

**FILE NUMBER:** Z201-256(KC)

**DATE FILED:** May 14, 2021

**LOCATION:** Northwest corner of Singleton Boulevard and Peoria Avenue

**COUNCIL DISTRICT:** 6

**MAPSCO:** 42 K

**SIZE OF REQUEST:** ±1.29 acres

**CENSUS TRACT:** 106.01

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**REPRESENTATIVE/**

**APPLICANT/ 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].

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

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

**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, and August 28, 2019, each for a two-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 no zoning cases in the area in the past five years.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing/Proposed ROW
Singleton Boulevard	Principal Arterial	100'
Peoria Avenue	Local Street	56'

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway 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 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 Plan**

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.

### **Surrounding Land Uses:**

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

### **Land Use Compatibility:**

The request site is currently developed as 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 changes consist of restriping the parking spaces and showing the appropriate landscaping.

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. A license for this site was last issued in 2019 and has since expired. 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.

### **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.

### **Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Since there is no additional impervious coverage proposed with this site plan

amendment, no additional landscaping is required. The SUP requires compliance with landscaping per the approved site plan. The City Arborist confirmed that the site is now meeting the requirements in the Code. Any landscaping that needed to be replaced has been addressed. The site plan has been updated to match the existing site conditions.

### **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 to orange, representing the weakest markets. The area of request is not in an MVA cluster. The areas north of the site is a "H" MVA cluster.

### **Crime Report:**

From August 2019 to July 2021, seven phone calls were placed to the Dallas Police Department (DPD) for the location, of which three calls were coded urgent.

### **Call Counts:**

<b>Call Problem</b>	<b>Counts</b>
Burg of Bus	1
Crim Mis/Prog/Non Felo	1
Suspicious Person	1
Other	1
Major Dist (Violence)	2
Disturbance Emergency	1
<b>Grand Total</b>	<b>7</b>

DPD also reported the following three incidents and one arrest charge as detailed below within the same period since the previous SUP approval action. The arrest charge was in regard to the September 29, 2019 incident of aggravated assault with a deadly weapon.

### **Incidents:**

<b>Incident</b>	<b>Date</b>
BURGLARY-BUSINESS	5/20/2020
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	1/4/2020
AGG ASSAULT - NFV	9/29/2019

**List of Officers/Partners/Principals**

David Flores, owner

Rodolfo Flores, owner

Mark Flores, owner

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**CPC ACTION  
DECEMBER 2, 2021**

**Z201-256(KC)**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall for a three-year period, subject to a revised site plan correcting the required parking on the data table and conditions on property zoned CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.

Maker: Carpenter  
Second: Blair  
Result: Carried: 12 to 0

For: 12 - Popken, Hampton, Shidid, Carpenter, Jackson, Blair,  
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Anderson  
Vacancy: 2 - District 3, District 10

<b>Notices:</b>	Area: 300	Mailed: 23
<b>Replies:</b>	For: 0	Against: 0

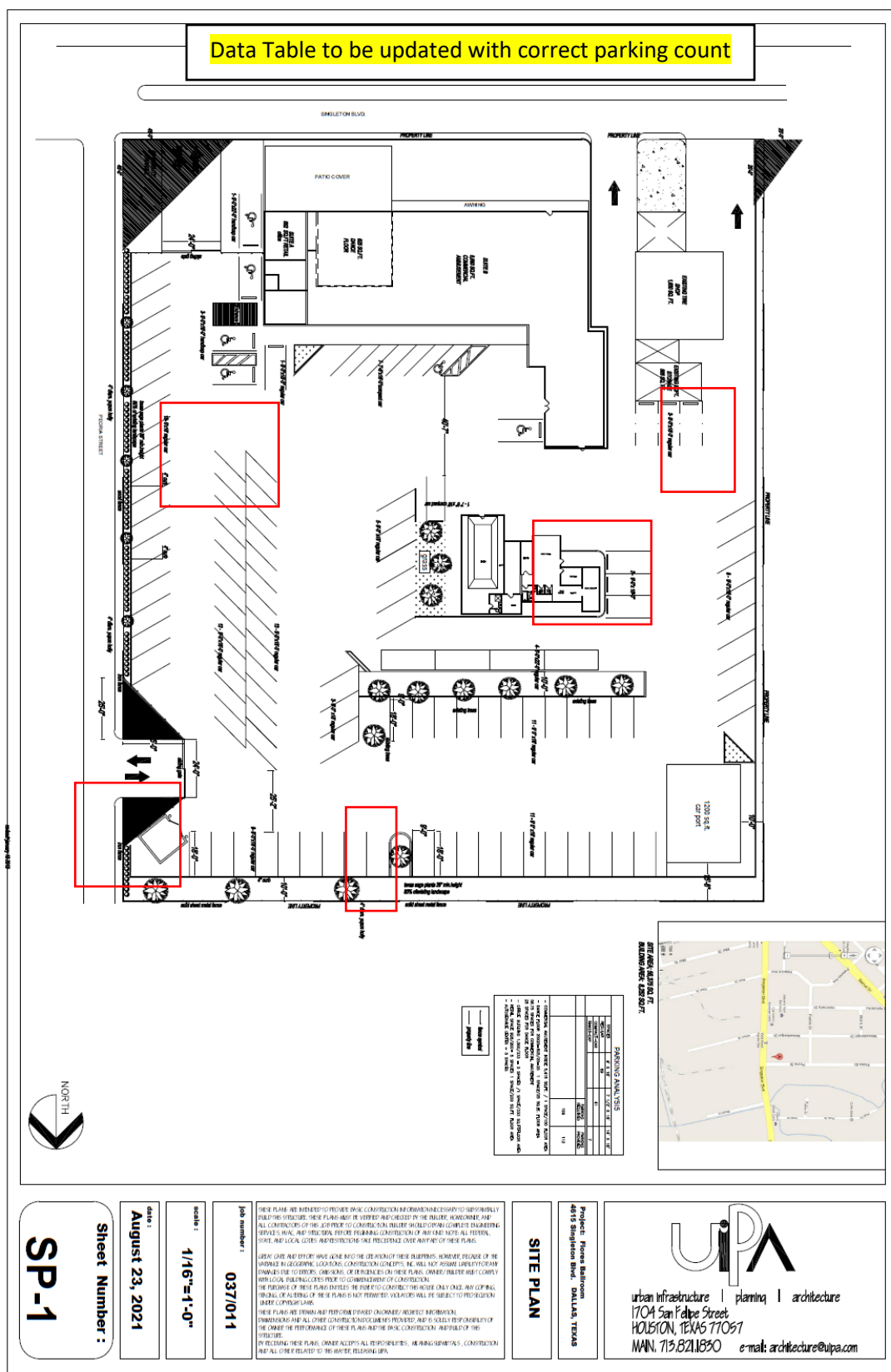
**Speakers:** None



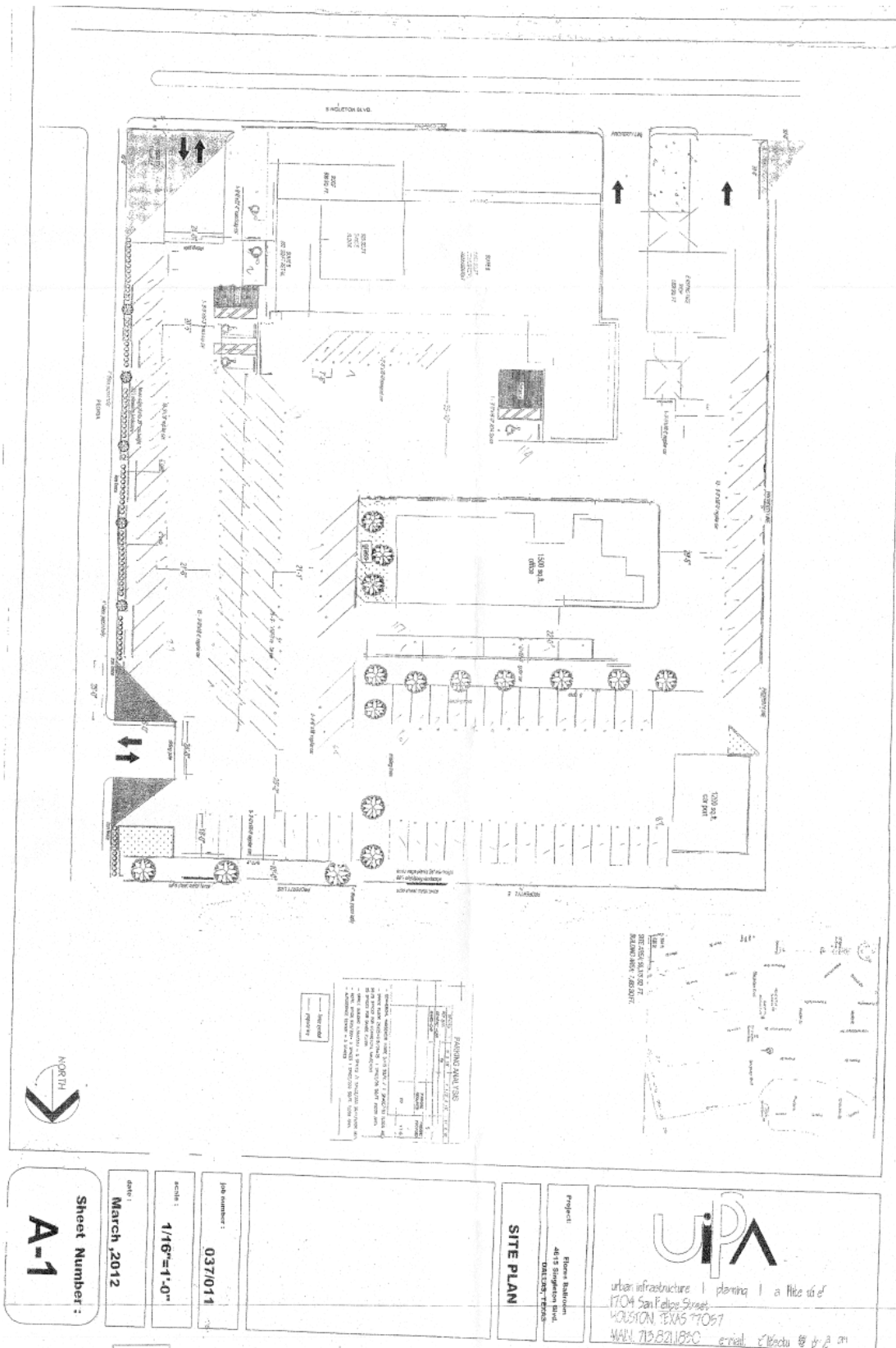
**CPC Recommended SUP Conditions**

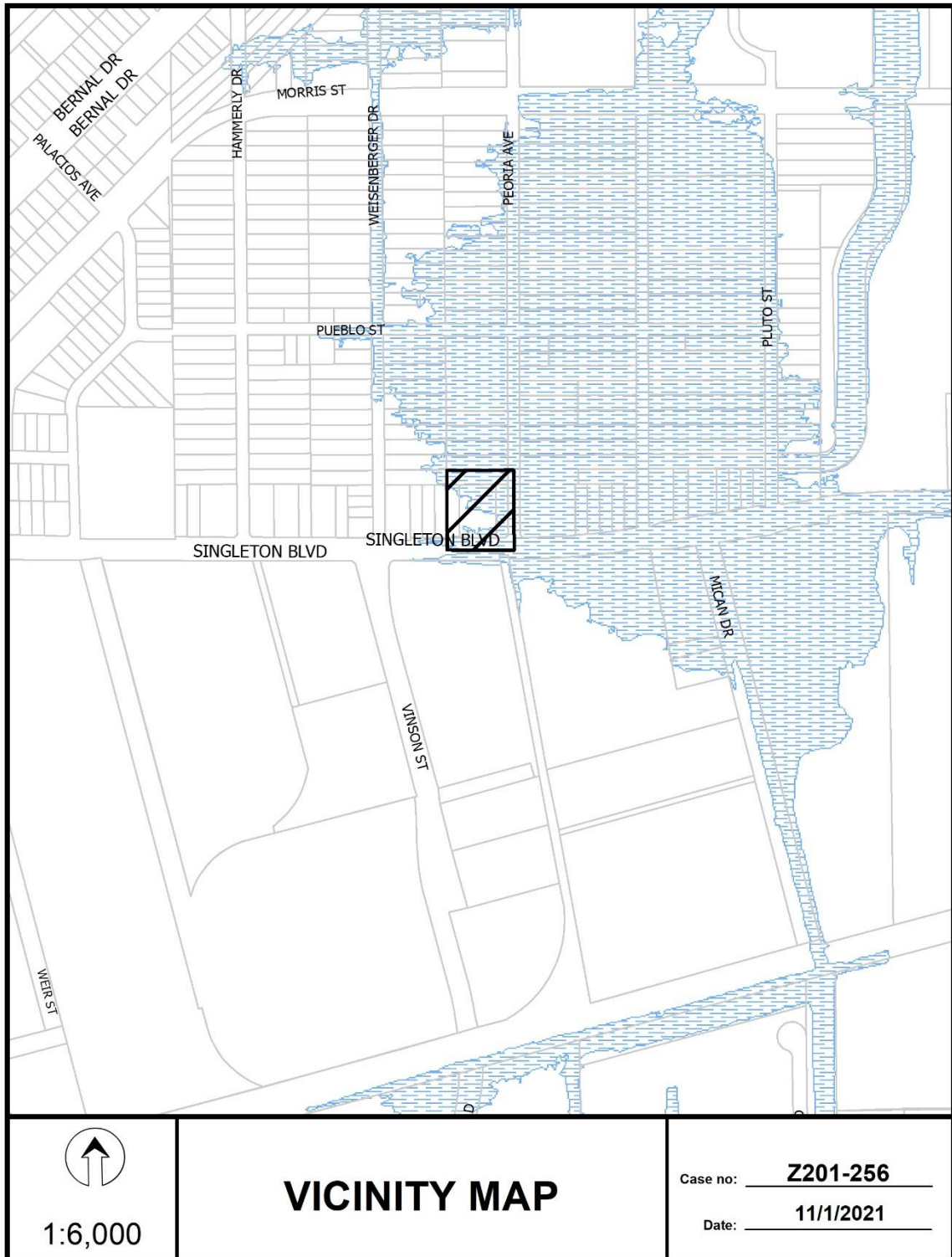
1. USE: The only use authorized by this specific use permit is commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 28, 2021~~ (three-year period from the passage of this ordinance).
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.

## CPC Recommended Site Plan

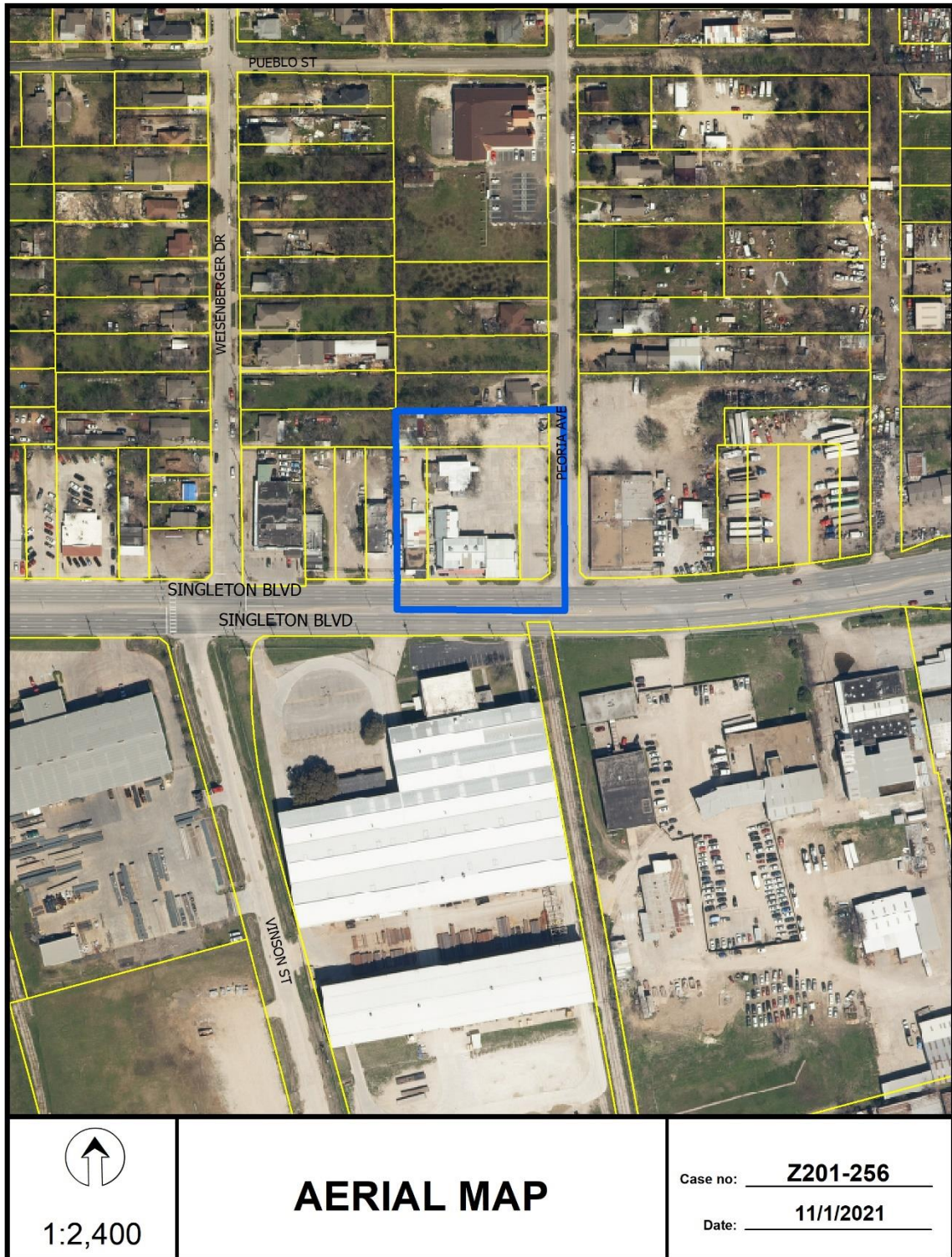


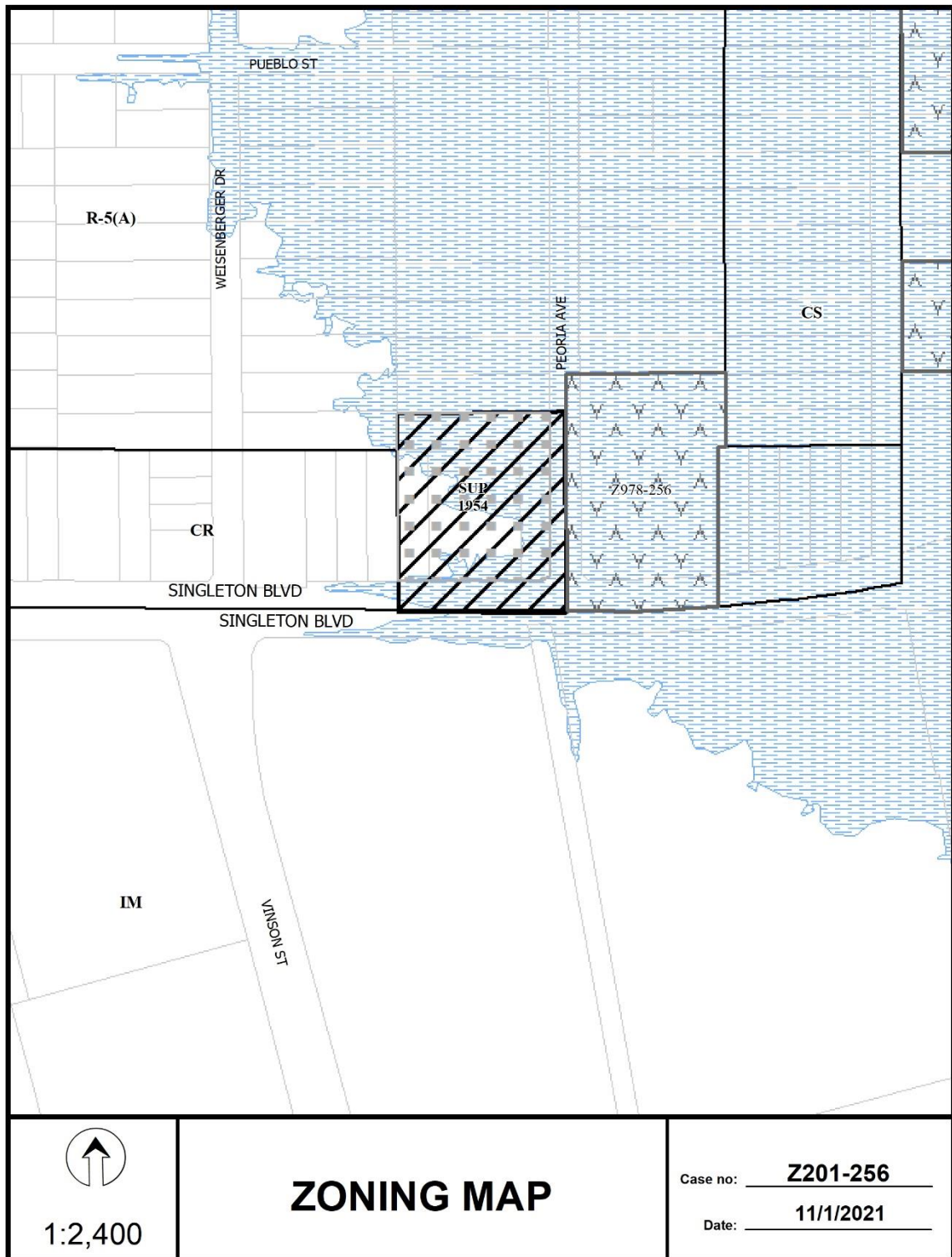
# Existing Site Plan



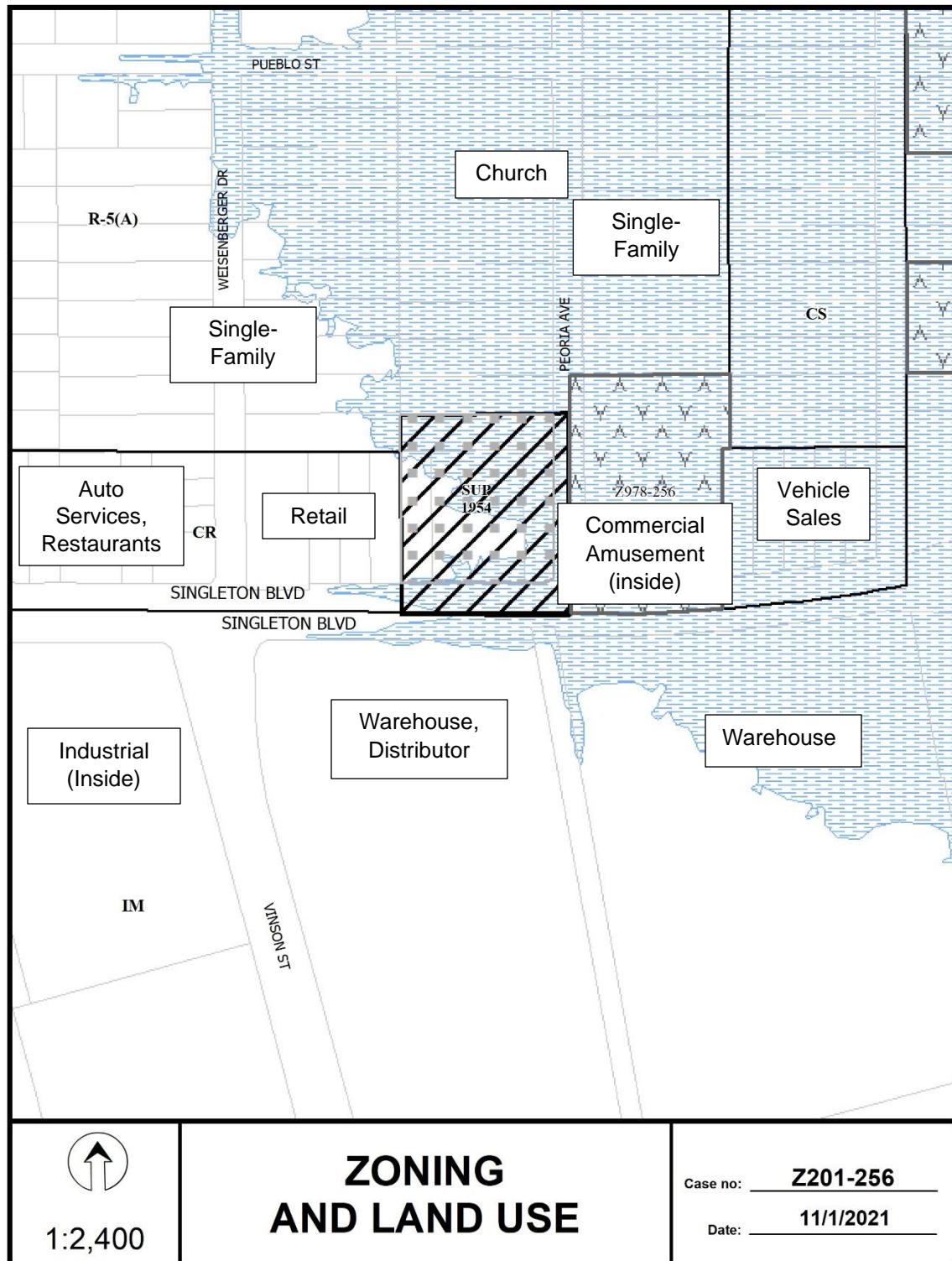












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MVACluster   A   B   C   D   E   F   G   H   I   NA

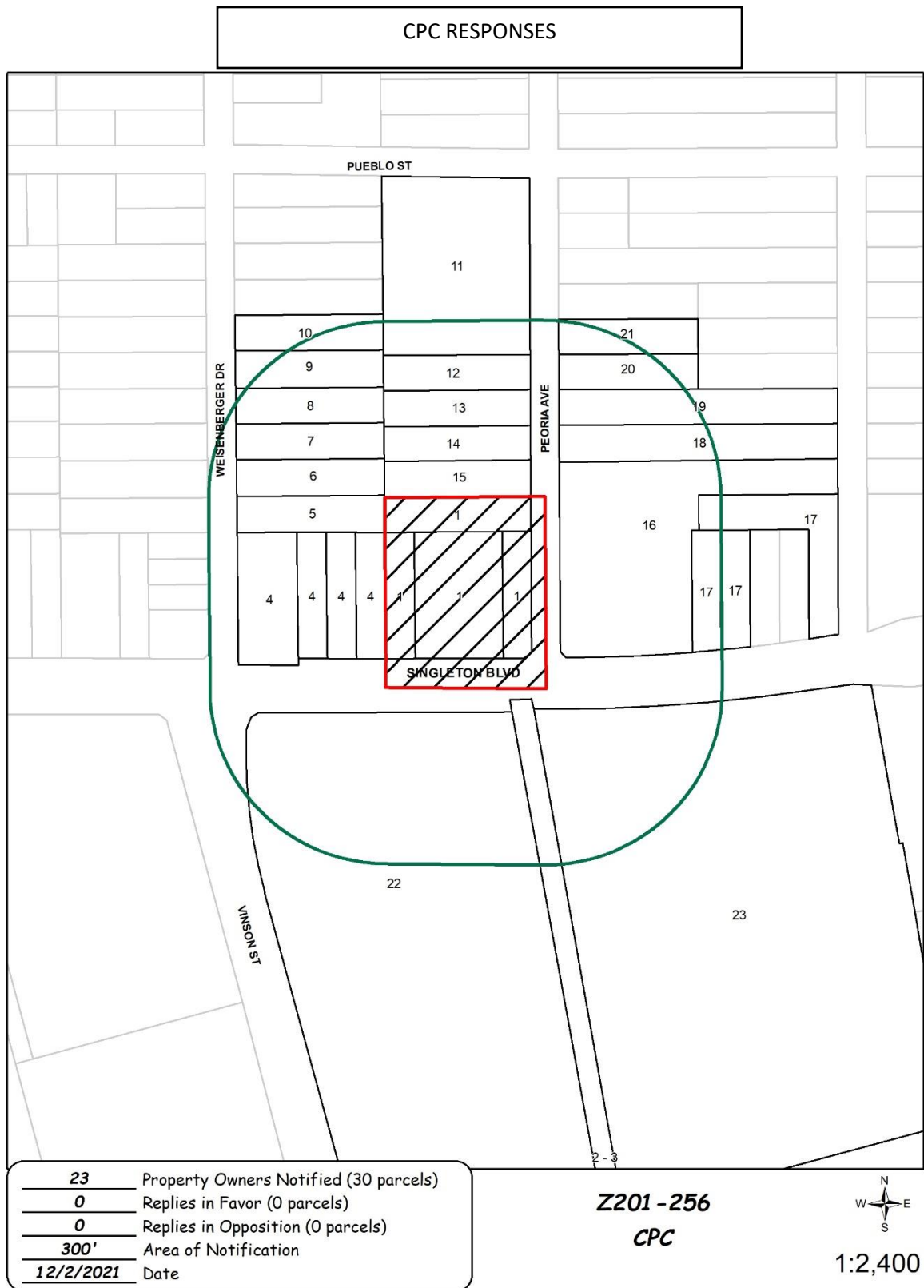


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## Market Value Analysis

Printed Date: 11/1/2021





12/01/2021

***Reply List of Property Owners******Z201-256******23 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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	Taxpayer at
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	RAMOS JESUS ANTONIO &
16	4535	SINGLETON BLVD	BENITEZVILLATOLE FREDIS
17	4519	SINGLETON BLVD	VILLATOLE FREDIS BENITEZ
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