

CITY PLAN COMMISSION

THURSDAY, AUGUST 6, 2026

Planner: Jacob Rojo

FILE NUMBER: Z-26-000098

DATE FILED: May 14, 2026

LOCATION: Northwest corner of McBroom Street and N. Westmoreland Road [AKA 3407 N. Westmoreland Road]

COUNCIL DISTRICT: 6

SIZE OF REQUEST: 26,400 square feet acres

CENSUS TRACT: 481130500

OWNER/APPLICANT: Dung Nguyen FHC Ventures, LLC

REQUEST: An application for a new Specific Use Permit for a medical or scientific laboratory, on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow for the operation of a medical or scientific laboratory within the existing building.

STAFF

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

BACKGROUND INFORMATION:

- There is currently a 9,350 square foot structure constructed in 1966. This structure is currently developed as a church.
- The applicant plans to use the building as a medical or scientific laboratory. The code defines a medical or scientific laboratory as a facility for testing and analyzing medical or scientific problems. The use is permitted within the CR Community Retail District with a specific use permit.

Zoning History:

There have been no zoning cases in the area of notification within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
McBroom Street	Local	feet
N Westmoreland Road	Principal Arterial	100 feet

Transit Access:

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

57, 106, 128

STAFF ANALYSIS:

Comprehensive Plan:

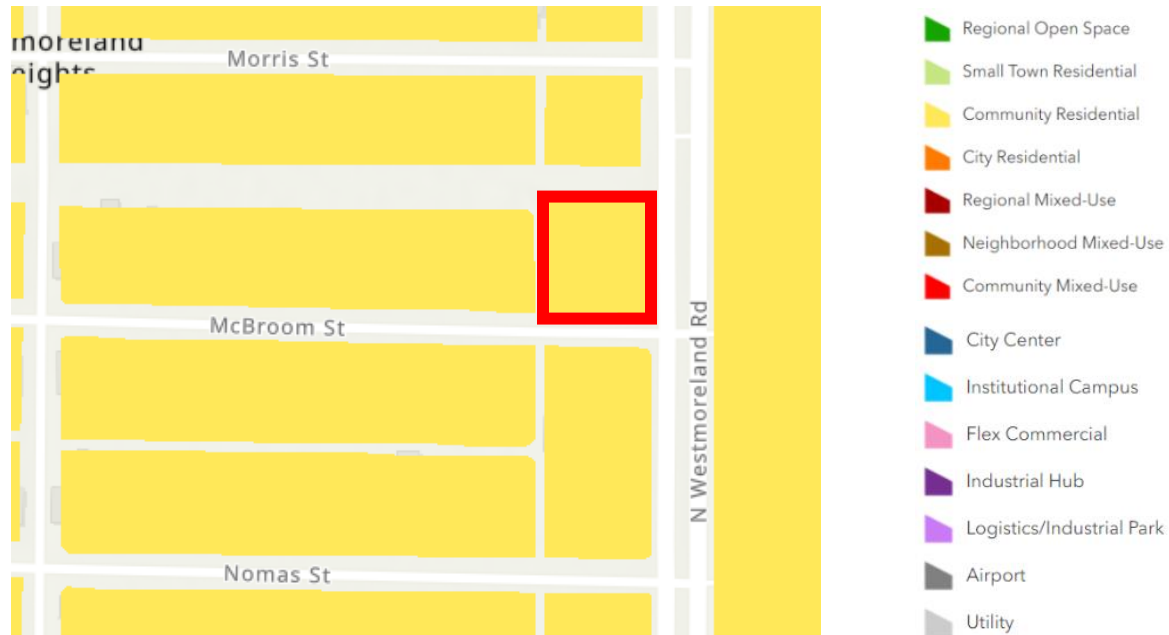
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the **Community Residential Placetype**:

The proposed zoning change is generally **consistent** with Forward Dallas 2.0. This proposed land use is permitted with an SUP. Commercial / Office uses are a secondary use within the Community Residential Placetype. The land use does not disrupt

residential community adjacent to the site. Its intensity has been evaluated and it has been determined that it is complementary to the area. This secondary use is appropriate along a major corridor.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Land Use

	Zoning	Land Use
Site	CR Community Retail	Church
North	CR Community Retail	Undeveloped Lot
South	CR Community Retail	Church
West	R-5(A)	Single Family
East	Planned Development District 508	Undeveloped, Office Showroom/Warehouse

Land Use Compatibility:

The subject site is located along McBroom Street north of North Westmoreland Road and is currently developed with a church. The property is immediately adjacent to other churches, single-family homes, and an undeveloped site.

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 applicant proposes to use the current building for a medical or scientific laboratory.

Staff finds the request for a new SUP to be complementary to the area because it provides a public health service. The conditions and site plan limit the scope to a small footprint. Conditions would limit the hours of operation to appropriate hours that would address traffic and noise from the business. The particular use is generally lower in traffic than others allowed by right in CR District. The use would reactivate an otherwise vacant building.

Parking:

Any proposed use would require parking in accordance with Chapter 51A, when a Medical or Scientific Laboratory is contiguous to a property containing a single-family or handicapped group dwelling unit use one space per 500 square feet is required. This structure's square footage is 9,350. A total of 18 off-street parking spaces would be required. The site plan shows a total of 28 off-street parking spaces provided.

Landscaping:

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

Market Value Analysis:

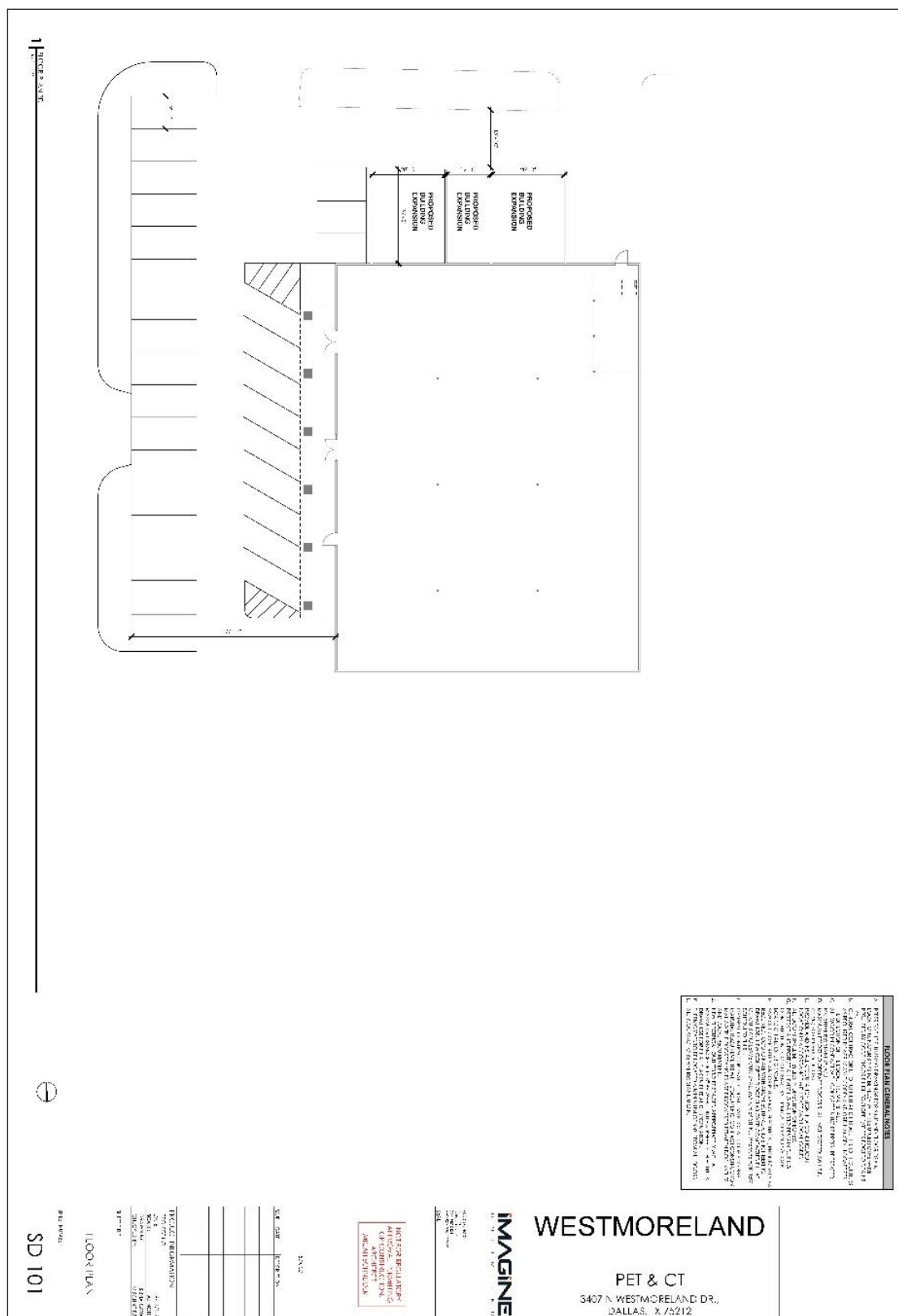
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely 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 in an "H" MVA area.

Z-26-000098

List of Officers

Dung Nguyen, M.D. FHC Ventures, LLC

Proposed Site Plan



Proposed Conditions

1. USE: The only use authorized by this Specific Use Permit is a medical or scientific laboratory.

2. SITE PLAN: Use and development of the Property must comply with the approved site plan.

3. TIME LIMIT: This Specific Use Permit has no expiration date.

4. HOURS OF OPERATION: Public customer hours are limited to 7:00 AM to 7:00 PM. This does not include administrative or processing functions that do not include customer visitation.

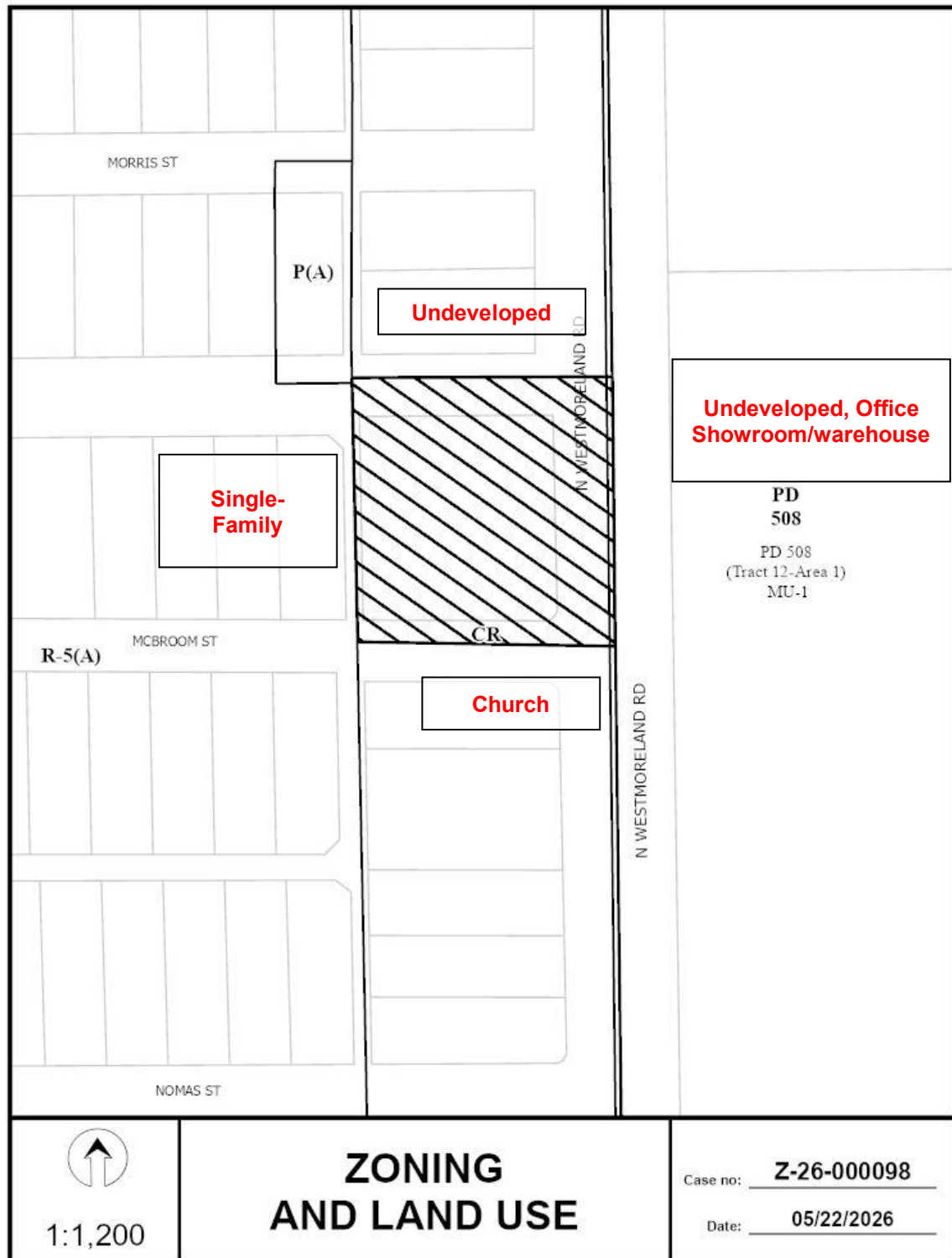
5. OUTSIDE STORAGE:
No outside storage is permitted.

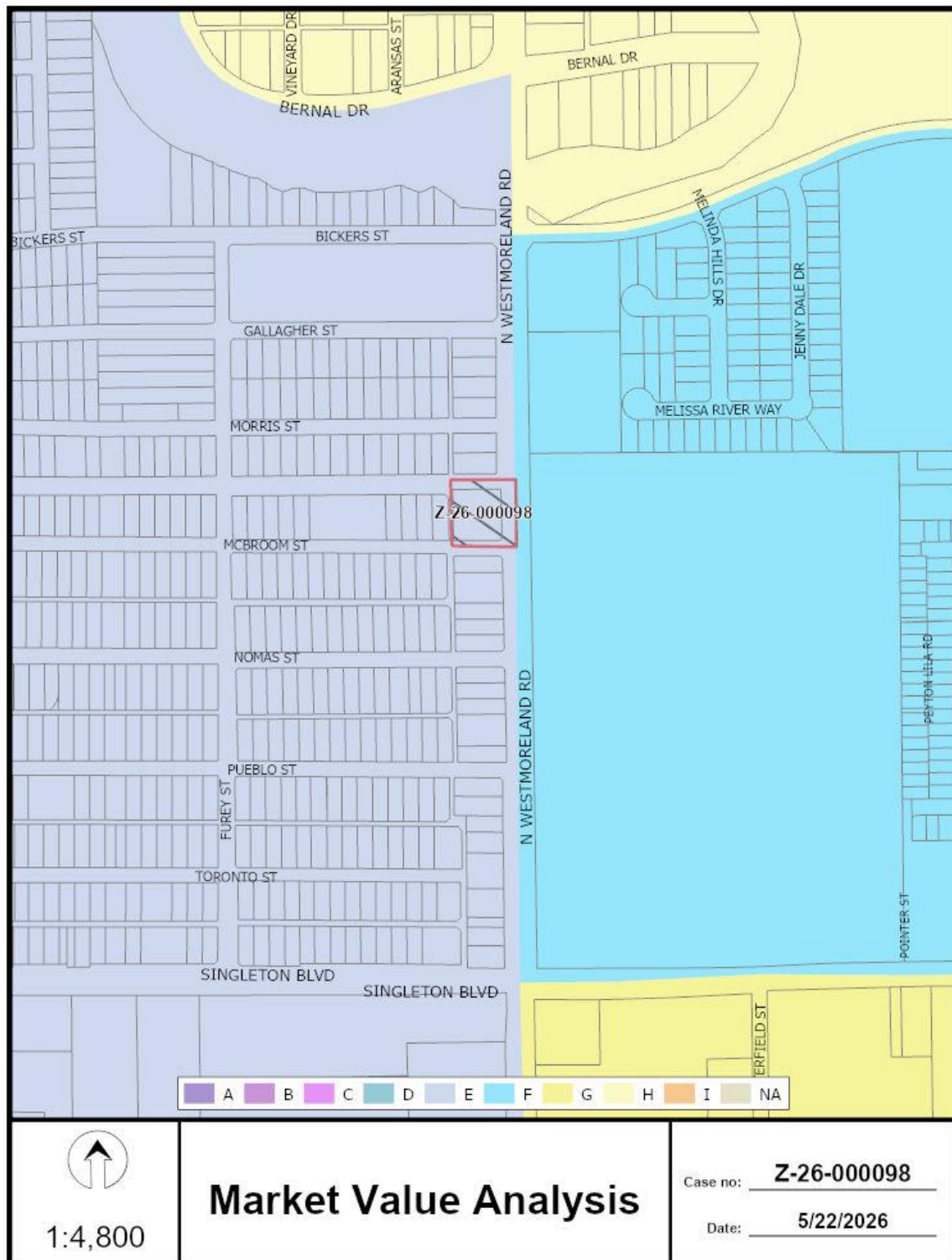
6. MAINTENANCE:
The Property must be properly maintained in a state of good repair and neat appearance.

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.









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.	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.	
The number '0' indicates City of Dallas Ownership		
 1:1,200	NOTIFICATION 200' AREA OF NOTIFICATION 19 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: Z-26-000098 Date: 5/22/2026

09/02/2025

05/22/2026

Notification List of Property Owners***Z-26-000098******19 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3407 N WESTMORELAND RD	VICTORY CATHEDRAL COGIC
2	3020 BICKERS ST	DALLAS HOUSING AUTHORITY
3	3317 MCBROOM ST	PEREZ MAURILIO & JUANA
4	3321 MCBROOM ST	IBARRAPEREZ ROBERTO & NOHEMI ZAMORAVALDEZ
5	3329 MCBROOM ST	GULLEY MOZELL EST OF & ET AL
6	3325 N WESTMORELAND RD	ISRAEL BAPTIST CHURCH
7	3315 N WESTMORELAND RD	IGLESIA CRISTIANA RIOS
8	3311 N WESTMORELAND RD	MARASLIOGLU FAMILY LIVING TRUST
9	3316 MCBROOM ST	Taxpayer at
10	3320 MCBROOM ST	DANIELS CARL DOUGLAS
11	3324 MCBROOM ST	KING N QUEEN INVESTMENTS LLC
12	3328 MCBROOM ST	LAZO REYES &
13	3317 NOMAS ST	WILLIAMSON GERALD &
14	3425 N WESTMORELAND RD	NEW MOUNT CALVARY BAPTIST CHURCH
15	3320 MORRIS ST	MELENDEZ VIRGINIA
16	3326 MORRIS ST	MENDOZA VERONICA &
17	3330 MORRIS ST	HAYDEN NATALIE
18	3020 N WESTMORELAND RD	GOODWILL INDUSTRIES OF
19	3010 N WESTMORELAND RD	GOODWILL INDUSTRIES OF