

CITY PLAN COMMISSION

THURSDAY, JUNE 12, 2025

Planner: Jordan Gregory

FILE NUMBER: Z245-178(JG) **DATE FILED:** March 11, 2025
LOCATION: Southeast corner of Oates Drive and Marimont Lane
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 21,859 sqft **CENSUS TRACT:** 48113012301

REPRESENTATIVE: Peter Kavanagh – Zone Systems, Inc.

OWNER/APPLICANT: Dallas Christian Women’s Job Corp, Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 2290, for a community service center use on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to continue to allow a community service center use [Dallas Christian Women’s Job Corps] on the request site.

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to conditions.

BACKGROUND INFORMATION:

- The area of the request is currently developed with a single story building. The property is zoned R-7.5(A) Single Family District with Specific Use Permit No. 2290 for a community service center use.
- On April 25, 2018, the City Council approved SUP No. 2290 to allow a community service center use on the subject property. On April 22, 2020, City Council approved the renewal of SUP No. 2290, subject to conditions, for a five-year period. The most recent approval would have expired on April 22, 2025. The purpose of this application is to once again renew SUP No. 2290.
- On May 14, 2020, a Certificate of Occupancy was issued for a community service center use on the request property.
- The Dallas Christian Women's Job Corp has operated in Dallas since 1998. The organization provides eight-week sessions that include life skills, such as keeping a calendar, learning healthy eating habits, introductory computer training, and job interview skills. The organization is affiliated with the Christian Women's Job Corps and Christian Men's Job Corps national organizations. The Dallas Christian Women's Job Corp does not provide mental health counseling or child-care. The lot has frontage on both Oates Drive and Marimont Lane.

Zoning History:

There has been one recent zoning change request in the area in the last five years.

1. Z190-147 – On April 22, 2020, the City Council approved the renewal of Specific Use Permit No. 2290 for a community service center use, for a five-year period, subject to conditions, on property zoned R-7.5(A) Single Family District, located on the southeast corner of Oates Drive and Marimont Lane. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Oates Drive	Major Arterial	-
Marimont Lane	Local Road	-

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.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Route 18

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.

There are no goals or policies supporting or opposing the request.

Placetype:

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.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) with SUP No. 2290	Community Service Center
North	R-7.5(A)	Church, Surface Parking Lot, Single Family
East	R-7.5(A)	Vacant

South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility:

The request site is currently developed with a one-story, 3,834-square-foot building, completed in 2021. The structure houses a community service use that provides general support and life skills courses to underserved and disadvantaged women in the East Dallas area. The site is zoned R-7.5(A) Single Family District, which permits a community service center use by Specific Use Permit (SUP) only.

Dallas Christian Women's Job Corps, the operator of the facility, has served the Dallas community since 1998. The services offered include basic computer skills, business writing, conflict resolution, career planning, goal setting, financial literacy, and candle making. Additional programming includes tutoring and GED preparation, English language courses, and Bible study. The applicant has requested a ten-year renewal of SUP No. 2290, with eligibility for automatic renewals for additional ten-year periods.

The site is surrounded by single-family residential uses to the northeast, west, and south. To the east lies an undeveloped lot, while a church is located directly to the north. The property is situated along a major arterial roadway, with limited intrusion into the surrounding neighborhood. The use is compatible with the nearby single-family homes and provides beneficial services to the surrounding community.

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. As the uses surrounding the site include a mix of single-family detached homes and a church, the continued use of the request site as a community service center is appropriate.

According to the applicant, the Ferguson Road Initiative supports the renewal of SUP No. 2290, including the proposed ten-year renewal period and eligibility for automatic ten-year renewals. With the Dallas Christian Women's Job Corps' long-standing operation in the area and their continued support for disadvantaged residents, staff recommends approval of the renewal of SUP No. 2290.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

The off-street parking requirements for a community service center is one space for each 200 square feet-of-floor area. The building's floor area totals 3,834 square feet. Therefore, 19 parking spaces are required for the site. There are currently 19 parking spaces provided, thus meeting the requirements of the code.

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 "H" MVA cluster that extends to the north, east, west, and south.

List of Officers

Dallas Christian Women's Job Corps Board of Directors

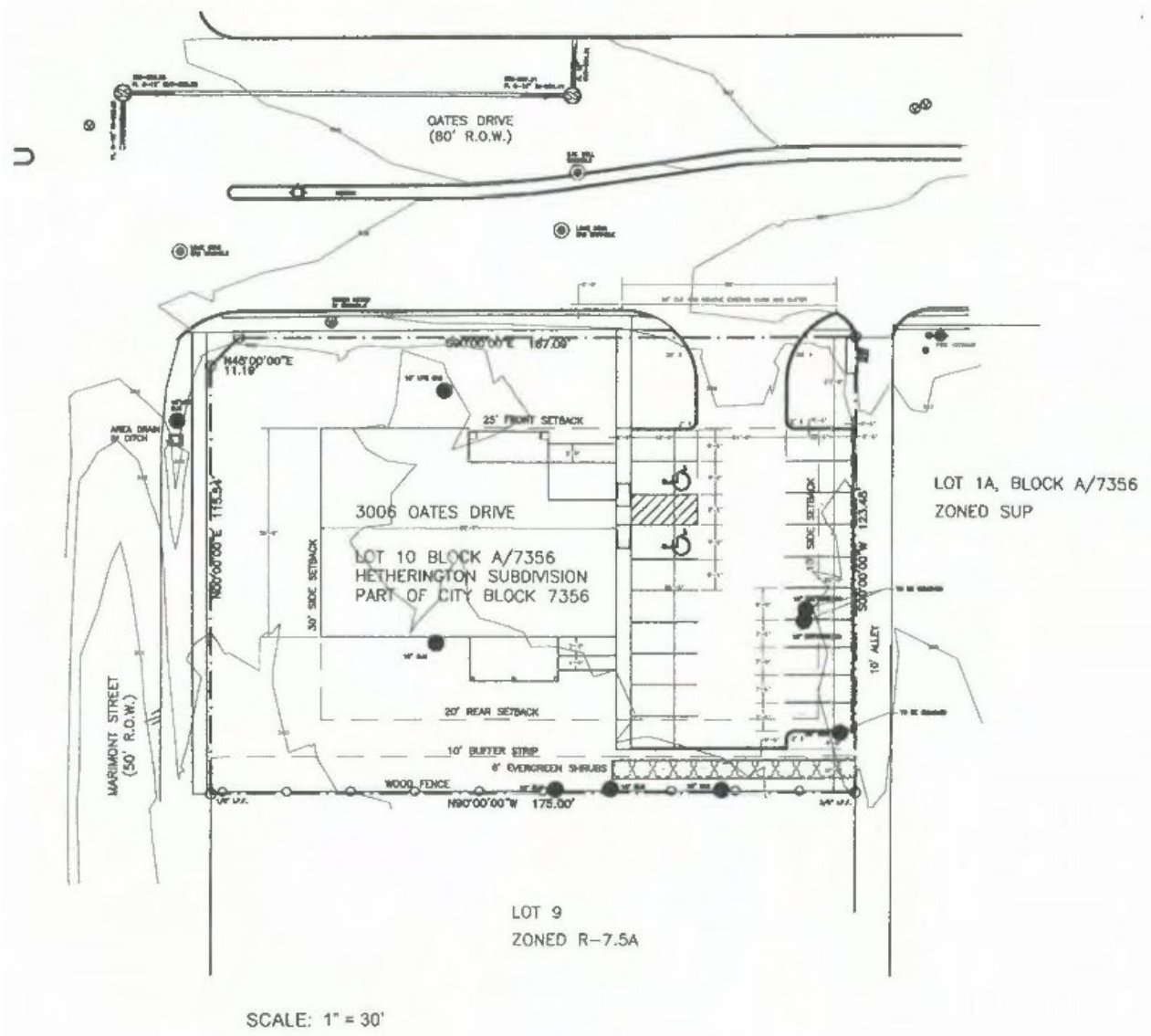
Johnny Bond
Vernessa Cole
Vernessa Green
Chelsie Hoad, Ex-Officio
Jana Jackson, Ex-Officio
Wynette Kent, Chair
Shree Moffett
Omar Monsivias
Danielle Stone
Maresha Thomas, Vice Chair

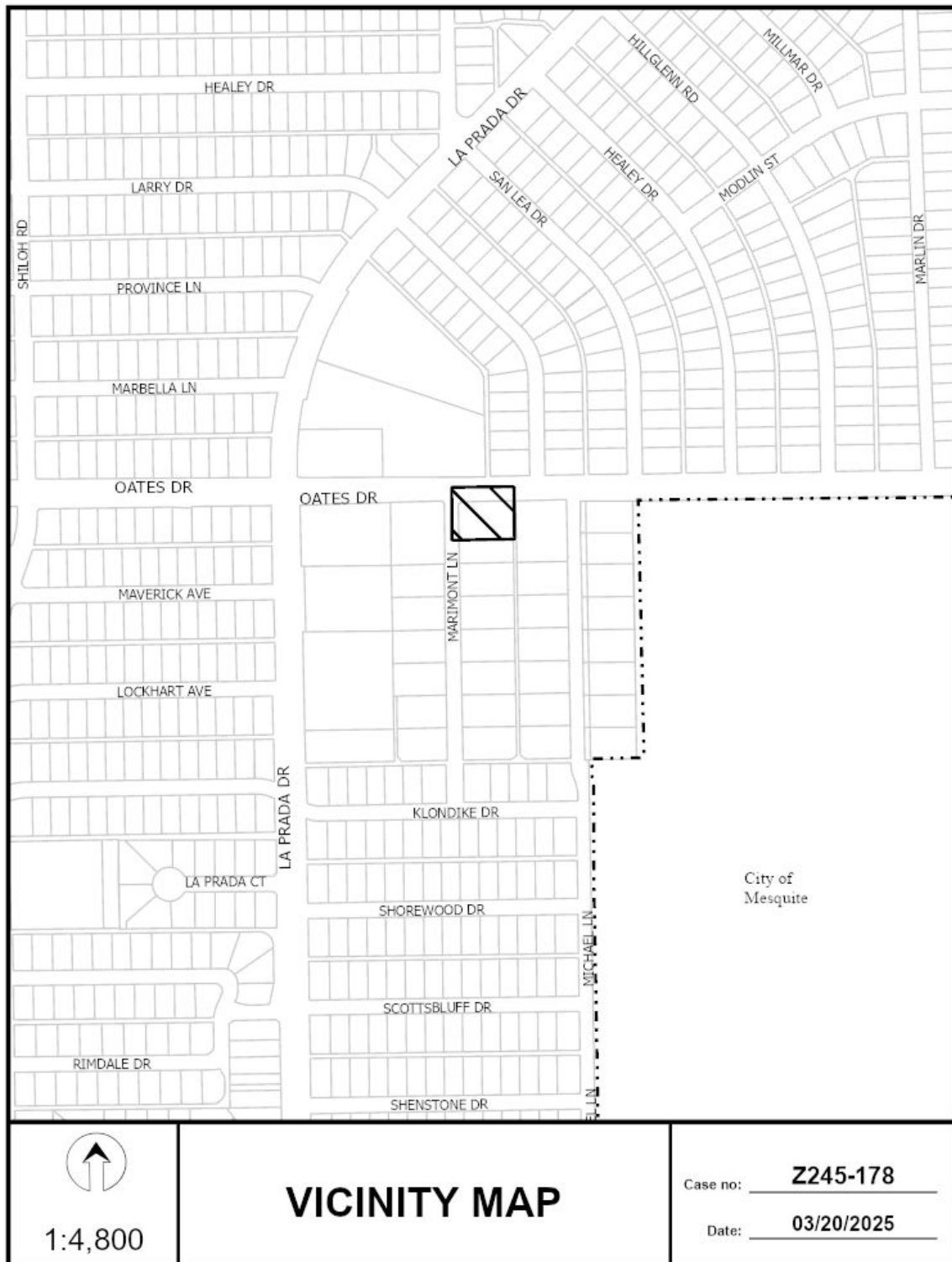
Proposed SUP Conditions (All changes highlighted)

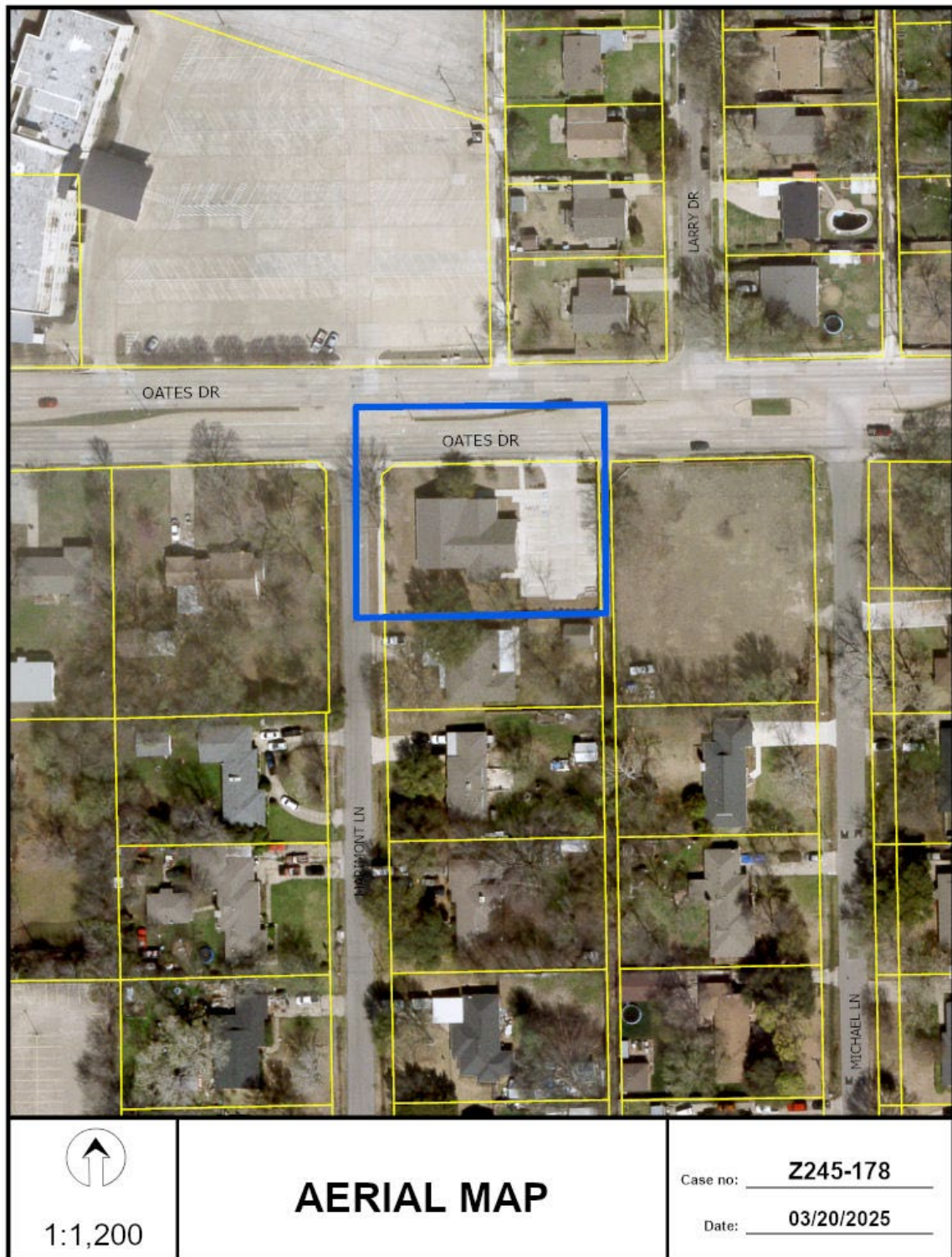
1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [ten years after council approval], but is eligible for automatic renewal for additional ten-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.) [April 22, 2025.]
4. FLOOR AREA: The maximum floor area is 3,834 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The community service center may only operate between 8:00 a.m. and 9:00 p.m., Monday through Friday.
6. LIGHTING: Exterior security lighting must be directed away from residential properties.
7. SCREENING: Screening of off-street parking must be provided as shown on the attached site plan.
8. MAINTENANCE: The property will be adequately maintained in good repair and neat appearance.
9. 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.

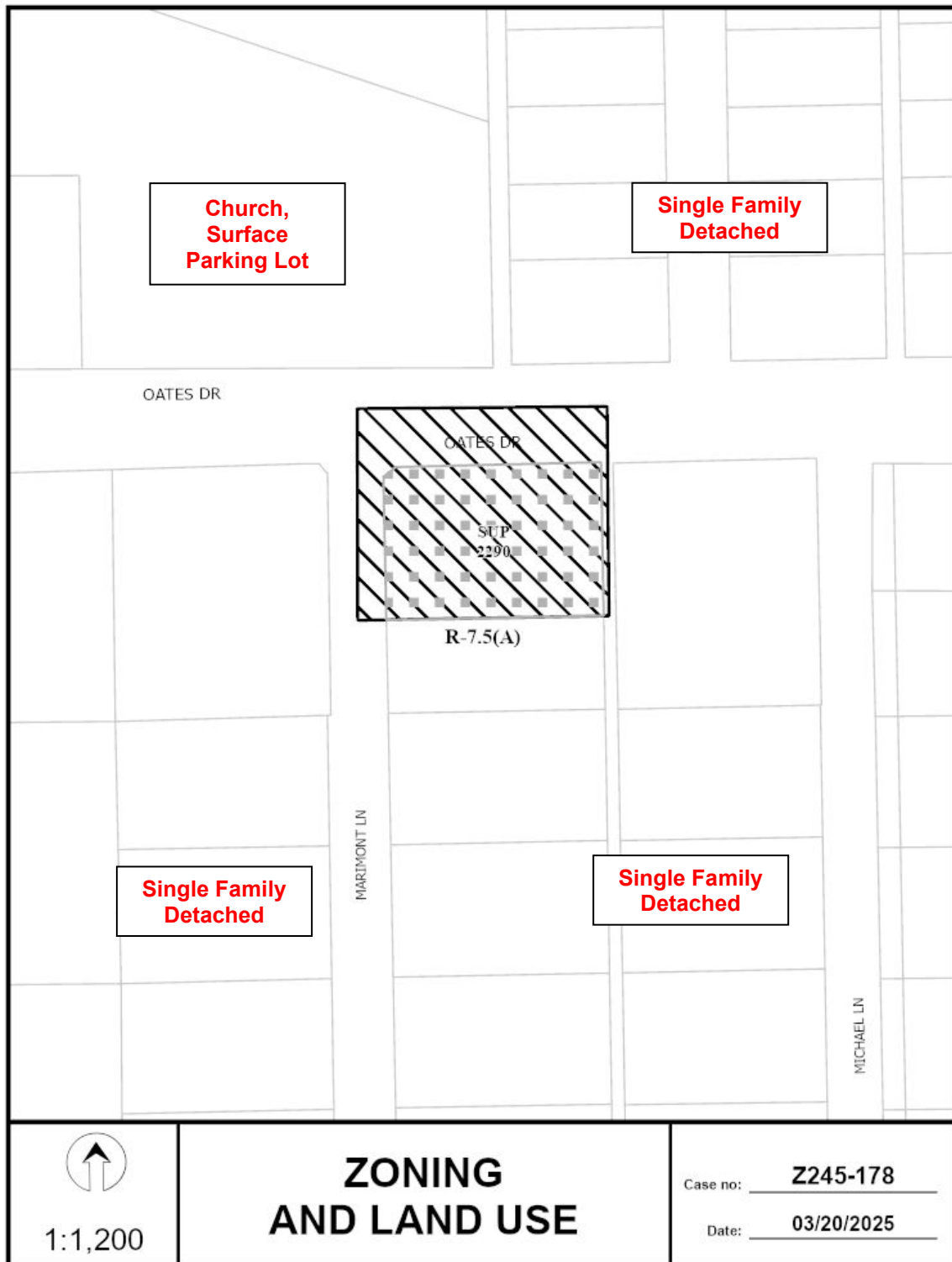
Existing Site Plan (No Changes)

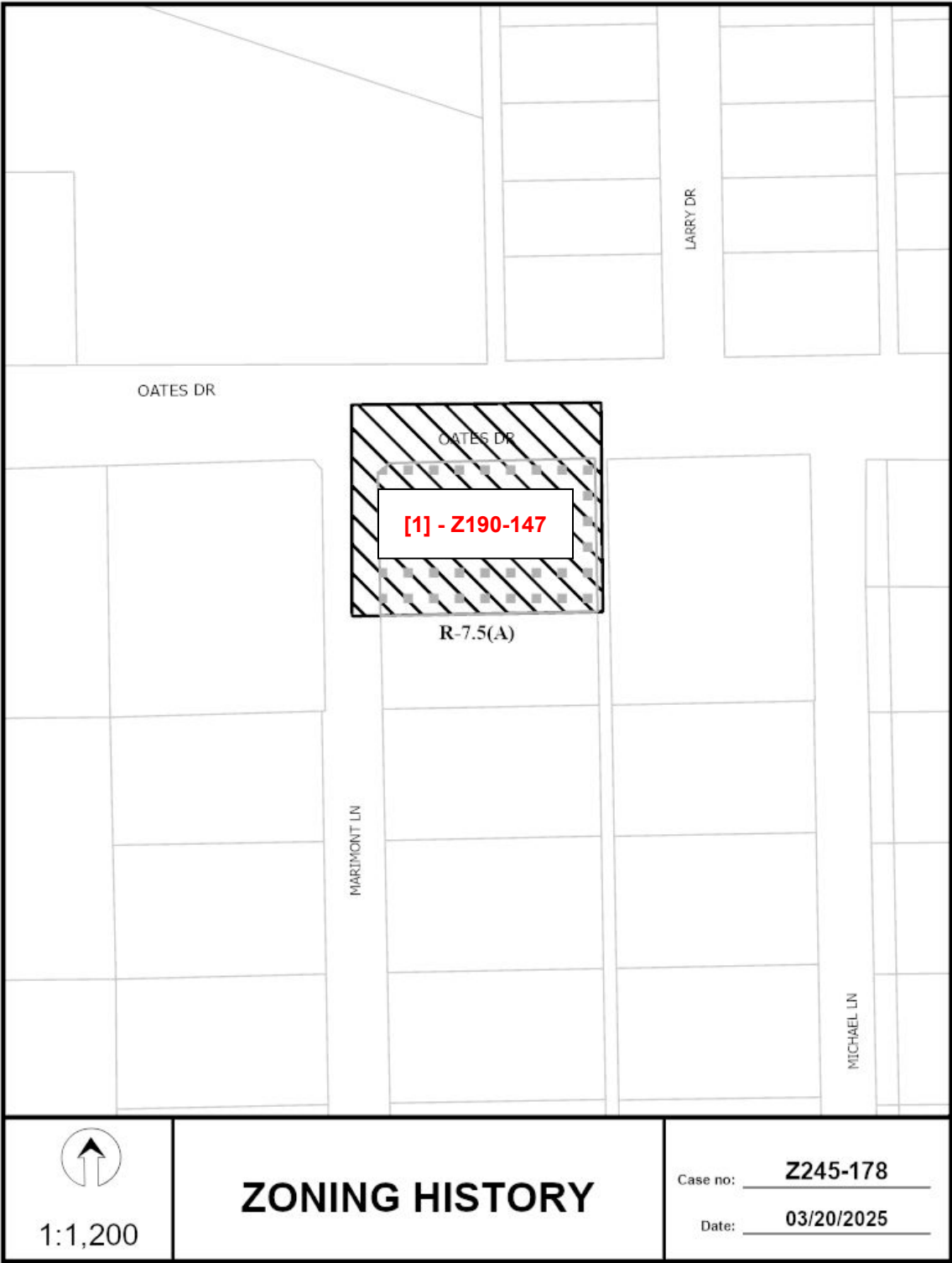
SITE DATA	
Lot Area	21,572 sf
Building Area	3,834 sf
Lot Coverage	18%
Parking Required	19
Parking Provided	19

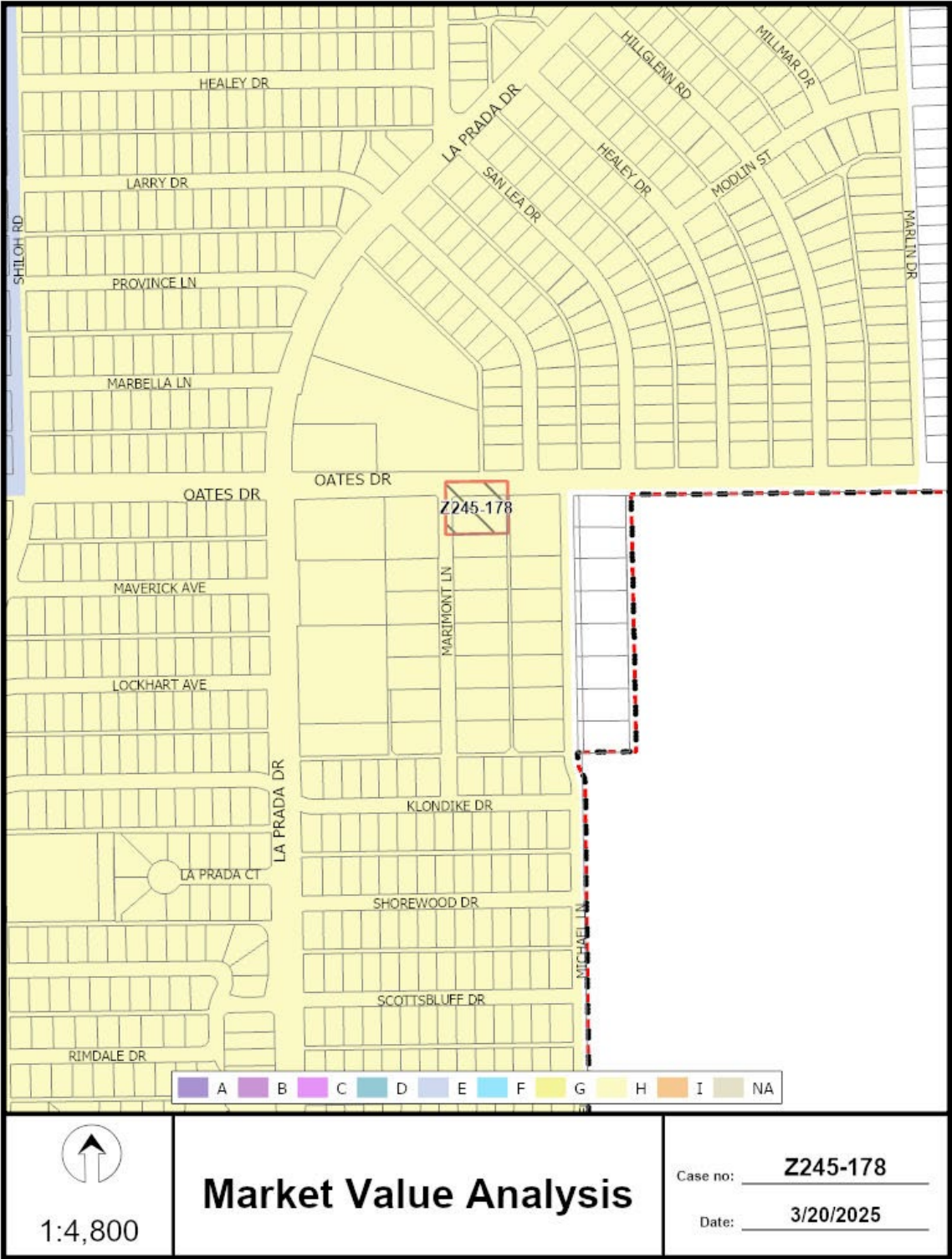


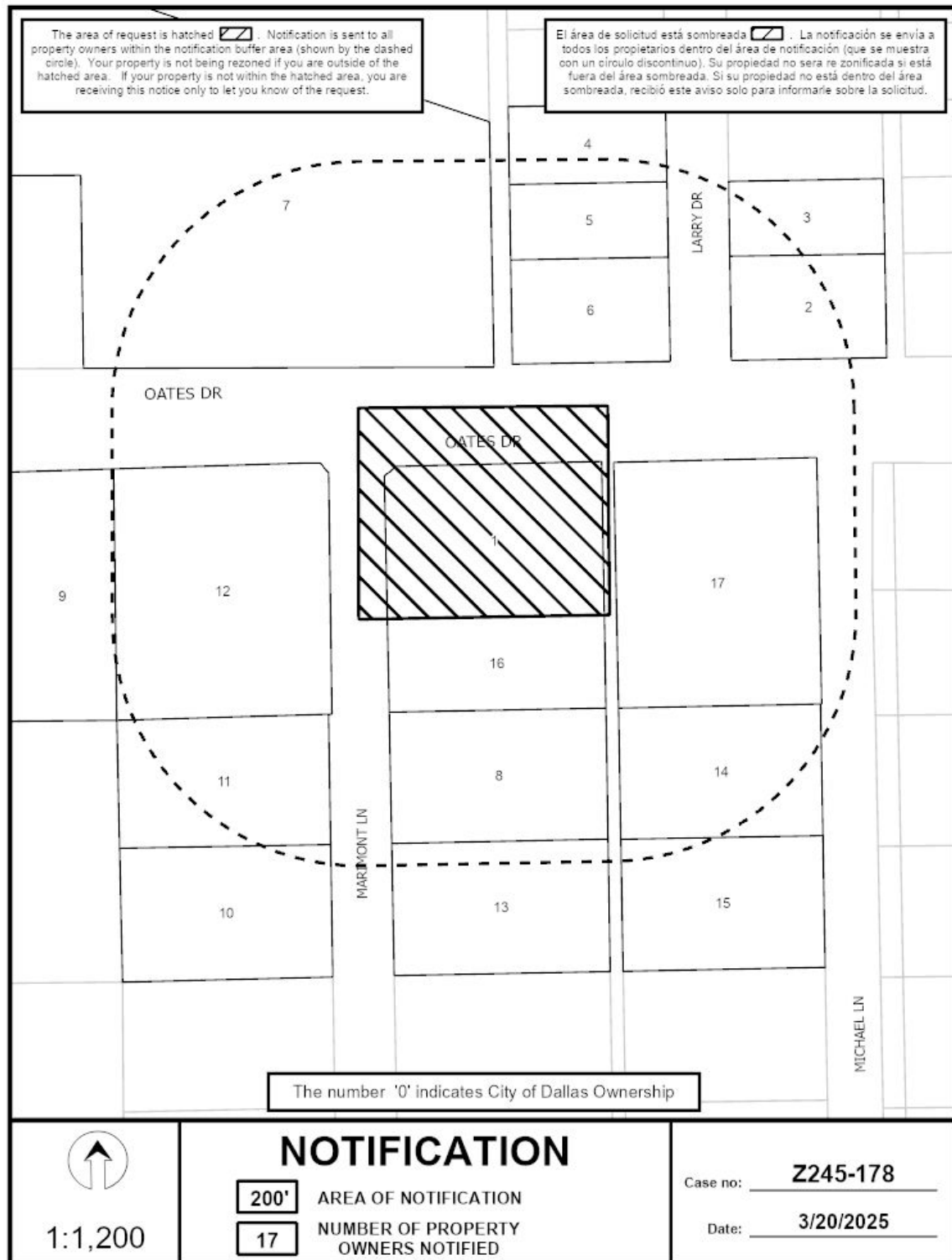












03/20/2025

Notification List of Property Owners

Z245-178

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3006 OATES DR	DALLAS CHRISTIAN WOMENS
2	3071 LARRY DR	GUTIERREZ CHRIS
3	3065 LARRY DR	HAYNES CHARLES R II &
4	3060 LARRY DR	KHAKI INVESTMENTS LLC
5	3064 LARRY DR	PEREZ JOHNNY & ISABELL
6	3070 LARRY DR	LANKFORD ANASTASIA
7	9810 LA PRADA DR	SHILOH TERRACE BAPT CH
8	9708 MARIMONT LN	KEELE FAMILY LIMITED PARTHERSHIP
9	2914 OATES DR	SHILOH TERRACE BAP CHURCH
10	9623 MARIMONT LN	CARRARA JOHN NORMAN EST OF
11	9707 MARIMONT LN	WILLIAMSON MELVIN C &
12	2930 OATES DR	RICHEY & FLORES
13	9624 MARIMONT LN	WADDLE DAVID EARL
14	9707 MICHAEL LN	PACKARD AARON & LINDSEY
15	9623 MICHAEL LN	ORDONEZ EDITH
16	9716 MARIMONT LN	JAYTON LIMITED PARTNERSHIP
17	3022 OATES DR	MORA MATIAS