

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 12, 2026

ACM: Robin Bentley

FILE NUMBER: Z-26-000074

DATE FILED: April 3, 2026

LOCATION: South line of East 10th Street, west of East Clarendon Drive

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 8,052 sq. ft.

CENSUS TRACT: 481130041001

APPLICANT/OWNER: Benje Feehan / BuildingCommunityWorkshop

REQUEST: An application for a new Specific Use Permit for an accessory community center (private) on property zoned Tract 1, within Planned Development District No. 388 with H60, the Tenth Street Historic Overlay.

SUMMARY: The purpose of the request is to allow an accessory community center in the existing building on the property.

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

CPC RECOMMENDATION: Approval, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The subject property is zoned Planned Development 388 with Historic District H60 Tenth Street Neighborhood Historic District and is currently developed with a single-family house – The Little Blue House.
- Building Community Workshop proposes to work in partnership with the Tenth Street Residential Association to operate an accessory community service center in the existing Little Blue House.
- The proposed Accessory Community Service Center (Private) will operate as meeting, recreation, and social activity space per Ch. 51A-4.217.
- Chapter 51A-4.217 provides that:

b) Specific accessory uses. The following accessory uses are subject to the general provisions in Subsection (a) and the regulations and restrictions outlined below:

(1) Accessory community center (private).

(A) Definition: An integral part of a residential project or community unit development that is under the management and unified control of the operators of the project or development, and that is used by the residents of the project or development for a place of meeting, recreation, or social activity.

(B) District restrictions:

(i) This accessory use is not permitted in A(A), office, retail, CS, industrial, multiple commercial, and P(A) districts.

(ii) An SUP is required for this accessory use in single family, duplex, townhouse, CH, and urban corridor districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A private community center may not be operated as a place of public meetings or as a business.

(ii) The operation of a private community center must not create noise, odor or similar conditions beyond the property line of the project or development site.

(iii) A liquor permit may not be issued for a private community center.

(iv) This accessory use need not be located on the same lot as the main use.

(v) The area restrictions in Subsection (a)(3) do not apply to this use.

- Most of the surrounding properties are zoned PD 388 and developed with single family residential uses.
- No major structural changes to the existing building are proposed. The existing renovation was undertaken with certificates of appropriateness received in 2021. Any exterior changes in the future may require additional certificates of appropriateness with review from the Landmark Commission.

- Staff is supportive of the request for a Specific Use Permit for an accessory community service center in this location as it will not negatively impact the surrounding, zoning and land uses.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
E. 10 th Street	Local Street	--

Traffic:

The Engineering Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at the time of permitting submission to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Route:

Red Line, Blue Line

STAFF ANALYSIS:

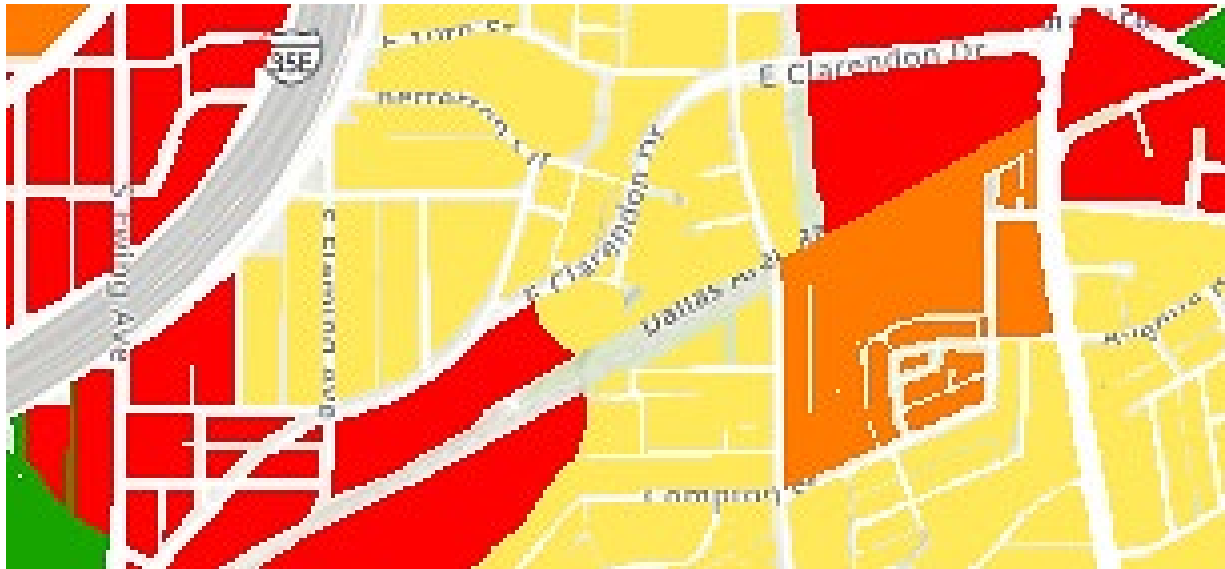
- **Comprehensive Plan Consistency Review:**

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

- **Consistency Review Recommendation**

The proposed SUP for an accessory community service center use is consistent with Forward Dallas 2.0. The site is completely within the Community Residential placetype that is primarily made up of single-family homes. Parks, schools, and

places of worship are interspersed throughout, providing focal points for community activity. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



LEGEND

	Regional Open Space		City Center
	Small Town Residential		Institutional Campus
	Community Residential		Flex Commercial
	City Residential		Industrial Hub
	Regional Mixed-Use		Logistics/Industrial Park
	Neighborhood Mixed-Use		Airport
	Community Mixed-Use		Utility

Other Contextual comments related to long-range plan

Area Plans

The 360 Area Plan – Interagency Plan is relevant for this area.

The 360 Plan provides a framework for a complete and connected City Center that provides enhanced opportunities for living, employment, education, and open space.

The Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. It is organized around the idea of creating a complete and connected City Center that provides an enriching urban experience for residents, workers, and visitors. The public-private planning process coalesced into a unified vision and three transformative strategies to: 1). Advance urban mobility, 1). Build complete neighborhoods, and 3). promote great placemaking.

The plan is an update to the 2011 Downtown Dallas 360 and was adopted by City Council in 2017. To date, the area has seen significant transformation with achievements of many action items detailed within the plan and leading to long-term vibrancy, including transit, streets, public spaces, urban design, housing, and parking.

Planning Narrative Response

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request or about Specific Use Permits for community service centers.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 388 Tract 1 with H60	Single Family
North	PD 388 Tract 1 with H60	Single Family
Northwest	PD 388 Tract 2C with H60	Commercial (Southern Dallas Progress Development Corp.)
East	PD 388 Tract 1 with H60	Undeveloped
South	PD 388 Tract 1 with H60	Single Family
West	PD 388 Tract 1 with H60	Undeveloped

Land Use Compatibility:

The area of request is currently developed with an existing single-family building – The Little Blue House and is zoned Planned Development District 388 with H60 The Tenth Street Historic District. The Tenth Street Historic District was adopted in 1993 and is one of the only remaining Freedman's Towns in the Country today and the only one in Dallas that is still intact with freed slaves settling within the District after the Civil War. The Tenth Street Historic District was listed in the National Register of Historic Places in 1994 in recognition of its cultural significance and architectural value.

Surrounding land uses are also zoned PD 388 with H60 and mainly single-family land uses. The property immediately to the west is undeveloped and new residential homes are being constructed in this walkable area. A historic commercial building – a structure that contributes to the National Register Historic District status is located to the northwest at the corner of N. Cliff Street and E. 10th Street and is now owned by the Southern Dallas Progress Community Development Corporation.

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 request does not appear to have an adverse impact on the surrounding, zoning and developed land uses and will minimize disruption to streets and contribute to redevelopment in the area that the accessory community service center is intended to serve.

Staff is supportive of the request for the Specific Use Permit for the proposed accessory community service center in the existing Little Blue House on E. Tenth Street. The subject property has ample parking within the area with a large parking lot at the northwest corner of E. 10 Street and N. Cliff Street and light rail service in the area and will provide support services for the revitalization of this area in alignment with the Community Residential placetype.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X, Tree Conservation and Landscaping at the time of future development on the property.

Parking:

No parking spaces are required for an Accessory community center (private) per Chapter 51A-4.217.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers in 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 (A through C), to orange, representing the weakest markets (G through I). The area of request is located within and surrounded entirely to the north, south, east, and west within a 'G' MVA cluster.

List of Board of Directors for buildingcommunityWORKSHOP 501(c)(3)

Property Owner

buildingcommunityWORKSHOP

Board of Directors

Brent Brown, AIA - Board Chair

John Greenan, J.D. - Board Secretary & Treasurer

James Oppelt

Enisha Shropshire

Christopher Dowdy

Applicant

buildingcommunityWORKSHOP

Benje Feehan - Executive Director

City Plan Commission Action
June 11, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit for an accessory community center (private), subject to a site plan and conditions, on property zoned Tract 1, within Planned Development District No. 388 with H60 the Tenth Street Historic Overlay, on the south line of East 10th Street, west of East Clarendon Drive.

Maker: Housewright
Second: Carpenter
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato,
Carpenter, Koonce, Housewright, Kocks,
Coffman, Hall, Kingston
Against: 0
Absent: 3 - Wheeler-Reagan, Franklin, Rubin
Vacancy: 0

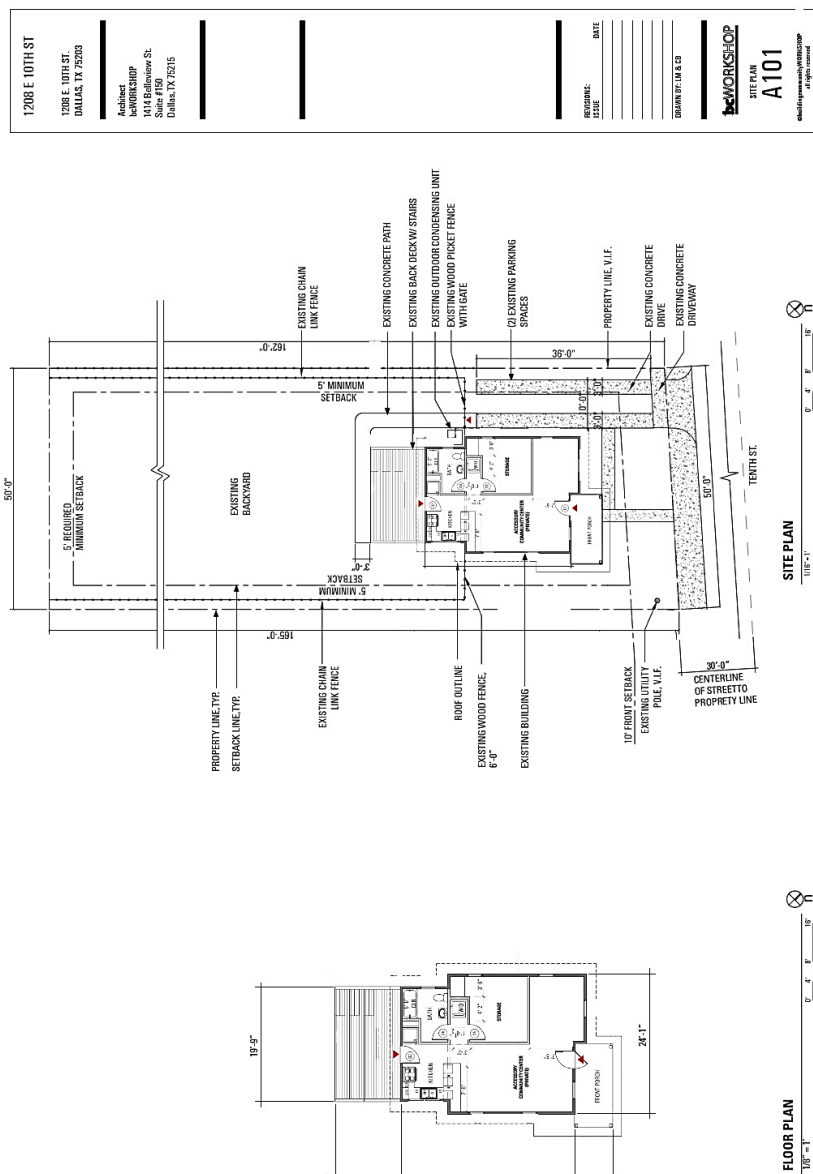
*** District 4 appointment not in attendance in accordance with
Section 8-20(e) of the Dallas City Code.

Notices: Area: 200 Mailed: 35
Replies: For: 0 Against: 0

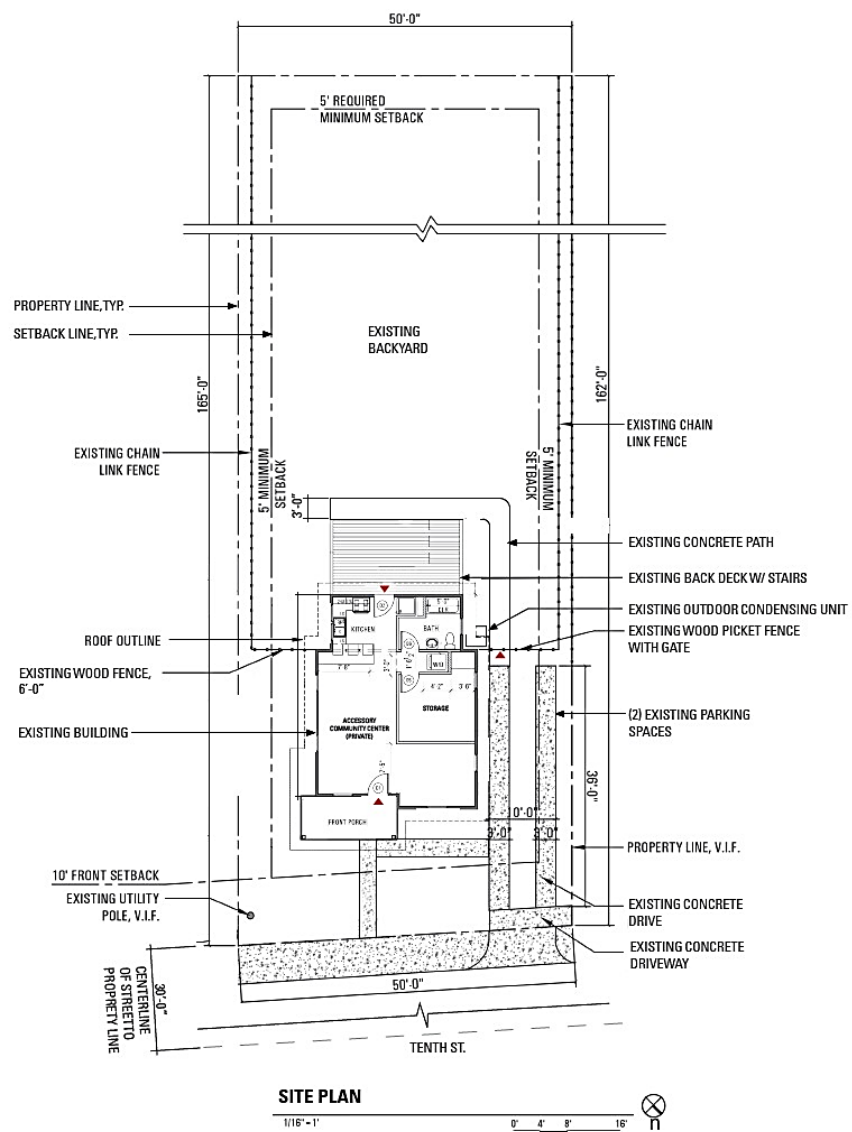
Speakers: For: None

For (Did not speak): Alexandria Washburn, 801 Haines Ave., Dallas, TX, 75208
Against: None

Proposed Site Plan

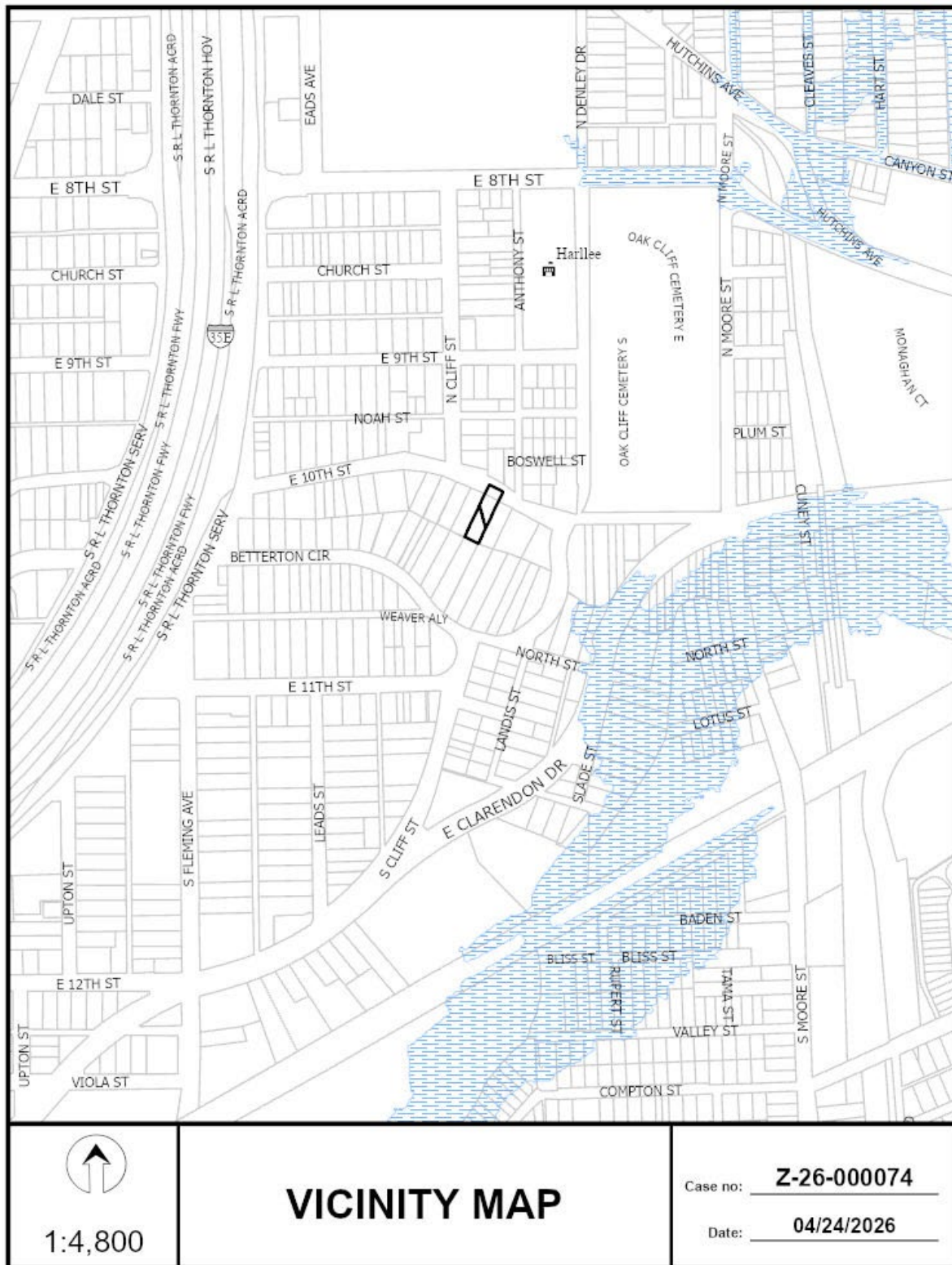


Proposed Site Plan [*Enlarged*]

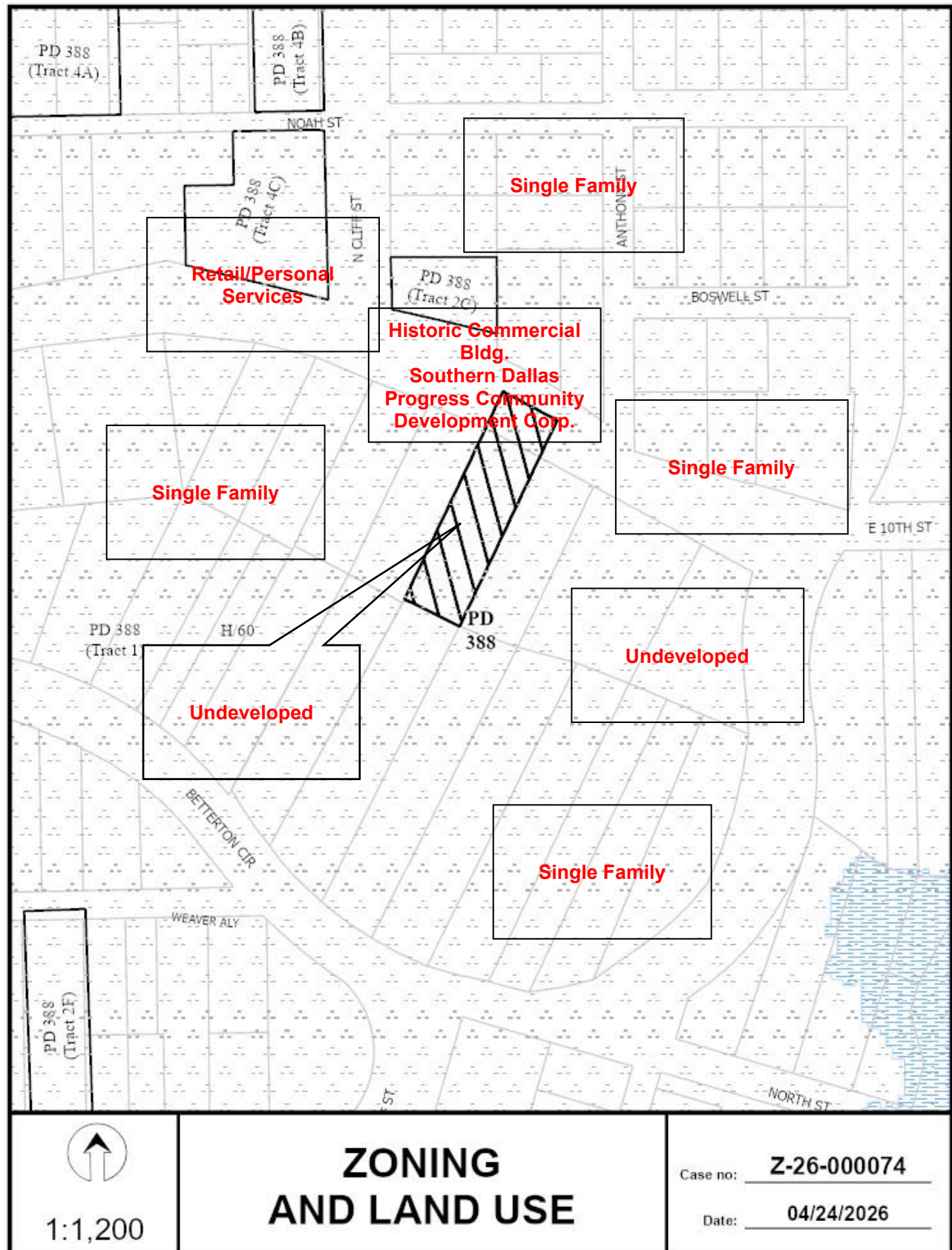


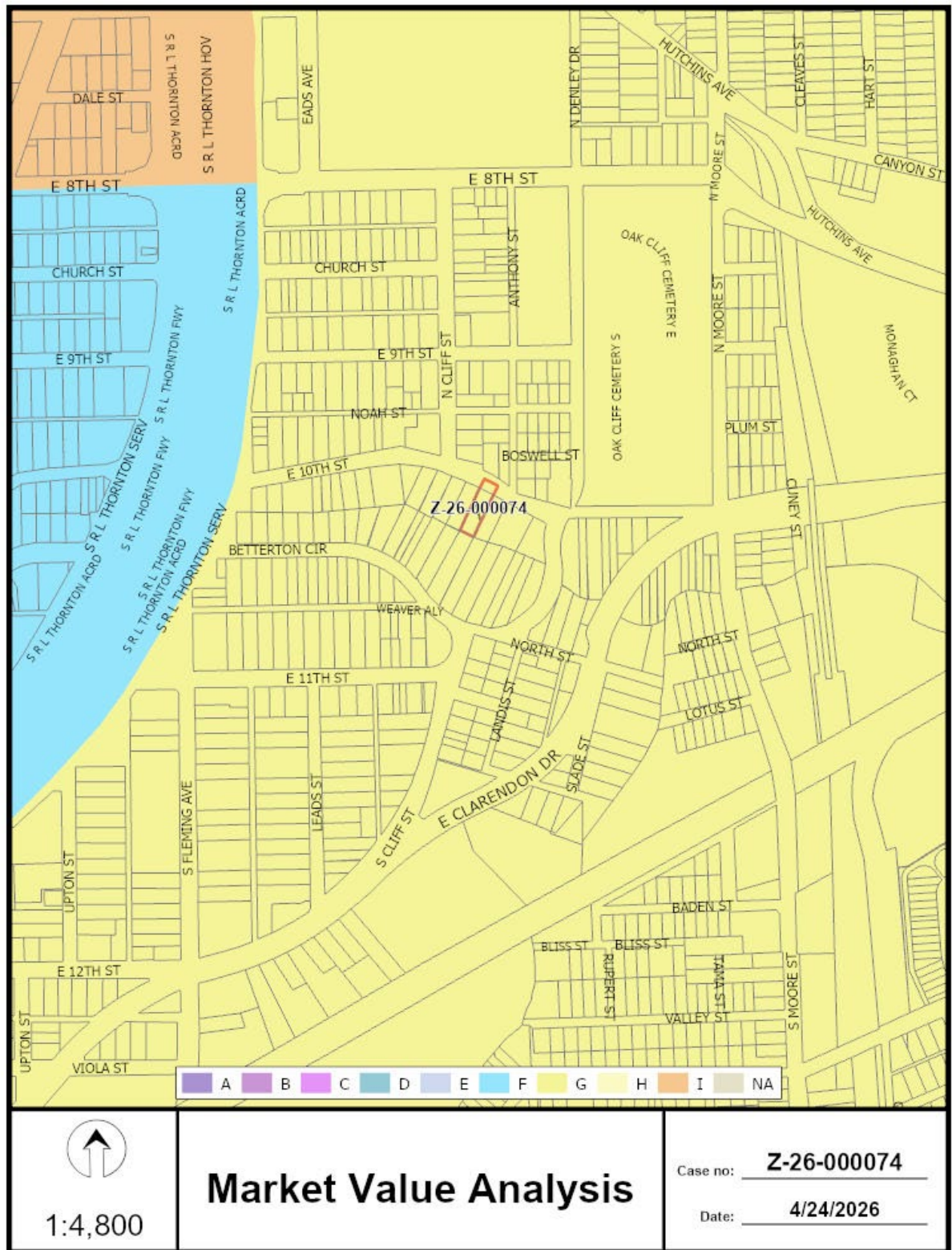
Proposed SUP Conditions

1. USE: The only use authorized by this SUP is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. FLOOR AREA: The community service center is limited to a maximum floor area of 1,640 square feet.
5. HOURS OF OPERATION: The community service center may only operate between 9:00 AM to 6:00 PM, Monday through Saturday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. 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.











06/10/2026

Reply List of Property Owners***Z-26-000074******35 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	1208	E 10TH ST	Taxpayer at
2	1127	E 10TH ST	GREATER EL BETHEL MISSIONARY
3	1209	E 10TH ST	AMADOR JULIAN
4	115	ANTHONY ST	GOMEZ JUAN
5	1213	E 10TH ST	1213 10TH LAND TRUST
6	112	N CLIFF ST	KH SOLUTIONS INC
7	108	N CLIFF ST	ALVAREZ MANUEL A
8	102	N CLIFF ST	SOUTHERN DALLAS PROGRESS
9	119	ANTHONY ST	TEKTON RESIDENTIAL
10	1216	NOAH ST	AZANS SERVICES LTD CO
11	1220	NOAH ST	FLOWERS ALBERTA ESTATE OF
12	1217	BOSWELL ST	WHITMAN EXSOLA
13	1223	BOSWELL ST	CBRS LLC
14	1226	BOSWELL ST	Taxpayer at
15	1221	E 10TH ST	Taxpayer at
16	1220	BOSWELL ST	CASTILLO ELIAS F
17	1219	E 10TH ST	CASTILLO ELIAS & EPIFANIA
18	1222	BOSWELL ST	ADAMS ROYCE ANN
19	1126	E 10TH ST	GONZALEZ STEPHANIE
20	1132	E 10TH ST	LAW OFFICE OF JONATHAN HWANG
21	1136	E 10TH ST	HERNANDEZ ANDREA SARVIN DE
22	1200	E 10TH ST	HIDDEN CREEK FUND QOZB LLC
23	1214	E 10TH ST	HUSSAIN FARHAN
24	1218	E 10TH ST	Taxpayer at
25	1224	E 10TH ST	FUSFIELD GARY
26	1205	NORTH ST	ELLISON DEE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1201	NORTH ST	FLORES HILARION RIVERA
28	1151	BETTERTON CIR	BURNS ONEATOR
29	1145	BETTERTON CIR	GSI BAROS
30	1139	BETTERTON CIR	DALLAS SKYFALL LLC SERIES
31	1135	BETTERTON CIR	COBOS ROLANDO &
32	1129	BETTERTON CIR	RODRIGUEZ CIRILO TORRES EST OF &
33	1125	BETTERTON CIR	MEDRANO ROSA
34	1127	BETTERTON CIR	Taxpayer at
35	1121	BETTERTON CIR	SALINAS VERONICA I