

FILE NUMBER: Z-26-000049 **DATE FILED:** March 12, 2026

LOCATION: Southeast line of Garland Road and the northwest line of Alvin Street

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 4.26 acres **CENSUS TRACT:** 481130128002

APPLICANT/REPRESENTATIVE: Rob Baldwin/Baldwin Associates

OWNER: Gospel Light Eritrean Baptist Church / Museum School of East Dallas

REQUEST: An application for a new Specific Use Permit for an open-enrollment charter school on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow operations at a K-8 school within the existing building.

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

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

BACKGROUND INFORMATION:

- The site is proposing an open-enrollment charter school up to 4.26 acres, with a maximum enrollment of 400 students in grades kindergarten through 8th-grade.
- The site is zoned CR Community Retail District and is being utilized as a Church.
- The proposed school would share the site with the Gospel Light Eritrean Baptist Church, which holds a Sunday worship service at 10:00 am and prayer meetings on Wednesdays and Friday evenings, but would not overlap with school operation times.
- The traffic management plan was updated to reflect new data and new Transportation recommendations.

Zoning History:

There have been zero zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Garland Road	Principal Arterial	100' M-6-D(A)
Alvin St	Local	

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and has determined that it will not significantly impact the surrounding roadway system, the school is required to comply with the traffic management plan on the recommendation of Transportation staff.

Transit Access:

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

DART Bus Route 15 and 214

STAFF ANALYSIS:

Comprehensive Plan:

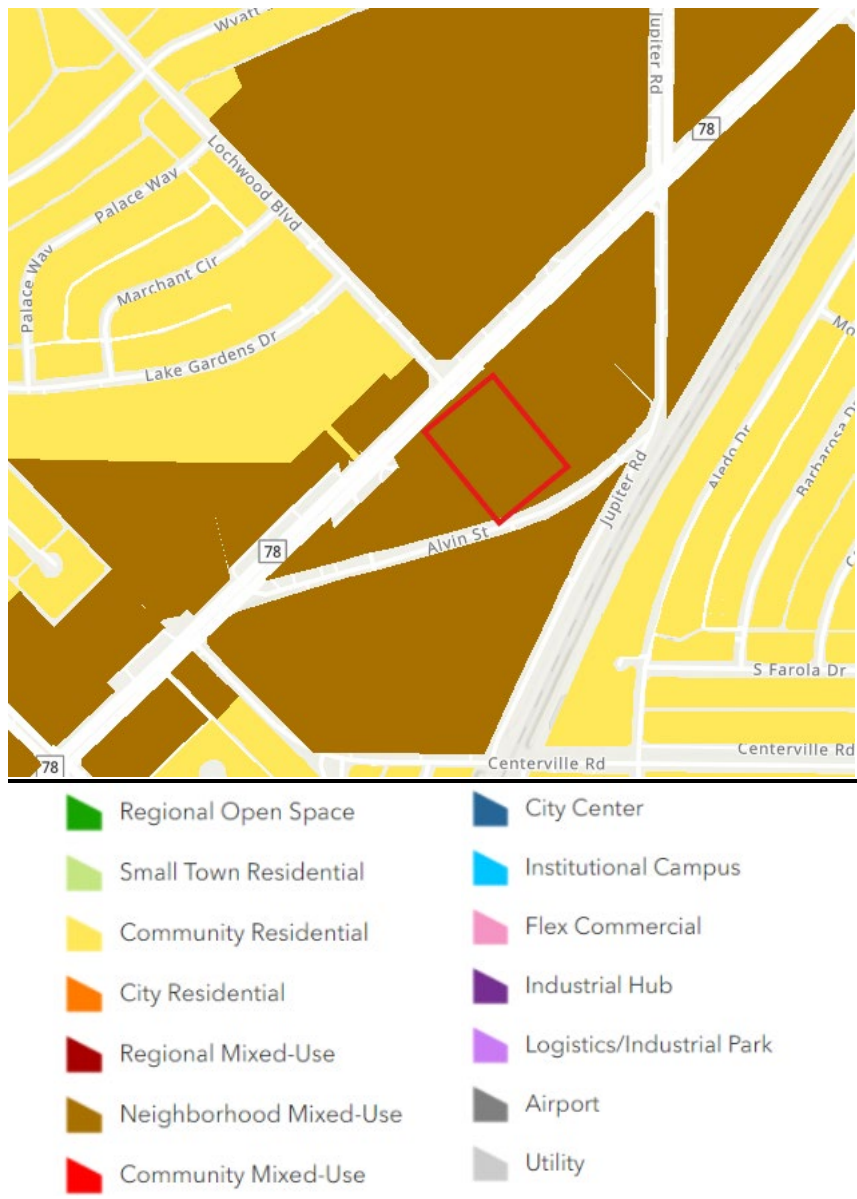
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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.

The proposed Specific Use Permit for an open-enrollment charter school is generally **consistent** with Forward Dallas 2.0. The charter school is identified as a secondary use within the **Neighborhood Mixed-Use** placetype. The site is adjacent to CR zoning uses to the northeast, northwest, and CS to the southeast and southwest. The site is within a ½ mile of Bus Routes 15 & 214. The proposed charter school provides the community with educational opportunities for our youth attending pre-kindergarten through eighth grade. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city, including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.



Land Use:

	Zoning	Land Use
Site	CR	Charter School / Church
North/ East	CR	Auto repair, retail, restaurant, gas station
South	CS	Retail, storage
West	CR	Auto repair, retail

Land Use Compatibility:

The site is located within a Community Retail District on the southeast line of Garland Rd and the northwest line of Alvin St. The Specific Use Permit is being requested to operate as an open-enrollment school, kindergarten through 8th grade, with approximately 400 students. The proposed development is compatible with character, size, and surrounding uses.

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 supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval subject to a site plan, traffic management plan, and conditions.

Landscaping:

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

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, schools require nine and one-half spaces per senior high school classroom; otherwise, none are required. The site plan shows 152 parking spaces. Institutional and community service uses may share parking on the same lot where both uses are located if their hours are non-overlapping.

Market Value Analysis:

Market Value Analysis (MVA) is a tool that helps residents and policy-makers understand 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 requested area is currently in a “C” MVA area. The area of request is surrounded by C” MVA areas to the north, the south, east, and west.

List of Officers

Gospel Light Eritrean Baptist Church

Biniam Asefaw, Pastor
Ghirmay Araya, Elder
Yohannes Okbai, Elder
Finan Tesfalidet, Elder
Tesfazgi Kahsu, Elder

Museum School of East Dallas

Board of Directors

- Loren Colman, Superintendent
- Mya Baker, Board Chair
- Mark Willey, vice-Chair
- Vilas Panicker, Treasurer
- Carrie Holliday Sneed, Secretary
- Dr. Ollie Malone, Human Resources
- Andrea Barger, Marketing & Branding
- Bibi Yasmin Katsev, Education Policy
- Jackie Arellano, Early Elementary Education
- Khayree Duckett, Government Relations
- Dr. Dawn Duke, Education Leadership
- Grayson Wafford, Finance and Real Estate
- Jessica Hernandez, Community Engagement
- Ann Massey Badmus, Attorney
- Crystal Cantu Lerman, Communications
- Ahava Silkey-Jones, Fine Arts

CPC Action
May 7, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit for an open-enrollment charter school, subject to a site plan, traffic management plan, and conditions on property zoned CR Community Retail District, on the southeast line of Garland Road and the northwest line of Alvin Street.

Maker: Koonce
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato, Carpenter,
Wheeler-Reagan, Franklin, Koonce,
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

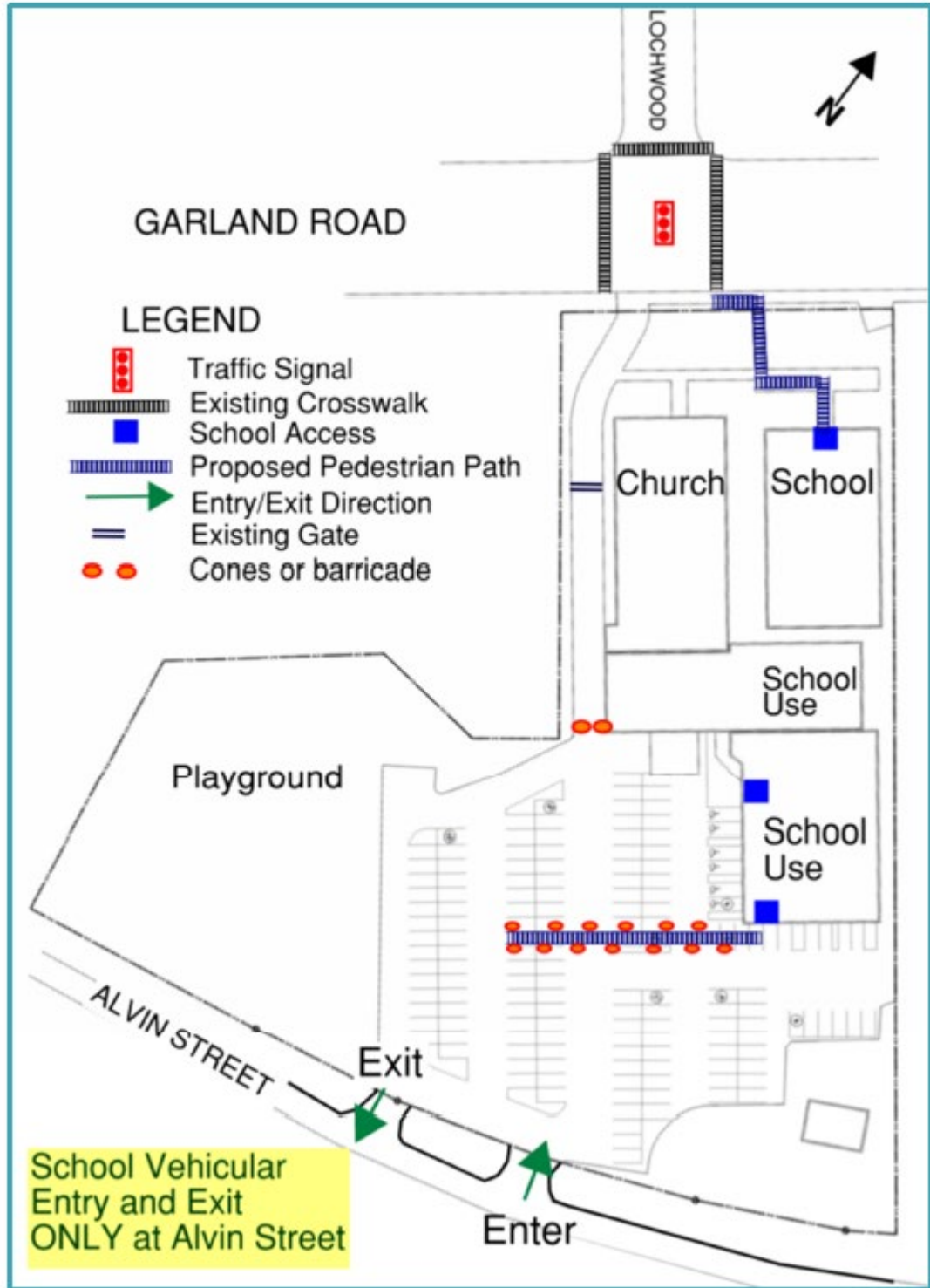
Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 32
Replies: For: 0 Against: 2

Speakers: None

PROPOSED TRAFFIC MANAGEMENT PLAN DIAGRAM

Museum School of East Dallas - Traffic Assessment/TMP
April 16, 2026
Page 10



Museum School of East Dallas: Transportation Management Plan

Elizabeth Crowe Engineering Associates, PLLC

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an open enrollment charter school.
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. LANDSCAPING: Landscaping must be provided and maintained in accordance Article X of the Dallas Development Code, as amended.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. PEDESTRIAN AMENITIES: A minimum of one of each of the following pedestrian amenities must be provided along Garland Road.
 - A. Bench.
 - B. Trash receptacle.
 - C. Bicycle rack.
7. SIDEWALKS AND PEDESTRIAN PATHS:
 - A. Sidewalks. A sidewalk with a minimum unobstructed width of six feet must be provided along Garland Road. The sidewalk must be located a minimum of five feet from the back of curb. Sidewalks existing on March 1, 2026, that are in good repair may remain; however, when a section of existing sidewalk is repaired or replaced, it must be replaced with a minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer.
 - B. Pedestrian pathways. Accessible pathways that comply with Romanettes (i) through (v) are required. If a path is located behind a fence, a pedestrian gate is required. Pedestrian pathways existing on [date of ordinance XX, XX 2026] that are in good repair may remain; however, when an existing pedestrian pathway is repaired or replaced, it must be replaced with a pathway that complies with Romanettes (i) through (v).
 - i. A minimum four-foot-wide, permeable paving unobstructed pathway is required to connect a primary entrance of each main building and off-street parking spaces.
 - ii. Unobstructed sidewalks located in the public right-of-way may count towards the pedestrian pathway requirement when all other criteria in this paragraph are met. Sidewalk connections to pathways may not be more than 130 linear feet apart.
 - iii. When abutting parking spaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the pathway.
 - iv. Where crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

- v. The pathway with the shortest distance between a primary entrance and a lot line on the entrance on the opposite side of the parking lot from the building must connect to the sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

8. SIGNS: Signs are not required to be shown on the attached site plan.

9. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of a private school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2027, or within six months after students first begin attending class, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2027, or within six months after students began attending classes, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1 of each odd-numbered year, the director shall notify the city plan commission.

i. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

ii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property

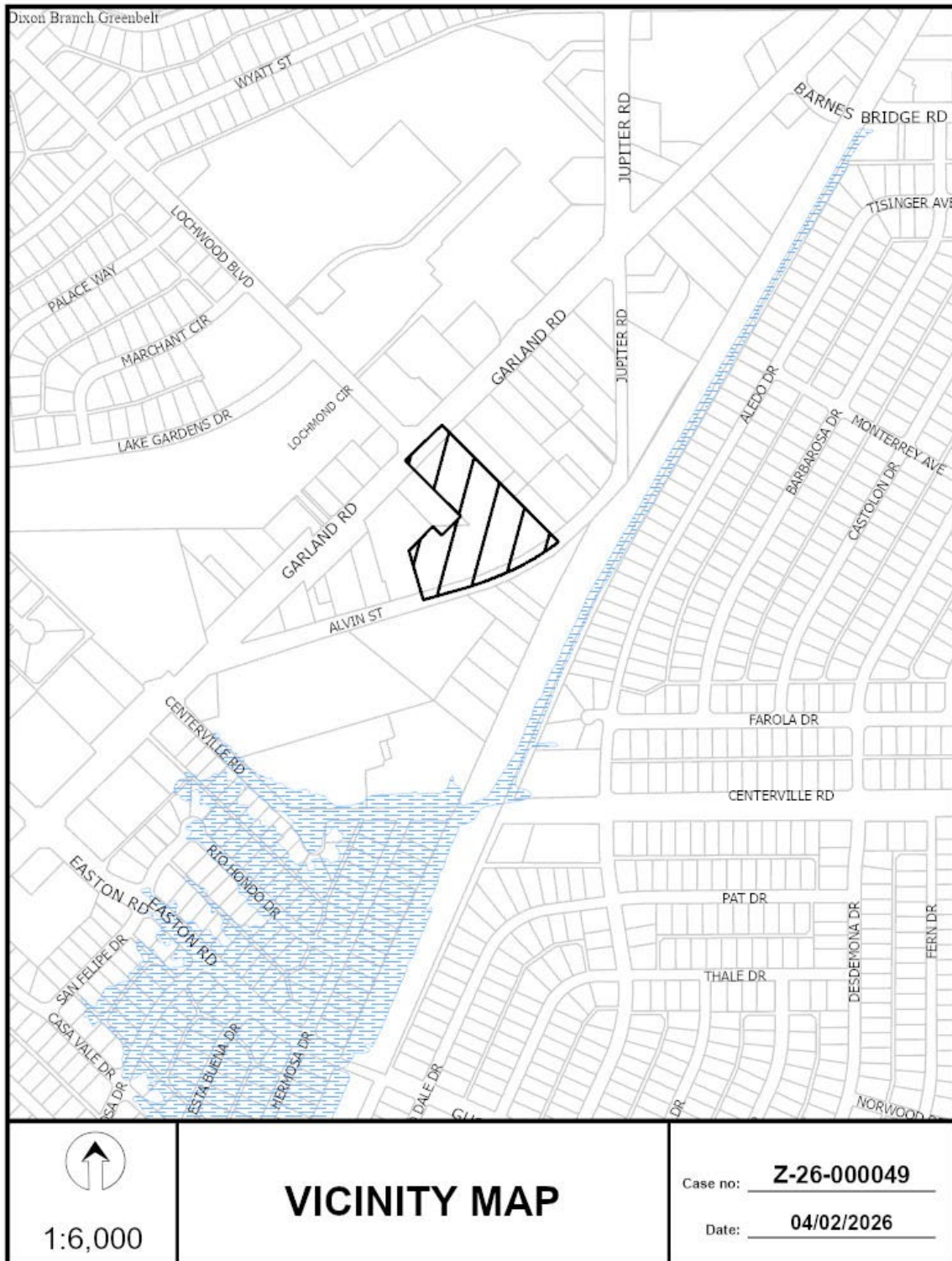
owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

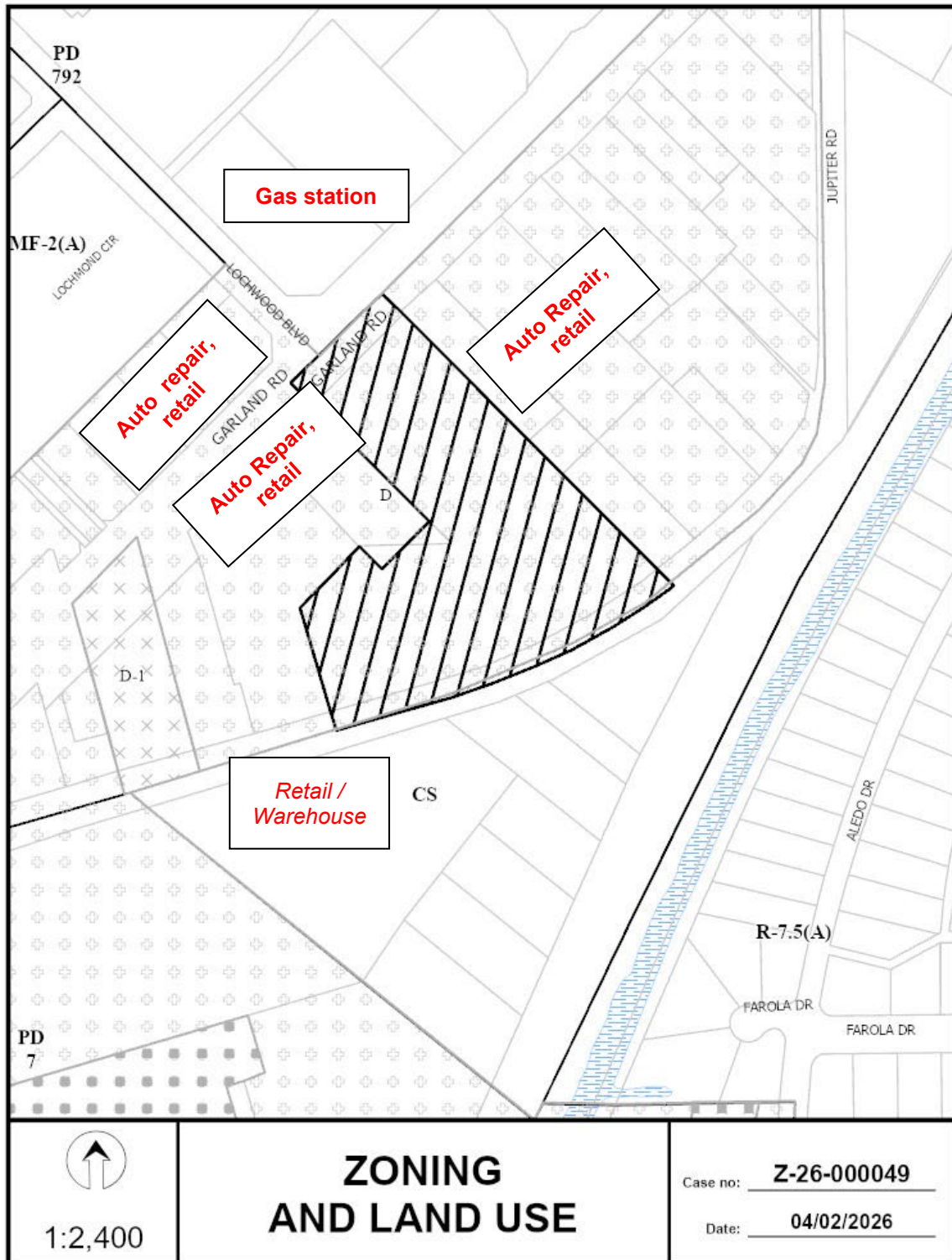
- i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code.
- ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

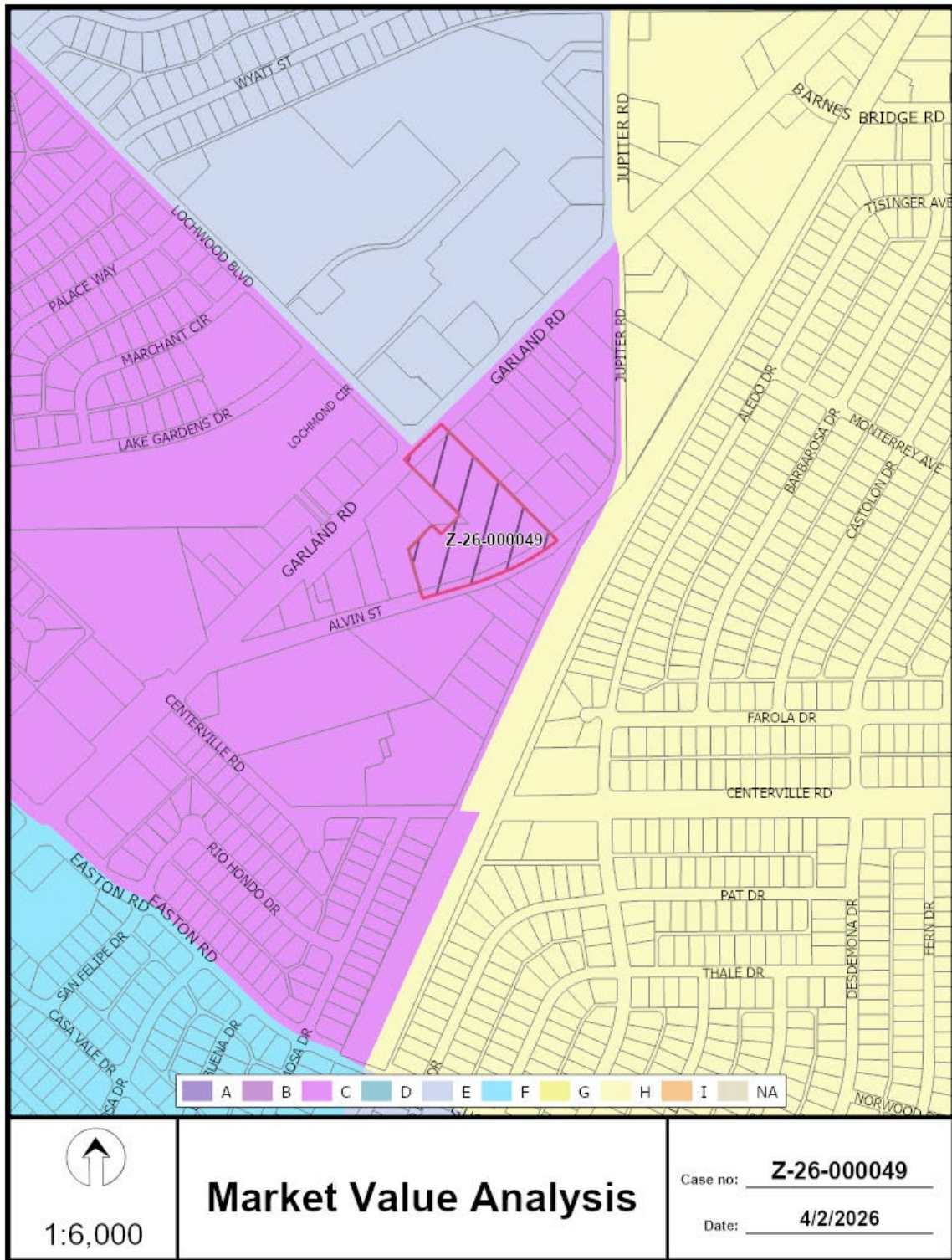
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. 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.









1:6,000

Market Value Analysis

Case no: **Z-26-000049**
Date: **4/2/2026**



32	Property Owners Notified (36 parcels)
0	Replies in Favor (0 parcels)
2	Replies in Opposition (2 parcels)
300'	Area of Notification
5/7/2026	Date

Z-26-000049
CPC



1:2,400

05/06/2026

Reply List of Property Owners**Z-26-000049****32 Property Owners Notified****0 Property Owners in Favor****2 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	11110 GARLAND RD	GOSPEL LIGHT ERITREAN
	2	10740 GARLAND RD	EXTRA SPACE PROPERTIES
	3	11038 ALVIN ST	STORAGE EQUITIES INC
	4	11012 GARLAND RD	ELLIS RENTAL PROPERTIES LLC
	5	11204 GARLAND RD	BW COMMERCIAL PROPERTY LLC
	6	11241 ALVIN ST	MORALES CARLOS ISAIAS
	7	11000 GARLAND RD	GEMCO PROPERTY CORP
X	8	10920 GARLAND RD	JUNGS & YOUNG INC
	9	10926 GARLAND RD	PARKFIELD PROPERTIES INC
	10	10909 JUPITER RD	GODINEZ RAMON N &
X	11	11110 ALVIN ST	INTERNATIONAL PLUMBING
	12	10939 JUPITER RD	DAVIDSON RODNEY L &
	13	11041 GARLAND RD	LOCHWOOD PARTNERS LLC
	14	11011 GARLAND RD	GAMINO REYES &
	15	11051 GARLAND RD	11051 GARLAND RD LLC
	16	11117 LOCHWOOD BLVD	LIVE OAK LOCHWOOD LLC
	17	10903 ALEDO DR	Taxpayer at
	18	10907 ALEDO DR	TIJERINA NANCY
	19	10913 ALEDO DR	OCCM INC
	20	10917 ALEDO DR	CARDOSO RAMIRO
	21	10923 ALEDO DR	JETT LLC
	22	10927 ALEDO DR	WALKER THOMAS DONALDSON JR
	23	11118 GARLAND RD	WITHERSPOON JAMES WAYNE &
	24	11229 ALVIN ST	RM ALVINS ST LLC
	25	11231 ALVIN ST	LEVERAGE SQUARE 67 LP
	26	11249 ALVIN ST	WOLFF CAROL

Z-26-000049

05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	10875 JUPITER RD	MAXIMUM COMMERCIAL LTD
	28	10855 JUPITER RD	TX PRESTIGE AUTO CO
	29	11115 GARLAND RD	PAULS PETRO MART INC
	30	11155 GARLAND RD	COMERICA BANK TEXAS
	31	11225 GARLAND RD	MCDONALDS CORPORATION
	32	99999 NO NAME ST	KANSAS CITY SOUTHERN RR