

FILE NUMBER: Z201-177(CT) **DATE FILED:** January 25, 2021

LOCATION: South line of Laughlin Drive, west line of Avenue Q

COUNCIL DISTRICT: 7 **MAPSCO:** 47 G

SIZE OF REQUEST: ± 0.99 acres **CENSUS TRACT:** 122.04

REPRESENTATIVE: Kiesha Kay, MASTERPLAN

OWNER/APPLICANT: Creative Art Center of Dallas, LLC

REQUEST: An application for a Specific Use Permit for a community service center use on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to allow for a community service center use on the site.

CPC RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a three-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The site is currently developed with a 5,264 square foot structure and currently operating as a Community Service Center.
- The purpose of the request is to bring the community service center use into compliance with the required Specific Use Permit for this use.
- A community service center is defined as a multi-functional facility where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided to the public. For purposes of this definition, a facility where only business transactions or administrative, educational, school support, counseling, informational, referral, or out-patient medical, dental, or optical treatment services (or any combination of these activities) take place is not considered to be a community service center.
- The use is allowed by right in RR, IR, and CA-2(A) districts and by SUP only in all residential, office, NS(A), CR, CS, LI, CA-1(A), mixed use, multiple commercial, and urban corridor districts.

Zoning History: There have been no zoning cases at in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Laughlin Drive	Local	-
Avenue Q	Local	-

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

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 applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN ELEMENT

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:

Area	Zone	Use
Site	MF-2(A)	Vacant
Northwest	NO(A) CR SUP No. 785 MF-2(A)	Financial Institution
Northeast	PD 924 CS MF-2(A)	Single Family Retail/Personal Service Office
Southwest	PD 290 MF-2(A)	Surface Parking Single Family/Undeveloped
Southeast	MF-2(A)	Single Family/Undeveloped

Land Use Compatibility:

The purpose of this request is to allow for a community service center to operate within the existing building. Surrounding land uses include: a financial institution northwest and surface parking southwest of the property, office and retail uses to the northeast, single family and undeveloped land to the northeast and undeveloped lots southeast of the property.

The proposed community service center use will service the surrounding community by providing social, recreational, welfare, and health services.

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 does not believe this use will be detrimental to the surrounding area. Additionally, the three-year time-period, as recommended by staff will help ensure its compatibility within a short period of time.

Landscaping:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Parking:

The requirement for off-street parking for a community service center use is one space per 200 square feet of floor area. The 5,264 square foot building would require 27 parking spaces. The site meets the requirement by providing 46 parking spaces.

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 to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category "E" can be found surrounding the site in every direction with a Category "D" south of the site as well.

List of Officers

Board of Directors

Lynn Wilkes Armstrong
Anita Delgado
Todd Hedrick
Derek Jones
Blythe McPhail
Nancy Ridgway
Reid Robinson
Karen Shumway, Ph.D
Priscila Soria-Sanchez
Stephen Walsh
Hillary Whitehead
Diana D. Pollack

CPC ACTION
JUNE 3, 2021

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center use for a three-year period, subject to a site plan and staff's recommended conditions on property zoned a MF-2(A) Multifamily District, on the south line of Laughlin Drive, west line of Avenue Q.

Maker: Jackson
Second: Rubin
Result: Carried: 13 to 1

For: 13 - Hampton, Stinson, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Schwope, Murphy,
Garcia, Rubin

Against: 1 - MacGregor
Absent: 0
Vacancy: 1 - District 10

Notices: Area: 300 Mailed: 31
Replies: For: 2 Against: 0

Speakers: For: Kisha Kay, 2201 Main St., Dallas, TX, 75201
Diana Pollak, 2360 Laughlin Dr., Dallas, TX, 75228
Against: None

CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use authorized by this Specific Use Permit is a community service center use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

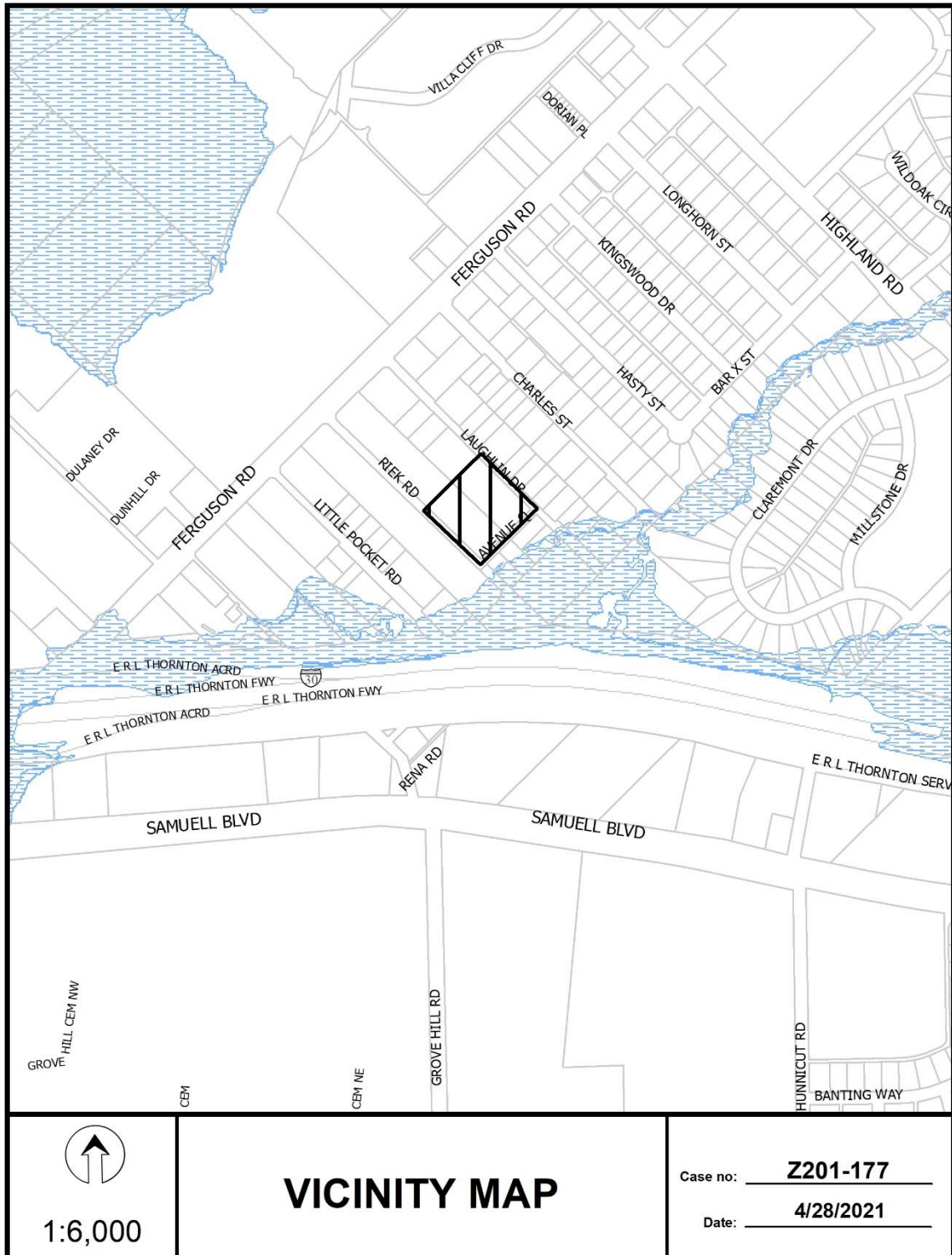
3. TIME LIMIT: This specific use permit expires on _____ (three years from the passage of this ordinance.)

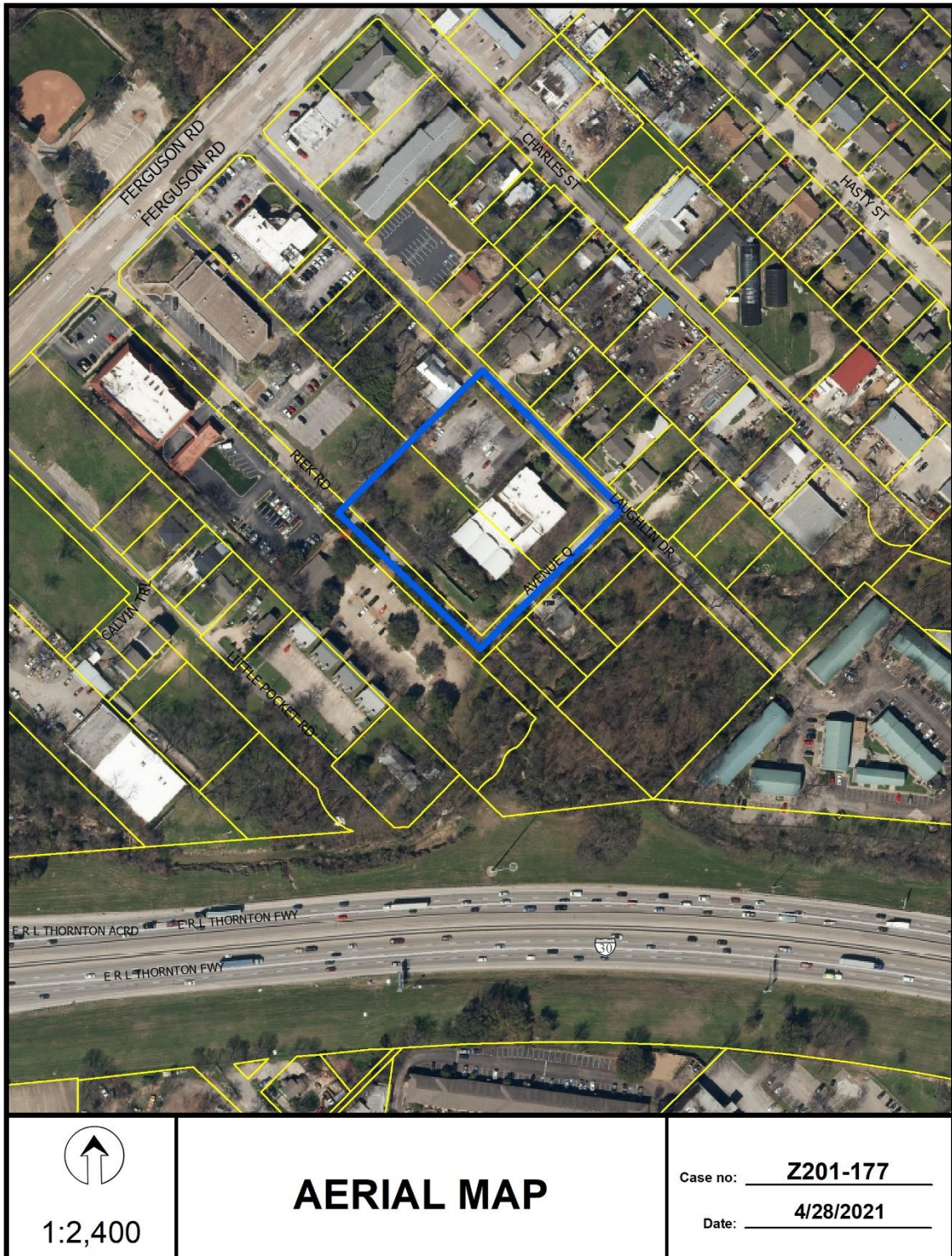
Applicant's Request:

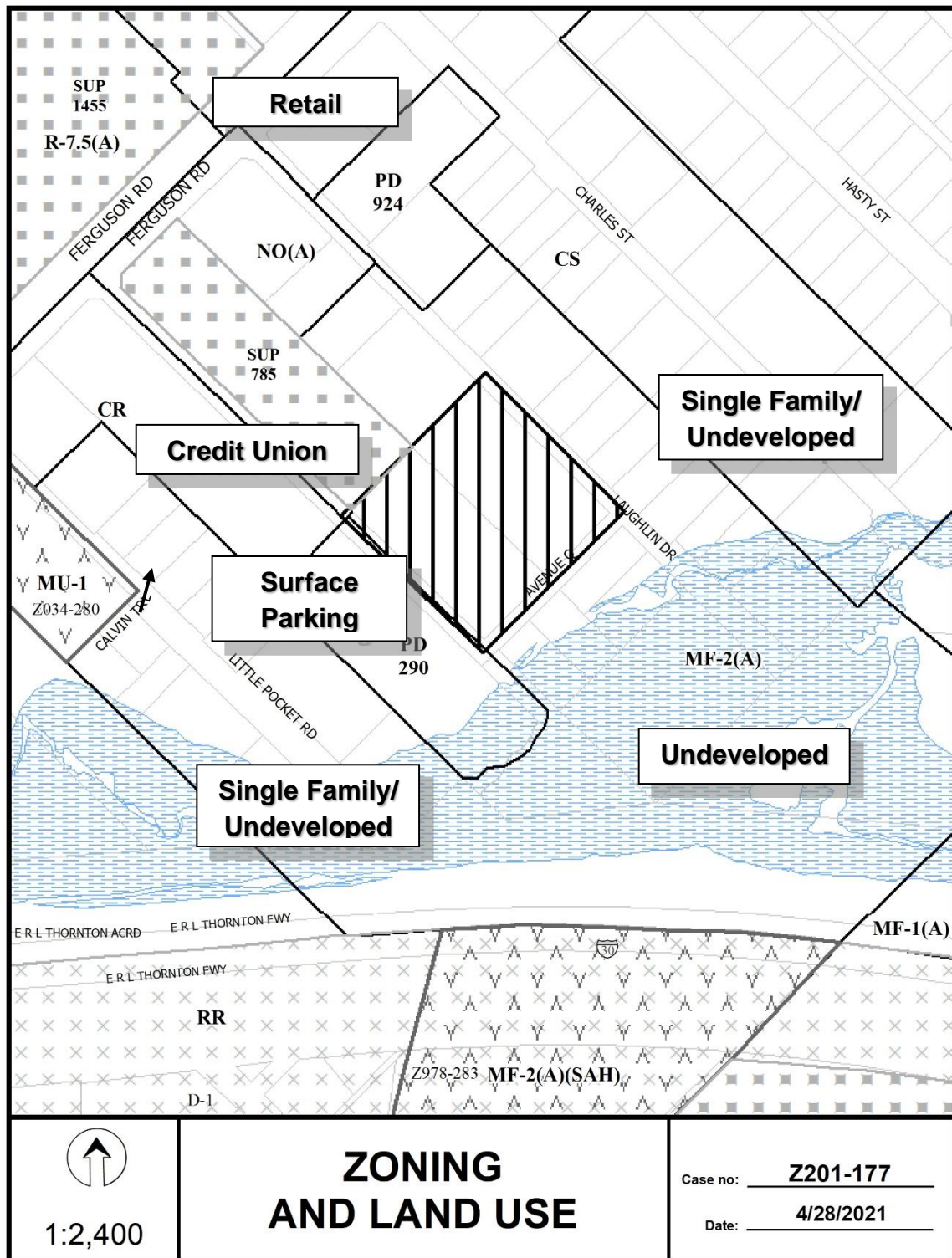
3. TIME LIMIT: This specific use permit expires on _____ (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.)

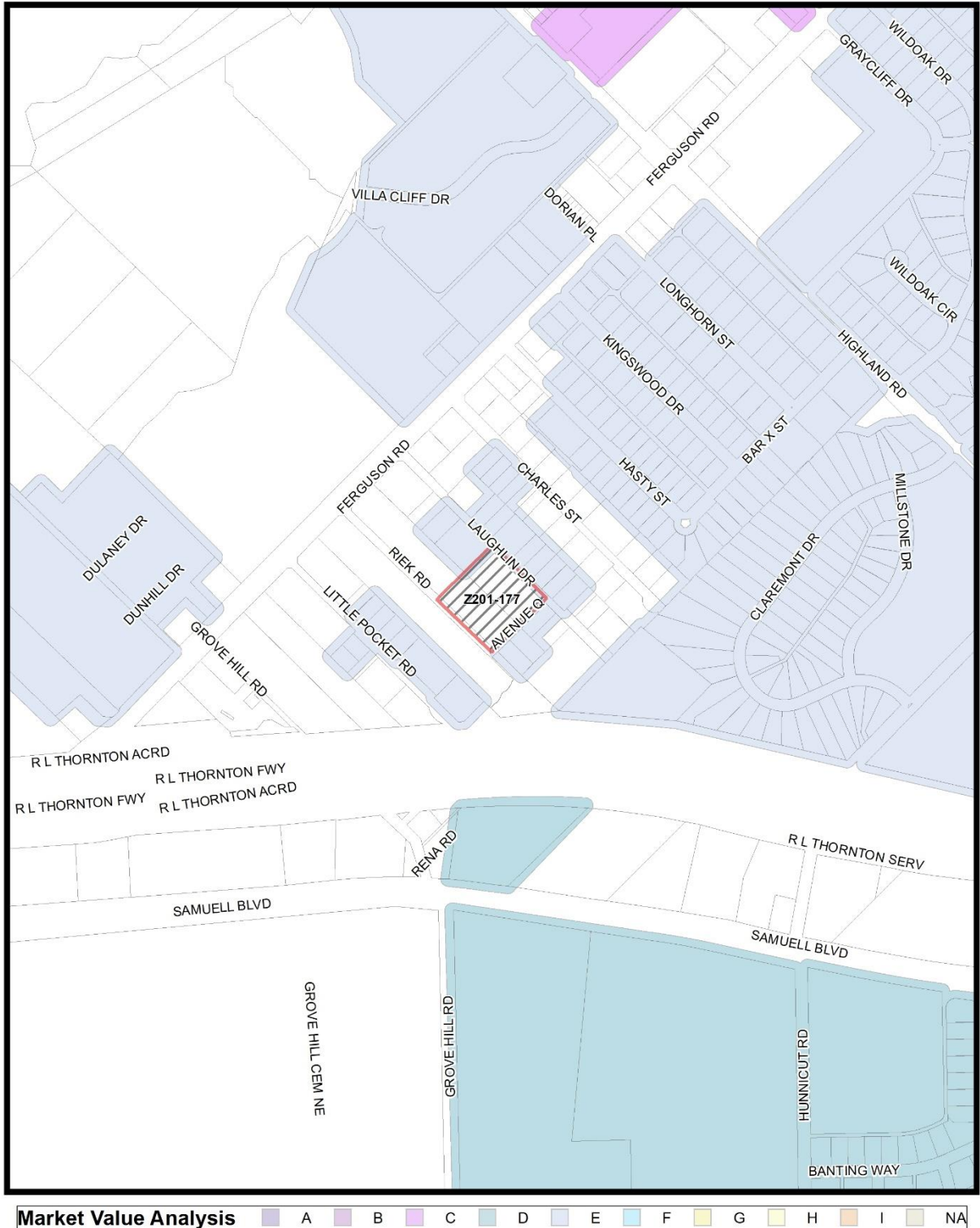
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.











1:6,000

Market Value Analysis

Printed Date: 4/28/2021

CPC RESPONSES



06/02/2021

Reply List of Property Owners***Z201-177******31 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	2361 RIEK RD	CREATIVE ARTS CENTER OF
	2	7508 FERGUSON RD	Taxpayer at
O	3	2360 LAUGHLIN DR	CREATIVE ARTS CENTER OF
	4	2347 LITTLE POCKET RD	RAOFFPUR DAVID
	5	2371 LITTLE POCKET RD	PRUETT LAURA KAY MALONE
	6	2329 LITTLE POCKET RD	MECHE ZENO
	7	2339 LITTLE POCKET RD	MEZA MARIA V
	8	2345 LITTLE POCKET RD	Taxpayer at
	9	7474 FERGUSON RD	CITY EMPLOYEES CREDIT
	10	2365 LAUGHLIN DR	HANNAH COMPANY SERIES LLC
	11	2331 LAUGHLIN DR	DIRECTIONS 12
	12	2326 LAUGHLIN DR	SEFCU FED CREDIT UNION
	13	2330 LAUGHLIN DR	FERGUSON ROSALIND
	14	2359 LAUGHLIN DR	RATHBUN LANCE HUDSON
	15	2355 LAUGHLIN DR	RIVERO RAFAEL & AYDEE
	16	2402 LAUGHLIN DR	Taxpayer at
	17	2406 LAUGHLIN DR	Taxpayer at
	18	7512 AVE Q	AMARO MONICA & FRANCISCO V
	19	7506 AVE Q	MARTINEZ DAVE &
	20	2410 LAUGHLIN DR	MMGCR HOLDINGS LLC
	21	2322 CHARLES ST	YANEZ JOEL &
	22	2346 CHARLES ST	BANISTER ILONKA
	23	2360 CHARLES ST	MASON KEVIN
	24	2326 CHARLES ST	HUTSON JERRY W
	25	2330 CHARLES ST	DAVISON PROPERTIES
	26	2334 CHARLES ST	ONE 13 PROPERTIES SERIES LLC

Z201-177(CT)

06/02/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2318	CHARLES ST	JJT PROPERTIES
28	2446	CHARLES ST	LOPEZ LUIS ADRIAN & MARTHA
29	2361	LITTLE POCKET RD	DASHA LLC
30	2450	CHARLES ST	HOUSE LOPEZ LLC
31	2338	LAUGHLIN DR	Taxpayer at