
FILE NUMBER: Z223-325(CR) **DATE FILED:** August 15, 2023
LOCATION: Northwest corner of Woodcrest Lane and Skillman Street
COUNCIL DISTRICT: 2
SIZE OF REQUEST: ± 8,503 square feet **CENSUS TRACT:** 48113000202

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Martinez-Wallace, LLC

REQUEST: An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a private recreational field to operate in conjunction with an adjacent child-care facility.

STAFF RECOMMENDATION: Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A), Single family district, previously developed with single-family home.
- The request is intended for the exclusive use of an existing child-care facility and private school abutting the site to the north, located at 4411 Skillman Street. The child-care facility and private school is established by Planned Development District No. 493 and Specific Use Permit (SUP) No. 1976.
- The site is bounded by Skillman Street to the east, Woodcrest Lane to the south, and an unimproved alley right-of-way to the west.

Zoning History:

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

1. **Z190-246:** On December 9, 2020, the City Council approved an application for (1) an amendment to Planned Development District No. 493, and (2) an amendment to and renewal of Specific Use Permit No. 1976 for child-care facility and private school on property zoned Planned Development District No. 493. [abutting site to the north]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Skillman Street (east)	Community Collector	Existing (variable width) ROW
Woodcrest Lane (south)	Local	50 feet

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:

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

The request complies with the following land use goals and policies of the Comprehensive Plan:

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Use
Site	R-7.5(A)	Undeveloped
North	PD No. 493 with SUP 1976	Child-care facility and private school
East	R-7.5(A)	Single-family, detached
South	R-7.5(A)	Single-family, detached
West	R-7.5(A)	Single-family, detached

Land Use Compatibility:

The area of request encompasses an approximately 8,500 square-foot vacant lot that was previously developed with a single-family home. The area of request is separated from any abutting single-family property by Skillman Street to the east (approximately 90 feet wide), Woodcrest Lane to the south (50 feet wide), and an unimproved alley right-of-way to the west (15 feet wide).

If approved, a private recreational soccer field will be developed for the exclusive use of the abutting child-care facility and private school to the north. Additionally, an approximately 600-square-foot storage and restroom building will further screen the

recreational field along the western side of the property. As specified in the proposed SUP conditions, no field lighting will be permitted should this application be approved.

Five existing trees will remain on the site, ranging from 4 to 32 inches in caliper. A combination of existing and planted trees will provide further visual screening along Skillman Street, Woodcrest Lane, and the unimproved alley right-of-way to the west. An 8-foot-tall wrought iron fence with masonry columns will enclose the property on the east, south, and west property lines to limit access from beyond the child-care facility and private school to the north.

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. Staff finds that this application for renewal of SUP 2150 meets the approval criteria for SUPs as established by Section 51A-4.219 of the Dallas Development Code.

Staff supports the request due to the continuity of the existing child-care facility and private school abutting the site to the north, and the lack of anticipated impacts on surrounding residential properties, as well as the conditions which limit the use.

Landscaping:

Landscaping and tree preservation must be provided in accordance with the attached landscaping plan.

Parking:

Per Dallas Development Code Section 51A-4.208(2), private recreation center, club, or areas require three spaces for each game court and one space for each additional 150 square feet of floor area unless otherwise approved by a SUP. Seven parking stalls would be required for this use (three per field, plus four for the storage and bathroom structure).

Because this use is intended exclusively for use by the abutting child-care facility and private school, the applicant has requested that no on-site parking be provided beyond the parking provided for the primary use.

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 “B” MVA area.

Z223-325(CR)

List of Officers

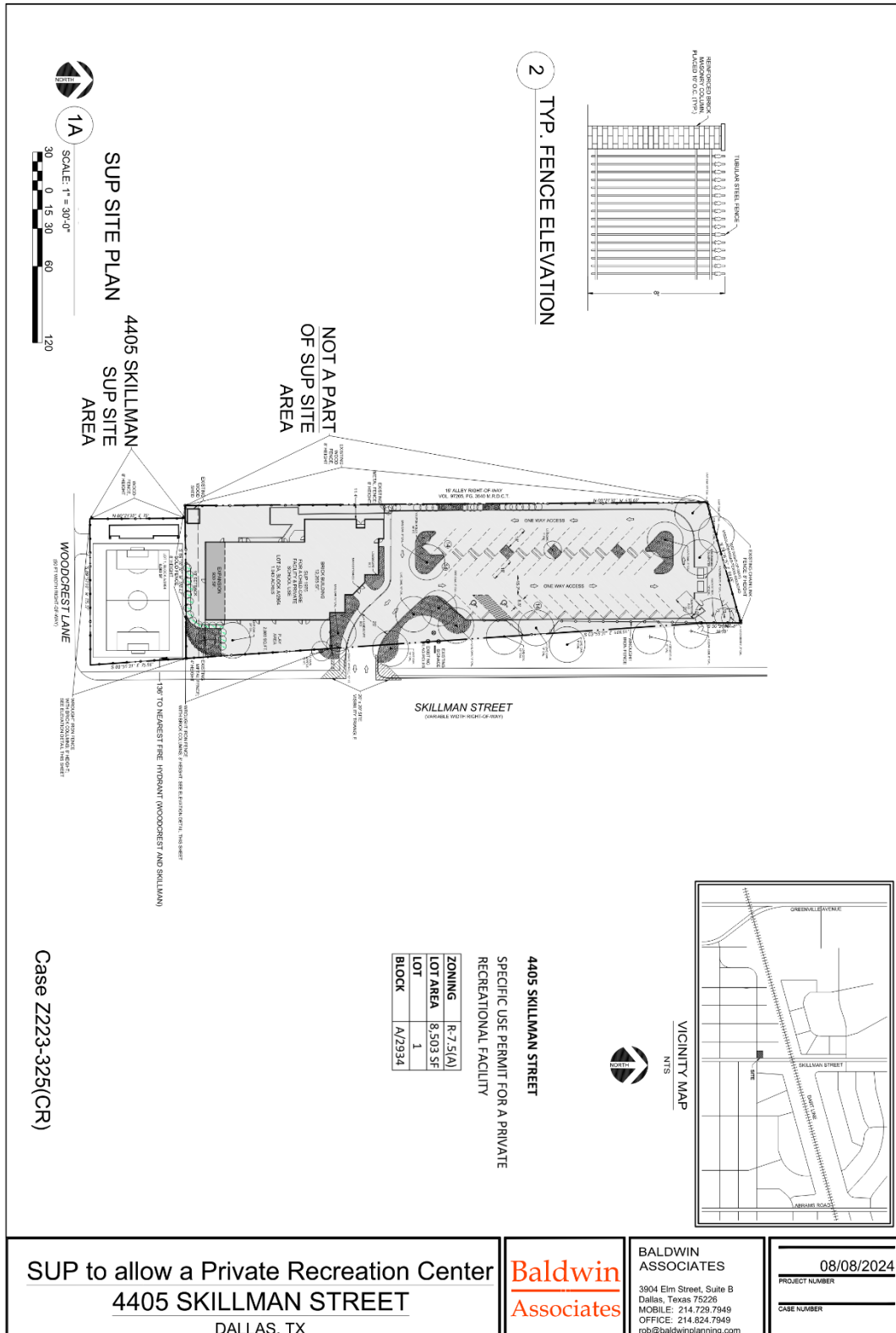
Martinez-Wallace, LLC

Catherine Wallace, Managing Member

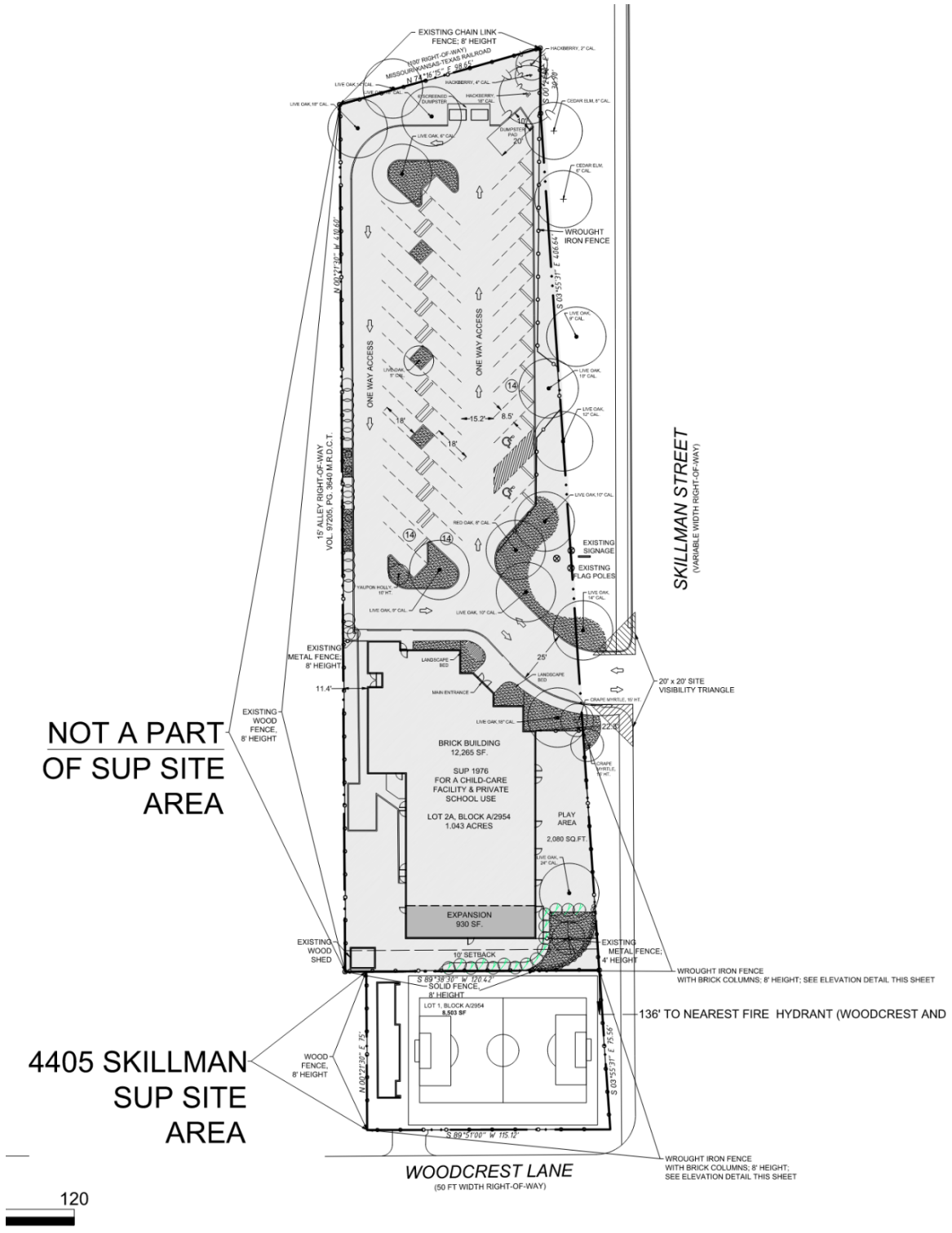
PROPOSED CONDITIONS

1. Use: The only use authorized by this specific use permit is a Private Recreational Center, Club, or Area.
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 FIVE YEARS, but is eligible for automatic renewal for additional five-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.)
4. Landscaping: Landscaping must be provided in accordance with the attached landscape plan and must include a minimum of 2 large trees on each street frontage and 4 small trees along the western boundary.
5. Hours of operation: The Private Recreation center, club, or area may only operate between 8:00 AM and 8:00 PM, Monday through Sunday.
6. Lighting: Field lighting is not permitted.
7. Parking: No parking is required for this use.
8. Maintenance: The Property must be properly maintained in a state of 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.

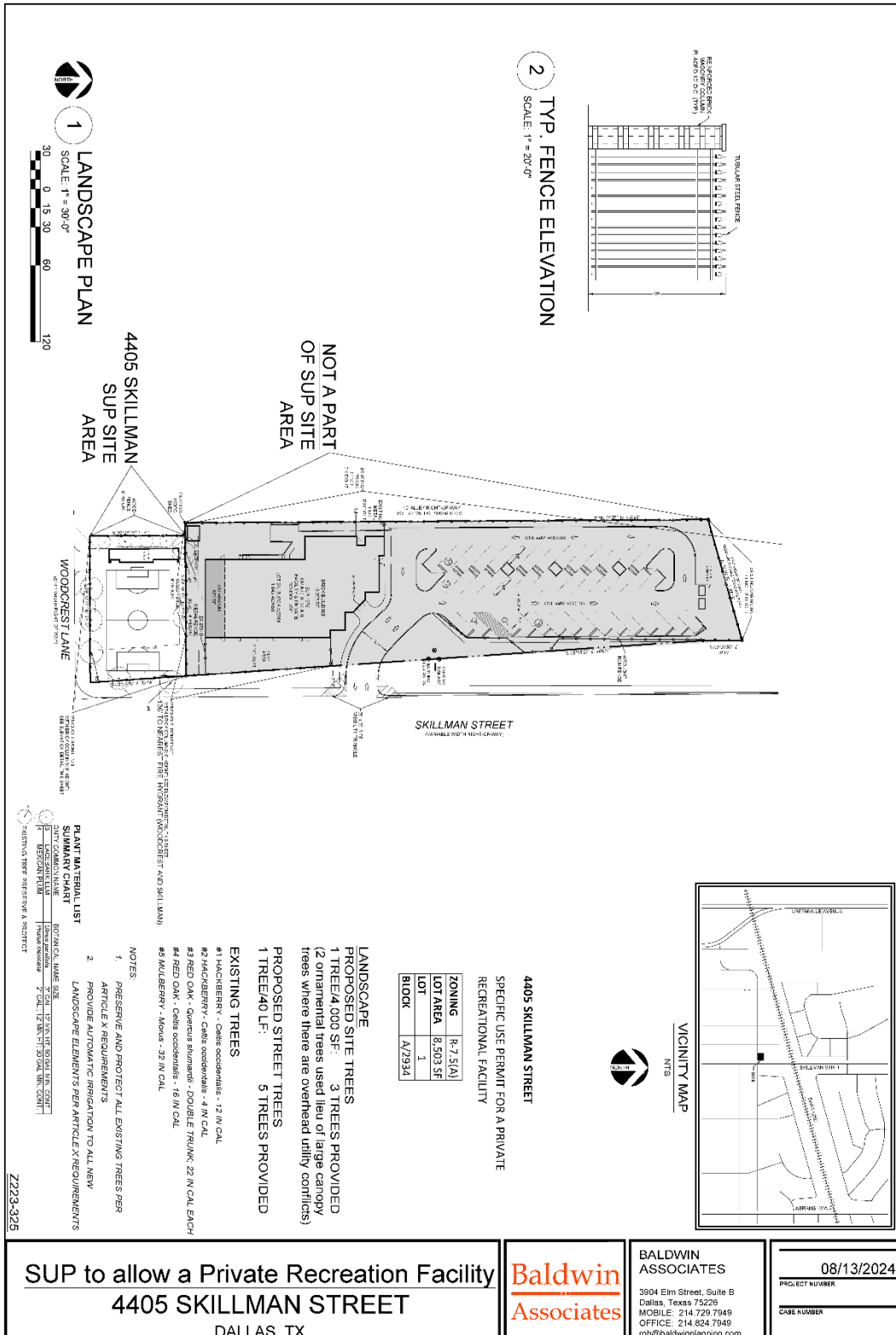
PROPOSED SITE PLAN



PROPOSED SITE PLAN (ENLARGED)



PROPOSED LANDSCAPE PLAN



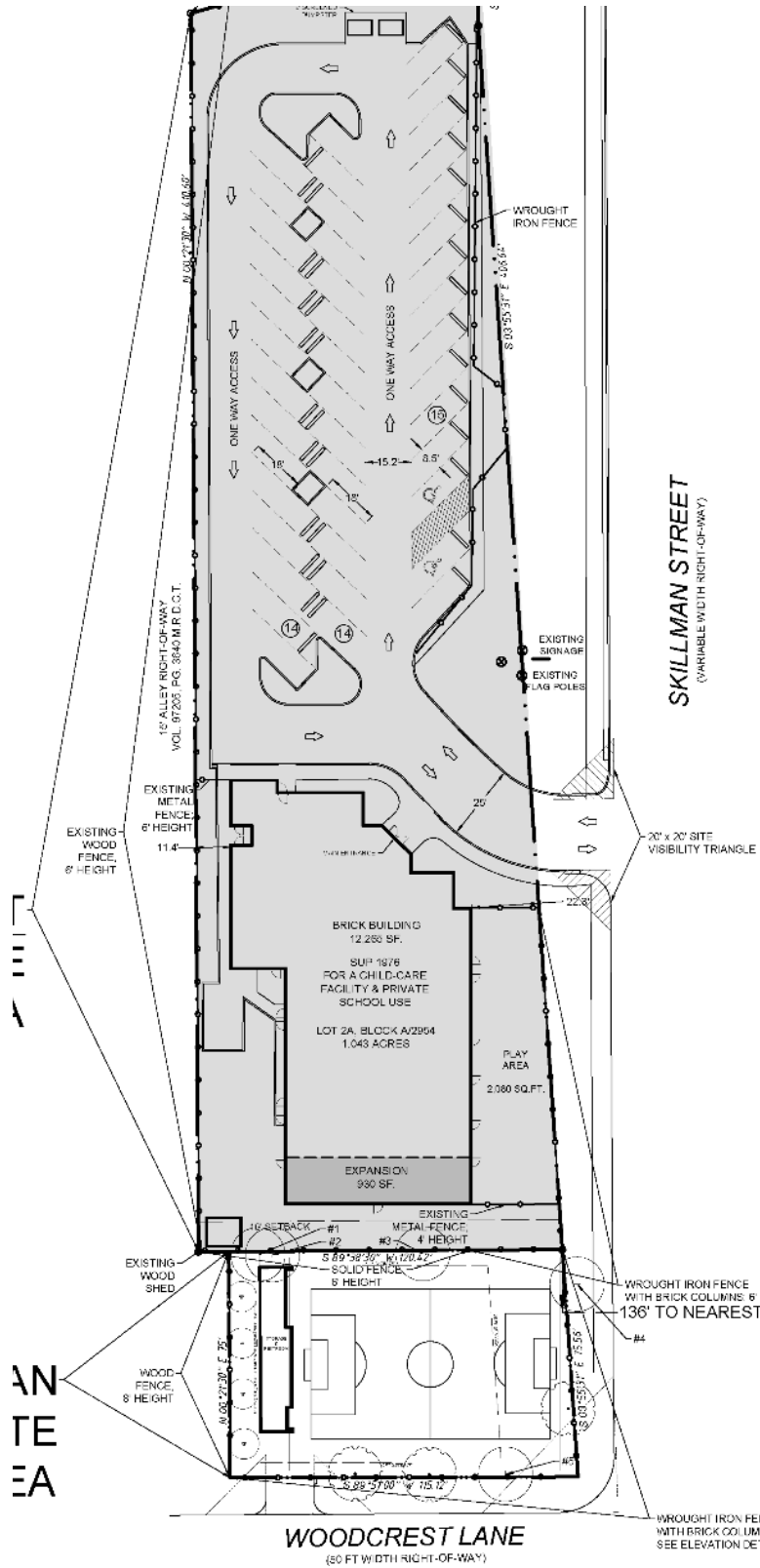
SUP to allow a Private Recreation Facility
4405 SKILLMAN STREET
 DALLAS, TX

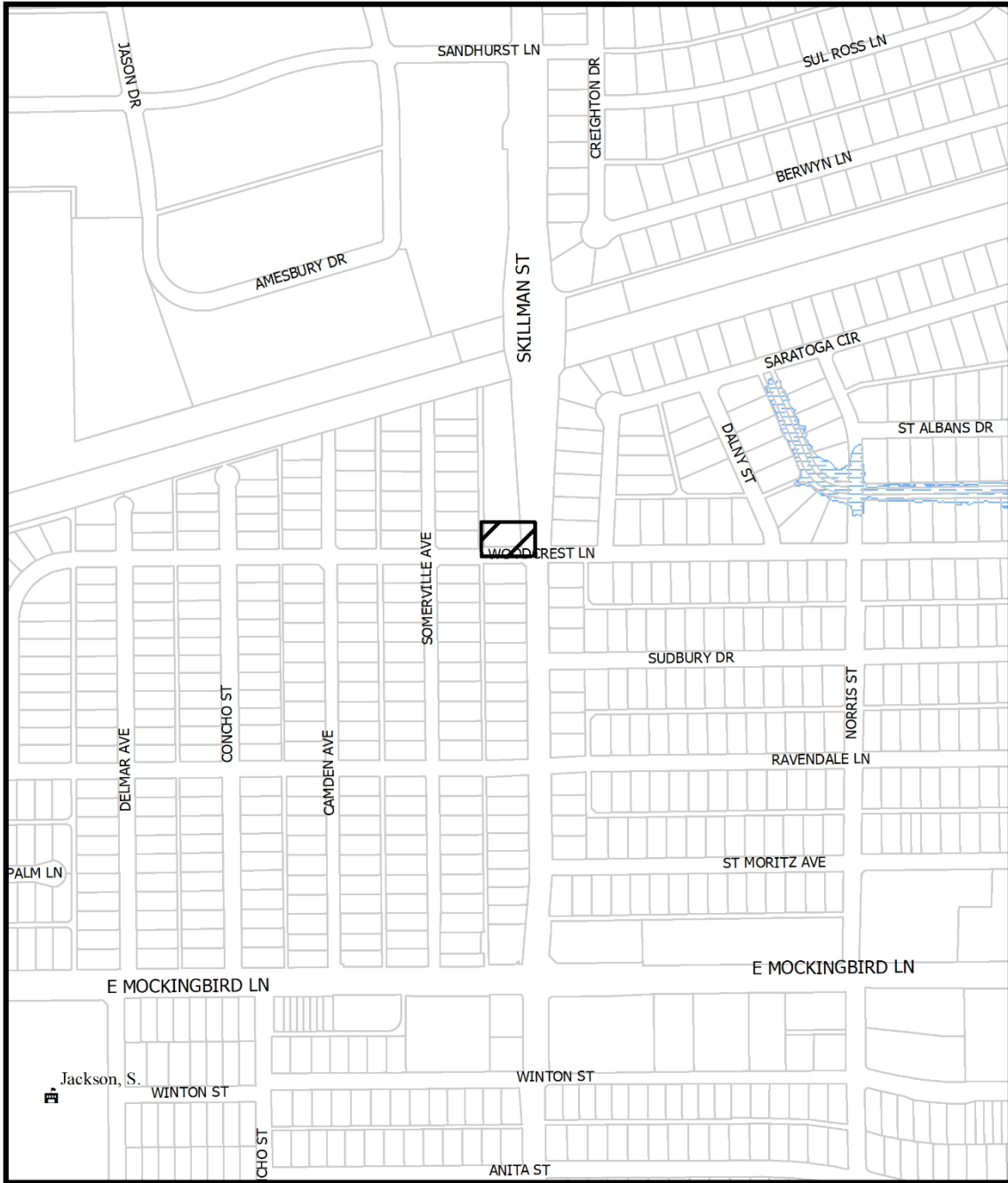
Baldwin Associates

BALDWIN ASSOCIATES
 3904 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinplanning.com

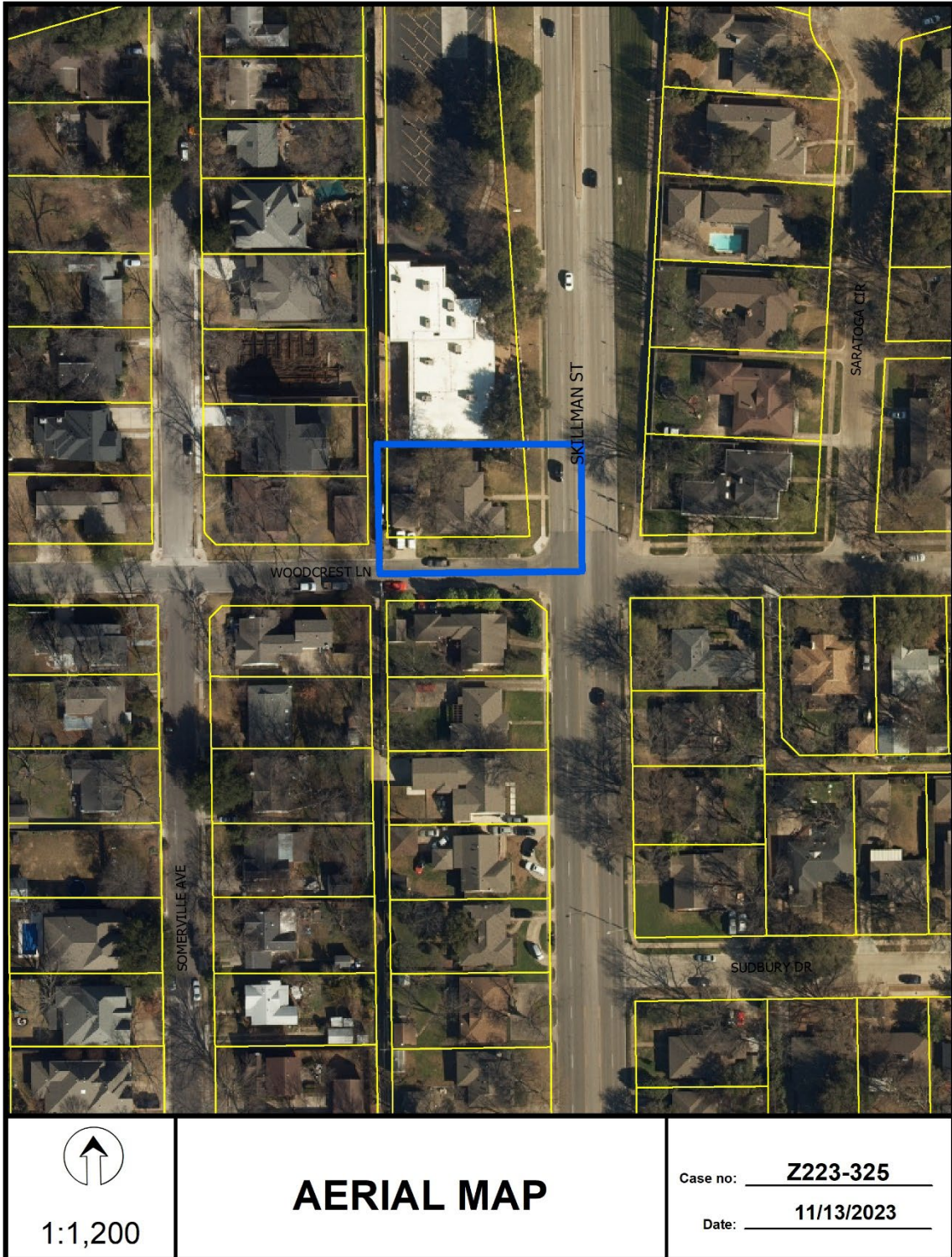
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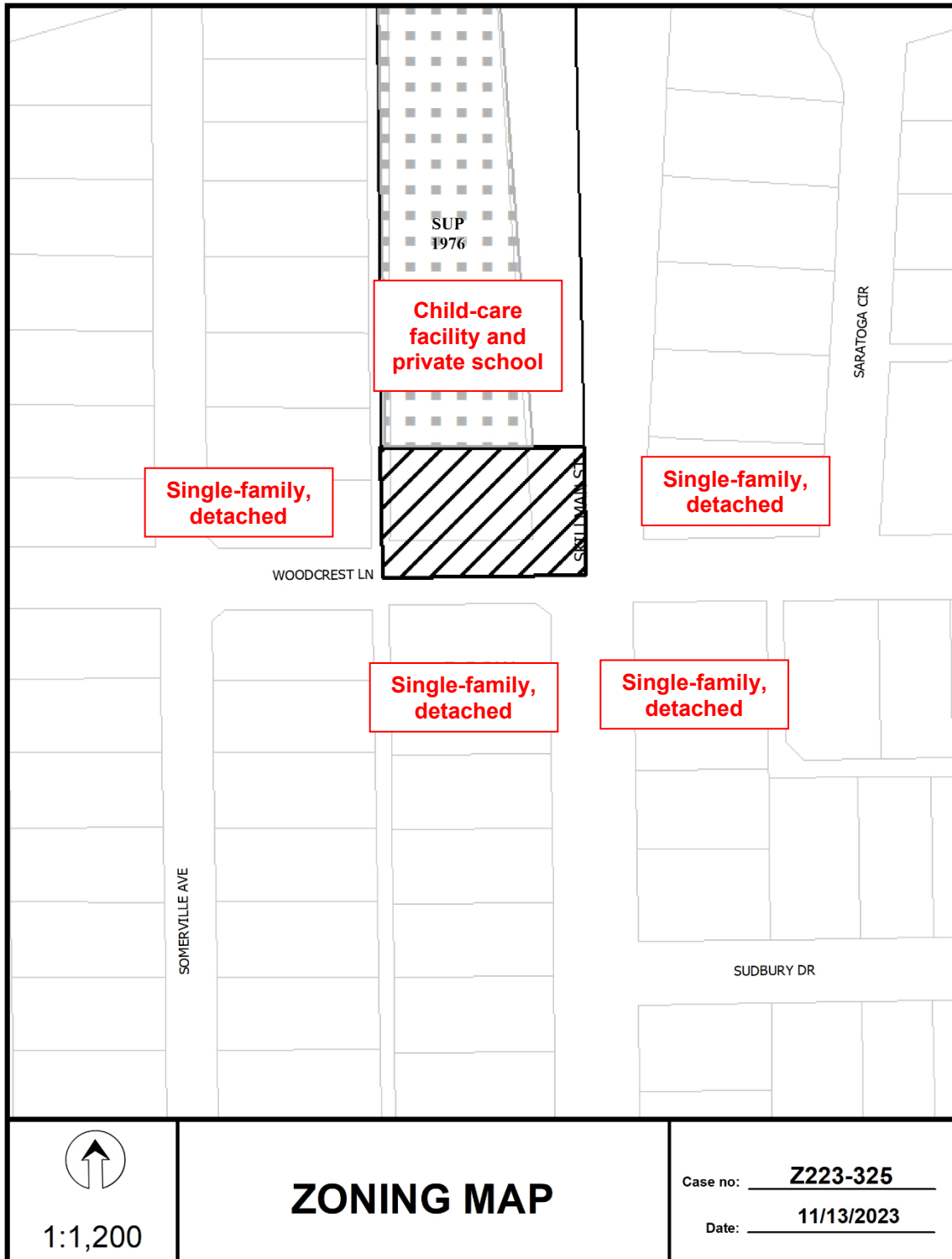
PROPOSED LANDSCAPE PLAN (ENLARGED)

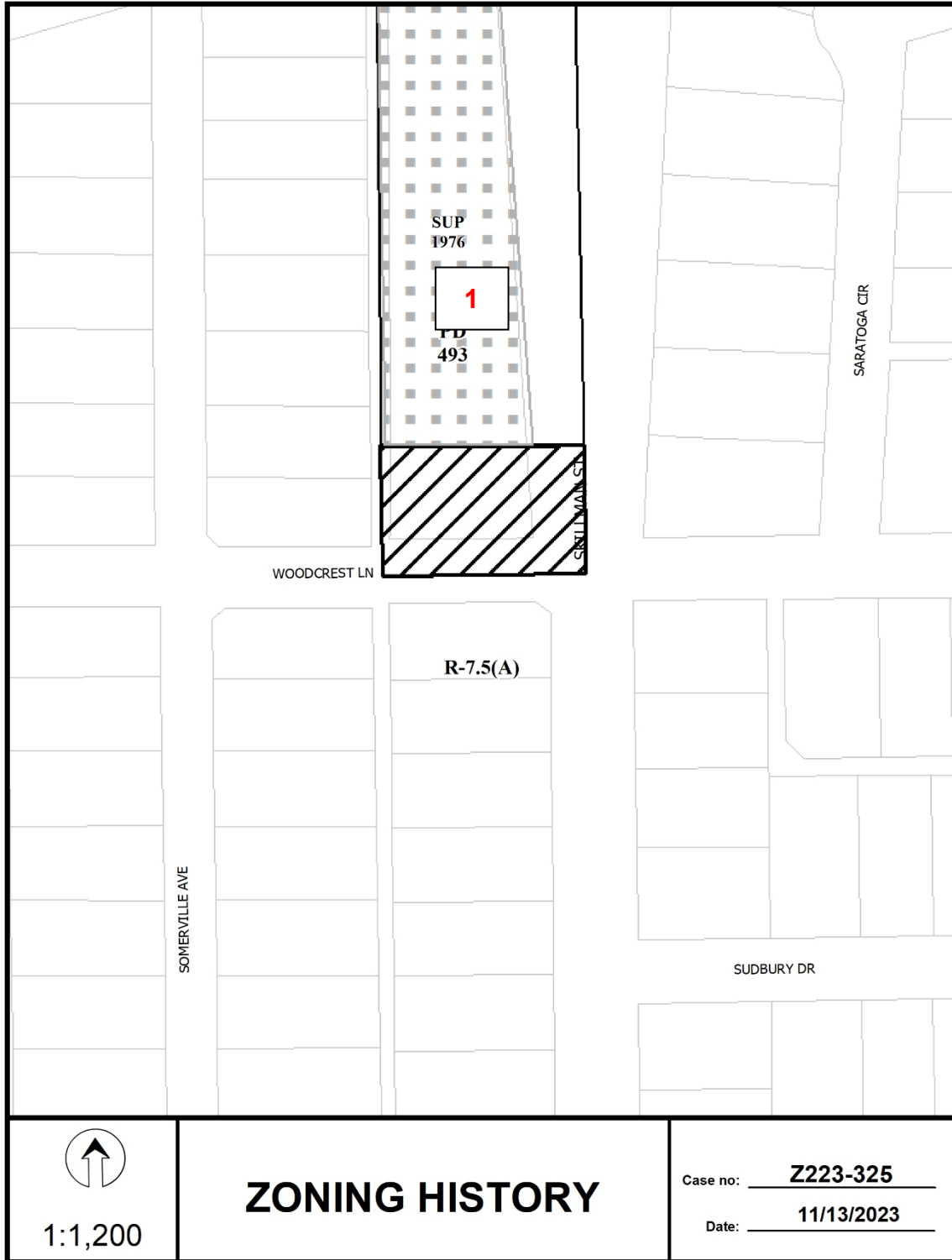


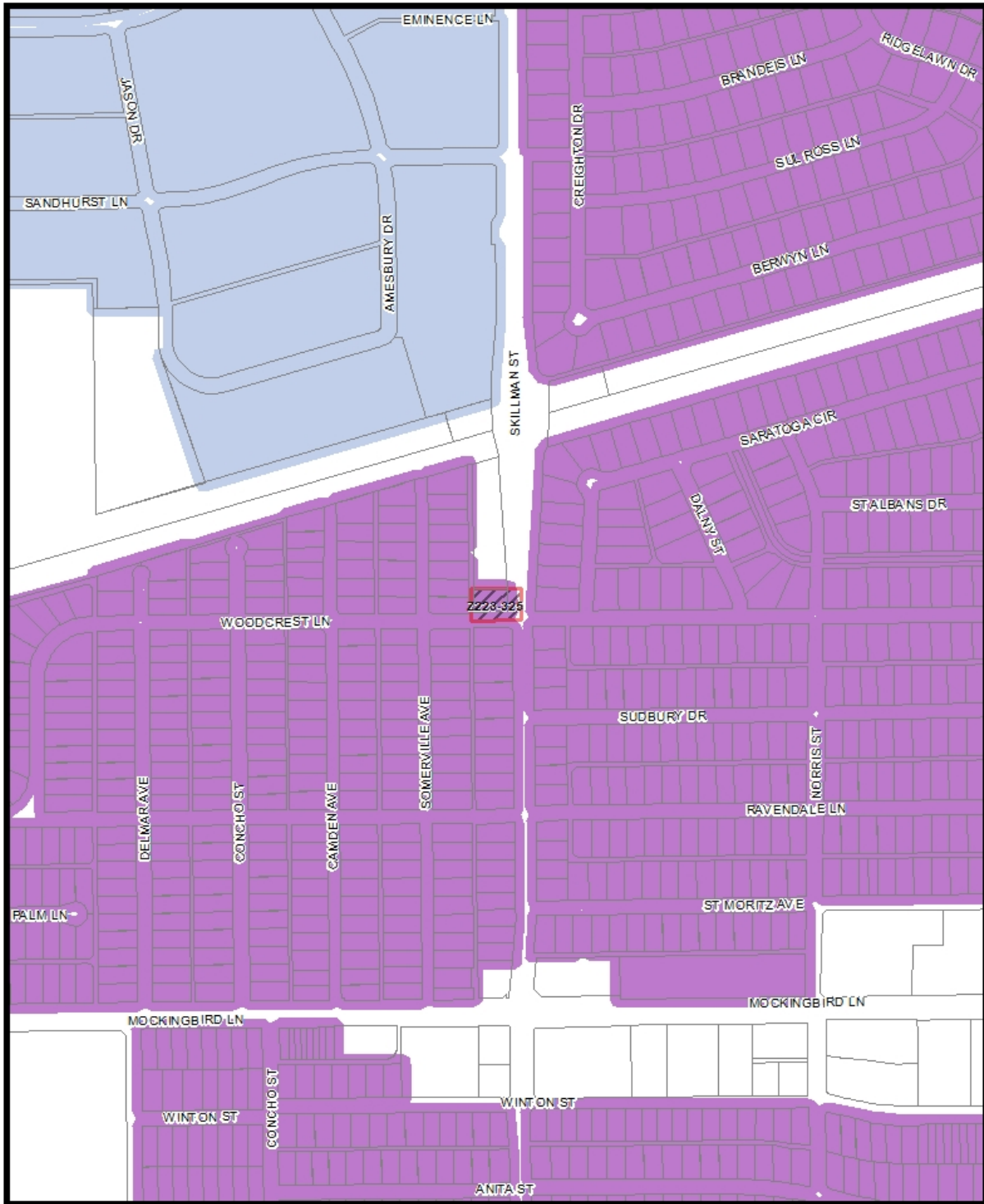


 1:4,800	<h2>VICINITY MAP</h2>	Case no: <u>Z223-325</u> Date: <u>11/13/2023</u>
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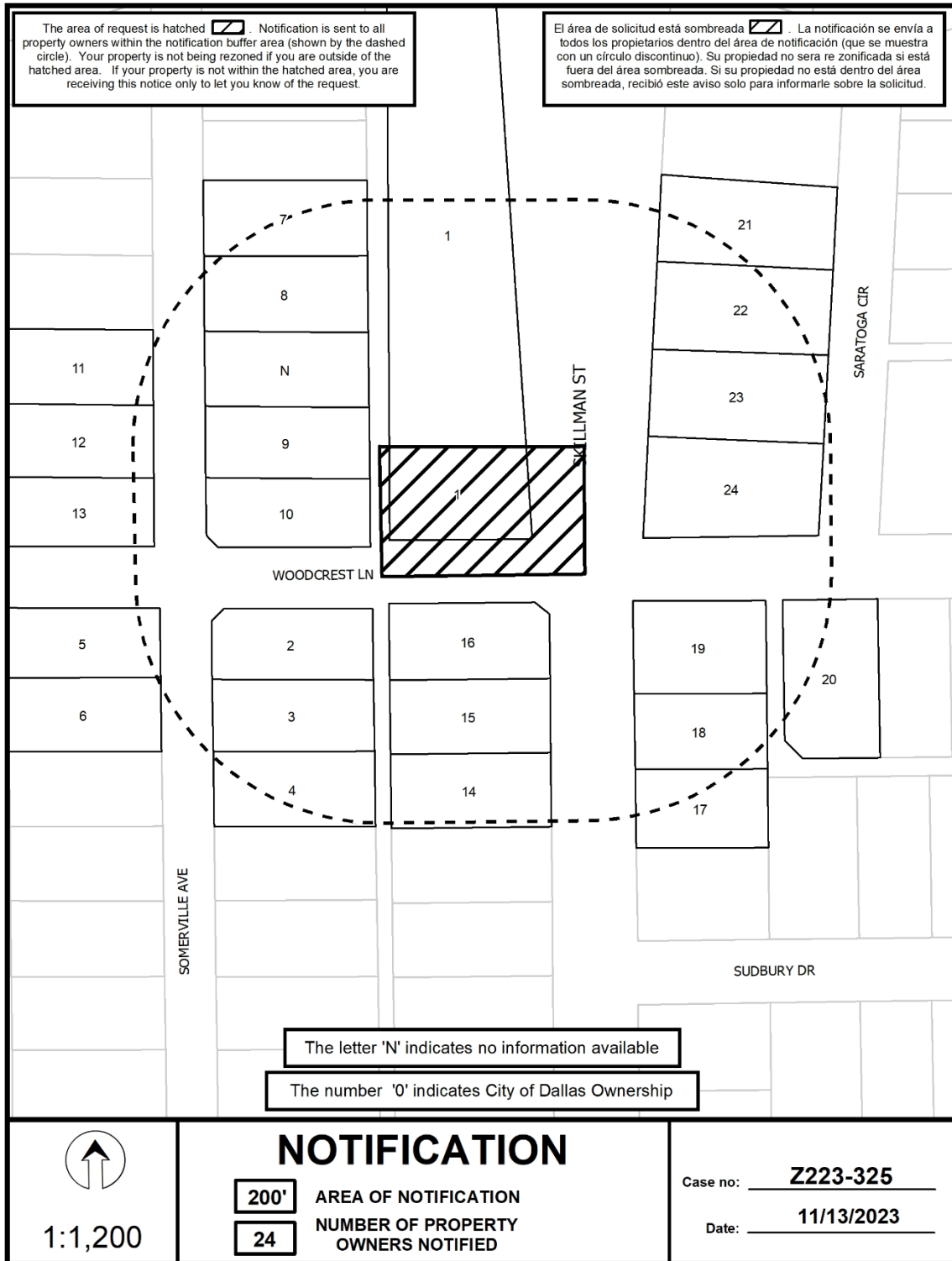






Market Value Analysis

Printed Date: 11/13/2023



11/13/2023

Notification List of Property Owners***Z223-325******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4405 SKILLMAN ST	MARTINEZWALLACE LLC
2	4346 SOMERVILLE AVE	TAYLOR ROBERT S IV & HILLARY P
3	4338 SOMERVILLE AVE	CHAPMAN KATHLEEN A
4	4336 SOMERVILLE AVE	PRENTICE BRIAN
5	4347 SOMERVILLE AVE	BLIGH ANDREW J
6	4343 SOMERVILLE AVE	JC LEASING LLP
7	4422 SOMERVILLE AVE	JOHNSON MATTHEW S & JENNIFER L
8	4418 SOMERVILLE AVE	ACEVEDO CHAD & DIANA
9	4406 SOMERVILLE AVE	IN BUMBLESNOUT WE TRUST
10	4402 SOMERVILLE AVE	HUGHES BENJAMIN & PAMELA
11	4413 SOMERVILLE AVE	Taxpayer at
12	4407 SOMERVILLE AVE	HARRIS DEBORAH KAY
13	4403 SOMERVILLE AVE	M&M FAMILY TRUST THE
14	4335 SKILLMAN ST	CANAS ANGELA &
15	4341 SKILLMAN ST	WELLS LYLE P &
16	4345 SKILLMAN ST	FREDERICK JOHN K
17	4334 SKILLMAN ST	MCVEAN KAREN D
18	4340 SKILLMAN ST	MCVEAN KAREN D ETAL
19	4344 SKILLMAN ST	Taxpayer at
20	6114 WOODCREST LN	REA PAULINE F
21	6123 SARATOGA CIR	MENZDORF SCOTT &
22	6117 SARATOGA CIR	WORRALL FAMILY
23	6111 SARATOGA CIR	FRAZER JORDAN & JOANNA
24	6105 SARATOGA CIR	RICHARDSON LAURA L