

FILE NUMBER: Z201-181(RM) **DATE FILED:** February 1, 2021
LOCATION: Northwest side of Inwood Road, between Cedar Springs Road and Nash Street
COUNCIL DISTRICT: 2 **MAPSCO:** 34 Q
SIZE OF REQUEST: Approx. 1.93 acres **CENSUS TRACT:** 4.06

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Resource Center of Dallas

REQUEST: An application for (1) an amendment to and an expansion of Planned Development District No. 794; and (2) the termination of Specific Use Permit No. 1714 for a community service center on property zoned Planned Development District No. 794 and CR Community Retail District.

SUMMARY: The purpose of the request is to allow for the community service center use by right and modify development standards primarily related to use regulations and setbacks to facilitate the future expansion of the community service center use.

CPC RECOMMENDATION: Approval, of an amendment to Planned Development District No. 794, subject to a revised conceptual plan and conditions and approval of the termination of Specific Use Permit No. 1714.

STAFF RECOMMENDATION: Approval, of an amendment to Planned Development District No. 794, subject to a revised conceptual plan and conditions and approval of the termination of Specific Use Permit No. 1714.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 794 and is developed with a community service center.
- The area zoned a CR Community Retail District and to be incorporated into the PD is the former site of a fueling station. The applicant requests to add this additional 0.4 acres to the existing PD to expand the existing community service center use.
- Planned Development District No. 794 was adopted in June 2008 with a CR Community Retail base district, which only allows the community service center use with a Specific Use Permit.
- Specific Use Permit No. 1714 was originally approved in June 2008 for a ten-year period, with eligibility for automatic renewal for additional ten-year periods. The SUP received its first automatic renewal in April 2018 and is eligible for another renewal in June 2028.
- With this request, the applicant proposes to amend the PD conditions to allow the community service center use by right, rather than with an SUP.
- The applicant proposes to correct a discrepancy between the conceptual plan and the conditions. Although the CR District requires a 15-foot front setback, the approved conceptual plan shows a ten-foot front setback along Cedar Springs Road and Nash Street. This ten-foot front setback is what was constructed on the existing site. The applicant proposes to revise the PD conditions to require a 10-foot front setback along Cedar Springs Road and Nash Street, while maintaining the 15-foot front setback required along Inwood Road.
- The request also includes the termination of Specific Use Permit No. 1714 for a community service center use. If the PD conditions allow this use by right, the SUP will no longer be required.

Zoning History:

There have been 19 zoning changes on 10 sites in the area in the past five years.

1. **Z167-204:** On June 30, 2017, staff approved an automatic renewal of Specific Use Permit No. 1759 for an alcoholic beverage establishment limited to a bar, lounge, or tavern for a two-year period on property zoned an IR Industrial Research District located on the northeast line of Maple Avenue between Kimsey Drive and Inwood Road.

Z189-209: On May 22, 2019, staff approved an automatic renewal of Specific Use Permit No. 1759 for an additional two-year period.

2. **Z167-223:** On June 28, 2017, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Z167-304: On August 23, 2017, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Z167-305: On August 23, 2017, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Z167-341: On October 11, 2017, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Z167-348: On October 25, 2017, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

Z178-251: On August 22, 2018, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the northwest line of Kimsey Drive, northeast of Maple Avenue.

3. **Z167-308:** On September 26, 2018, City Council denied an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility on property zoned Planned Development District No. 917 located on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

4. **Z167-349:** On December 13, 2017, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the southeast line of Kimsey Drive, northeast of Maple Avenue.

Z178-220: On June 27, 2018, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the southeast line of Kimsey Drive, northeast of Maple Avenue.

Z178-389: On January 23, 2019, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial Research District located on the southeast line of Kimsey Drive, northeast of Maple Avenue.

5. **Z178-178:** On April 4, 2018, staff approved an automatic renewal of Specific Use Permit No. 1714 for a community service center for a ten-year period on property zoned Planned Development District No. 794 located on the northeast side of Cedar Springs Road, between Inwood Road and Manor Way. [Subject Site]
6. **Z178-329:** On September 28, 2018, staff approved an automatic renewal of Specific Use Permit No. 1743 for an animal shelter or clinic with outside runs for a five-year period on property zoned IR Industrial Research District located on the northeast side of Cedar Springs Road, between Inwood Road and Manor Way.
7. **Z190-216:** On October 13, 2020, City Council approved a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District on the northwest line of Sadler Circle, northwest of Inwood Road.
8. **Z190-318:** On February 24, 2021, City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MU-2 Mixed Use District and an IR Industrial Research District located at the northeast corner of Kimsey Drive and Maple Avenue.
9. **Z190-319:** On February 24, 2021, City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IM Industrial Manufacturing District located at the west corner of Maple Avenue and Stutz Drive.
10. **Z201-152:** On March 4, 2021, City Plan Commission recommended approval of an application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the east corner of Lemmon Avenue and Inwood Road. [Awaiting Council action on April 14, 2021]

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|---------------------|-----------------------|
| Inwood Road | Principal Arterial | 100 feet |
| Cedar Springs Road | Community Collector | 60 feet |
| Nash Street | Local Street | - |

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 request complies with the following land use goals and policies 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.

NEIGHBORHOOD PLUS

GOAL 2.3 EXPAND HEALTH, CHILDCARE, AND TRANSPORTATION PROGRAMS FOR LOW-INCOME AREAS

Policy 2.3.3 Support partnerships to increase accessible healthcare in areas with high levels of need, particularly with multiple issues such as poverty concentration and high incidence of medical conditions such as diabetes, high blood pressure, asthma, and obesity.

Land Use:

| | Zoning | Land Use |
|--------------|---|--|
| Site | Planned Development District No. 794 CR Community Retail District | Community Service Center Vacant |
| North | IR Industrial Research District CR Community Retail District | Undeveloped, Church Vehicle Display, Sales & Service |
| East | CR Community Retail District TH-3 Townhouse Subdistrict within Planned Development District No. 193 | Drive-Through Restaurant Public School |
| South | CR Community Retail District GR General Retail Subdistrict and R-7.5 Single Family Subdistrict within Planned Development District No. 193 | Drive-Through Restaurant Vehicle or Engine Repair or Maintenance, Retail, Single Family |
| West | Planned Development District No. 688 | Public School |

Land Use Compatibility:

The area of request is currently the site of a community service center. To the north of the area of request is undeveloped land and a church, as well as a vehicle display, sales, and service use. To the east are drive-through restaurants, as well as a public school. South of the area of request is a drive-through restaurant, a vehicle or engine repair or maintenance use, retail, and single-family homes. To the west is a public school.

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Surrounding uses are largely commercial, and the remaining uses are institutional (school, church) or undeveloped. Additionally, staff has worked with the applicant to reduce the number of access points to the site, so as not to create additional congestion at the intersection of Cedar Springs Road and Inwood Road.

Landscaping:

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

Parking:

Pursuant to PD No. 794, the off-street parking requirement for a community service center is one space per every 300 square feet.

Per the approved development plan for this site, the total square footage of the phase one building is 20,500 square feet, which requires a minimum of 68 spaces. The site currently provides 84 spaces.

If the applicant constructs phase two as shown on the approved development plan, this will add an additional 10,382 square feet to the site, requiring a minimum of 103 spaces in total for the site. The development plan shows that following phase two construction, the site will provide 119 spaces.

Although staff has not received a development plan for the additional 0.4 acre, any building square footage added to the site will need to meet the minimum parking requirement stipulated in the PD 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 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 not located within an MVA cluster. East of the area of request is an "E" MVA cluster, and to the south is a "D" MVA cluster. West of the area of request is another "E" MVA cluster.

List of Partners/Principals/Officers

Resource Center

Cece Cox, J.D., Chief Executive Officer
Cameron Hernholm, Chief Development Officer
Dave Hesse, Chief Financial Officer
Marisa Elliott, Chief Operating Officer

Board of Directors

Paul von Wupperfeld, President
Kate Newman, President-Elect
Enrique MacGregor, Secretary
Lacey Brutschy, Treasurer
Frances A. Badgett
Derrick Justin Brown
Philip Clemmons
Tyler Curry-McGrath
Marla Custard
Sharon Fancher
Ellen Farrell
James A. Jones
Terry D. Loftis
Rick Thompson
Stephen Tosha
Rick J. Wilson

CPC ACTION
APRIL 8, 2021

Motion: It was moved to recommend 1) **approval** of an amendment to and an expansion of Planned Development District No. 794, subject to a revised conceptual plan and conditions; and 2) **approval** of the termination of Specific Use Permit No. 1714 for a community service center on property zoned Planned Development District No. 794 and CR Community Retail District, on the northwest side of Inwood Road, between Cedar Springs Road and Nash Street.

Maker: Hampton
Second: Suhler
Result: Carried: 12 to 0

For: 12 - Hampton, Stinson, Johnson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Schwope, Garcia,
Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10
Conflict: 1 - MacGregor**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 33
Replies: For: 2 Against: 1

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
For (Did not Speak): Jennifer Hiromoto, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMENDED CONDITIONS

ARTICLE 794.

PD 794.

SEC. 51P-794.101. LEGISLATIVE HISTORY.

PD 794 was established by Ordinance No. 27231, passed by the Dallas City Council on June 25, 2008.

SEC. 51P-794.102. PROPERTY LOCATION AND SIZE.

PD 794 is established on property located between Cedar Springs Drive and Nash Street, northwest of Inwood Road. The size of PD 794 is approximately 1.56 acres.

SEC. 51P-794.103. 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-794.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 794A: conceptual plan.

SEC. 51P-794.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 794A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-794.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the approved development plan, the text of this article controls.

SEC. 51P-794.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail 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 CR Community Retail District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Community service center.

(c) The following main uses are not permitted:

- Alcoholic beverage establishments.
- Ambulance service.
- Animal shelter or clinic without outside runs.
- Attached non-premise sign.
- Auto service center.
- Carnival or circus (temporary).
- Car wash.
- College, university, or seminary.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Crop production.
- Custom business services.
- Hotel and motel.
- Liquor store.
- Lodging or boarding house.
- Mini-warehouse.
- Overnight general purpose shelter.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.
- Temporary concrete or asphalt batching plant.
- Tool or equipment rental.

SEC. 51P-794.108. ACCESSORY USES.

(a) 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.

- (b) The following accessory uses are not permitted:
 - Accessory community center (private).
 - Accessory helistop.
 - Accessory medical/infectious waste incinerator.
 - Home occupation.
 - Private stable.

SEC. 51P-794.109. 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) Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) Front yard. Minimum front yard setback is 10 feet along Cedar Springs Road and Nash Street.

SEC. 51P-794.110. 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) For a community service center use, a minimum of one off-street parking space for every 300 square feet is required.

SEC. 51P-794.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-794.112. LANDSCAPING.

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

SEC. 51P-794.113. SIGNS.

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

SEC. 51P-794.114. 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-794.115. COMPLIANCE WITH CONDITIONS.

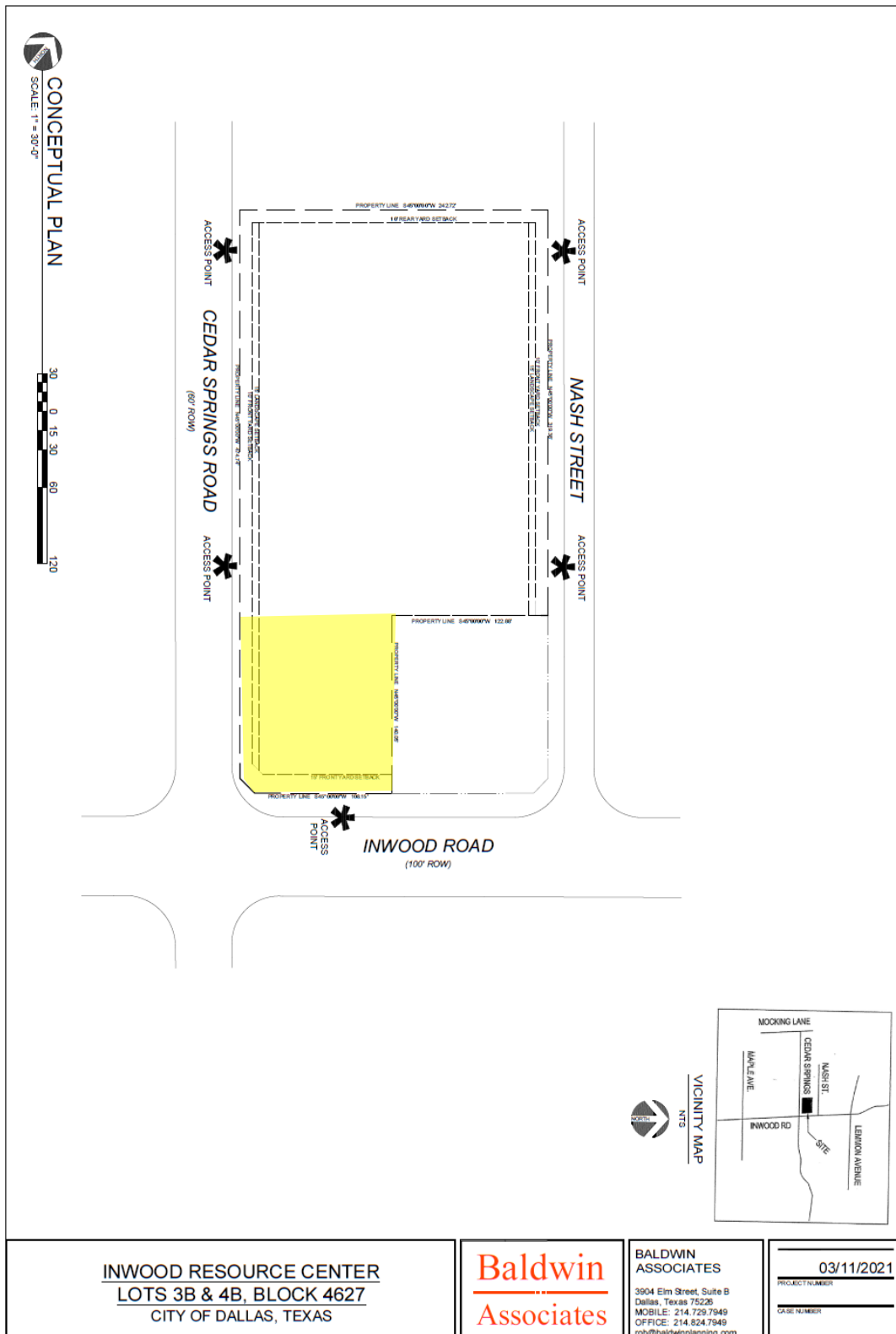
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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.

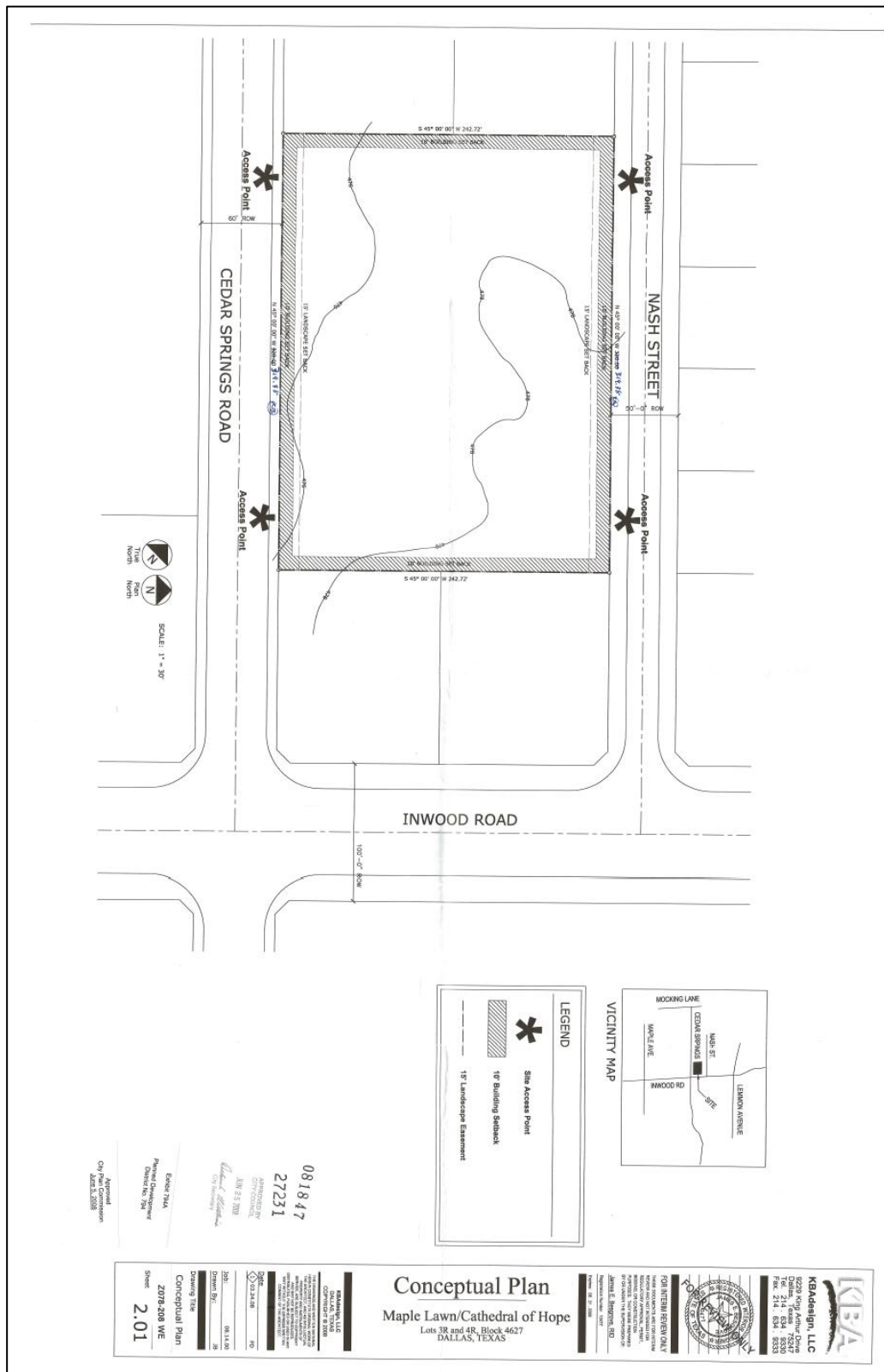
~~SEC. 51P-794.116. ZONING MAP.~~

~~PD 794 is located on Zoning Map No. H-6. (Ord. 27231)~~

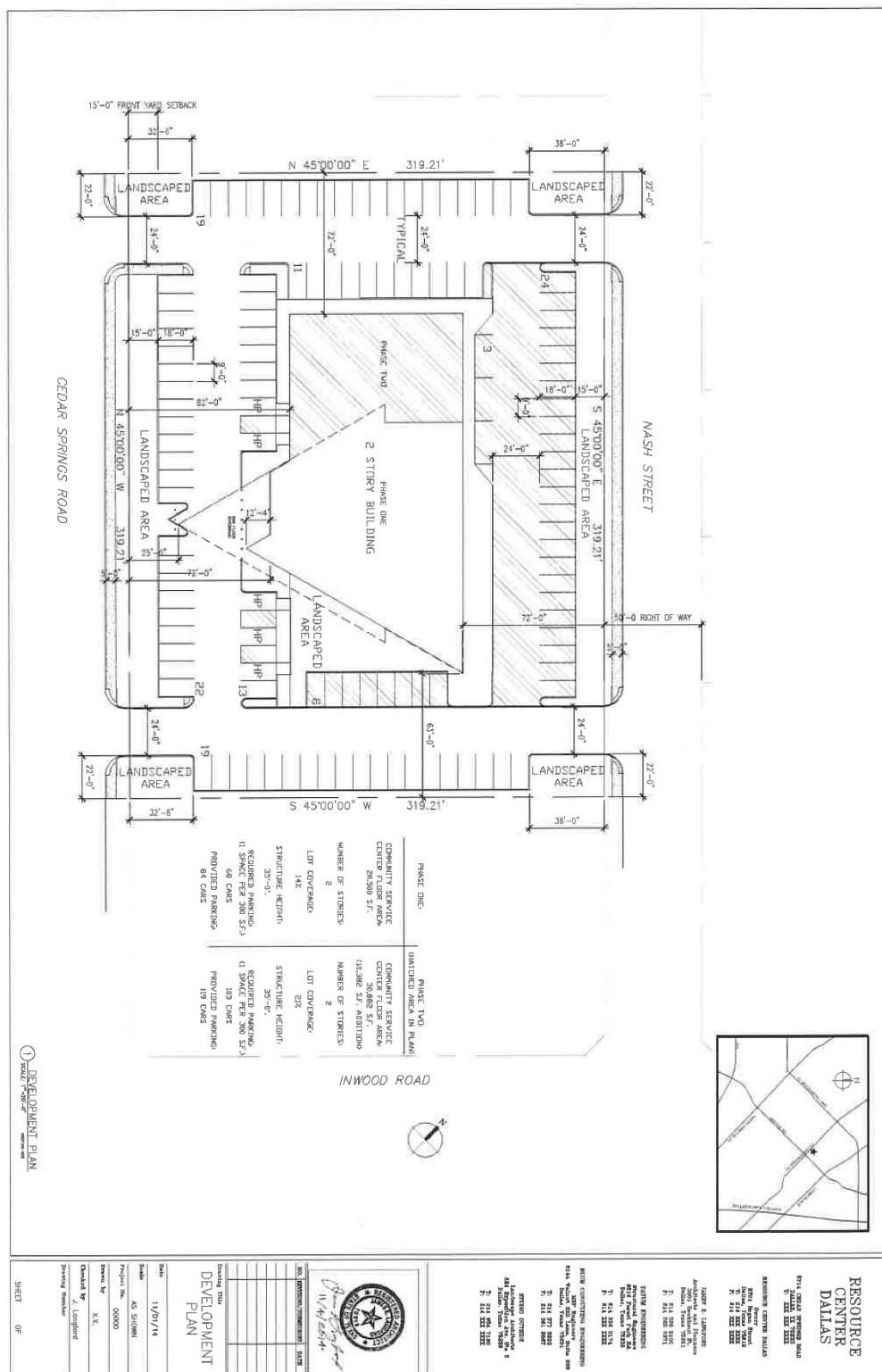
CPC RECOMMENDED CONCEPTUAL PLAN

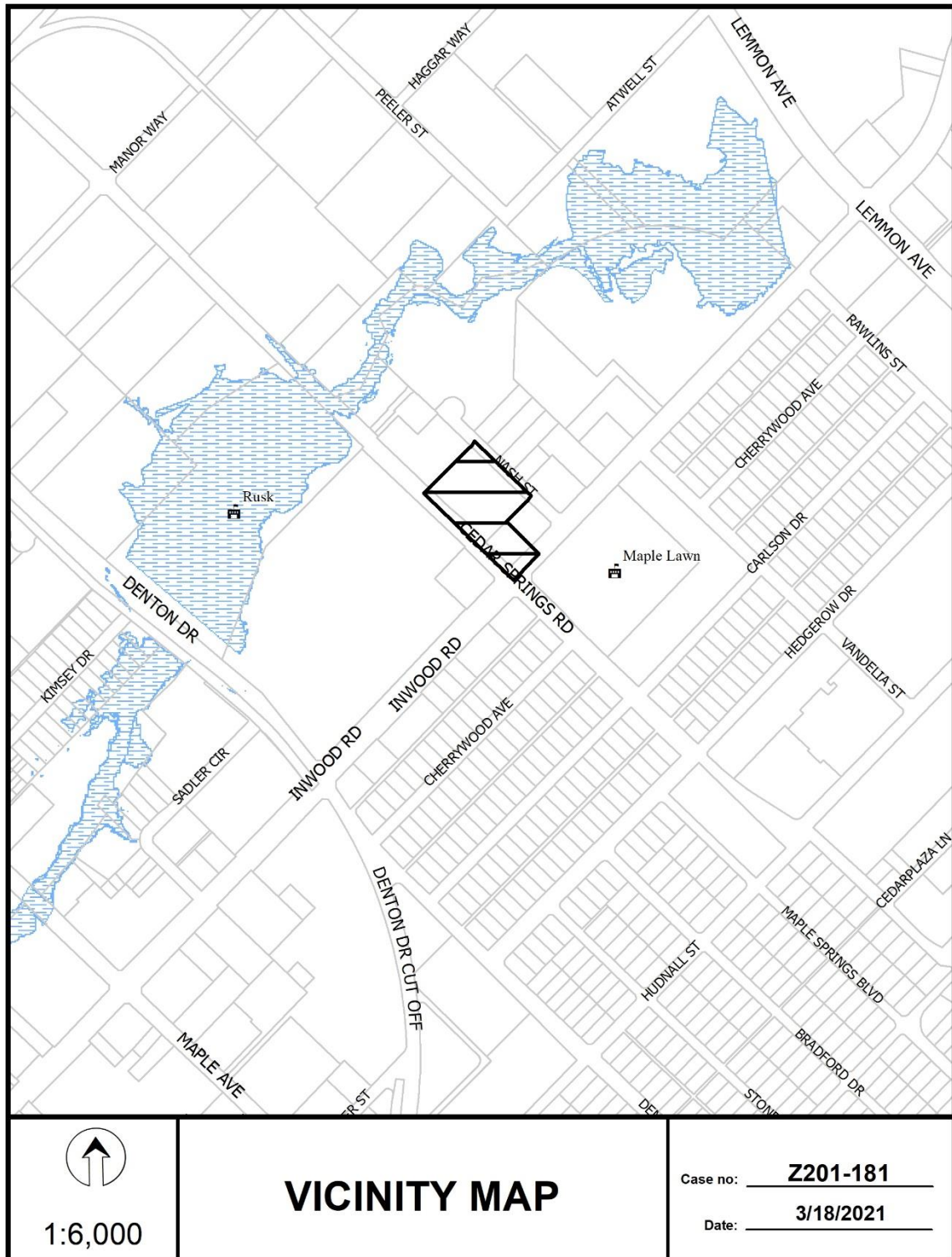


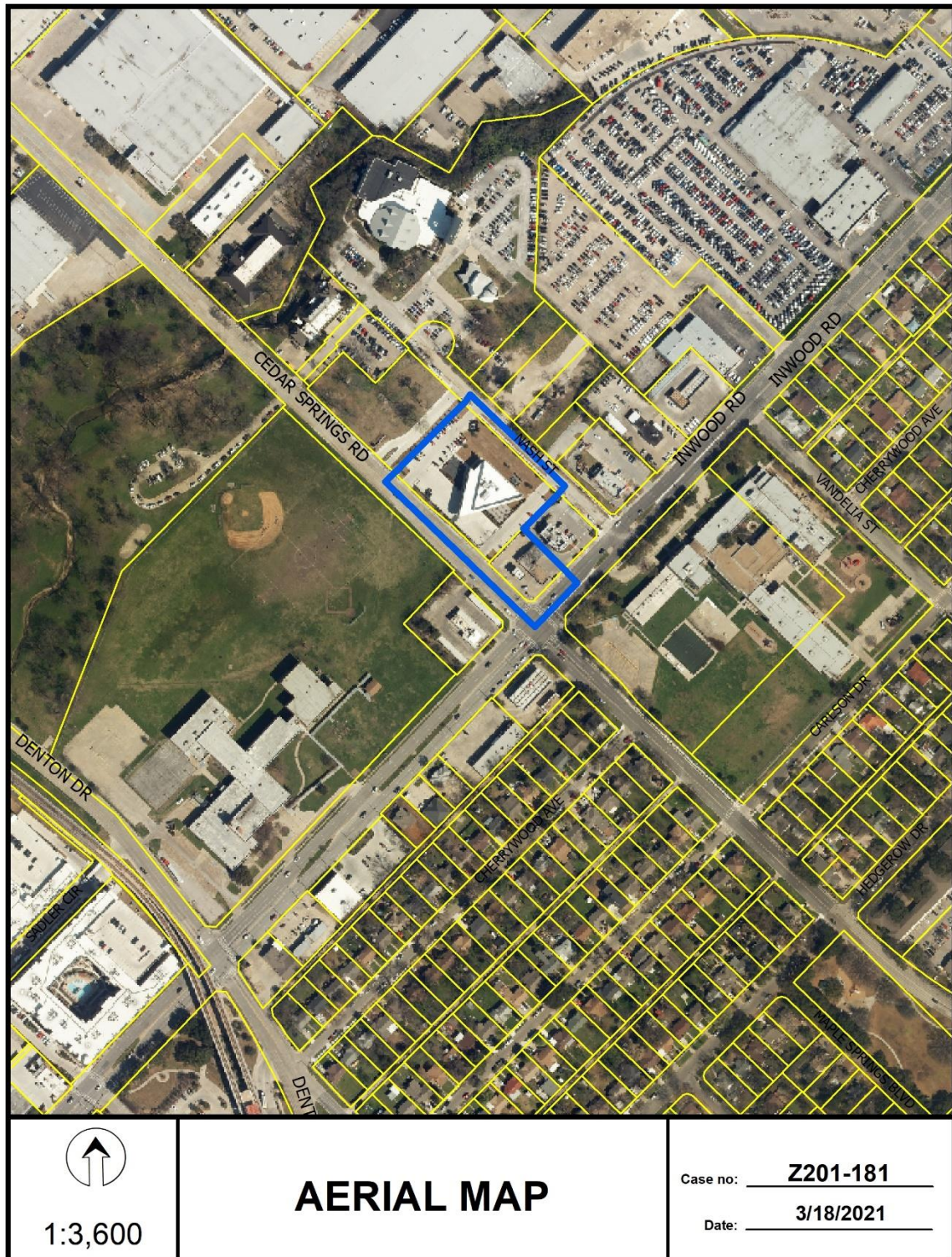
EXISTING CONCEPTUAL PLAN

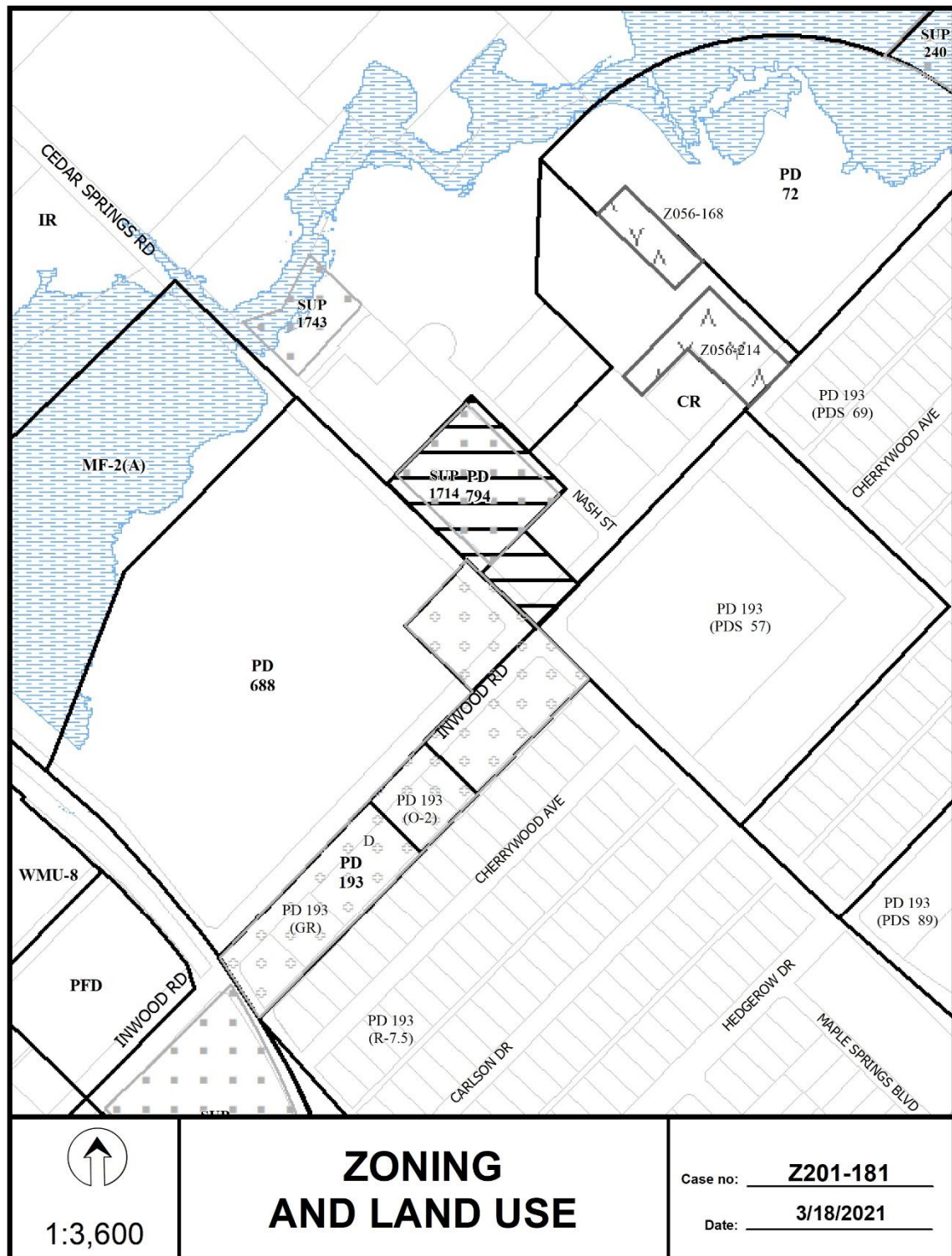


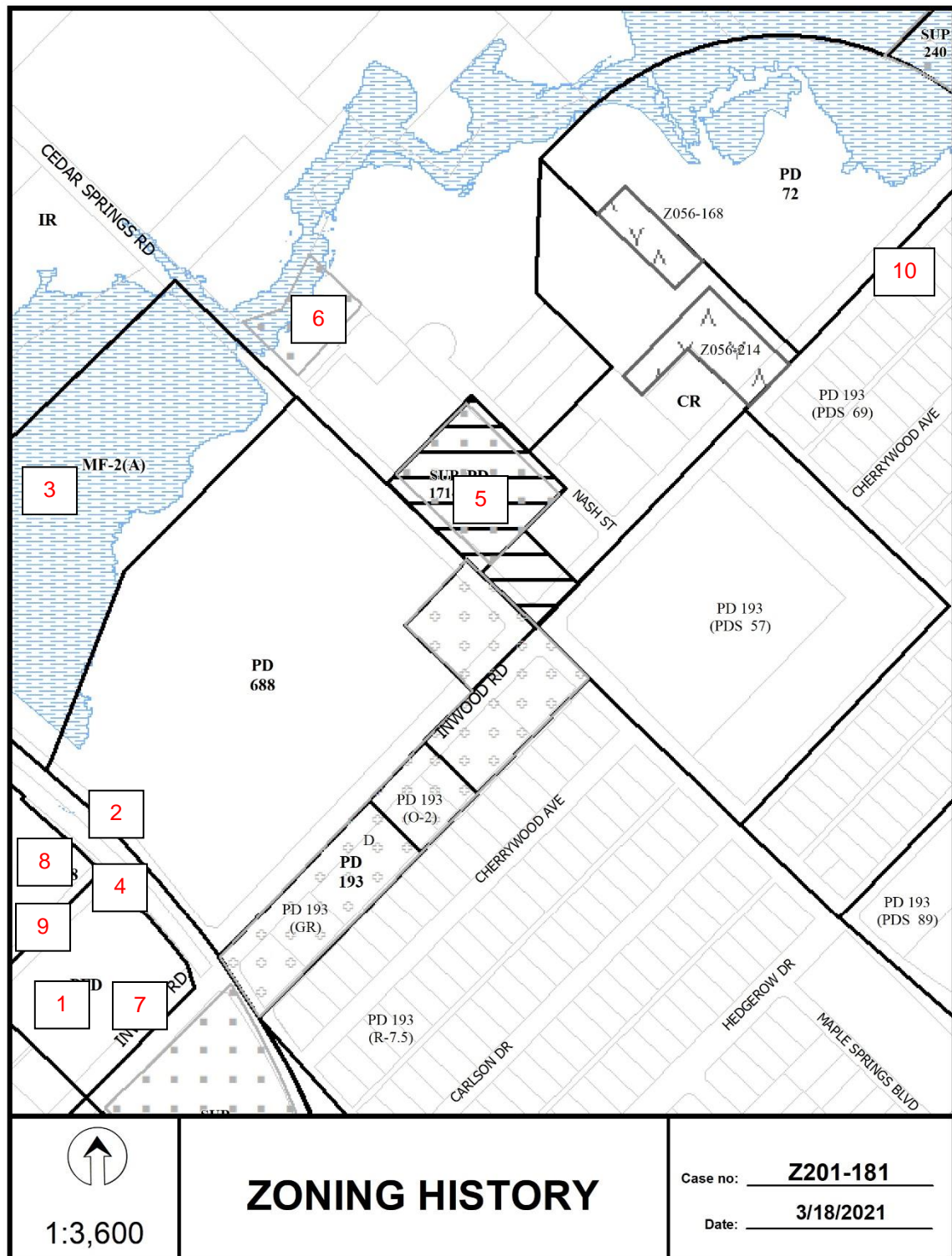
EXISTING DEVELOPMENT PLAN

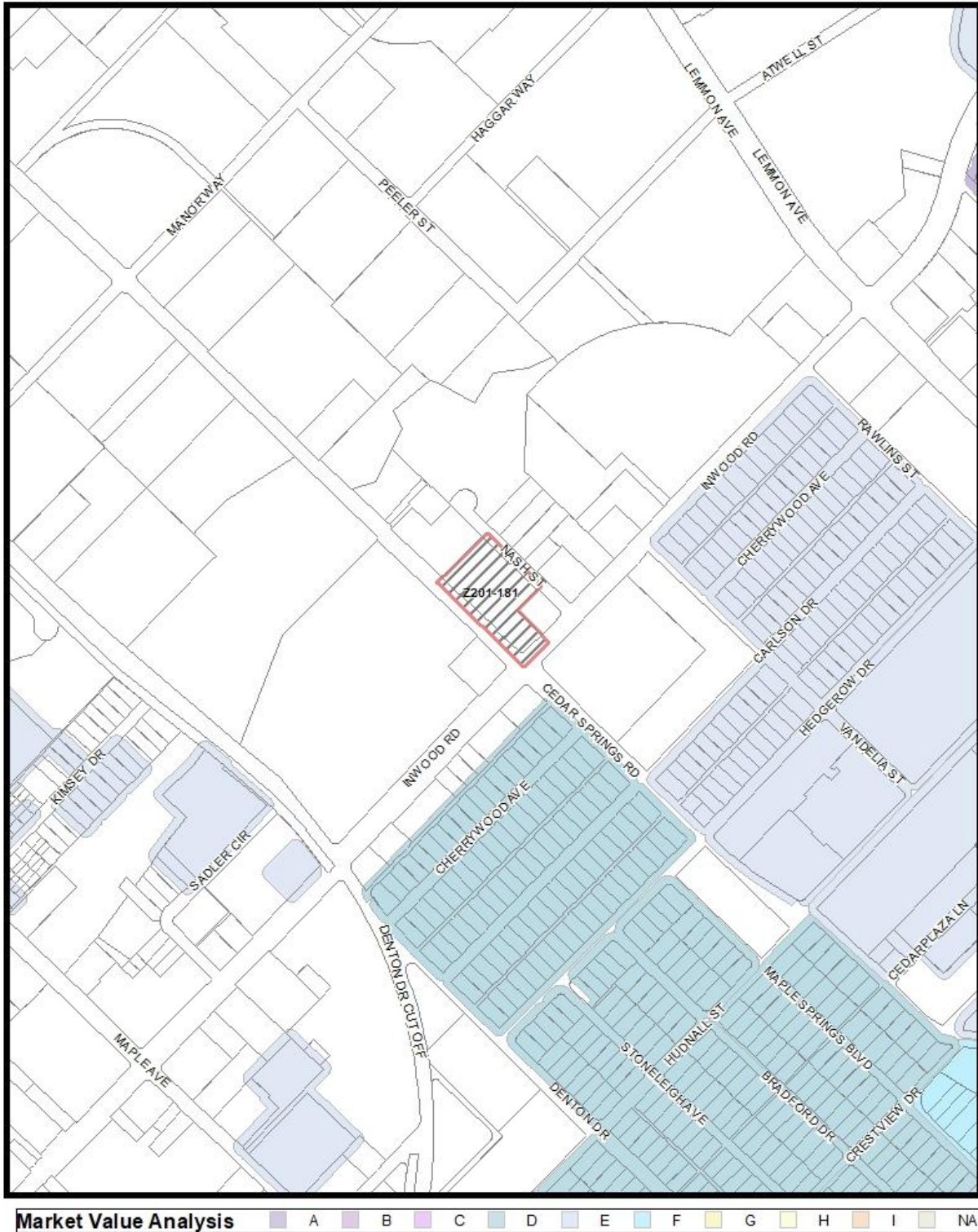






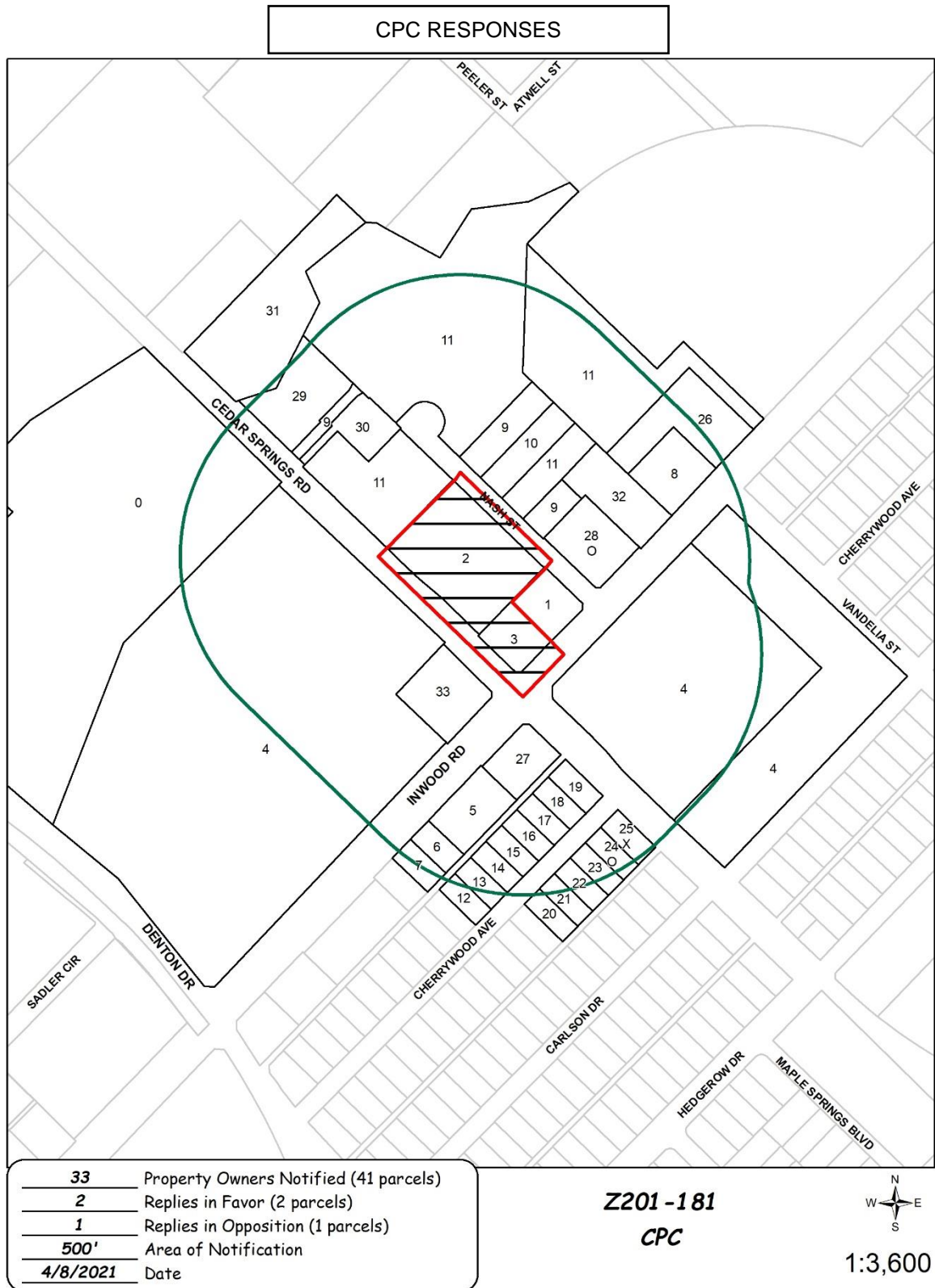






Market Value Analysis

Printed Date: 3/18/2021



04/07/2021

Reply List of Property Owners***Z201-181******33 Property Owners Notified 2 Property Owners in Favor 1 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|-------------------------------|
| | 1 | 3117 INWOOD RD | Taxpayer at |
| | 2 | 5750 CEDAR SPRINGS RD | RESOURCE CENTER OF DALLAS INC |
| | 3 | 3103 INWOOD RD | Taxpayer at |
| | 4 | 3100 INWOOD RD | Dallas ISD |
| | 5 | 3004 INWOOD | SBLF/OF I LTD |
| | 6 | 2928 INWOOD RD | Taxpayer at |
| | 7 | 2920 INWOOD RD | PSISEL PPTIES LLC |
| | 8 | 3143 INWOOD RD | SBLFT/OF I LTD |
| | 9 | 5730 NASH ST | CATHEDRAL OF HOPE INC |
| | 10 | 5726 NASH ST | CATHERAL OF HOPE INC |
| | 11 | 5724 NASH ST | CATHEDRAL OF HOPE INC |
| | 12 | 2907 CHERRYWOOD AVE | Taxpayer at |
| | 13 | 2911 CHERRYWOOD AVE | MOLINA JANET |
| | 14 | 2917 CHERRYWOOD AVE | RUIZ ANA MARIE |
| | 15 | 2921 CHERRYWOOD AVE | ALMANZA RAMON |
| | 16 | 2925 CHERRYWOOD AVE | HERNANDEZ MARIA & |
| | 17 | 3003 CHERRYWOOD AVE | URIBE MARTIN & |
| | 18 | 3007 CHERRYWOOD AVE | LANDEROS GREGORIO R |
| | 19 | 3011 CHERRYWOOD AVE | FERNANDEZ ROBERT C & DORENE |
| | 20 | 2914 CHERRYWOOD AVE | LOPEZ JOSE A & MAGDALENA |
| | 21 | 2920 CHERRYWOOD AVE | CUADRA JOSE A |
| | 22 | 2924 CHERRYWOOD AVE | LOPEZ MARIO & REYNALDA M |
| | 23 | 3002 CHERRYWOOD AVE | MARTINEZ ANGEL VELAZQUEZ & |
| O | 24 | 3006 CHERRYWOOD AVE | 3006 CHERYWOOD LLC |
| X | 25 | 3010 CHERRYWOOD AVE | MARTINEZ BETSY F |
| | 26 | 3317 INWOOD RD | SBLFT/OF I LTD |

Z201-181(RM)

04/07/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------------|-------------------|
| | 27 | 3022 INWOOD RD | Taxpayer at |
| O | 28 | 3113 INWOOD RD | CATHEDRAL OF HOPE |
| | 29 | 5922 CEDAR SPRINGS RD | CEDAR ROUTH CORP |
| | 30 | 5921 CEDAR SPRINGS RD | CEDAR ROUTH CORP |
| | 31 | 5950 CEDAR SPRINGS RD | Taxpayer at |
| | 32 | 3133 INWOOD RD | Taxpayer at |
| | 33 | 3023 INWOOD RD | Taxpayer at |