

CITY PLAN COMMISSION

THURSDAY, JULY 10, 2025

Planner: Rexter Chambers

FILE NUMBER: Z-25-000044 **DATE FILED** April 22, 2025

LOCATION: South line of Plaza Boulevard, between Linda Lane and La Flor Lane.

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 37,026 square feet **CENSUS TRACT:** 48113016711

REPRESENTATIVE: Stephanie Chukwukelu

OWNER: Astrid Village Assisted Centre, LLC

APPLICANT: Stephanie Chukwukelu

REQUEST: An application for a new Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned a R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to permit a handicapped group dwelling unit within the existing structure.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) and is developed with a single-family home.
- The applicant proposes a Special Use Permit for a Handicapped Group Dwelling Unit.
- The property is located within the Neighborhood Mixed-Use placetype in Forward Dallas.
- Chapter 51A defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in this chapter, and who are living together as a single housekeeping unit.
- The use is permitted by right within the R-7.5(A) District but requires a SUP when within 1,000 feet of another group residential facility. Due to the presence of existing facilities within the surrounding area, but not located within this block, a SUP is required for the use.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Plaza Boulevard	Residential Collector	75'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact traffic.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 41

STAFF ANALYSIS:

Active Area Plans:

The UNT-Dallas Area Plan: Vision and Policy Plan -

<https://dallascityhall.com/departments/pnv/Pages/The-UNTDallas-Area-Plan.aspx>

Comprehensive Plan:

ForwardDallas 2.0, adopted by the Dallas City Council in September 2024, is the city's updated comprehensive plan for guiding future land use and development. It establishes a long-term vision for how the City should grow, including a future land use map and broad policy goals, but it does not set zoning boundaries or impose legal land use restrictions. Instead, it serves as a high-level framework to inform decisions about rezoning and development, providing guidance, not regulation, for evaluating proposals.

The plan has five main themes: environmental justice and sustainability, transit-oriented development and connectivity, housing choice and access, economic development and revitalization, and community and urban design. ForwardDallas 2.0 is not a zoning document and does not address site-specific issues or Specific Use Permits; it is intended as a strategic guide for shaping the city's future growth and land use policies. This Comprehensive Plan outlines several goals and policies that can serve as a framework for evaluating the applicant's request.

The City Council adopted the new ForwardDallas 2.0 Comprehensive Plan in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our city has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

Consistency Review Recommendation

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, open spaces, employment, and industry centers. 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.

Subject Property Placetype(s)

The area of request is situated within the Neighborhood Mixed-Use Placetype.

Neighborhood Mixed-Use: Areas comprising the Neighborhood Mixed-Use placetype are anchors of commercial and social activity for the surrounding neighborhoods. This placetype incorporates local-serving retail, services, and dining options and a mix of low- and medium-density residential. These areas are typically located at key intersections in

nodes or along corridors where small commercial shopping centers and corner stores provide access to daily needs for residents. It can include vertical mixed-use development and horizontally mixed-use centers that are compatible with surrounding neighborhoods.

Primary Use(s): A more prevalent and prominent land use that plays a pivotal role in characterizing a placetype.

- Multiplex
- Apartments
- Mixed-Use
- Lodging
- Commercial
- Office

Secondary Use(s): A less prevalent use that may support or complement the primary land use in a place type, but it often requires justification, higher scrutiny, and adherence to the locational strategy.

- Agricultural
- Public Open Space
- Private Open Space
- Single Family Detached
- Single Family Attached
- Civic/Public Institutional
- Utility

Proposed Future Land Use Classification Recommendation

The request would specifically consider the single family secondary land use, and would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The Neighborhood Mixed Use placetype is intended to foster a variety of housing choices, including “missing middle” options—such as duplexes, multiplexes, and group living arrangements—integrated within a walkable, mixed-use environment. A handicapped group dwelling unit would support the ForwardDallas goals of housing choice, inclusivity, and access, especially for populations needing supportive residential environments.

The area of request is a vacant single family residential building, with previous uses other than residential denoted by the signage located in the front yard. Any new developments within this place type should be well-integrated within the natural landscape, and

consideration should be given to a connectivity approach to preserve the existing fabric of the area.

A handicapped group dwelling unit, as defined by the City of Dallas, is a residential use typically permitted in single family and multifamily districts and mixed-use zones, subject to specific spacing and licensing requirements. Within the context of the Neighborhood Mixed-Use placetype, this use would align with the supporting or secondary residential uses, as it provides a form of residential group living, but not specifically a duplex or large multifamily complex.

This use would align with the city's goals for diverse, inclusive, and flexible housing options. This would generally be compatible with this placetype and subject to standard compliance with underlying zoning and spacing requirements.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Vacant single family
North	R-7.5(A) Single Family	Single Family
South	R-7.5(A) Single Family	Single Family
East	R-7.5(A) Single Family	Single Family
West	R-7.5(A) Single Family	Single Family

Land Use Compatibility:

The City of Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit domicile of up to eight handicapped persons (not considered a "family" under the city code) living together as a single housekeeping unit. Up to two supervisory personnel may also reside on the premises, provided the total number of residents does not exceed eight.

The granting of a SUP does not affect the uses permitted as of right and does not waive the regulations of the underlying zoning district.

The city council may impose reasonable conditions upon granting a SUP consistent with the purposes stated in this chapter. The area of request is currently surrounded by single-

family homes to the north, south, east, and west. Staff finds the applicant's proposal compatible with these 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, and provided the use is limited to the Handicapped Group Dwelling Unit (HGDU), which would complement the existing residential area.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) Single Family District

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	1 Dwelling Unit/7,500 square feet	30'	45%		Single family

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a handicapped group dwelling unit is one parking space per dwelling unit when located in R-7.5(A) zoning district. Per the site plan, the applicant is providing the required amount of parking.

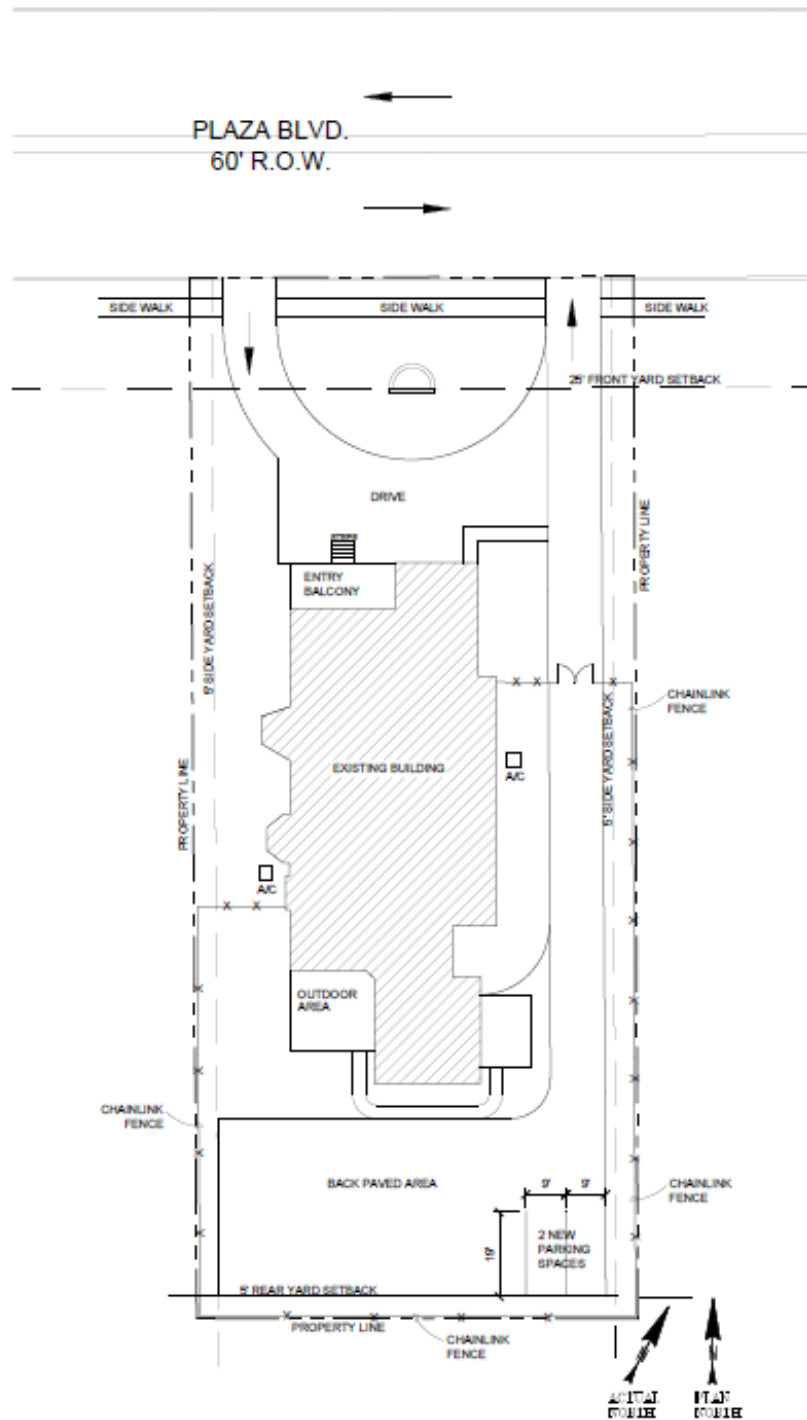
Market Value Analysis:

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 within an "H" MVA area.

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a handicapped group dwelling unit.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit shall not expire.
4. SIZE: Building floor area is limited to no more than 4,500 square feet.
5. PARKING: Parking must be located as shown on the attached site plan.
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.

PROPOSED SITE PLAN



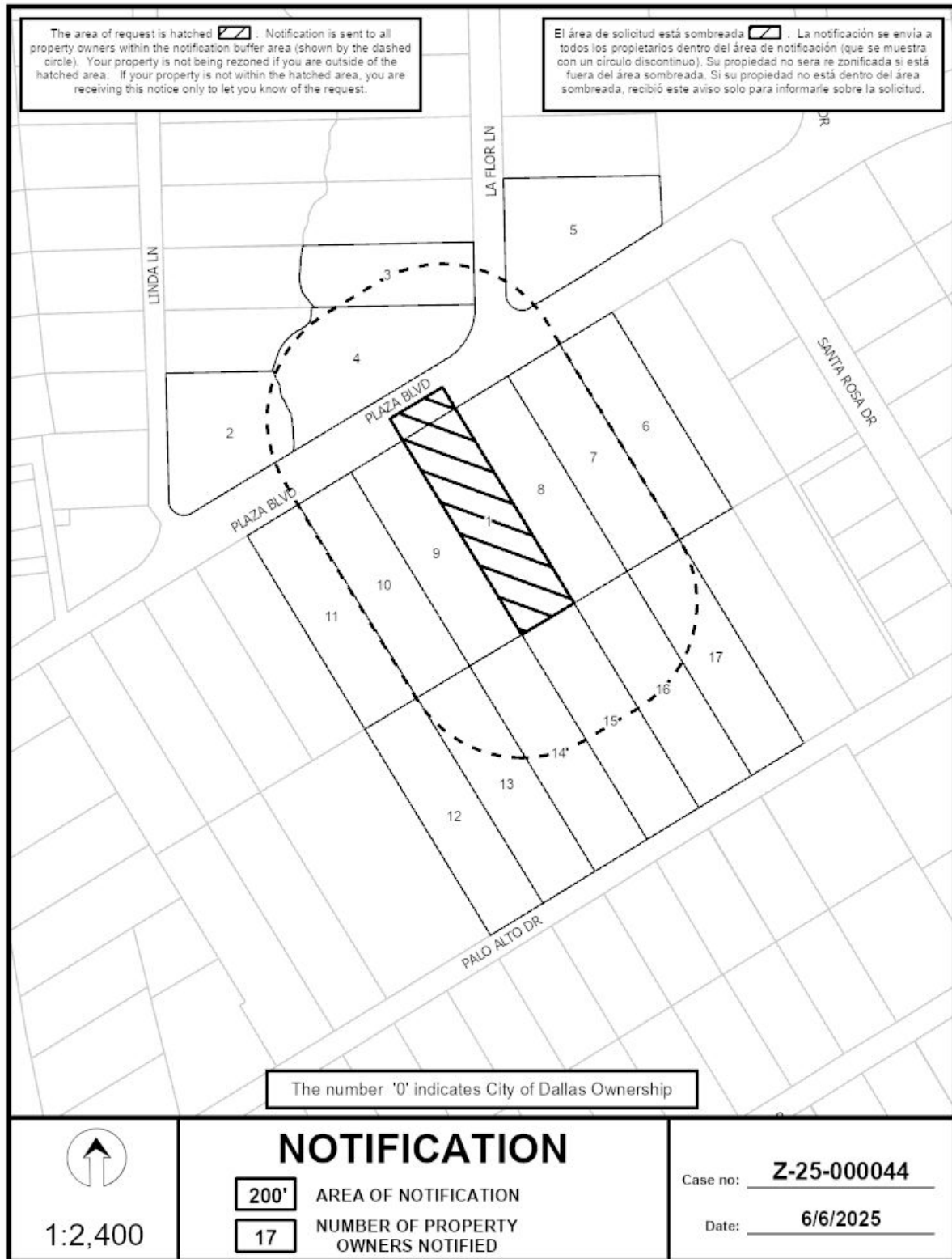
1 SITE PLAN
1" = 20'-0"











06/06/2025

Notification List of Property Owners

Z-25-000044

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2548 PLAZA BLVD	ASTRID VILLAGE ASSISTED CENTRE
2	7534 LINDA LN	GOREE TERRY LEWIS SR &
3	7439 LA FLOR LN	ESPARZA VICTOR
4	2545 PLAZA BLVD	WILLIAMS ROSE ANN ETAL
5	7440 LA FLOR LN	JONES DONNA Y BRANCH
6	2624 PLAZA BLVD	CORDERO VIDAL A &
7	2616 PLAZA BLVD	ROBERTSON SHAURETTA LA-KAY S
8	2608 PLAZA BLVD	ZELAYA MANUEL DEJESUS &
9	2540 PLAZA BLVD	QUINTERO ELVIA
10	2532 PLAZA BLVD	GALLEGOS SALOMON REYNA &
11	2524 PLAZA BLVD	DUNN CHARLESETTA
12	2623 PALO ALTO DR	SCROGGINS JACKQUELINE & JOHN
13	2631 PALO ALTO DR	LEE ELLA
14	2639 PALO ALTO DR	JACKSON EVELYN
15	2647 PALO ALTO DR	ROBINSON ANGLEE
16	2707 PALO ALTO DR	CRAWFORD W J EST OF
17	2715 PALO ALTO DR	MORENO ISMAEL