

FILE NUMBER: Z-26-000032 **DATE FILED:** March 16, 2026

LOCATION: Southwest and southeast corners of West Canty Street and North Vernon Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 1.008 ac **CENSUS TRACT:** 48113004201

OWNERS: Taylor Madison, Jeffery Madison, Angie Dickson

APPLICANT: Taylor Madison

REPRESENTATIVE: Jennifer Hiromoto

REQUEST: An application for a new Specific Use Permit for a private recreation club or area on property zoned Tract 1A, Planned Development District No 160.

SUMMARY: The purpose of the request is to allow a private recreation club or area within the existing buildings

STAFF RECOMMENDATION: **Approval** for a one-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and staff's recommended conditions.

CPC RECOMMENDATION: **Approval** for a one-year period, subject to a site plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 160 Tract 1A and is developed with two single-family houses. Per DCAD records, the houses are 2,572 square feet and 1,674 square feet in size. The property on the southeast corner includes a 730 square foot detached quarters, per DCAD.
- PD 160 Tract 1A is a residential tract which allows the uses in the R-7.5 Single Family District under Chapter 51. Under this district, a private recreation club or area is allowed by Specific Use Permit.
- The applicant wishes to operate a private recreation club or area on the properties. Chapter 51 defines as “an area providing private recreational facilities such as playgrounds, parks, swimming pools, and playing fields.” Staff notes that the definition is not limited to those examples.
- As such, applicant requests a new Specific Use Permit to allow the use.
- On May 21, 2026, CPC moved to hold this case under advisement until June 11. One June 11, 2026, CPC recommended approval for a one-year period, subject to a revised site plan and conditions.

Zoning History:

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

1: Z-25-000202: On April 22, 2026, the City Council approved an application for the termination of Deed Restriction Z778-181, and new deed restrictions volunteered by the applicant, on property zoned Subdistrict 6 Davis Corridor within Planned Development District No. 830, Davis Street Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
W Canty Street	Local street	-
N Vernon Avenue	Local street	-

Transit Access:

The area of request is within a half-mile of the following transit services:

DART Bus

Route 219,226

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:

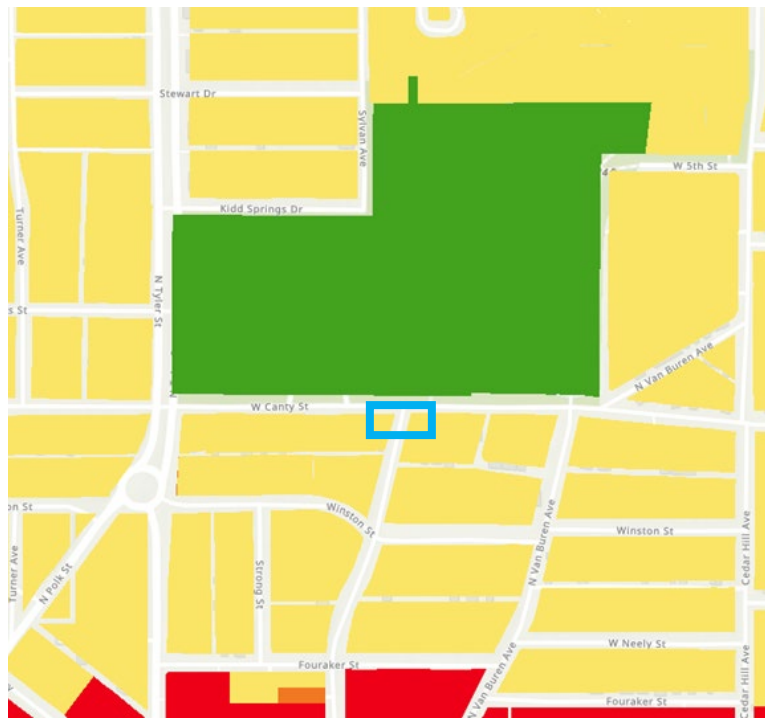
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. The **Community Residential** placetype allows for secondary uses such as a private recreation center, provided that it is sensitive to the context of the neighborhood and does not act as a regional destination that generates excessive traffic. The site is within a quarter mile of established neighborhood-serving commercial nodes and multimodal facilities. The location on a corner avoids mid-block rezoning. The building form and context are compatible with the neighborhood, as the use would occur within existing single-family structures. While the site is not located along a key intersection or thoroughfare, the use may not generate significant vehicular traffic; the recommended time limit will allow an expeditious review of the use's impact and evaluation of whether the use remains compatible.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

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.



Legend

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Land Use:

	Zoning	Land Use
Site	PD 160 Tract 1A	Single family
North	R-7.5(A)	Public park
South	PD 160 Tract 1A	Single family
East	PD 160 Tract 1A	Single family
West	PD 160 Tract 1A	Single family

Land Use Compatibility:

The area of request is developed with two single-family houses. The immediate surroundings are predominantly single family houses, with a public park and recreation center to the north. The site is located along two local streets.

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.

The proposed use constitutes a non-residential use within a residential community. As such, consideration must be given to how the proposed use will interact with the surrounding area. While such a development could be disruptive, staff finds that the repurposing of the existing single-family structures lessens the impact on the surrounding area as compared with a teardown and construction of new, less compatible structures.

Staff's recommended conditions are intended to narrowly tailor the site to be a private recreation club or area, where members are able to partake in recreational activities, as

is common with such uses. Staff believes that this use can be compatible with a residential neighborhood, provided that it does not generate excessive noise, traffic, or other effects. For this reason, staff also recommends a one-year time period with eligibility for automatic renewals in order to quickly evaluate whether the use has a deleterious effect on the general welfare and follows all applicable codes. Should the use be perceived as noxious by neighbors, protests from at least 20% of the land area in the notification radius for the automatic renewal of the SUP would trigger a full SUP amendment process, including public hearings at the City Plan Commission and City Council. The City Plan Commission may also initiate an authorized hearing regarding an SUP at any time.

Landscaping:

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

Parking:

Parking must be provided in accordance with Chapter 51. Under Chapter 51, a private recreation club or area does not require off-street parking. For the total floor area, an off-street loading space is not required; however, the site plan indicates a loading area and the conditions require that loading be done within the loading area.

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 within a “B” MVA area.

CPC Action

June 11, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a private recreation club or area, subject to a revised site plan to confirm the current lot coverage and staff's recommended conditions, on property zoned Tract 1A, Planned Development District No. 160, on the southwest and southeast corners of West Canty Street and North Vernon Avenue.

Maker: Sims
Second: Serrato

Note: Commissioner Serrato offered a Friendly amendment to remove automatic renewals. Commissioner Sims, maker of the motion, accepted the Friendly amendment.

Amended Motion: It was moved to recommend **approval** of a new Specific Use Permit for a private recreation club or area for a one-year period, subject to a revised site plan that conforms to the current lot coverage and staff's recommended conditions, on property zoned Tract 1A, Planned Development District No. 160, on the southwest and southeast corners of W. Canty Street and N. Vernon Avenue.

Maker: Sims
Second: Serrato
Result: Carried: 7 to 4

For: 7 - Sims, Hampton, Herbert, Serrato, Koonce,
Housewright, Hall

Against: 4 - Carpenter, Kocks, Coffman, Kingston
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

*** District 4 appointment not in attendance in accordance with
Section 8-20(e) of the Dallas City Code.

Notices:	Area: 300	Mailed: 16
Replies:	For: 16	Against: 4

Speakers: For: Jennifer Hiromoto, 10233 E. Northwest Hwy., Dallas, TX, 75238
Elizabeth Schubert, 721 Winston St., Dallas, TX, 75208
Nate Hemby, 336 Beckleywood Blvd., Dallas, TX, 75224
Anjulie Ponce, 523 Monsen Dr., Dallas, TX, 75224
Christlyn Amissah-Aidoo, 111 Sycamore St., Balch Springs, TX, 75181

Stevie Vessels, 730 Winston St., Dallas, TX, 75208
Caroline Lee, 514 S. Ravinia Dr., Dallas, TX, 75211
Antonio Kiener, 1017 N. Bishop Ave., Dallas, TX, 75208
Steven Kiener, 1017 N. Bishop Ave., Dallas, TX, 75208
Taylor Madison, 734 W. Canty St., Dallas, TX, 75208
Stephanie Heard, 725 Wonston St., Dallas, TX, 75208
Angie Dixon, 717 N. Vernon Ave., Dallas, TX,

For (Did not speak): Valeria Rivas Hemby, 336 Beckleywood Blvd., Dallas, TX, 75224

Against: Sarah Coffey, 1105 Woodlawn Ave., Dallas, TX, 75208
Mari Hidalgo King, 616 Haines Ave., Dallas, TX, 75208
Greg Fieser, 806 Woodlawn Ave., Dallas, TX, TX, 75208
Alexandria Washburn, 801 Haines Ave., Dallas, TX, 75208
Dominique Avila Fleming, 615 Haines Ave., Dallas, TX, 75208
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Joseph Beck, 808 N. Hampton Rd., Dallas, TX, 75208

Against (Did not speak): Joshua King, 616 Haines Ave., Dallas, TX, 75208

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a private recreation club or area.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. FLOOR AREA: Maximum floor area for a private recreation club or area is 6,005 square feet.

CPC RECOMMENDED CONDITION

4. TIME LIMIT: This specific use permit expires on [one year from the passage of ordinance].

STAFF RECOMMENDED CONDITION

4. TIME LIMIT: This specific use permit expires on [one year from the passage of 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.)

STAFF RECOMMENDED CONDITION

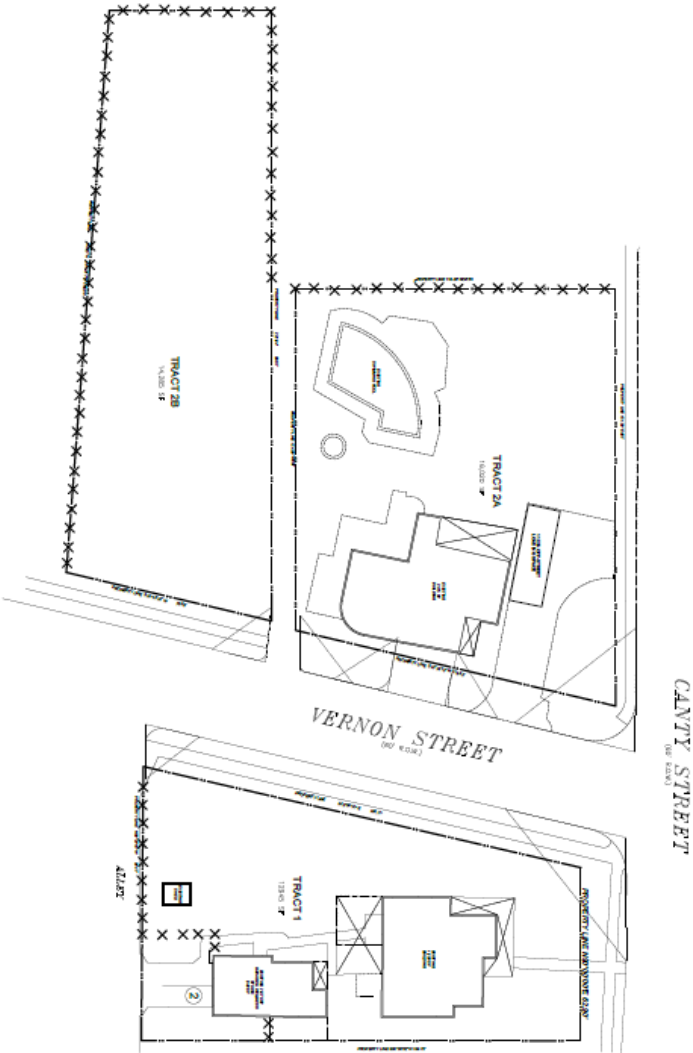
5. HOURS OF OPERATION: The private recreation club or area may only operate between 8:00 am and 8:00 pm, Monday through Sunday.

APPLICANT REQUESTED CONDITION

5. HOURS OF OPERATION:
 - A. Except as provided below, the private recreation club or area may only operate between 8:00 am and 8:00 p.m, Monday through Sunday.
 - B. The private recreation club or area may operate one event until 10:00 p.m. no more than one time per month.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. SWIMMING POOL: Use of the swimming pool is for members of the private recreation club or area only.
8. GAME COURTS: Except for an existing basketball goal on Tract 2, outdoor game courts are prohibited.

9. LOADING: Loading and unloading must be done in the loading area shown on the site plan.
10. LIGHTING: Outdoor lighting must be oriented down and positioned away from adjacent residential properties.
11. SCREENING: Screening is required to be maintained along the south property line of Tract 1 and along the west and south property lines of Tract 2, as shown on the site plan.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. 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



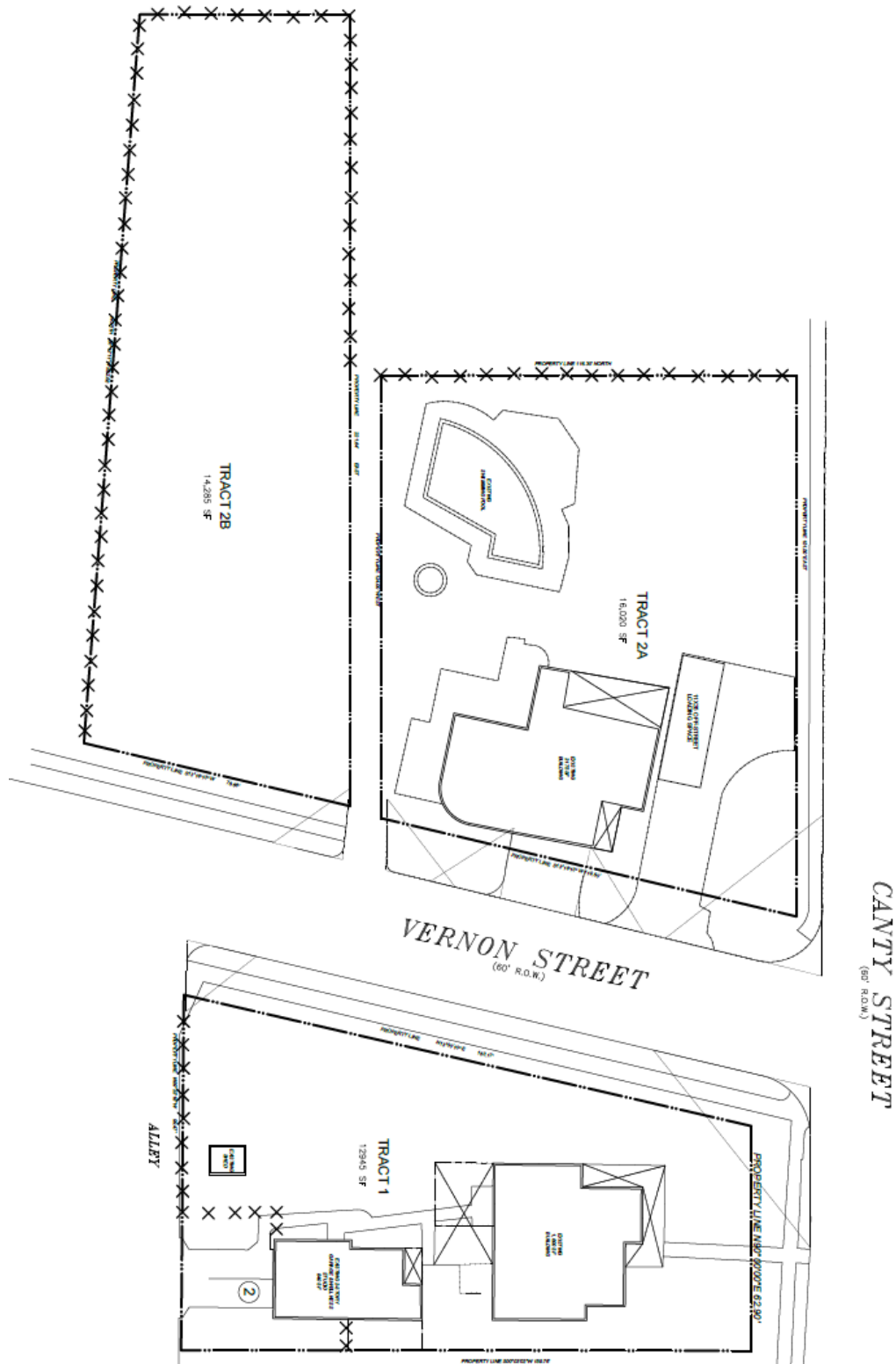
PD 160 TRACT 1A
 SPECIFIC USE PERMIT
 SITE DATA TABLE
 TRACT 1: 734 W. CANTY
 TRACT 2: 814 W. CANTY, 711 & 717 N. VERNON

TOTAL SITE AREA	43,904 SF
TRACT 1	12,482 SF
TRACT 2	31,422 SF
LAND USE	PRIVATE RECREATION CLUB OR AREA
TRACT 1 FLOOR AREA	2,830 SF
TRACT 2 FLOOR AREA	3,175 SF
TOTAL FLOOR AREA	6,005 SF
BUILDING HEIGHT	MAX. PROVIDED
LOT COVERAGE: TRACT 1	30 FT 24 FT
LOT COVERAGE: TRACT 2A	25% 23%
LOT COVERAGE: TRACT 2B	25% 16%
	0%

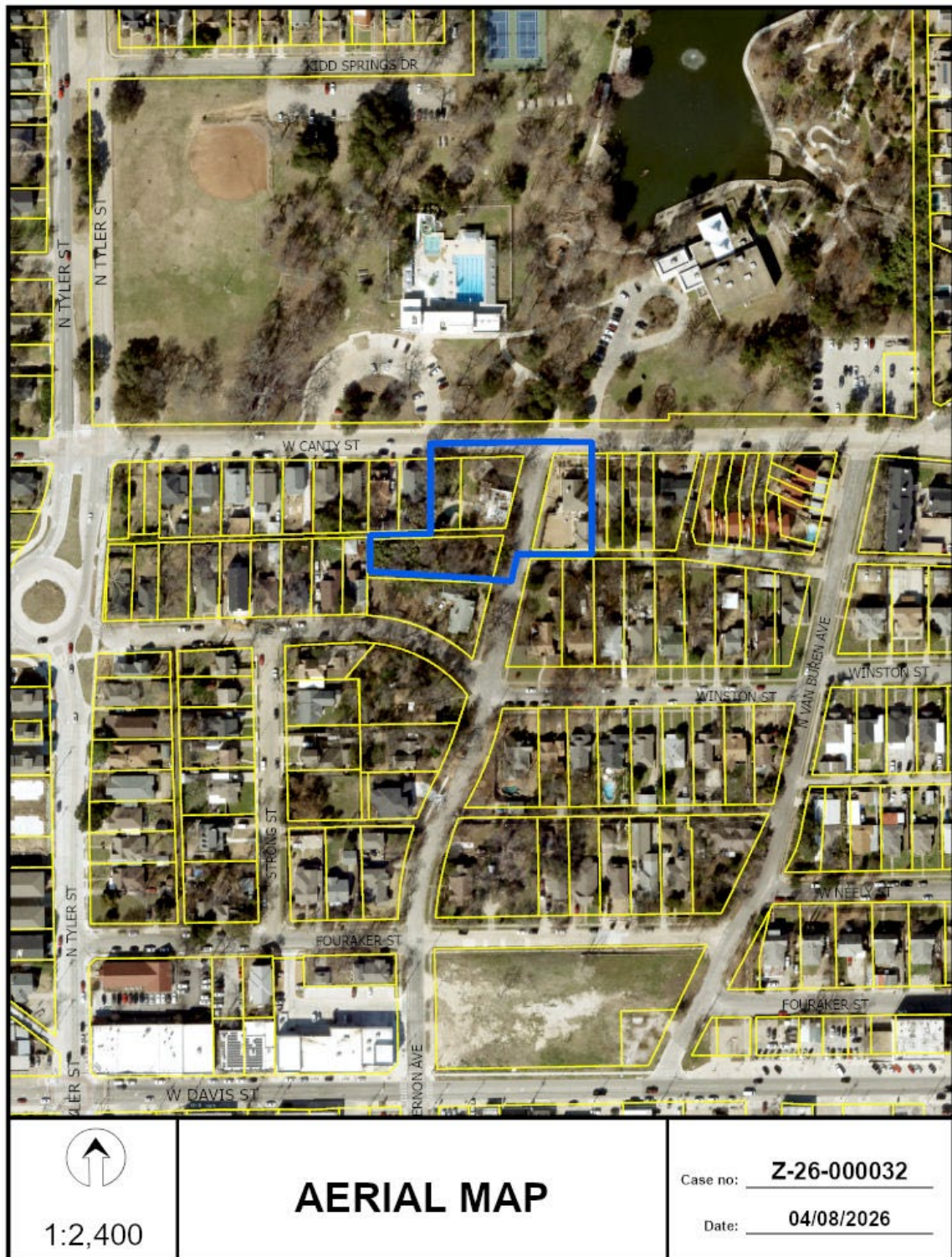
X REQUIRED SCREENING

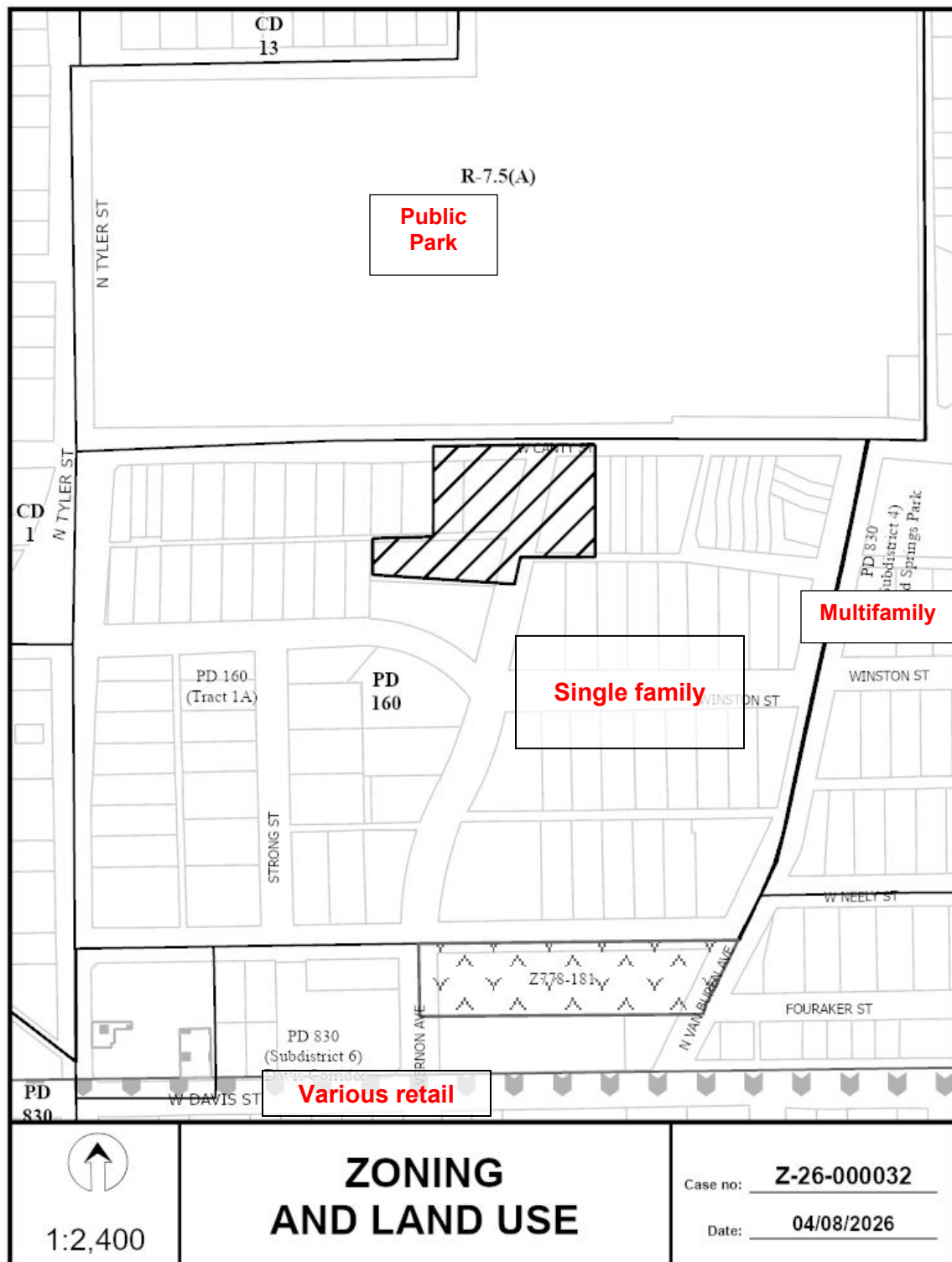


CPC RECOMMENDED SITE PLAN (DETAIL)

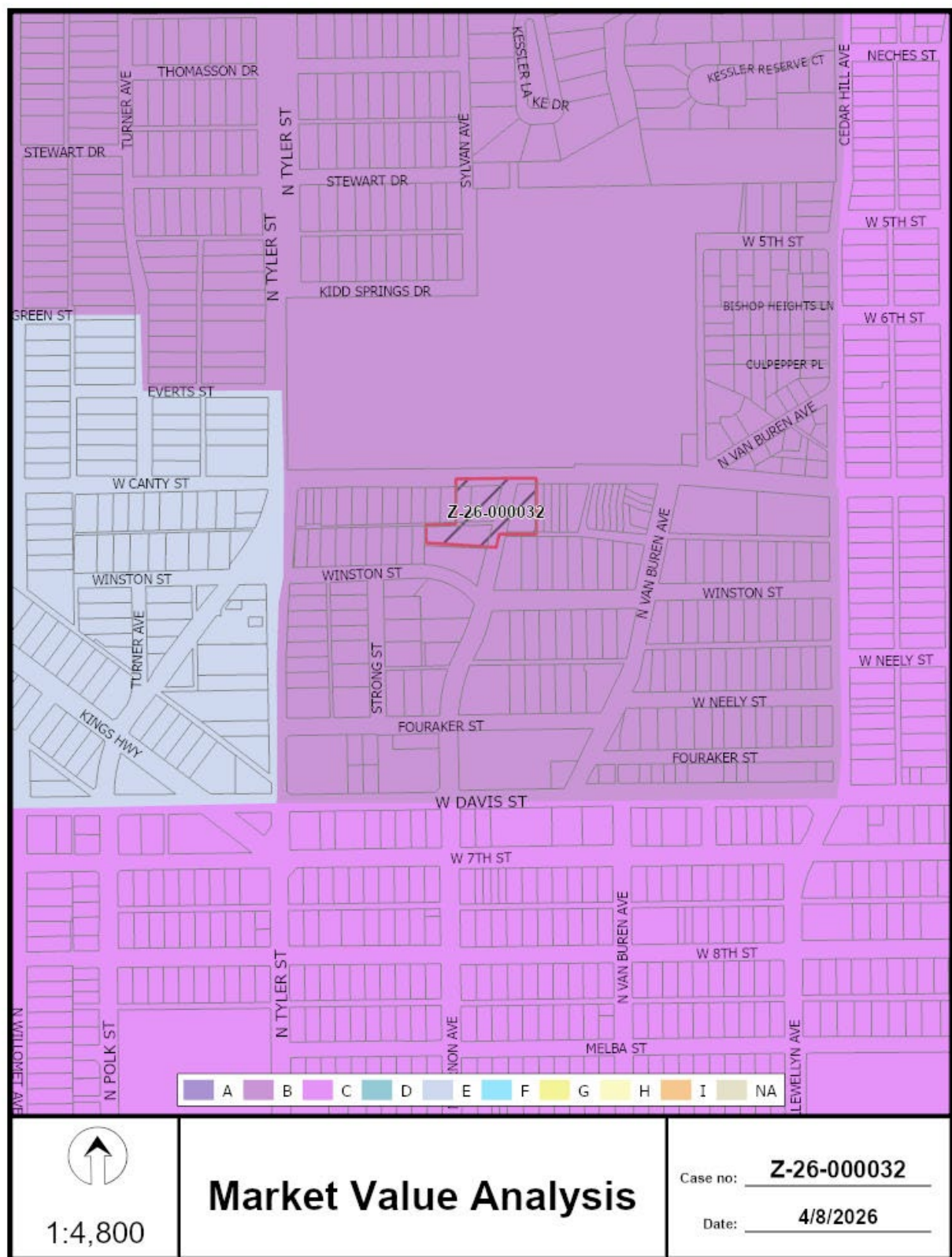


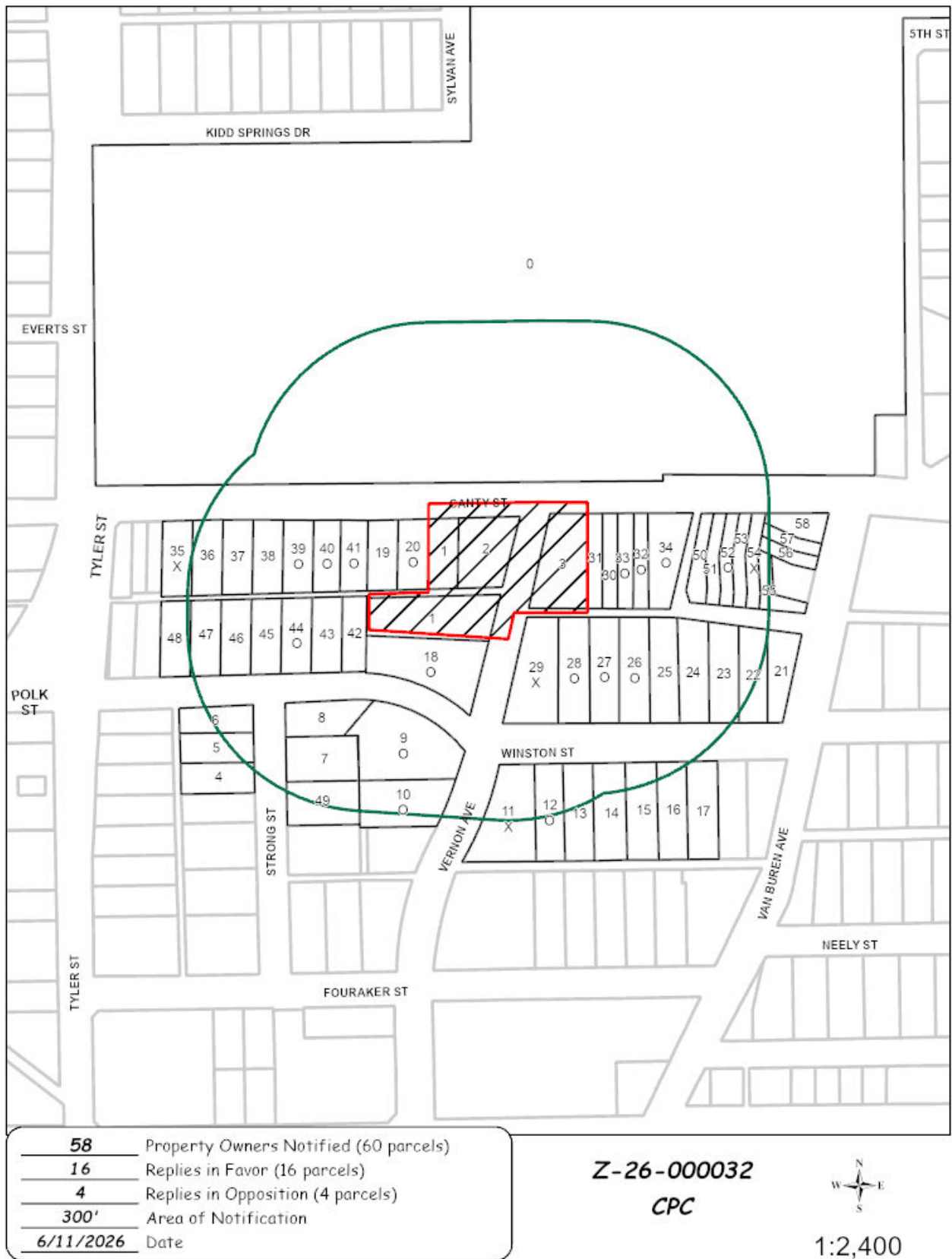












06/10/2026

Reply List of Property Owners***Z-26-000032******58 Property Owners Notified******16 Property Owners in Favor******4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	711 N VERNON AVE	MADISON TAYLOR &
	2	717 N VERNON AVE	MADISON TAYLOR &
	3	734 W CANTY ST	MADISON TAYLOR &
	4	647 STRONG ST	DELLANO OSCAR &
	5	651 STRONG ST	Taxpayer at
	6	655 STRONG ST	MACIAS JOSE
	7	646 STRONG ST	QUINTERO JULISSA
	8	650 STRONG ST	DELLANO LEONEL & SANJUANA
O	10	641 N VERNON AVE	JARED KIEL S
X	11	734 WINSTON ST	DOHERTY DANIEL & ANGELA
O	12	730 WINSTON ST	VESSELS STEPHEN
	13	726 WINSTON ST	VILLEGAS CELINA RUTIAGA
	14	722 WINSTON ST	JELLEN EMILY & JASON LEE
	15	716 WINSTON ST	RICO ALFRED
	16	714 WINSTON ST	BEARDEN BETTY FRANCES LIFE EST
	17	710 WINSTON ST	GOMEZ RAYMOND JR
O	18	707 N VERNON AVE	RIOS ANTHONY W
	19	820 W CANTY ST	GAYTAN JOSE & MARIA
	21	701 WINSTON ST	BALL MABI K
	22	703 WINSTON ST	BALLAS VICTOR E &
	23	707 WINSTON ST	GARCIA SANTIAGO OSCAR &
	24	711 WINSTON ST	GOMEZ GUADLUPE
	25	717 WINSTON ST	SANTIAGO VICTOR MANUEL GARCIA &
O	26	721 WINSTON ST	SCHUBERT ELIZABETH
X	29	735 WINSTON ST	2408 GUEST LLC
	30	730 W CANTY ST	DOMINGUEZ SONIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	31	728 W CANTY ST	BURGESS PATRICIA T
O	32	724 W CANTY ST	SALTERS ORION &
O	34	720 W CANTY ST	HERNANDEZ ROSALITA
X	35	846 W CANTY ST	DURAN CATARINO & LAURIE A
	36	842 W CANTY ST	COUCH TAWANA
	37	838 W CANTY ST	ESQUEDA NICOLAS
	38	832 W CANTY ST	ROJERO LUIS R & MIRNA L
O	41	822 W CANTY ST	MCDANIEL STEPHEN
	42	819 WINSTON ST	RUIZ JOSE & YOLANDA
	43	823 WINSTON ST	Taxpayer at
O	44	827 WINSTON ST	CHRISTENSEN JASON ANTHONYY
	45	831 WINSTON ST	Taxpayer at
	46	837 WINSTON ST	TRF TEXAS PROPERTIES LLC
	47	839 WINSTON ST	SPENCER CHRISTOPHER &
	48	843 WINSTON ST	Taxpayer at
	49	642 STRONG ST	TORRE DE LA ANTONIO &
	50	718 W CANTY ST	FISHER JON
	51	714 W CANTY ST	LAREBEAR PROPERTIES LLC
O	52	710 W CANTY ST	JAC3 PROPERTIES LLC
	53	706 W CANTY ST	WEIDEL WILLIAM R
X	54	702 W CANTY ST	FORTE CHERYL D
	55	743 N VAN BUREN AVE	MORRIS CAVASIER
	56	751 N VAN BUREN AVE	GUTNIKOV KATHERINE E
	57	755 N VAN BUREN AVE	CLEMENS DEBORAH
	58	757 N VAN BUREN AVE	CROWNOVER MICHAEL ALAN
O	A1	725 WINSTON ST	GONZALEZ STEPHANIE
O	A2	826 W CANTY ST	TEXAS PREMIUM CONSTRUCTION
O	A3	830 W CANTY ST	NEW VISION BY DESIGN LLC
O	A4	647 N VERNON AVE	DESALVO DAVID J &
O	A5	818 W CANTY ST	SAEED MOHAMMAD AASIM
O	A6	726 W CANTY ST	WEEMPE DONALD G &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	A7	729 WINSTON ST	FALCON REMODELING LLC