

CITY PLAN COMMISSION

THURSDAY, AUGUST 22, 2024

Planner: Teaseia Blue, MBA

FILE NUMBER: D234-005(TB) **DATE FILED:** March 4, 2024

LOCATION: On the west line of Stemmons Freeway Service Road, north of Viceroy Drive

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 21.028 acres **CENSUS TRACT:** 48113010003

REPRESENTATIVE: Andrew Ruegg, Masterplan

APPLICANT/OWNER: The Salvation Army

REQUEST: An application for a development plan on property zoned Planned Development District No. 1012.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 1012:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1012>

BACKGROUND INFORMATION:

PLANNED DEVELOPED DISTRICT NO. 1012 was established by Ordinance No. 31196, passed by the Dallas City Council on May 8, 2019. (Ord. 31196)

SEC. 51P-1012.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 1012A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 31196)

SEC. 51P-1012.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 31196)

SEC. 51P-1012.107. MAIN USES PERMITTED.

This proposal complies with the requirements for the additional main use for a community resource campus, all uses permitted in association with and uses permitted in conjunction with a community resource campus.

Campus Land Uses:

- | | |
|-----------------------------------|---------------------------|
| Overnight general-purpose shelter | Transitional housing |
| Dinning Facility | Child-care facility. |
| Church | Community service center |
| Medical clinic | Private recreation center |
| Office | Technical school |
| Warehouse | Site Amenities - Dog Park |
| Indoor animal shelter | DART Bus Stop |

SEC. 51P-1012.113. DESIGN STANDARDS FOR A COMMUNITY RESOURCE CAMPUS.

This proposal complies with the requirements for design standards for a community resource center. Requirements for open space, sidewalks, and fences are shown and called out on the development plan. Please see pages 6-7 for reference.

REQUEST DETAILS:

The request seeks approval of a development plan for a community resource campus. This campus will consist of land uses permitted in SEC. 51P-1012.107. The community resource campus will also provide access to public transit with an onsite DART bus stop located at the southwest corner of Stemmons Freeway Service Road and Viceroy Drive.

D234-005(TB)

The Engineering Division of Development Services staff has no objection to the proposal of the new community resource center on this property.

The city arborist reviewed the development plan and has no objection. Landscaping for the area of request is required per Article X and will be reviewed at permitting.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

Staff recommends approval of the development plan, having determined that the request complies with the requirements set forth by Planned Development District No. 1012 conditions and does not impact any other provisions of the ordinance permitting this use.


List of Officers

The Salvation Army of North Texas

- *Major Dawn McFarland, North Texas Area Commander*
- *Major Paul McFarland, North Texas Area Commander*
- *Scotty Landry, Interim Managing Director*
- *Christina Cavalier, Senior Director of Community Relations*
- *Sherrie Roberts, Doswell Foundation Area Director of Children & Youth Programs*
- *Blake Fetterman, Planning and Development*
- *Joseph Tafur, Senior Director of Facilities and Procurement*
- *Christy Plemons, Executive Director of Adult and Family Services*
- *Deborah Bullock, Director of Adult and Family Services*
- *Katrice Goodman-Madison, Director of Adult and Family Services*
- *Mary Freeman, Community Relations Director*
- *Emily Stewart, Community Relations Director*

Conceptual Plan- Exhibit 1012A

HH Architects, Inc.
709 8th St | 7th Floor | Dallas, TX 75201
2221 Lakeside Blvd | Suite 1100
Richardson, Texas 75082
972-404-1124



Clinical Service Center
The Salvation Army
8625 N. Stemmons Freeway
Dallas, TX 75247

190208
A-106
1701 2019.03.01
Conceptual Plan

Zoning Table

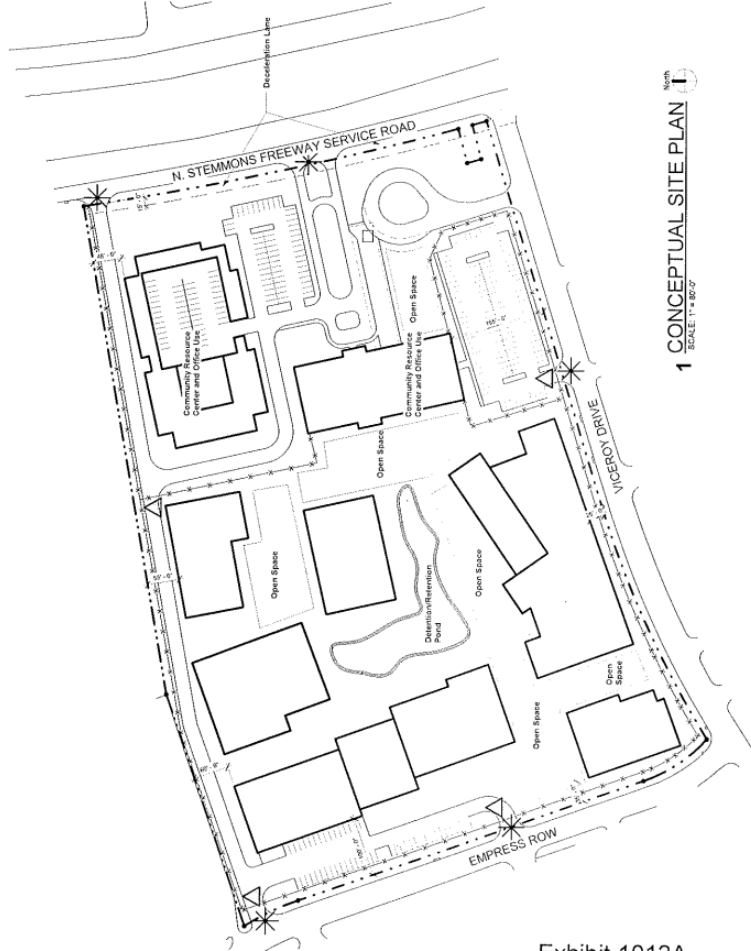
Site Address:	21
Proposed Project:	Developed By: * * * * *
Height/Egress:	Downed By: *
Classed Height/Egress:	Downed By: Δ
Proposed DART Stop:	Downed By: □

Yard, Lot and Space Regulations Per PD

Uses: Community Resource Center and Offices

Maximum Lot Coverage:	85%
Maximum Height:	200'-0"
Maximum FAR:	0.68
Maximum Block:	600
Setback (Front):	15'-0"
Setback (Side/Rear):	No Minimum

31196



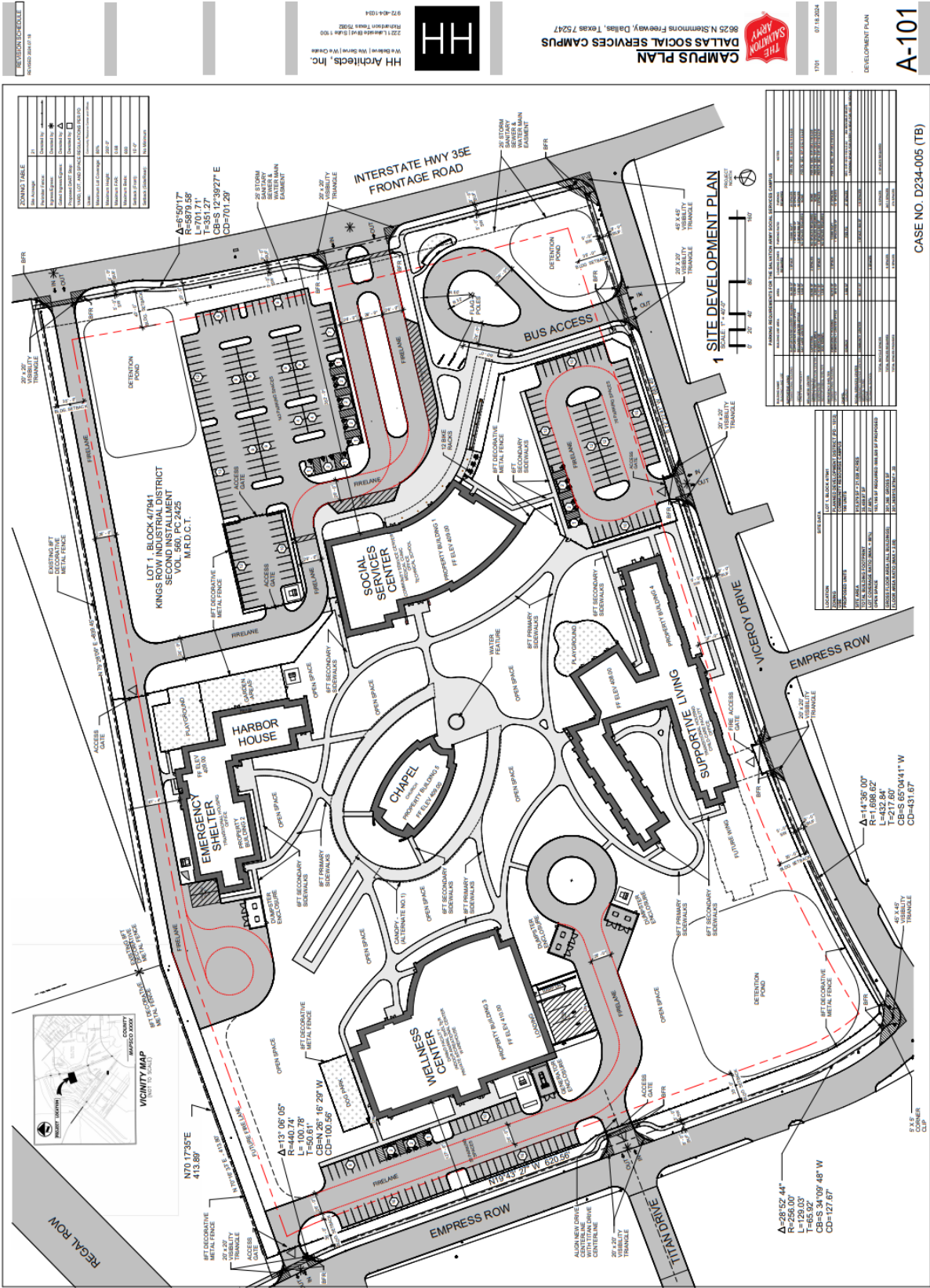
1 CONCEPTUAL SITE PLAN
SCALE: 1" = 60'-0"

Zoning Case Number: Z178-121

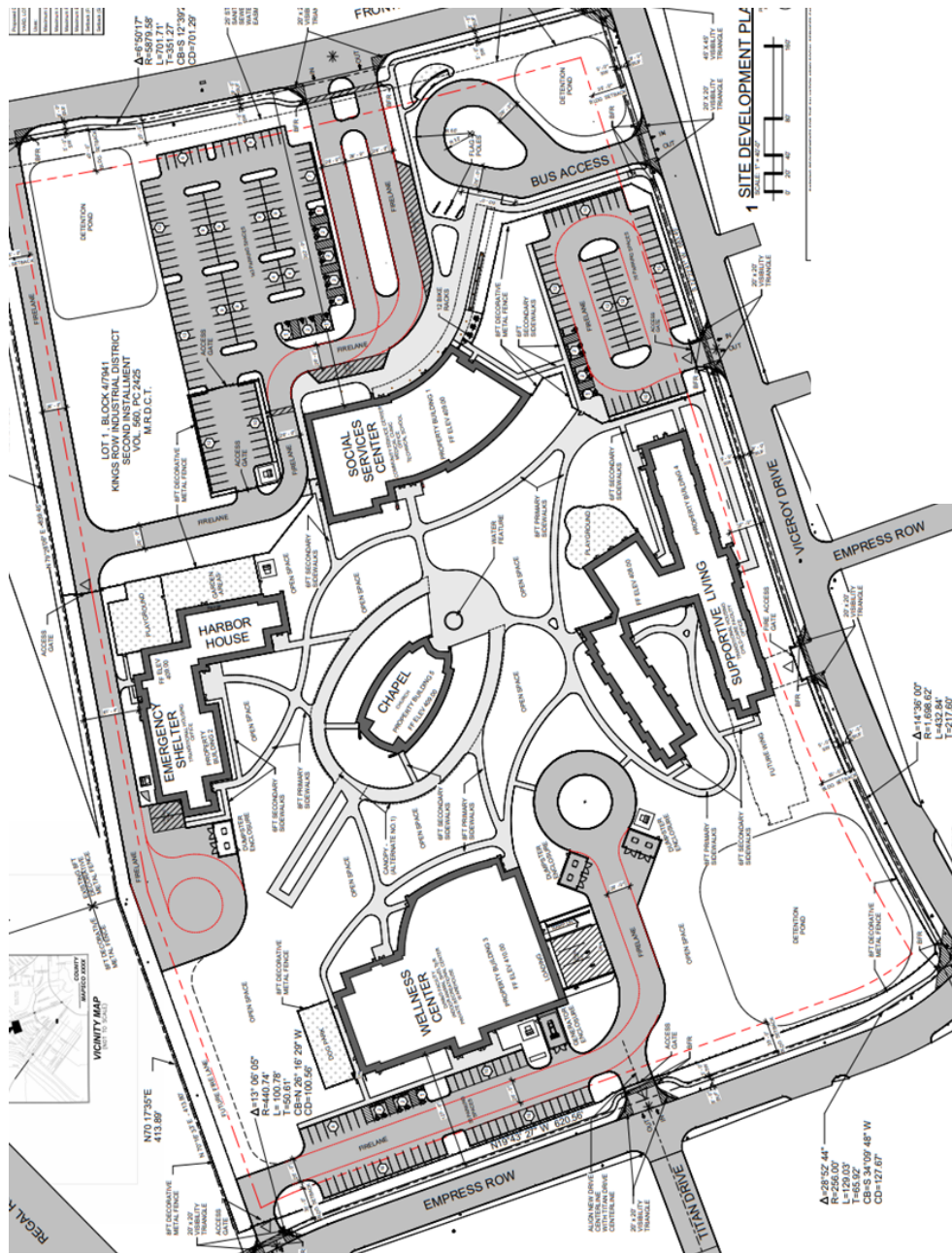
Approved
City Plan Commission
March 7, 2019

Exhibit 1012A
Planned Development
District No. 1012

Proposed Development Plan



Proposed Development Plan [Enlarged]



SITE DATA	
LOCATION	LOT 1, BLOCK 47941
ZONING	PLANNED DEVELOPMENT DISTRICT (PD - 1012)
USE	COMMUNITY RESOURCE CAMPUS
PROPOSED UNITS	190 UNITS
SITE AREA	915,979 SF = 21.028 ACRES
TOTAL BUILDING FOOTPRINT	35,469 SF
LOT COVERAGE RATIO (MAX. = 80%)	27.68%
OPEN SPACE	183,195 SF REQUIRED / 880,520 SF PROPOSED
GROSS FLOOR AREA (ALL BUILDINGS)	301,365 GROSS SF
FLOOR AREA RATIO (MAX = 2.00)	301,365/915,979sf = .33

PARKING REQUIREMENTS FOR THE SALVATION ARMY SOCIAL SERVICES CAMPUS						
BUILDING NAME	BUILDING USE AREA	AREA	LOADING ZONES REQUIRED	PARKING RATIO	PARKING REQUIRED	NOTES
SUPPORTIVE LIVING						
TRANSITIONAL HOUSING	SUPPORTIVE/RECOVERY HOUSING	64,800 SF	1 SPACE	10000 SQFT	21 SPACES	PER PD SEC. 81P-1012-110.62.G
	SUPPORTIVE HOUSING OFFICE	16,200 SF		1 SPACE/800 SF	12 SPACES	
	RECOVERY CENTER OFFICE	7,200 SF		1 SPACE/500 SF	15 SPACES	
	CHILD CARE FACILITY	5,400 SF		NO SPACES REQUIRED	NONE	PER PD SEC. 81P-1012-110.62.E
	DAY CARE CENTER	5,400 SF		NO SPACES REQUIRED	NONE	
WELLNESS CENTER	CAPTEPERA	35,500 SF	1 SPACE	NO SPACES REQUIRED	NONE	PER PD SEC. 81P-1012-110.12.E
	WELLNESS CENTER	2,000 SF		NO SPACES REQUIRED	NONE	PER PD SEC. 81P-1012-110.12.E
	PRIVATE RECREATION CENTER	11,110 SF	1 SPACE	1 SPACE/800 SF	3 SPACES	PER PD SEC. 81P-1012-110.12.H
	INDOOR ANNUAL SHELTER	1,530 SF		NO SPACES REQUIRED	NONE	
EMERGENCY SHELTER	EMERGENCY HOUSING	62,815 SF	1 SPACE	10000 SQFT	31 SPACES	PER PD SEC. 81P-1012-110.12.G
	OFFICE	8910 SF		1 SPACE/1000 SF	10 SPACES	
CHapel	CHURCH	3,861 SF		PER PD	27 SPACES	SEC. 81P-1012-110.12.A(1) : 204 MOVABLE SEATS 1 PARKING SPACE FOR EVERY 10 SEAT FOR 100-300 SEATS
SOCIAL SERVICES CENTER	COMMUNITY CENTER	59,417 SF		1 SPACE / 800 SF	119 SPACES	
OFFICE						
TEMPORAL SCHOOL						
TOTAL BICYCLE SPACES					12 SPACES	11 SPACES REQUIRED
TOTAL SPACES REQUIRED					3 SPACES	267 SPACES
TOTAL SPACES PROVIDED					9 SPACES	274 SPACES



Aerial View





183
 ↑ 1:6,000

Case ID:
 Printed: 2/26/2024