

CITY PLAN COMMISSION

THURSDAY, APRIL 10, 2025

Planner: Cherrell Caldwell

FILE NUMBER: Z245-134(CC) **DATE FILED:** December 16, 2024

LOCATION: Northwest corner of Singleton Boulevard and Peoria Avenue

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ± 1.29 acres **CENSUS TRACT:** 48113010601

REPRESENTATIVE: David Flores

OWNER Rodolfo Flores/David Flores

REQUEST: An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow for the continued use of a dance hall [Flores Ballroom].

STAFF RECOMMENDATION: Approval for a three-year period with eligibility for automatic renewals for additional three-year periods.

BACKGROUND INFORMATION:

- The site is currently developed as a dance hall [Flores Ballroom].
- The applicant requests the renewal of SUP No. 1954 for commercial amusement (inside) limited to a Class A dance hall.
- SUP No. 1954 was approved by City Council on April 25, 2012 for a two-year period. The SUP was renewed on August 14, 2014, October 26, 2016, August 28, 2019, each for a two-year period; and January 12, 2022 for a three year period.
- The Dallas Development Code defines a commercial amusement (inside) as a facility wholly enclosed in a building that offers entertainment or games of skill to the general public for a fee. This use includes but is not limited to an adult arcade, adult cabaret, adult theater, amusement center, billiard hall, bowling alley, children's amusement center, dance hall, motor track or skating rink.
- The Code defines a dance hall is defined as a place where (a) dancing by patrons or customers is permitted; or (b) dance or any similar live performance is presented to the public. In Sec 51.14.1(3) a Class A Dance Hall is defined as any place where dancing is permitted three days or more a week.
- A specific use permit is required to operate a Class A dancehall in Community Retail.
- The request site is developed with a 5,660-square-foot commercial amusement (inside) establishment. The dance floor occupies 625 square feet of the dance hall. The site includes other uses such as 862 square feet of personal service use, 1,500 square feet of office use, and 1,600 square feet of auto service center.

Zoning History:

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

1. **Z201-156:** On January 12, 2022, City Council approved an application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned CR Community Retail District.
2. **Z212-224:** On October 12, 2022, City Council denied an application for a CS Commercial Service District on property zoned a CR Community Retail.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|--------------------|--------------|
| Singleton Blvd | Principal Arterial | 100' |
| Peoria Avenue | Local Street | 56' |

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 was adopted by the City Council in June 2006. The *forwardDallas!* Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the below goals and objectives of the Comprehensive Plan.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Area Plans:

In May 1999, City Council approved West Dallas Comprehensive Land Use Study, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

3.4. Future land use policy recommendations

Policies:

- In industrial zoned areas, require landscape and architectural buffers to minimize visual impacts along major corridors. Strengthen buffer and setback requirements to shield existing residential neighborhoods from more intensive adjacent land uses.
- Encourage adequate buffering between single family and multifamily; commercial, industrial and residential; and between industrial and commercial uses.

- Encourage neighborhood retail and personal service uses in CR zoning districts (with the exception of auto related uses that adversely impact the residential areas) to meet the needs of the community for such uses.

The applicant's request is consistent with the goals and policies of West Dallas Comprehensive Land Use Study. This use acts as a buffer between the single family uses north of the site and the industrial uses south of the site. The development includes a large parking area that sets back the buildings further from the existing residential uses and landscaping is provided along the perimeter to aid in buffering the uses.

Land Use:

| | Zoning | Use |
|--------------|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Site | CR - SUP 1954 | Commercial amusement (inside) with a dance hall, personal service (beauty salon), office, and auto-service center |
| North | R-5(A) | Single-family residential |
| East | CS, DR Z978-256 | Commercial amusement (inside), auto-related use |
| South | IM | Warehouse and distribution |
| West | CR | Vacant commercial, retail |

Land Use Compatibility:

The request site is currently a dance hall, a beauty salon, office, and a tire shop. North of the site is a single-family neighborhood. To the east is another commercial amusement (inside) use located across Peoria Ave and vehicle sales. To the south is a warehouse and distribution center. The uses to the west include retail and vacant commercial.

A commercial amusements (inside) use requires an SUP in a CR zoning district. The SUP renewal request is only for the 625 square-foot dance hall, a portion of the main building. The SUP request includes revisions to the existing site plan to reflect the existing conditions on the 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.

This site currently serves as a buffer between the existing residential uses to the north and the heavier industrial uses located to the south of the site. The CR district was intended to serve as the transitional area. The surrounding area is developed with a mix of community retail, commercial, industrial, and single family uses. The site is developed with a large parking area between the structure and the nearest residence. The site is also enclosed with a six-foot decorative metal fence that is doubled with a three-foot high solid wood fence and has two gated access points from Singleton Boulevard and Peoria Street. Singleton Boulevard is classified as a principal arterial and supports heavier commercial uses. With the site being located at the intersection, it helps to keep traffic flowing along Singleton Boulevard by allowing vehicles to take access from Peoria Street. Considering the uses on the site as a transitional use and a buffer between the light industrial uses and the single-family use, staff initially recommended approval of the request for a two-year period. However, CPC recommended approval for three years, and staff is in agreement with that as well. The three-year period allows for staff to be able to re-evaluate the use and assure that it remains compatible with the surrounding uses at that time. When considering the renewal, staff is also able to verify compliance of the site and check on crime reports from the previous time period.

Chapter 14 of the Dallas Development Code requires that dance halls obtain a license in order to operate. In order for a license to be issued, the appropriate zoning must be in place at the time of processing the application. In this case, the SUP must be approved in order for the license to be issued. The applicant has been made aware that they will need to obtain the license in order to operate this use.

Landscaping:

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


Parking:

The off-street parking requirement for a commercial amusement (inside) use is one space for each 100 square feet of floor area and for a dance hall is one space per 25 square feet of floor area. The commercial amusement includes 5,660 square feet requiring 57 parking spaces. The dance hall portion contains 625 square feet and requires 25 parking spaces. The personal service use requires one space per 200 square feet. The suite within the main building includes 862 square feet requiring 5 parking spaces. The office use requires one spaces per 200 square feet. The 1,500 square foot office located on the site requires eight parking spaces. The auto service center on the site requires a minimum of four parking spaces. The updated site plan includes 112 parking spaces, with seven ADA parking spaces. This exceeds the minimum requirements of 99 off-street parking spaces for the combination of uses that are currently operating on the property.

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 “E” MVA cluster and all adjacent properties are within the “E” MVA cluster as well.

Crime Report:

From  May 14, 2021, to May 14, 2024, five phone calls were placed to the Dallas Police Department (DPD) for the location, of which two were coded urgent.

Call Counts:

| Call Problem | Counts |
|------------------------------|---------------|
| Burg of Bus | 1 |
| Stabbing, Cutting (Violence) | 1 |
| Major Dist. (Violence) | 2 |
| Abandoned Property | 1 |
| Total | 5 |

DPD also reported the following no data for arrest incident charges.

List of Officers

Flores Ballroom

David Flores, owner

Rodolfo Flores, owner

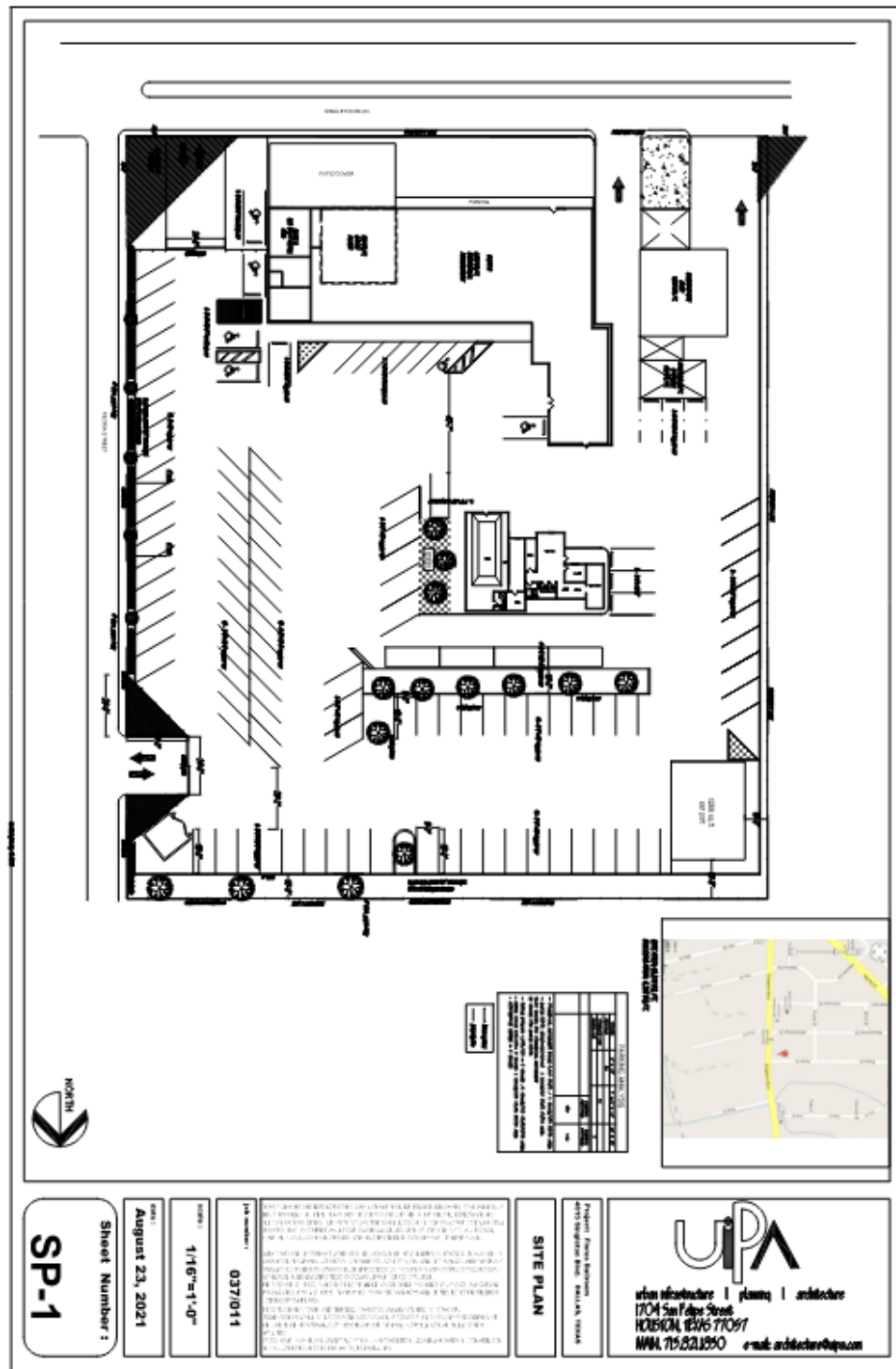
Mark Flores, owner

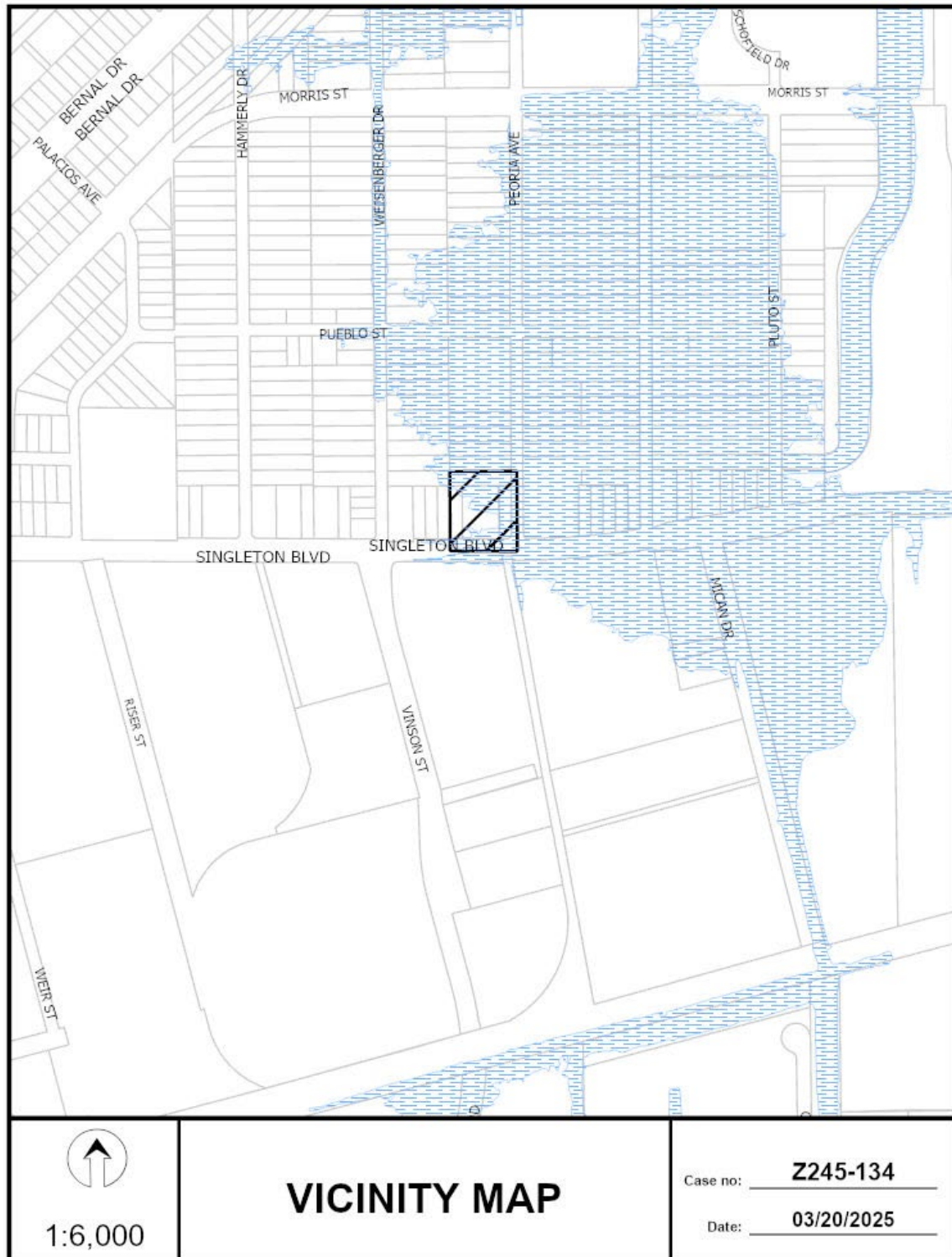
Proposed SUP No. 1954 Amended Conditions

1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.
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 (three years from the passage of this ordinance), but is eligible for automatic renewals 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) [January 12, 2025].
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. FLOOR AREA: The maximum dance floor area is 625 square feet in the location shown on the site plan.
6. HOURS OF OPERATION: The commercial amusement (inside) limited to a Class A dance hall may only operate between 8:00 a.m. and 10:00 p.m., Monday through Thursday, and between 8:00 a.m. and 1:00 a.m. (the next day), Friday and Saturday.
7. PARKING:
 - A. Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirements.
 - B. “No Parking — Loading and Unloading Only” signs must be installed and maintained in front of the facade facing Singleton Boulevard.

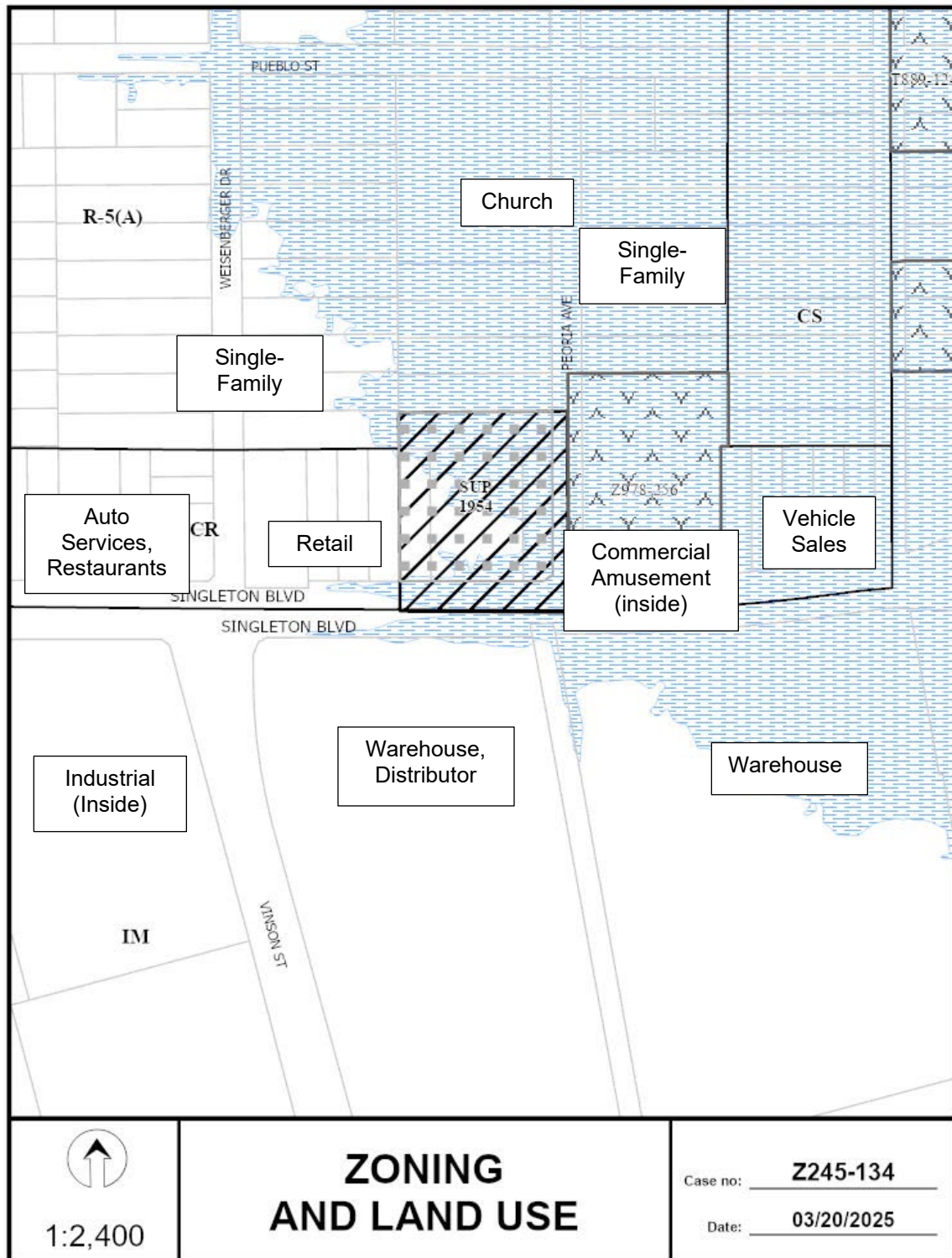
8. SCREENING: A solid screening fence must be maintained along the northern property line in the locations shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

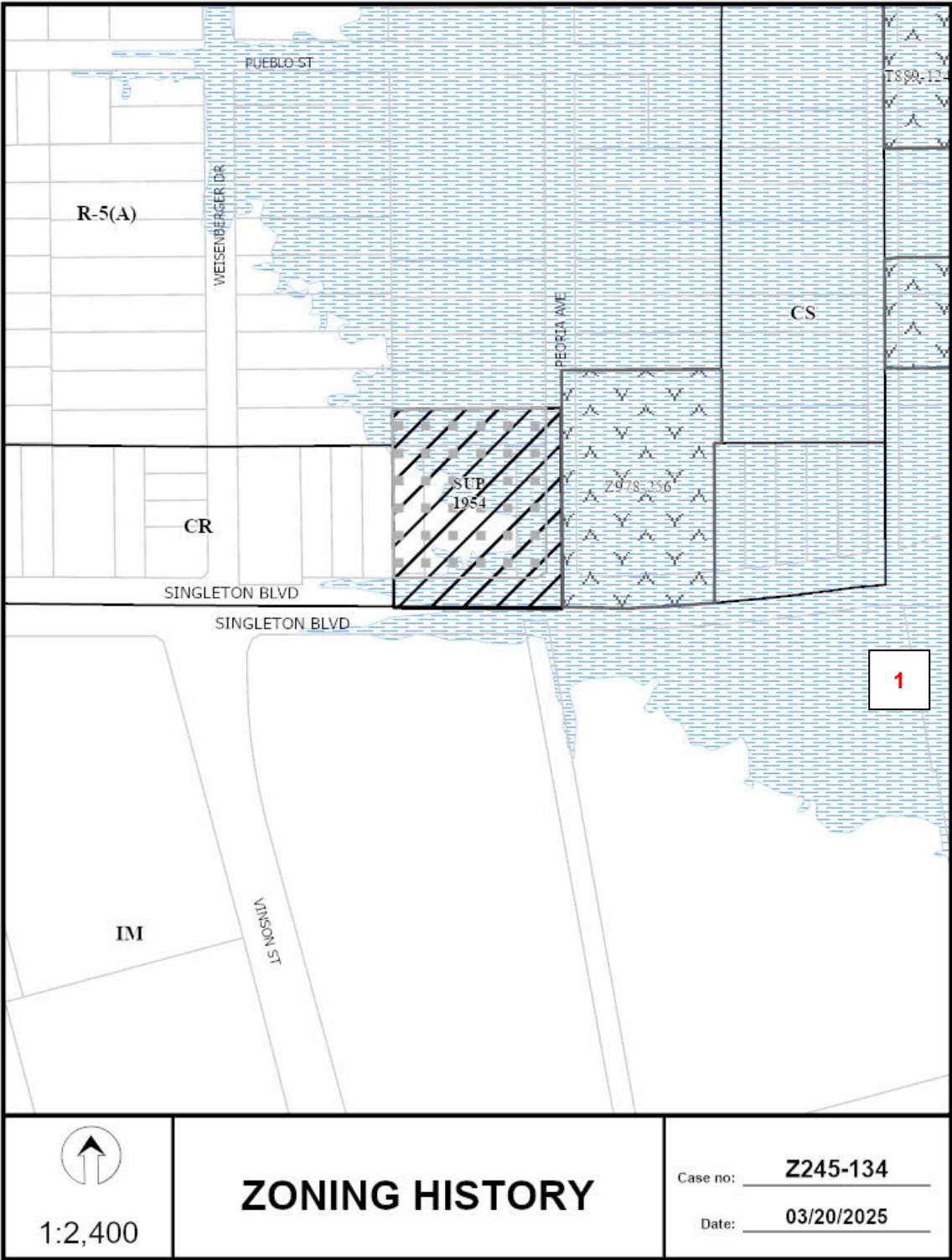
Existing Site Plan
No changes

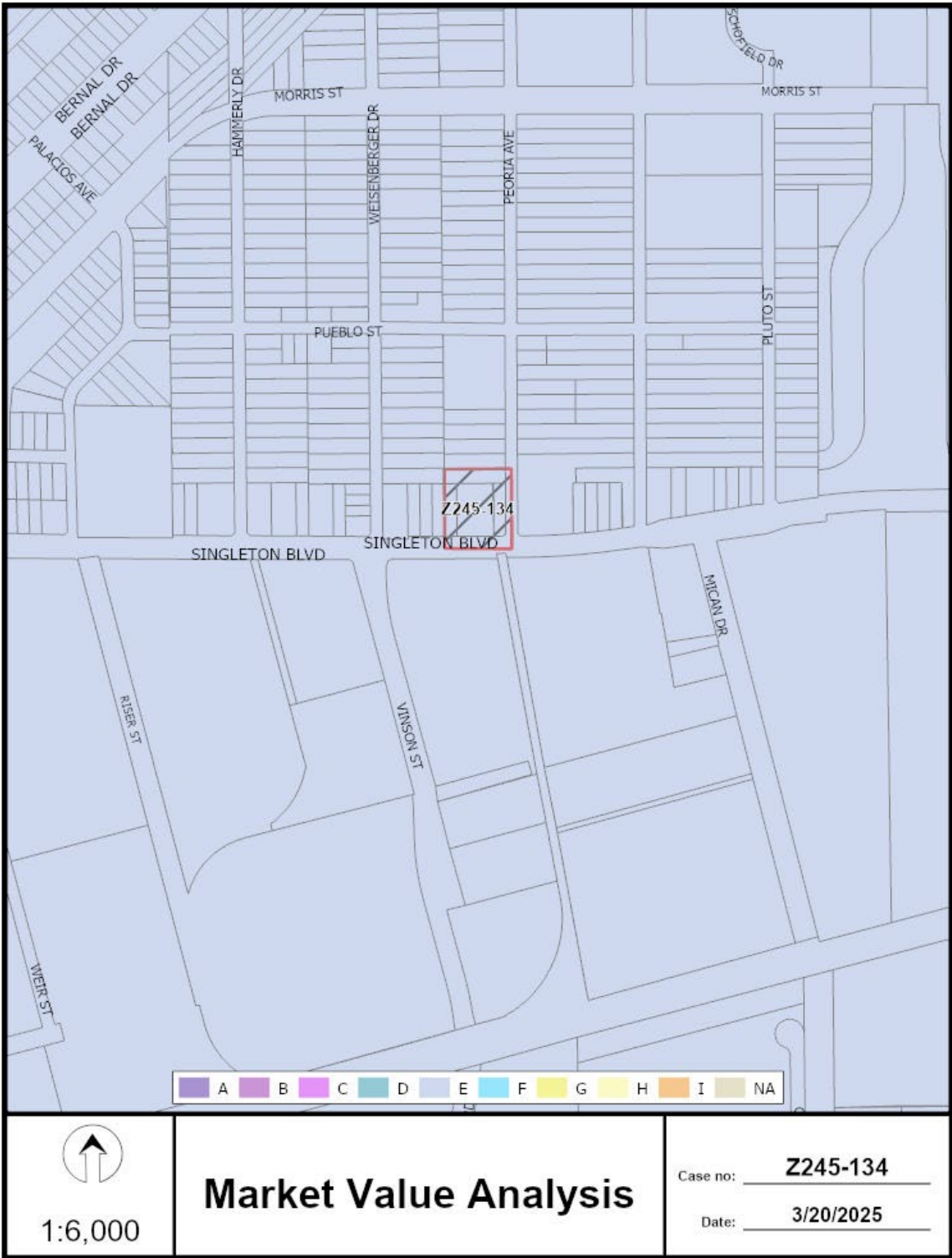


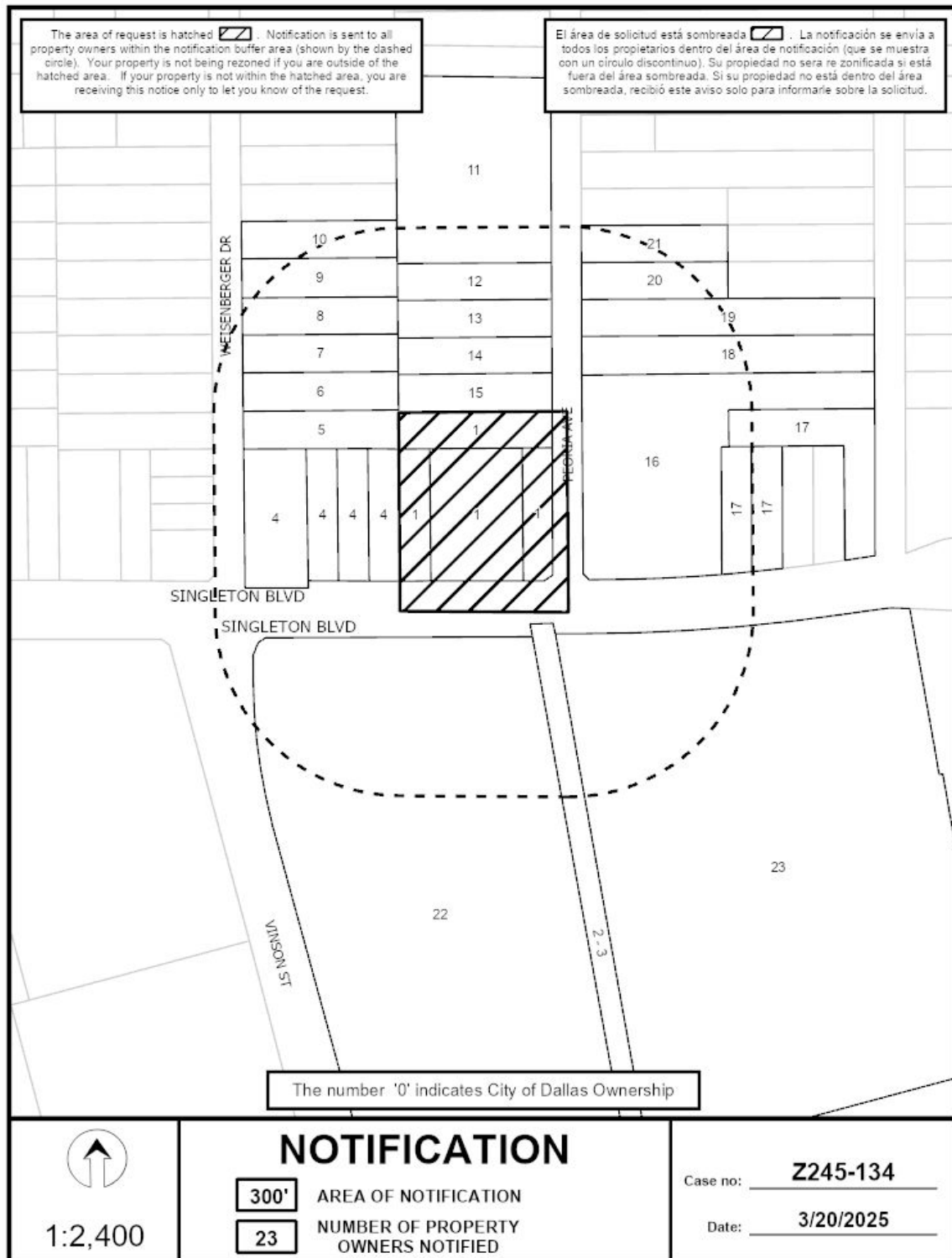












03/20/2025

Notification List of Property Owners***Z245-134******23 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------------|
| 1 | 3021 PEORIA AVE | FLORES DAVID & |
| 2 | 4401 LINFIELD RD | ST LOUIS S W RAILWAY CO |
| 3 | 9999 NO NAME ST | UNION PACIFIC RR CO |
| 4 | 4639 SINGLETON BLVD | CHU DAVID & MISON |
| 5 | 3020 WEISENBERGER DR | HERNANDEZ ADRIANA |
| 6 | 3026 WEISENBERGER DR | IBARRA LUVIA & RUBEN |
| 7 | 3030 WEISENBERGER DR | NAVARRETE STEPHANIE VERENICE |
| 8 | 3102 WEISENBERGER DR | VARELA YOLANDA |
| 9 | 3108 WEISENBERGER DR | PENA FLORENTINA EST OF |
| 10 | 3112 WEISENBERGER DR | QUEZADA ALEJANDRA P |
| 11 | 3125 PEORIA AVE | FIRST LAOTIAN BAPTIST CHURCH OF DALLAS |
| 12 | 3107 PEORIA AVE | ALVAREZ BRANDON |
| 13 | 3103 PEORIA AVE | SANCHEZ MARIO |
| 14 | 3031 PEORIA AVE | RANGEL JOSE CRUZ ROJAS & |
| 15 | 3025 PEORIA AVE | MARTINEZ DOUGLAS ALIDES & |
| 16 | 4525 SINGLETON BLVD | BENITEZVILLATOLE FREDIS |
| 17 | 4519 SINGLETON BLVD | ERM ENTERPRISES LLC |
| 18 | 3030 PEORIA AVE | SALAZAR MANUEL & |
| 19 | 3102 PEORIA AVE | LUNA JOHN JR & |
| 20 | 3108 PEORIA AVE | LUNA JOHN & GENOVEA |
| 21 | 3112 PEORIA AVE | LUNA JOHN & GENOVEVA |
| 22 | 4606 SINGLETON BLVD | G T INDUSTRIAL PROPERTIES INC |
| 23 | 4528 SINGLETON BLVD | 4400 SINGLETON LLC |