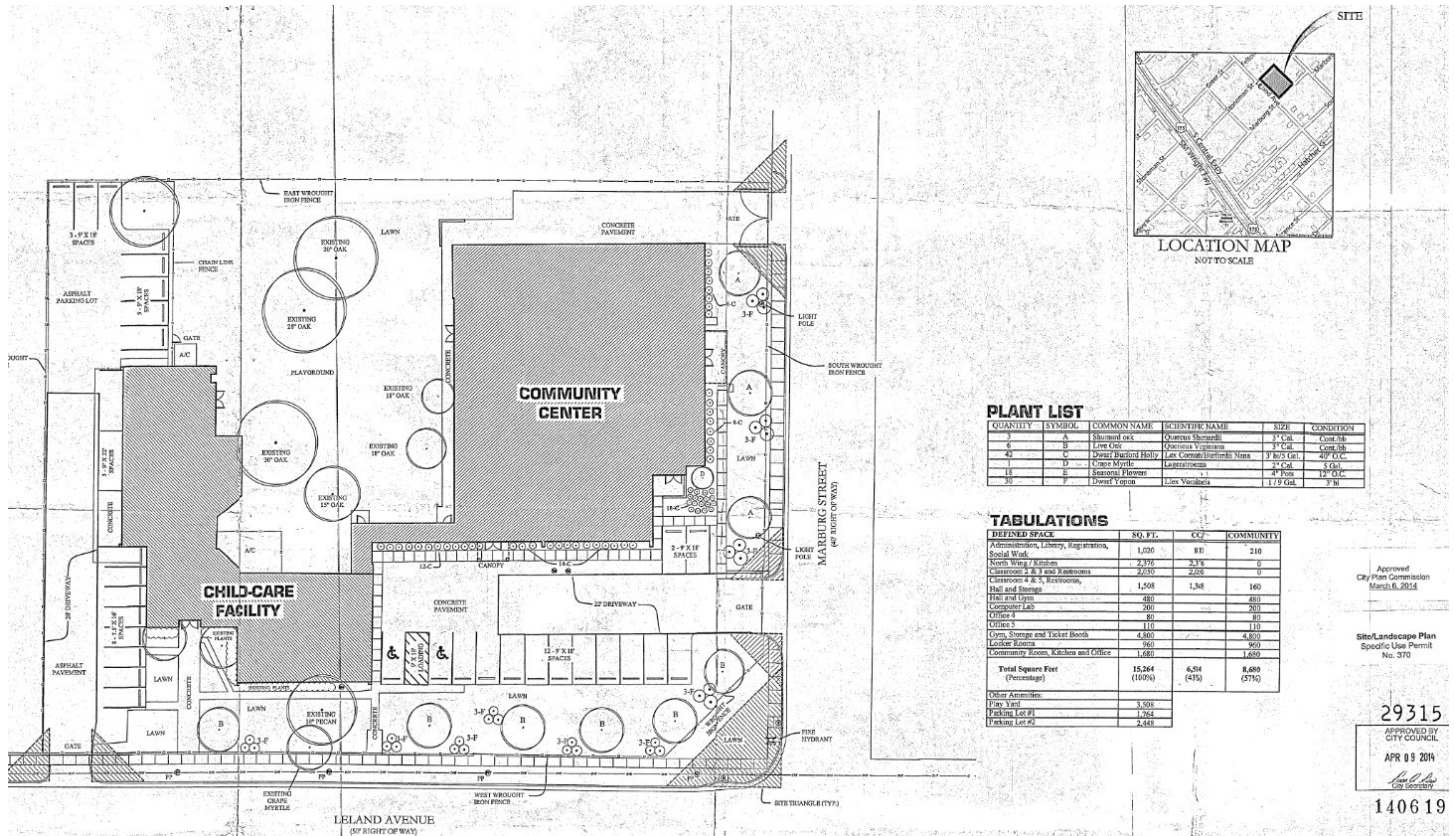
1. **USE:** The only uses authorized by this specific use permit are a child-care facility and a community service center.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site/landscape plan.
3. **TIME LIMIT:** This specific use permit expires on (ten-year period from passage of this Ordinance) but is eligible for automatic renewals 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. **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. **PARKING:** A minimum of 33 off-street parking must be provided as shown on the attached site/landscape plan.
6. **FENCING:** Fencing must be provided as shown on the attached fence elevations.
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.

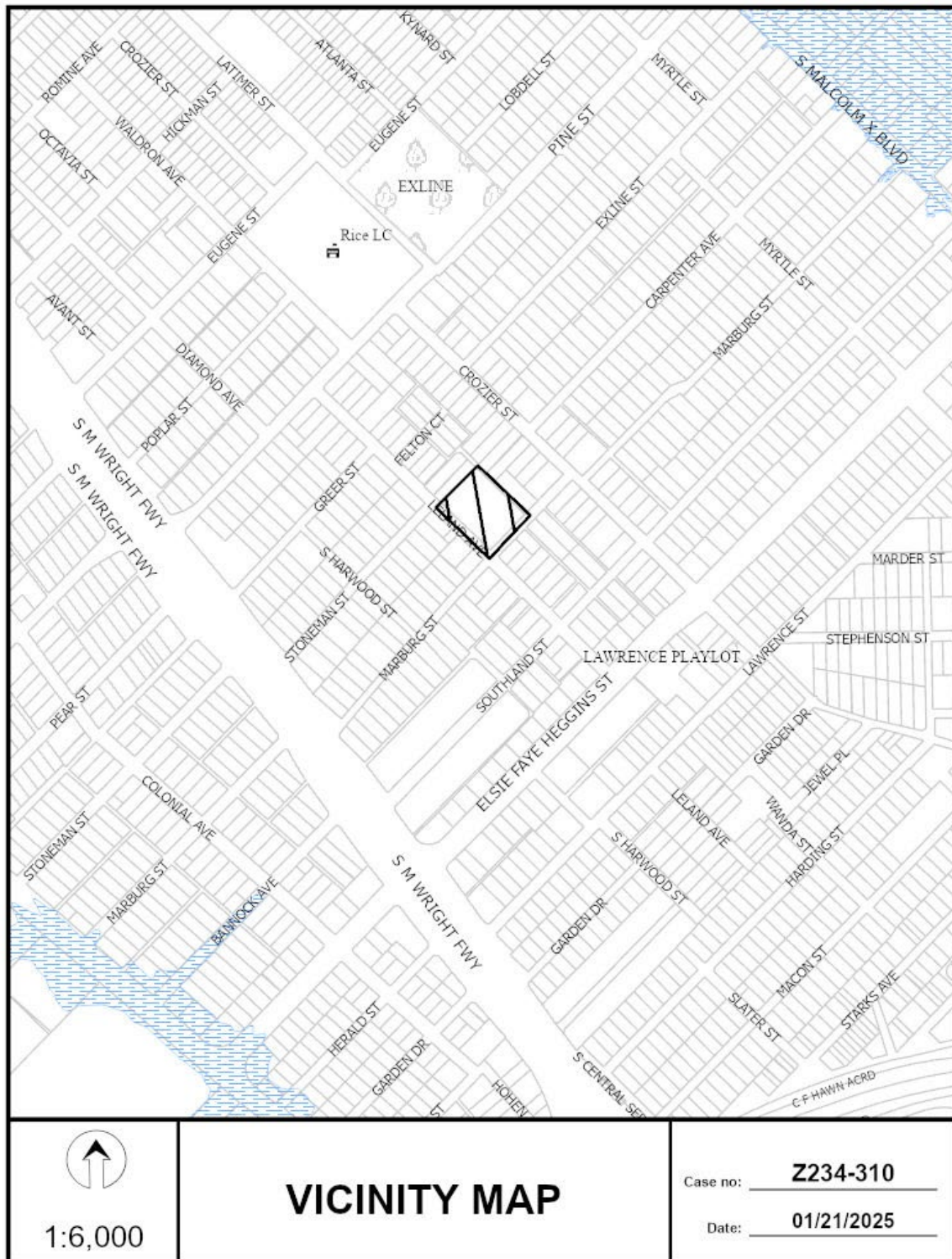
# EXISTING SITE PLAN (NO CHANGES)





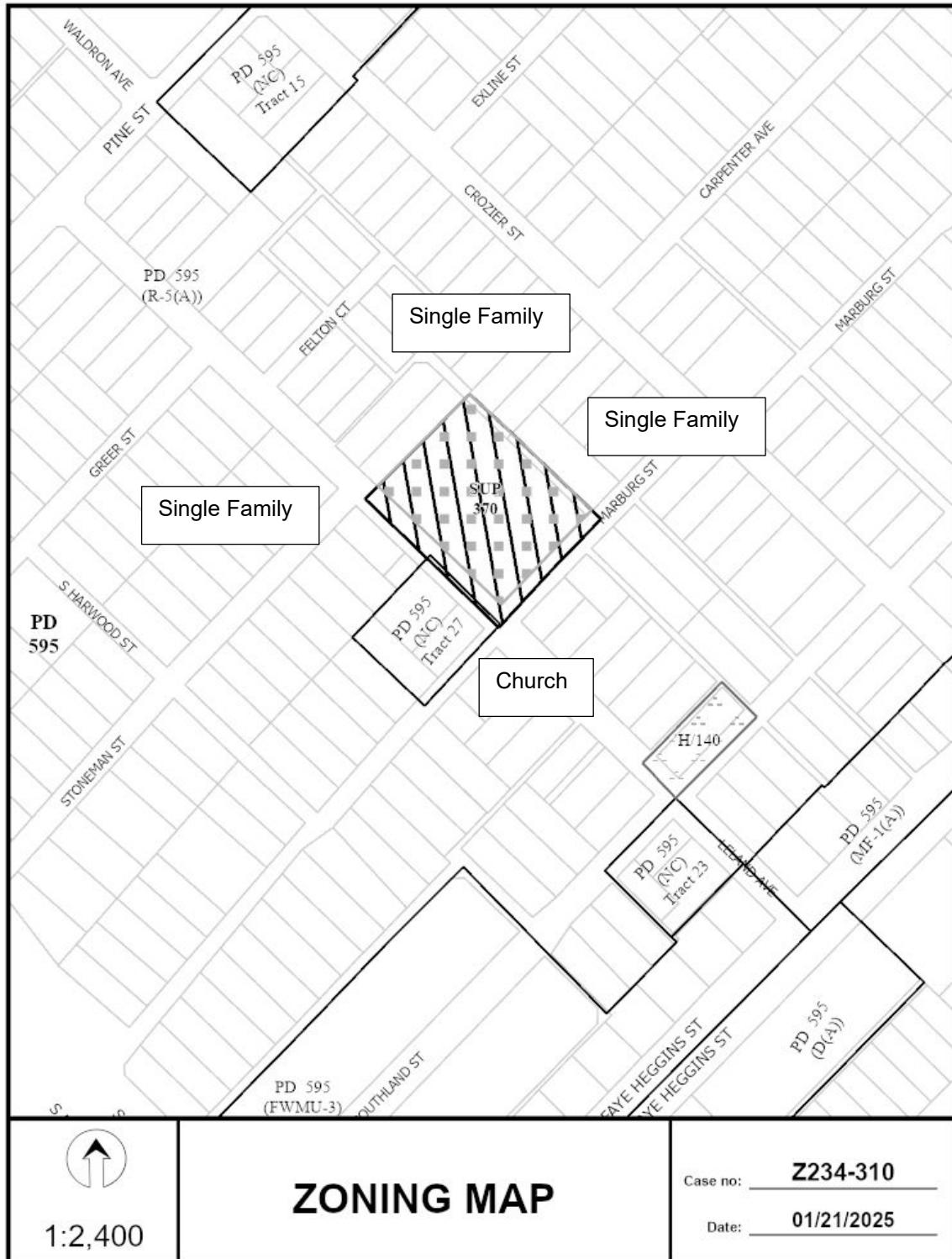
# EXISTING SITE PLAN (NO CHANGES, ENLARGED)





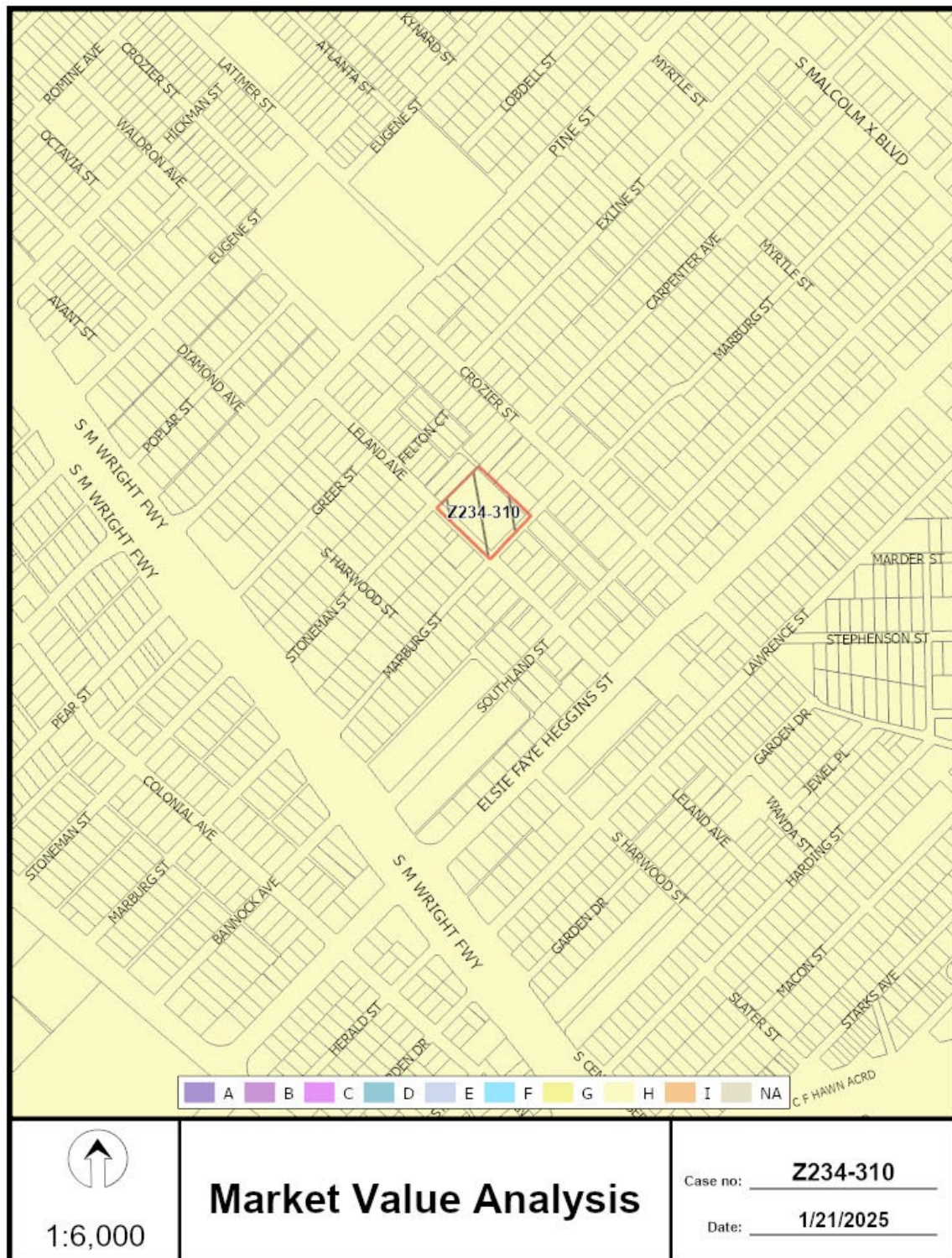




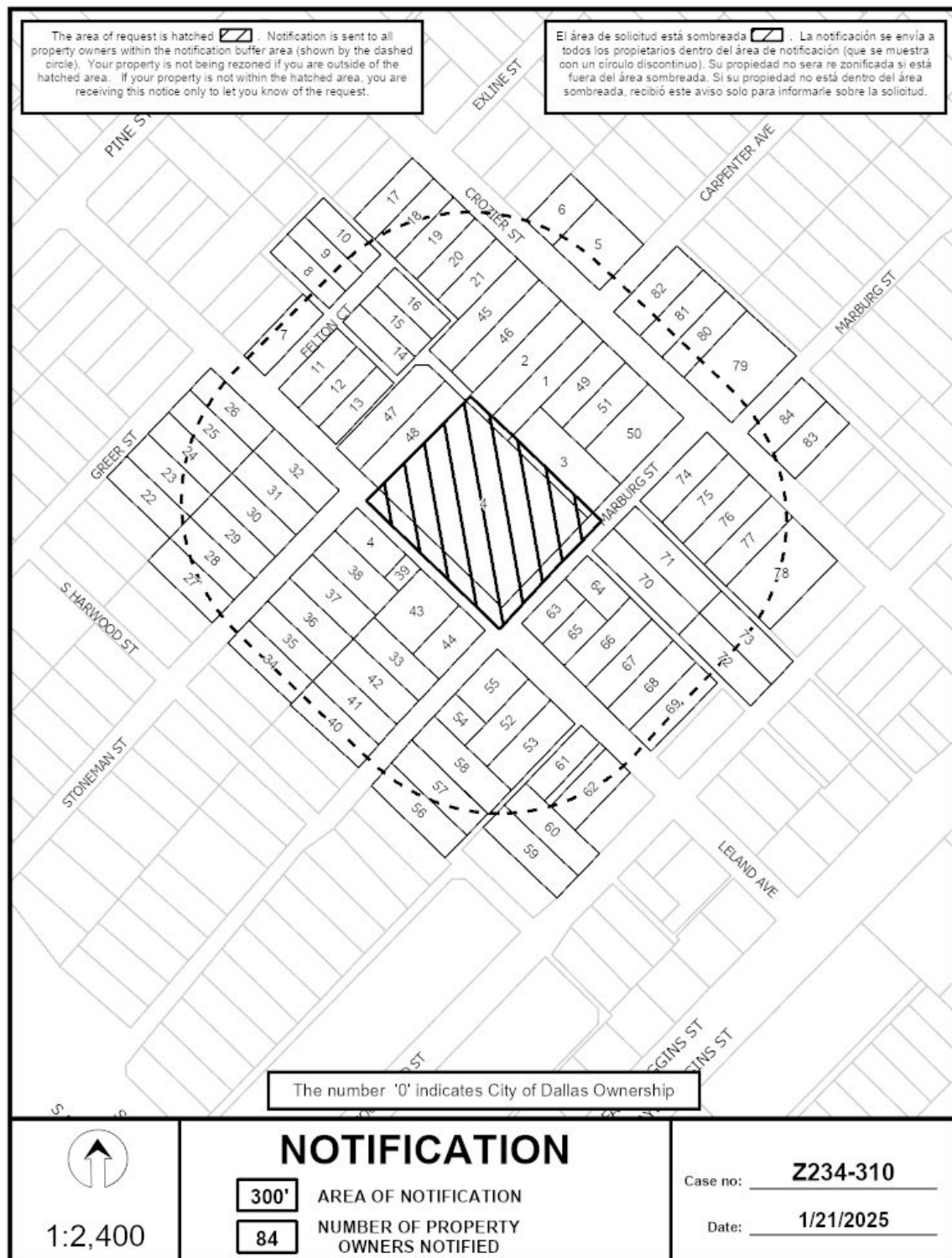




Z234-310(WK)







01/21/2025

***Notification List of Property Owners******Z234-310******84 Property Owners Notified***

<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

01/21/2025

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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Z234-310(WK)

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
33	2325	MARBURG ST	PATTERSON PRINE ELLA
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

01/21/2025

<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