

**FILE NUMBER:** Z190-332(ND)

**DATE FILED:** August 11, 2020

**LOCATION:** Southwest corner of West Kiest Boulevard and Rio Grande Avenue

**COUNCIL DISTRICT:** 3

**MAPSCO:** 53 W

**SIZE OF REQUEST:** ± 6.957 acres

**CENSUS TRACT:** 108.03

**REPRESENTATIVE:** Ban Alali, Alias Architects, LLC

**APPLICANT/OWNER:** Centro Cristiano Para La Familia

**REQUEST:** An application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District with Specific Use Permit No. 601 for a private school on a portion.

**SUMMARY:** The request site is occupied by a church campus [Centro Cristiano Para La Familia] The applicant proposes to use one of the existing buildings on the property to accommodate a child-care facility to serve approximately 157 children. No new structures or parking areas are proposed with this request.

**CPC RECOMMENDATION:** Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

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

**Background Information**

- The property is developed with a church use consisting of two buildings. The applicant proposes to use have a 6,850 square foot child-care facility for approximately 157 children.
- The site has been used for church uses at least since 1986, per our records. The current operated has had a CO since May 2019.
- The subject site is zoned an R-10(A) Single Family District. The Development Code allows child-care facilities within an R-10(A) District subject to a Specific Use Permit.

**Zoning History**

There have been two recent zoning cases in the area within the past five years.

1. **Z167-155** An application for a Planned Development District for single family uses on property zoned an R-10(A) Single Family District. The application was withdrawn prior to being heard at City Plan Commission.
2. **Z167-229** On June 28, 2017, the City Council approved a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District for a 10-year period with eligibility for automatic renewals for additional 10 year periods.

**Thoroughfares**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing / proposed ROW</b>
Kiest Boulevard	Principal Arterial	100 feet
Rio Grande Avenue	Local	50 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested and determined that it will not significantly impact the surrounding roadway system.

The proposed drop-off and pick-up will occur in front of the building fronting Kiest Boulevard. Cars will enter on Kiest Boulevard and drop-off or pick-up and circle around

the building to exit onto Rio Grande Avenue. Three to four staff members will assist with the drop-off and pick-up. Parents will volunteer to help direct traffic during these times. Parking for parents wishing to take their children inside is available in the parking lot off of Kiest Boulevard.

**Comprehensive Plans:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The applicant's 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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

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

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.

5.3.1.5 Build neighborhood facilities, such as schools, libraries and community centers, within walking distance of transit stations and homes.

**STAFF ANALYSIS**

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A), SUP No. 601	Church
<b>North</b>	R-7.5(A)	Cemetery, church
<b>East</b>	R-10(A)	Undeveloped
<b>South</b>	R-10(A), SUP No. 601	Undeveloped
<b>West</b>	R-10(A)	Undeveloped, Single-family

**Land Use Compatibility:**

The request site is developed with two buildings serving a church use. The applicant proposes to use a portion of the larger fronting Kiest Boulevard as a child-care facility for approximately 157 children. The applicant proposes an outdoor playground on the rear side of the property. There are 163 parking spaces on the property to serve the church and the proposed child-care facility.

The request site is surrounded by single family zoning on all sides with single family developed lots to the west. Further west and south are more single-family dwelling units. Across Kiest Boulevard is a cemetery and a church and across Rio Grande Avenue is an undeveloped lot that previously had a single-family structure on it.

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 proposed SUP conditions include a five-year time limit with the eligibility for automatic renewals, hours of operation, floor area and parking, as well as provisions for maintenance and compliance with all federal and state regulations. The child-care facility is proposed to operate Monday through Friday, between 6:30 a.m. and 6:00 p.m.

Considering the reuse of an existing building within a church campus, the location on a major thoroughfare, the site configuration and the location of the building in relationship to available parking as well as the drop-off and pick-up queueing, and the proposed conditions and site plan, staff is in support of this request.

**Parking:**

Per Section 51A-4.203, the parking requirement for a child-care facility may be established by the SUP. The Development Code also recommends a parking ratio of one space per 500 square feet of floor area. The proposed child-care facility is required to provide 14 parking spaces. There are 163 parking spaces on the property to serve the church campus and the proposed child-care facility. The Development Code allows institutional uses within residential districts to share parking if located on the same lot.

**Landscaping:**

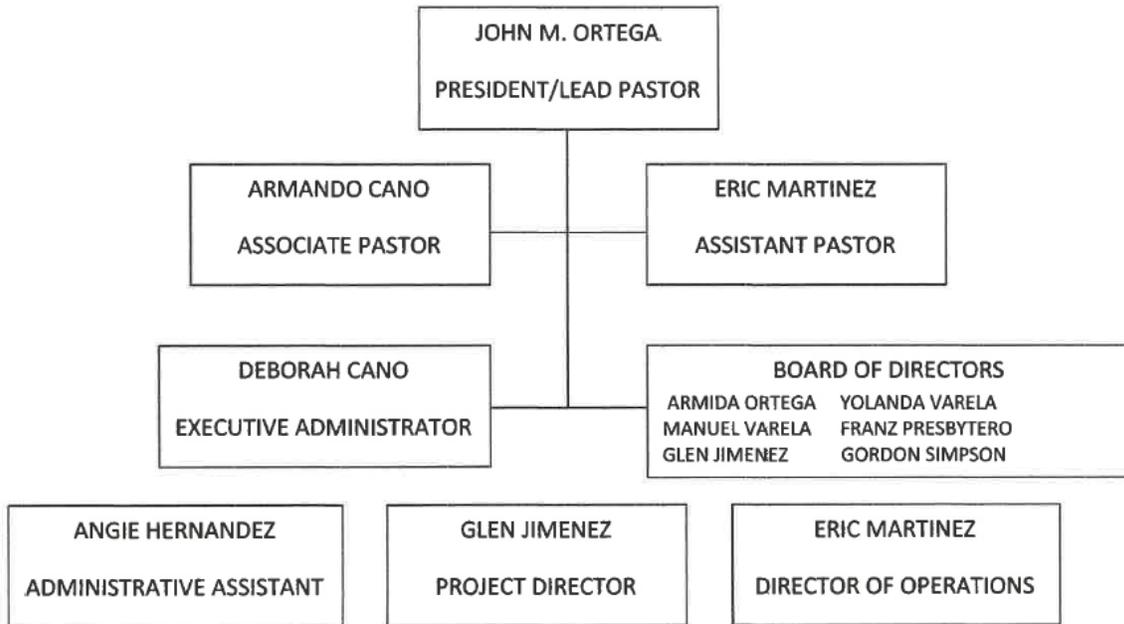
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. No new construction or expansion is proposed with this request; therefore, the landscape requirements will not be triggered at this time.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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). Although the area of request is not within an identifiable MVA cluster, the immediate surrounding area is located within an “F” MVA cluster to the east, west, and south and a “G” MVA cluster to the north.

**Partners/Principals/Officers:**

**CENTRO CRISTIANO PARA LA FAMILIA**



Z190-332(ND)

**CPC Action:**

**December 3, 2020**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned an R-10(A) Single Family District with Specific Use Permit No. 601 for a private school on a portion of the property on the southwest corner of West Kiest Boulevard and Rio Grande Avenue.

Maker: Blair  
Second: MacGregor  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

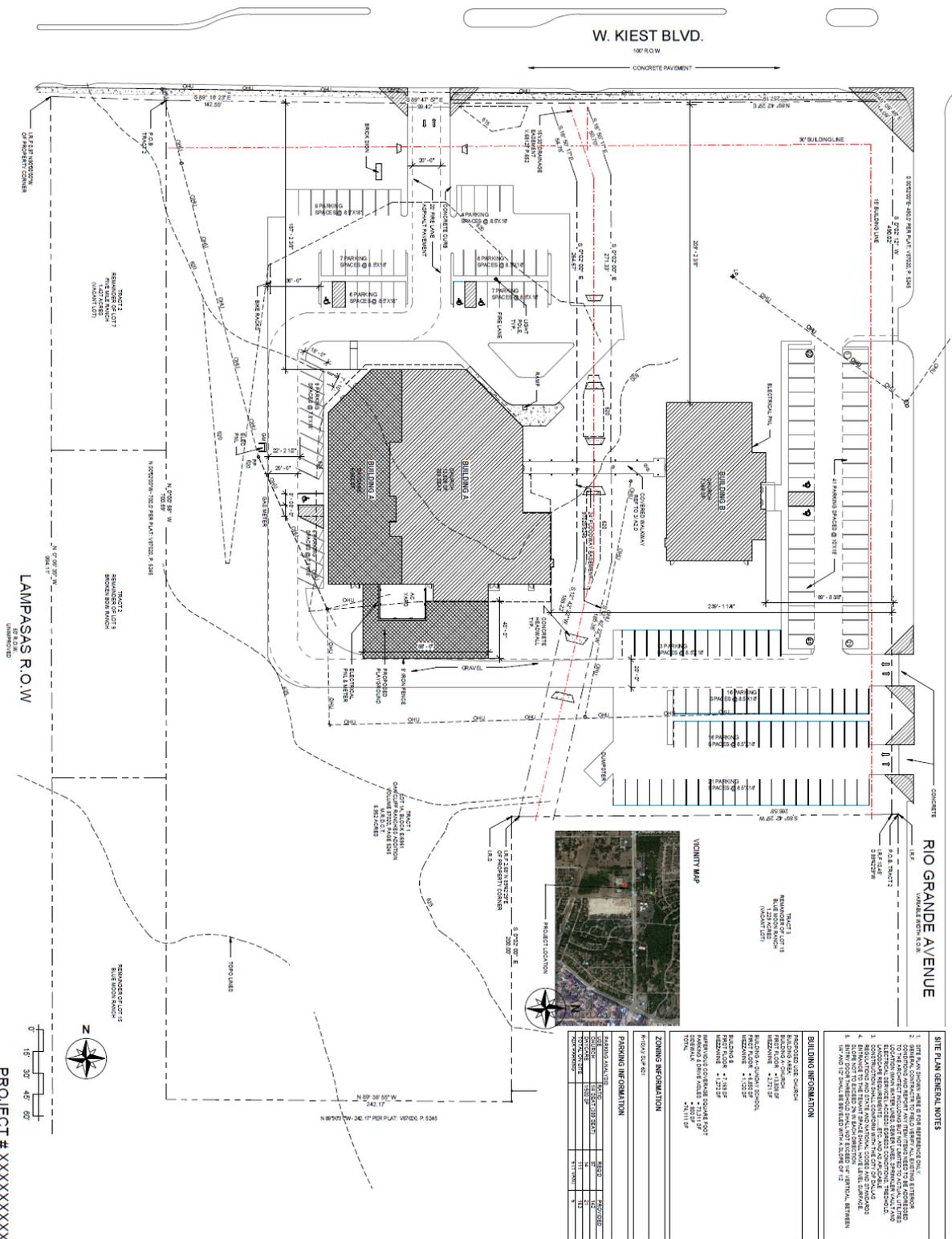
**Notices:** Area: 400 Mailed: 14  
**Replies:** For: 0 Against: 0

**Speakers:** For: None  
For (Did not speak): Ban Alali, 903 18<sup>th</sup> St., Plano, TX, 75074  
Deborah Cano, 2418 Sunset Ave., Dallas, TX, 75211  
Against: None

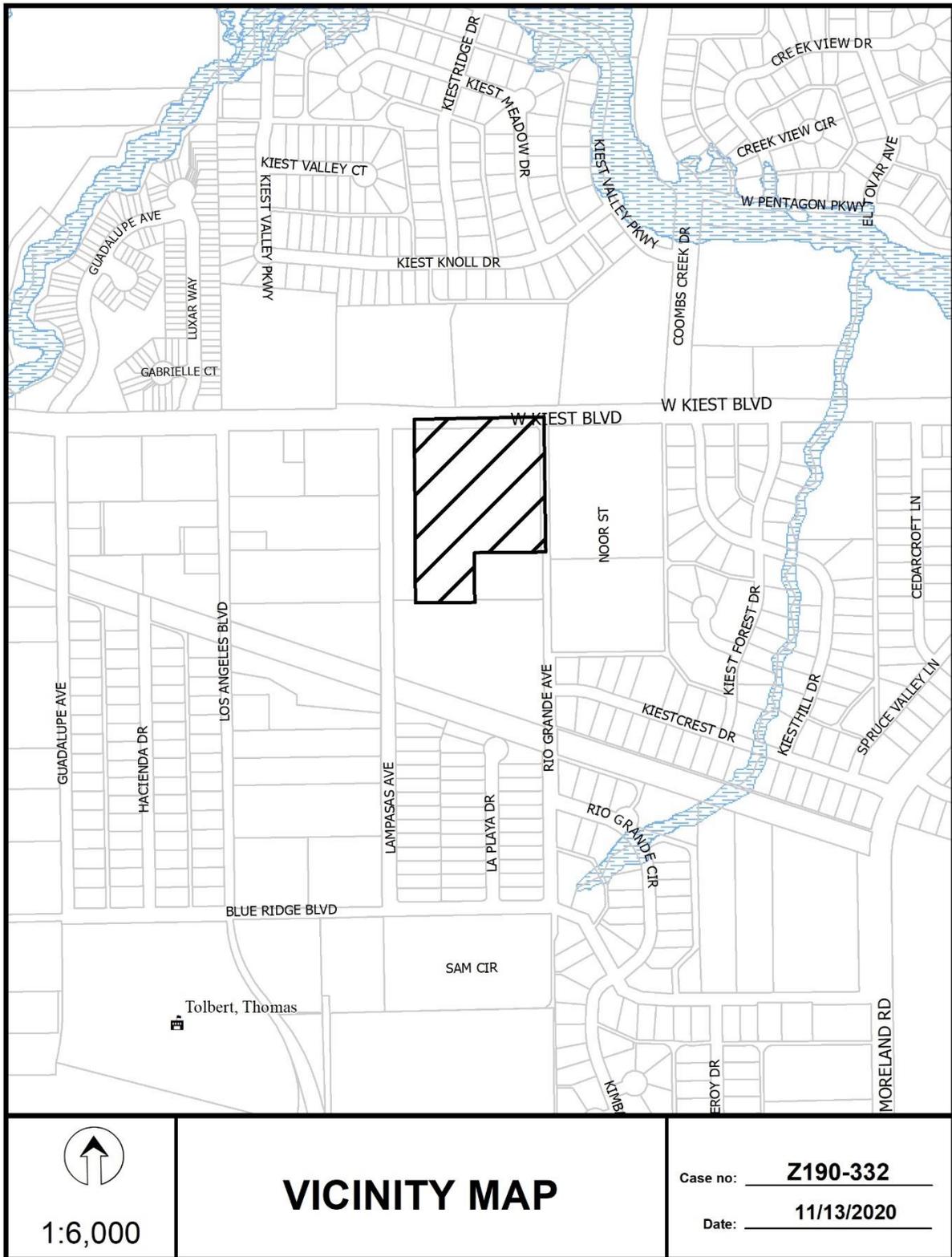
**CPC RECOMMENDED SUP CONDITIONS**

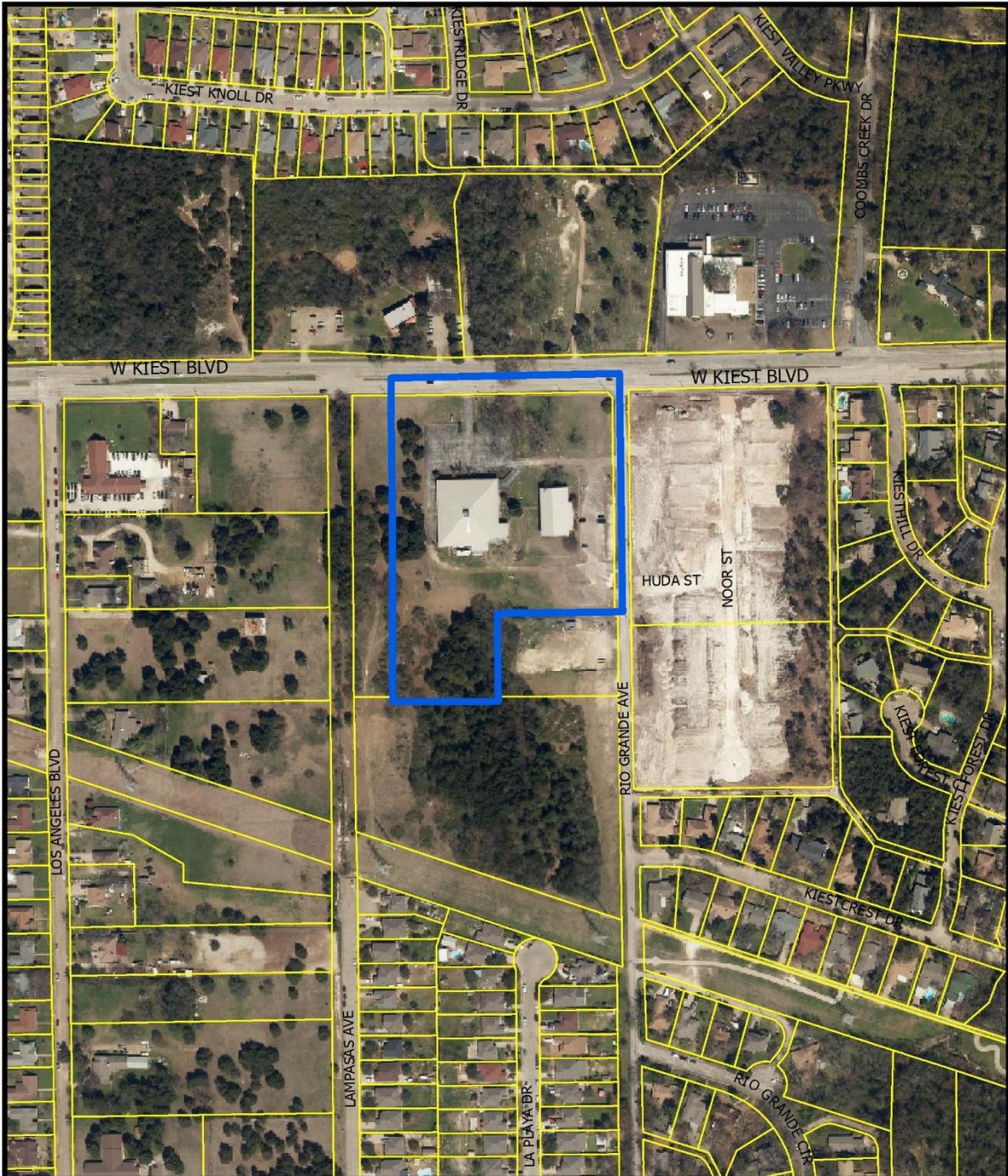
1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ..... [five years from the passage of this ordinance] but is eligible for 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. FLOOR AREA: The maximum floor area for a child-care facility is 6,850 square feet.
5. HOURS OF OPERATION: The child-care facility may only operate between 6:30 a.m. and 6:00 p.m., Monday through Friday.
6. PARKING: Parking must be located as shown on the attached site plan.
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.

# CPC RECOMMENDED SITE PLAN







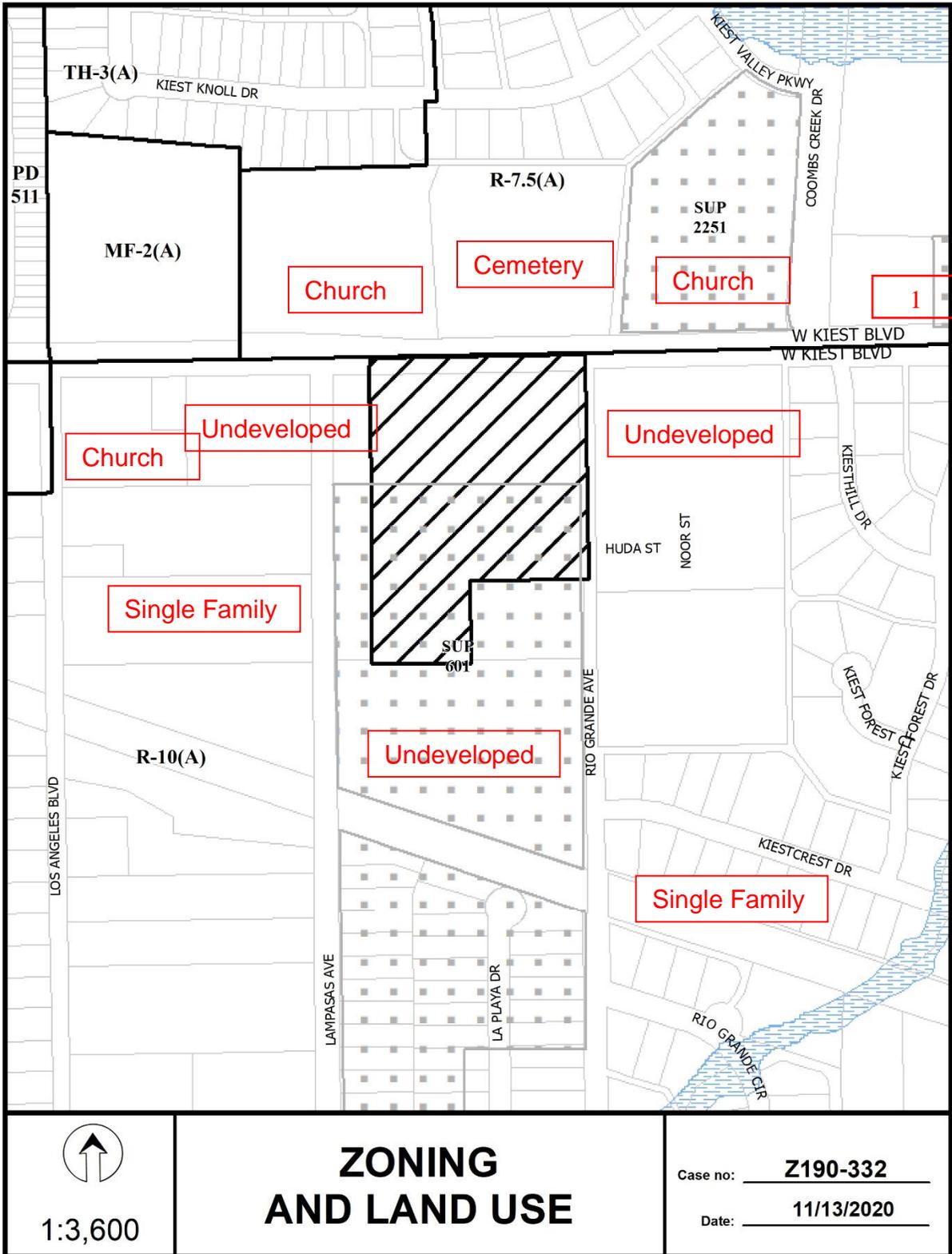


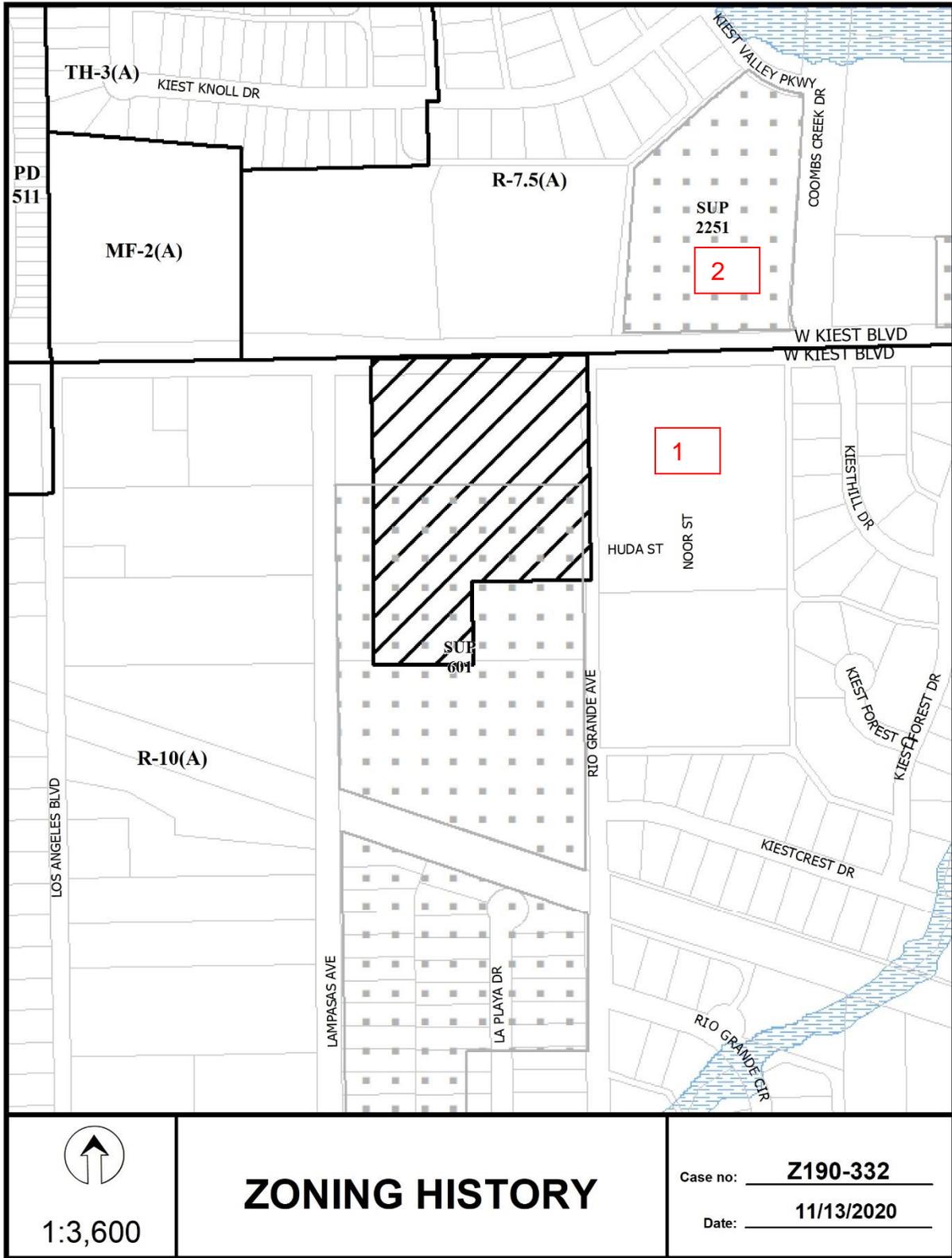
1:3,600

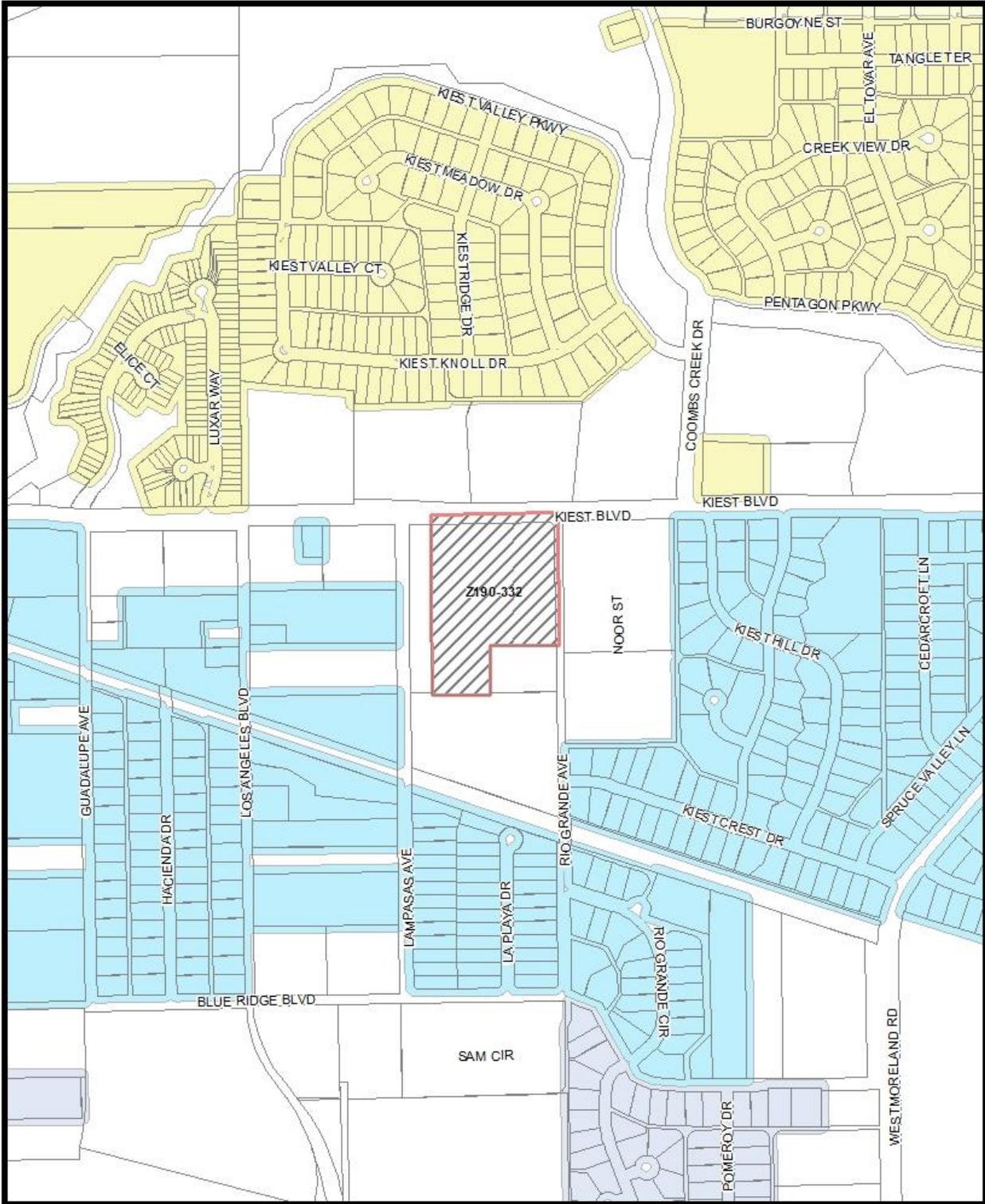
# AERIAL MAP

Case no:           Z190-332          

Date:           11/13/2020







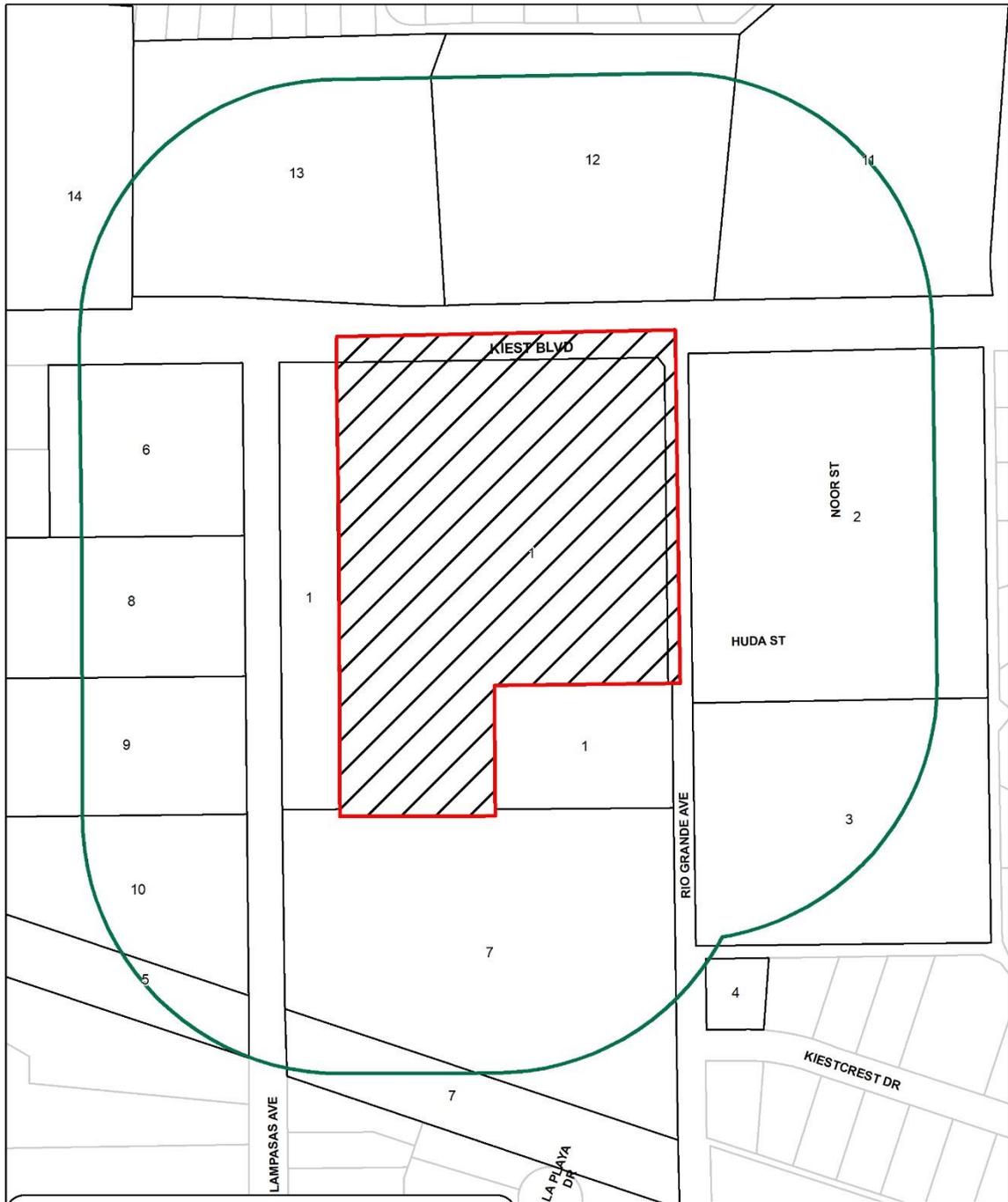
Market Value Analysis A B C D E F G H I NA

 1:6,000

# Market Value Analysis

Printed Date: 11/13/2020

CPC RESPONSES



<b>14</b>	Property Owners Notified (17 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>0</b>	Replies in Opposition (0 parcels)
<b>400'</b>	Area of Notification
<b>12/3/2020</b>	Date

**Z190-332**  
**CPC**



1:2,400

12/02/2020

***Reply List of Property Owners***

***Z190-332***

***14 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	3846 W KIEST BLVD	CENTRO CRISTIANO
	2	3700 W KIEST BLVD	AAA HOME BUILDER LLC
	3	3340 RIO GRANDE AVE	AAA HOME BUILDER LLC
	4	3747 KIESTCREST DR	EDWARDS LINDA
	5	3300 LOS ANGELES BLVD	ONCOR ELECTRIC DELIVERY COMPANY
	6	3922 W KIEST BLVD	FLORES JOSE MANUEL &
	7	3846 W KIEST BLVD	CHURCH OF GOD OF PROPHECY
	8	3224 LOS ANGELES BLVD	VIDALES JUAN & EMERIA
	9	3314 LOS ANGELES BLVD	LAVENDER CALVIN
	10	3320 LOS ANGELES BLVD	DEROSSETT BOBBIE
	11	3727 W KIEST BLVD	NEW LIFE BIBLE FELLOWSHIP OF DALLAS
	12	3801 W KIEST BLVD	FIVE MILE CEMETERY
	13	3839 W KIEST BLVD	UNITARIAN UNIVERSALIST CHURCH OAK CLIFF
	14	3915 W KIEST BLVD	JKW TRUST