

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 20, 2024

Planner: Sarah May, AICP

FILE NUMBER: Z245-110(SM) **DATE FILED:** November 5, 2024

LOCATION: South line of Fondren Drive, west of Greenville Avenue

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 16,117 sqft **CENSUS TRACT:** 48113007914

REPRESENTATIVE: Kiesha Kay, Mission Ridge Consultants

OWNER/APPLICANT: Robbie Corder, City of University Park

REQUEST: An application for a Specific Use Permit for a government installation other than listed, limited to a police facility, on property zoned MU-3 Mixed Use District.

SUMMARY: The applicant requests to remodel the existing building into a training facility for the University Park Police Department.

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The existing building was constructed 1953, according to Dallas Central Appraisal District and contains approximately 12,965 square feet of floor area in a one-story structure with approximately 80 percent lot coverage, according to the proposed site plan.
- The applicant requests to remodel the existing building into a training facility for the University Park Police Department.

Zoning History: There have been no recent zoning cases in the vicinity in the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Function	Description, ROW
Fondren Drive	Local	50 feet

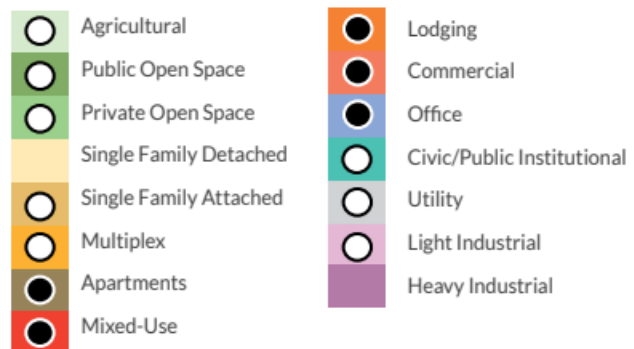
Traffic:

The Engineering Division of Planning & Development has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will review engineering plans submitted at permitting to comply with city standards.

COMPREHENSIVE PLAN:

The forwardDallas! The City Council adopted Comprehensive Plan (2.0) in September 2024 and outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request. The request is within the Regional Mixed-Use (RM) Placetype. The placetype does not provide guidance on the proposed police training facility.

FUTURE LAND USE MIX



STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	MU-3	Vacant office showroom/warehouse
North	MU-3	Restaurant with drive-through
East	MU-3	Office showroom/warehouse
South	MU-3	Office showroom/warehouse
West	City of University Park	Elevated Water Tower

Land Use Compatibility:

The above table describes the zoning and land uses of the area of request and the surrounding land uses. The site was previously occupied by a CrossFit which was issued an office showroom/warehouse CO but vacated the building sometime during the Covid-19 pandemic. The City of University Park abuts the area of request on the west and operates a few municipal uses such as an elevated water tower and a facility for their public works projects.

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.

The applicant proposes to remodel the existing building into a training facility for the University Park Police Department and is considered a compatible use to the uses in the vicinity and complies with the above general provisions for a Specific Use Permit. Staff supports the request for a permanent period because the request complies with all other zoning regulations, provides a permanent utility for surrounding properties, and is not foreseen to be detrimental to surrounding properties. If CPC or Council would be more comfortable with a shorter period, perhaps a ten-year initial period, with eligibility

for automatic renewals for more extended periods, staff would also support that time period.

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the parking requirements for a government installation other than listed use may be established in the ordinance granting the specific use permit. In such cases, the city council shall consider the degree to which the use would create traffic hazards or congestion given the capacity of nearby streets, the trip generation characteristics of the use, the availability of public transit and the likelihood of its use, and the feasibility of traffic mitigation measures.

The subject site has approximately 12,965 square feet of floor area, according to the submitted site plan. The previous use was an office showroom/warehouse use and required 10 off-street parking spaces. Since the site has no compliant off-street parking spaces, it has 10 delta credits. In the event the proposed use for the police facility changes to another use with minimum parking requirements, the applicant does not want to lose any delta credits and proposes a parking requirement of 10 spaces.

Staff expects the proposed use to be comprised with storage, staging areas for training of UP police officers, and miscellaneous activities including administrative and classroom areas. The City of University Park also owns some property to the west on the same street, and there are a few on-street spaces in front of the building on the street. Regarding access to public transit, the following DART facilities are located in the vicinity of the site:

- A high-frequency bus stop (route 17) on Greenville Avenue is within 440 feet of the subject site,
- Lovers Lane Station (DART Light Rail) is within a half-mile (a three-minute bike ride or a nine-minute walk), and
- Mockingbird Station (DART Light Rail) is within seven-tenths of a mile (a three-minute bike ride or a 15-minute walk).

Therefore, the facility is expected to have enough access to transit, bicycle connectivity, and on-street parking capacity to accommodate the needs of the use as proposed with

no compliant off-street parking spaces. Staff supports the proposed parking requirement of 10 spaces in order to retain the existing 10 delta credits, which is reflected in the proposed SUP conditions.

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 located within an “F” MVA Category.

List of Partner/Principals/Officers
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List of officers:

Mayor Tommy Stewart
Mayor Pro Tem Mark Aldredge
Councilmember Bob Myers
Councilmember Phillip B. Philbin
Councilmember Melissa Rieman
City Manager Robbie Corder
City Attorney Rob Dillard

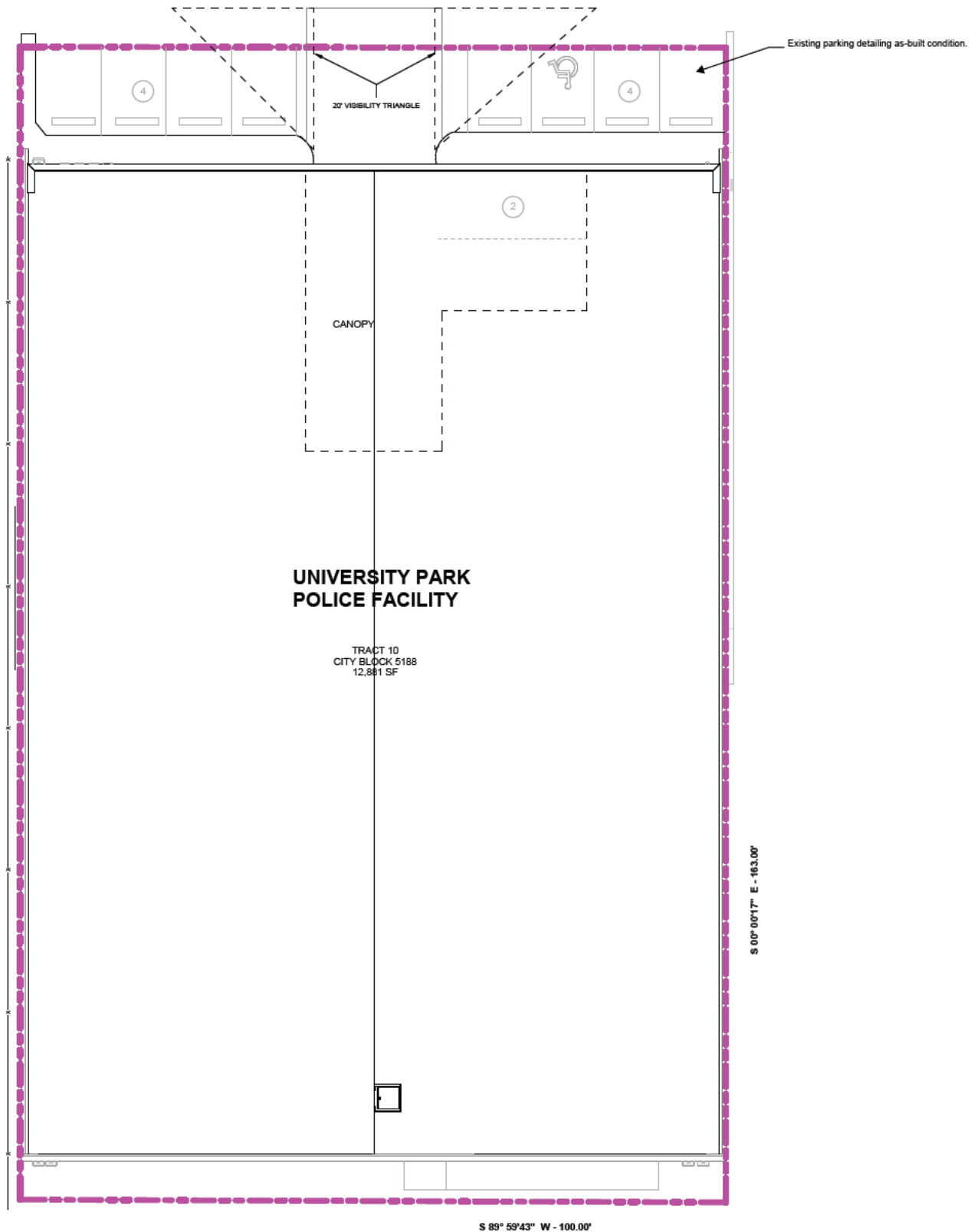
Proposed SUP Conditions

1. **USE:** The only use authorized by this specific use permit is a utility or government installation other than listed, limited to police facility.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit has no expiration date.
4. **FLOOR AREA:** The maximum floor area is 12,881 square feet.
5. **PARKING:** A minimum of 10 off-street parking spaces must be provided in the location shown on the attached site plan.
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.

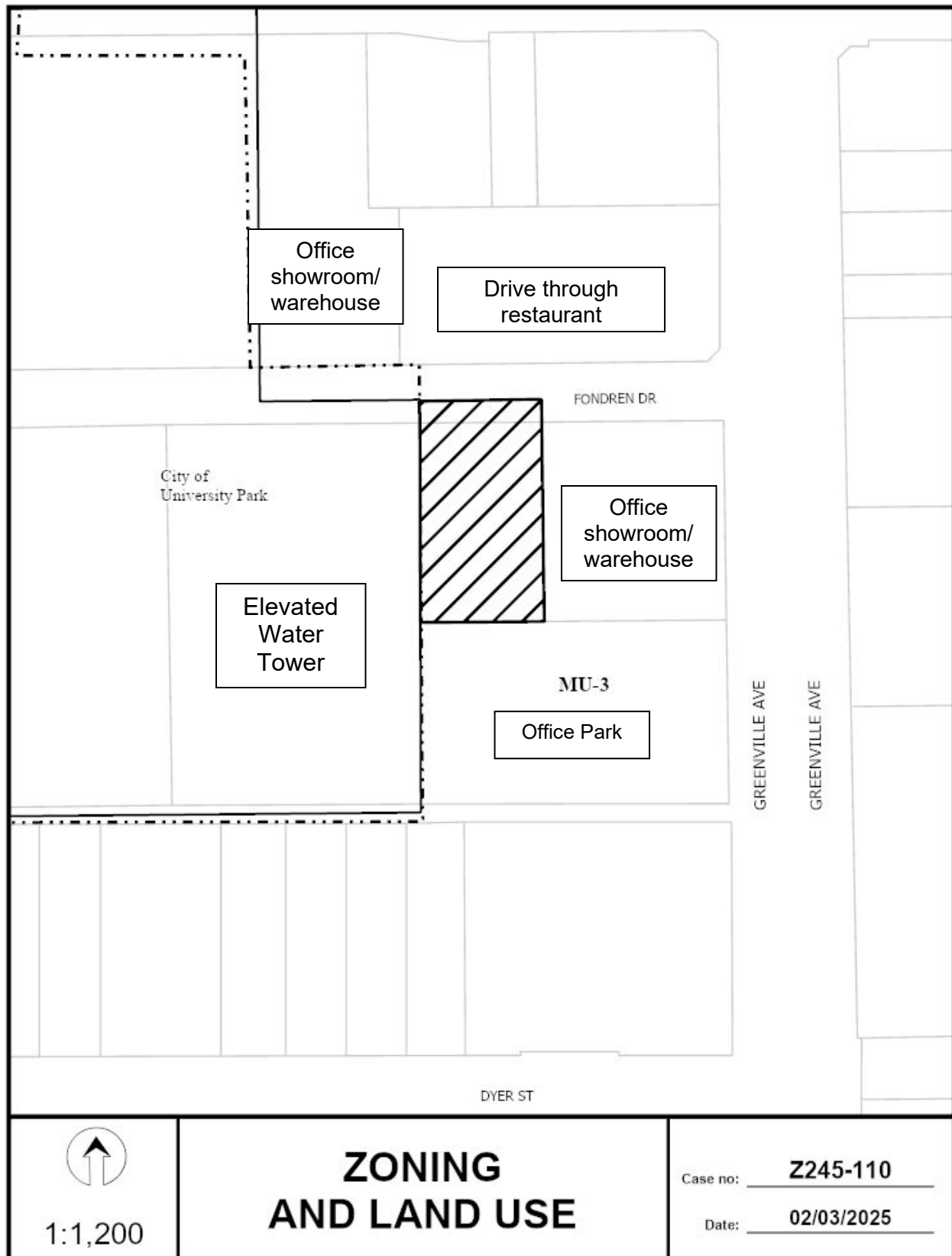
Proposed Site Plan (Enlarged)

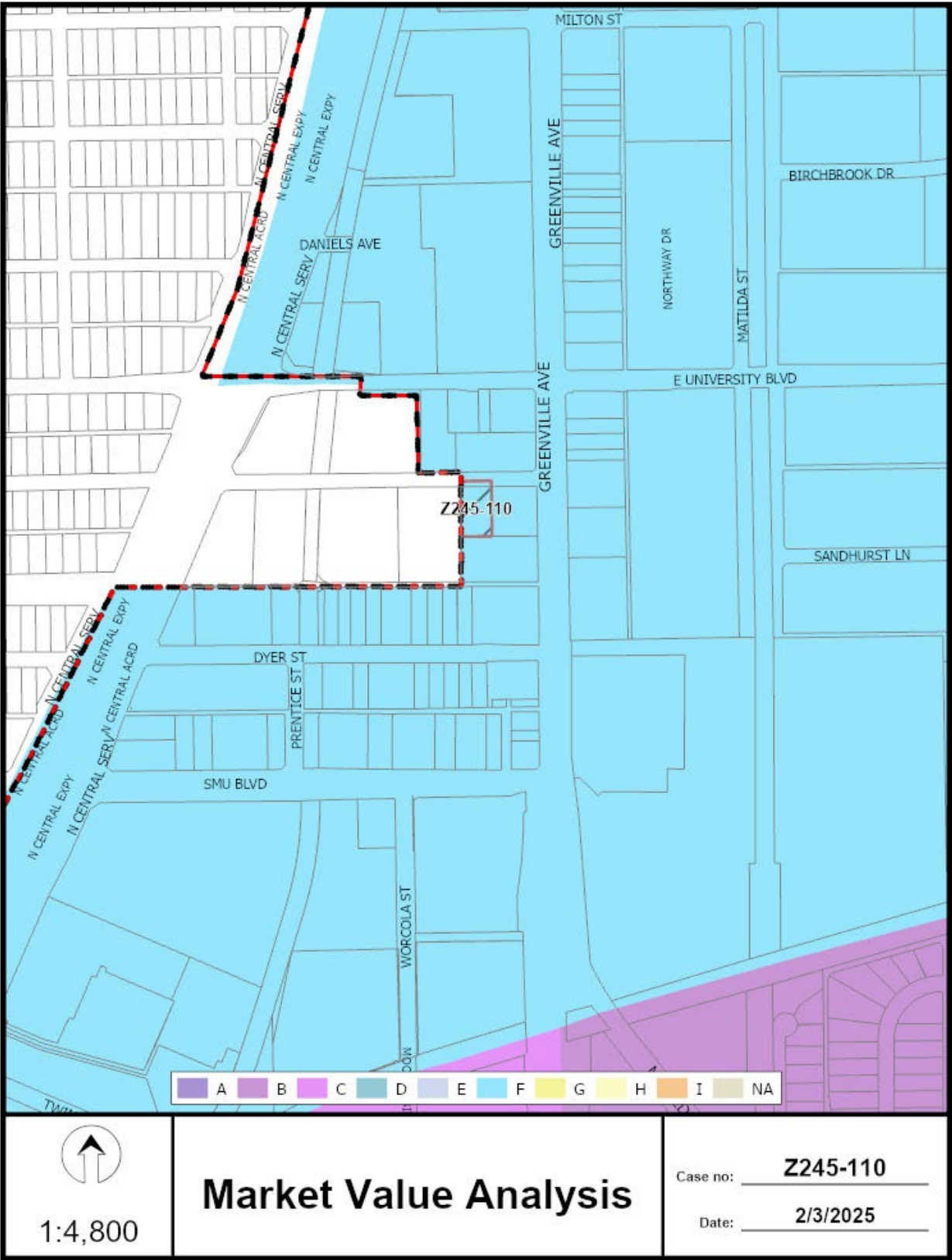
FONDREN

N 89° 59'43" E - 100.00'









<p>The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>	<p>El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.</p>
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The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; text-align: center;">26</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z245-110</p> <p>Date: 2/3/2025</p>
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02/03/2025

Notification List of Property Owners***Z245-110******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5620 FONDREN DR	UNIVERSITY PARK CITY OF
2	5641 DYER ST	SHELBY SHARON A
3	5639 DYER ST	HAYMARKET PROPERTIES LLC
4	5631 DYER ST	JACKSON LEASING PTNRS LTD
5	5627 DYER ST	JACKSON LEASING PARTNERS LTD
6	4645 GREENVILLE AVE	SAYAH INVESTMENTS LP
7	5614 E UNIVERSITY BLVD	EMPIRE BAKING COMPANY LP
8	5626 E UNIVERSITY BLVD	CAMPBELL RANDY &
9	4747 GREENVILLE AVE	ZAKI FAMILY PARTNERSHIP LP THE
10	4615 GREENVILLE AVE	MOONDANCE INVESTMENTS LTD
11	5622 E UNIVERSITY BLVD	HOPPER JAMES T & KATHLEEN
12	4703 GREENVILLE AVE	WELLSPRING FONDREN LLC
13	2525 UNIVERSITY BLVD	UNIVERSITY PARK CITY OF
14	4625 GREENVILLE AVE	G R PARTNERS INC
15	4625 GREENVILLE AVE	STONECOURT INC
16	4625 GREENVILLE AVE	ROUND HILL PROPERTY LLC
17	4625 GREENVILLE AVE	STONECOURT FAMILY LP
18	4625 GREENVILLE AVE	PINE TREE INVESTMENT PROPERTIES
19	4625 GREENVILLE AVE	MARTINEAU DAVID T
20	4625 GREENVILLE AVE	BRYAN WOODBINE PURCHASING LLC
21	4625 GREENVILLE AVE	ROUND HILL PPTY LLC
22	4625 GREENVILLE AVE	HALPIN MARILYN K
23	4625 GREENVILLE AVE	E & M WATERS LTD
24	4625 GREENVILLE AVE	ROLLIN COBBS C LP
25	4625 GREENVILLE AVE	EUBANK RAY H &
26	4625 GREENVILLE AVE	SPRUCE ROYALTY LLC