

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 28, 2024

ACM: Robin Bentley

FILE NUMBER: Z234-179(GB) **DATE FILED:** February 26, 2024

LOCATION: North line of West Camp Wisdom Road, between North Cockrell Hill Road and South Westmoreland Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 2,510 sq feet **CENSUS TRACT:** 48113010903

APPLICANT: Quineka Ragsdale, Ujima Socials

OWNER: DM Warwick Living Trust

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow a commercial amusement (inside) use on the property.

CPC RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is located in Redbird Highland Plaza, specifically suite number 235.
- The proposed business would operate between 8:00 a.m. and 12:00 a.m. (the next day), Monday through Sunday.
- The applicant intends to use this suite for small events such as baby showers, bridal showers, birthday parties, etc.
- The applicant is requesting the specific use permit expires in five years but be eligible for automatic renewals for an additional five years.
- The area of request is only accessible from West Camp Wisdom Road.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Camp Wisdom	Principal Arterial	100 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* was adopted by the City Council in June 2006, outlining several goals and policies which 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:

ECONOMIC ELEMENT

GOAL 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Policy 2.1.3.6 Pursue opportunities to successfully redevelop or revitalize key shopping centers such as Southwest Center Mall and Wynnewood Village to include shopping, employment, dining and cultural activities.

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Policy 2.1.4.1 Continue efforts on developing and honing a target industry strategy to inform business attraction and retention programs with a focus on industries that can be steered toward the Southern Sector.

Policy 2.2.2 Maximize development opportunities around DART stations

- 2.2.2.1 Work with DART to develop mixed-use zoning districts to maximize transit oriented development at the most appropriate locations within one-quarter to one-half mile of DART stations.
- 2.2.2.4 Market DART station areas for mixed-use opportunities to fill gaps in communities poorly served by retail to keep those retail dollars in the neighborhood.

Land Use:

	Zoning	Land Use
Site	CR	Retail, Mixed-Uses
North	TH-2(A)	Single family
Northeast	R-10(A)	Single family
South	RR with deed restrictions [Z045-102] and MU-2	Retail, Restaurant
West	PD No. 94	Auto Service Center and Vehicle display, sales, or service

Land Use Compatibility:

The area of request is surrounded by retail, mixed-uses, restaurants, single family, auto-service and vehicle display, sales, or service. To the north of the site is zoned TH-2(A),

to the northeast of the site is zoned R-10(A), to the south of the site is zoned Regional Retail and MU-2 and to the west is zoned Planned Development 94. The proposed use is compatible with the current character of the neighborhood.

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 not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of five years is appropriate for this site with no option for automatic renewal. Staff believes this time limit will allow an initial period for the applicant to demonstrate their operation of the commercial amusement (inside) use, which can then be reevaluated following this initial period.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

According to the site plan the area of request, suite 235, is approximately 2,510 square feet. Pursuant to the Dallas Development Code, the off-street parking requirement for commercial use is one space per 100 square feet of floor area. For 2,510 square feet of floor area, this equates to 25 required parking spaces. As demonstrated on the site plan, there are a total of 300 parking spaces to be used by all tenants within Redbird Highland Plaza.

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 located in the “F” MVA area.

List of Officers

Ujima Socials

Quineka Ragsdale, Sole Owner

CPC Action

July 11, 2024

Motion: It was moved to recommend **approval** of an application for a Specific Use Permit for a commercial amusement (inside); for a three-year period, subject to a site plan and conditions, with the following changes: 1) subject to the maximum floor area of the 2,150 square feet, on property zoned a CR Community Retail District, on the north line of West Camp Wisdom Road, between North Cockrell Hill Road and South Westmoreland Road.

Maker: Herbert
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Eppler, Haqq, Hall, Kingston,
Rubin

Against: 0
Absent: 1 - Forsyth
Vacancy: 0

Notices: Area: 500 **Mailed:** 59
Replies: For: 3 **Against:** 0

Speakers: Quineka Ragsdale, 120 N. Denver St., Dallas, TX 75203.
Against: None.

CPC RECOMMENDED CONDITIONS

1. Use: The only use authorized by this specific use permit is a commercial amusement (inside).
2. Site Plan: Use and development of the Property must comply with the attached site plan subject to the maximum floor area of 2,150 square feet.

Applicant Request

3. Time Limit: This specific use permit expires on **FIVE YEARS**, 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.)

Staff's Recommendation

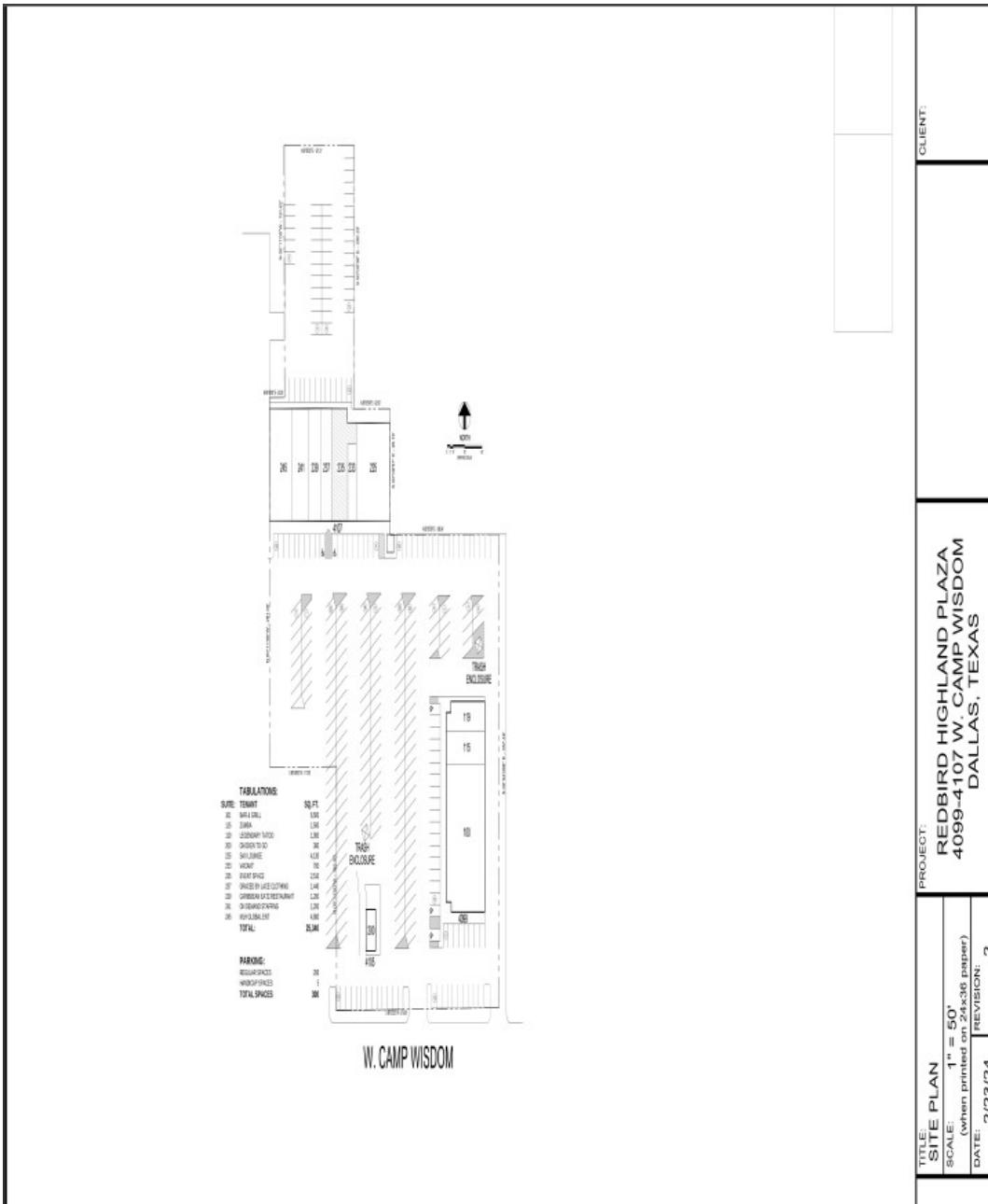
This specific use permit expires on **FIVE YEARS** after passage of this request

CPC Recommendation

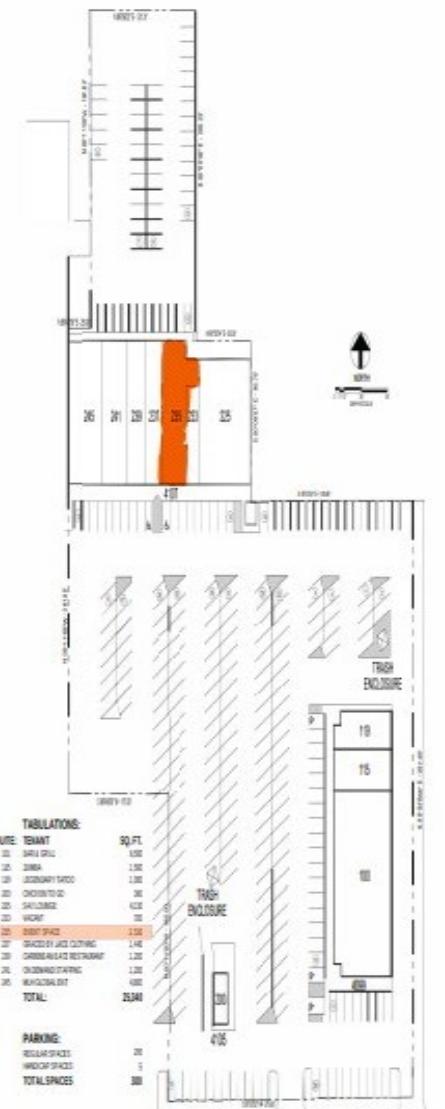
This specific use permit expires on **THREE YEARS** after passage of this request

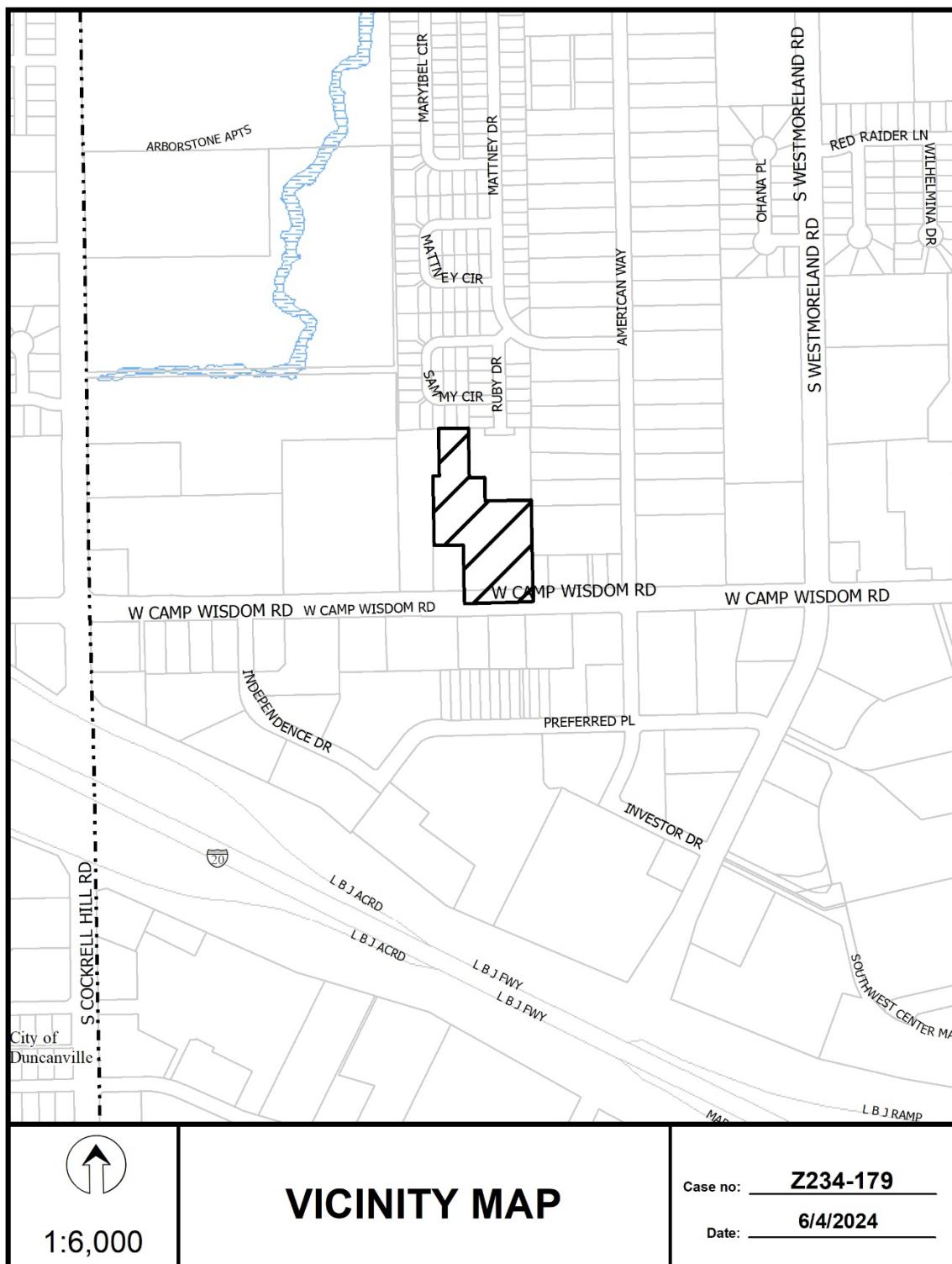
4. Floor Area: Maximum floor area is 2,150 square feet.
5. Landscaping: Landscaping must be provided as shown on the attached site plan.
6. Hours of operation: The commercial amusement (inside) may only operate between 8:00 a.m. and 12:00 a.m. (midnight) Monday through Sunday.
7. Maintenance: The Property 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.

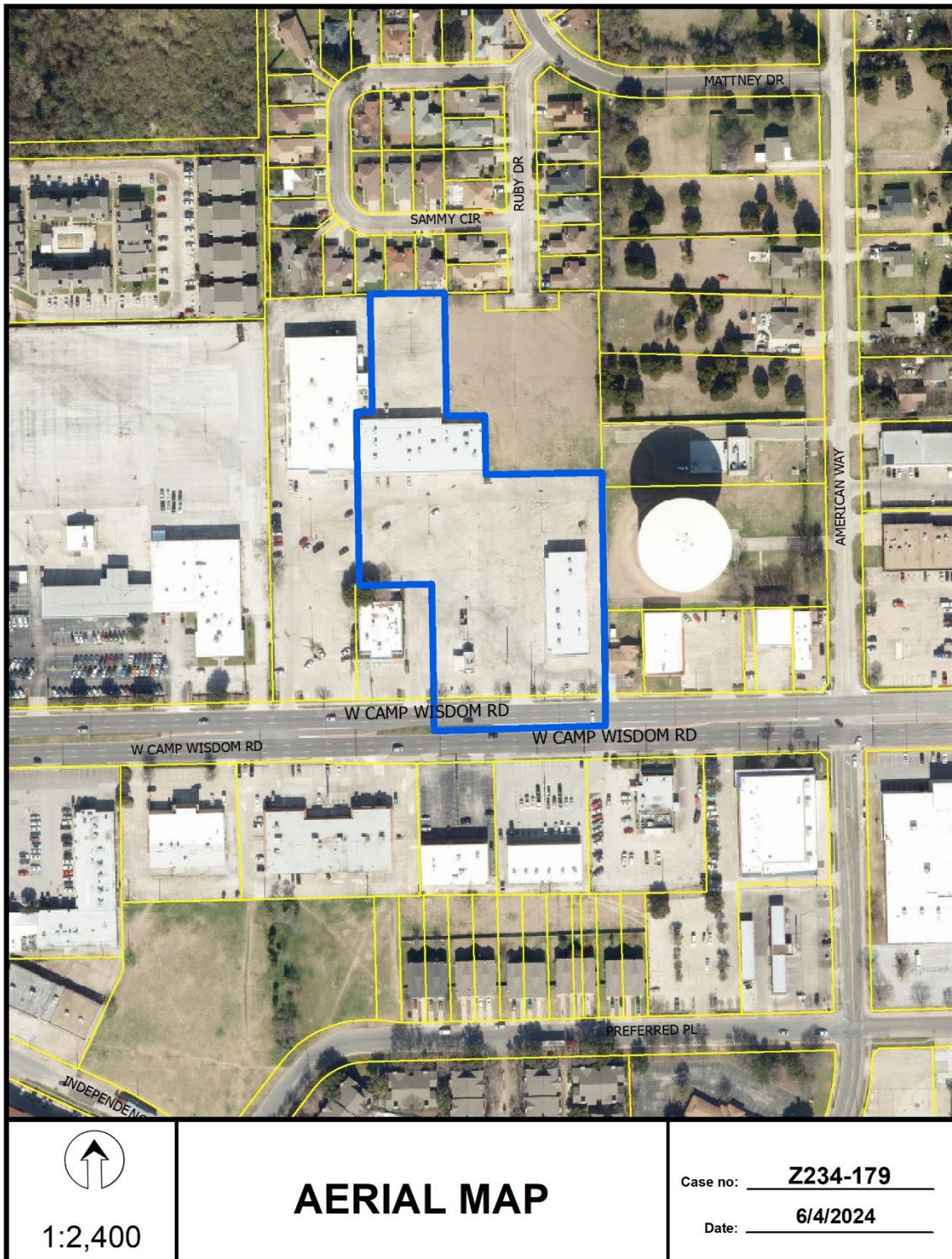
CPC-RECOMMENDED SITE PLAN

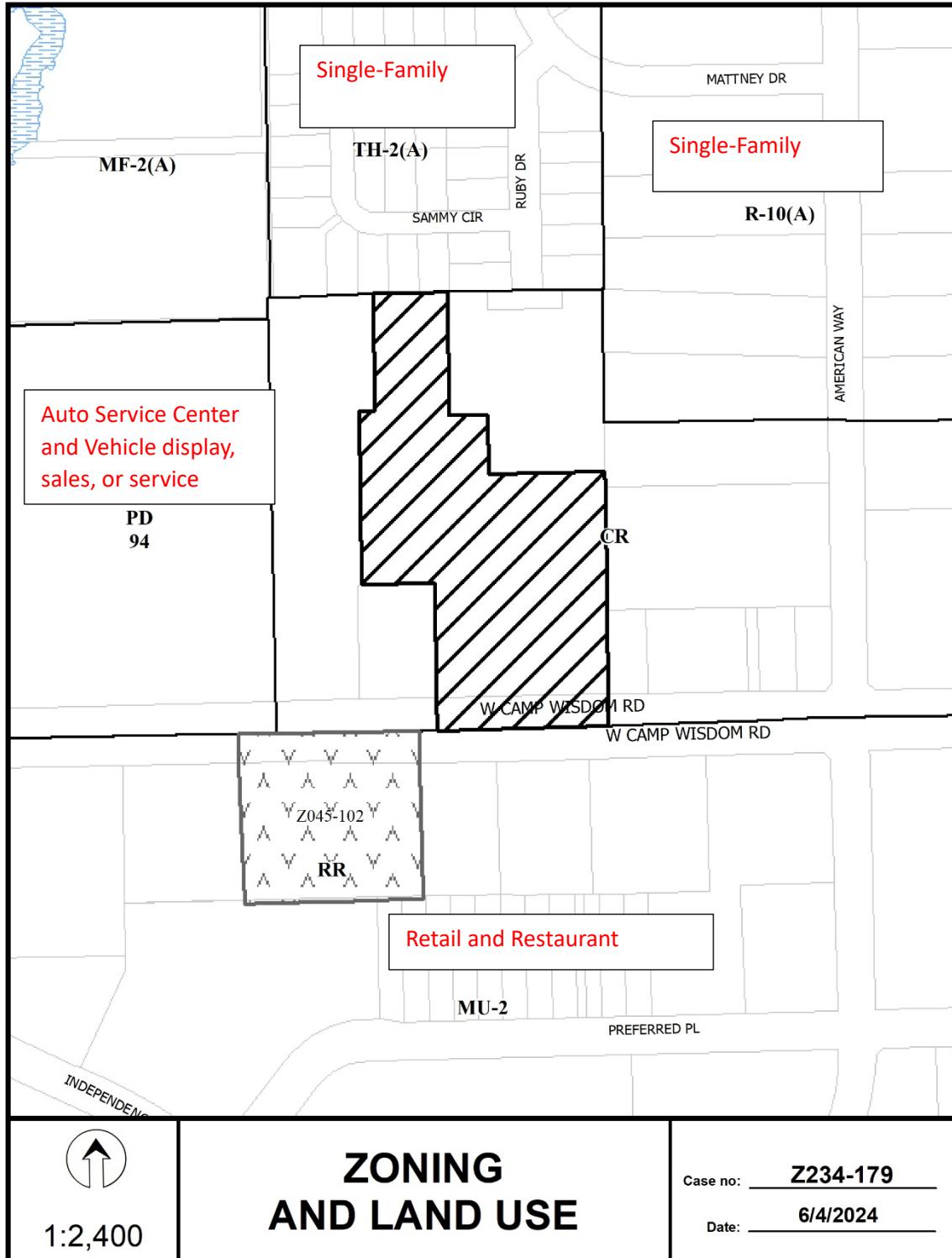


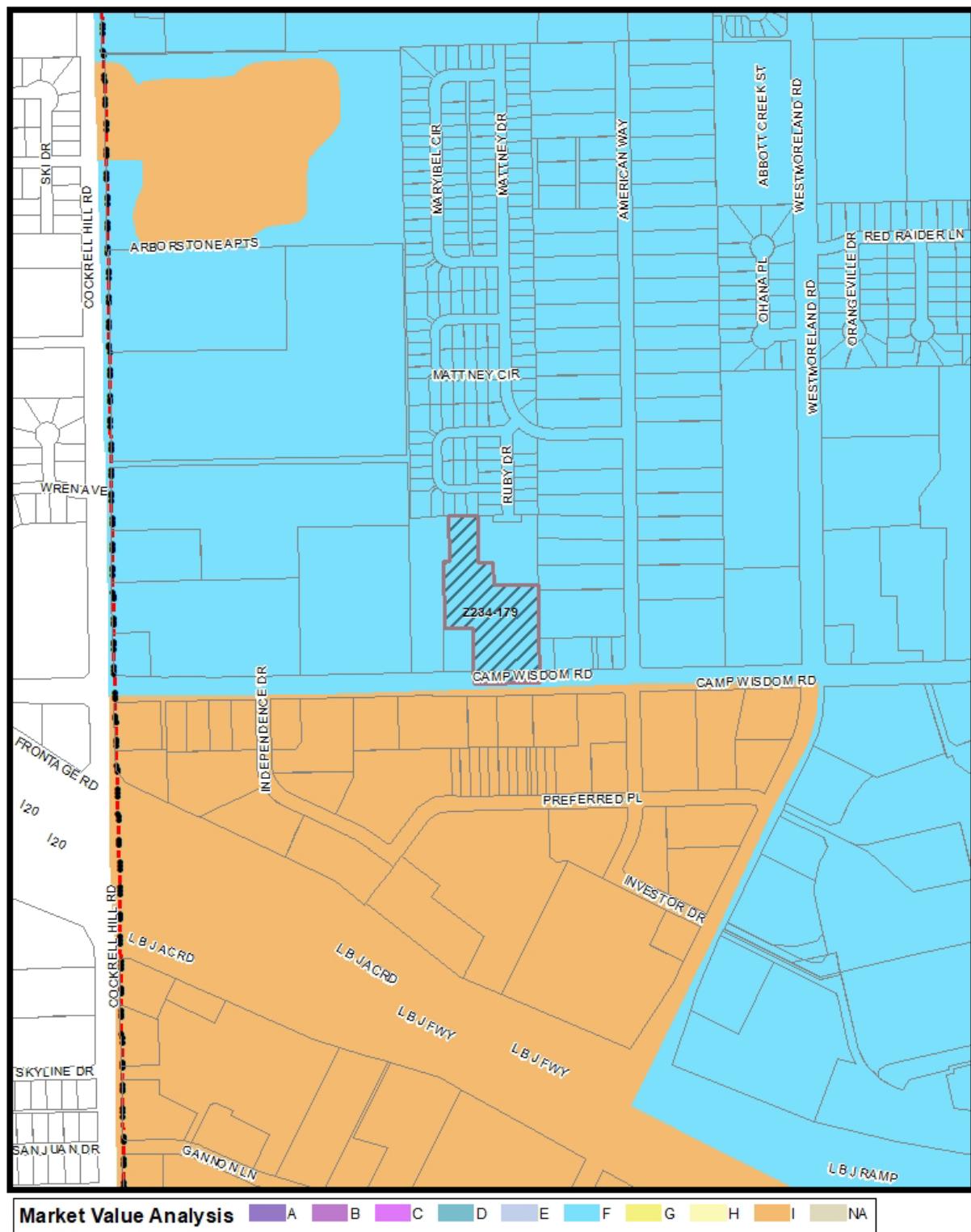
CPC-RECOMMENDED SITE PLAN (ENLARGED)











1:6,000

Market Value Analysis



07/10/2024

Reply List of Property Owners**Z234-179****55 Property Owners Notified 1 Property Owners in Favor 1 Property Owners Opposed**

Reply	Label #	Address	Owner
O	1	4099	W CAMP WISDOM RD WARWICK D M LIVING TRUST THE
	2	4016	W CAMP WISDOM RD LIUS HOLDING LLC
	3	4030	W CAMP WISDOM RD NAZNAT LP
	4	4110	W CAMP WISDOM RD CMW REALTY LLC
	5	4201	W CAMP WISDOM RD TEXAS B&B PROPERTIES LP
	6	6931	SAMMY CIR MCFARLAND BEVERLY J
	7	6935	SAMMY CIR ANDERSON JOYCE F WHITE
	8	6939	ALVAREZ JUAN C
	9	6941	VASQUEZ ROBERTO &
	10	6943	REBOLLAR ELOY
	11	6947	AGUERO GULLERMO & MARGARITA
	12	6951	TOTINO EDWARD D
	13	6955	BURTON ALTHEDIA E
	14	6959	PINEDA MARIO U
	15	7005	RS RENTAL IIIA LLC
	16	7009	BROWN KENNETH R &
	17	6920	PATE ANTHONY & MARION A
	18	6916	WASHINGTON VICKIE
	19	6912	WALLACE JAMES E & ARLENE
	20	6905	WILLIAMS EARNESTINE
	21	6909	SADLER ARTHUR & DONNA MARIE
	22	6913	BARRON EDUVIJES
	23	6917	DE YEVERINO OLGA B
	24	6960	GRIFFIN EDDIE
	25	6956	2018 1 IH BORROWER LP
	26	6952	TWIN CEDAR CAPITAL LLC

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Reply	Label #	Address	Owner
	27	6908 RUBY DR	BARBOSA LETICIA G
	28	6912 RUBY DR	GARCIA ROBERTO
X	29	6916 RUBY DR	BUCKLEY DORIS J
	30	6920 RUBY DR	THOMAS ALICE M
	31	7004 RUBY DR	GRAHAM JORDAN T
	32	7008 RUBY DR	JACKSON SONYA
	33	4027 W CAMP WISDOM RD	REYNOLDS JOHNNIE C
	34	4017 W CAMP WISDOM RD	FOUR007 HOLDINGS LLC
	35	4007 W CAMP WISDOM RD	Taxpayer at
	36	6931 AMERICAN WAY	RODRIGUEZ JOSE A & JULIA
	37	6923 AMERICAN WAY	GARZA SALAS REBECCA
	38	6915 AMERICAN WAY	GARCIA JOSE A RODRIGUEZ
	39	4010 W CAMP WISDOM RD	PEP BOYS MANNY MOE & JACK
	40	4125 PREFERRED PL	VUES INVESTMENTS LLC
	41	4105 PREFERRED PL	HAGHDAN SOROR
	42	4101 PREFERRED PL	ROCKWELL KENDRIX & MISTY
	43	4033 PREFERRED PL	ROCKWELL KENDRIX RENONDA &
	44	4029 PREFERRED PL	SHETH HEMANG A
	45	4017 PREFERRED PL	LABRIOLA LONE STAR LLC
	46	4013 PREFERRED PL	ROCKWELL KENDRIX
	47	4009 PREFERRED PL	ROCKWELL DIVINE
	48	4011 PREFERRED PL	LOMONACO PAUL
	49	4001 PREFERRED PL	DAHAN STEPHANE &
	50	6910 S COCKRELL HILL RD	MGC PLUM MEADOW LLC
	51	4099 W CAMP WISDOM RD	Taxpayer at
	52	4111 W CAMP WISDOM RD	SONOMA OAKS LP
	53	4109 W CAMP WISDOM RD	4109 CAMP WISDOM INVESTMENT LTD
	54	4017 W CAMP WISDOM RD	REALTY INCOME TEXAS
	55	4022 W CAMP WISDOM RD	Taxpayer at