

**FILE NUMBER:** Z190-312(PD)

**DATE FILED:** July 17, 2020

**LOCATION:** North corner of Ann Avenue and Parry Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 K

**SIZE OF REQUEST:** ± .77 acres

**CENSUS TRACT:** 25.00

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** Jubilee Park Clinic Holdings, LLC

**REQUEST:** An application for a Planned Development District for a CS Commercial Service District on property zoned a CS Commercial Service District.

**SUMMARY:** The request seeks to construct a 15,041 square foot medical office use that will deviate from the off-street parking requirement. The Development Code requires an off-street parking ratio of one space per 200 square feet of floor area while the request seeks to provide an off-street parking ratio of one space per 310 square feet of floor area.

**CPC RECOMMENDATION:** Approval, subject to a development plan, a conceptual elevation, and conditions.

**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions.

## BACKGROUND INFORMATION:

- The request site consists of five undeveloped parcels that have never been developed.
- The request seeks to construct a 15,041 square foot medical office use that will deviate from the off-street parking requirement. The Development Code requires an off-street parking ratio of one space per 200 square feet of floor area while the request seeks to provide an off-street parking ratio of one space per 310 square feet of floor area.

**Zoning History:** There have been no zoning change requests in the area within the last five years.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Ann Avenue	Local Collector	30 ft.
Parry Avenue	Minor Arterial	60 ft.

## **Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed request and has determined that the request will have no impact on the adjacent 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.

In general, the applicant's request is consistent with the following goal and policy 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.

Implementation measure 2.5.1.2 recommends supporting efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods. The applicant's request provides standards to ensure the proposed development will be compatible with the surrounding residential neighborhoods.

## URBAN DESIGN ELEMENT

### GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

#### Land Use:

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CS	Undeveloped
<b>North</b>	CS	Single family
<b>Northeast</b>	CS	Auto related
<b>East</b>	CS	Retail & personal service
<b>Southeast</b>	PD No. 486	Community service center
<b>South</b>	CS	Single family
<b>West</b>	CS	Undeveloped
<b>Northwest</b>	CS	Multifamily

#### Land Use Compatibility:

The request site is undeveloped and zoned a CS Commercial Service District.

The property is surrounded by single family uses to the north across Ann Avenue and south across Parry Avenue, auto-related and retail and personal service uses to the northeast and east, undeveloped tracts to the west, a multifamily use to the northwest and a community service center use to the southeast.

The request seeks to create a Planned Development District to construct a 15,041 square foot medical office use that will deviate from the off-street parking requirement. The Development Code requires an off-street parking ratio of one space per 200 square feet of floor area while the request seeks to provide an off-street parking ratio of one space per 310 square feet of floor area. Additionally, the request seeks to define a community medical clinic use. The proposed use will provide a combination of both community service center and medical office type services that the Development Code does not provide or define.

Based on surrounding residential development, the proximity of the request site immediately adjacent to the Jubilee Park, the community center, and a rail line along Parry Avenue to the south, staff believes the request for the proposed two-story medical clinic use will serve the need for accessible and affordable medical care to the surrounding neighborhood. Additionally, the proposed design standards will integrate the use into the existing neighborhood and support its continued growth. These design standards consist of providing a public entrance on Ann Avenue, pedestrian amenities along Parry Avenue, pedestrian driveway crossings at each driveway and sidewalk intersection, six-foot sidewalks, surface parking within the rear of the structure, and surface parking screening.

City Plan Commission recommended the façade design be incorporated into the street oriented pedestrian plaza with transparent opening to the intersection connected to Ann Avenue building entry and lobby. A conceptual elevation was required to illustrate the idea.

### **Parking:**

The Development Code requires an off-street parking ratio for a medical office use of one space per 200 square feet of floor area. However, the request is seeking a parking ratio of one space per 310 square feet of floor area for the medical office use. The 15,041 square foot site would require 75 off-street parking spaces. However, 49 spaces are provided which nets a total reduction of a third of the requirement. While the Engineering Division supports the deviation from the off-street parking requirement, the Division does not support approving a deviation from the ratio of one space per 300 square foot for a medical clinic or ambulatory surgical center use. Rather the Division believes the 33 percent reduction is adequate based on location and proximity to public transit.

City Plan Commission recommended to allow a 30% reduction in required parking for the community medical clinic use.

### **Landscaping:**

Landscaping will comply with Article X, as amended.

City Plan Commission recommended requiring a pedestrian walkway and urban street buffer planting area including the tree planting area.

### **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. The subject site is not within an identifiable MVA category. However, the subject site is adjacent to an F" MVA category to the west and north across Ann Avenue, and south, across Parry Avenue.

<b>List of Partners</b>
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Jubilee Park Clinic Holdings, LLC

David Martin, Board Chair

Will Snyder, Vice Chair

Ben Leal, President & CEO

Grady Schleier, Vice President & Treasurer

Stewart Thomas, Vice President & Secretary

Kristy Romo, Assistant Treasurer

**CPC Action:**  
**December 3, 2020**

**Motion:** It was moved to recommend **approval** of a Planned Development District for a CS Commercial Service District, subject to a revised development plan, conceptual elevation, and conditions (as briefed) with the following changes: 1) Section 109, item b - revise to read: "Community medical clinic. For a community medical clinic, a maximum 30% reduction of required parking is allowed."; and 2) Section 113, add item 8 "Parry Avenue frontage to include pedestrian walkway and urban street buffer planting area including tree planting area as shown on the development plan. Facade design to be incorporated with the street oriented pedestrian plaza area including an open community corner of ground level full height transparent opening to the intersection connected to Ann Avenue building entry and interior lobby as shown on the concept elevation exhibit." on property zoned a CS Commercial Service District, on the north corner of Ann Avenue and Parry Avenue.

Maker: Hampton  
Second: MacGregor  
Result: Carried: 15 to 0

For: 15 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Jackson, Blair, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 0  
Vacancy: 0

**Notices:** Area: 500 Mailed: 83  
**Replies:** For: 9 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Forest Branam, 1506 Griffin Street West, Dallas  
Against: None

<b>CPC RECOMMENDED CONDITIONS</b>
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**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P-\_\_\_\_.101.           LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_\_.102.           PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_\_ is established on property located at the northwest corner of Ann Street and Perry Street. The size of PD \_\_\_\_\_ is approximately \_\_\_\_\_ acres.

**SEC. 51P- \_\_\_\_\_.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.

(1) COMMUNITY MEDICAL CLINIC means a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis, in combination with providing social services including but not limited to job training, counselling, and healthcare education to the community.

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

**SEC. 51P- \_\_\_\_\_.104.           EXHIBIT.**

The following exhibit is incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_ B: conceptual elevation

**SEC. 51P- \_\_\_\_\_.105.           DEVELOPMENT PLAN.**



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

**SEC. 51P- \_\_\_\_\_.106. MAIN USES PERMITTED.**

(a) Except as provided, 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 only 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) A community medical clinic is a permitted use.

**SEC. 51P- \_\_\_\_\_.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.

**SEC. 51P- \_\_\_\_\_.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.)

The yard, lot, and space regulations for the CS Commercial Service District apply.

**SEC. 51P- \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

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

(b) Community medical clinic. For a community medical clinic, a maximum 30% reduction of required parking is allowed.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_.111. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P- \_\_\_\_ .112. SIGNS.**

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

**SEC. 51P- \_\_\_\_ .113. DESIGN STANDARDS.**

(a) Purpose. The following design standards are intended to provide enhanced walkability and urban design requirements to support the growth of the urban neighborhood.

(1) Entrances. One public entrance is required facing Ann Avenue.

(2) Pedestrian amenities. The following pedestrian amenities are required along the Parry Avenue frontage.

(A) Two benches.

(B) One trash can.

(C) Bicycle rack for at least five bicycles. This bicycle rack may count towards the minimum bicycle parking requirements.

(3) Pedestrian driveway crossings. At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(4) Sidewalks.

(A) Minimum sidewalk width of six feet is required.

(B) Sidewalks are encouraged to be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the Director.

(5) Surface parking setback. Surface parking must be setback a minimum of 15 feet from the front property line.

(6) Surface parking screening. Surface parking must be screened from the right-of-way by landscaping in accordance with Article X. This requirement may count towards Article X design points.

(7) Screening fence. A minimum six-foot solid screening fence must be provided on the west property line as shown on the development plan.

(8) Parry Avenue frontage to include pedestrian walkway and urban street buffer planting area including tree planting area as shown on the development plan. Facade design to be incorporated with the street oriented pedestrian plaza area including an open community corner of ground level full height transparent opening to the intersection connected to Ann Avenue building entry and interior lobby as shown on the concept elevation (Exhibit \_\_\_\_).

**SEC. 51P- \_\_\_\_,.114. 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.

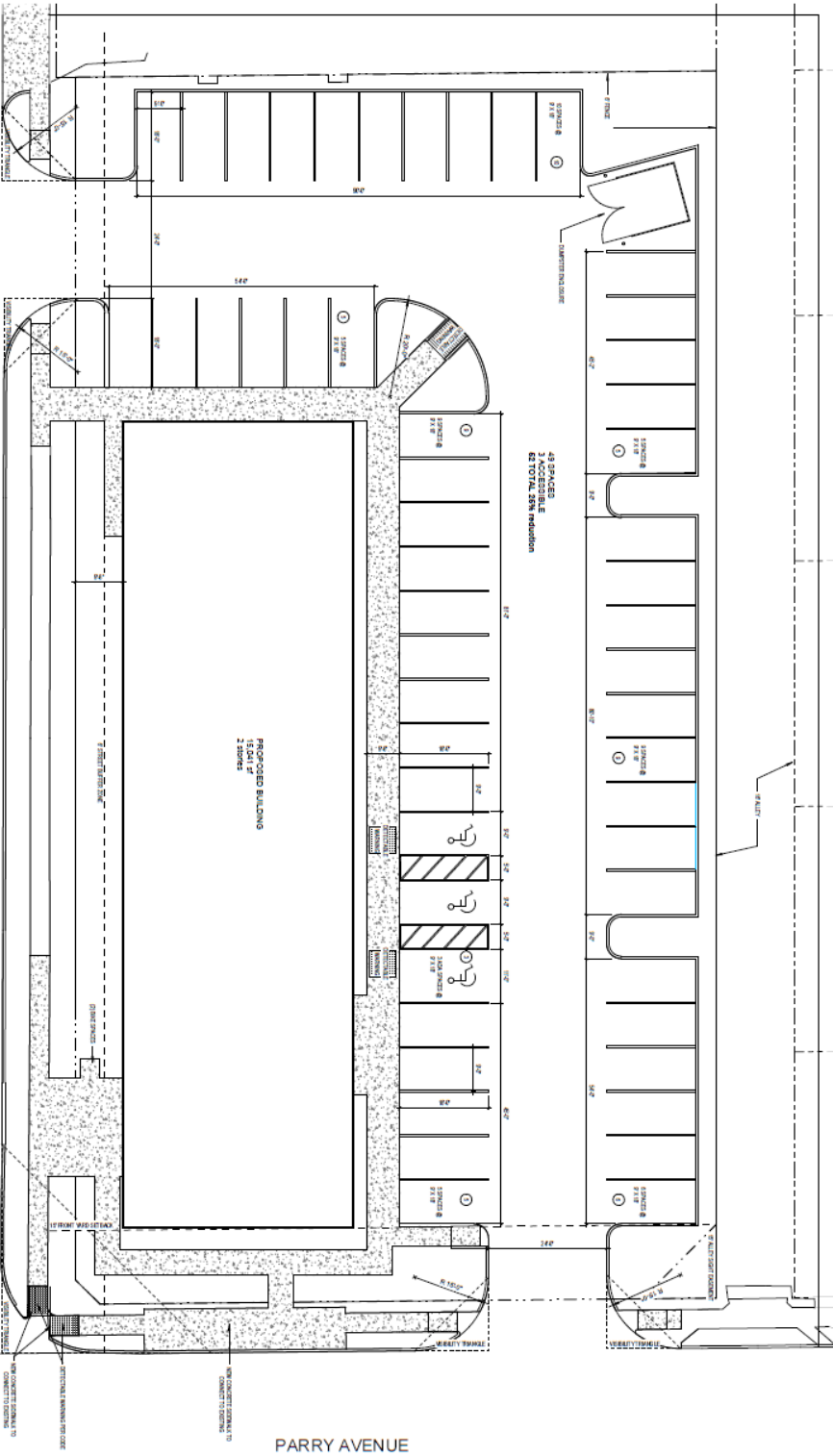
**SEC. 51P- \_\_\_\_,.115. COMPLIANCE WITH CONDITIONS.**

(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.

CPC RECOMMENDED DEVELOPMENT PLAN

SITE DATA TABLE

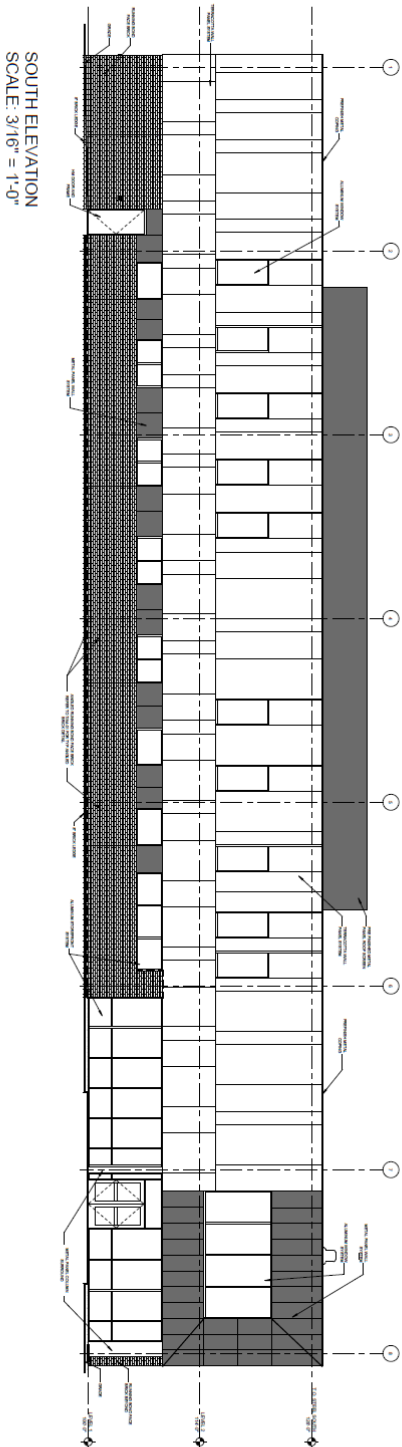
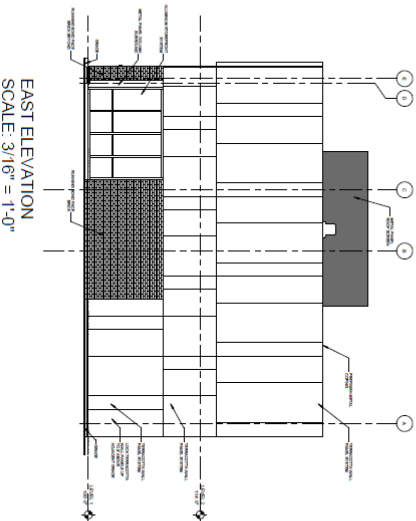


SITE DATA TABLE

PLANNED DEVELOPMENT DISTRICT

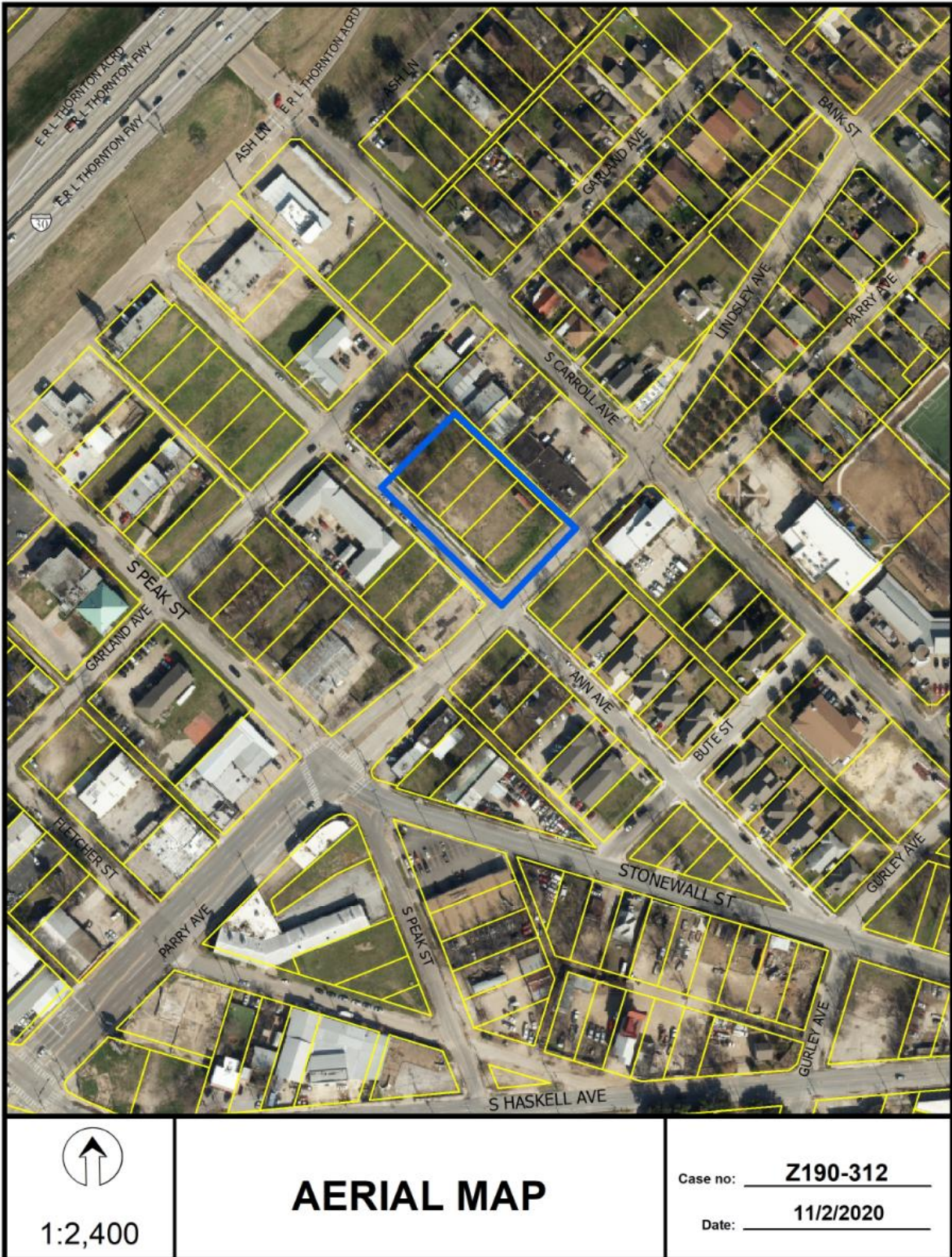
TOTAL SITE AREA	32,543 SF	0.236 AC
LAND USE	COMMUNITY MEDICAL CLINIC	
TOTAL FLOOR AREA	15,041 SF	
BUILD STANDARDS		
	MIN.	PROVIDED
FLOOR AREA RATIO	0.5 LODGING, OFFICE, RETAIL/OTHER ALL USES COMBINED	0.42
BUILDING HEIGHT	40 FT	40 FT
BUILDING STORIES	3	2
LOT COVERAGE	80%	24%
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK	15 FT IF ADJACENT TO HIGHWAY/THOROUGHFARE/OTHERWISE, NONE	15 FT PARKWAY AVE 5'-6" PARK ST
SIDE/REAR SETBACK	NONE REQUIRED	NONE REQUIRED
PARKING		
	REQ.	PROVIDED
PARKING 1,300 PER PD	40.0	0.0
PERK PARKING NEW CONSTRUCTION OR INCREASE IN PARKING REQUIREMENT	MIN. 2 / MAX. 50 / 1 PER 250 SQ FT PD	2

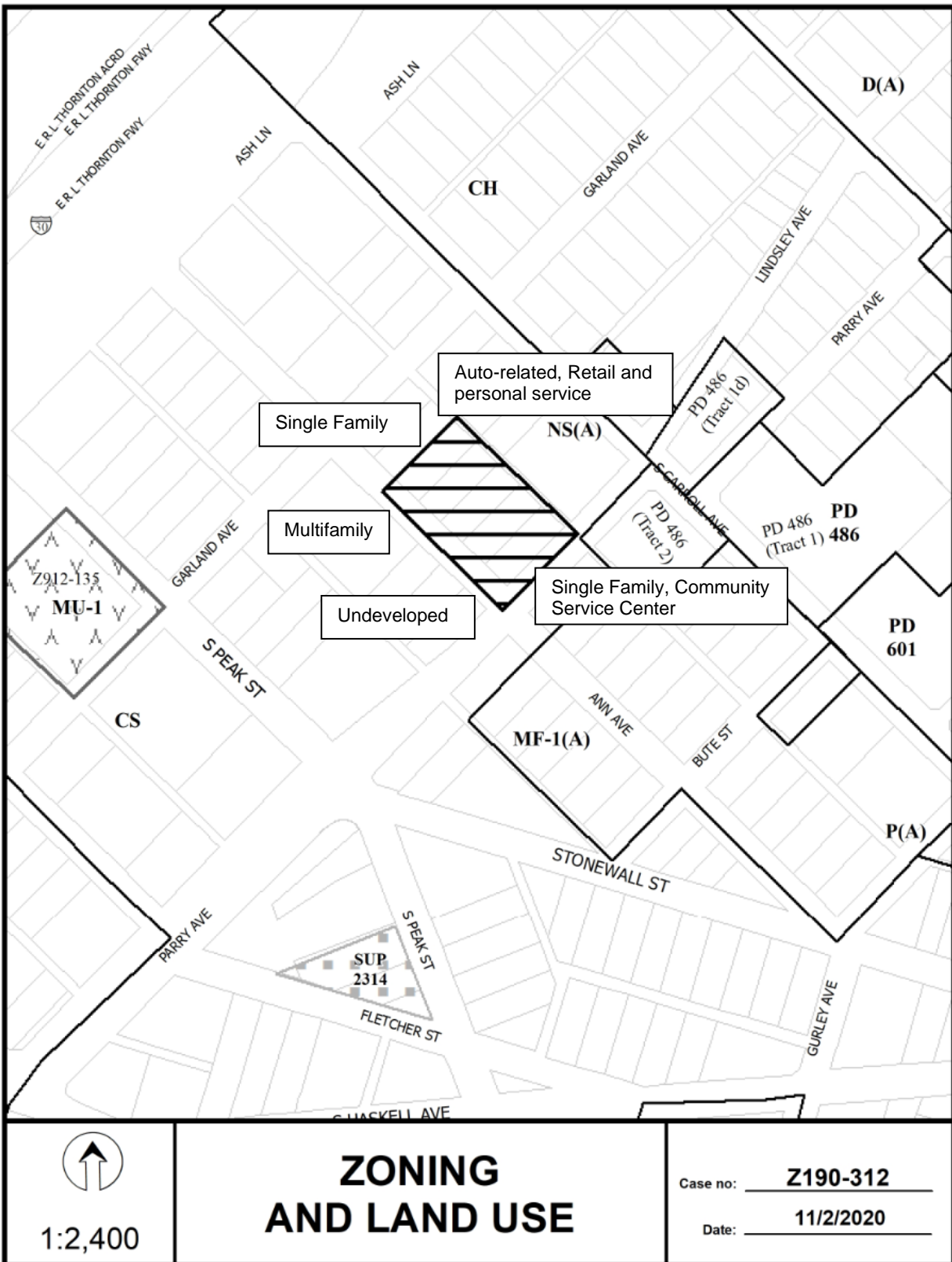
CPC RECOMMENDED CONCEPTUAL ELEVATION



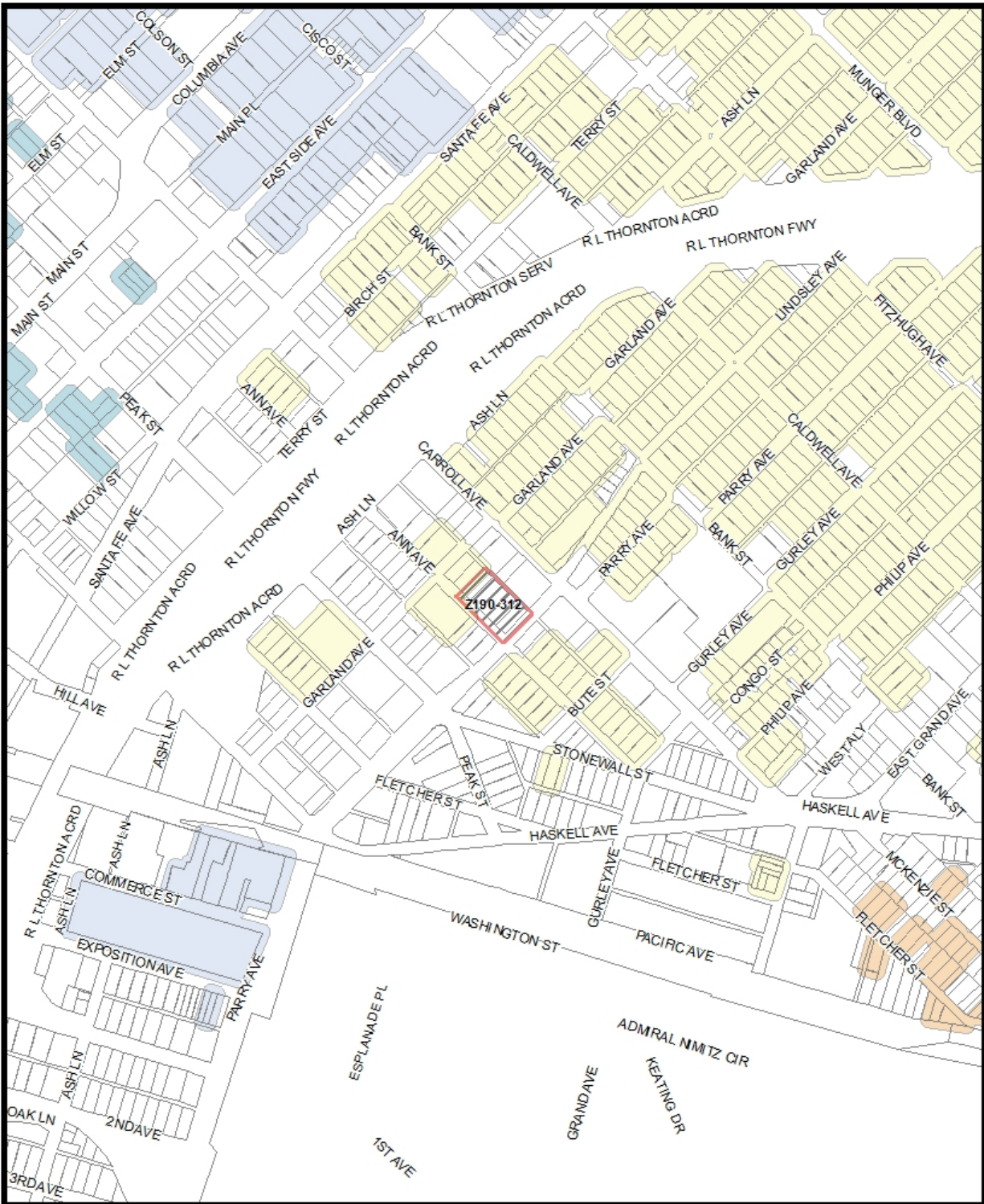












**Market Value Analysis**



1:6,000

# Market Value Analysis

Printed Date: 11/2/2020

# CPC RESPONSES



12/02/2020

***Reply List of Property Owners******Z190-312******83 Property Owners Notified******9 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	815 ANN AVE	JUBILEE PARK CLINIC
	2	812 ANN AVE	JUBILEE PARK CLINIC HOLDINGS LLC
	3	4500 ASH LN	GALO WILFREDO & ANA A
	4	4504 ASH LN	REDDING NORRIS DEAN
	5	4510 ASH LN	GALO WILFREDO
	6	4514 ASH LN	TREJO ROBERT
	7	4518 ASH LN	SELMA VENTURES LTD
	8	4521 GARLAND AVE	CERVANTES RUSSELL H &
	9	4517 GARLAND AVE	CASTRO ESTHER
	10	4513 GARLAND AVE	PEREZ ALEJANDRO & SANDRA
	11	4509 GARLAND AVE	OSORIO CARLOS & MARIA M
	12	4501 GARLAND AVE	RODRIGUEZ SECUNDINO R
	13	4500 GARLAND AVE	LOERA GLORIA PATRICIA
	14	804 S CARROLL AVE	PRIDE DANIEL JR
	15	4504 GARLAND AVE	LUNA ALONSO & MARIA
	16	4512 GARLAND AVE	BERNAL SANDRA
	17	4514 GARLAND AVE	SMITH NIGEL
	18	4516 GARLAND AVE	BARRERA MIRIAM
	19	4520 GARLAND AVE	CALDERON RENE
	20	4523 LINDSLEY AVE	KOBY MILLER HOMES LLC
	21	820 S CARROLL AVE	SAFE CAPITAL INVESTMENTS LLC
	22	4509 PARRY AVE	JUBILEE PARK & COMMUNITY CENTER CORP
	23	723 S PEAK ST	SAGUARO ROSE INVESTMENT GROUP LTD
	24	805 S PEAK ST	TEMPLO MARANATHA
	25	4215 PARRY AVE	ZOYS INC
	26	709 ANN AVE	GUZMAN ENRIQUE

12/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	711 ANN AVE	PICCOLA FAMILY LTD PS THE
	28	708 PEAK ST	NIETO HILARIO & HERLINDA
O	29	722 PEAK ST	PICCOLA FMLY LTD PARTNSHP
	30	800 S PEAK ST	AGRUPPO LLC
	31	810 S PEAK ST	GONZALEZ ALEX
	32	822 S PEAK ST	GONZALEZ ALEX
	33	803 S CARROLL AVE	AGUILERA JESUS
	34	807 S CARROLL AVE	NINO LUIS
	35	817 S CARROLL AVE	TAKELE DANIEL TESSEMA
	36	800 ANN AVE	GONZALEZ TEODORO &
	37	804 ANN AVE	AGUILAR DOMINGA
	38	806 ANN AVE	AGUILAR DOMINGA
	39	913 S CARROLL AVE	WEBB DEBRA JOYCE
	40	917 S CARROLL AVE	ANGLIN KENNETH & BERNICE
	41	921 S CARROLL AVE	KNOX WILLIAM T
	42	925 S CARROLL AVE	LOPEZ PEDRO A
	43	900 ANN AVE	NEGRETE MARTIN
	44	922 ANN AVE	VO KEVIN PHU
	45	901 ANN AVE	MMCW PROPERTIES LLC
	46	905 ANN AVE	CASTRO MARTHA ELIZABETH
	47	911 ANN AVE	TORRES MARISOL
	48	915 ANN AVE	SKELDALE PROPERTIES INC
	49	1001 S CARROLL AVE	EAST DALLAS CHURCH OF CHRIST
	50	1002 ANN AVE	GARDNER BIRDIE J
	51	4300 BUTE ST	MATA RENE R
	52	915 S PEAK ST	HILL PRINT SOLUTIONS LTD
	53	901 S PEAK ST	J & G HILL INTERSTS LTD
	54	1001 STONEWALL ST	BLUE SKY MANAGEMENT INCOR
	55	1009 STONEWALL ST	BLUE SKY MANAGEMENT INC
	56	1011 STONEWALL ST	BLUE SKY MANAGMENT INC
	57	4512 PARRY AVE	ARREAGA ELVIA

12/02/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4514 PARRY AVE	RICO JUAN &
	59	4513 PARRY AVE	RICO ANGELINA
	60	4516 PARRY AVE	JIMENEZ RAUL & ROSA M
	61	4515 PARRY AVE	DENMARK DEVERICK ELAINE
	62	4522 PARRY AVE	GRANGER ROBERT & YVONNE
	63	4523 PARRY AVE	AYALA JOSE & MANUELA
	64	938 S CARROLL AVE	JUBILEE PARK & COMMUNITY CENTER CORP
	65	928 ANN AVE	SANCHEZ GRACIELA M
	66	4505 GARLAND AVE	Taxpayer at
O	67	714 PEAK ST	Taxpayer at
	68	809 ANN AVE	Taxpayer at
O	69	719 S CARROLL AVE	Taxpayer at
O	70	721 S CARROLL AVE	Taxpayer at
O	71	725 S CARROLL AVE	Taxpayer at
	72	724 ANN AVE	Taxpayer at
	73	910 ANN AVE	Taxpayer at
	74	923 ANN AVE	Taxpayer at
	75	1007 ANN AVE	Taxpayer at
	76	912 S PEAK ST	Taxpayer at
	77	924 S PEAK ST	Taxpayer at
O	78	4408 ASH LN	Taxpayer at
O	79	4402 ASH LN	Taxpayer at
O	80	700 ANN AVE	Taxpayer at
	81	916 ANN AVE	Taxpayer at
	82	934 ANN AVE	Taxpayer at
	83	1006 ANN AVE	Taxpayer at