

**FILE NUMBER:** Z234-118(LC)                      **DATE FILED:** October 4, 2023

**LOCATION:** North line of Centerville Road, between Garland Road and Jupiter Road

**COUNCIL DISTRICT:** 9

**SIZE OF REQUEST:** 3.183 acres                      **CENSUS TRACT:** 48113012802

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** Dominus Properties, Inc.

**APPLICANT:** Sky Park Adventure, LLC

**REQUEST:** An application for a Specific Use Permit for an inside commercial amusement on property zoned Planned Development District No. 7 with a D Liquor Control Overlay and a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow an indoor commercial amusement.

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

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

**BACKGROUND INFORMATION:**

- The area of request is currently zoned an Planned Development District No. 7 with a D Liquor Control Overlay and a D-1 Liquor Control Overlay with a vacant structure previously used as a general merchandise store and an existing parking lot (approximately 3.183 acres total in size).
- The property is geographically located in east Dallas, approximately 3 miles from the Dallas Arboretum and Botanical Garden.
- This is lot has frontage on Centerville Road.
- The purpose of the request is to allow an indoor commercial amusement use within the existence structure.
- To accomplish this, the applicant is requesting a specific use permit.

**Zoning History:**

There has been one zoning cases in the area in the last five years.

1. Z212-190: On November 9, 2022, City Council approved an application for a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses on property zoned an R-7.5(A) Single Family District on the northwest line of Garland Road, northeast of Easton Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Centerville Road	C - Community Collector	40' pavement, 60' ROW

**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 and 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.

## **ECONOMIC ELEMENT**

### **GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**Policy 2.1.2** Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the city as a whole.

### **GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**Policy 2.5.2** Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

### **GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

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

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

## **ENVIRONMENT ELEMENT**

### **GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY**

**Policy 6.3.1** Promote green building practices.

### **GOAL 6.5 PROVIDE ACCESS TO PARKS, OPEN SPACES AND RECREATIONAL OPPORTUNITIES**

## **NEIGHBORHOOD PLUS**

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

### **The Garland Road Vision Study:**

*The Garland Road Vision Study* was created for the enhancement of both operational function and aesthetic character along the Garland Road corridor. This project is a community - led area planning initiative, following the neighborhood planning framework defined in the "forwardDallas!" Comprehensive Plan. As one of the initiatives approved by City Council as the model for future growth of the City of Dallas. The vision study was initiated and funded through a sustainable development grant from the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC), and local matching funds raised by the GRV Advisory Committee.

The request complies with, but not limited to, the three components of the Consensus Vision for the Garland Road Vision Study:

- The Future Land Development Vision, which focuses on new development opportunities, redevelopment opportunities, and opportunities to enhance the existing uses that will remain.
- The Future Circulation Vision, which focuses on a series of overriding recommendations related to pedestrian, bicycle, automobile and transit modes.
- Beautification, looks at opportunities for enhancing the Garland Road Corridor through the use of urban design elements including landscaping, special paving, street furnishings and public art.

Components one and three apply to this case from the lens that this case is focusing on providing redevelopment using existing buildings and infrastructure. Additionally, through this case component three will be applied as the beautification and urban design elements, such as landscaping, will be highlighted and implemented.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 7	Commercial retail
<b>North</b>	PD No. 7	Commercial retail
<b>South</b>	R-7.5(A)	Single family
<b>East</b>	PD No. 7	Commercial retail
<b>West</b>	R-7.5(A)	Single Family

**Land Use Compatibility:**

The area of request is currently developed with an existing vacant building previously used as a general merchandise store and an existing parking lot (approx. 3.183 acres total in size), zoned PD No. 7 Planned Development district, on the north line of Centerville Road, between Garland Road and Jupiter Road.

To the north of the property are commercial retail and multifamily uses. To the south are single family uses. To the east of the site are commercial retail uses. Lastly, to the west of the property are single family uses. With this area being a healthy mix of commercial retail and residential uses, staff finds the applicant’s requested SUP to allow indoor amusement to be appropriate and compatible with the surrounding area. Staff supports the applicant’s request, provided the applicant meets and upholds the proposed SUP conditions that honor the surrounding existing residential 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 supports the request because the use is not foreseen to be detrimental to surrounding properties and applicant does not propose any changes or alterations to the existing structure or grounds. Staff recommends an initial approval period of five years with eligibility for automatic renewal.

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for an indoor amusement use under an SUP is one space per 100 square feet of floor area. Therefore, the applicant is required to provide at minimum 380 parking spaces. The proposed site plan is showing 153 spaces are being provided. The applicant has stated the remainder of the requirement will be fulfilled through agreement with the adjacent property, which must be demonstrated at permitting.

**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 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in an “C” MVA area. To the north of the site are “C” and “E” MVA areas. To the east is the “H” MVA area, to the south are “C”, “E” and “F” MVA areas and west of the site are both “C” and “F” MVA areas.

Z234-118(LC)

**List of Owners / Officers**

Dominus Properties, Inc.

Jeffrey Gatlin  
Hailey Gatlin  
1330 Centerville Road  
Garland, Texas 75218

Sky Park Adventure, LLC

Kelby Mullins  
Diana Mullins  
Kyle Bickham  
Hailey Bickham

**CPC Action  
May 2, 2024**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for an inside commercial amusement for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions, on property zoned Planned Development District No. 7 with a D Liquor Control Overlay and a D-1 Liquor Control Overlay, on the north line of Centerville Road, between Garland Road and Jupiter Road.

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

For: 15 - Chernock, Hampton, Herbert, Forsyth, Shidid,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Eppler, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 300                      Mailed: 38  
**Replies:** For: 6                              Against: 1

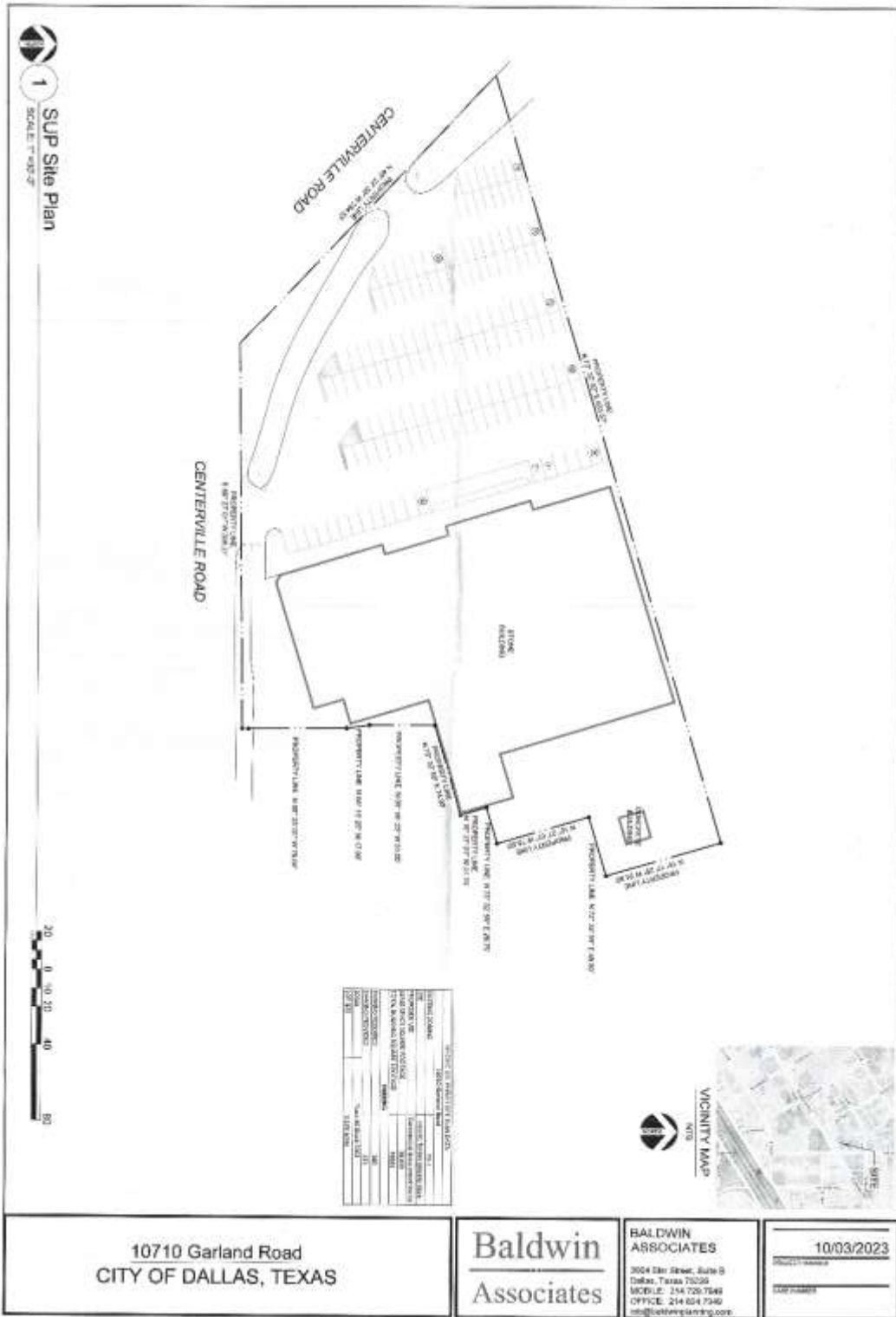
**Speakers:** None



### **CPC RECOMMENDED CONDITIONS**

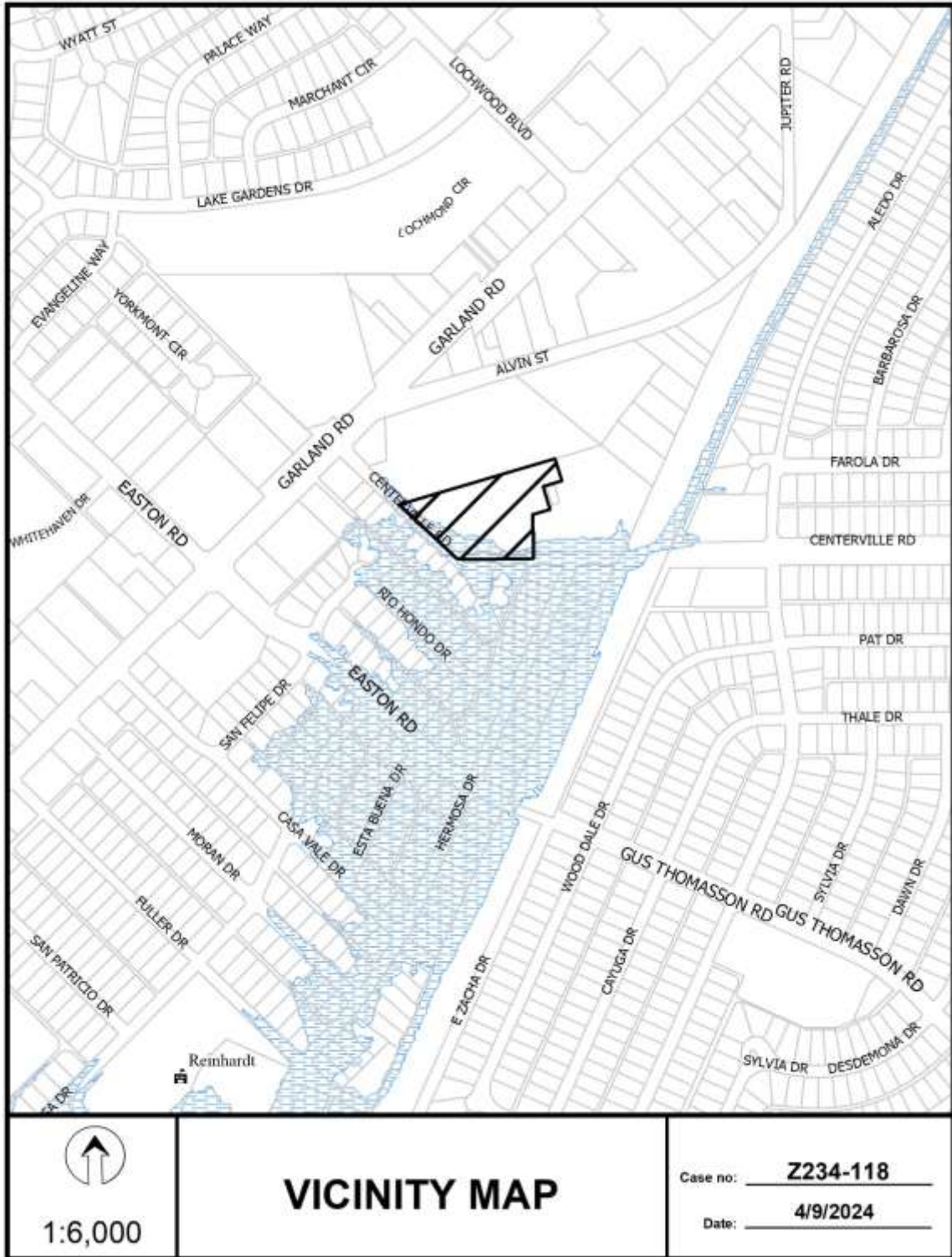
1. USE: The only use authorized by this specific use permit is commercial amusement inside.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on FIVE YEARS but is eligible for automatic renewal for additional FIVE-year 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.)
4. FLOOR AREA: The maximum floor area for commercial amusement inside use is 38,000 square feet.
5. HOURS OF OPERATION: The commercial amusement inside use may only operate between the hours of 9:00 AM to 9:00 PM Sunday through Thursday and 9:00 AM to 11:00 PM on Friday and Saturday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
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

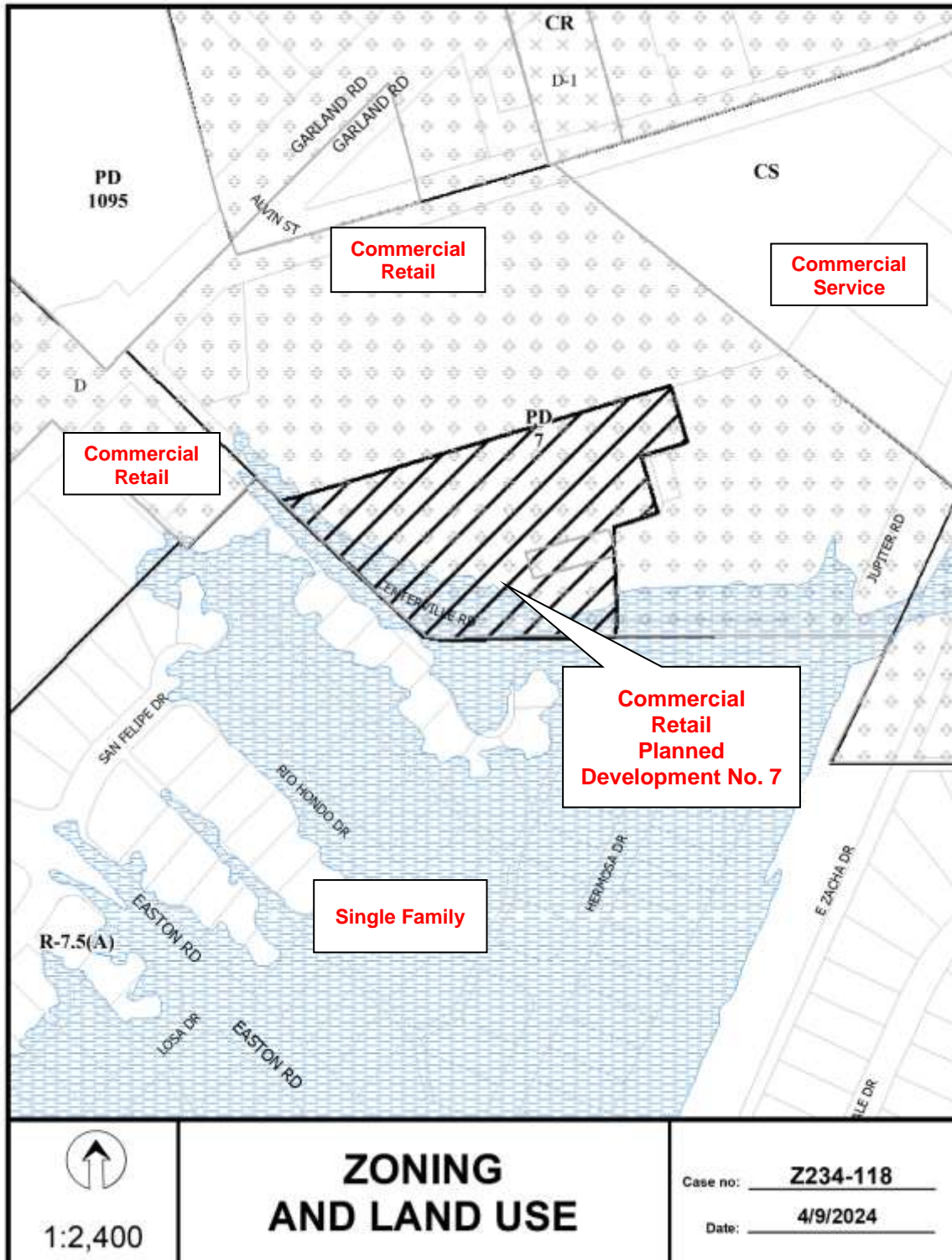


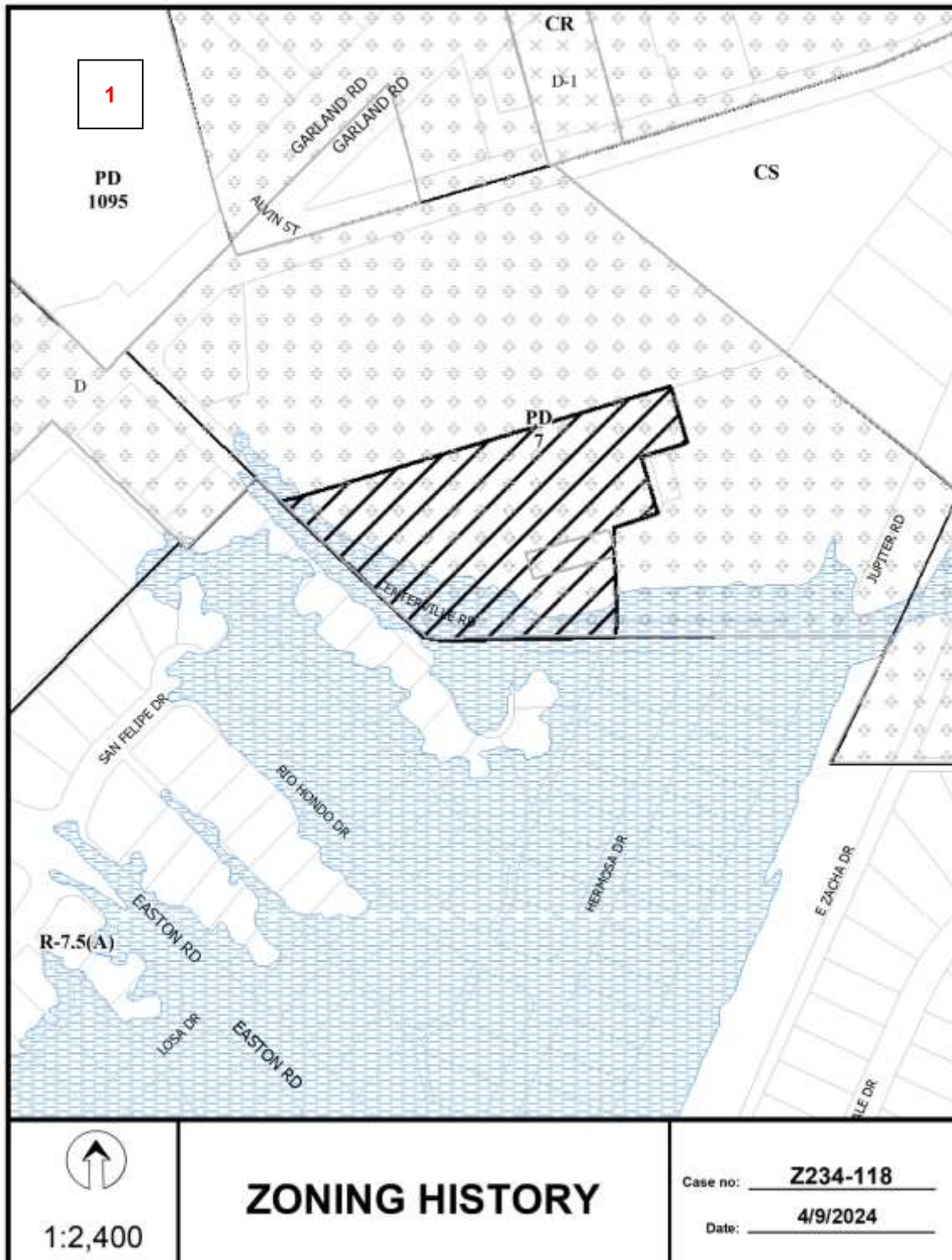
PROPOSED SITE PLAN (ENLARGED)

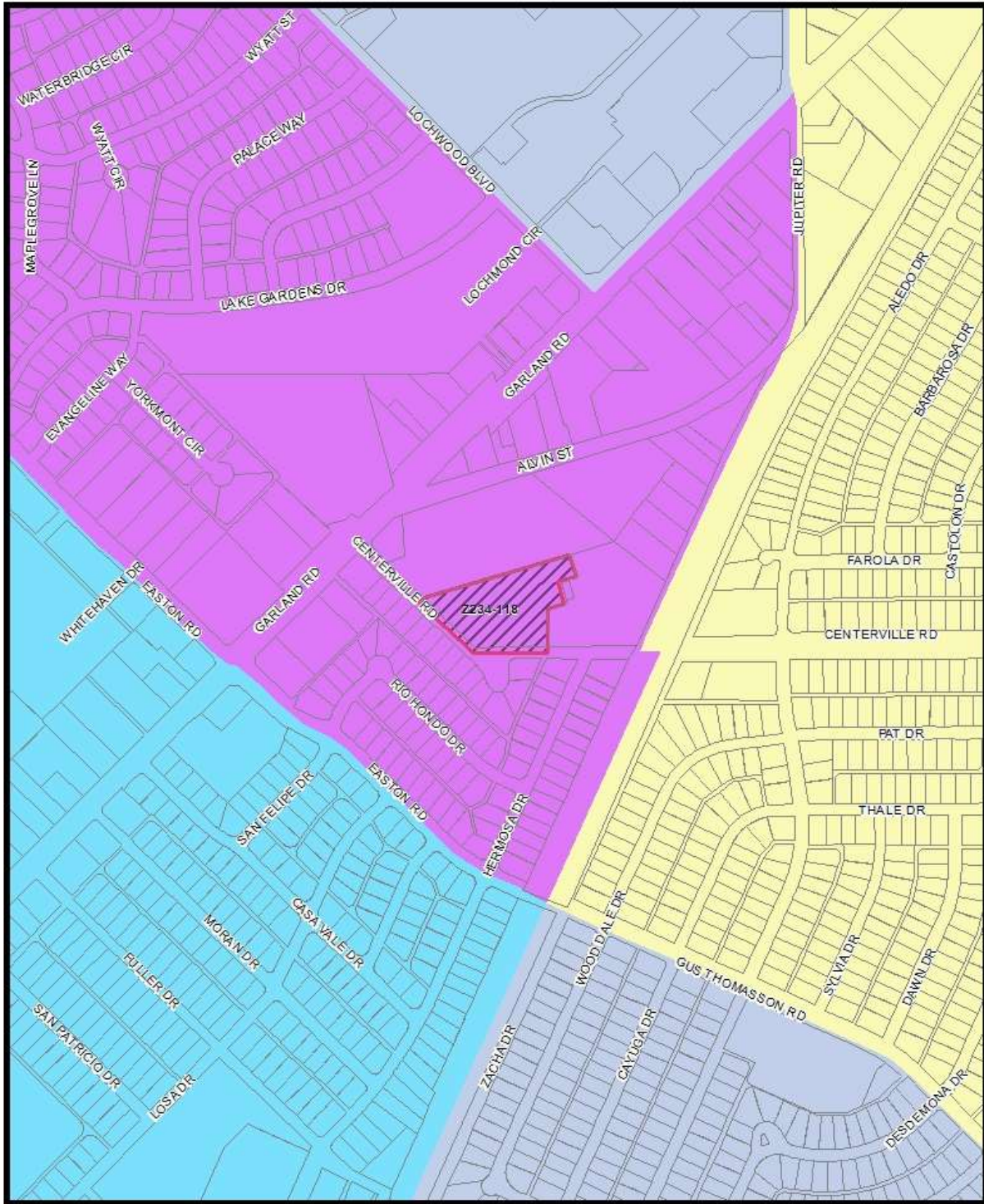












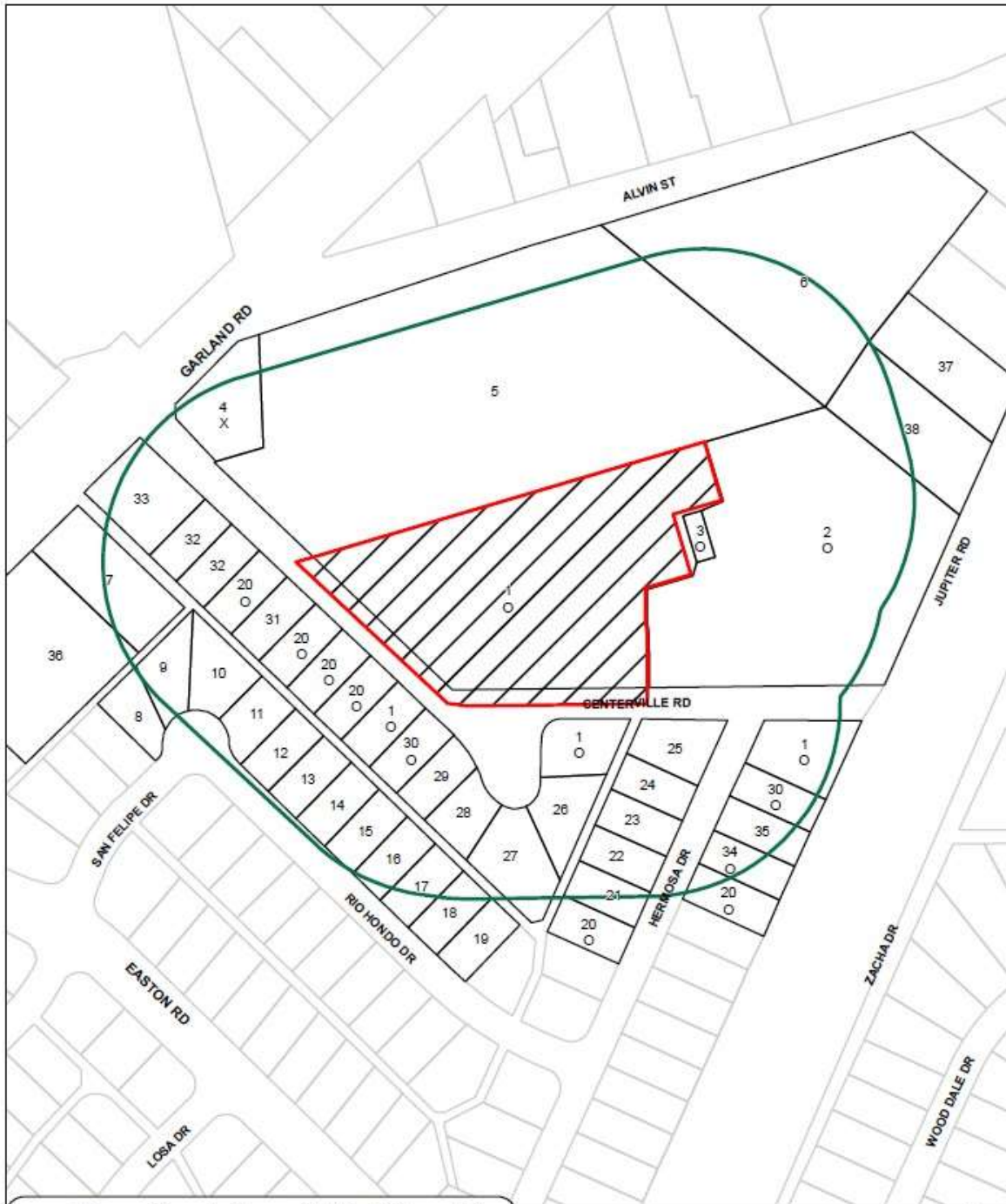
Market Value Analysis A B C D E F G H I NA



# Market Value Analysis

Printed Date: 4/9/2024





<b>38</b>	Property Owners Notified (48 parcels)
<b>6</b>	Replies in Favor (15 parcels)
<b>1</b>	Replies in Opposition (1 parcels)
<b>300'</b>	Area of Notification
<b>5/2/2024</b>	Date

**Z234-118**  
**CPC**



1:2,400

05/01/2024

***Reply List of Property Owners******Z234-118******38 Property Owners Notified    6 Property Owners in Favor    1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	10710 GARLAND RD	DOMINUS PROPERTIES INC
O	2	1330 E CENTERVILLE RD	GEMCO PROPERTY CORP
O	3	10710 GARLAND RD	GEMCO PROPERTY CORPORATION
X	4	10704 GARLAND RD	CASA ROCK PARTNERS LTD
	5	10740 GARLAND RD	EXTRA SPACE PROPERTIES
	6	11038 ALVIN ST	STORAGE EQUITIES INC
	7	10622 GARLAND RD	Taxpayer at
	8	10523 SAN FELIPE DR	MARTINEZ JESUS R
	9	10529 SAN FELIPE DR	WOOD RICHARD
	10	1302 RIO HONDO DR	IRVIN MARIA O &
	11	1306 RIO HONDO DR	PRIESING BETTY BRYAN
	12	1310 RIO HONDO DR	ALLEN WILLIAM C
	13	1316 RIO HONDO DR	Taxpayer at
	14	1320 RIO HONDO DR	ZELADA JAEL & WILLIAM
	15	1324 RIO HONDO DR	ROSSMAN ROBERT
	16	1402 RIO HONDO DR	ERWIN REBECCA A
	17	1406 RIO HONDO DR	POVIONES MANUEL
	18	1410 RIO HONDO DR	HUDSON JOHN
	19	1416 RIO HONDO DR	MSS 1 PROPERTIES LLC
O	20	10815 HERMOSA DR	DOMINUS PPTIES INC
	21	10819 HERMOSA DR	AVILA JAZMINE BELEN
	22	10825 HERMOSA DR	MARTINEZ JORGE A
	23	10829 HERMOSA DR	HURT RICHARD J
	24	10835 HERMOSA DR	DISCH KELSEY LYNN &
	25	10843 HERMOSA DR	CRAVATT LYNDEL
	26	1277 CENTERVILLE RD	JONES JEWELL MAE ESTATE OF

Z234-118(LC)

05/01/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1271 CENTERVILLE RD	CARTER LINDA F
	28	1267 CENTERVILLE RD	MOYA MARIANO A &
	29	1257 CENTERVILLE RD	SORRELLS DAVID
O	30	1253 CENTERVILLE RD	DOMINUS PPTIES
	31	1227 CENTERVILLE RD	GARCIA OFELIA FRANCISCA
	32	1219 CENTERVILLE RD	CHILANGOLANDIA SABOR UNICO INC
	33	10636 GARLAND RD	Taxpayer at
O	34	10830 HERMOSA DR	DOMINUS PROPERTIES INC
	35	10834 HERMOSA DR	BALDERAS AURELIO
	36	10520 GARLAND RD	Taxpayer at
	37	10855 JUPITER RD	TX PRESTIGE AUTO CO
	38	10845 JUPITER RD	A & T BUILDERS INC