

FILE NUMBER: Z223-284(MB) **DATE FILED:** May 17, 2023
LOCATION: Northeast corner of Fairport Road and Longbranch Lane
COUNCIL DISTRICT: 8
SIZE OF REQUEST: Approx. 10.34 acres **CENSUS TRACT:** 48113011601

APPLICANT: Panna Dipa
OWNER: Pannavasa Meditation Corp.
REQUEST: An application for a Specific Use Permit for a convent or monastery on property zoned an R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to allow the use of a monastery on the site.
STAFF RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions.
PREVIOUS CPC ACTION: On December 7, 2023, CPC moved to hold this case under advisement until February 1, 2024.

BACKGROUND INFORMATION:

- The area of request is currently developed with a single-family house.
- The house is occupied by a Buddhist monk (applicant) and used for meditation, spiritual guidance and education, and other related uses.
- Because of the property’s use as a residence for a member of a religious order, applicant is requesting a Specific Use Permit to allow a convent or monastery on the site.
- No changes have been proposed since the last CPC meeting.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Murdock Road	Principal Arterial	100 feet
Longbranch Lane	Local Street	-
Fairport Road	Local Street	-

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 ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Single-family (existing)
North	R-7.5(A) Single Family District	Single-family
East	R-7.5(A) Single Family District	Single-family
West	R-7.5(A) Single Family District	Church
South	R-7.5(A) Single Family District	Single-family

Land Use Compatibility:

The area of request is currently surrounded by single-family homes and a church to the west of the property. Staff finds the applicant’s proposal compatible with these surrounding uses.

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 supports the request because the use is not foreseen to be detrimental to surrounding properties. The proposed monastery would be residential in nature, and as such would not create a nuisance for surrounding properties. The substantial lot size and distance from surrounding uses further reduces the impact on the surrounding area. Staff also finds the proposed time limit of three years appropriate for this site.

Landscaping:

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

Parking:

Parking for a monastery requires one space for each three residents; a minimum of two spaces is required.

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 located within an “H” MVA cluster. To the north, northeast, and northwest are “G” MVA clusters along Longbranch Lane and Komalty Drive. To the east, southeast and south are “H” MVA clusters along Fairport Road.

List of Officers

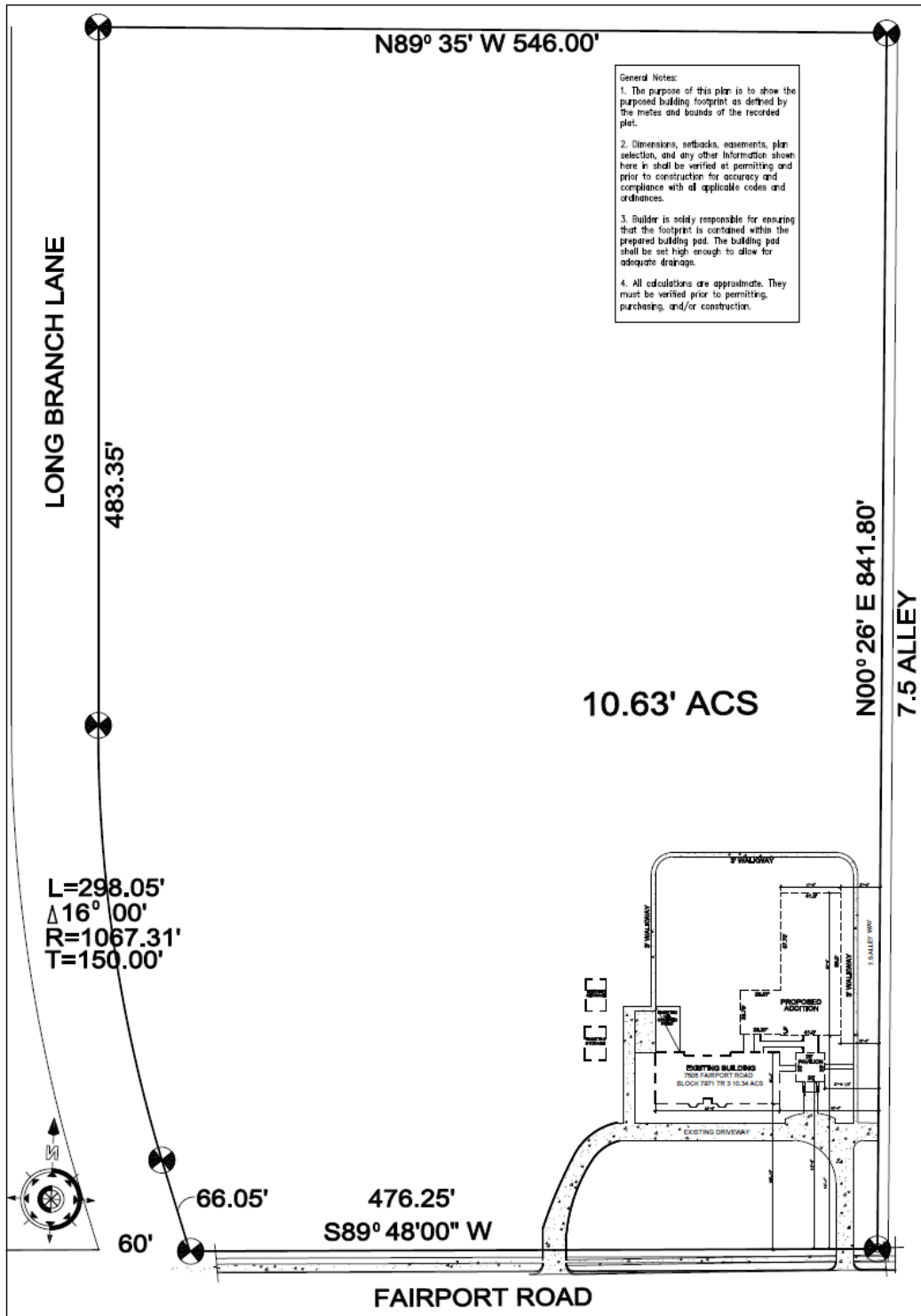
Pannavasa Meditation Corp.

Panna B Dipa, President & Abbot
Dr. Aryadhamma, Vice President
Dr Soe Ni, Vice President
Myint Oo Maung, Secretary
Kyi Kyi Naing, Treasurer

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a convent or monastery.
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).
4. FLOOR AREA: The maximum floor area is 7,432 square feet in the location shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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

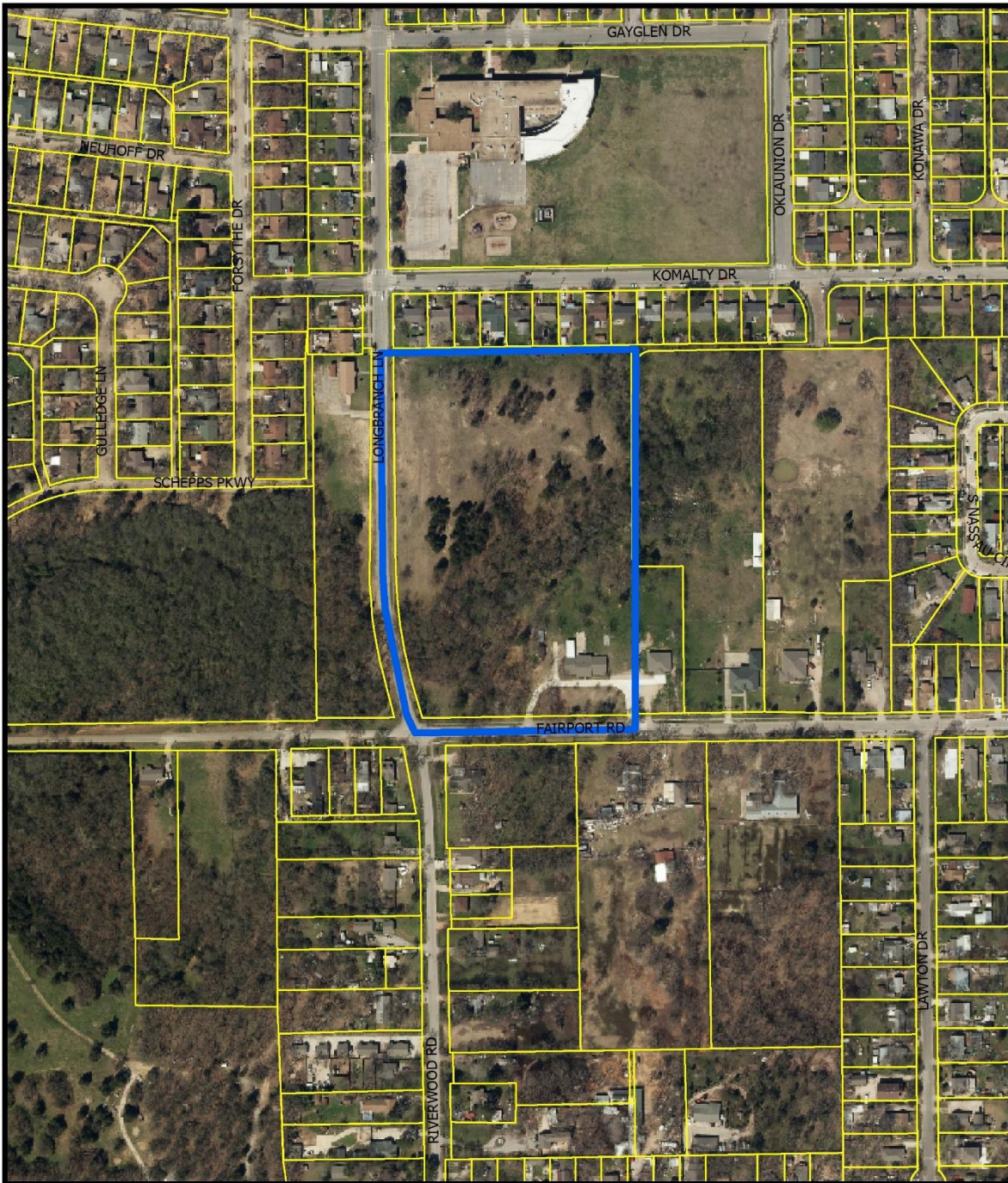


General Notes:

1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.

SUBDIVISION PLAT Lot: TR 3 Blk: 7971 7505 FAIRPORT ROAD DALLAS, TEXAS Plan No.		PLOT PLAN ENGINEERED FOR 7505 FAIRPORT ROAD DALLAS, TX PROPOSED SITE PLAN		
DATE	4-12-23	DR'N	J.G. CHK'D S.G.	
PAGE		1 of 1		



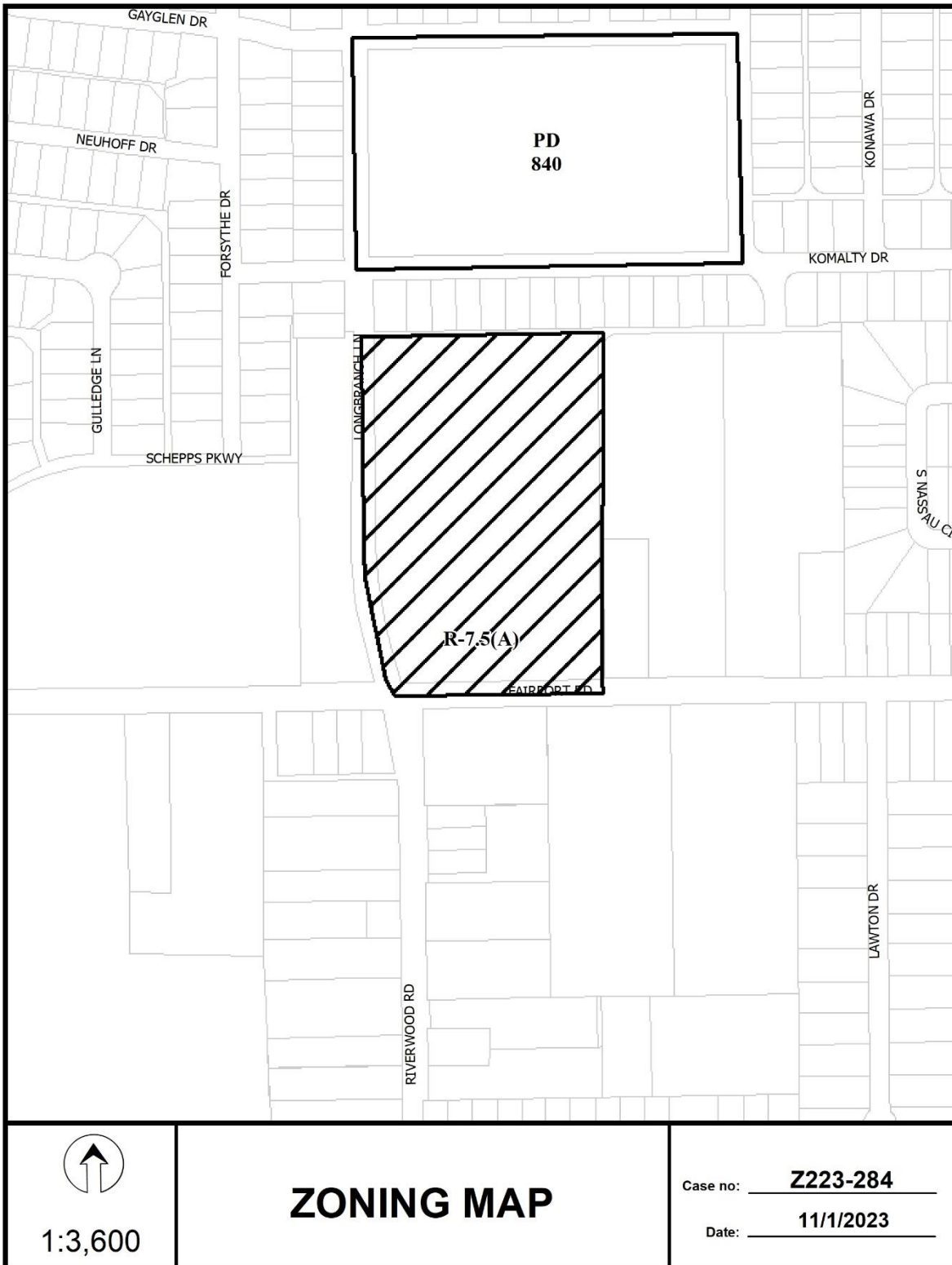


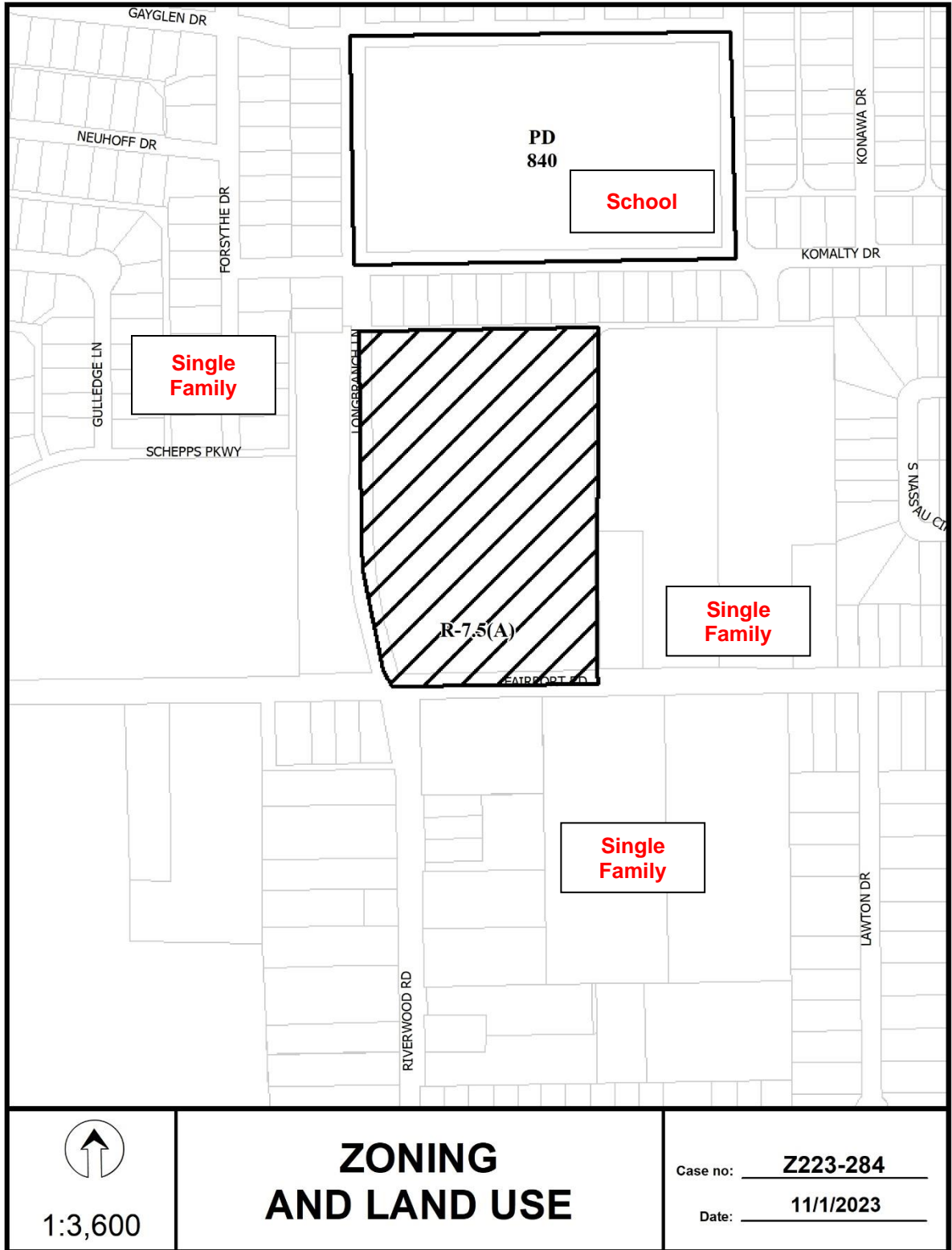
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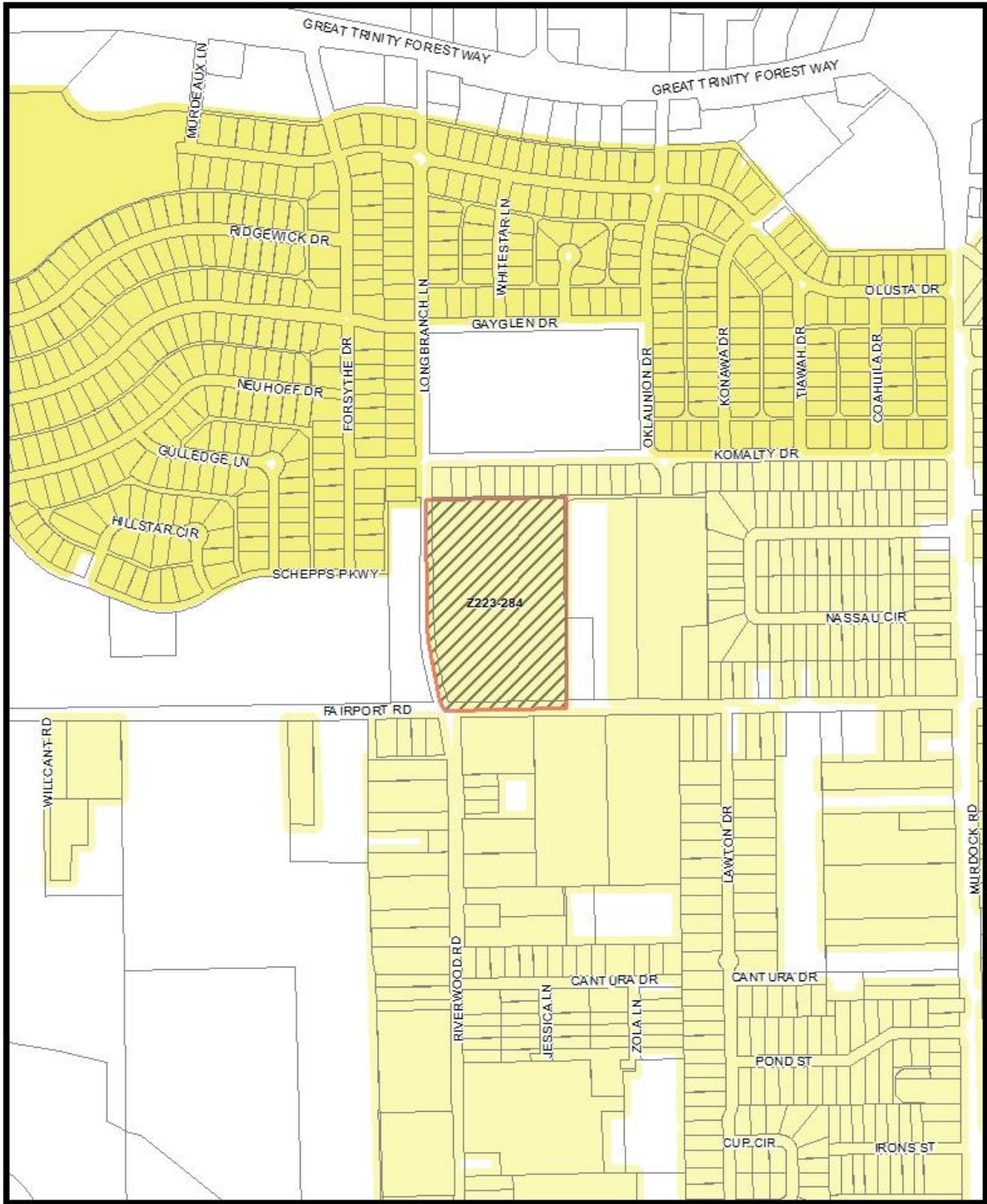
AERIAL MAP

Case no: Z223-284

Date: 11/1/2023





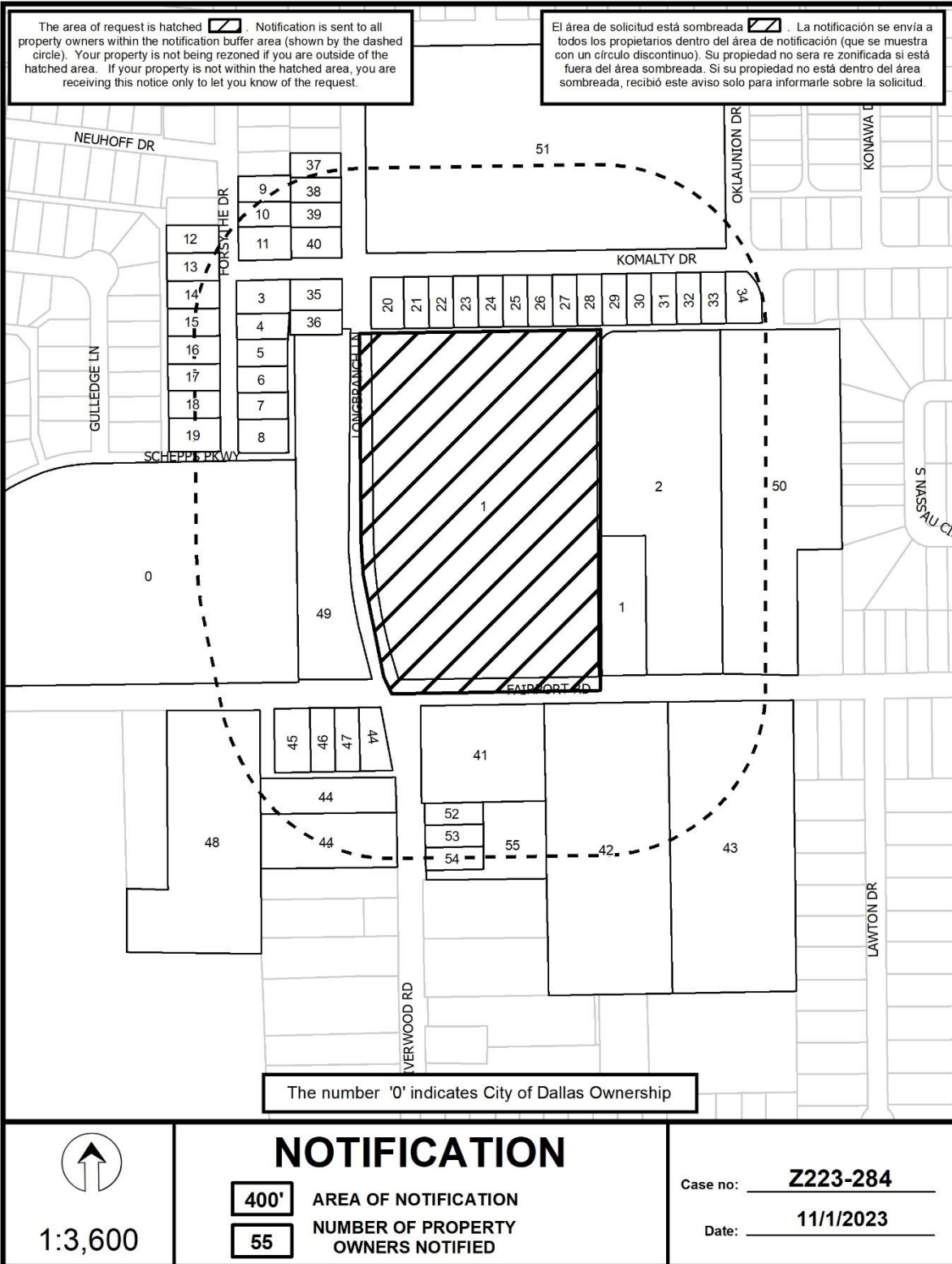


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/1/2023



11/06/2023

Notification List of Property Owners***Z223-284******55 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7505 FAIRPORT RD	PANNAVASA MEDITATION CORPORATION
2	7703 FAIRPORT RD	BROOKS CHANTELL
3	506 FORSYTHE DR	RICHARDSON CARL R
4	510 FORSYTHE DR	DOLPHIN INVESTMENT GROUP LLC
5	516 FORSYTHE DR	MURRAY JOHN H JR
6	520 FORSYTHE DR	ANDERSON JAMES P &
7	526 FORSYTHE DR	LAUREANO HECTOR & ROSA
8	532 FORSYTHE DR	WALKER KEYSHA &
9	430 FORSYTHE DR	MAYS MACY L JOHNSON
10	436 FORSYTHE DR	HORTA JOSE LUIS SANCHEZ &
11	440 FORSYTHE DR	HAILEY RUFUS EST OF
12	441 FORSYTHE DR	CASTEEL LARUTH
13	445 FORSYTHE DR	GRIFFIN BOBBIE &
14	505 FORSYTHE DR	PACHICANO CARLOS ALBERTO L &
15	509 FORSYTHE DR	REDMON EDDIE W ESTATE OF
16	515 FORSYTHE DR	TAPIA MANAGEMENT LLC
17	519 FORSYTHE DR	HOGG EARNEST L &
18	525 FORSYTHE DR	YOUNG BOB T
19	531 FORSYTHE DR	Taxpayer at
20	7706 KOMALTY DR	ESCAMILLA SERGIO & IRMA
21	7710 KOMALTY DR	RIVERA VICTOR JESUS
22	7716 KOMALTY DR	ESPINOZA FRANCISCO J &
23	7720 KOMALTY DR	SEGOVIA ARTURO
24	7726 KOMALTY DR	NOLAN LINDA J
25	7730 KOMALTY DR	BENITEZ BALTAZAR O
26	7736 KOMALTY DR	ROSAS JOSE I ALVAREZ & MARIA G PERALES

11/06/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7740 KOMALTY DR	JOHNSON EILEEN
28	7804 KOMALTY DR	ALFARO DOLORES
29	7810 KOMALTY DR	BATRES CLAUDIA M
30	7814 KOMALTY DR	OLIVER CASSANDRA D
31	7818 KOMALTY DR	DANIELS ROBERT D
32	7822 KOMALTY DR	BROADNAX ROBERT
33	7828 KOMALTY DR	SANCHEZ RANULFO
34	7832 KOMALTY DR	VALDEZ JUAN J JR
35	505 LONGBRANCH LN	MARTINEZ YULIANA OLIVO &
36	509 LONGBRANCH LN	RAMIREZ ARACELI PASTOR
37	425 LONGBRANCH LN	NUNES NARCISO FLORES &
38	429 LONGBRANCH LN	RODRIGUEZ MARIA A &
39	433 LONGBRANCH LN	TAMEZ JOSE LUIS & BERTHA G
40	439 LONGBRANCH LN	WALKER JOHN L
41	7506 FAIRPORT RD	BASS LIVING TRUST
42	7600 FAIRPORT RD	AGUIRRE EDUARDO S &
43	7702 FAIRPORT RD	TRAN THANH NGOC
44	711 RIVERWOOD RD	SPJ PORTFOLIO 2020 LLC
45	7486 FAIRPORT RD	RODRIGUEZ MARIA CRUZ
46	7490 FAIRPORT RD	ALVARADO REYNALDA
47	7494 FAIRPORT RD	EGGERT VELMA F &
48	7424 FAIRPORT RD	WILLIAMSON PRICE INVESTMENTS LLC
49	515 LONGBRANCH LN	NEW PROVIDENCE MISSIONARY
50	7707 FAIRPORT RD	RODRIGUEZ IGNACIO &
51	7720 GAYGLEN DR	Dallas ISD
52	708 RIVERWOOD RD	HERNANDEZ DAVID & CAROLINA
53	712 RIVERWOOD RD	FLORES NESTOR &
54	716 RIVERWOOD RD	DAVIS PATRICIA C
55	718 RIVERWOOD RD	DONJUAN ISIDRA FLORES