

**FILE NUMBER:** Z-25-000137                      **DATE FILED:** September 9, 2025

**LOCATION:** Northwest line of Logan Street, southwest line of Malcolm X Boulevard

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 1.408 ac                      **CENSUS TRACT:** 48113020300

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**OWNER:** Gary Evan

**APPLICANT:** Cassandra Dawg Laster

**REQUEST:** An application for an amendment to Specific Use Permit 2400 for an animal shelter or clinic with outside runs on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow the continued operation of an animal shelter or clinic with outside runs.

**STAFF RECOMMENDATION:** Approval, subject to amended conditions.

**CPC RECOMMENDATION:** Approval for a ten-year period, subject to amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned PD 595 (South Dallas/Fair Park Special Purpose District), in the RS-C (Regional Service Commercial) subdistrict and is currently developed as dog daycare and boarding, which is considered by code as an animal shelter or clinic with outside runs use.
- The surrounding area is predominantly light industrial.
- The applicant wishes to renew Specific Use Permit 2400, to allow the continued operation of an animal shelter or clinic with outside runs.
- The SUP was originally adopted by the City Council on December 9, 2020, with a five-year expiration date of December 9, 2025.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Logan Street	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:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning

requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed Special Use Permit is generally **consistent** with Forward Dallas 2.0. Commercial uses are a primary land use in the Community Mixed-Use placetype. The subject property is located on a local street, Logan Street. It is in the mid-block but adjacent to existing light industrial use. The property appears to be developed as a dog daycare and boarding.

### Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Mixed-Use placetype areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

### Area Plan/Overlay:

**South Dallas/Fair Park Economic Development Plan:** The subject property is located within the South Dallas Fair Park Area Plan. The plan examines existing conditions, outlines a future land use and urban design vision, and offers recommendations for implementation. The contents of this plan represent multiple years of work by the SDFP task force and community members to reaffirm visions from many past planning efforts and provide an updated lens toward the future of this area. The focus is on action and implementation with an eye toward facilitating vibrant and culturally grounded development, particularly along walkable retail corridors, while also preserving and strengthening the area's unique, historic, and culturally significant neighborhoods.

**The 360 Plan:** The subject property is located within the 360 Plan, which prioritizes enhanced connectivity between Downtown and South Dallas/Fair Park, as well as adjacent neighborhoods. The plan recommends targeted improvements along key District Connectors, including Martin Luther King Jr. Boulevard, Al Lipscomb Boulevard, and Malcolm X Boulevard.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 595 (South Dallas/Fair Park Special Purpose District), Subdistrict RS-C	Animal Shelter or Clinic with Outside Run
<b>North</b>	PD 595 (South Dallas/Fair Park Special Purpose District) Subdistrict RS-I	Warehouse
<b>South</b>	PD 595 (South Dallas/Fair Park Special Purpose District), Subdistrict RS-C	Warehouse/Office
<b>East</b>	PD 595 (South Dallas/Fair Park Special Purpose District), Subdistrict RS-C	Light Industrial
<b>West</b>	PD 595 (South Dallas/Fair Park Special Purpose District), Subdistrict RS-I	Light Industrial

**Land Use Compatibility:**

The request site is currently developed with existing warehouse with surface parking to the west, east, and south. The applicant wishes to renew Specific Use Permit No. 2400, to allow the continued operation of an animal shelter or clinic with outside runs on property zoned PD (South Dallas/Fair Park Special Purpose District). The immediate surroundings of the site are predominantly industrial, with warehouses (with commercial services) and vehicular parking surrounding the site. Staff find the applicant’s proposal compatible with these surrounding uses.

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 support the requested use because the use is not foreseen to be detrimental to surrounding properties.

**Landscaping:**

Landscaping must be provided in accordance with Article X, as amended

**Parking:**

Parking must be provided in accordance with the Dallas Development Code. However, under the recent parking reform, there are no minimum parking requirements.

**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 within a “G” MVA area.

**CPC ACTION**

**November 20, 2025**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit 2400 for an animal shelter or clinic with outside runs for a permanent period, subject to conditions with the following change: strike 7A, on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Logan Street, southwest of Malcolm X Boulevard.

Maker: Wheeler-Reagan  
Second: Housewright  
Result: **Motion was not voted on**

**Motion to Amend:** It was moved to recommend approval for a ten-year period rather than a permanent SUP.

Maker: Wheeler-Reagan  
Second: Kingston  
Result: Carried: 14 to 1

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,  
Carpenter, Wheeler-Reagan, Franklin  
Koonce, Housewright, Kocks, Coffman, Hall,  
Kingston

Against: 1 - Rubin  
Absent: 0  
Vacancy: 0

**Amended Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit 2400 for an animal shelter or clinic with outside runs for a ten-year period, subject to conditions with the following change: strike 7A, on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the northwest line of Logan Street, southwest of Malcolm X Boulevard.

Maker: Wheeler-Reagan  
Second: Housewright  
Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Forsyth, Serrato,  
Carpenter, Wheeler-Reagan, Franklin

Koonce, Housewright, Kocks, Coffman, Hall,  
Kingston, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300 Mailed: 10  
**Replies:** For: 1 Against: 0

**Speakers:** For: Cassandra Laster, 3318 Reed Ln., Dallas, TX, 75215  
Against: None

**PROPOSED SUP CONDITIONS**

1. **USE**: The only use authorized by this specific use permit is an animal shelter or clinic with outside runs.
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 December 9, 2025~~] [ten years from the date of this ordinance].

**Staff Recommendation:**

**TIME LIMIT**: This specific use permit has no expiration date [~~expires on December 9, 2025~~].

4. **AIR QUALITY**: HVAC equipment must include filtration systems designed to eliminate airborne bacteria, particulate matter, and noxious odors.
5. **FLOOR AREA**: The maximum floor area is 17,000 square feet.
6. **HOURS OF OPERATION**: The animal shelter or clinic with outside runs may only operate between 6:30 a.m. and 7:00 p.m., Monday through Sunday.
7. **OUTDOOR USE**:
  - A. [~~Animals may not be outdoors between 6:30 a.m. and 9:00 a.m., Monday through Sunday~~].
  - B. The outdoor area must be staff supervised when utilized and is [~~will be~~] limited to a maximum of six dogs at the same time.
8. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance
9. **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.





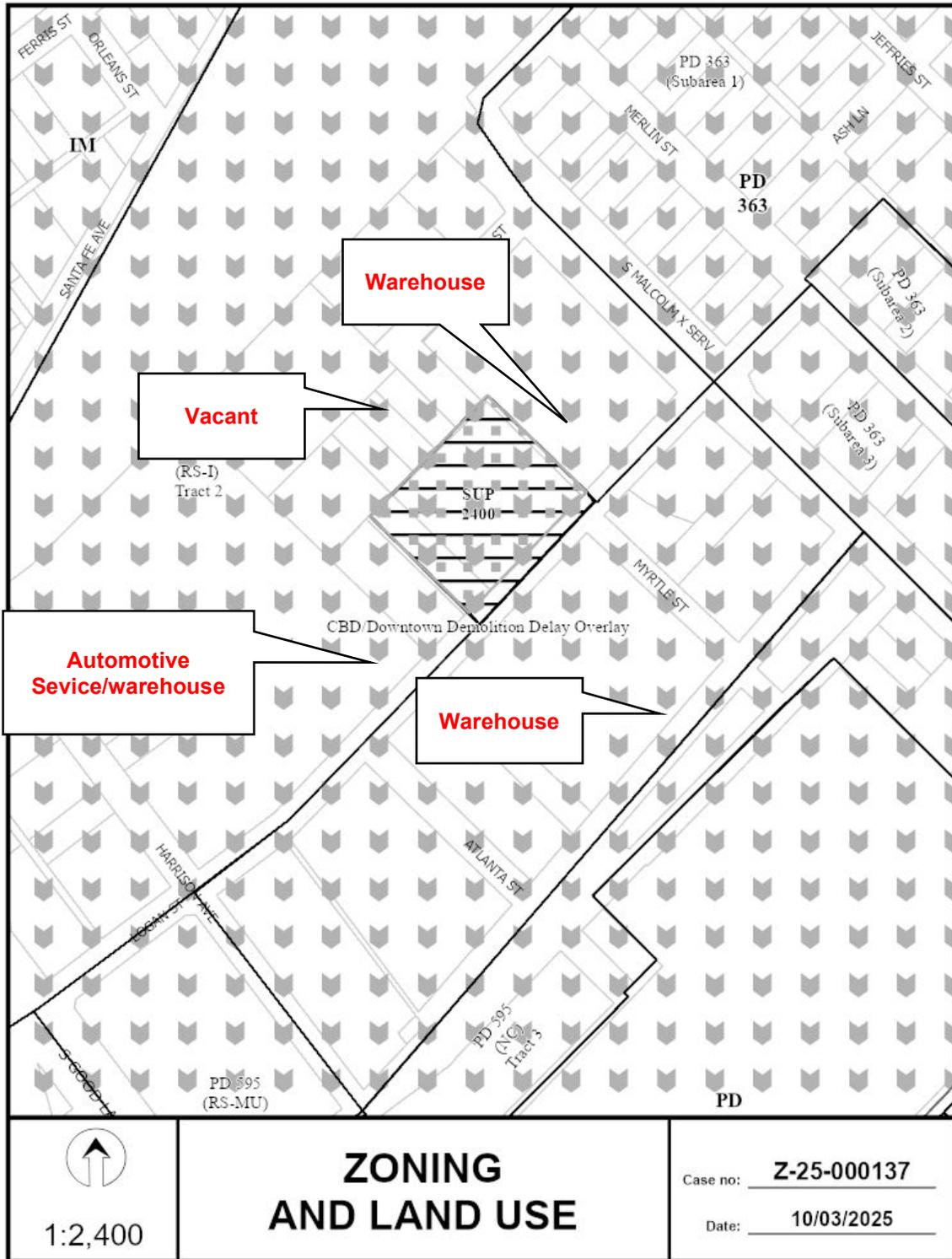


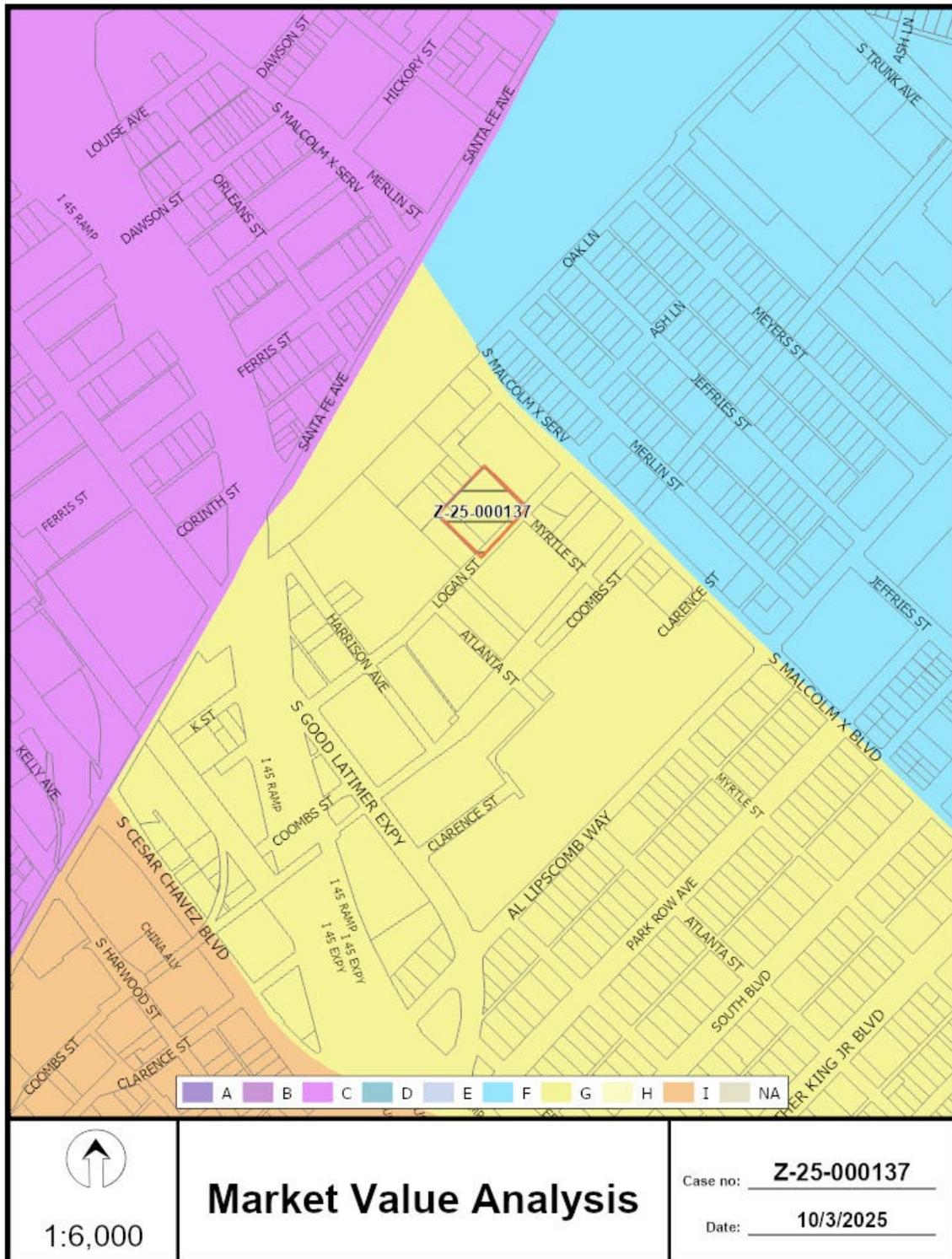
1:2,400

# AERIAL MAP

Case no: Z-25-000137

Date: 10/03/2025







<u>10</u>	Property Owners Notified (21 parcels)
<u>1</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>300'</u>	Area of Notification
<u>11/20/2025</u>	Date

**Z-25-000137**  
**CPC**



1:2,400

11/19/2025

## ***Reply List of Property Owners***

***Z-25-000137***

***10 Property Owners Notified    1 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	2817 LOGAN ST	LOGAN ST LLC
	2	2721 LOGAN ST	EVANS GARY & REBECCA
	3	2721 LOGAN ST	TXU GAS CO
	4	2301 MYRTLE ST	ENSERCH CORP
	5	2745 CRANFILL ST	DFW LAND HOLDINGS LLC
	6	2701 LOGAN ST	ENSERCH CORP
	7	2600 CRANFILL ST	ENSERCH CORP
	8	2800 LOGAN ST	AGUILAR ALVARO
O	9	2722 LOGAN ST	BGT PPTIES LLC
	10	2700 ATLANTA ST	2700 LOGAN ST MCW LLC