
FILE NUMBER:	Z201-329(LG)	DATE FILED:	August 25, 2021
LOCATION:	Northeast corner of McBroom Street and North Winnetka Avenue		
COUNCIL DISTRICT:	6	MAPSCO:	44 K
SIZE OF REQUEST:	± 0.4509 acres	CENSUS TRACT:	101.02

**REPRESENTATIVE/
APPLICANT/OWNER:** Shellie Ross, Wesley-Rankin Community Center, Inc.

REQUEST: An application for the renewal of Specific Use Permit No. 1456 for a community service center use on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of this request is to continue to allow the community service center use on the site. The site also holds SUP No. 2153 for a child-care facility use.

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

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

BACKGROUND INFORMATION:

- On September 26, 2001, the City Council approved Specific Use Permit No. 1456 for a childcare facility for a ten-year period. On September 13, 2011, SUP No. 1456 was automatically renewed for a ten-year period with eligibility for automatic renewal for additional ten-year periods. The applicant has missed the automatic renewal window this time but still applied for renewal of their existing specific use permit before its expiration date, therefore, the request is coming before City Plan Commission as a regular renewal.
- The Dallas Development Code defines a community service center use as a community service facility where social, recreational, welfare, health, or child-care service is provided by a public, quasi-public, tax-exempt, church, or municipal agency. This use is permitted by right in MO, GO, commercial, central area, and industrial districts; specific use permit required in O-2 and residential districts except MH.
- The applicant requests the renewal of Specific Use Permit No. 1456 to allow for the continued operations of a community center use on the premises.

Zoning History:

There have been two recent zoning case at the subject site within the last five years.

- 1. Z201-250** On August 25, 2021, the City Council approved the renewal of Specific Use Permit No. 2153 for a childcare facility for a ten-year period with eligibility for automatic renewal for additional ten-year periods, on the northeast corner of McBroom Street and North Winnetka Avenue
- 2. Z167-244** On August 16, 2017, the City Council approved the renewal of Specific Use Permit No. 2153 for a childcare facility for a four-year period with eligibility for automatic renewal for additional five-year periods, on the northeast corner of McBroom Street and North Winnetka Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
McBroom Street	Local Street	50 feet
North Winnetka	Local Street	50 feet

Comprehensive Plan:

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 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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Area Plan:

The subject site is located in the area of The West Dallas Neighborhood Investment Program (NIP) Community Revitalization Plan (CRP). This plan serves as a guiding document that articulates a vision for the West Dallas NIP. The Plan also: (1) provides a framework for designation as a "Community Revitalization Plan" (CRP) under the Texas Department of Housing and Community Affairs (TDHCA) 2013 Qualified Allocation Plan (QAP); (2) lends support for the allocation of public resources under the NIP; and (3) lays the groundwork for future and more detailed planning. As part of the plan itself, it listed several important elements that are relevant to this case. For instance, the plan states the lack of neighborhood servicing businesses as a major weakness for the area. A community service center is a neighborhood servicing business that can provide enhancements to the area.

Surrounding Land Use(s):

Area	Zoning	Land Use
Site	R-5(A) with SUP No. 1456 & SUP No. 2153	Community service center (SUP No. 1456), child-care facility (SUP No. 2153)
North	R-5(A)	Church, Surface Parking
East	R-5(A)	Public Park (Benito Juarez)
South	R-5(A)	Single Family
West	R-5(A)	Single Family

STAFF ANALYSIS

Land Use Compatibility:

The 3,433 square foot, one-story building on the site is located in a residential area. The existing uses of the property are a child-care facility and a community service center. A community service center is classified as an institutional and community service use. Residential neighborhoods need services like this, as well as other institutional and recreational options. A nearby church exists to the north and a park to the east. There are also residential uses to the south and west of the area of request.

The use is compatible with the other uses in the area. The child-care facility operates under SUP No. 2153 from 6:30 am to 10:00 pm with an enrollment of approximately 42 children. The community service center use has similar hours of operation with the SUP Conditions.

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.

Staff is in support of the renewal for a ten-year period because this will allow the applicant to renew their specific use permit when they renew SUP No. 2153. This will allow the SUPs for both uses to renew at the same time and be evaluated together within the autorenewal process. Staff also recommends the update to the site and landscape plans that match with those of SUP No. 2153, since the site and landscape plans for SUP No. 1456 have not been updated since 2001.

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code for a community center use that requires an SUP, the off-street parking requirement may be established in the ordinance granting the SUP, otherwise one parking space per 200 square feet of floor area is required. The site contains approximately 3,433 square feet of floor area, which would require eighteen parking spaces; however, a parking analysis was submitted with the last request which indicated that four parking spaces are sufficient for the community service center that is being shared with the child-care facility use on site as well. Staff continues to support the parking reduction.

Landscaping:

Landscaping is in accordance with the existing landscape plan. A copy of the proposed landscape plan is included in this report.

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 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 to orange, representing the weakest markets. The subject site is uncategorized. Adjacent properties to the south are within MVA Category "E."

CPC Action
October 21, 2021

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1456 for a community service center use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, a revised landscape plan and revised conditions on property zoned an R-5(A) Single Family District, on the northeast corner of McBroom Street and North Winnetka Avenue.

Maker: Carpenter
Second: Hampton
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler, Haqq,
Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

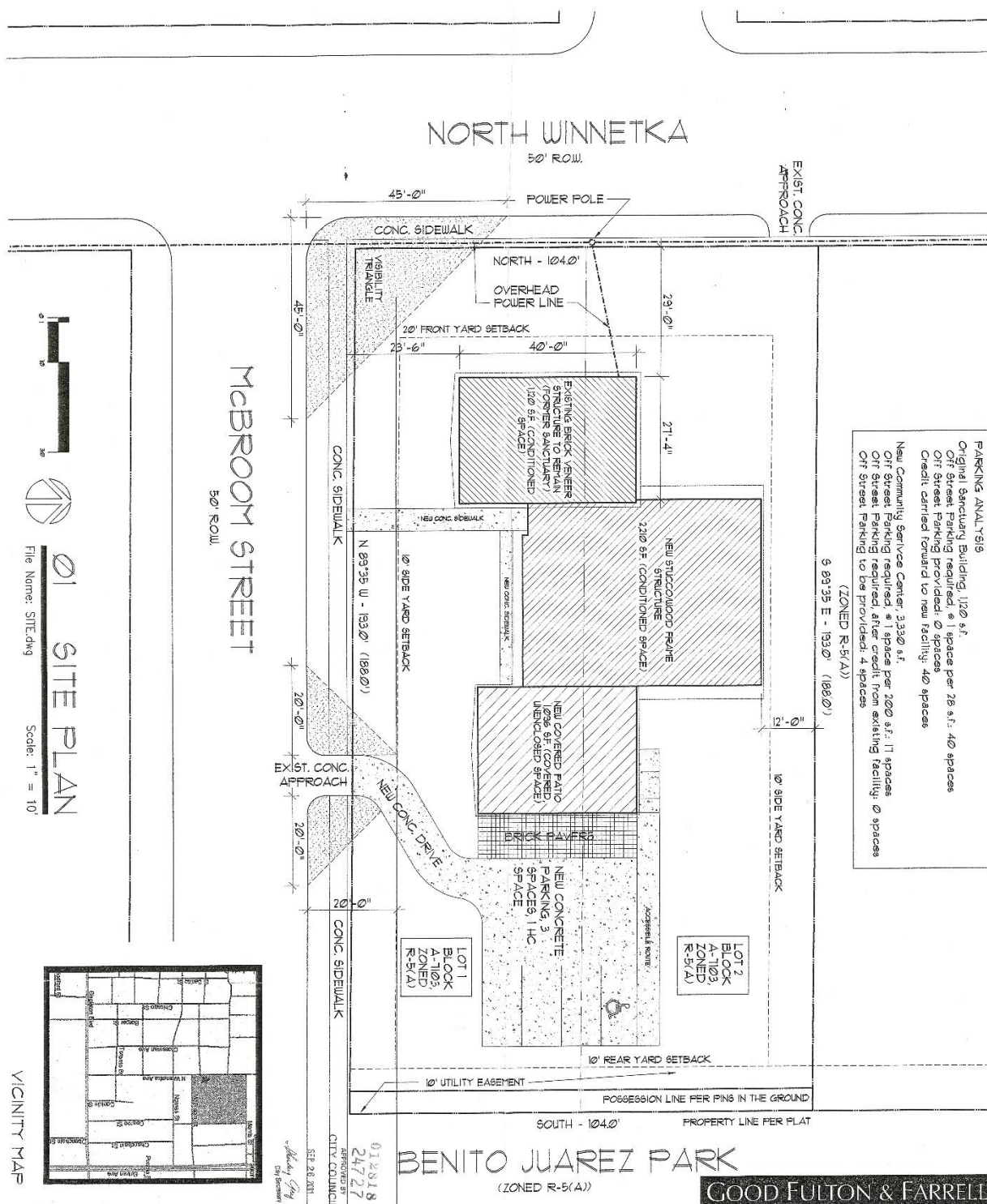
Notices: Area: 200 Mailed: 20
Replies: For: 1 Against: 0

Speakers: For: Shellie Ross, 2536 Wentworth St., Dallas, TX, 75211
Against: None

CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is as a Community Service Center.
2. SITE PLAN: Use of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a 10-year period and is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51 "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended. In order 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 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: Use of the Property must comply with the attached landscape plan.
5. PARKING: A minimum of four 9'x18' standard-size parking spaces must be provided in the location shown on the attached site plan.
6. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site/landscape plan. No other ingress and egress is permitted
7. HOURS OF OPERATION: The permitted hours of operation are 7:00 a.m. to 10:00 p.m., Monday through Sunday.
8. ~~NUMBER OF EMPLOYEES: The maximum permitted number of full-time employees is two.~~
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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



Approved by City Plan Commission
August 16, 2001

1456
Site Plan
Zoning File No. 6430

Specific Use Permit No. _____

1 of 2

Issue Date January 24, 2001

Keywords

Drawn by CMA
 Checked By

Perkins 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681,

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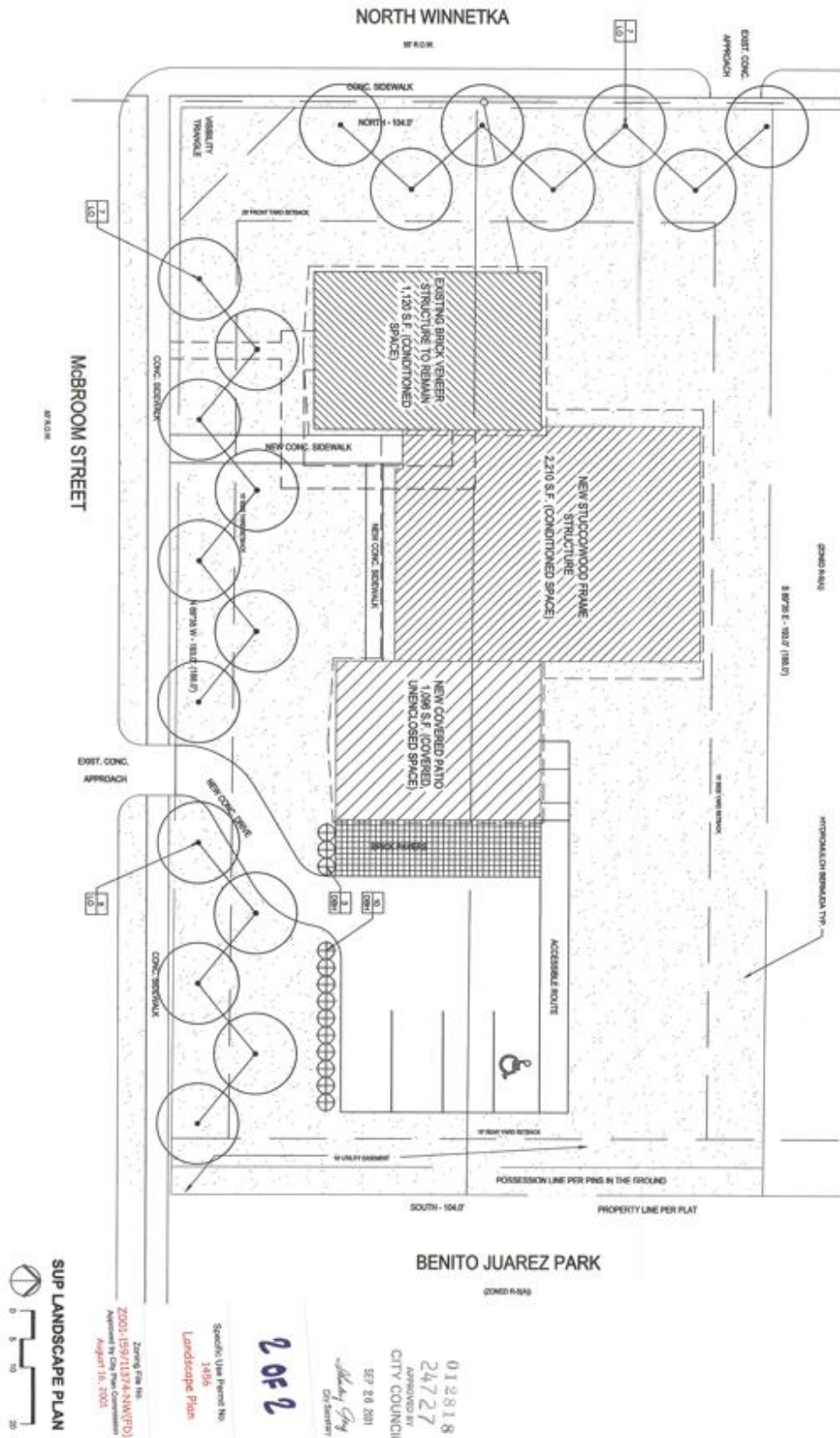
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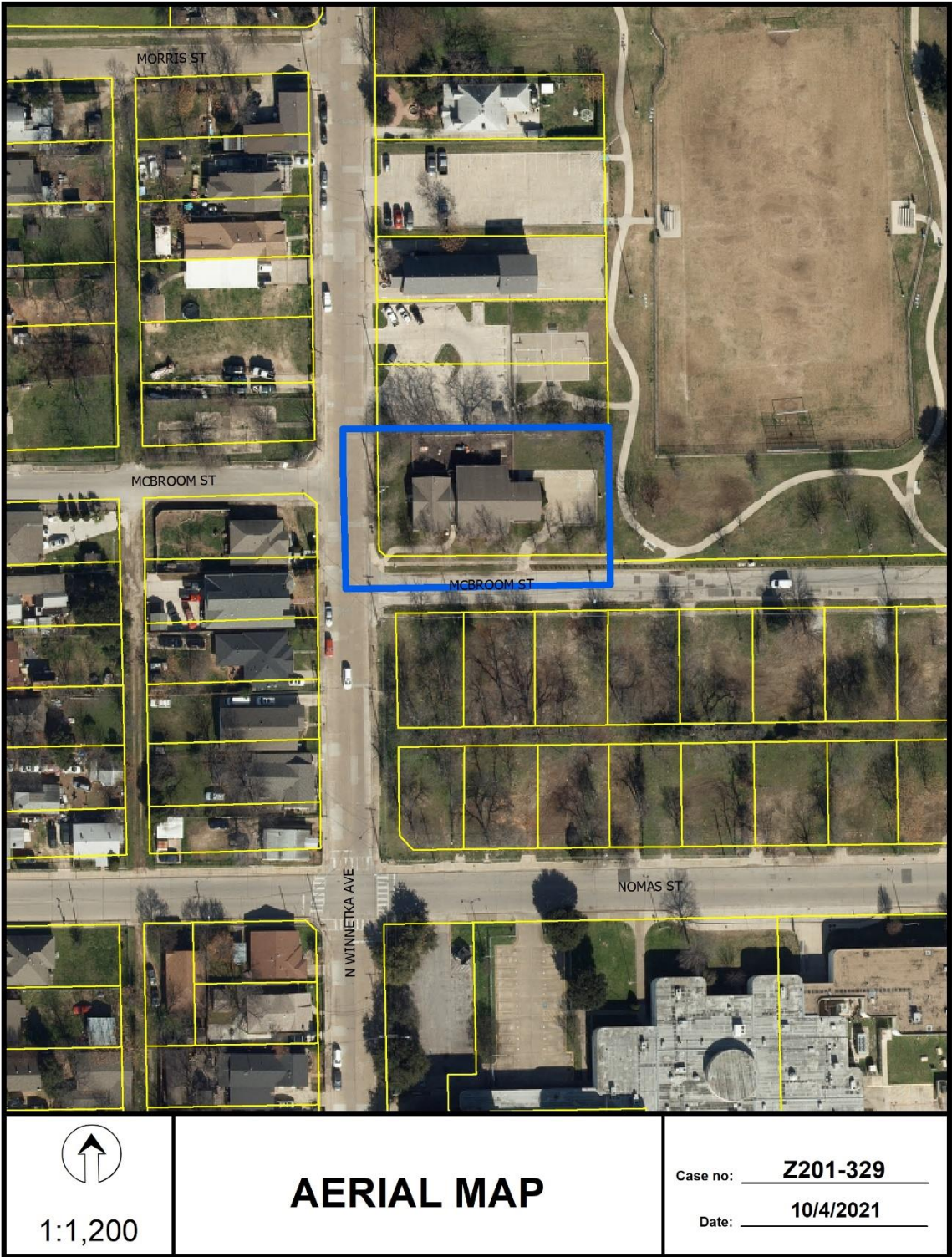
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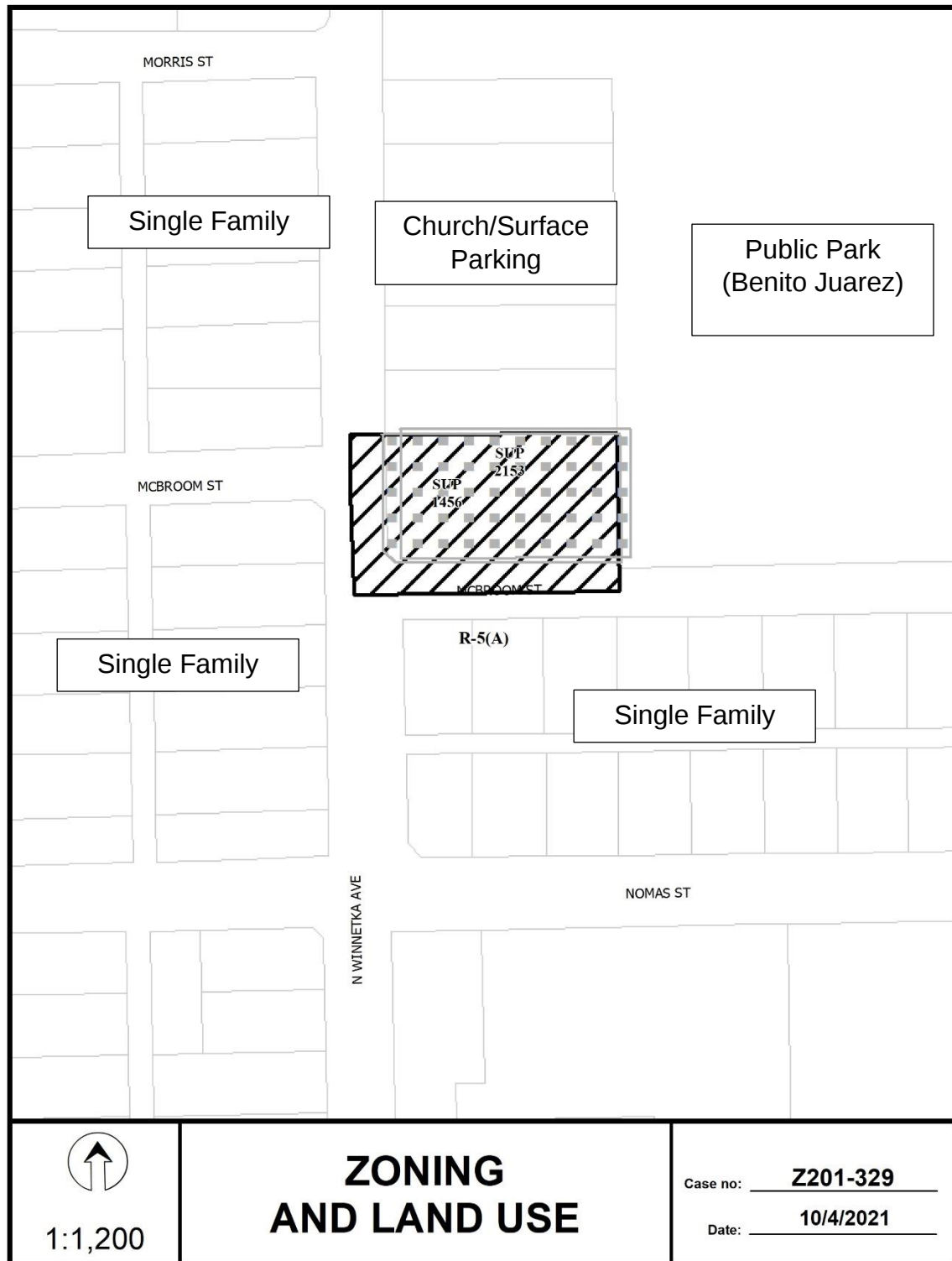
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CPC Recommended Landscape Plan

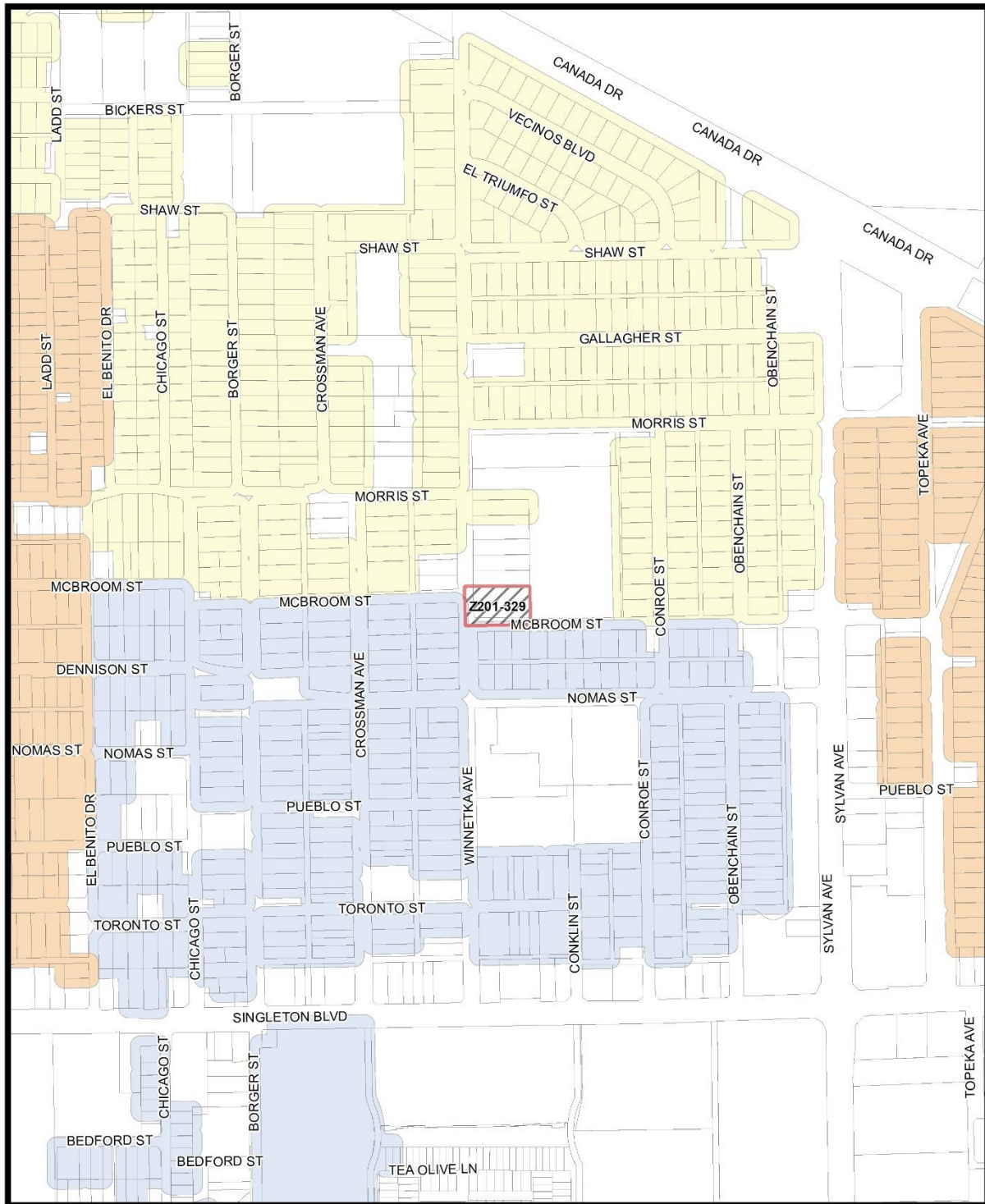












Market Value Analysis

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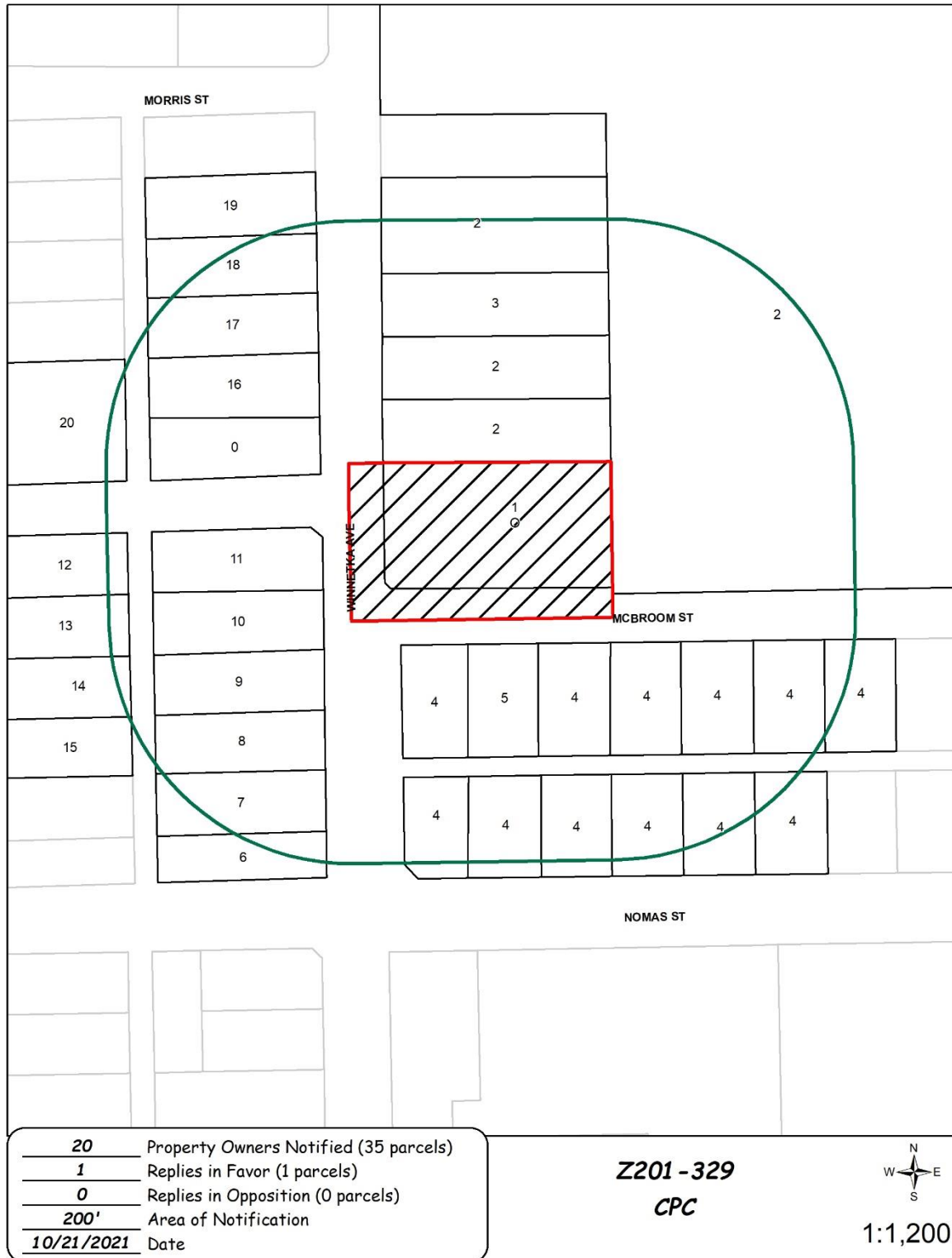


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Market Value Analysis

Printed Date: 10/4/2021

CPC RESPONSES



10/20/2021

Reply List of Property Owners***Z201-329******20 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	3326 N WINNETKA AVE	WESLEY RANKIN COMMUNITY CENTER INC
	2	3352 N WINNETKA AVE	Dallas ISD
	3	3338 N WINNETKA AVE	IGLESIA CHRISTIANA
	4	1020 MCBROOM ST	WILLIEJAXON V LLC
	5	1016 MCBROOM ST	WILLIEJAXON V LLC
	6	3303 N WINNETKA AVE	RINCON SERGIO GUADALUPE
	7	3305 N WINNETKA AVE	LOPEZ MAREY ALEJANDRO
	8	3311 N WINNETKA AVE	ALAMILLO JESUS ROBERTJR & MARIBEL
	9	3313 N WINNETKA AVE	PANAMENO ANDRES A &
	10	3319 N WINNETKA AVE	ROJAS JULIAN
	11	3323 N WINNETKA AVE	UMANA SANDRA CORTEZ E
	12	3322 CROSSMAN AVE	ALEJANDRO ARMANDO
	13	3318 CROSSMAN AVE	LOZANO ADRIANA
	14	3314 CROSSMAN AVE	AGUIN ELIZABETH Y
	15	3310 CROSSMAN AVE	ARREDONDO RAQUEL URBINA
	16	3335 N WINNETKA AVE	BANDA MARIA C &
	17	3339 N WINNETKA AVE	BANDA MARIA C &
	18	3343 N WINNETKA AVE	BANDA MARIA C &
	19	3347 N WINNETKA AVE	GARCIA JERRY ZENON &
	20	3330 CROSSMAN AVE	MARTINEZ NORMA ALICIA