

FILE NUMBER: Z234-296(LC) **DATE FILED:** July 26, 2024

LOCATION: Southwest line of Carter Street, between Wahoo Street and Spring Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: 37,462 square feet **CENSUS TRACT:** 48113002703

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Zan Wesley Homes, Jr. Community Outreach Center

REQUEST: An application for a Specific Use Permit for a community service center on property zoned a 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 establish a new community service center on the site within the existing building.

STAFF RECOMMENDATION: Approval for a ten-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned a R-5(A) Single Family Subdistrict within Planned Development District No. 595 and developed with a vacant building, surface parking and undeveloped land.
- Geographically located in South Dallas, approximately 3 miles from downtown Dallas.
- This is a corner lot and has frontage on Wahoo Street, Carter Street and Spring Avenue.
- Applicant proposes adaptive reuse of the existing building for the new community service center.
- Applicant is requesting a ten-year time period for the new SUP.

Zoning History:

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

1. **Z223-231** - On January 10, 2024, City Council approved an application for a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Troy Street between Brashear Street and Spring Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Wahoo Street	Local Street	-
Carter Street	Local Street	-
Spring Avenue	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:

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.

Area Plans:

South Dallas Fair Park Economic Development Plan

The South Dallas Fair Park Economic Development Plan focuses on providing economic development revitalization strategy recommendations for the Dallas/Fair Park commercial corridor. It provides an analysis of the current conditions of the area, including land use and demographics. Development plan studies of both the neighborhood and community commercial areas are also done to guide zoning and prevent potential negative impacts of mixed-use development. Current revitalization initiatives in both the public and private sector were outlined and followed by these fundamental objectives guiding corridor revitalization:

Objective One: Holistic Strategy

Objective Two: Improve Basic Attributes

Objective Three: Increase Resources

Objective Four: Financial Support and Technical Assistance

Objective Five: Encourage Corridor Reinvestment

The applicant’s request complies with the recommendations of the South Dallas Fair Park Economic Development Plan. The proposed development furthers objectives One, Two, Three and Five. The objectives listed above are overall intended to encourage revitalization and reinvestment within the existing framework. The proposed request aligns with the goals by improving the basic attributes, such as landscaping, urban design, and access to goods and services through creating a community service center and the reuse of an existing building.

Land Use:

	Zoning	Land Use
Site	PD. No. 595 w/ R-5(A) Subdistrict	Vacant building, existing surface parking, undeveloped land
North	PD. No. 595 w/ MF-1(A) Subdistrict	Multifamily, Duplex, Undeveloped land and Church

South	PD. No. 813	J.J. Craft Park
East	PD. No. 595 w/ MF-1(A) & R-5(A) Subdistricts	Multifamily and single family
West	PD. No. 595 w/ R-5(A) Subdistrict	Single family

Land Use Compatibility:

The area of request is currently developed with a vacant building, surface parking and undeveloped land (approx. 37,462 square feet in total size), zoned a R-5(A) Single Family Subdistrict within Planned Development District No. 595.

To the north, east, and west of the property is PD. No. 595 with MF-1(A) and R-5(A) subdistricts consisting of a mix of multifamily, single family and duplex uses some undeveloped land, churches and an elementary school. To the south of the subject site is a J.J. Craft Park. Due to the existing residential and institutional uses, with the addition of the park immediately around the subject site and surrounding area, staff is in support of the proposed request. Staff believes it may be appropriate next to the mentioned uses. Therefore, staff finds the applicant’s requested SUP to allow a new community service center using the existing building on the property to be compatible with the area. Staff does support the applicant’s request.

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 use is foreseen to be a positively impactful benefit to the surrounding uses and properties.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. According to Article X there are requirements that this site will need to meet, including street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#) residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

(i) Where screening is required, one minimum three-inch caliper large or medium tree.

(ii) Where screening is not required:

(aa) one large or medium tree and three small trees;

(bb) one large or medium tree and three large evergreen shrubs;

(cc) one large or medium tree, two small trees, and one large evergreen shrub;

or

(dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Based on the layout of the site, residential buffer zone would be required for the northern portion of the property. There is existing vegetation on site so proper preservation efforts would need to be considered by the applicant. The applicant would be required to meet the RBZ through new planting for the north portion of the property. The buffer must be an average of 10' and include 1 large or medium tree per 40'. Staff has not found that site constraints would impede or limit the applicant from meeting their large tree requirement within the RBZ language. Therefore, no exception trees is necessary and trees must be provided and spaced accordingly. (10.125(b)(2)).

Street Buffer Zone (SBZ):

Per [SEC. 51A-10.125](#) street buffer zone is the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress. The minimum requirements are as follows:

Right-of-way	Average Depth	Minimum Depth	Maximum Depth
Freeways	15 feet	5 feet	50 feet

Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

Since the site is at an intersection of two local collectors the minimum requirements would be an average depth of 7.5 feet. This means the landscaped area provided along the length of the lot would need to be at least 7.5 feet wide and 7.5 feet from the property line to allow adequate planting. The street buffer zone requires 1 large tree or medium tree planted every 40 feet within the frontage and to determine the quantity the equation is to take the length of the lot frontage and divide that by 40. The lot has two frontages, one on Carter Street and the other on Spring Avenue. Carter Street frontage totals 121 feet, which divided by 40 will be a requirement of approx. 3 large trees. The Spring Avenue frontage totals 357 feet, which divided by 40 will be a requirement of approx. 9 large trees, for a total of 12 trees within both street buffer zones.

Upon further review of the site staff found that there are both overhead and underground utilities. This will affect the type and size of trees that can be planted in the street buffer zones as all new trees will need to be located at least 10 feet from the underground utilities. Therefore, the applicant will be required to substitute two small trees for every one large/medium tree requirement. (10.125(b)(1)) and has the option of selecting small trees that are compliant with Article X's list of approved plant species. With the change in this requirement from 1 large/medium tree to 2 small trees, the new quantity will be approx. 6 trees for Carter Street and 18 trees for Spring Avenue, for a total of 24 trees to be planted in the SBZ frontages.

The Article X checklist is a tool used to help designers and architects comprehend what is in Article X. The second page of the checklist includes information on the Landscape Design Option points that are required per site, which can be found in section 10.126. The site is approx. 37,462 square feet so it will require **15 points**, the applicant will need to design the site to meet these code requirements. These points will need to be included on the submitted permitting Landscape plan.

Screening of off-street loading spaces:

All off street parking must be screened from adjacent street frontage, (10.125(b)(4)(A)).

Parking:

The parking regulations in PD No. 595 establish that it defers to See Section 51A-4.112(g), "R-5(A) District," for the use regulations and development standards for the R-5(A) Single Family Subdistrict. Therefore, pursuant to Section 51A-4.112(g) of Dallas code, the off-street parking requirement for a community service center use, under an R-5(A) Subdistrict, is one space per 200 square feet of floor area. Given the area of request for the new SUP has an existing building that will be reused and the footprint of the building is 2,080 square feet the applicant would be required to provide 10 parking spaces.

At permitting, the applicant would be required to comply with the standard parking ratios for the specified requested use, as well as any other uses permitted under the proposed and approved zoning district.

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 currently in a “H” MVA area. There is an “H” MVA area to the north and west of the subject site. To the east and south of the site is the “I” MVA area.

List of Officers

Zan Wesley Holmes Jr. Community Outreach Center

DeMetrias Sampson, Chair
James Tarpeh, Vice Chair
Avery Allen, Secretary
Carla Williams, Executive Director
Frances Smith- Dean, Executive Director
Erica Lloyd, Operations Manager (Interim)
Kelvin Walker, Member
Clifton Johnson, Member
Michelle Newsome, Member
Frances Estelle, Member

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 expires on TEN YEARS 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.)

Staff's recommendation

TIME LIMIT: This specific use permit expires ten-years from the passing of the ordinance.

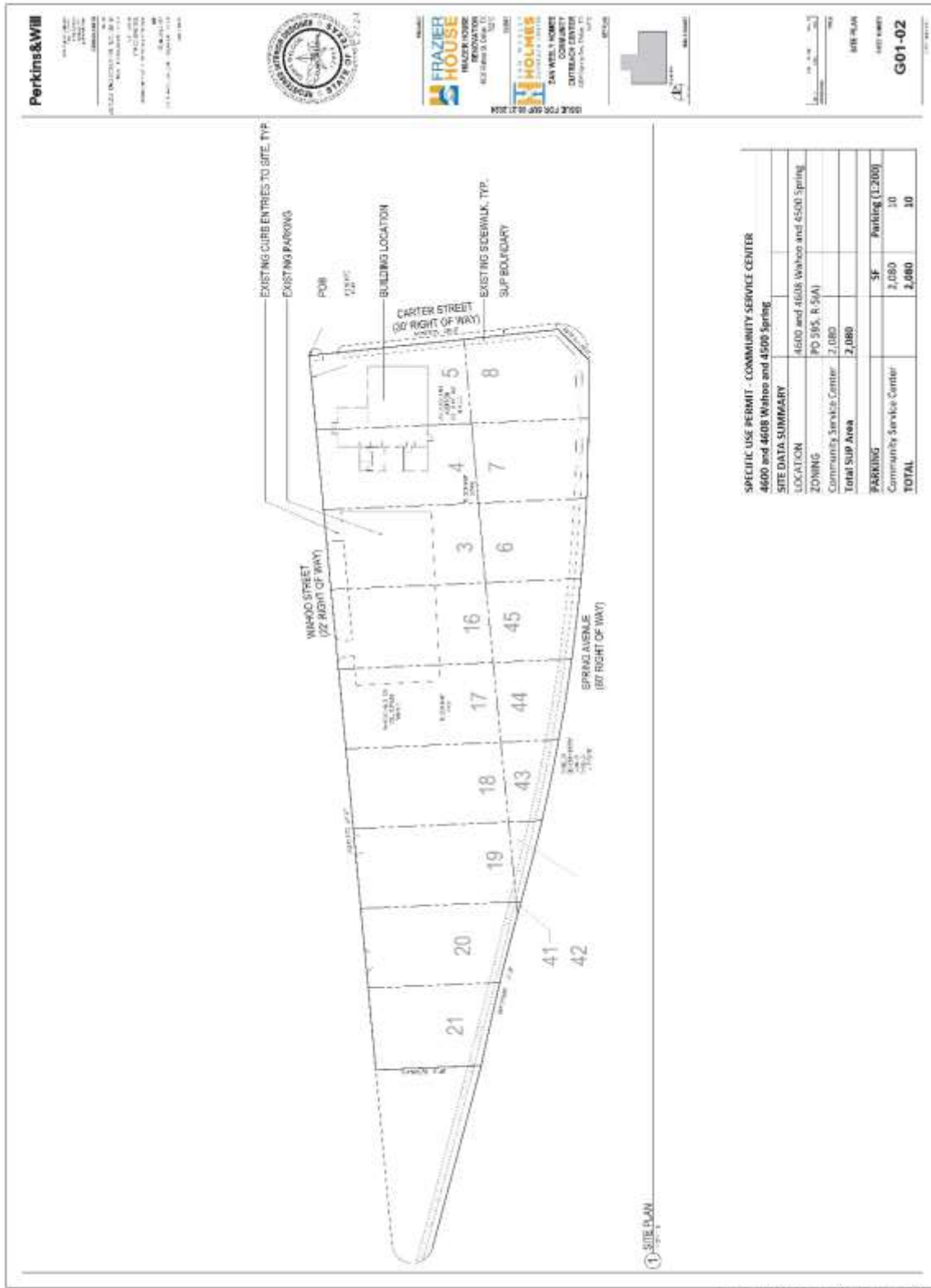
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.

Staff's recommendation

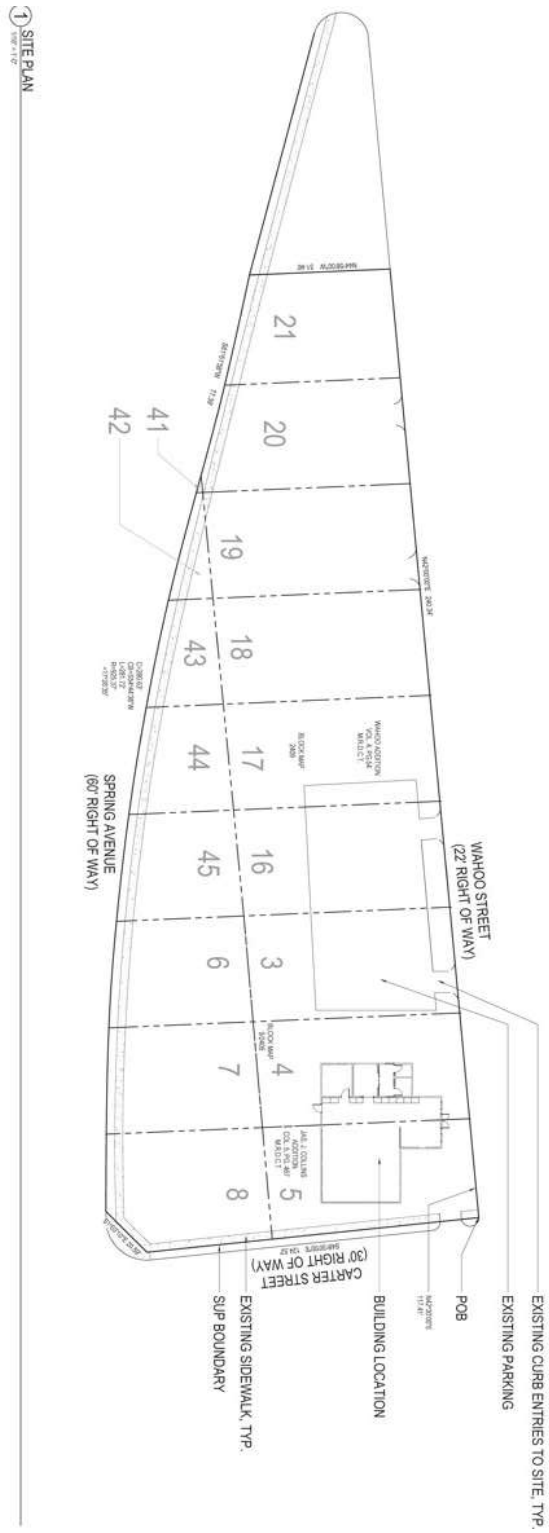
LANDSCAPING: Except as provided below, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

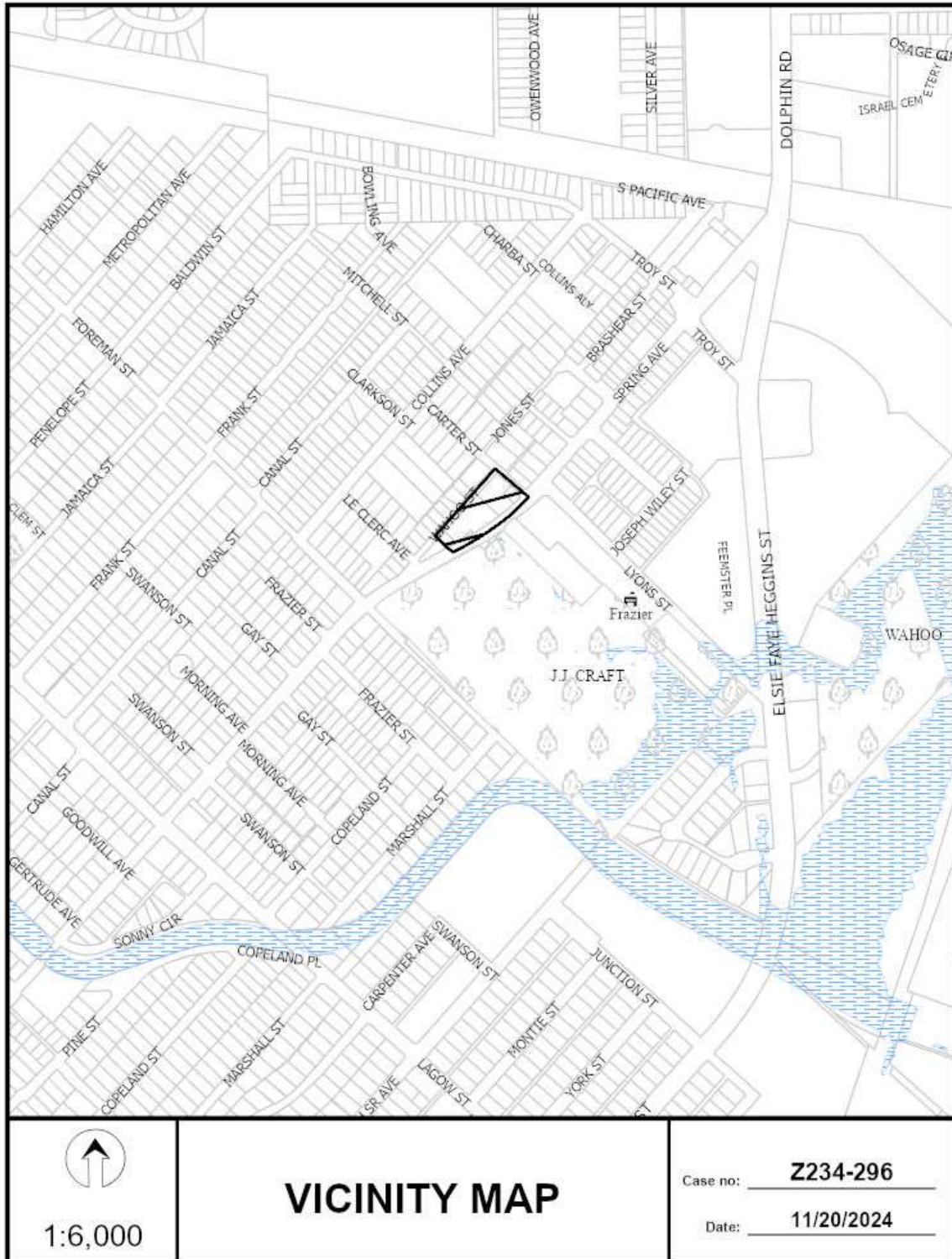
1. In the required street buffer zones, the building official may approve two small trees to be substituted for each large or medium tree.
5. INGRESS AND EGRESS: Ingress to the Property from Jackson Street is prohibited. "Do Not Enter" signs must be installed at the Jackson Street exit as shown on the attached site plan.
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



PROPOSED SITE PLAN ENLARGEMENT





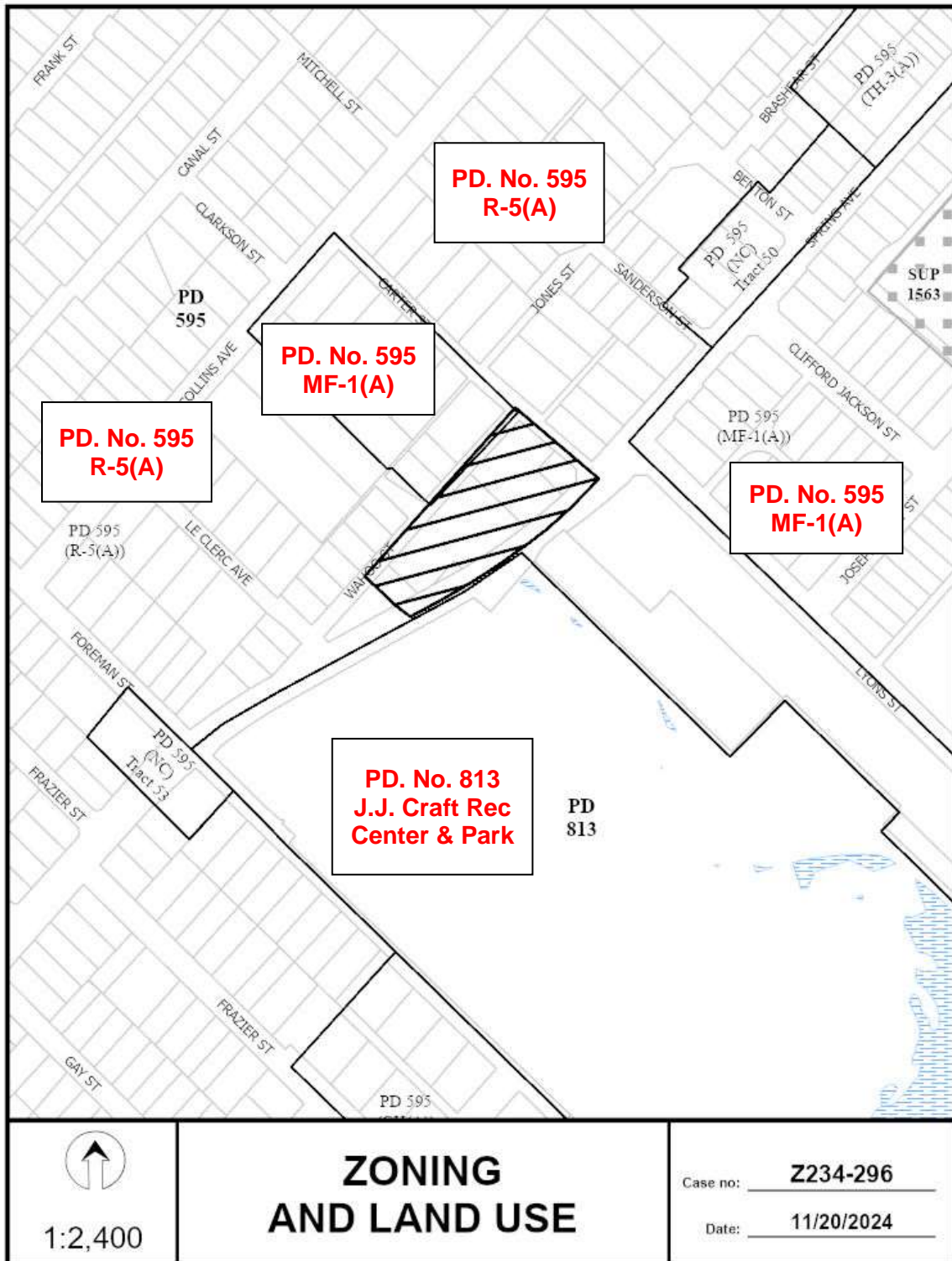


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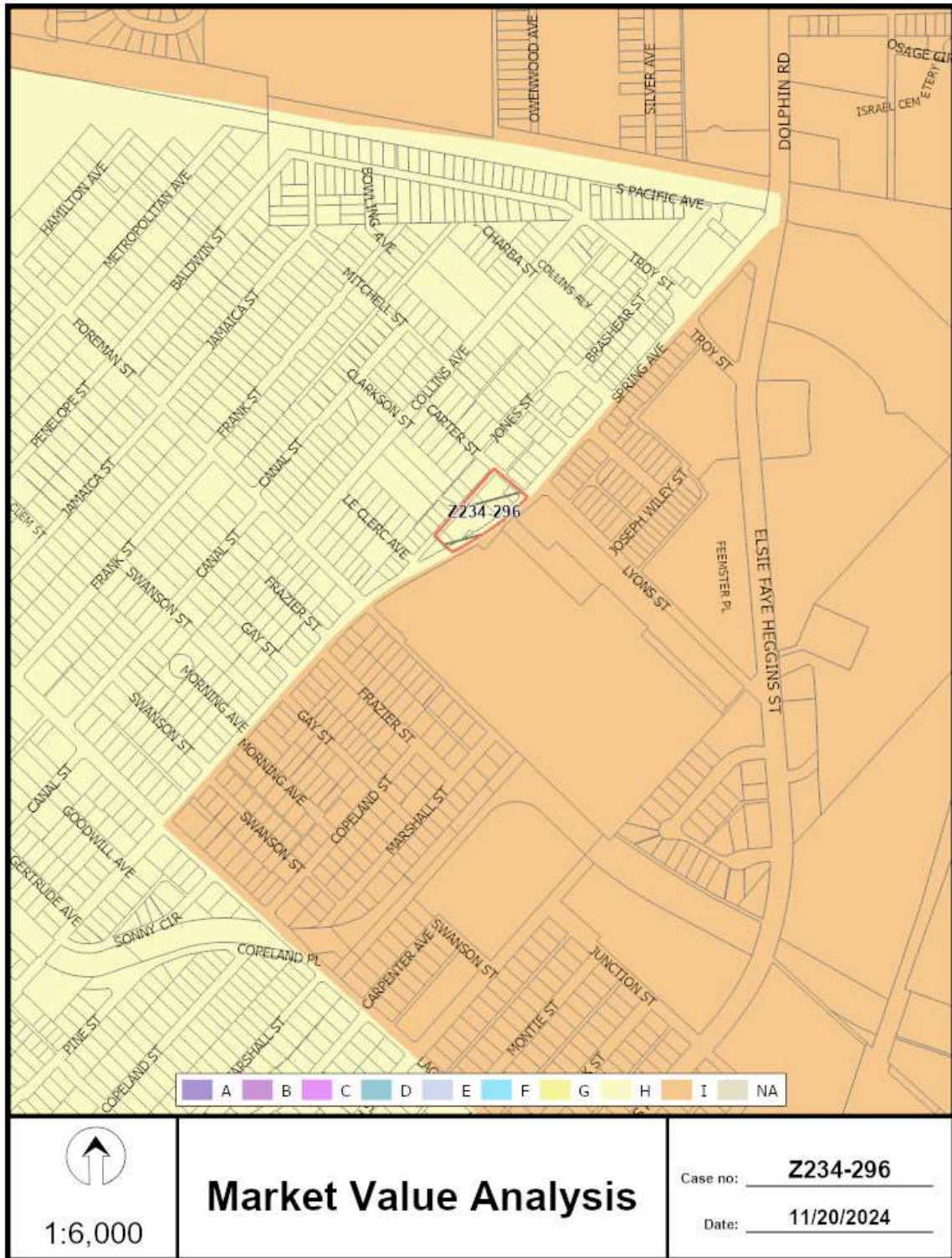
AERIAL MAP

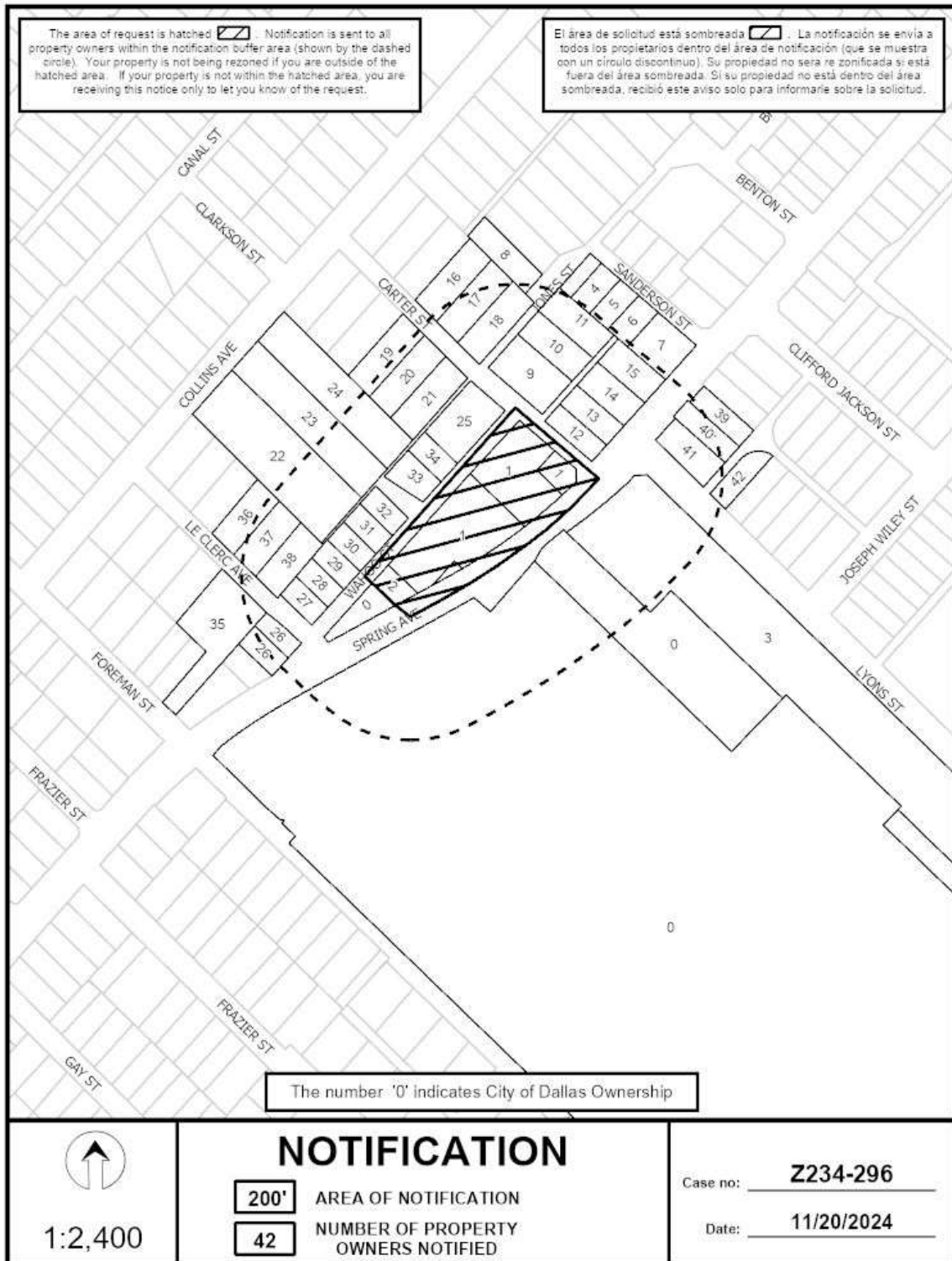
Case no: Z234-296

Date: 11/20/2024









11/20/2024

Notification List of Property Owners***Z234-296******42 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4608 WAHOO ST	ZAN WESLEY HOLMES JR COMMUNITY OUTREACH CNTR
2	4600 WAHOO ST	ZAN WESLEY HOLMES JR COMMUNITY OUTREACH CNT
3	4600 SPRING AVE	Dallas ISD
4	2801 SANDERSON PL	TRUE VINE MISSIONARY BAPTIST CHURCH
5	2809 SANDERSON PL	TRUE VINE MISSIONARY
6	4711 SPRING AVE	TRUE VINE BAPTIST CHURCH
7	4711 SPRING AVE	TRUE VINE BAPT CHURCH
8	4703 JONES ST	QUEZADA JORGE LUIS
9	4614 JONES ST	Taxpayer at
10	4618 JONES ST	Taxpayer at
11	4702 JONES ST	Taxpayer at
12	4615 SPRING AVE	Taxpayer at
13	4619 SPRING AVE	Taxpayer at
14	4703 SPRING AVE	Taxpayer at
15	4705 SPRING AVE	BROOKS ANTOINETTE L & KECIA L SR
16	2814 CARTER ST	BENSON TANGEL
17	2818 CARTER ST	RCGA LLC
18	2822 CARTER ST	Taxpayer at
19	2815 CARTER ST	KIRVEN FAMILY TRUST
20	2819 CARTER ST	CARTER EVA J
21	2821 CARTER ST	CAVADIAN PROPERTIES LLC
22	4508 COLLINS AVE	TRUSTEES MAGNOLIA CHRISTIAN METHODIST
23	4518 COLLINS AVE	WATSONTILLIS LINDA GAYLE
24	4524 COLLINS AVE	KAYS KAMP LLC
25	4607 WAHOO ST	ABERCROMBIE BRYAN K
26	4419 WAHOO ST	QIN HUANYING

Z234-296(LC)

11/20/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4503 WAHOO ST	SMITH W S
28	4507 WAHOO ST	SMITH ROSALIND DENISE
29	4511 WAHOO ST	AVERY ALENE
30	4515 WAHOO ST	LAGOW DEVELOPMENT PROJECT LLC
31	4519 WAHOO ST	LAGOW DEVELOPMENT PROJECT LLC
32	4523 WAHOO ST	LAGOW DEVELOPMENT PROJECT LLC
33	4531 WAHOO ST	LAGOW DEVELOPMENT PROJECT LLC
34	4535 WAHOO ST	EUBANKS RUEY
35	2746 FOREMAN ST	COMMUNITY OUTREACH MISSIONARY BAPTIST
36	2810 LE CLERC AVE	MARTINEZ ANA
37	2818 LE CLERC AVE	DIAZ DANIEL
38	2822 LE CLERC AVE	PRUITT PORTIA
39	4710 SPRING AVE	HERNANDEZ LUIS
40	4706 SPRING AVE	TEX OPP INC
41	4702 SPRING AVE	TURNER TERI
42	2902 LYONS ST	DURAN GUIDO & AMELIA