

FILE NUMBER: Z234-239(WK) **DATE FILED:** May 21, 2024
LOCATION: North line of West Camp Wisdom Road, between South
Cockrell Hill Road and American Way
COUNCIL DISTRICT: 3
SIZE OF REQUEST: 4,800 square feet **CENSUS TRACT:** 48113010903

OWNER: Aftab Punjwani, DM Warwick Living Trust
APPLICANT: Moniqua Harvey, MLH Global Enterprize LLC
REQUEST: An application for a Specific Use Permit for a commercial
amusement (inside) limited to a dance hall on a property
zoned a CR Community Retail District.
SUMMARY: The purpose of the request is to allow for a commercial
amusement (inside) use limited to a dance hall on the site.
CPC RECOMMENDATION: **Denial** without prejudice.
STAFF RECOMMENDATION: **Approval** for a five-year period, subject to a site plan
and conditions.

BACKGROUND INFORMATION:

- The area of the request is zoned CR Community Retail.
- The site is located in Redbird Highland Plaza, specifically suite number 245.
- The site was previously occupied by a similar use.
- Case number Z234-179(GB) was recently approved at suite number 235 for a similar use.
- The area of request is only accessible from West Camp Wisdom Road.

Zoning History:

There has been one zoning case in the area in the past five years:

1. **Z234-179** – On August 28, 2024, City Council approved Specific Use Permit number 2554 for a commercial amusement (inside) on a site zoned CR Community Retail located on the north line of West Camp Wisdom Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Camp Wisdom	Principal Arterial	100'

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. The forwardDallas! Comprehensive Plan outlines several goals and policies that 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.

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 coning 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
East	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 245, is approximately 4,800 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 4,800 square feet of floor area, this equates to 48 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 the request and the immediate surrounding areas are located in an “F” MVA area.

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List of Officers

Owner: The D-M Warwick Living Trust

David Warwick

Marianne Warwick

Aftab Punjwani

Applicant: MLH Global Enterprize LLC

Moniqua Harvey, Sole Proprietor

CPC Action
October 24, 2024

Motion: It was moved to recommend **denial without prejudice** of a Specific Use Permit for a commercial amusement (inside) limited to a dance hall on property zoned a CR Community Retail District, on the north line of West Camp Wisdom Road, between South Cockrell Hill Road and American Way.

Maker: Herbert
Second: Carpenter
Result: Carried: 10 to 1

For: 10 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Sleeper, Housewright, Hall,
Kingston, Rubin

Against: 1 - Chernock
Absent: 4 - Wheeler-Reagan, Blair, Eppler, Haqq
Vacancy: 0

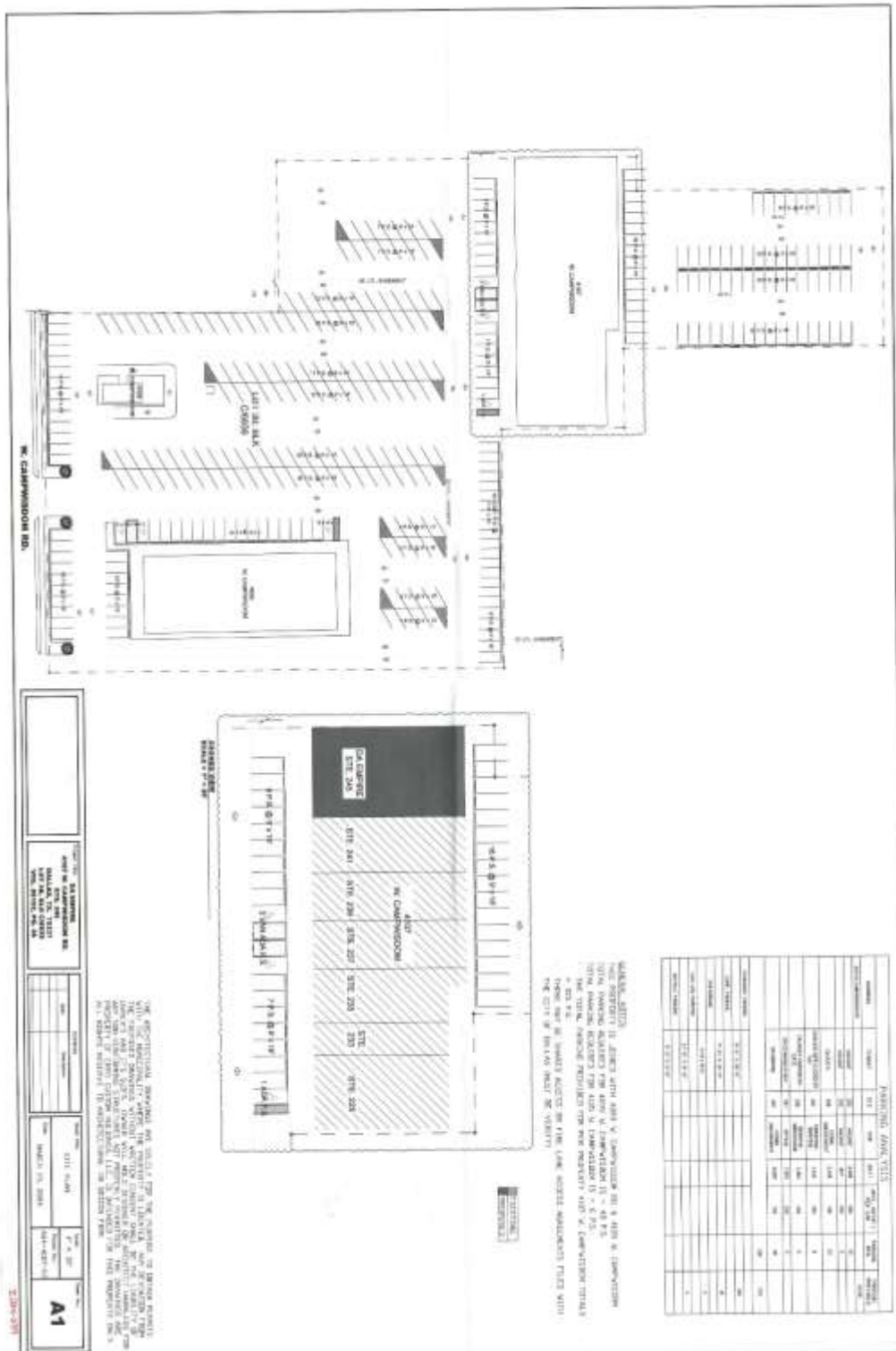
Notices: Area: 200 Mailed: 5
Replies: For: 0 Against: 0

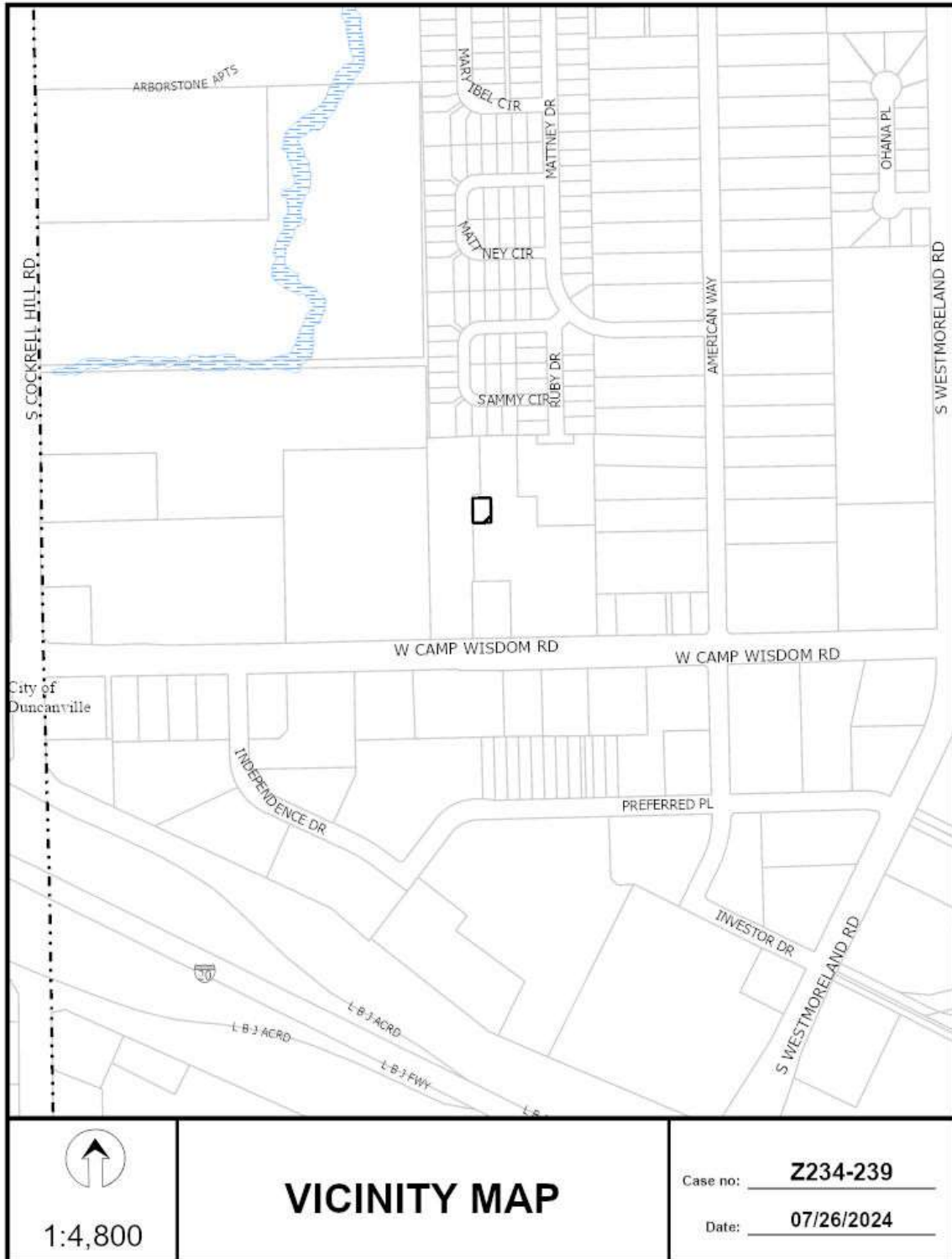
Speakers: None

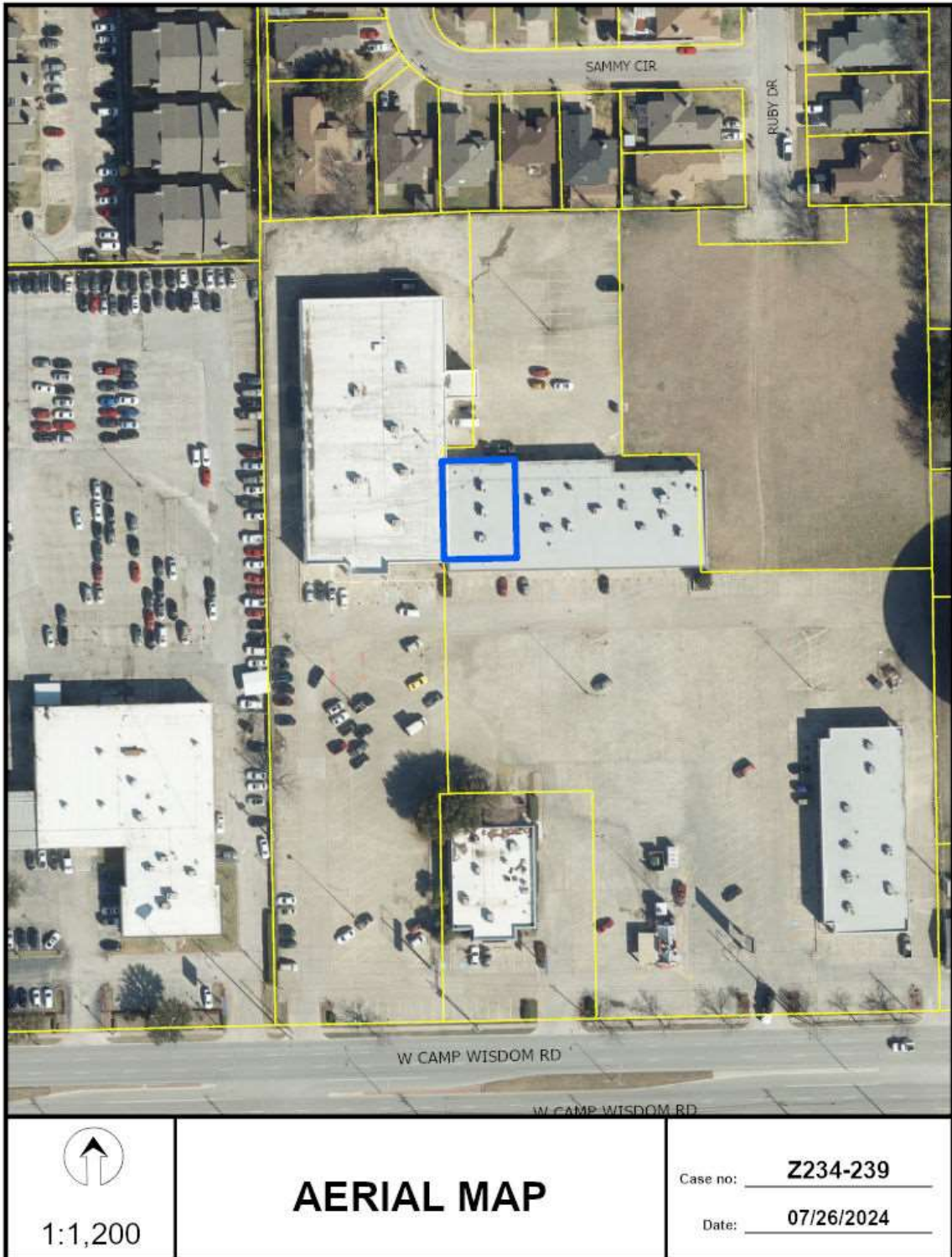
APPLICANT'S PROPOSED CONDITIONS

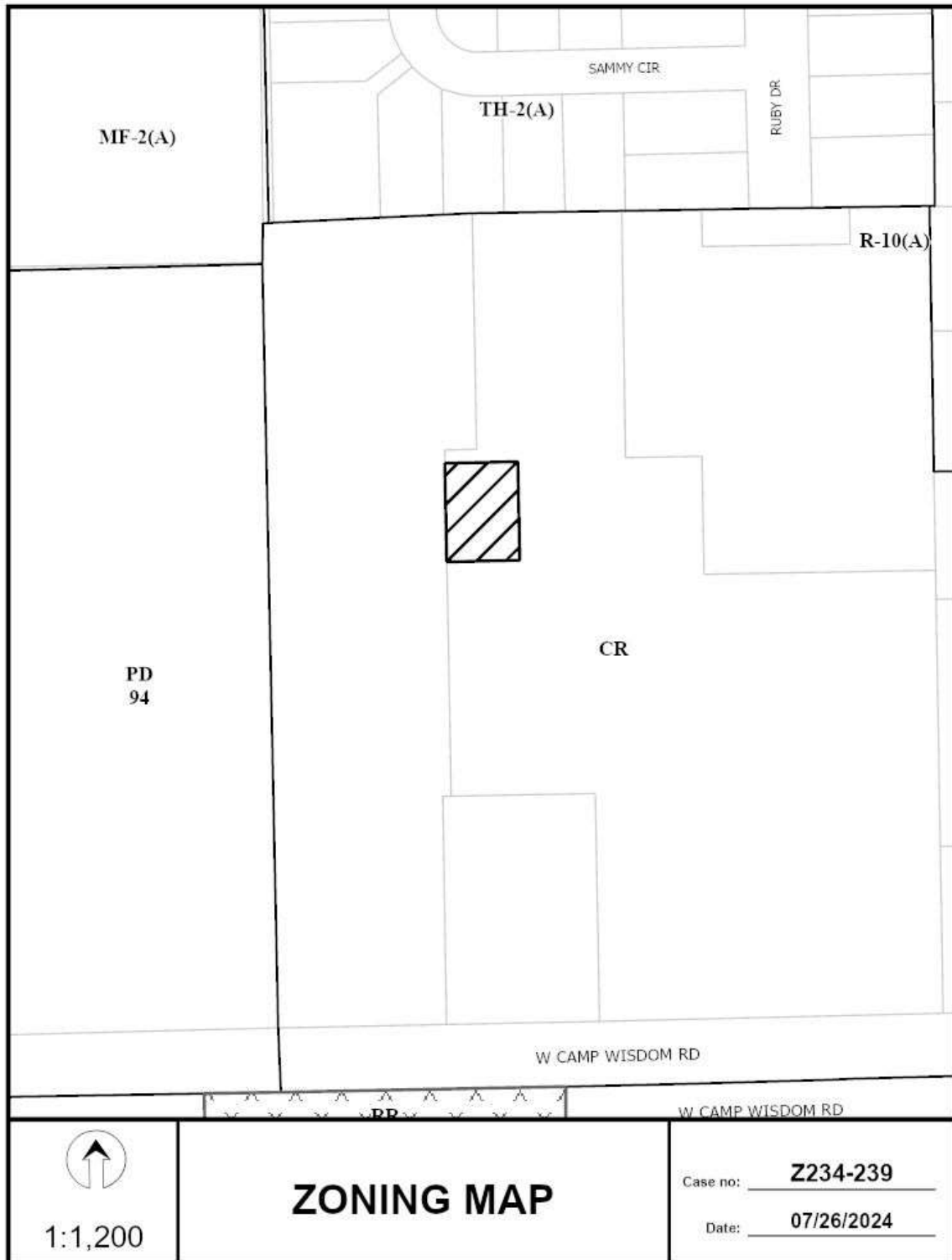
1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 4,800 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The commercial amusement (inside) limited to a dance hall may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Sunday through Thursday, and between 12:00 p.m. and 3:00 a.m. (the next day), Friday and Saturday.
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.

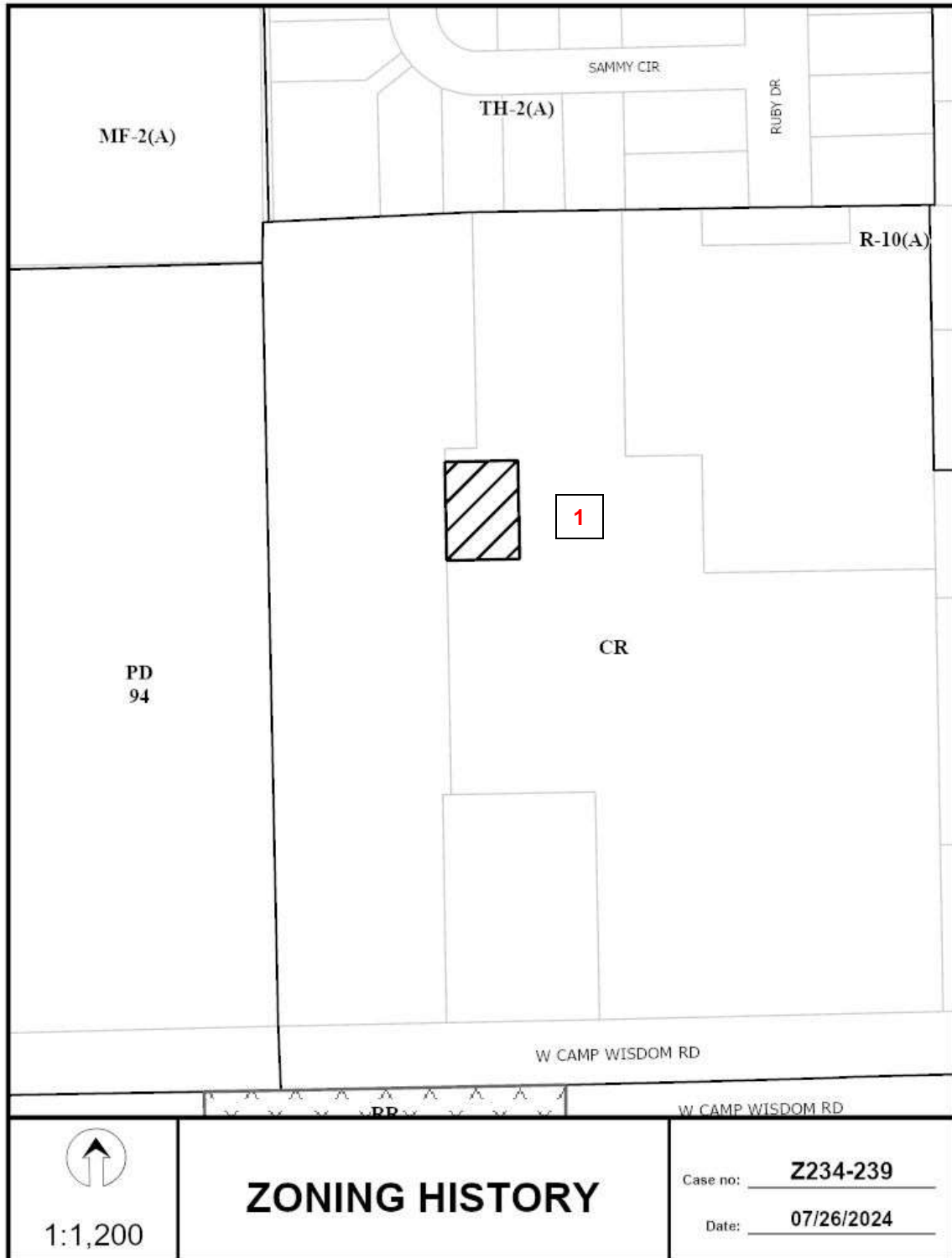
APPLICANT'S PROPOSED SITE PLAN

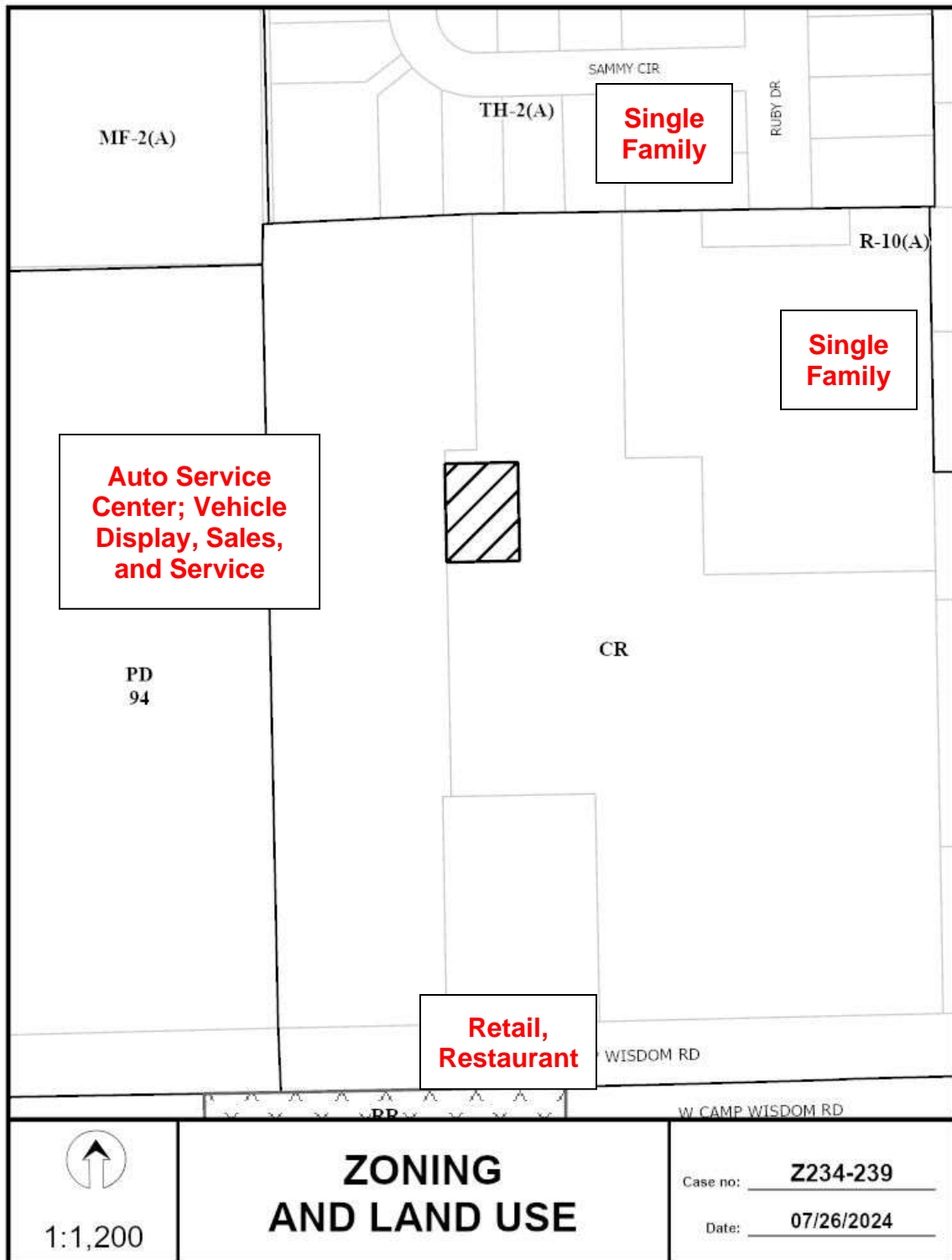




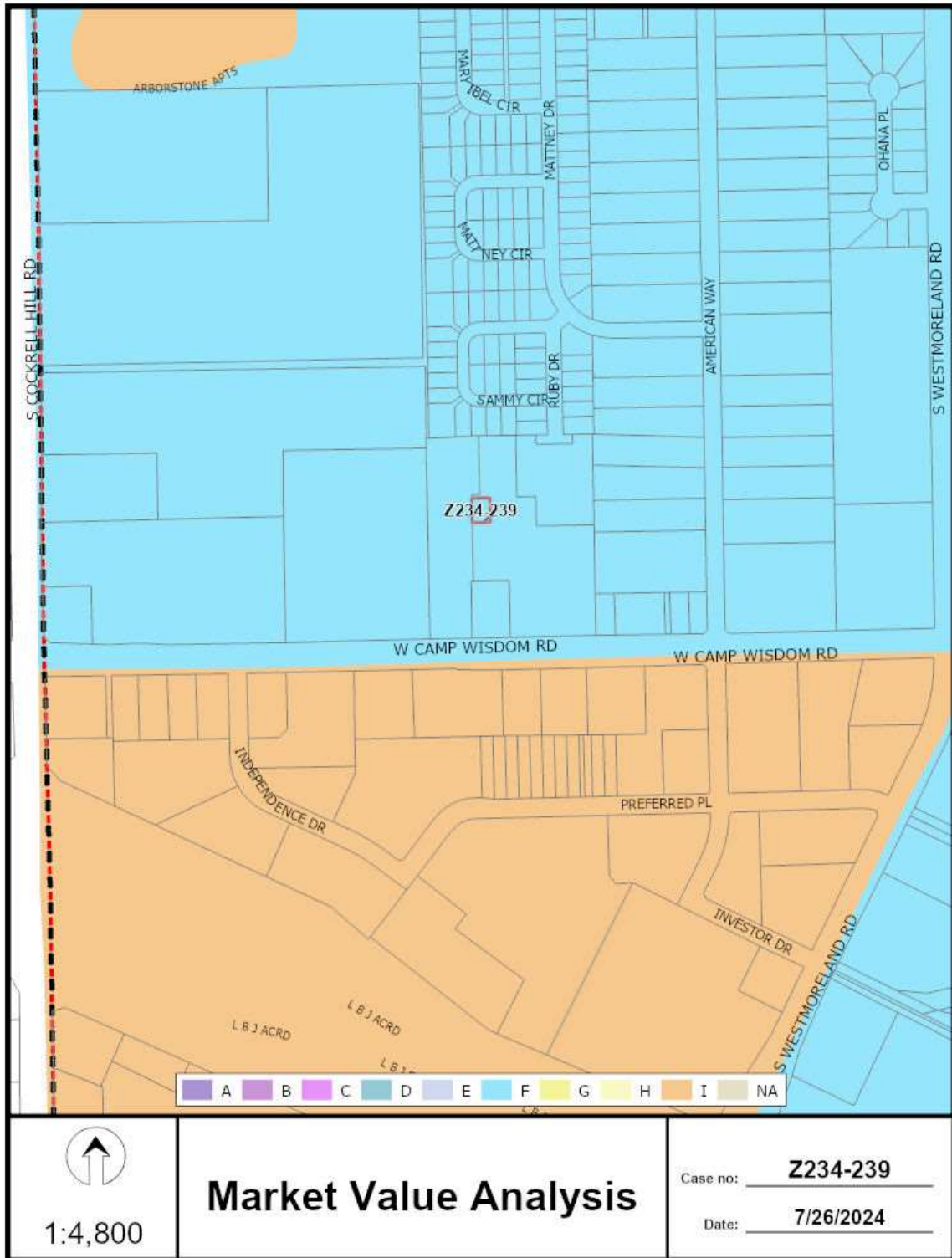


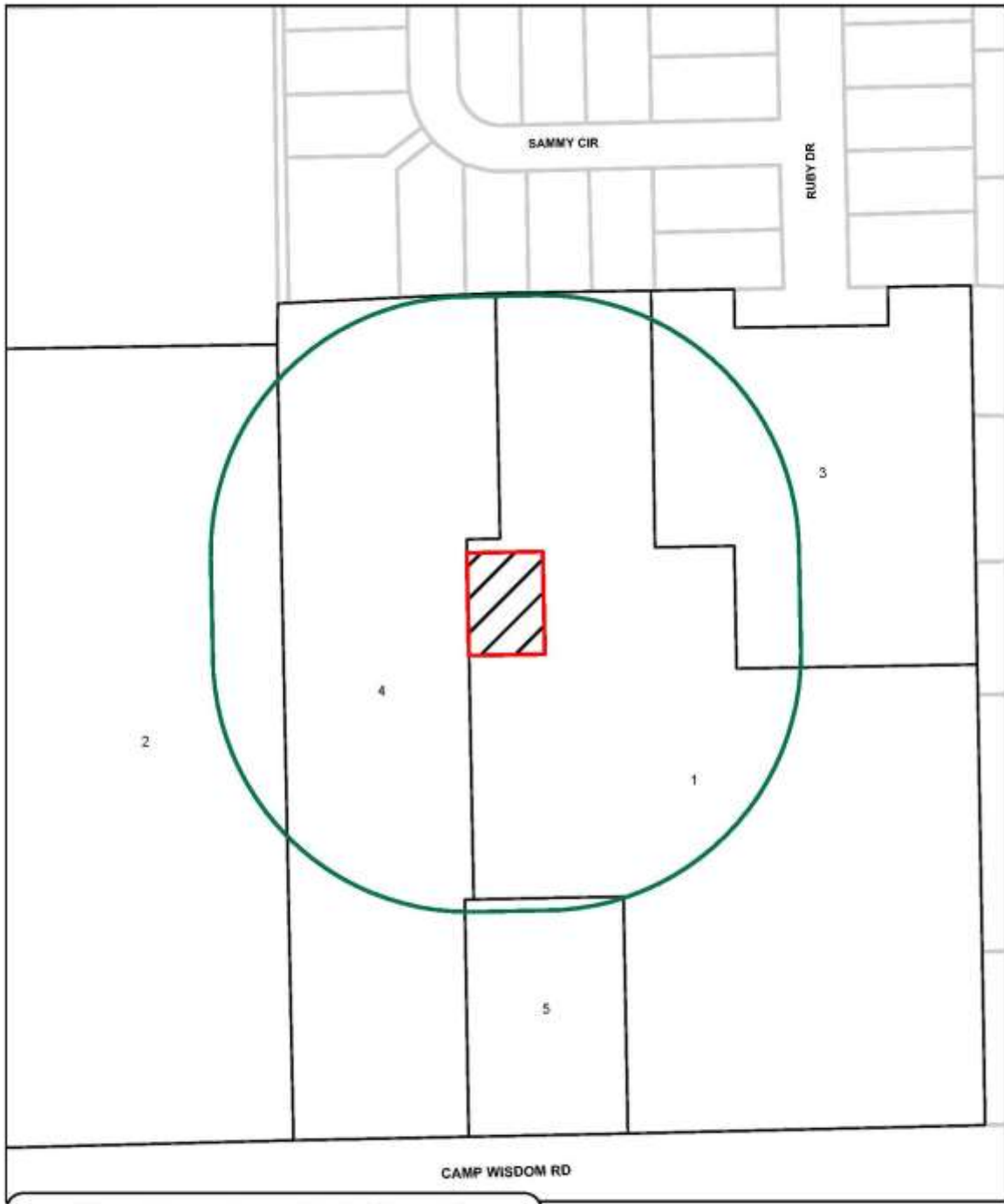






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<u>5</u>	Property Owners Notified (5 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>10/24/2024</u>	Date

Z234-239
CPC



1:1,200

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10/23/2024

Reply List of Property Owners

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5 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4099 W CAMP WISDOM RD	WARWICK D M LIVING TRUST THE
	2	4201 W CAMP WISDOM RD	TEXAS B&B PROPERTIES LP
	3	4099 W CAMP WISDOM RD	Taxpayer at
	4	4111 W CAMP WISDOM RD	SONOMA OAKS LP
	5	4109 W CAMP WISDOM RD	4109 CAMP WISDOM INVESTMENT LTD