

FILE NUMBER: Z245-177(CC) **DATE FILED:** March 7, 2025

LOCATION: Northeast line of Wadsworth Drive and north of East Ledbetter Drive.

COUNCIL DISTRICT: 4

SIZE OF REQUEST: ± 21,666 square feet **CENSUS TRACT:** 48113008701

OWNER/APPLICANT: Larry J. Greer

REQUEST: An application for an amendment to Specific Use Permit No. 1336 for an adult day care facility on property zoned an R-10(A) Single Family District

SUMMARY: The purpose of the request is to continue to permit operation of the existing adult day care facility.

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

PRIOR CPC ACTION: On May 22, 2025 the City Plan Commission moved to hold the case under advisement to June 12, 2025.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-10(A) Single Family District.
- The lot has frontage on Wadsworth Drive.
- The applicant intends to sell the property to the southeast. This parcel initially was included in the specific use permit (SUP) boundary. This amendment would remove the southernmost portion and retain the northern portion. No changes are proposed to the primary structures of the facility. The request also does not change the site plan or conditions, aside from the expiration date.
- The original approval established the use on August 28, 1997, with subsequent renewals in 1999, 2000, 2004, 2009, 2014, and 2015.
- SUP received most recent approval from City Council April 8, 2015 for a time period of 10 years with eligibility for automatic renewals. This approval included lot 7 to the south a 1,017 square foot building. The previous conditions also included edits to: circular drive, indoor floor area, outdoor and the recreation area. As previously stated there are no changes to the proposed primary structure of the facility.
- The SUP was eligible for automatic renewal for a period of 10 years but did not submit prior to the deadline.
- No changes have been proposed since the prior hearing.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Wadsworth Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request.

Placetypes:

Community Residential

This placetype designates primary land uses as: Single Family Detached, Single Family Attached. These primary land uses are in conjunction with supporting land uses: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, and Utility.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

The applicant's request for a the continued use of the Adult Day Care although does not relate to a specific section within the overall placetype (sections are: CR A-1,CR A-2, CR A-3, CR A-4, CR B-1, CR B-2, CR B-3, CR B-4) the request is consistent with the goal of *Neighborhood Preservation and Stability*. The goals read as follows:

ForwardDallas recognizes that it is imperative to maintain, stabilize and revitalize existing neighborhoods.

Encouraging the creation of new neighborhoods that are safe, pedestrian friendly, and provide diverse housing opportunities is one of the city's key economic development priorities.

Dallas has a strong tradition of neighborhood self-determination, which should be promoted to ensure the continued vitality of all neighborhoods.

Support efforts to improve and stabilize neighborhoods.

Land Use:

	Zoning	Use
Site	R-10(A)	Adult Day Care
North	R-10(A)	Single family
East	R-10(A)	Single family,
South	R-10(A)	Single family
West	R-10(A)	Single family

Land Use Compatibility:

The area of request is currently developed. The property abuts single-family homes on all sides. Staff assesses the applicant's proposal for an adult day care use to be compatible with surrounding uses in the area.

The area of request is currently zoned an R-10(A) Single Family District. The applicant proposes to continue the use of said facility and to remove the southern most lot from the previously established SUP. To accomplish this, they request an amendment to the SUP removing the southernmost lot, and revise the requested time limit.

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.

Landscaping:

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

Parking:

The Dallas Development Code requires one space per 500 square feet of floor area for the existing use in an R(A) District. With 5,600 square feet of building area, the use requires 11 spaces. The site plan includes 11 spaces.

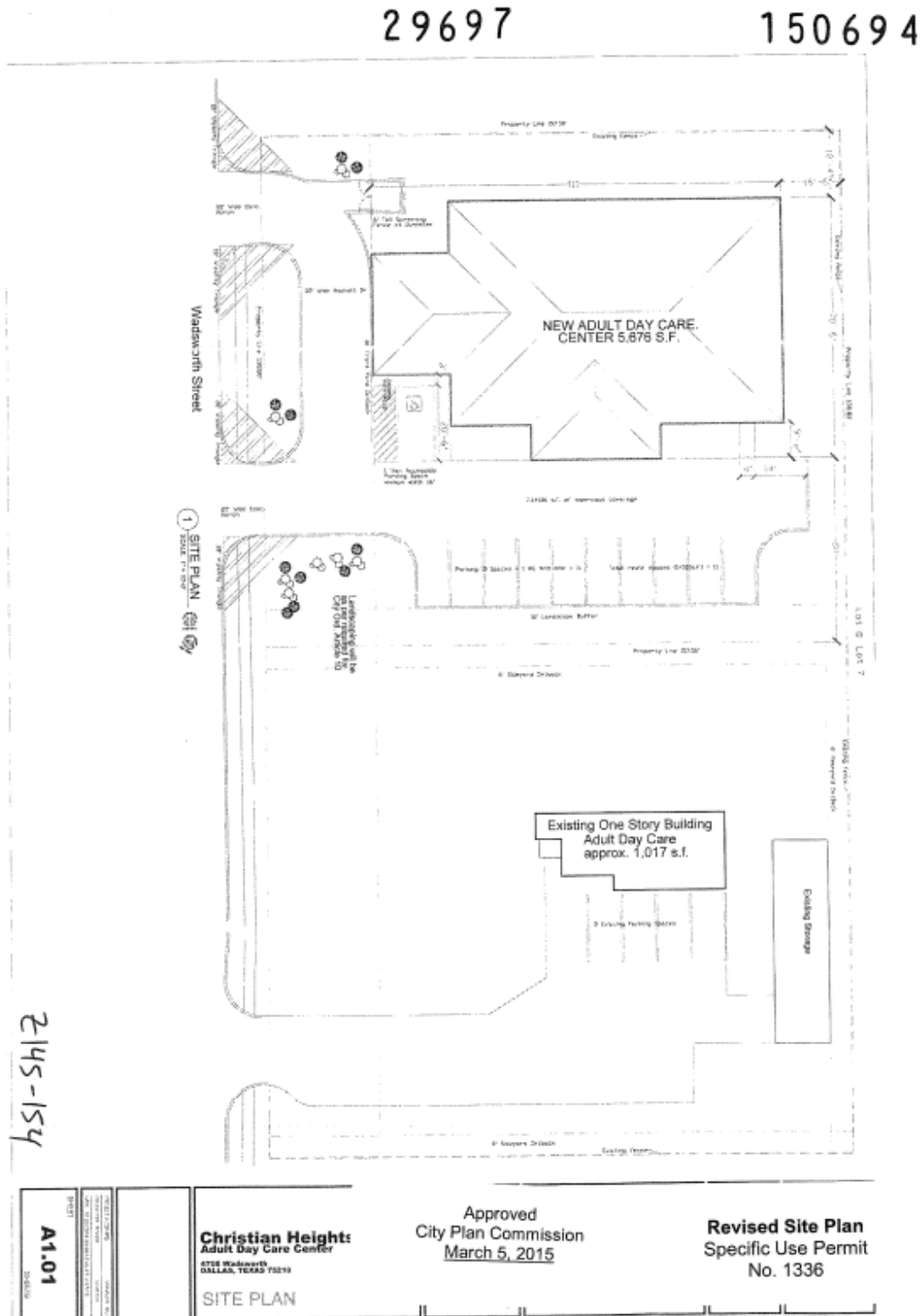
Market Value Analysis:

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 currently in an “I” MVA cluster that extends to all adjacent properties.

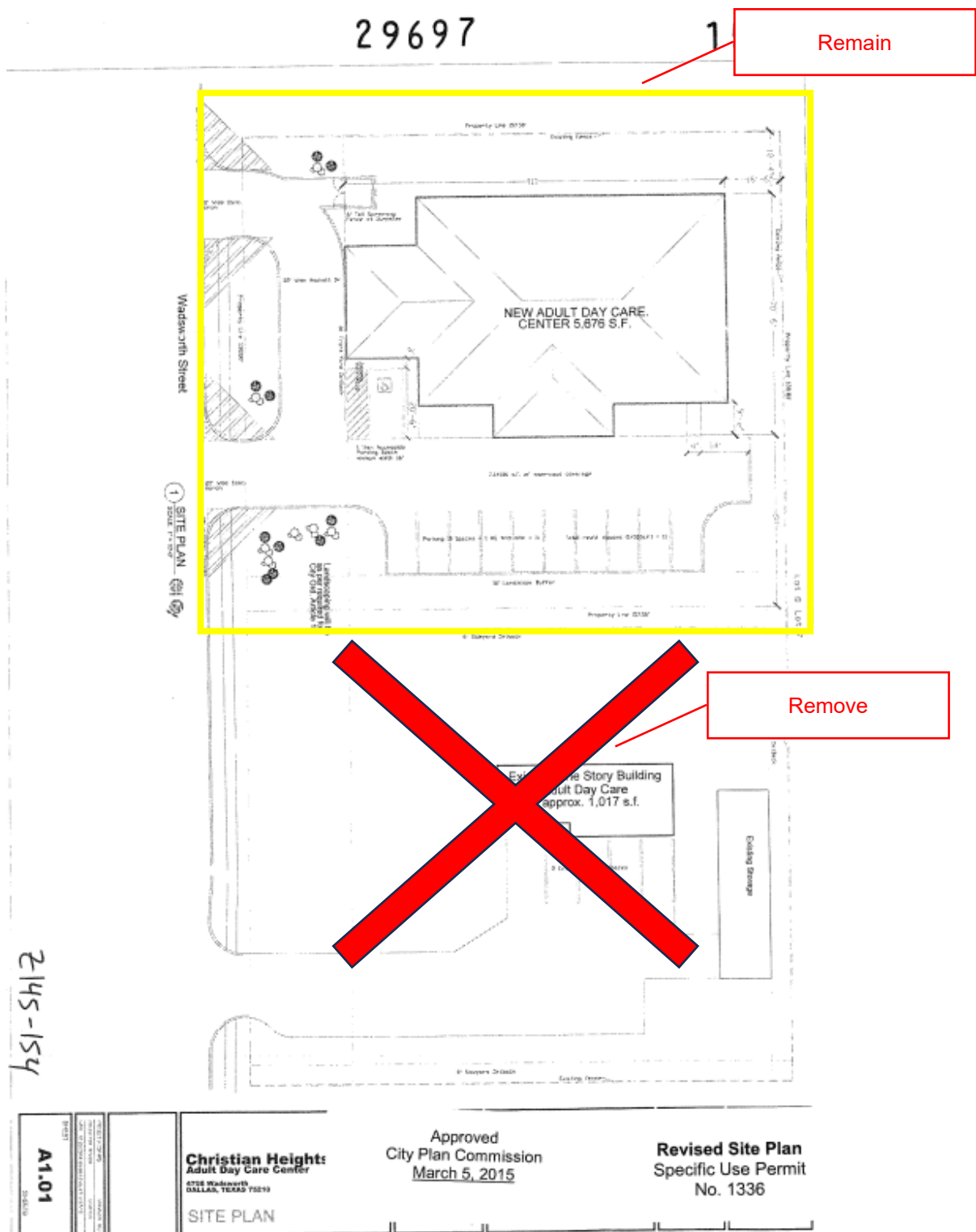
SUP CONDITIONS
(All changes from the previous ordinance highlighted)

1. USE: The only use authorized by this specific use permit is an adult day care facility.
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 (*10 years after passage of ordinance*) [April 8, 2025], but is eligible for automatic renewal for additional 10-year time 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 will be strictly enforced).
4. DRIVE: A circular drive or similar area must be provided for the off-street loading and unloading of adult day care attendees in the location shown on the attached site plan.
5. INDOOR FLOOR AREA: A minimum of 40 square feet of indoor floor area must be provided for each adult day care attendee.
6. OUTDOOR RECREATION AREA: A minimum of 40 square feet of outdoor recreation area must be provided for each adult day care attendee.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REGULATIONS: 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.

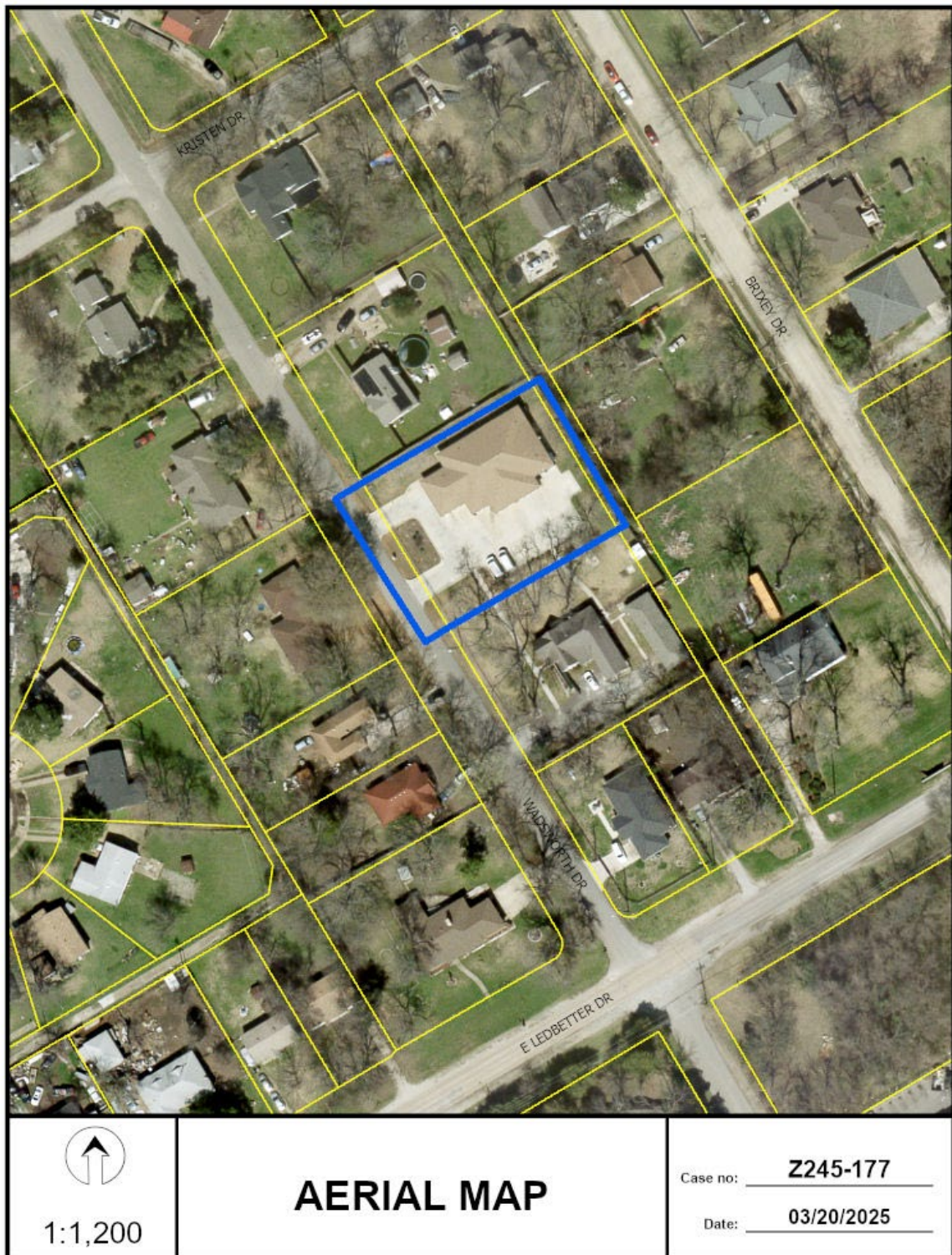
Existing Site Plan

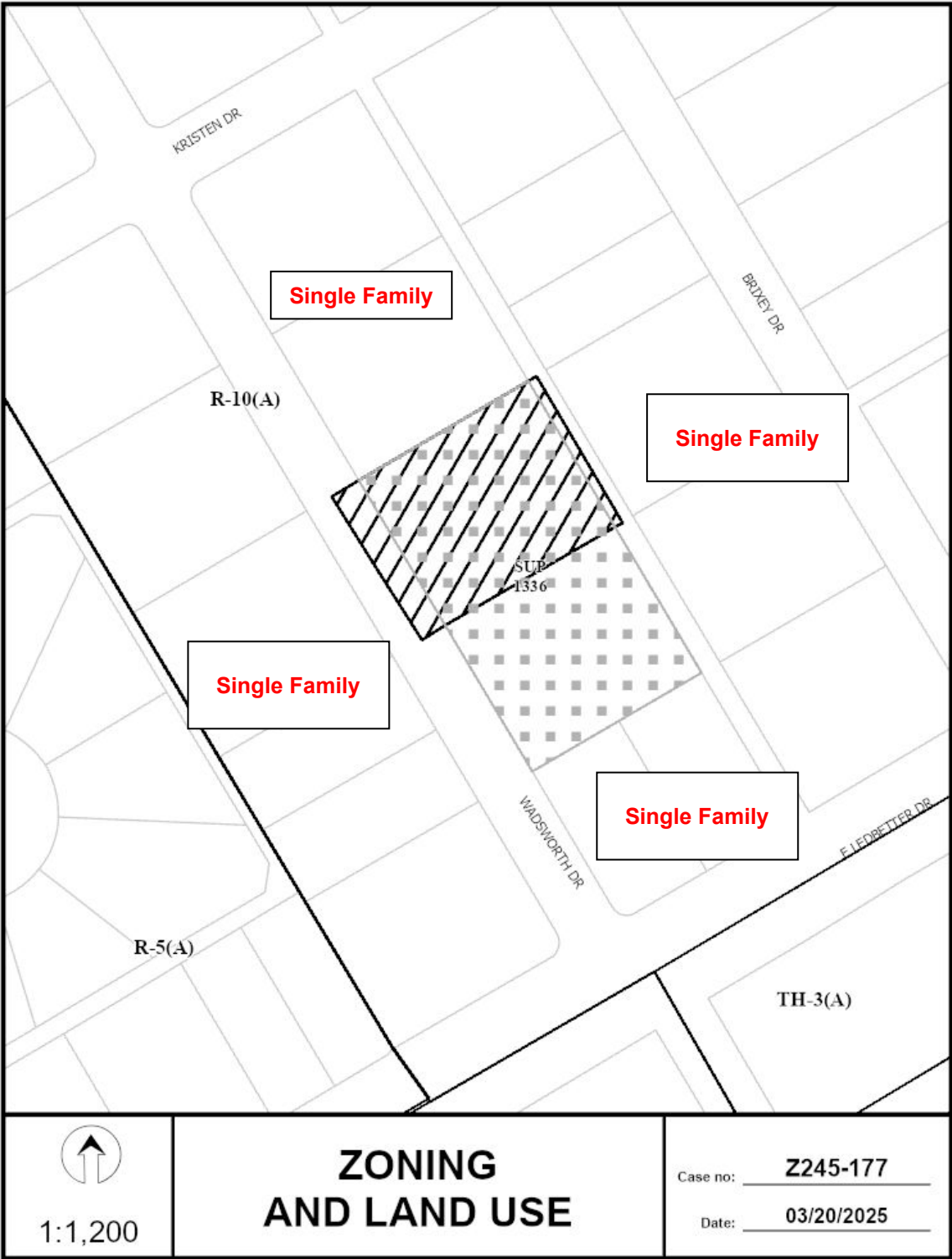


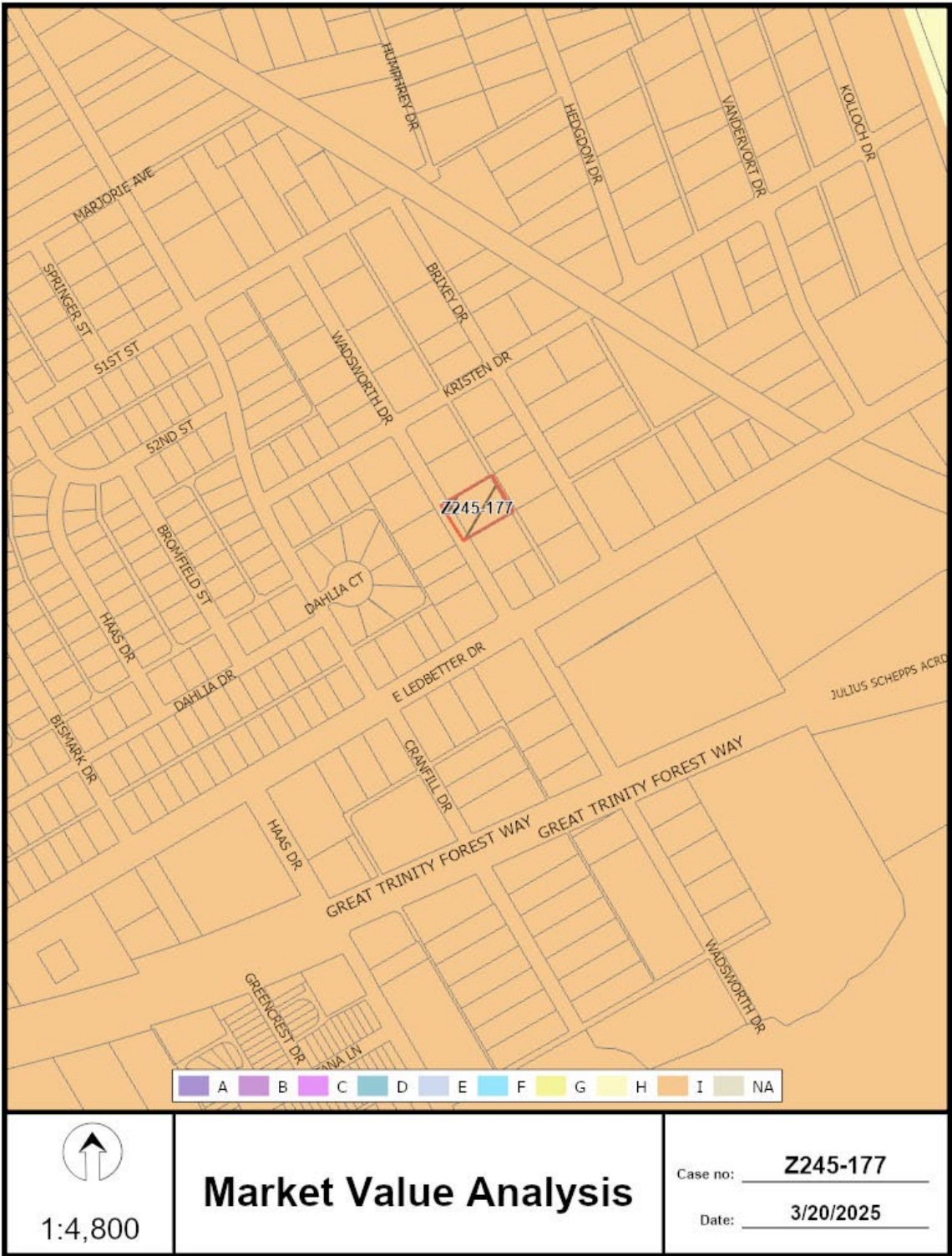
Site Plan (area being removed)

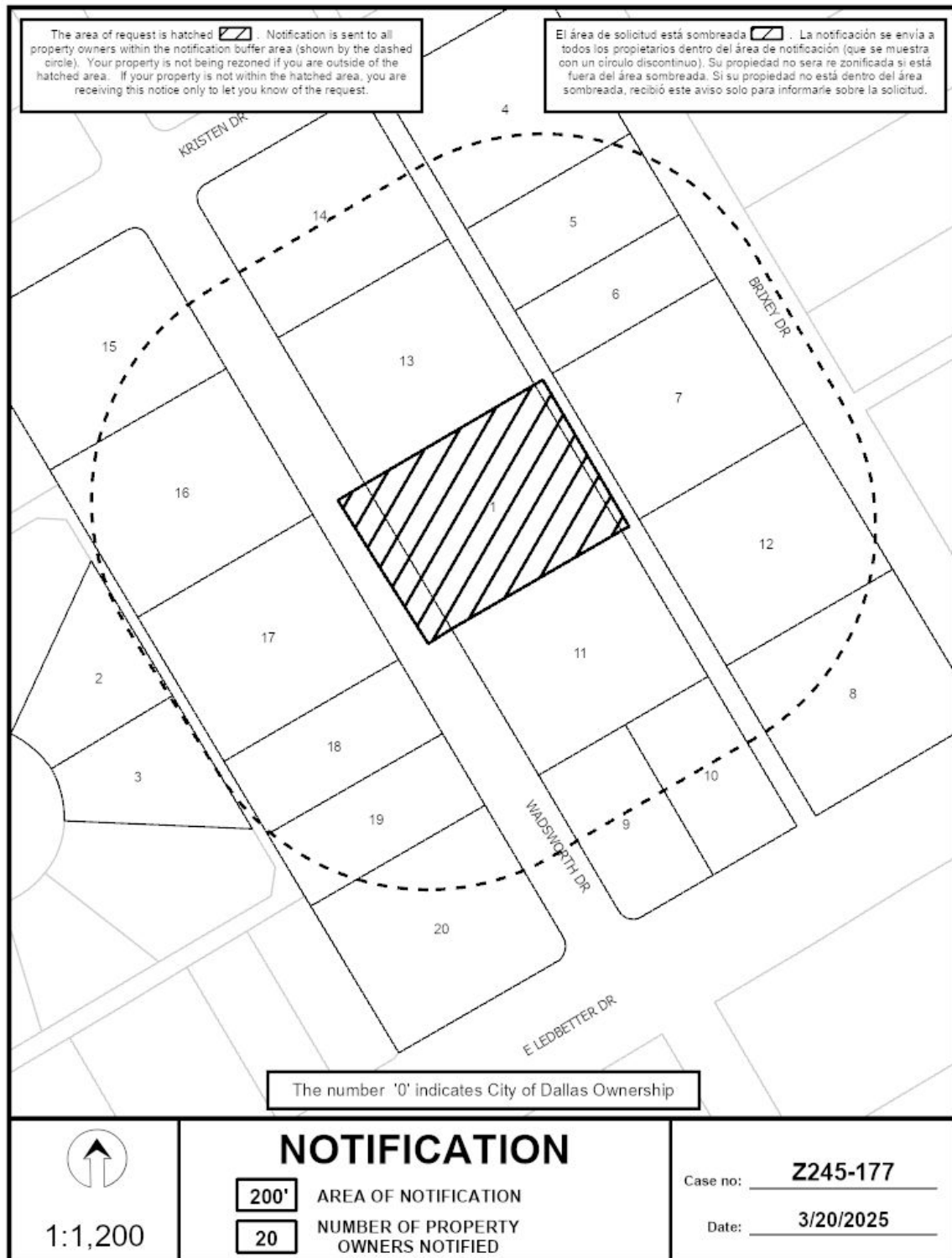












03/20/2025

Notification List of Property Owners***Z245-177******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4708 WADSWORTH DR	GREER LARRY J
2	3269 DAHLIA CT	BROWN ALONZO
3	3268 DAHLIA CT	Taxpayer at
4	4701 BRIXEY DR	HOWARD DARLINE MULLEN
5	4709 BRIXEY DR	GARCIA GREGORY JR
6	4711 BRIXEY DR	SMALLWOOD FRANK
7	4715 BRIXEY DR	BARAJAS BRENDA REVOCABLE LIVING TR
8	3315 E LEDBETTER DR	SIMON GUSTRIA JR
9	3307 E LEDBETTER DR	CASTILLO LUIS ENRIQUE LC
10	3311 E LEDBETTER DR	HERNANDEZ PABLO GARCIA &
11	4712 WADSWORTH DR	GREER CAROLYN F
12	4700 BRIXEY DR	SIMON GUS RAY
13	4706 WADSWORTH DR	BROWN ROBERT & ANDRIA L
14	4700 WADSWORTH DR	WESSON ALMA M
15	4701 WADSWORTH DR	SCHROCK LASHELLE &
16	4705 WADSWORTH DR	RAMIREZ CARMELO &
17	4709 WADSWORTH DR	GOMEZ FERNANDO ANTONIO & GLADIS
18	4711 WADSWORTH DR	JYS HOLDING LLC
19	4713 WADSWORTH DR	INVESTALL INC
20	3277 E LEDBETTER DR	IMAP ACQ LLC