

FILE NUMBER: Z223-324(CR) **DATE FILED:** August 22, 2023
LOCATION: Northeast line of Webb Chapel Road, southeast of Larga Drive
COUNCIL DISTRICT: 6
SIZE OF REQUEST: ± 1.309 acres **CENSUS TRACT:** 48113009802

REPRESENTATIVE: Bryce Green, Ministry Consultants

OWNER/APPLICANT: Esperanza Ministries

REQUEST: An application for a Specific Use Permit for a community service center on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185].

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

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

STAFF RECOMMENDATION: **Approval** for a permanent period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
- The site is developed with an approximately 14,107-square-foot building that operates as a medical clinic or ambulatory surgical center. The existing use will vacate the site, with an anticipated date before January 1, 2025. Only interior renovations are proposed at this time.
- The following pre-existing deed restrictions are recorded for this site as part of Zoning Case Z101-185:
 - The following main uses are prohibited:
 - Alcoholic beverage establishment
 - Auto service center
 - A drive-through service lane is only permitted on the southwestern portion of the property adjacent to Webb Chapel Road.
- The proposed community service center will include adult education, ESL, childhood literacy, and early childhood education services.
- Per Section 51A-4.204(7), 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.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Webb Chapel Road	Community Collector	60 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:**Land Use:**

	Zoning	Use
Site	CR-D-1	Medical clinic or ambulatory surgical center
Northeast	MF-2(A)	Single family
Southeast	CR	Multi-tenant building; personal service use, general merchandise or food store (≤3,500 sqft)
Southwest	CR	Multifamily
Northwest	LO-1-D	Medical clinic or ambulatory surgical center

Land Use Compatibility:

The area of request encompasses a developed lot, including an approximately 14,107 square-foot building currently located within a developed building, 87 parking stalls, and mature landscaping. The property abuts Webb Chapel Road along the southwest, providing two points of ingress and egress and one point of egress-only access. All vehicular access points are gated. A single family neighborhood is separated from the subject site to the northeast by an alley lined on both sides by fence lines.

No changes to the base zoning of CR-D-1 are requested.

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 a Specific Use Permit 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 similar land use intensity on site and compatibility in land use intensity with surrounding uses along Webb Chapel Road. Additionally, staff supports the proposed compliance with all other applicable provisions of the Dallas Development Code.

Landscaping:

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

Parking:

The Dallas Development Code requires off-street parking for a community service center to be provided for at a ratio of 1 space per 200 square feet. Based on this ratio, 71 parking spaces are required. 87 parking spaces are accounted for on site.

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 area.

CPC ACTION
March 7, 2024

Motion: It was moved to recommend **approval** of a Specific Use Permit for a community service center for a four-year period, subject to a site plan and staff's recommended conditions with the following change: the SUP expires 4 years from passage of the ordinance on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185], on the northeast line of Webb Chapel Road, southeast of Larga Drive.

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

For: 12 - Chernock, Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Blair, Sleeper,
Housewright, Haqq, Hall

Against: 0
Absent: 3 - Treadway, Kingston, Rubin
Vacancy: 0

Notices:	Area:	300	Mailed:	32
Replies:	For:	0	Against:	0

Speakers: None

LIST OF OFFICERS

Esperanza Ministries

Eliot Kerlin
Pat Sargent
Dr. Mark Newcomer
Jaime Fernandez
Kay Gabrysch
Rev. Ricardo Brambila

**CPC RECOMMENDED
PROPOSED SUP CONDITIONS**

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

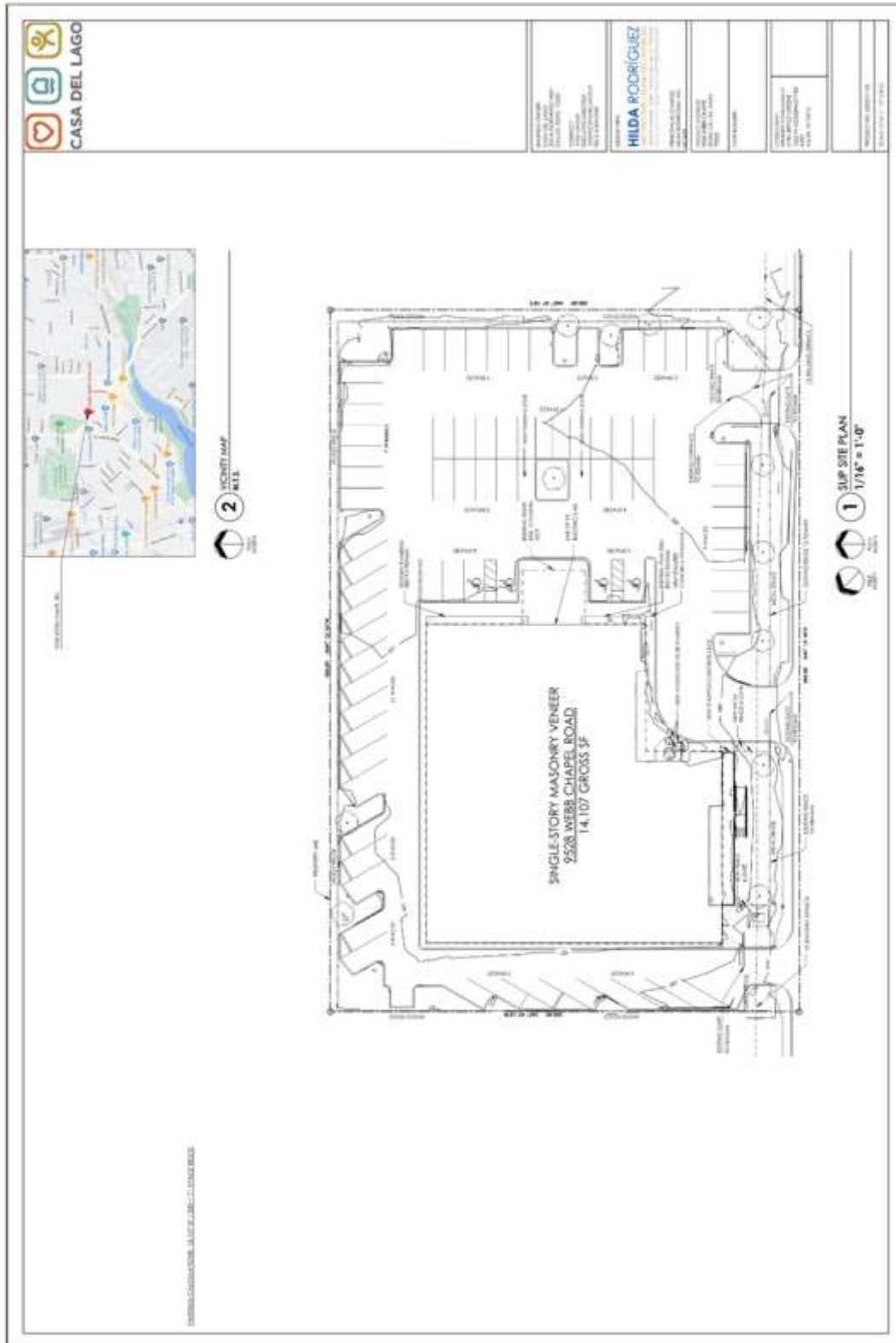
CPC Recommendation:

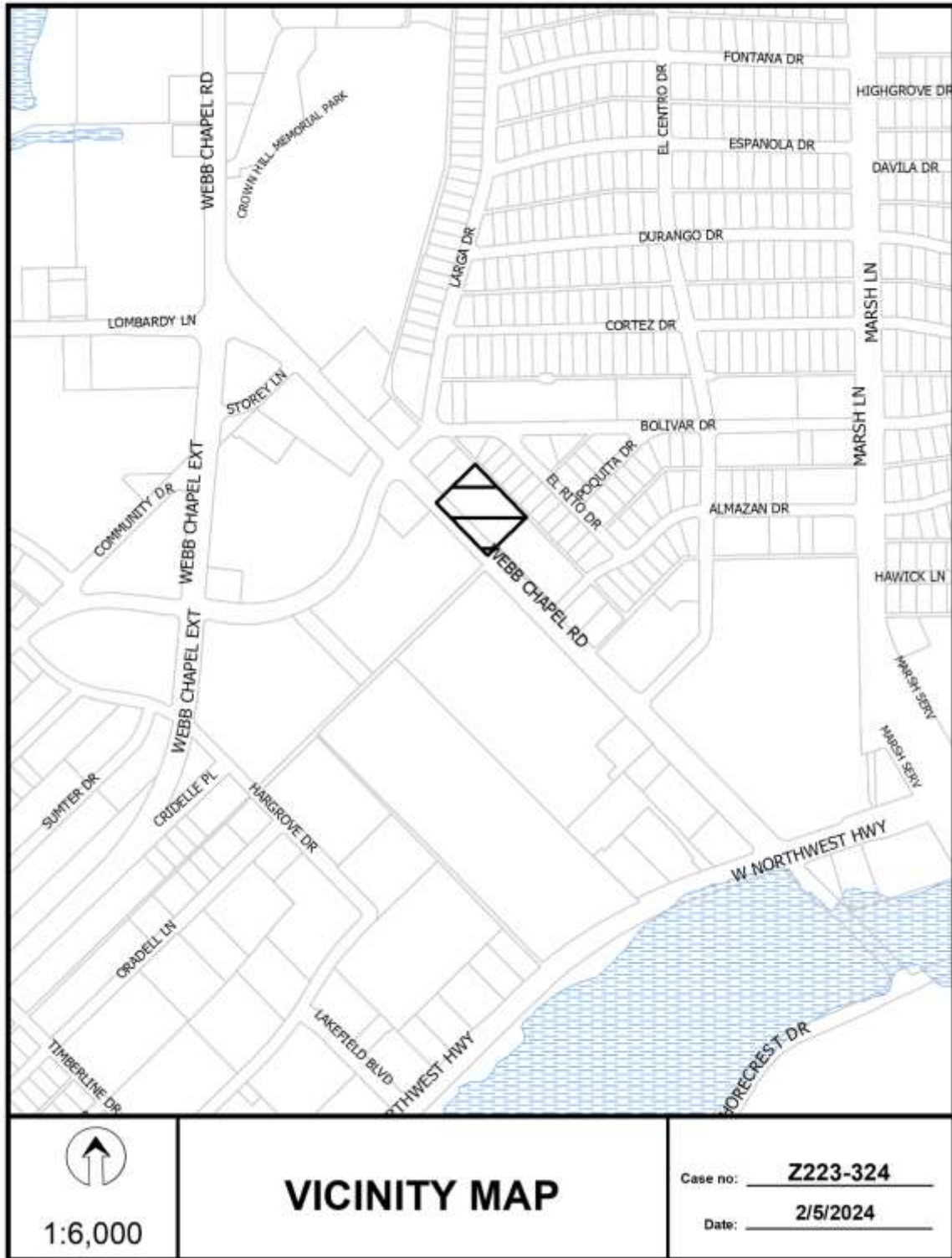
3. TIME LIMIT: This specific use permit expires on (four years from passage of this ordinance).

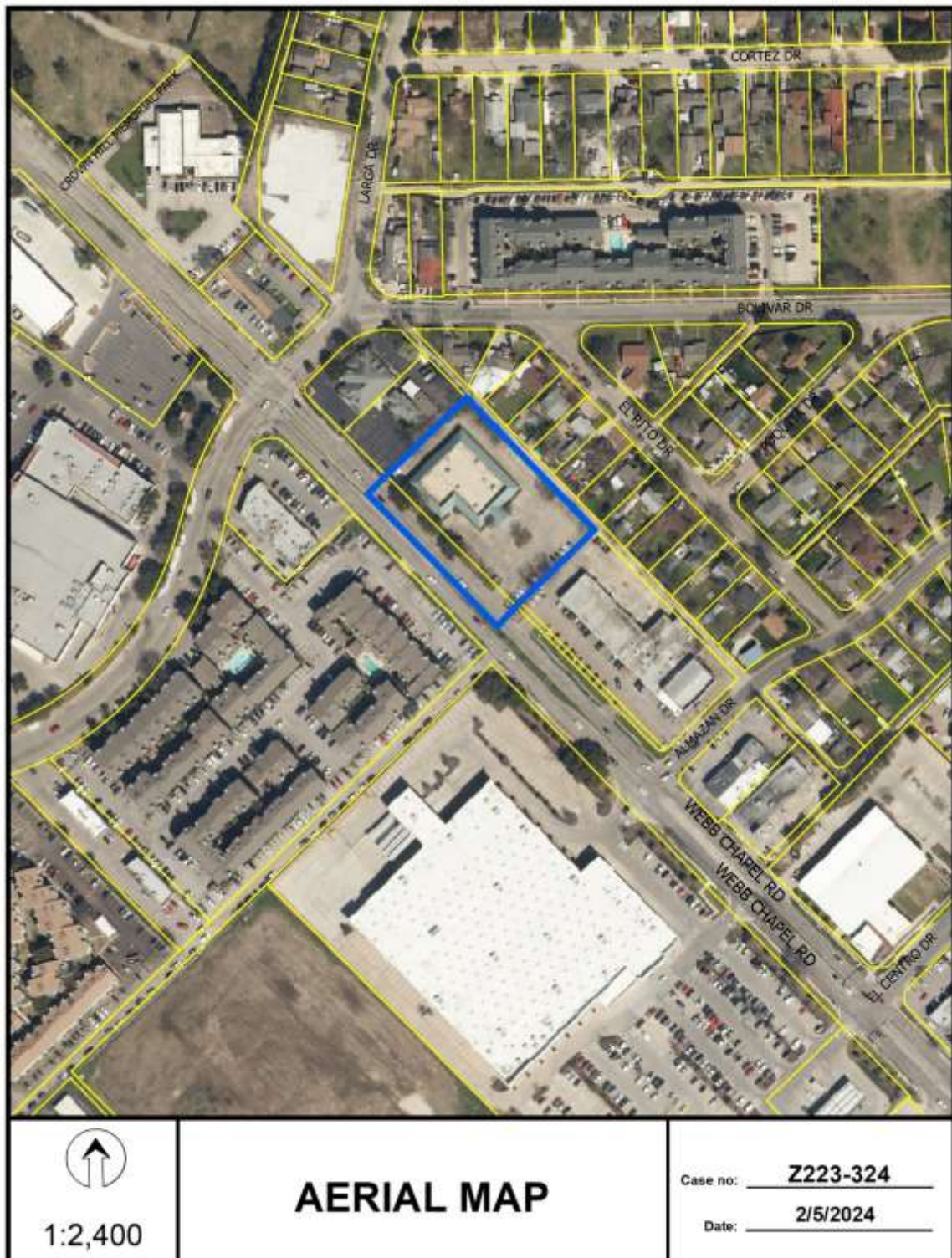
Staff Recommendation:

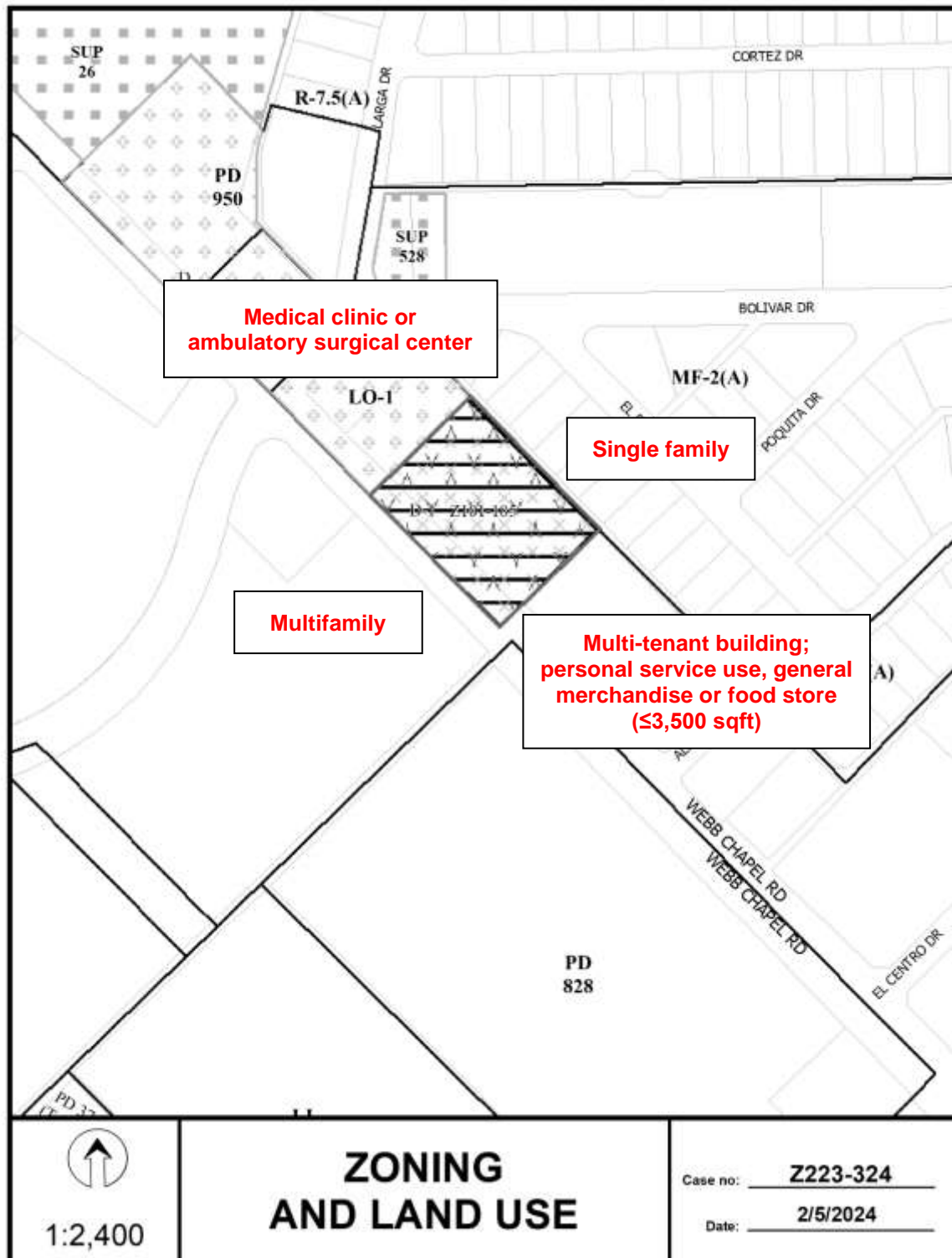
3. TIME LIMIT: This specific use permit has no expiration date.
4. HOURS OF OPERATION: The community service center and offices may be open to the public between 8:30 a.m. and 8:30 p.m., Monday through Thursday. Office hours may only be between 9:00 a.m. and 5:00 p.m. on Friday.
5. MAINTENANCE: The Property 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.

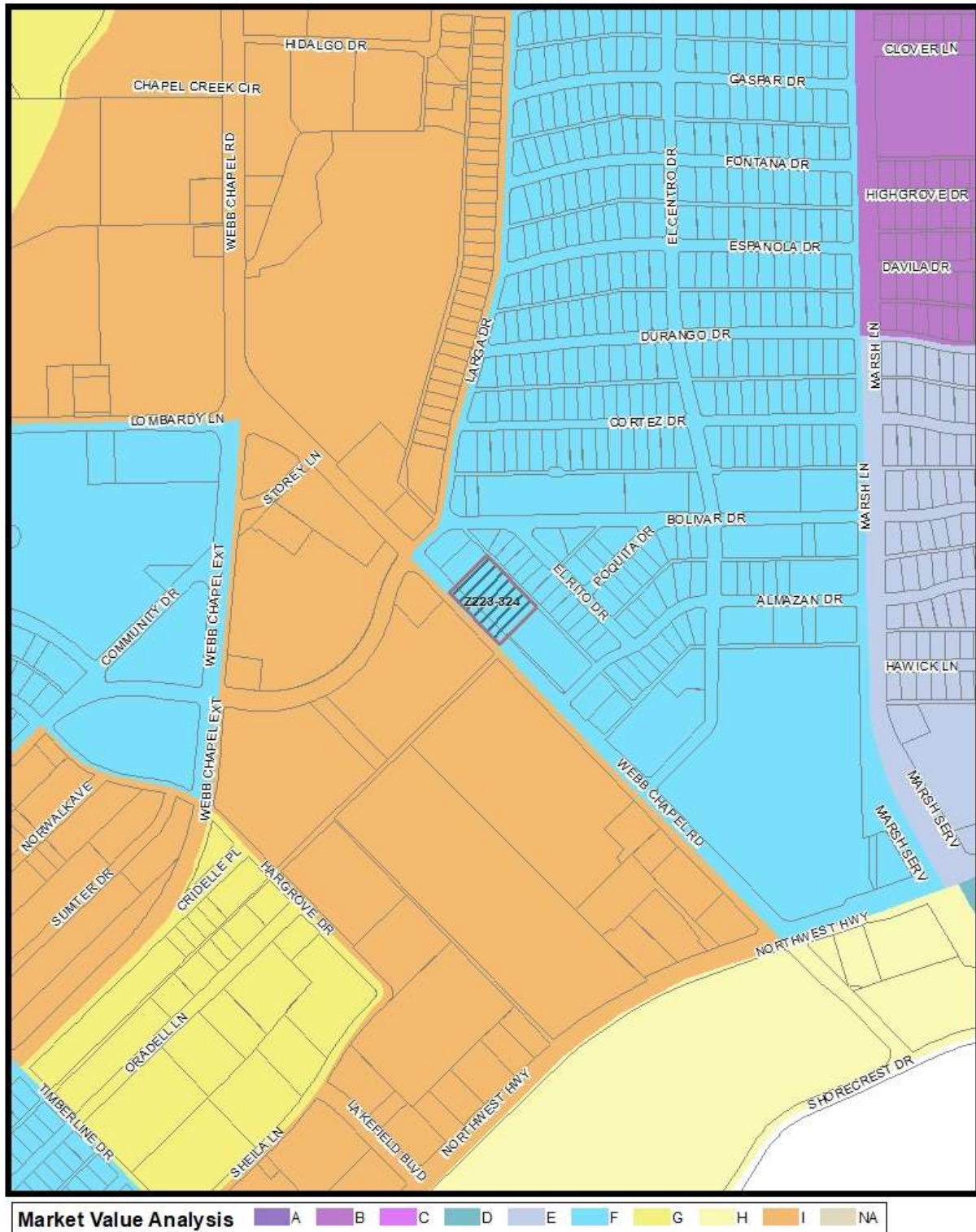
**CPC RECOMMENDED
PROPOSED SUP SITE PLAN**







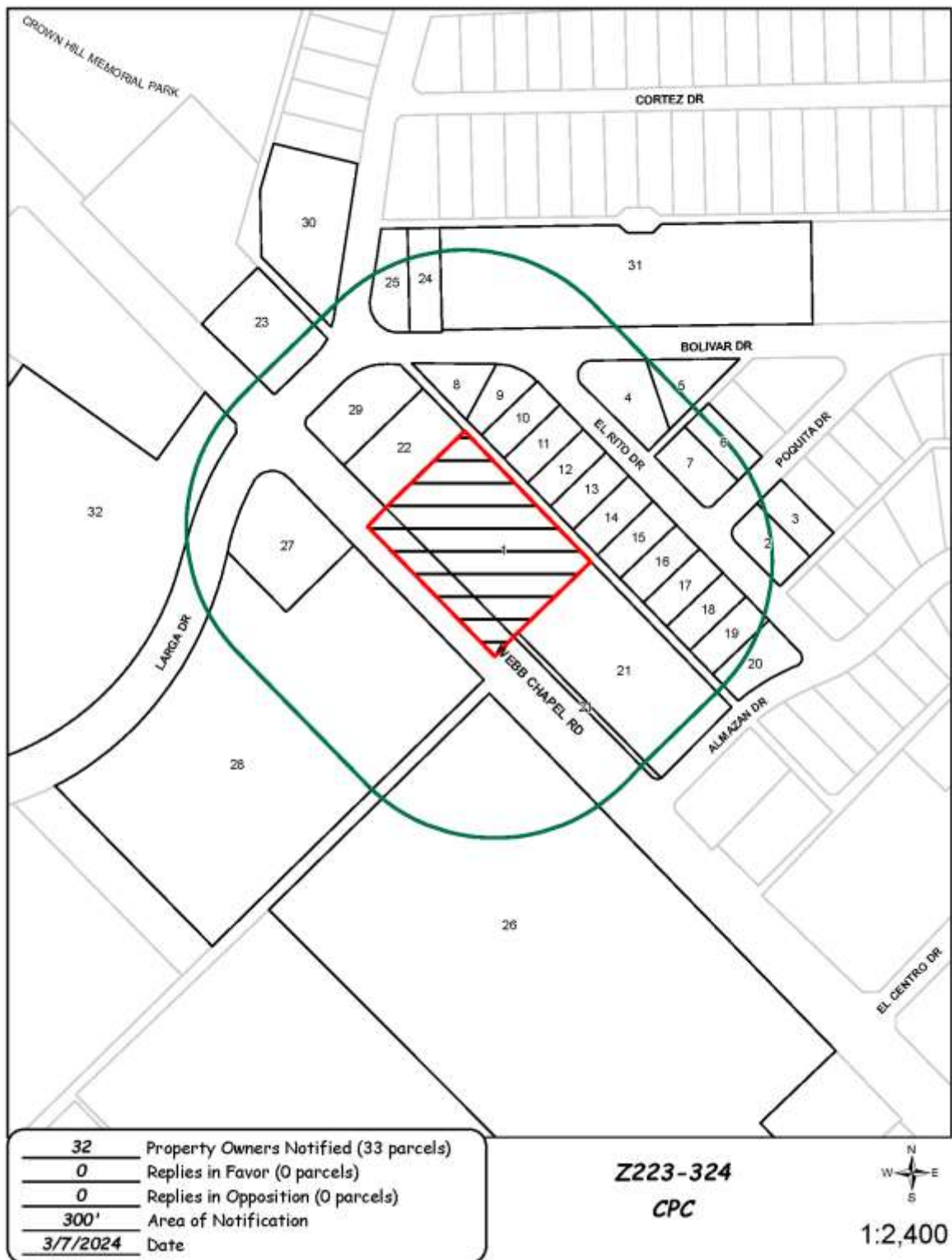




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Market Value Analysis

Printed Date: 2/5/2024



03/06/2024

Reply List of Property Owners***Z223-324******32 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9528	WEBB CHAPEL RD	ESPERANZA MINISTRIES
2	3534	POQUITA DR	PRESAS DAVID & LILIA
3	3538	POQUITA DR	TRAN HOA VAN
4	3534	BOLIVAR DR	PEREZ RIGOBERTO & DIANA
5	3538	BOLIVAR DR	ALVARADO HECTOR C &
6	3539	POQUITA DR	LOVO JOSUE RIOS
7	3535	POQUITA DR	SOTO JOSE & MIRIAN
8	3512	BOLIVAR DR	SAVAGE DWIGHT E
9	9555	EL RITO DR	RODRIGUEZ JOSE &
10	9551	EL RITO DR	HERNANDEZ JESUS & MARIA
11	9547	EL RITO DR	JASSO APOLONIO
12	9541	EL RITO DR	CANTU MARTIN R RAMIREZ & NORA A RAMIREZ
13	9537	EL RITO DR	GARCIA ISMAEL & ADRIANA
14	9531	EL RITO DR	RODRIGUEZ JOSE M
15	9527	EL RITO DR	SANCHEZ DORA &
16	9523	EL RITO DR	RAZO OTILIO
17	9519	EL RITO DR	AVILA JEREMIAS RIOS &
18	9515	EL RITO DR	Taxpayer at
19	9511	EL RITO DR	MANRIQUEZ JAVIER & ALEJANDRINA
20	9505	EL RITO DR	PESCADOR JUAN &
21	9500	WEBB CHAPEL RD	LY KUVENG
22	9616	WEBBS CHAPEL RD	BROWN J HAL MD
23	9640	WEBB CHAPEL RD	EMBOSSSED HORN INC
24	3507	BOLIVAR DR	JUAREZ JOSE
25	3503	BOLIVAR DR	Taxpayer at

Z223-324(CR)

03/06/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
26	9461	WEBB CHAPEL RD	SAMS REAL ESTATE BUSINESS TRUST
27	9625	WEBB CHAPEL RD	CENTURY 9625 LLC
28	9494	LARGA DR	CHAPEL OAKS APARTMENTS I LLC &
29	9620	WEBB CHAPEL RD	BROWN J HAL
30	9511	LARGA DR	DHFFS PROPERTIES LLC
31	3527	BOLIVAR DR	MORELIA PARTNERS LLC &
32	3460	WEBB CHAPEL EXTENSION	MARKET PLACE AT WEBB