

FILE NUMBER: Z212-326(MP) **DATE FILED:** August 25, 2022

LOCATION: Southeast corner of Mapleshade Lane and Oxford Drive.

COUNCIL DISTRICT: 12

SIZE OF REQUEST: ±2.557 acres **CENSUS TRACT:** 48085031709

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Plano Independent School District

REQUEST: An application a Specific Use Permit for a community service center on property zoned Planned Development District No. 765.

SUMMARY: The purpose of this request is to allow for a community service center, which requires an SUP in this zoning district.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and zoned Planned Development District No. 765.
- The applicant proposes a new 10,835-square-foot building for the community service center to be operated by Plano Independent School District.
- The code defines a community service center as “A multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center.” PISD could provide a variety of services including education, counseling, food and clothing distribution, and social work.
- The applicant has already submitted a development plan and landscape plan to the City Plan Commission as required by the PD, D212-021, which were approved December 15, 2022. This is the necessary process for development under PD No. 765 when developing a site with a use that requires an SUP. The development plans and landscape plans were evaluated to meeting the standards of code and the PD, and the SUP site plan matches these plans.
- The proposed use is allowed within the PD subject to a specific use permit.
- The applicant requests an SUP for a community service center for a permanent time frame. Staff recommends a ten-year period, with eligibility for automatic renewal for additional ten-year periods, which will allow for ongoing adjustment and review of the site and operations. A ten-year period is appropriate to allow for both construction of the subject site and potential developments on surrounding properties, which may change the nature of the relationship between the subject site and the surrounding pattern.

Zoning History:

There has been one zoning case in the area in the past five years.

1. **Z189-364** – On January 8, 2020, City Council approved Specific Use Permit No. 2362 for an animal shelter or clinic without outside runs for a five-year period with eligibility for automatic renewal for additional five-year periods on property zoned Tract 6A within Planned Development District No. 170 on the southwest corner of Preston Road and Lloyd Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Mapleshade Lane	Community Collector	80 feet / 80 feet
Oxford Drive	Local	60 feet

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 ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT**GOAL 2.1** PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible

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 5.1.3 Encourage complementary building height, scale, design, and character.

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	Planned Development District No. 765	Undeveloped
North	RR Regional Retail District	Home improvement center, lumber, brick, or building materials sales yard
East	Planned Development District No. 765	Nursery, garden shop, or plant sales
South	Planned Development District No. 765	Undeveloped
West	Planned Development District No. 765, Subarea A within Planned Development District No. 765	Financial institution with drive-in window, Restaurant with drive-in or drive-through service

Land Use Compatibility:

The area of request is currently undeveloped. Properties west of the subject site are used as a financial institution with drive-in window and a restaurant with drive-in or drive-through service. The property to the north of the site is developed as a home improvement center, lumber, brick, or building materials sales yard. Property to the east of the site is used as a nursery, garden shop, or plant sales use. Property to the south of the subject site is undeveloped.

The property is located within Planned Development District No. 765, which was established September 26, 2007. The PD consists of a primary area and one subarea,

which both allow a mix of uses, similar to an MU-2 Mixed Use District. The subject site is located in the primary tract of the PD, which requires an SUP for the proposed use. However, the proposed use would generally be compatible with existing surrounding commercial uses, while providing community services through the Plano Independent School District.

The site plan, which matches the development and landscape plans approved on December 15, 2022, depicts a 10,835-square-foot facility and associated parking. Access to the site would be from both Oxford Drive and Mapleshade Lane. Through the proposed community service center, Plano Independent School District would provide services including education, counseling, food and clothing distribution, and social work.

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 requested use because it is not foreseen to be detrimental to any existing development pattern on nearby properties. There is not an established development pattern on this portion of the block at this time since it is largely undeveloped.

The applicant is requesting an SUP without an expiration date. Staff recommends approval of the SUP, but for a period of 10 years with eligibility for automatic renewal for additional ten-year periods thereafter. Although the proposed use and site orientation are generally compatible with surrounding commercial uses, the mixed use nature of the existing zoning in the area means that adjacent properties could be developed as residential. Although this would likely not necessitate the termination of the SUP in the event this occurs, it may entail minor adjustments to the site plan or conditions, depending upon the development pattern of the surrounding area.

Landscaping:

Landscaping must be provided in accordance with the requirements in Article X, as amended, and the Landscape Plan approved in D212-021. Upon this review, the landscape plan was evaluated to meet the standards of Article X.

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. The proposed 10,835 square-foot facility would require 54 spaces. The site plan includes 148 total vehicle 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 not located within an MVA cluster, but is located close to areas designated as “B” cluster.

LIST OF PARTNERS/PRINCIPALS/OFFICERS

Plano Independent School District

Dr. Theresa Williams, Superintendent

Dr. Selenda Anderson, Deputy Superintendent Leadership and Operations

Johnny Hill, Deputy Superintendent for Business and Employee Services

Lisa Wilson, Deputy Superintendent for Teaching, Learning and Life Readiness

Dr. Beth Brockman, Assistant Superintendent for Employee Services

Dr. Courtney Gober, Assistant Superintendent for Student, Family and Community Services

Patrick Tanner, Assistant Superintendent for Technology Services

Lesley Range-Stanton, Chief Communications Officer

Laurie Taylor, Chief Learning Officer

Dr. Dash Weerasinghe, Senior Executive Director for Assessment, Research and Program Evaluation

Board of Trustees

David Stolle, Board President, Place 5

Nancy Humphrey, Board Vice President, Place 3

Jeri Chambers, Board Secretary, Place 6

Dr. Lauren Tyra, Place 1

Angela Powell, Place 2

Dr. Heather Wang, Place 4

Cody Weaver, Place 7

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this SUP is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. FLOOR AREA: The community service center is limited to a maximum floor area of 11,000 square feet.

Applicant Request:

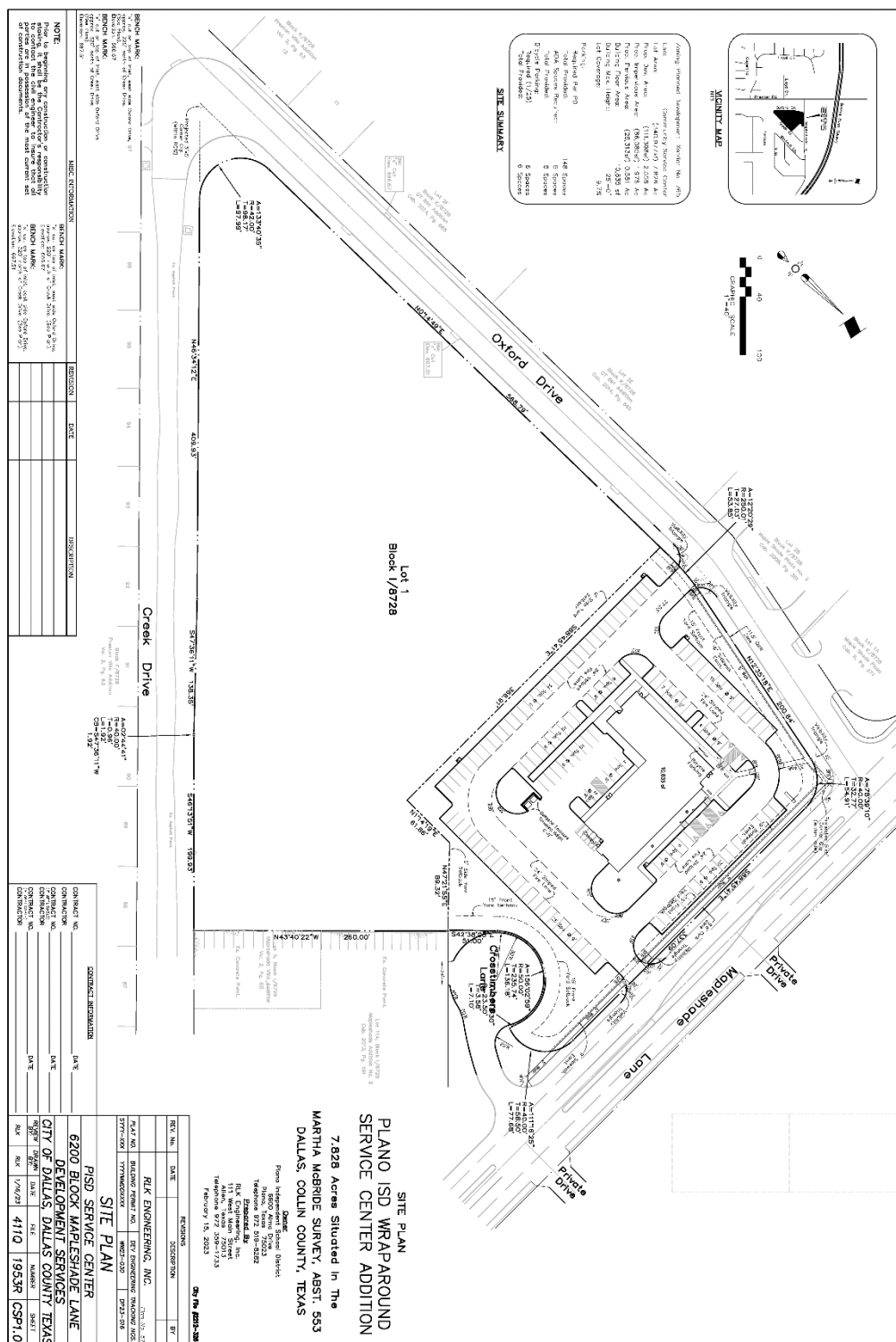
4. TIME LIMIT: This specific use permit has no expiration date.

Staff Recommendation:

4. TIME LIMIT: This specific use permit expires (ten years from the passage of this ordinance) 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 application for automatic renewal must be filed after the 18th 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 application for automatic renewal is strictly enforced.)

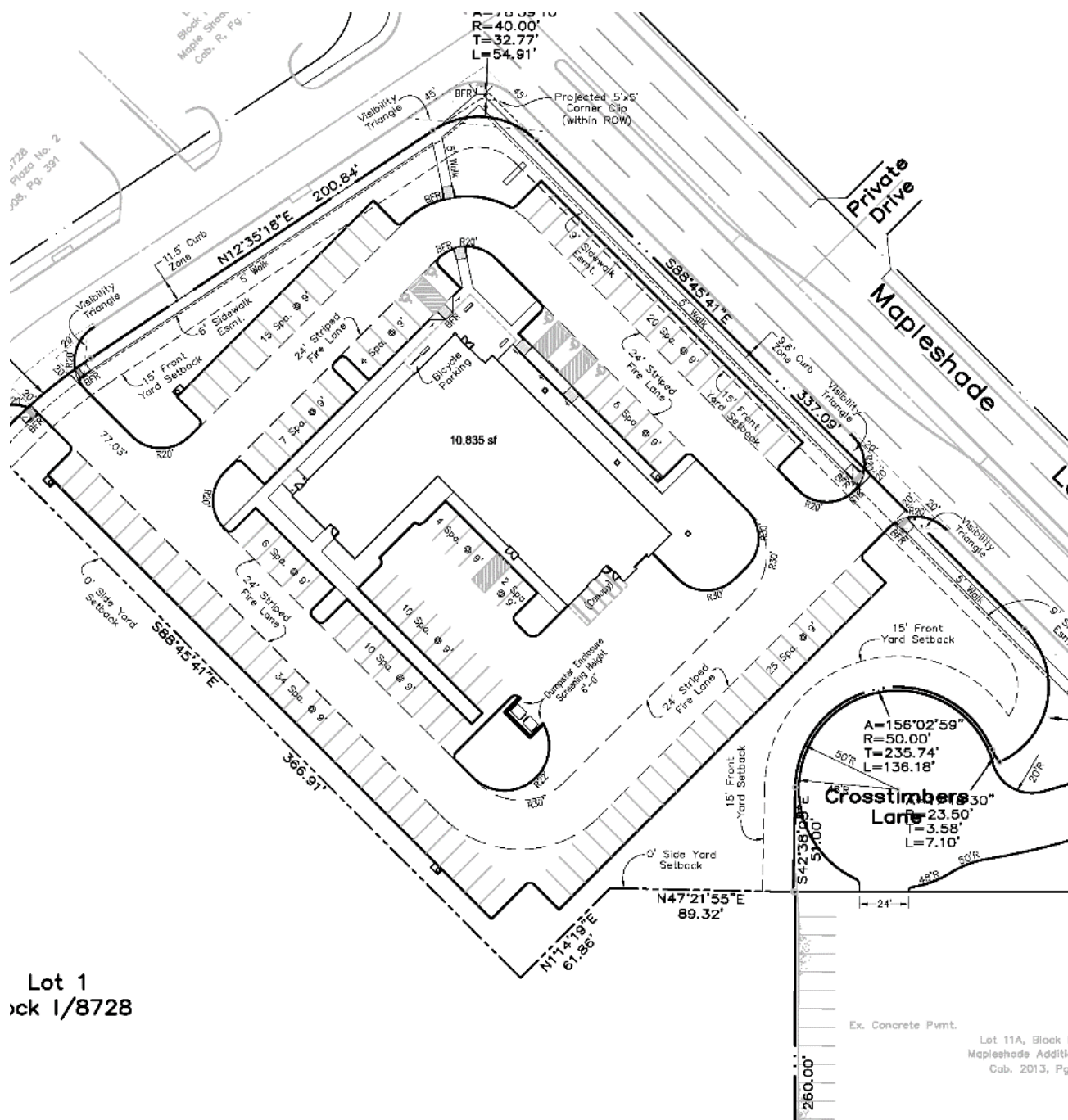
5. HOURS OF OPERATION: The community service center may only operate between 7:00 AM to 7:00 PM, daily.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

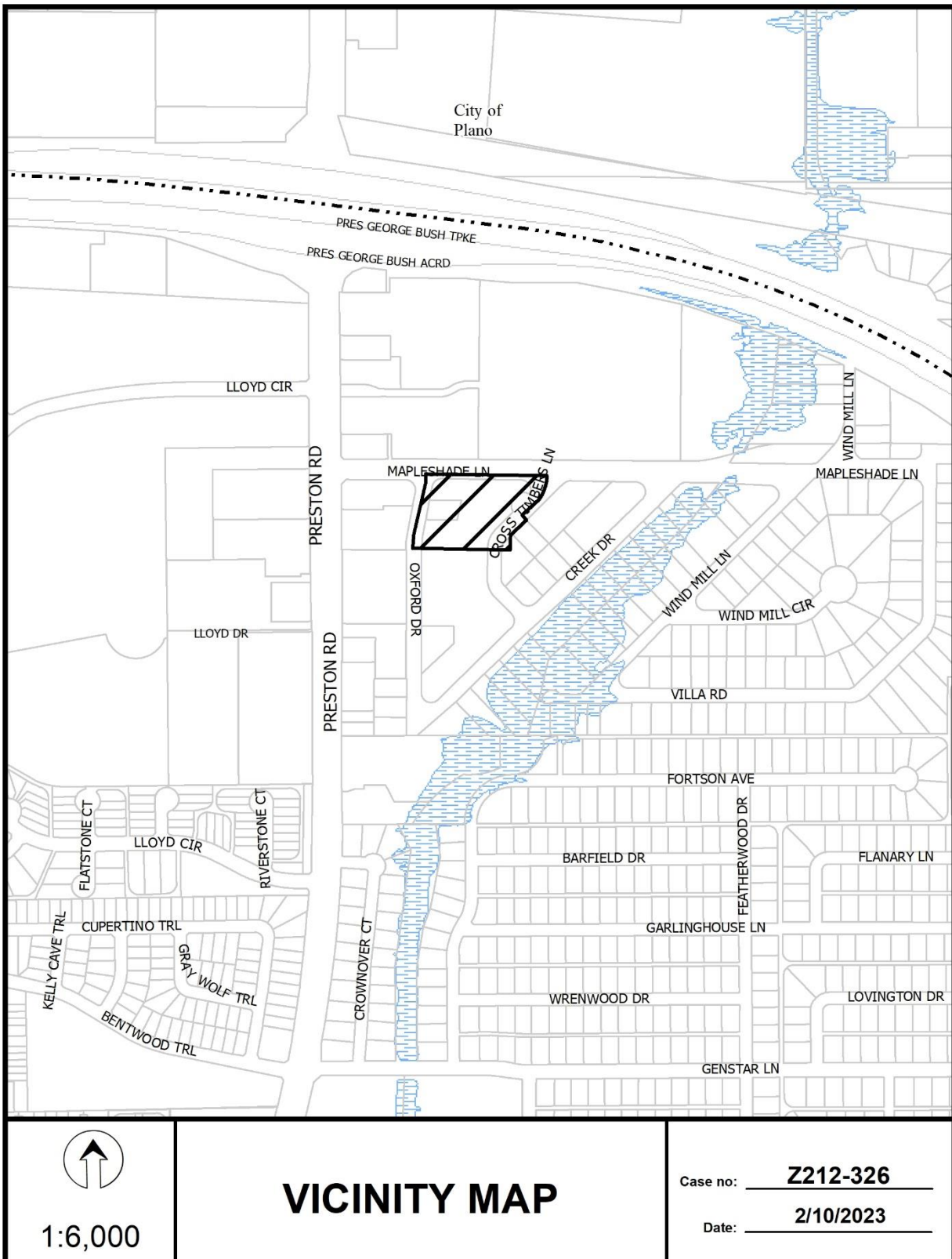
PROPOSED SITE PLAN



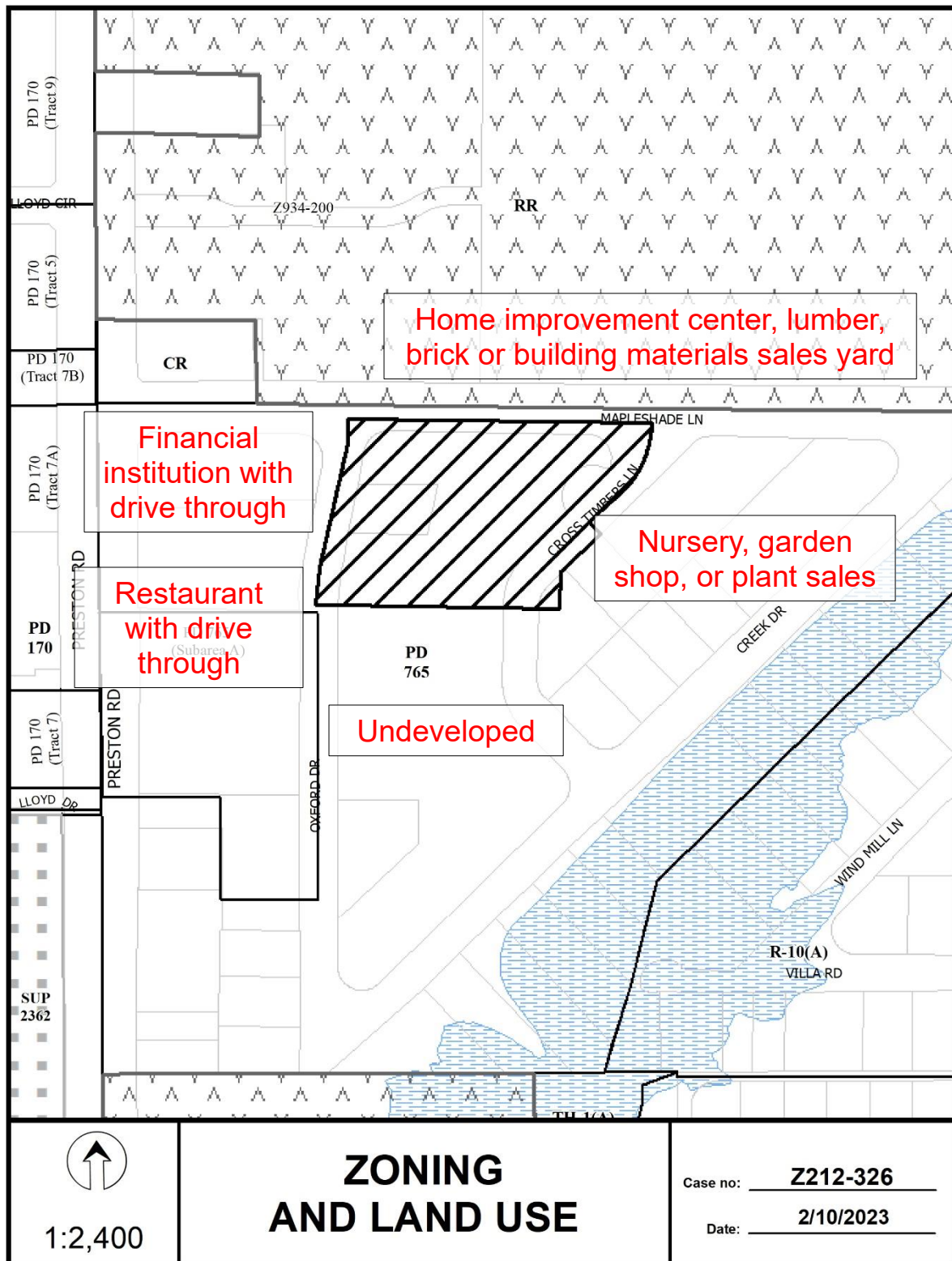
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Box 1/8728

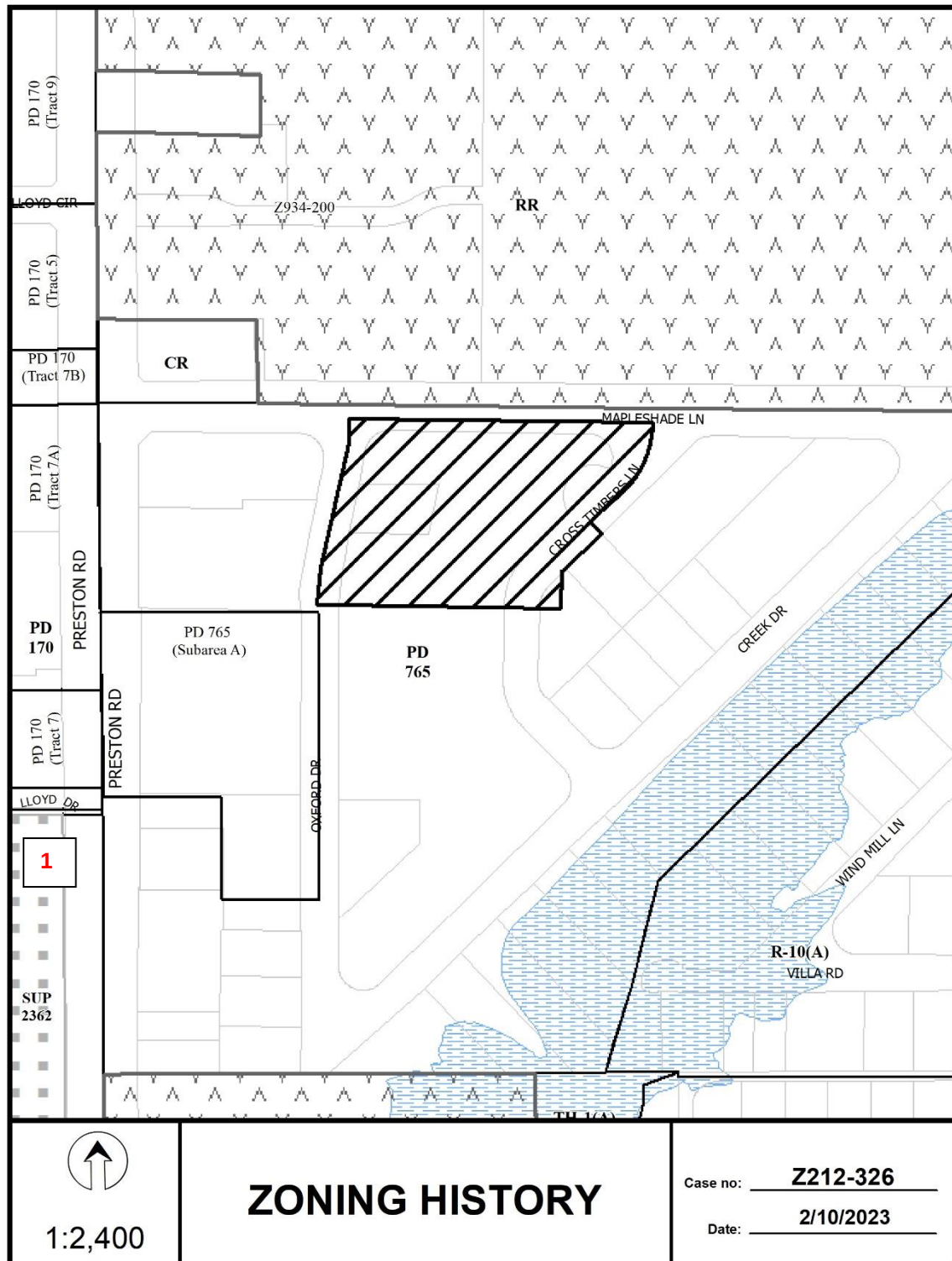
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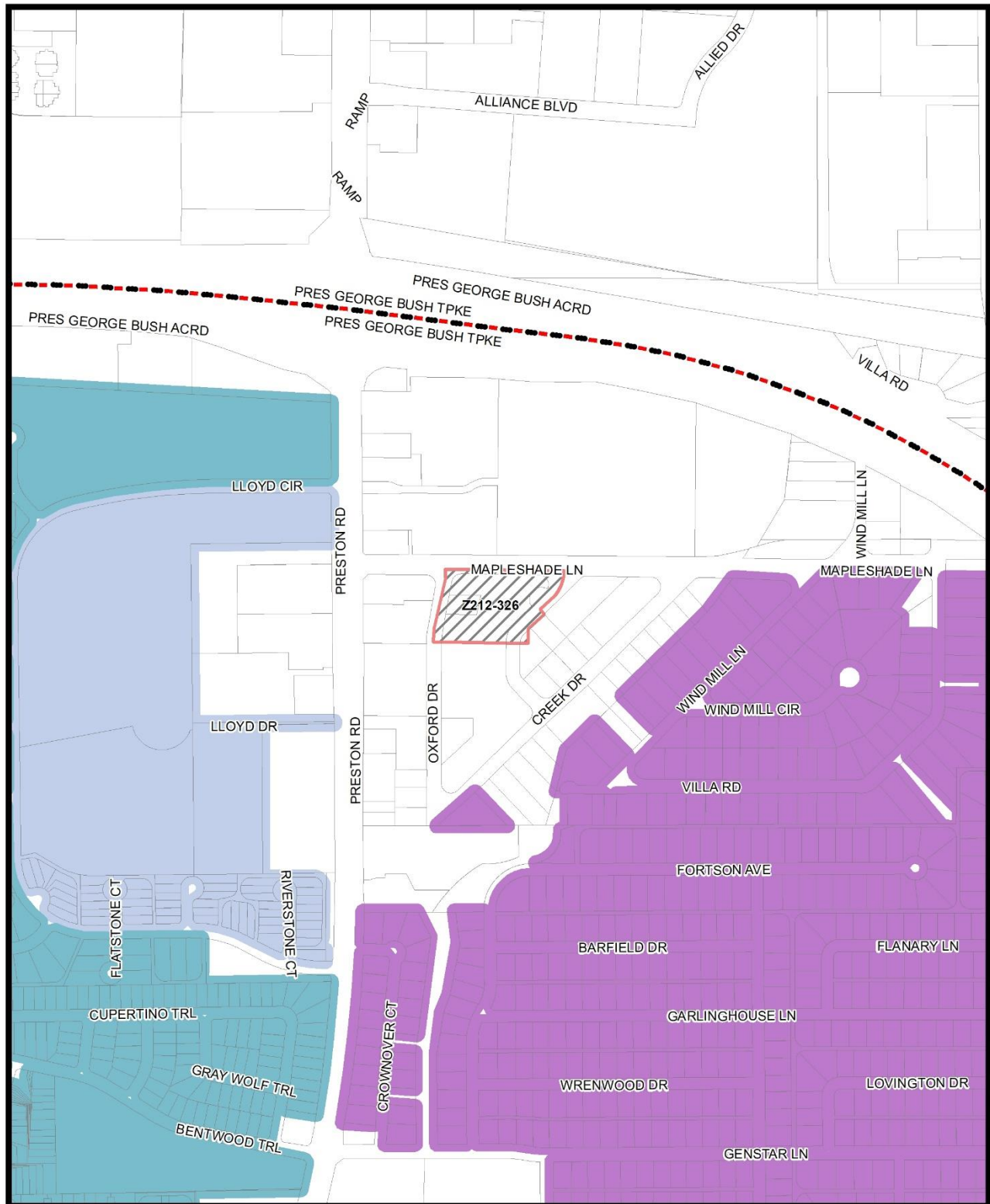












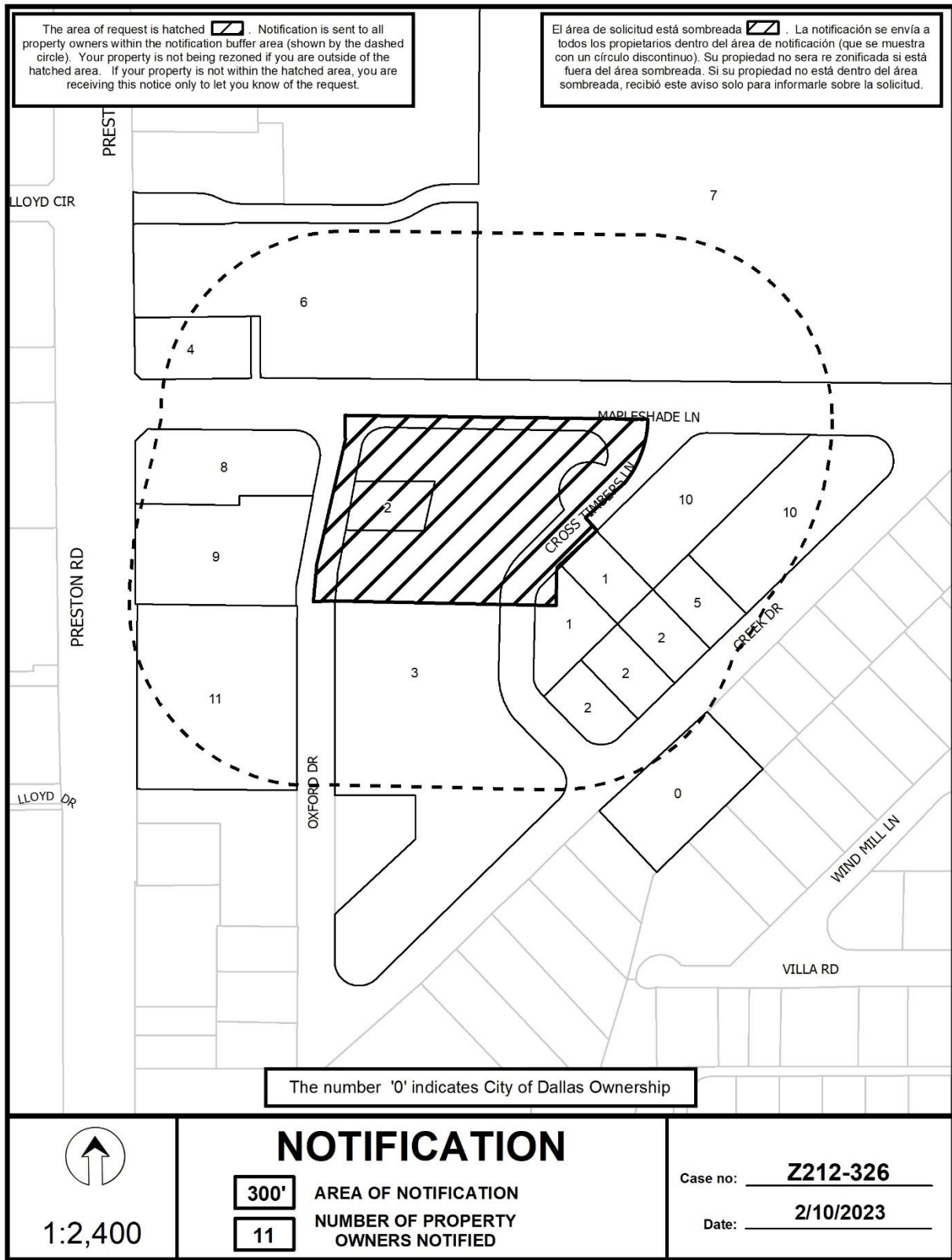
Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 2/10/2023



02/10/2023

Notification List of Property Owners

Z212-326

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	19102 CROSS TIMBERS LN	PLANO ISD
2	19115 CREEK DR	PLANO INDEPENDENT SCHOOL DISTRICT
3	CREEK DR	PLANO INDEPENDENT SCHOOL DISTRICT THE
4	19200 PRESTON RD	19200 PRESTON ROAD REAL ESTATE CO LLC
5	19117 CREEK DR	MAPLESHADE HOLDINGS LLC
6	19210 PRESTON RD	AVALON PRESTION LLC
7	19210 PRESTON RD	INTERCITY INVESTMENT PROPERTIES INC
8	19176 PRESTON RD	COMERICA BANK
9	19160 PRESTON RD	POLLO SQUARE PARTNERS LLC
10	19125 CREEK DR	WILSON FARM AND LAND HOLDINGS LLC &
11	19020 PRESTON RD	PRESTON ROAD QT LLC