

**ACM: Dr. Eric A. Johnson**

**FILE NUMBER:** Z190-364(JK) **DATE FILED:** September 14, 2020  
**LOCATION:** West side of St. Augustine Drive and south of Seagoville Road  
**COUNCIL DISTRICT:** 5 **MAPSCO:** 59 X  
**SIZE OF REQUEST:** ±2.88 acres **CENSUS TRACT:** 117.01

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**APPLICANT:** Anchored Family

**OWNER:** James Carter

**REQUEST:** An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to develop a two-story community service center with approximately 12,000 square feet of floor area.

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

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

**BACKGROUND INFORMATION:**

- The area of request is currently undeveloped.
- The current zoning is an R-7.5(A) Single Family District.
- The applicant proposes to develop the site with a community service center in a two-story structure with approximately 12,000 square feet of floor area.
- Community service center is a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center.

**Zoning History:** There has been two zoning cases in the area over the past five years.

1. **Z190-343** On January 27, 2021, City Council approved Special Use Permit No 2405 for the sale of alcoholic beverages in conjunction with a general merchandise or food greater than 3,500 square feet on property zoned a CR-D-1 Liquor Control Overlay located on the east side of St. Augustine Drive, south of Seagoville Road.
2. **Z190-264** On January 8, 2014 City Council approved Special Use Permit No. 2065 for the sale of alcoholic beverages in conjunction with a general merchandise or food greater than 3,500 square feet. It was automatically renewed on 2020 to be expired on 2025.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type                | Existing ROW |
|---------------------|---------------------|--------------|
| St. Augustine Ctr.  | Community Collector | 60'          |

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street way.

**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 proposed zoning request meets the following goals and objectives 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 uses to be located in residential community areas, primarily on significant roadways or a key intersection.

**1.1.5.4** Provide appropriate transition 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**

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

**Policy 5.3.1** Encourage a balance of land uses within walking distance of each other.

The *Neighborhood Plus Plan* was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift our approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

**Policy 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

A community service center can provide recreational services to residents in the community. The community service center will encourage activities that are family friendly and support strong social networks.

**Surrounding Land Use:**

| <b>Area</b>      | <b>Zoning</b>                                                               | <b>Land Use</b>            |
|------------------|-----------------------------------------------------------------------------|----------------------------|
| <b>Site</b>      | R-7.5(A) Single Family District                                             | Undeveloped                |
| <b>North</b>     | CR Community Retail with D-1 Overlay; SUP No. 2065                          | Retail                     |
| <b>Northeast</b> | R-7.5 (A) Single Family, CR Community Retail with D-1 Overlay; SUP No. 2405 | Single Family, Undeveloped |
| <b>East</b>      | R-7.5(A) Single Family District                                             | Single Family              |
| <b>South</b>     | R-7.5(A) Single Family District                                             | Single Family              |
| <b>Southeast</b> | NO(A) Neighborhood Office                                                   | Undeveloped                |
| <b>West</b>      | R-7.5(A) Single Family District                                             | Single Family              |

**Land Use Compatibility**

The site is currently undeveloped. The applicant is proposing to construct a two-story structure for a community service center use which will provide social and recreational services for the neighborhood. An R-7.5(A) Single Family District allows a community service use by SUP. The applicant is requesting hours of operation as the following; Monday through Sunday 7:00 a.m. to 9:00 p.m.

The requested site is adjacent to retail and single-family use. The adjacent surrounding zoning to the north is CR Community Retail and has general service merchandise, and retail. Zoning to the northeast of the property is R-7.5 (A) with an SUP and has single-family homes and undeveloped land.

Zoning to the south and west are R-7.5(A) Single Family District and the location of single-family homes. Southeast of the property is currently zoned NO(A) Neighborhood Office and is currently undeveloped.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff supports the request for a three-year period because the request complies with all other zoning regulations and is not foreseen to be detrimental to surrounding properties. However, staff thinks it should to be re-evaluated in three years to ensure the use remains compatible with the surrounding areas.

**Parking:**

The requirement for off-street parking for a community service center is one space for each 200 square feet of floor area. The maximum floor area for the proposed use is approximately 12,000 feet, which will require a minimum of 60 off-street parking spaces and the applicant provided 60 parking spaces on the proposed site plan.

**Landscaping**

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

**Market Value Analysis (MVA)**

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. While the area of request is not categorized as being within an MVA cluster, the surrounding areas to the north, south and west are within “F” category and area to the east is within “G” category.

|                         |
|-------------------------|
| <b>List of Officers</b> |
|-------------------------|

**Applicant**

Anchored By Family

- Brookie Hewes
- Rachel Jones
- Priyanka Chandraker
- Genesis Castillo
- Adriana Lovecchio

**CPC ACTION**  
**MARCH 4, 2021**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a community service center use for a three-year period, subject to a site plan and conditions on property zoned an R-7.5 (A) Single Family District, on the west side of St. Augustine Drive and south of Seagoville Road.

Maker: Shidid  
Second: MacGregor  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin  
Against: 0  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 300 Mailed: 48  
**Replies:** For: 1 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
For (Did not speak): Brookie Hewes, 13465 Midway Rd., Dallas, TX, 75244  
Against: None

### CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT:

CPC Recommendation:

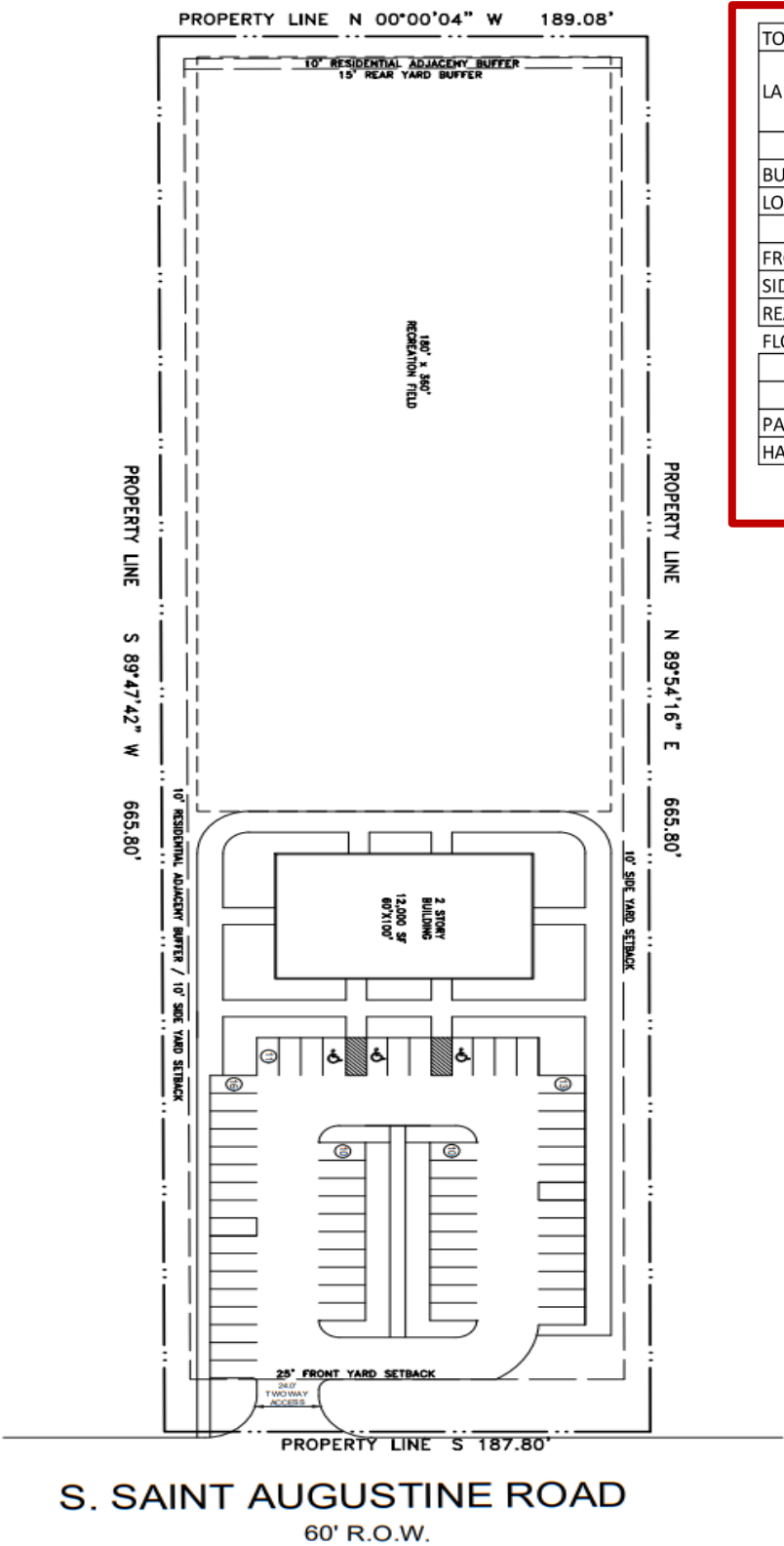
This specific use permit expires on \_\_\_\_\_ (three-year period from the passage of this ordinance).

Applicant's Request:

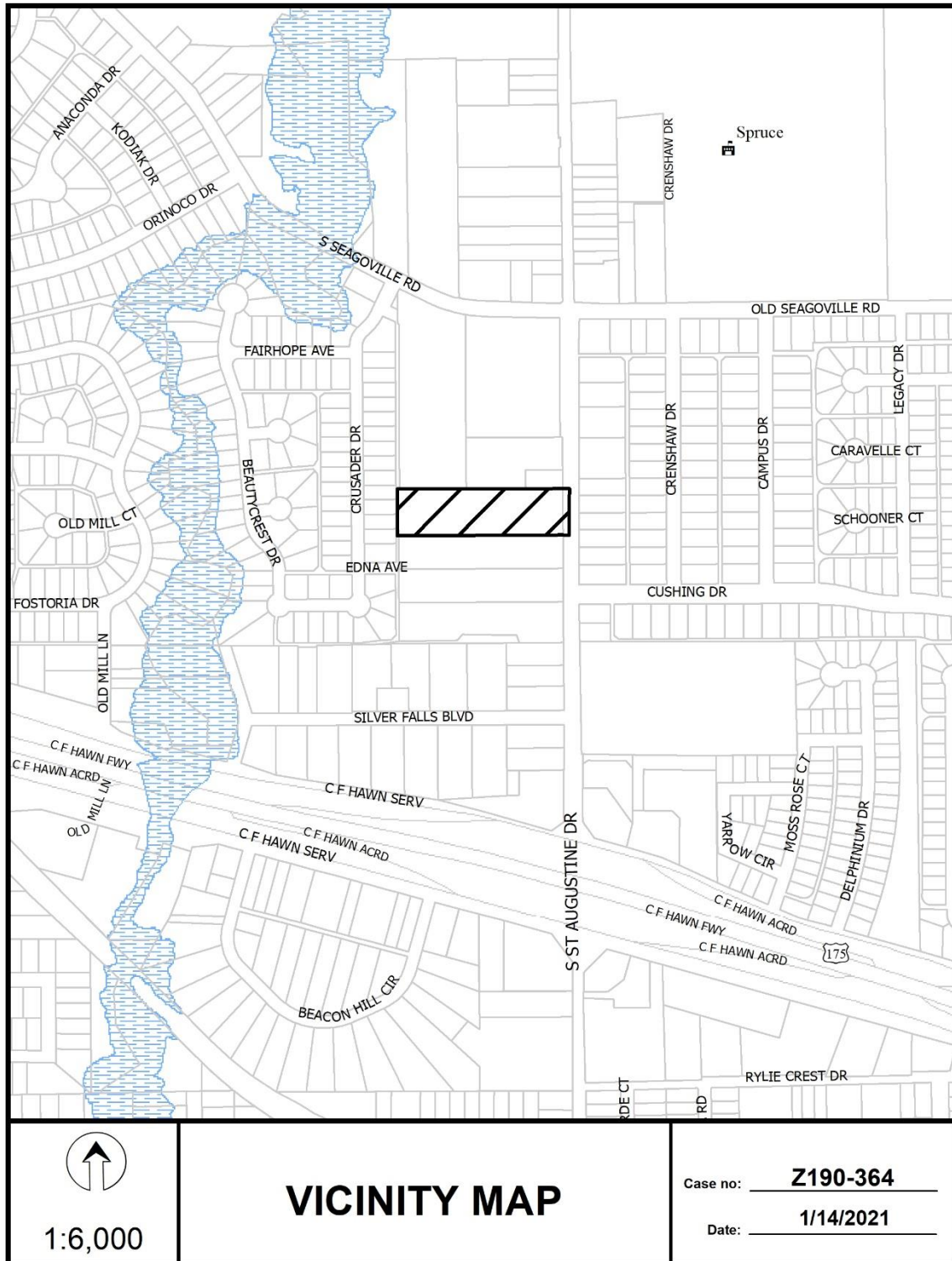
This specific use permit expires on \_\_\_\_\_ (three-year period from the passage of this ordinance), but is eligible for automatic renewal for additional three-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.)

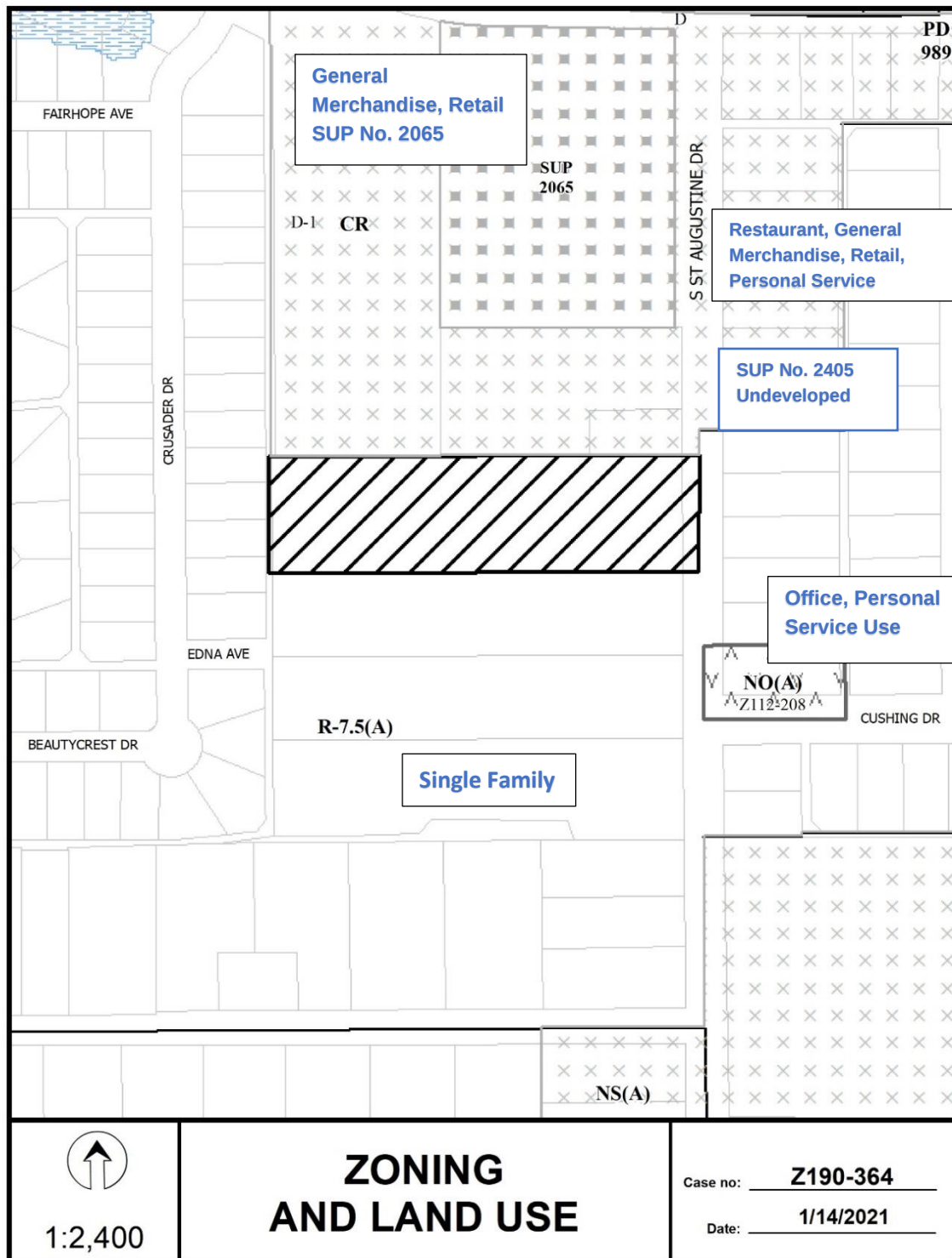
4. FLOOR AREA: Maximum floor area is 12,000 square feet as shown on the attached site plan.
5. HOURS OF OPERATION: The community service center may only operate between 7:00 a.m. and 9:00 p.m., Monday through Sunday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.

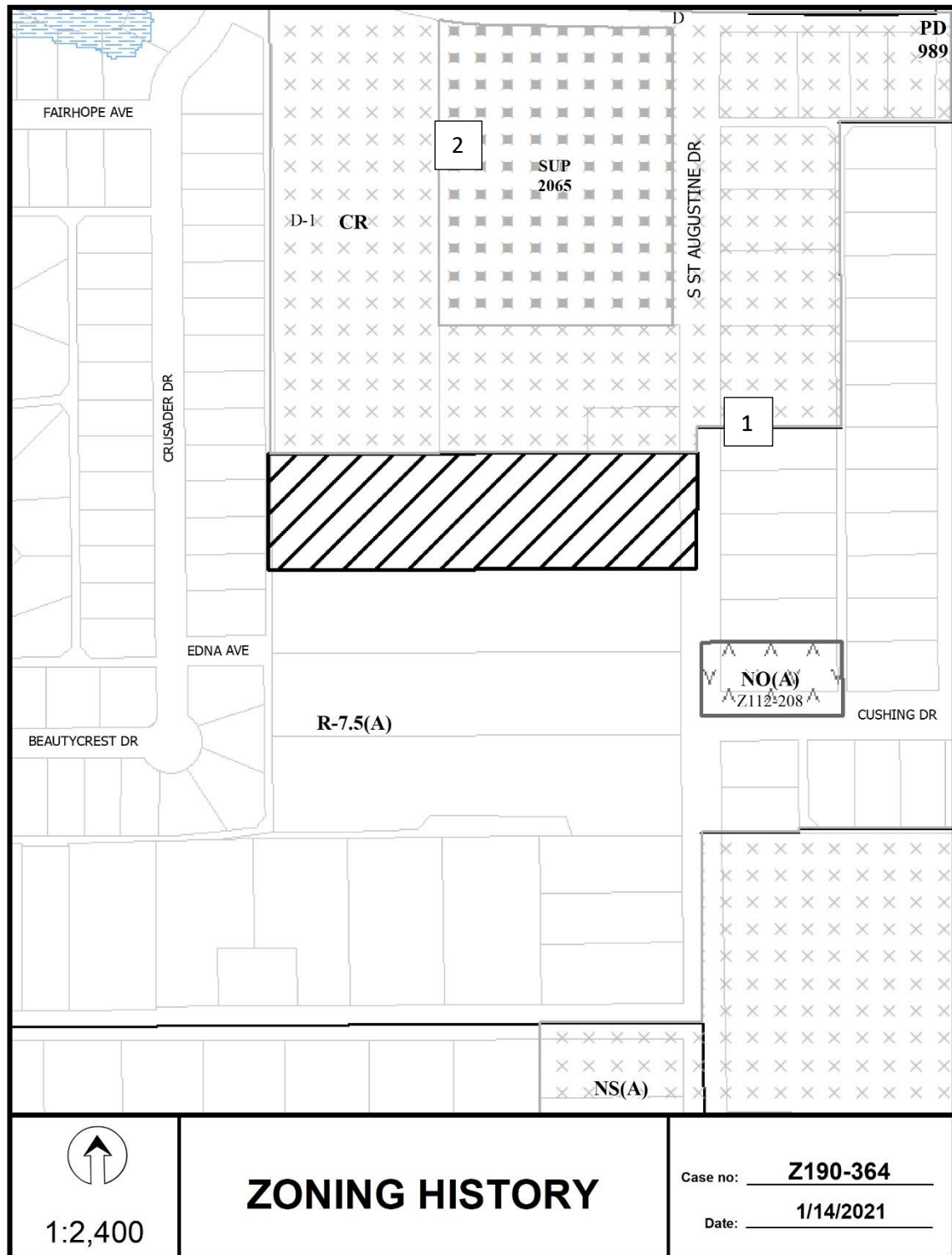
PROPOSED SITE PLAN

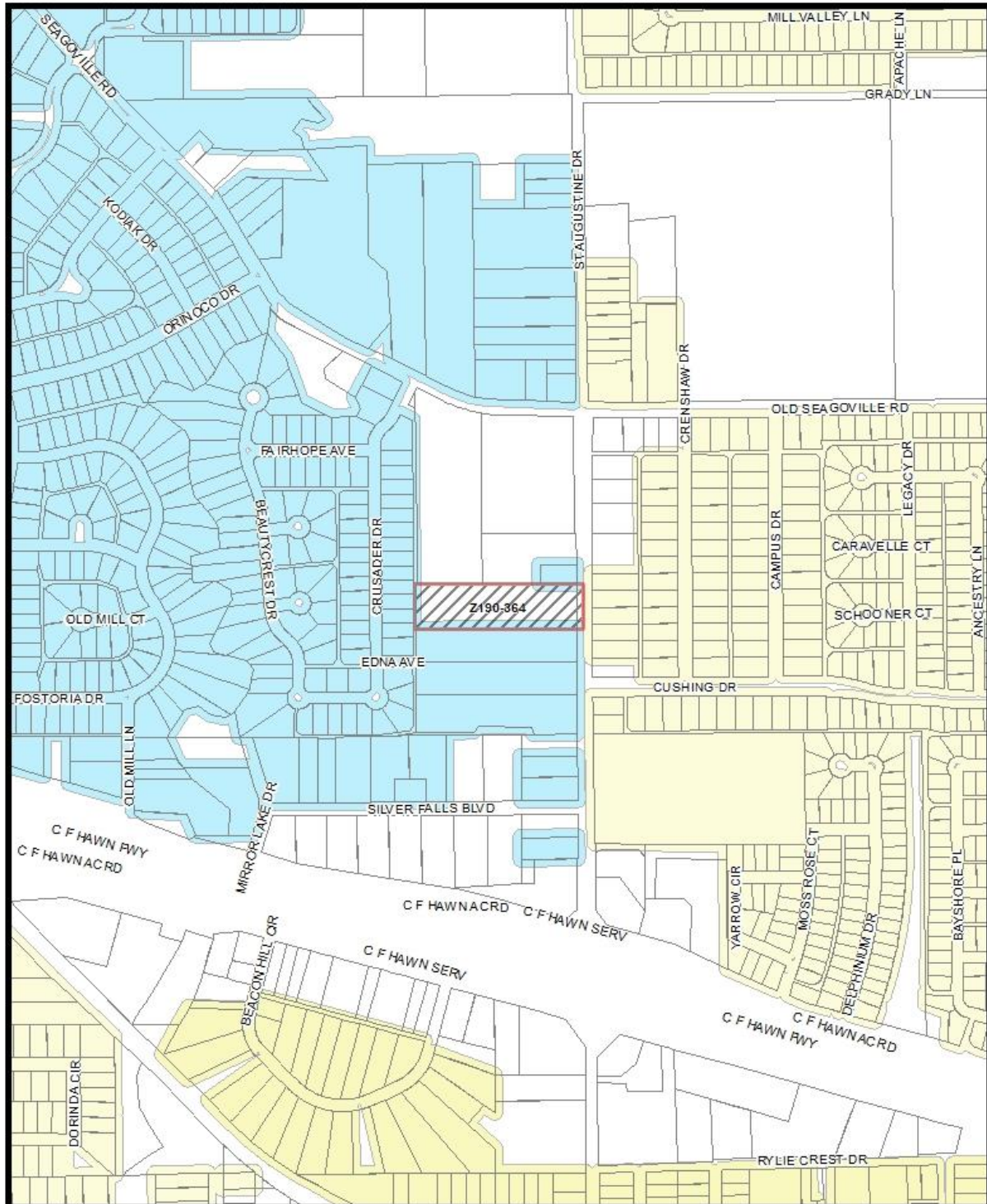


|                  |                          |          |
|------------------|--------------------------|----------|
| TOTAL SITE AREA  | 140,742 SF               | 2.88 AC  |
| LAND USE         | COMMUNITY SERVICE CENTER |          |
|                  | REQ./MAX.                | PROVIDED |
| BUIDING HEIGHT   | 30 FT                    | 26 FT    |
| LOT COVERAGE     | 25%                      | 5%       |
| MINIMUM SETBACKS |                          |          |
| FRONT SETBACK    | 25 FT                    | 25 FT    |
| SIDE SETBACK     | 10 FT                    | 10 FT    |
| REAR SETBACK     | 15 FT                    | 15 FT    |
| FLOOR AREA       | NO MAX.                  | 12,000   |
| PARKING          |                          |          |
|                  | REQ.                     | PROVIDED |
| PARKING (1:200)  | 60                       | 60       |
| HANDICAP PARKING | 3                        | 3        |









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

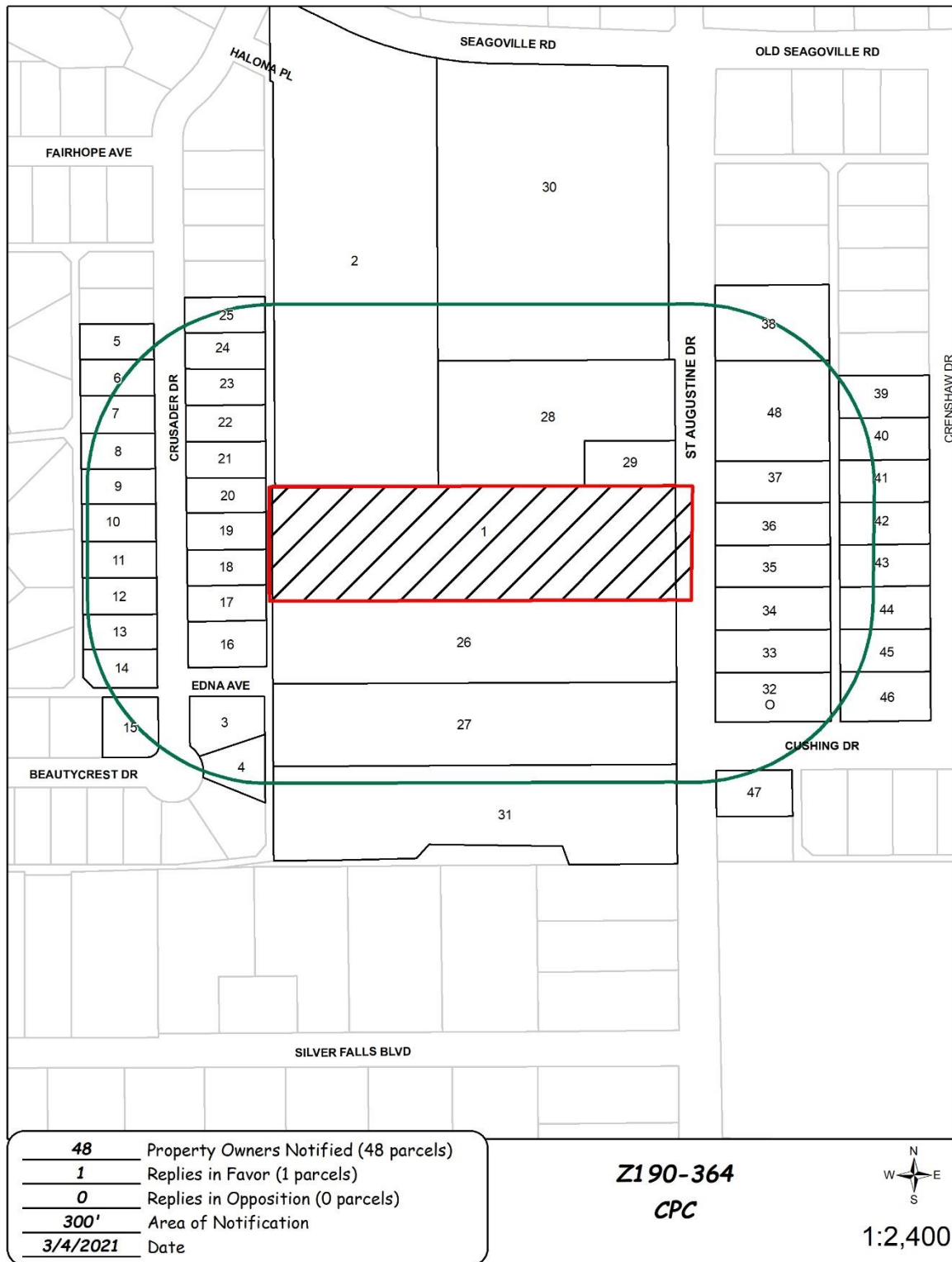


1:6,000

# Market Value Analysis

Printed Date: 1/14/2021

**CPC RESPONSES**



03/03/2021

***Reply List of Property Owners******Z190-364******48 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                     | 335 ST AUGUSTINE RD   | CARTER JAMES               |
|                     | 2                     | 320 S SEAGOVILLE RD   | GONZALEZ JUAN & ALMA       |
|                     | 3                     | 406 CRUSADER DR       | MARTINEZ RICARDO &         |
|                     | 4                     | 410 CRUSADER DR       | WILEY DELORES              |
|                     | 5                     | 343 CRUSADER DR       | MALDONADO VICTOR L         |
|                     | 6                     | 349 CRUSADER DR       | EASLEY LEO BLEATHON EST OF |
|                     | 7                     | 355 CRUSADER DR       | CLARK CECELIA KAY          |
|                     | 8                     | 361 CRUSADER DR       | AGUIRRE JUAN I &           |
|                     | 9                     | 367 CRUSADER DR       | MARTIN AUDRA M             |
|                     | 10                    | 373 CRUSADER DR       | PERKINS WANDA B            |
|                     | 11                    | 379 CRUSADER DR       | LARA JUAN CARLOS CARRENO   |
|                     | 12                    | 385 CRUSADER DR       | MULLIN ED EST OF           |
|                     | 13                    | 391 CRUSADER DR       | PANIAGUA SANTIAGO          |
|                     | 14                    | 397 CRUSADER DR       | LOPEZ EUSEBIO JR &         |
|                     | 15                    | 464 BEAUTYCREST DR    | VALENZUELA MONICA R        |
|                     | 16                    | 392 CRUSADER DR       | WALTON MONA DAVIS          |
|                     | 17                    | 386 CRUSADER DR       | SPARKS GLORIA              |
|                     | 18                    | 380 CRUSADER DR       | PERALES JOHNNY M           |
|                     | 19                    | 374 CRUSADER DR       | COLLAZO JAVIER &           |
|                     | 20                    | 368 CRUSADER DR       | HERNANDEZ RAFAELA SALAZAR  |
|                     | 21                    | 362 CRUSADER DR       | PEREZ JOSE                 |
|                     | 22                    | 356 CRUSADER DR       | FIERRO RODOLFO &           |
|                     | 23                    | 350 CRUSADER DR       | MADISON YOLANDA M          |
|                     | 24                    | 344 CRUSADER DR       | RUVALCABA ARNOLDO G &      |
|                     | 25                    | 338 CRUSADER DR       | RODRIGUEZ GRICELDA         |
|                     | 26                    | 353 S ST AUGUSTINE RD | CUEVAS SALVADOR JR         |

03/03/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                |
|--------------|----------------|-----------------------|-----------------------------|
|              | 27             | 411 S ST AUGUSTINE RD | CARE CENTER MINISTRIES      |
|              | 28             | 323 ST AUGUSTINE RD   | CORDOVA LUIS                |
|              | 29             | 325 S ST AUGUSTINE RD | CORDOVA LUIS                |
|              | 30             | 333 S ST AUGUSTINE RD | BALLAS VICTOR E             |
|              | 31             | 431 S ST AUGUSTINE RD | MJO LLC                     |
| O            | 32             | 376 S ST AUGUSTINE RD | GALASYS INC                 |
|              | 33             | 370 S ST AUGUSTINE RD | Taxpayer at                 |
|              | 34             | 366 S ST AUGUSTINE RD | LENAMOND ELAINE             |
|              | 35             | 362 S ST AUGUSTINE RD | GARCIA JESUS R              |
|              | 36             | 356 S ST AUGUSTINE RD | SANCHEZ PATRICIA            |
|              | 37             | 352 S ST AUGUSTINE RD | ALVARADO JUAN &             |
|              | 38             | 332 S ST AUGUSTINE RD | MILLER W C TRUSTEE          |
|              | 39             | 341 CRENSHAW DR       | ALVAREZ LUIS                |
|              | 40             | 345 CRENSHAW DR       | VILLATORO RODOLFO & MARIA   |
|              | 41             | 351 CRENSHAW DR       | MORENO PEDRO                |
|              | 42             | 355 CRENSHAW DR       | RINER JOYCE                 |
|              | 43             | 361 CRENSHAW DR       | OVALLE TEODORO &            |
|              | 44             | 365 CRENSHAW DR       | VILLEGAS PABLO & OLGA LOPEZ |
|              | 45             | 369 CRENSHAW DR       | CLEVINGER DEBRA             |
|              | 46             | 375 CRENSHAW DR       | VELMA ALFRED LIFE ESTATE    |
|              | 47             | 406 S ST AUGUSTINE RD | SALAZAR MARIO               |
|              | 48             | 342 S ST AUGUSTINE RD | BAAJ PROPERTY LLC           |