

CITY PLAN COMMISSION

THURSDAY, JULY 23, 2026

Planner: Hema Sharma

FILE NUMBER: Z-26-000109

DATE FILED: June 8, 2026

LOCATION: West corner of Martin Luther King Jr. Boulevard and S.M. Wright Parkway.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 1.1385 acres

CENSUS TRACT: 48113020900

OWNER/APPLICANT: Elizabeth Wattley

REPRESENTATIVE: Rob Baldwin / Baldwin Associates

REQUEST: An application for an amendment to Specific Use Permit No. 2531 for a commercial parking lot or garage use on property zoned Subdistrict I, Subarea B, within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District

SUMMARY: The purpose of the request is to renew SUP 2531 for a commercial parking lot or garage use.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to conditions.

Planned Development District No. 595

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

ARTICLE XIII FORM DISTRICTS

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-93607

BACKGROUND INFORMATION:

- On May 22, 2024, City Council approved SUP 2531 for commercial parking lot or garage use for a 2-year period.
- The area of request is currently zoned Subdistrict 1, Subarea B, within Planned Development District 595, the South Dallas Fair Park Special Purpose District.
- The surrounding area is residential, commercial, church, fire station, theater and undeveloped land.
- The applicant wishes to continue to use it as commercial parking lot or garage to facilitate the renovation of the Forest Theater. As such, they request a renewal to their Specific Use Permit. At this time, the applicant has not yet constructed a permanent parking lot.
- The purpose of the request is to renew SUP 2531 for 5 years.
- No changes are proposed to the site plan or conditions.

Zoning History:

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

1. **Z223-121:** On June 10, 2026, the City Plan Commission approved an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 595, South Dallas /Fair Park Special Purpose District and amending appropriate zoning regulations for the area, including, but not limited to, permitted uses, development standards, and other applicable requirements. The authorized hearing did not change the zoning for this site.
2. **Z223-268:** On May 22, 2024, the City Council approved and application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard. [Includes subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Central Expressway	At-grade Boulevard	-
Julius Schepps Freeway	Elevated Highway	-
Martin Luther King, Jr. Boulevard	Principal Arterial	120 ft. Bike Plan

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

Transit Access:

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

DART Bus Routes:

13, 104

STAFF ANALYSIS:**Comprehensive Plan:**

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. This updated plan reflects how Dallas has grown and changed over the past twenty years, and it helps us look ahead supporting our city's continued economic success and long-term community vibrancy. It's important to note that forwardDallas is a guidance document, not a zoning document. Its goals and policies provide a framework that helps us thoughtfully evaluate development requests and make decisions that align with our shared vision for Dallas' future.

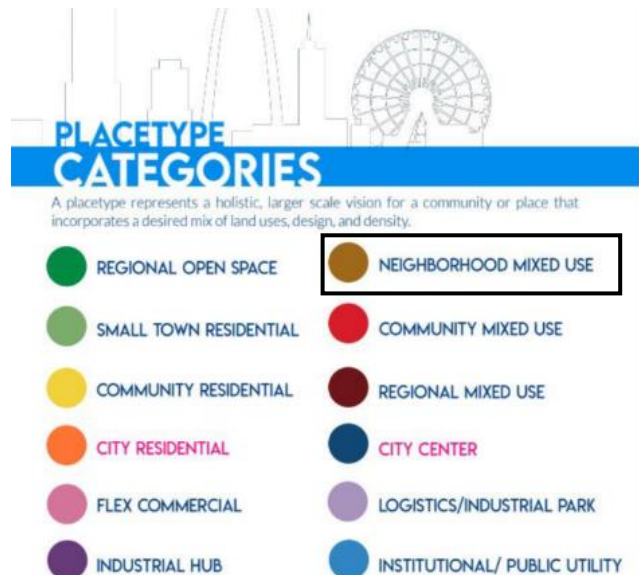
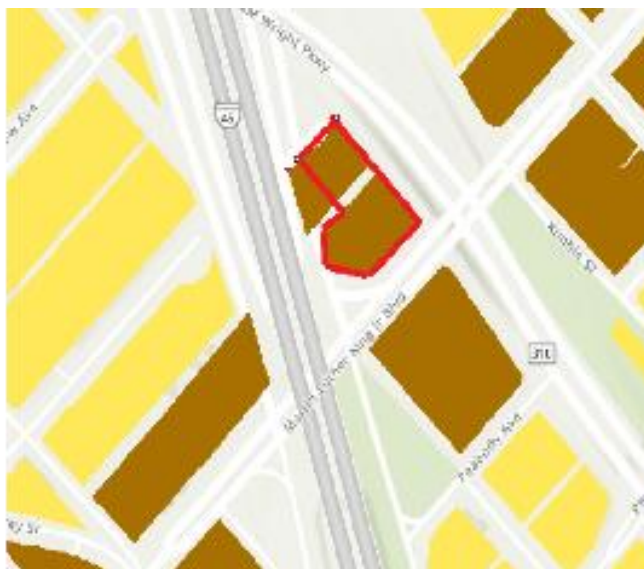
The subject site is located within the **Neighborhood Mixed-Use placetype**, and areas of the Community Residential placetype can also be seen within the vicinity of the site.

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. Primary uses include multiplexes, apartments, mixed-use developments, lodging, commercial, and office, with supporting uses such as agricultural, public open space, private open space, single-family detached, single-family attached, civic/public institutional, and utility.

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

Both placetypes align well with the proposed land uses. Neighborhood Mixed-Use supports a blend of residential, retail, office, and commercial activities, and allows structured and surface parking as compatible supporting uses. Community Residential focuses on housing but permits supporting mixed-use, commercial, civic, and institutional uses, including the parking and infrastructure needed to serve them. Together, these placetypes provide the flexibility to accommodate commercial parking facilities and related improvements while remaining consistent with the character. Therefore, proposed request is consistent with the forwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype.



	Zoning*	Land Use
Site	Subdistrict 1, Subarea B, within Planned Development District 595, the South Dallas/Fair Park special Purpose District	Commercial parking lot or garage
Northeast	R-7.5(A) Single family Subdistrict and a CC Community Commercial Subdistrict within Planned Development District 595	Single family, personal service
East, Southeast	R-5(A) Single family Subdistrict within Planned Development District 595,	Personal service, single family, undeveloped, general merchandise or food store greater than 3,500 sq. ft., restaurant without drive-in service, fire station
South	Subdistrict 1, Subarea A, within Planned Development District 595	Theater
Northwest	FWMU-3 Subdistrict with Shopfront Overlay within Planned Development District 595	Julius Schepps Freeway, church, undeveloped land, single family, multifamily, childcare facility

*Note some of the above described surrounding districts may reflect their naming prior to the authorized hearing as the ordinance is not yet published. The zoning for the subject site has not changed.

Land Use Compatibility:

The request site is located within Subdistrict 1, Subarea B of Planned Development District 595. The property is currently developed with a vacant office building. The applicant was granted a commercial parking lot or garage use on the site by Specific Use Permit (SUP) only because it was not allowed by right. There are single-family uses, personal service uses, general merchandise or food stores exceeding 3,500 square feet, restaurants without drive-in service, and a fire station on the east of the property. The vacant Forest Theater sits south of the property across Martin Luther King Jr. Boulevard. Undeveloped lands, a church, single-family, multifamily, child-care facility, office, and general merchandise or food stores less than 3,500 square feet are located on the west of the property across Julius Schepps Freeway. Staff finds that the applicant's proposed use is compatible with the existing surrounding land 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 finds that the use authorized by the SUP (commercial parking lot or garage) continues to be compatible with the surrounding residential, commercial, civic, and institutional uses, and is consistent with the forwardDallas 2.0 placetypes, which identify parking as an appropriate supporting use. The applicant remains in full compliance with the existing SUP, and no modifications to the site plan, or operating conditions are proposed. Therefore, staff supports the applicant's request to renew the Specific Use Permit (SUP), with no changes to the site plan, or conditions.

Landscaping:

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

Parking:

Parking must be provided in accordance with the Dallas Development Code, Article XIII (Form Districts), as amended. The code requires use of the parking design standards in Division 51A-4.300 and the off-street parking requirements in Division 51A-4.200 for properties in the WMU or WR districts. Accordingly, parking must comply with Chapter 51A, as updated on May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 currently within an "I" MVA area. To the northeast is an "G" MVA area, and to the southeast is an "H" MVA area.

List of Officers

Forest Theater, Managing Member

Elizabeth Wattley, President and CEO

Larry James, Director

Marissa Horne, Director

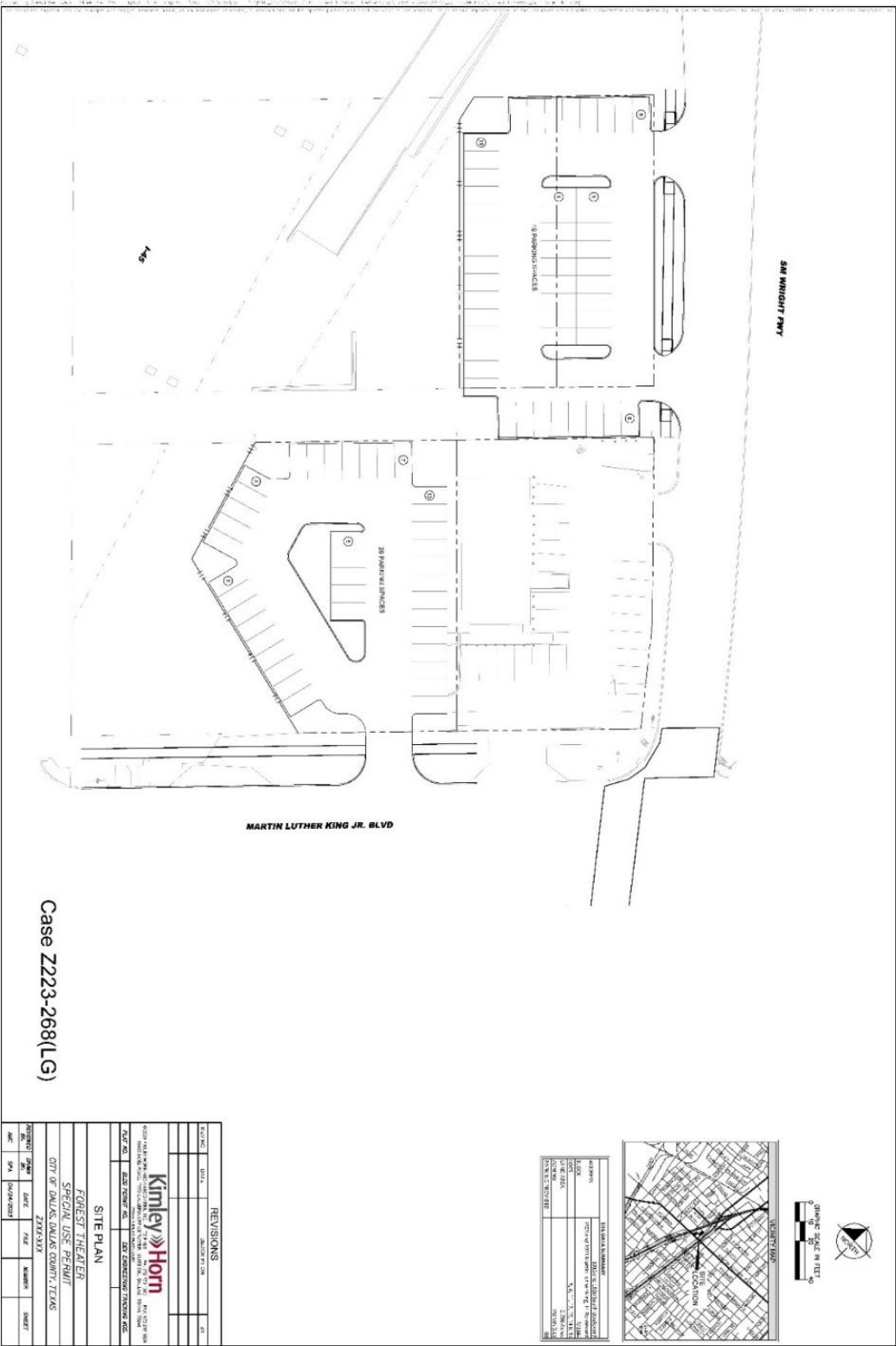
Cheryl Wattley, Director

Harold & Lois, LLC

PROPOSED SUP CONDITIONS

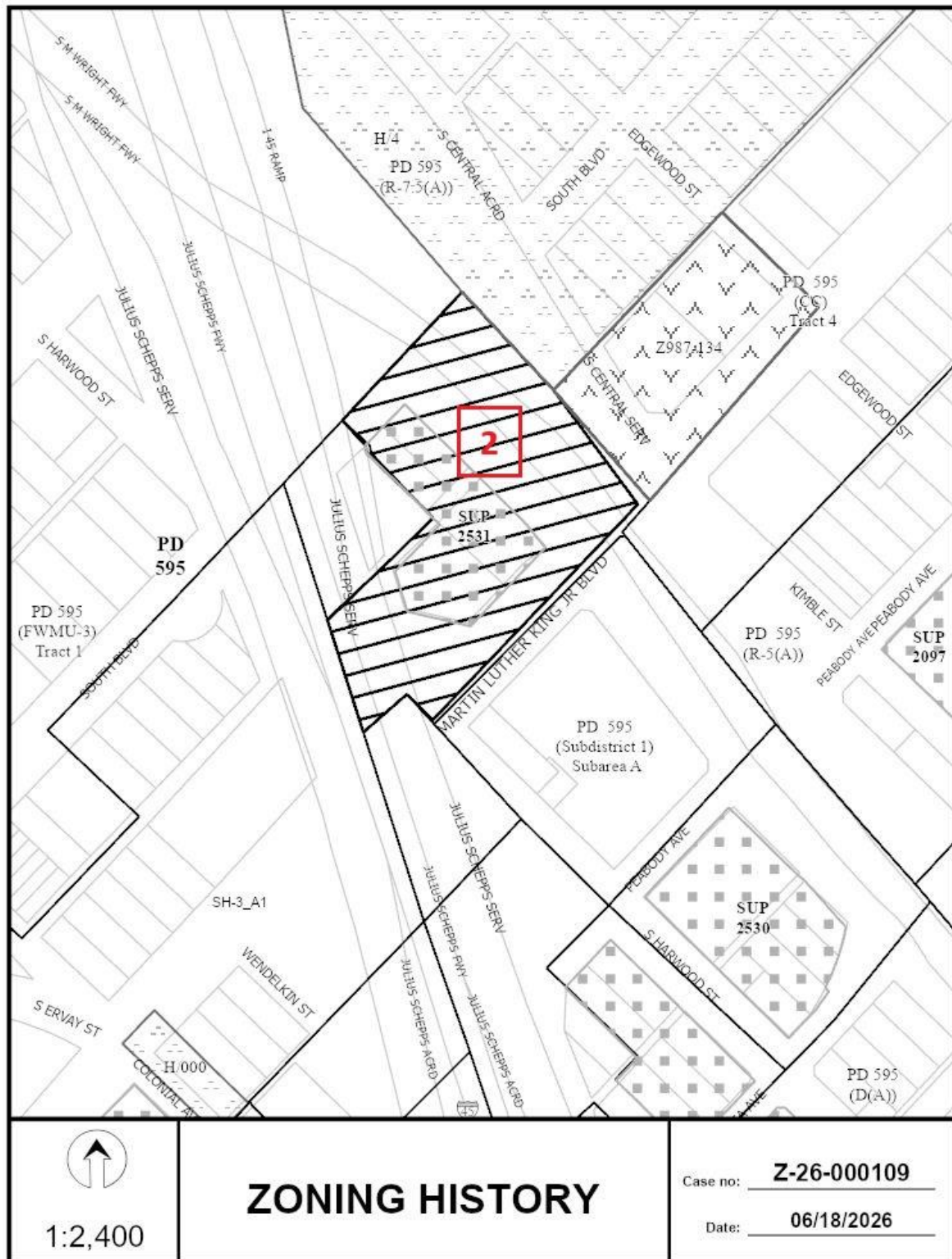
1. USE: The only use authorized by this specific use permit is a commercial parking lot or garage.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~May 22, 2026~~ FIVE YEARS
4. PARKING: Off-street parking must be provided in the locations shown on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. 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.

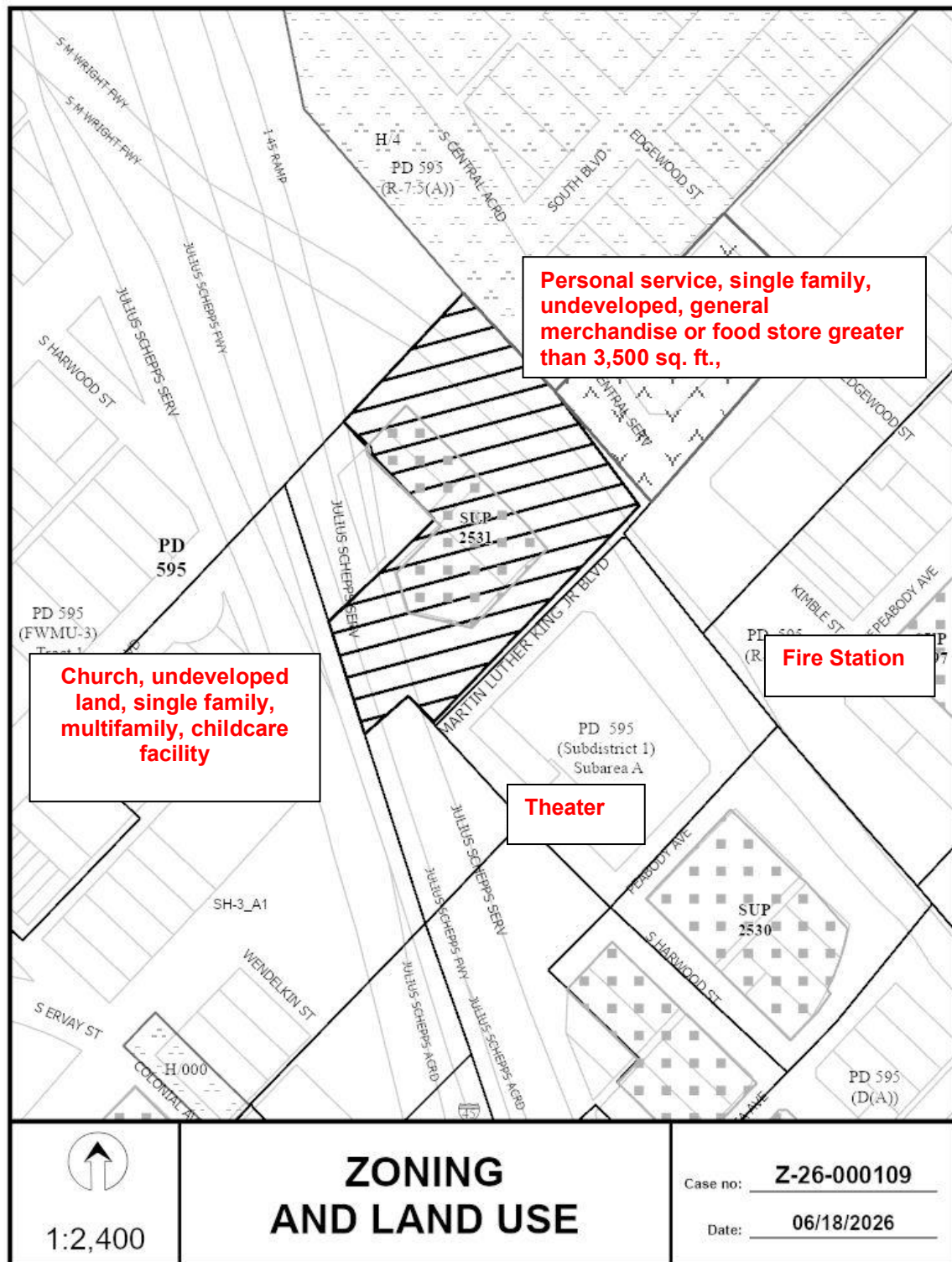
**EXISTING SITE PLAN
(No changes)**

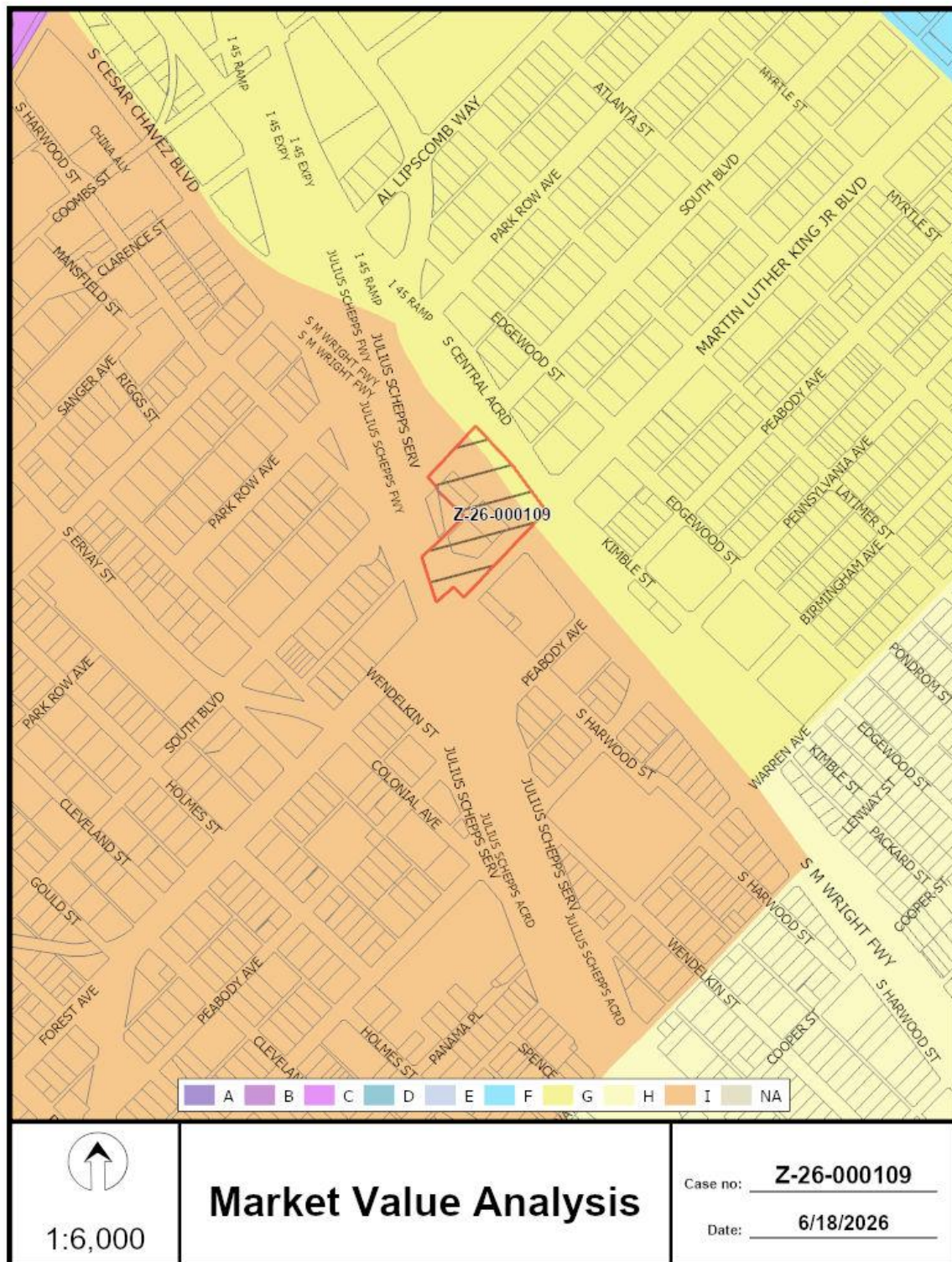


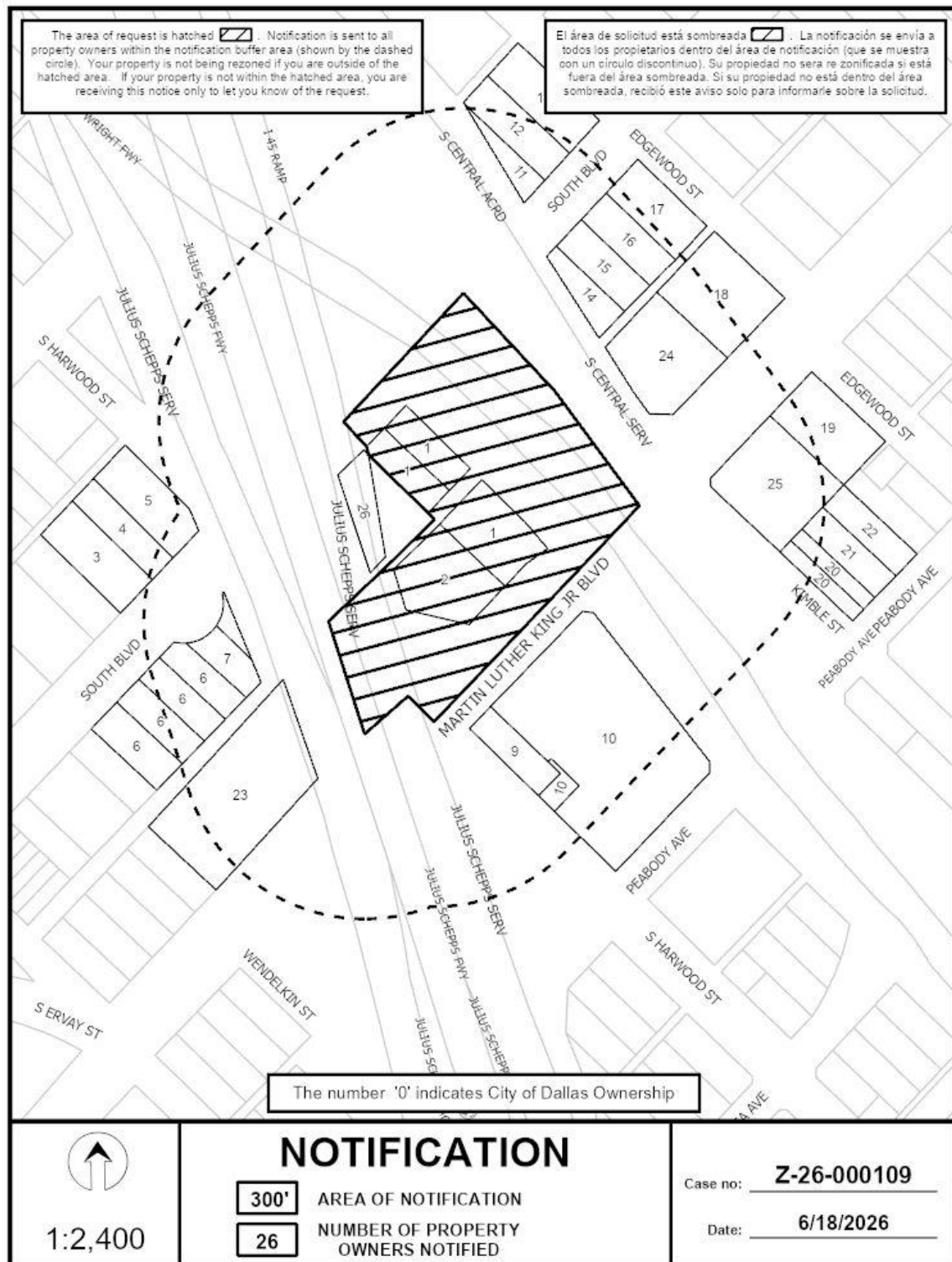












06/18/2026

Notification List of Property Owners***Z-26-000109******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1916 SOUTH BLVD	HAROLD & LOIS LLC
2	1909 MARTIN LUTHER KING JR BLVD	HAROLD AND LOIS LLC
3	1833 SOUTH BLVD	Taxpayer at
4	1837 SOUTH BLVD	Taxpayer at
5	1841 SOUTH BLVD	Taxpayer at
6	1828 SOUTH BLVD	CORNERSTONE BAPTIST CHURCH
7	1840 SOUTH BLVD	BOOZER DEBRA YVONNE &
8	1844 SOUTH BLVD	BOOZER DEBRA YVONNE &
9	1902 MARTIN LUTHER KING JR BLVD	FOREST THEATER LLC
10	3000 S HARWOOD ST	FOREST THEATER LLC
11	2313 SOUTH BLVD	GULLEY STEVONNE M
12	2317 SOUTH BLVD	WHITAKER EDWARD B
13	2323 SOUTH BLVD	JOHSAM INC
14	2308 SOUTH BLVD	THOMPSON JASMINE
15	2310 SOUTH BLVD	OVERTON SHERIA CHANEY &
16	2314 SOUTH BLVD	FELLOWS NICHOLAS D & FERRELL
17	2320 SOUTH BLVD	SMITHY FAMILY TRUST THE
18	2321 MARTIN LUTHER KING JR BLVD	ASLAM PROPERTIES INC
19	2320 MARTIN LUTHER KING JR BLVD	Z & H 1 REALTY LLC
20	3014 KIMBLE ST	VILLA GABRIEL & REBECCA
21	2305 PEABODY AVE	LOPEZ DIEGO
22	2311 PEABODY AVE	Taxpayer at
23	1819 MARTIN LUTHER KING JR BLVD	CORNERSTONE BAPTIST
24	2311 MARTIN LUTHER KING JR BLVD	AUTO DEVELOPMENT LLC
25	2310 MARTIN LUTHER KING JR BLVD	CNB REAL ESTATE LLC
26	11111 SOUTH BLVD DALLAS TIF#155 GRAND PARK SOUTH B	