

CITY PLAN COMMISSION

THURSDAY, May 2, 2024

Planner: Liliana Garza

FILE NUMBER: Z223-239(LG) **DATE FILED:** March 22, 2023

LOCATION: Northeast line of Laughlin Drive and southwest line of Charles Street, southeast of Ferguson Road

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 1.33 acres **CENSUS TRACT:** 48113012212

REPRESENTATIVE: Rob Baldwin

OWNER/APPLICANT: Bring the Light Ministries, Inc.

REQUEST: An application for an amendment to and an expansion of Planned Development District No. 924 on property zoned an MF-2(A) Multifamily District and Planned Development District No. 924.

SUMMARY: The purpose of the request is to expand the existing group residential facility.

STAFF RECOMMENDATION: Approval, subject to an amended development plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a group home, parking lot and a single-family home and is currently zoned Planned Development District No. 924 and MF-2(A) Multifamily District.
- PD No. 924 was passed by the City Council on September 10, 2014. It does not include an subdistricts, the proposed amendment applies to the entire planned development district.
- The applicant is proposing to expand the existing three-story group home facility by 3,716 square feet on the northwest and southeast sides of the building.
- The development code defines “group residential facility” use as: An interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to a group of persons who are not a “family” as that term is defined in this chapter, whether or not the facility is operated for profit or charges for the services it offers. This use does not include:
 - i. facilities that negotiate sleeping arrangements on a daily basis;
 - ii. dwelling units occupied exclusively by families (Note: Dwelling units occupied exclusively by families are considered to be single family, duplex, or multifamily uses, as the case may be); or
 - iii. any other use specifically defined in this chapter.
- The applicant is proposing to amend Planned Development No. 924 to expand the area of the Planned Development to include the property that is developed with the single-family home to the southeast.

Zoning History:

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

1. **Z201-177:** On August 11, 2021, the City Council approved an application for a Specific Use Permit for a community service center use for a four-year period on property zoned MF-2(A) Multifamily District on the east corner of Laughlin Drive and Avenue Q.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Laughlin Drive	Local Street	--

Charles Drive	Local Street	--
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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:**Comprehensive Plan:**

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

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

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT**GOAL 2.1** PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

NEIGHBORHOOD PLUS

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Land Use:

	Zoning	Land Use
Site	PD 924 and MF-2(A) District	Group home and a vacant single-family home
Northeast	CS District	Single family
North	CS District	Vehicle or engine repair or maintenance, carwash, office showroom/warehouse
Northwest	CS District	Child care facility, office building, commercial
Southwest	NO(A) District	Office building
Southeast	MF-2(A) District	Single family, duplex

Land Use Compatibility:

The area of request consists of a three-story group home facility and a vacant single family structure on the southeast. The predominant land use to the northeast, north and northwest of the site's frontage along Charles Road is retail and commercial, with a few single family homes which are likely legal nonconforming. The area to the southwest of the site's frontage along Laughlin Drive is office use and to the southeast is predominantly blended residential. The proposed land use would be complementary to the surrounding uses in the area, while introducing a new variety of housing. Though the base district of the PD is CS District, certain uses have been prohibited that will ensure any redevelopment of the site with one or more of these nonresidential uses will maintain a measure of compatibility in terms of impact on nearby residential.

The applicant is proposing to expand the three-story building from 20,496 square feet to 24,212 square feet. The applicant is proposing to add the adjacent property to the southeast to the PD in order to utilize the existing single family structure as office space for the group home facility. The addition of the subject site to Planned Development No. 924 is consistent with the development and zoning patterns found in the area. No changes to the existing PD conditions are proposed.

Staff supports the request because the proposed use will add an appropriately designed development with an additional diversity of housing.

Development Standards:

Following is a comparison of the development standards of the current MF-2(A) District and the proposed Planned Development No. 924 District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: MF-2(A)	15'	0' SF Duplex: 5' Side 10' Rear OTHER: 10' Side 15' Rear		36'	60% Res 50% Nonr	Proximity Slope	Multifamily, duplex, single-family
Proposed: PD 924	15' adj. expwy or throughfare OTHER: No min.	20' adj. to Res. ¹ Other: No min.	0.75 FAR overall 0.5 Lodging, offices, and retail and personal service use	45' 3 stories	80%	Proximity Slope Visual Intrusion	

¹Per Sec. 51A-4.123(a)(4) the minimum side and rear yard is 20 feet where adjacent to or directly across an alley from any residential district; therefore, a portion of the existing one-story building will be within the side yard setback. Removal of this building will require any new structure to conform to the 20 foot side setback.

Landscaping:

Except as provided, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. For the Parking area 1 as noted in the development plan, a minimum six-foot-high wrought iron fence must be provided as shown in the development plan. A minimum of two small trees for every 50 linear feet of street frontage, except for visibility triangles and driveways, planted within 35 feet of the back of curb along Laughlin Drive.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a group residential facility is 0.25 spaces per bed, plus one space per 200 square feet of office area; a minimum of four spaces is required. Based on the 100 beds being proposed, 25 parking spaces are required. Additionally, the applicant is proposing 1,135 square feet of

office space, which requires 5 parking spaces. A total of 30 parking spaces are required, and the applicant is providing 40 spaces on the proposed development plan.

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 within an “F” MVA area.

Z223-239(LG)

List of Officers

Bring the Light Ministries, Inc.

Earl Fitsimmons

**ARTICLE
924.**

**PD 924.
(No substantive changes)**

SEC. 51P-924.101. LEGISLATIVE HISTORY.

PD 924 was established by Ordinance No. 29444, passed by the Dallas City Council on September 10, 2014. (Ord. 29444)

SEC. 51P-924.102. PROPERTY LOCATION AND SIZE.

PD 924 is established on property located on the northeast line of Laughlin Drive and the southwest line of Charles Street, east of Ferguson Road. The size of PD 924 is approximately 1.33 acres.

SEC. 51P-924.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P-924.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 924A: development plan.

SEC. 51P-924.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 924A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-924.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CS Commercial Service District, subject to the same conditions applicable in the CS Commercial Service District, as set out in Chapter 51A. For example, a use permitted in the CS Commercial Service District by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the CS Commercial Service District is subject to DIR in this district; etc.

- (b) The following additional use is permitted by right:
 - Group residential facility.
- (c) The following uses are prohibited:
 - (1) Commercial and business service uses.
 - Bus or rail transit vehicle maintenance or storage facility.
 - Commercial cleaning or laundry plant.
 - Job or lithographic printing.
 - Labor hall.
 - Machine or welding shop.
 - Machinery, heavy equipment, or truck sales and services.
 - Medical or scientific laboratory.
 - Tool or equipment rental.
 - Vehicle or engine repair or maintenance.
 - (2) Industrial uses.
 - Industrial (inside) for light manufacturing.
 - (3) Institutional and community service uses.
 - Cemetery or mausoleum.
 - Halfway house.
 - (4) Lodging uses.
 - Extended stay hotel or motel.
 - Hotel or motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
 - (5) Miscellaneous uses.
 - Attached non-premise sign.
 - Carnival or circus (temporary).
 - Temporary construction or sales office.
 - (6) Recreation uses.
 - Private recreation center, club, or area.
 - (7) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Animal shelter or clinic without outside runs.
 - Animal shelter or clinic with outside runs.
 - Auto service center.
 - Commercial amusement (inside).

- Commercial amusement (outside).
- Commercial motor vehicle parking.
- Commercial parking lot or garage.
- Drive-in theater.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Home improvement center, lumber, brick, or building materials sales yard.
- Liquor store.
- Motor vehicle fueling station.
- Outside sales.
- Pawn shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Taxidermist.
- Vehicle display, sales, and service.

(8) Transportation uses.

- Commercial bus station and terminal.
- Railroad passenger station.
- Transit passenger station or transfer center.

(9) Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard.
- Petroleum product storage and wholesale.
- Recycling buy-back center.
- Recycling collection center.
- Sand, gravel, or earth sales and storage.
- Trade center.
- Vehicle storage lot.

(Ord. 29444)

SEC. 51P-924.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 29444)

SEC. 51P-924.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the CS Commercial Service District apply.

(b) Density. For a group residential facility, maximum number of beds is 100.

SEC. 51P-924.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) This district is considered one lot for off-street parking purposes.

SEC. 51P-924.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-924.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

(2) Plant materials must be maintained in a healthy, growing condition.

(b) Parking area 1.

(1) The following must be provided before the issuance of a certificate of occupancy for a group residential facility:

(A) A minimum six-foot-high wrought iron fence in the location shown on the development plan.

(B) Screening consisting of evergreen plant materials, each a minimum of three feet in height at the time of planting and capable of obtaining a solid appearance along the entire face of the fence within three years of planting.

(C) A minimum of two small trees for every 50 linear feet of street frontage, except for visibility triangles and driveways, planted within 35 feet of the back of curb along Laughlin Drive.

(2) Plant materials used as screening must be irrigated by an automatic irrigation system to comply with industry standards.

(3) Compliance with this subsection may be counted toward the design standards required by Article X.

SEC. 51P-924.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

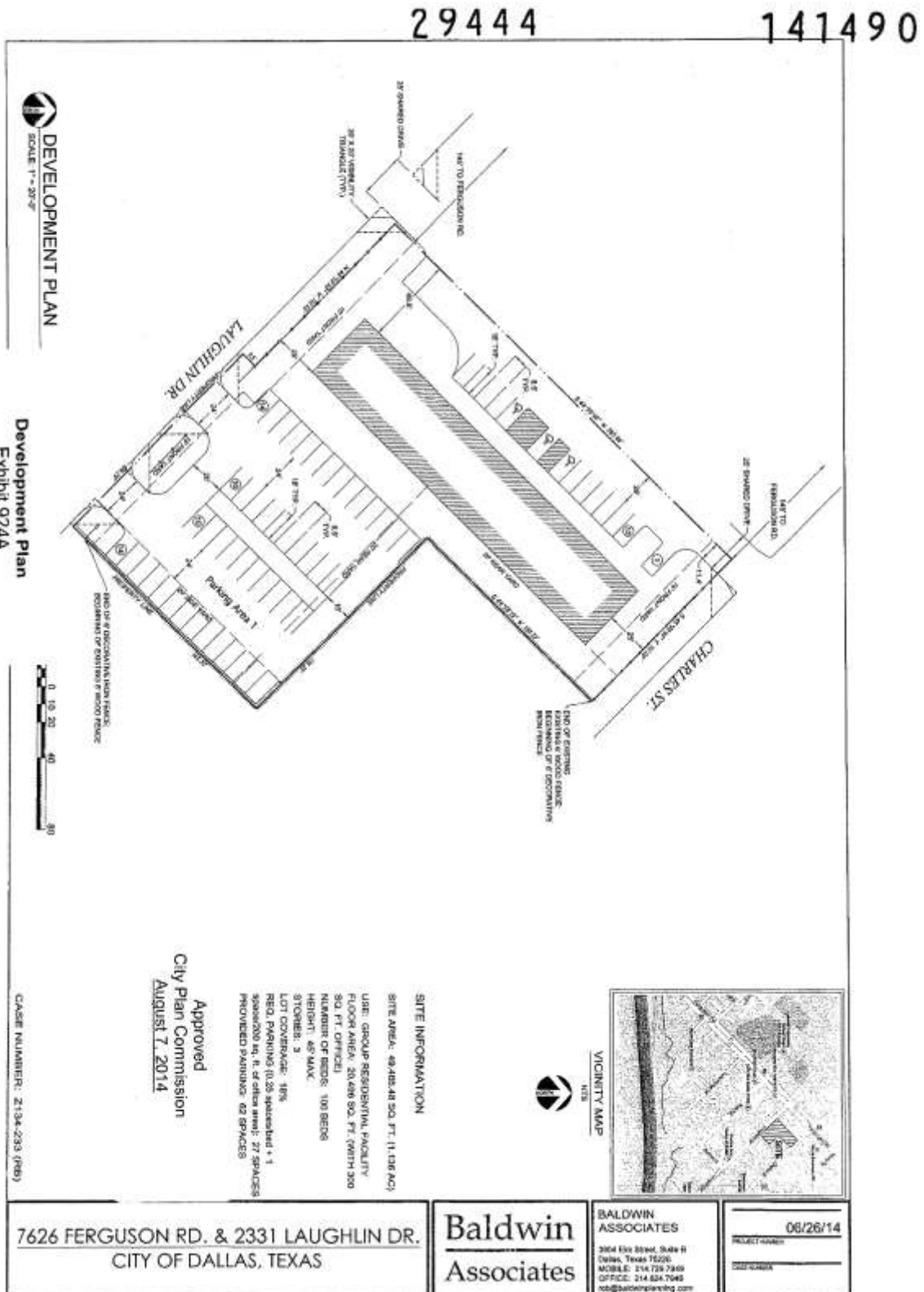
SEC. 51P-924.113. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

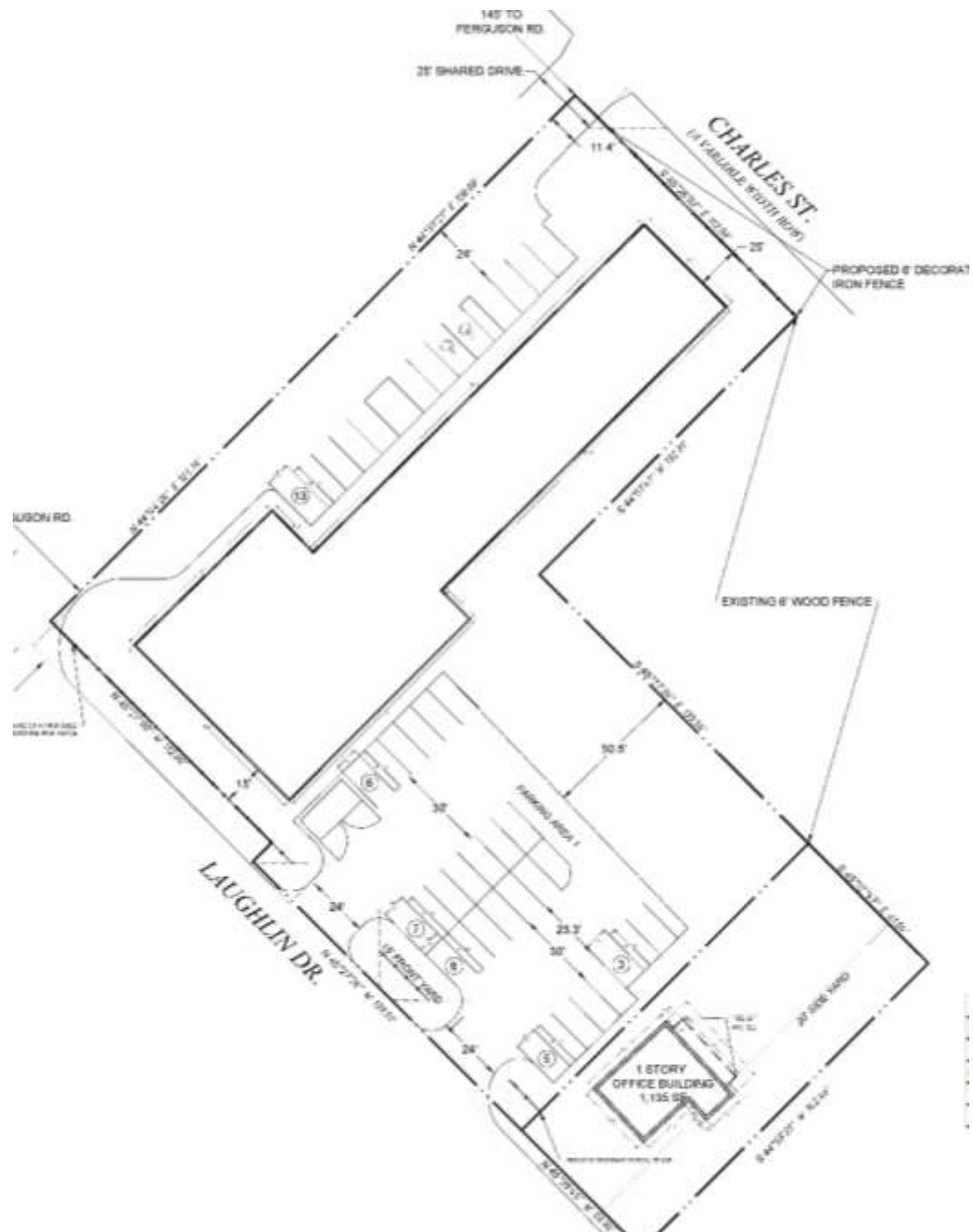
SEC. 51P-924.114. COMPLIANCE WITH CONDITIONS.

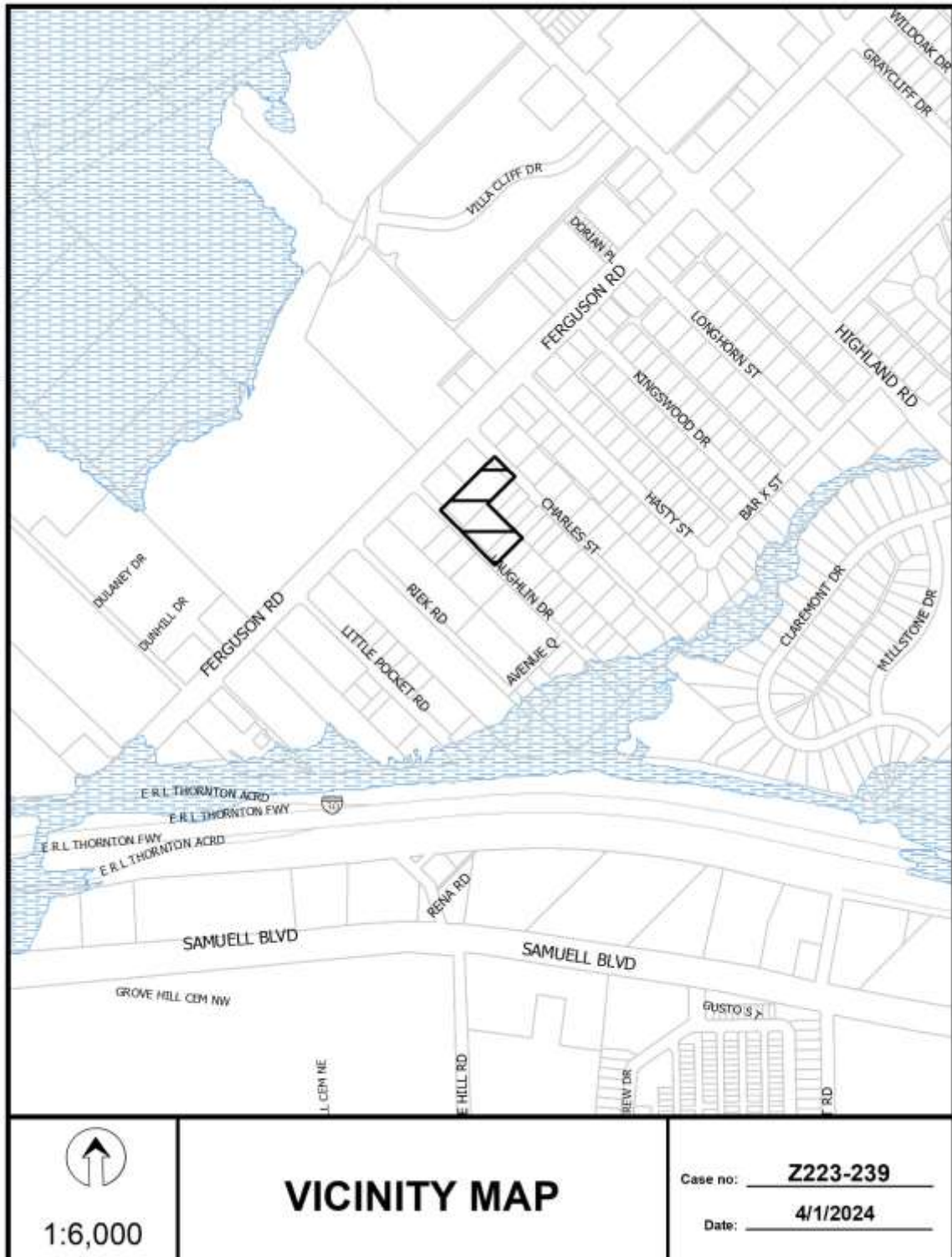
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29444)

EXISTING DEVELOPMENT PLAN

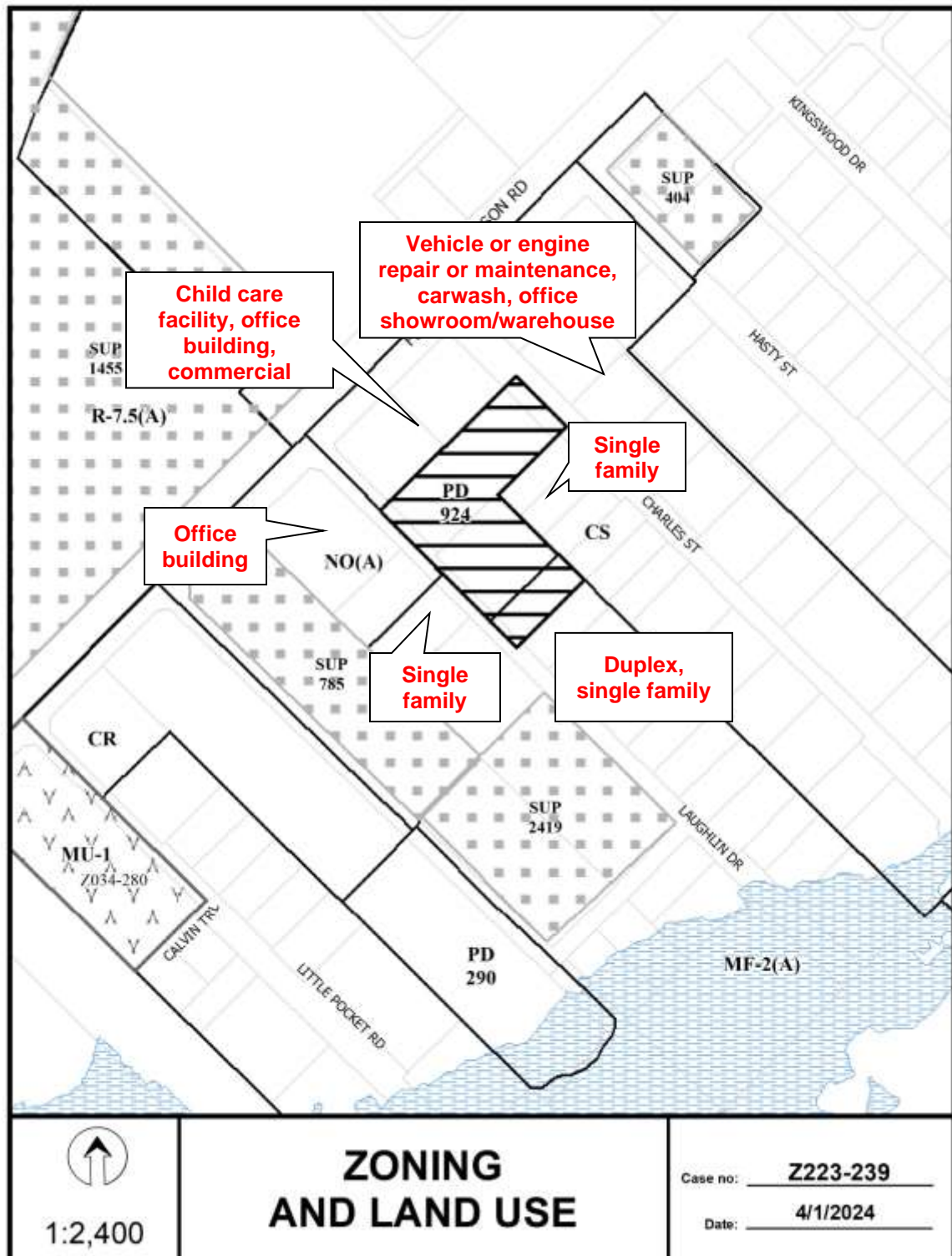


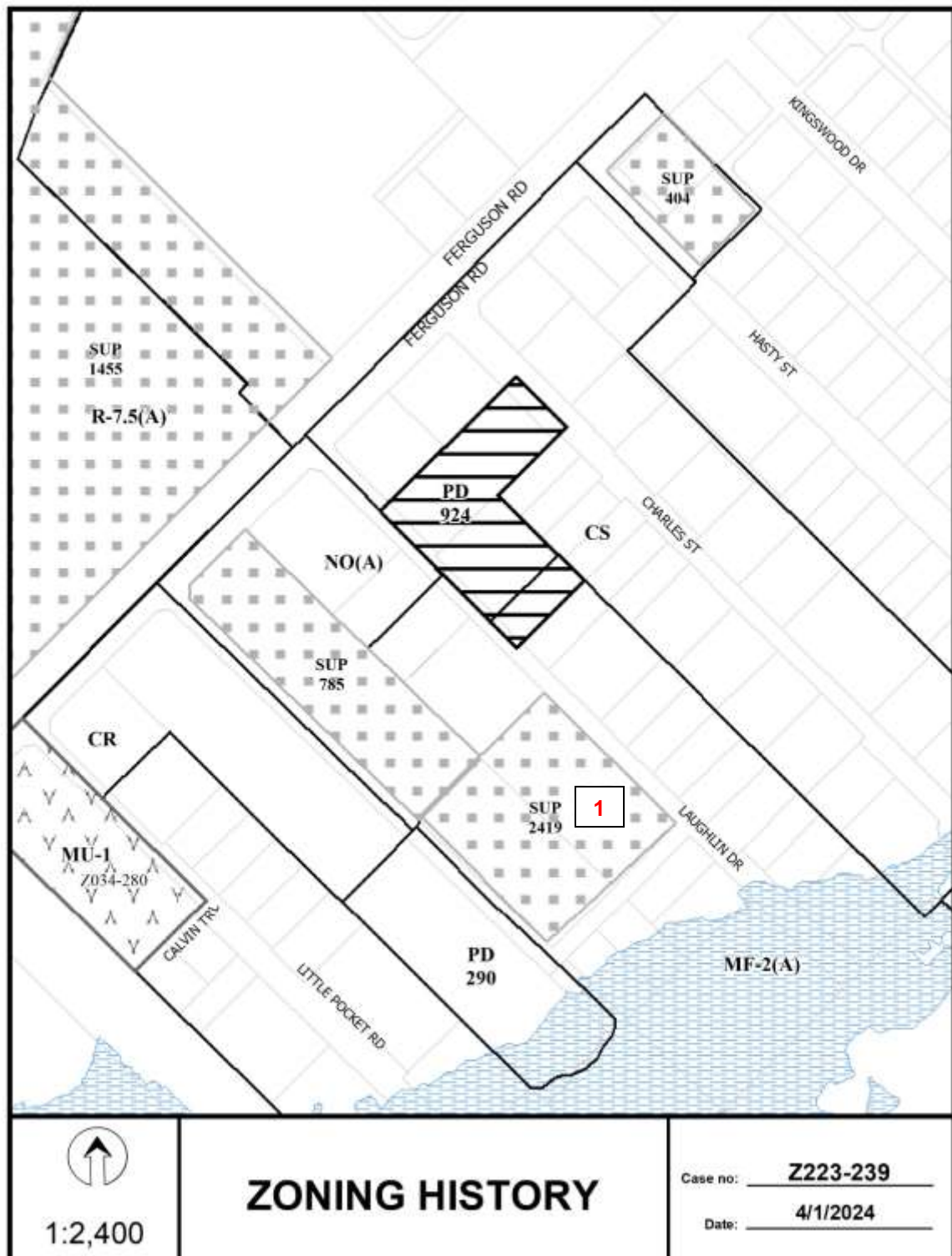
PROPOSED DEVELOPMENT PLAN

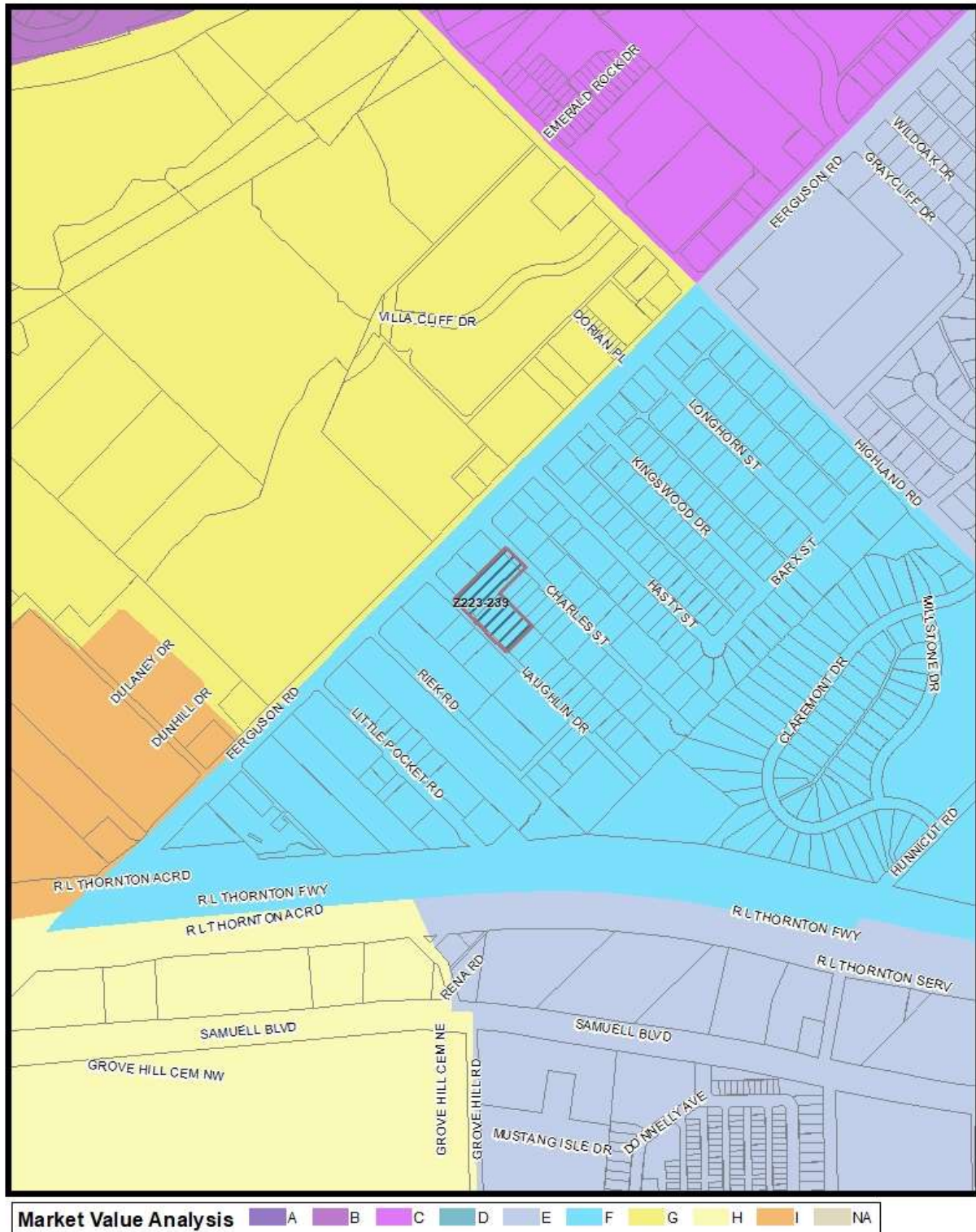








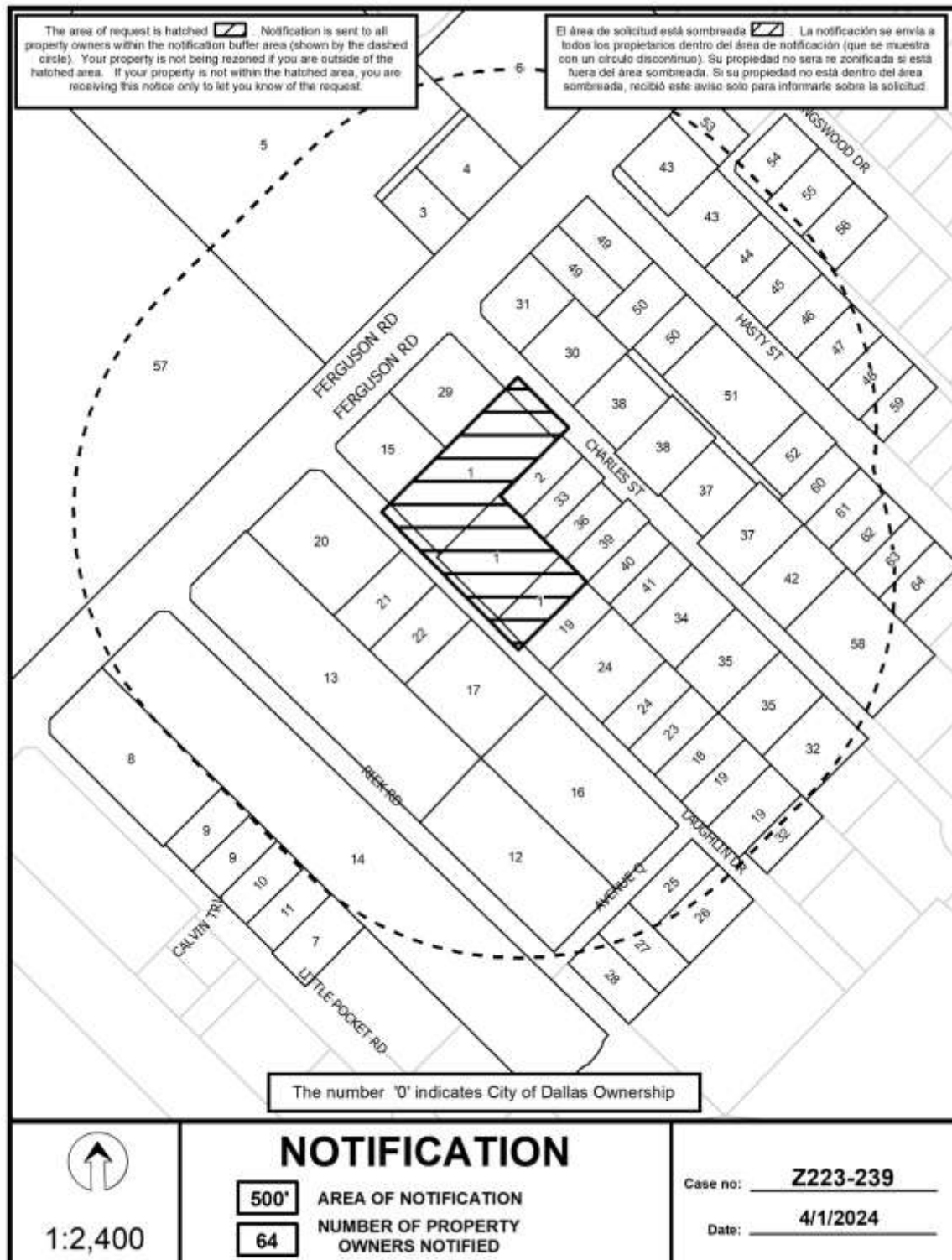




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Market Value Analysis

Printed Date: 4/1/2024



04/01/2024

Notification List of Property Owners***Z223-239******64 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2331 LAUGHLIN DR	BRING THE LIGHT MINISTRIES INC
2	2318 CHARLES ST	JJT PROPERTIES
3	7703 FERGUSON RD	REED CHARLES E
4	7715 FERGUSON RD	SCOGGINS AUDREY
5	7621 FERGUSON RD	MONTERRA REDEVELOPMENT LLC
6	7803 FERGUSON RD	WEINER ALAN BARRY & WEINER OLGA M &
7	2347 LITTLE POCKET RD	Taxpayer at
8	7400 FERGUSON RD	CITY EMPLOYEES CREDIT
9	2329 LITTLE POCKET RD	MECHE ZENO
10	2339 LITTLE POCKET RD	MEZA MARIA V
11	2345 LITTLE POCKET RD	MA PARTNERS 3
12	2361 RIEK RD	CREATIVE ARTS CENTER OF
13	7508 FERGUSON RD	LONE STAR CREDIT UNION
14	7474 FERGUSON RD	CITY EMPLOYEES CREDIT
15	7606 FERGUSON RD	Taxpayer at
16	2360 LAUGHLIN DR	CREATIVE ARTS CENTER OF
17	2338 LAUGHLIN DR	WHITEHEAD HILLARY JEAN
18	2365 LAUGHLIN DR	HANNAH COMPANY SERIES LLC
19	2369 LAUGHLIN DR	HANNAH COMPANY SERIES LLC
20	7518 FERGUSON RD	SEFCU FEDERAL CREDIT UNION
21	2326 LAUGHLIN DR	SEFCU FED CREDIT UNION
22	2330 LAUGHLIN DR	BARNETT BARNEY &
23	2359 LAUGHLIN DR	RATHBUN LANCE HUDSON
24	2355 LAUGHLIN DR	RIVERO RAFAEL & AYDEE
25	2402 LAUGHLIN DR	Taxpayer at
26	2406 LAUGHLIN DR	Taxpayer at

04/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7512 AVE Q	AMARO MONICA & FRANCISCO V
28	7506 AVE Q	MARTINEZ DAVE &
29	7620 FERGUSON RD	DESTINY LEARNING CENTER LLC
30	2319 CHARLES ST	GAMEZ TOM EDWARD LIFE EST
31	7708 FERGUSON RD	DONOHIO INVESTMENT CO
32	2408 CHARLES ST	MMGCR HOLDINGS LLC
33	2322 CHARLES ST	YANEZ JOEL &
34	2346 CHARLES ST	FIRST DALLAS REALTY REIT INC
35	2360 CHARLES ST	MASON KEVIN
36	2326 CHARLES ST	HUTSON JERRY W
37	2341 CHARLES ST	CHARLES STREET HOLDINGS LLC
38	2323 CHARLES ST	GUZMAN JOSE CONRADO & ORALIA O
39	2330 CHARLES ST	KENNEDY DETAILS LLC
40	2334 CHARLES ST	ONE 13 PROPERTIES SERIES LLC
41	2338 CHARLES ST	ONE 13 PROPERTIES SERIES LLC
42	2343 CHARLES ST	CHARLES STREET ENTERPRISES LLC
43	7726 FERGUSON RD	RIVASHERNANDEZ JOSE DE LA LUZ &
44	2319 HASTY ST	VANEGAS LINO & ELVIRA
45	2325 HASTY ST	RODRIGUEZ JUANA &
46	2331 HASTY ST	MARTINEZ MAURILIO CARBAJAL &
47	2337 HASTY ST	CADENA TERRY
48	2343 HASTY ST	HOWARD ANN MARIE
49	7716 FERGUSON RD	ORTIZ ANA
50	2316 HASTY ST	VILLANUEVA DANIEL
51	2338 HASTY ST	HUNTER JEFFREY & SUSANNE
52	2344 HASTY ST	HERNANDEZ-PEREZ JOSE PABLO
53	7802 FERGUSON RD	LAWRENCE MARIA N
54	2316 KINGSWOOD DR	BERMUDEZ JOAQUIN
55	2324 KINGSWOOD DR	ARTHUR CLAUDE JR
56	2328 KINGSWOOD DR	SANTIAGO FELICIA SILVA
57	7401 FERGUSON RD	LPS DEVELOPMENT CORP

Z223-239(LG)

04/01/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2361 CHARLES ST	CHARLES STREET ENTERPRISES LLC
59	2347 HASTY ST	LARA JOSHUA MICHAEL
60	2348 HASTY ST	SOGAH KOMI &
61	2352 HASTY ST	GERBELOTBARRILLO JEAN MARC
62	2356 HASTY ST	RODRIGUEZ LUIS &
63	2360 HASTY ST	BANDA SANTIAGO
64	2364 HASTY ST	GARCIA ANGELA