

FILE NUMBER: Z-26-000108

DATE FILED: May 20, 2026

LOCATION: Between S.M. Wright Fwy, Pennsylvania and Peabody Avenue, and I-45 Fwy.

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 2.91 acres

CENSUS TRACT: 481130034002

APPLICANT: Robert Baldwin / Baldwin Associates, LLC

OWNER: Elizabeth Wattley / Harold & Lois

REQUEST: An application for: (1) Subdistrict 1, Subarea B on property zoned SD-D South Dallas Duplex Subdistrict and (2) an amendment to and expansion of Specific Use Permit No. 2530 for a commercial parking lot or garage use on property zoned Subarea B, Subdistrict 1 Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to amend and renew SUP No. 2530 for a commercial parking lot or garage use to expand the existing parking area onto additional properties.

STAFF

RECOMMENDATION: **Approval** of 1) Subdistrict 1, Subarea B on property zoned SD-D South Dallas Duplex Subdistrict within Planned Development No. 595; 2) an amendment to and expansion of Specific Use Permit No. 2530 for a five-year period, subject to a site plan and conditions.

PD No. 595: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

Art. XIII: https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-93608

Art. XIII (Print):

<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/form-districts.aspx>

BACKGROUND INFORMATION:

- On May 22, 2024, the City Council approved SUP No. 2530 for a commercial parking lot or garage use for a 2-year period, with no automatic renewal.
- The area is undeveloped and is used as a commercial parking lot or garage to facilitate the renovation of the Forest Theater.
- The purpose of the request is to amend and renew SUP No. 2530 for a commercial parking lot or garage use to expand the existing parking area onto additional properties (no changes to the language, just to the site plan and Exhibit C, the legal description).
- Some of the additional properties are currently zoned SD-D South Dallas Duplex Subdistrict, where commercial parking lot or garage use is not allowed by SUP. Therefore, those properties must be rezoned to the existing Subdistrict 1, Subarea B to be included in the expanded SUP area.
- This parking lot is intended to be temporary; the applicant is working with the City and TxDOT to develop permanent parking for the Forest Theater under the I-45 overpass on Martin Luther King Jr. Boulevard.

Zoning History:

There have been four zoning cases in the area of notification in the last five years:

1. **Z223-121/Z-26-000101:** On June 10, 2026, the City Council approved a City Plan Commission-authorized hearing to determine the proper zoning on property zoned Planned Development 595, the South Dallas/Fair Park Special Purpose District, and an ordinance granting the resulting amendments, in an area generally bounded by the Union Pacific (DART) Railroad, the Southern Pacific Railroad, C.F. Hawn Freeway, the D.P.&L. Company easement, Central Expressway (S.M. Wright Freeway), the Southern Pacific Railroad, the Santa Fe Railroad, R.L. Thornton Freeway, Second Avenue, Parry Avenue, Robert B. Cullum Boulevard, Fitzhugh Avenue, and Gaisford Street.
2. **Z223-268:** On May 22, 2024, the City Council approved: 1) an application to establish a new Subdistrict 1 for FWMU-5 Subdistrict uses on property within Planned Development District 595, the South Dallas/Fair Park Special Purpose District ; 2) an application for Specific Use Permit 2531 for a commercial parking lot or garage for a two-year period on property zoned Subdistrict 1, Subarea B, Tract 1 within Planned Development District 595; and 3) an application for Specific Use Permit 2530 for a commercial parking lot or garage for a two-year period on property zoned Subdistrict 1, Subarea B, Tracts 2 and 3 within Planned Development District 595 in an area bounded by Central Expressway, Martin Luther King Jr. Boulevard, Julius Schepps Freeway, South Boulevard, Peabody

Avenue, and Pennsylvania Avenue.

3. **Z212-300:** On May 24, 2023, the City Council approved an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District in an area bounded by Warren Avenue, Wendelkin Street, Julius Schepps Freeway, Pennsylvania Avenue, and South Harwood Street.
4. **Z212-306:** On May 10, 2023, the City Council approved an application for an amendment to and an expansion of Planned Development District 597 on property zoned an NC Neighborhood Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict with deed restrictions [Z078-207] within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Holmes Street.
5. **Z190-367:** On June 9, 2021, the City Council approved an amendment to and an expansion of Planned Development District No. 597 on property zoned an FWMU-3 Walkable Urban Mixed Use Form Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, and Planned Development District No. 597 in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Pennsylvania Avenue	Community Collector	60 ft.
South Central Expressway	At-grade Boulevard (S.M. Wright Freeway)	-
Julius Schepps Freeway	Elevated Highway	-
South Harwood Street	Community Collector	70 ft.
Peabody Avenue	Local Street	60 ft.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. 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:

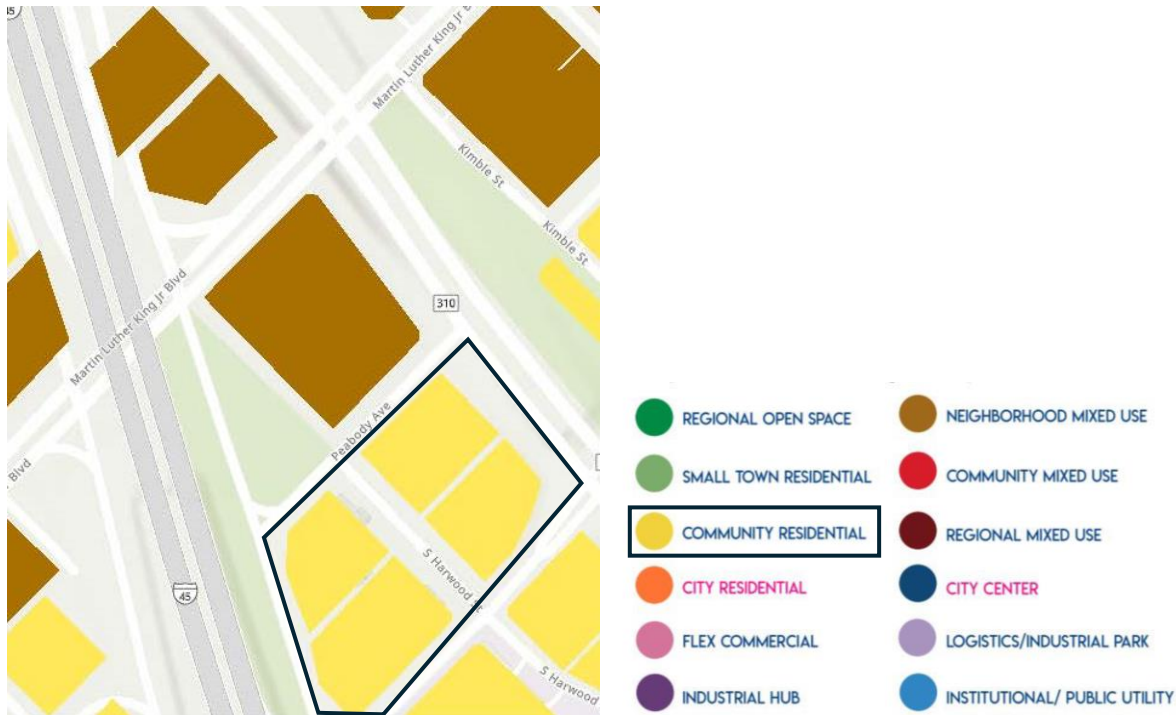
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the **Community Residential** placetype and is surrounded by the Neighborhood Mixed-Use placetype:

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.

Because the request is to amend and renew a temporary Specific Use Permit for a commercial parking lot or garage — rather than a permanent rezoning or development — staff does not consider consistency with the forwardDallas 2.0 placetype framework to be a determining factor in the evaluation of this request. Rather, the purpose of the request is to support the ongoing revitalization of the Forest Theater, an important performing arts center in the South Dallas/Fair Park community, which is consistent with the broader goals of forwardDallas 2.0 to support revitalization and foster vibrant, family-friendly neighborhoods.

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



Area Plans:

South Dallas/Fair Park Area Plan

The South Dallas/Fair Park Area Plan (July 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. It emphasizes implementation, balanced growth, and preservation of neighborhood character while encouraging compatible redevelopment. Its guiding principles focus on:

- Land Use + Zoning (A): Amending land use policies and zoning regulations to repurpose vacant and underutilized land in ways that contribute positively to the surrounding area.
- History + Culture (B): Protecting, supporting, and celebrating the area's historic character, cultural assets, people, and architecture.
- Economic Development (C): Pursuing catalytic opportunities for commercial and residential development and promoting small, neighborhood-focused businesses
- Infrastructure (D): Weaving neighborhoods together through connected streets, sidewalks, and access to goods, services, and community gathering spaces.
- Community Well-Being (E): Implementing land use tools and incentives that support improved health, safety, and quality of life for residents.
- Housing + Design (F): Preserving existing housing stock and aligning opportunities for diverse, high-quality housing choices.

Because the request is to amend and renew a temporary Specific Use Permit for a commercial parking lot or garage, rather than a permanent land use or development, the proposal does not implicate most of the plan's guiding principles in a substantive way. However, the plan specifically identifies the historic Forest Theater — previously vacant for 15 years and now undergoing a major renovation — as a catalytic project within the plan area, reflecting the Area Plan's History + Culture and Economic Development principles of protecting and celebrating the community's cultural assets while pursuing catalytic redevelopment opportunities. The temporary parking use directly supports this ongoing revitalization effort by providing interim parking during construction, consistent with the plan's broader vision for reactivating vacant and underutilized properties in service of the community's cultural and economic priorities. As the property's permanent parking will be relocated under the I-45 overpass on Martin Luther King Jr. Boulevard, the temporary nature of this request is consistent with, and does not conflict with, the Area Plan's longer-term goals.

Land Use

	Zoning	Land Use
Site	Subdistrict 1, Subarea B and SD-D South Dallas Duplex Subdistrict with SUP 2530 within PD 595	Commercial parking lot
North	Subdistrict 1, Subarea A within PD 595	Art performing center (under construction)
Northeast	SD-5 South Dallas Single Family Subdistrict and a CC Community Commercial Subdistrict within PD 595	Personal service, single family, undeveloped, general merchandise or food store greater than 3,500 sq. ft., restaurant without drive-in service
East	SD-5 South Dallas Single Family Subdistrict with SUP 2097 within PD 595	Fire station
Southeast	SD-D South Dallas Duplex Subdistrict with SUP 2478 within PD 595	Duplex, single family, school
Southwest	PD 597	Julius Schepps Freeway, office building, general merchandise or food store less than 3500 sq. ft., undeveloped land
Northwest	FWMU-3 Subdistrict with Shopfront Overlay within 595	Julius Schepps Freeway, church, undeveloped land, single family, multifamily, childcare facility

Land Use Compatibility:

The request property is located within Subdistrict 1, Subarea B and the SD-D South Dallas Duplex Subdistrict within Planned Development District 595. Subarea B generally permits the same mix of walkable urban uses allowed in the FWMU-5 Walkable Urban Mixed Use Form Subdistrict. The request site is currently developed with commercial parking lots

and undeveloped land, used to support the ongoing renovation of the historic Forest Theater immediately to the north within Subdistrict 1, Subarea A.

The area of request abuts an existing public school and residential neighborhood zoned SD-D South Dallas Duplex Subdistrict to the south. To the west across Julius Schepps Freeway there is undeveloped land as well as church, single family, multifamily, child-care facility, office, and general merchandise or food store less than 3,500 square feet uses. To the northeast across S.M. Wright Freeway there are single family, personal service use, general merchandise or food store greater than 3,500 square feet, restaurant without drive-in service, and fire station uses. The applicant proposes to amend and renew SUP 2530 to expand the existing commercial parking area onto adjacent properties in support of the ongoing renovation of the historic Forest Theater.

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 the applicant's requested use to be compatible with existing uses in the surrounding area. The use authorized by the SUP (a commercial parking lot or garage) is temporary in nature and directly supports the ongoing renovation of the historic Forest Theater, and the property is in compliance with the conditions of SUP 2530. Therefore, staff supports the applicant's request to amend and renew the Specific Use Permit, subject to conditions and a site plan.

Parking:

Pursuant to Section 51P-595.117.1(c) of PD 595, no off-street parking is required for uses within Subdistrict 1, Subarea B. However, because the property is proposed to be used as a commercial parking lot, off-street parking must be provided in the locations shown on the attached site plan.

Landscaping:

Pursuant to Section 51P-595.117.1(e)(6) of PD 595, a commercial parking lot or garage in Subdistrict 1, Subarea B must comply only with the street buffer set forth in Article X.

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 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 in an "I" MVA area.

List of Officers

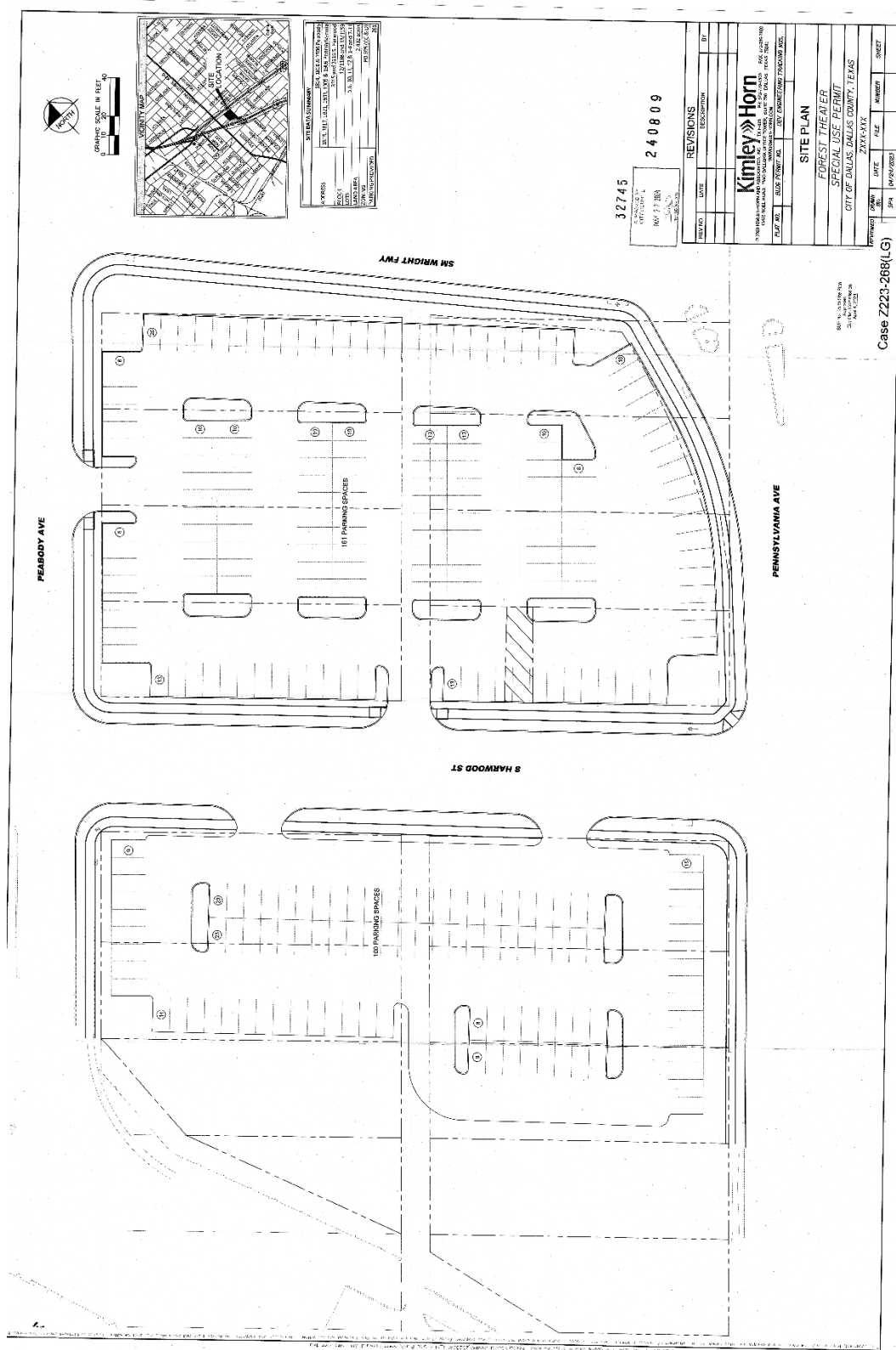
Forest Forward

Elizabeth Wattley, President and CEO
Larry James, Director
Marissa Horne, Director
Cheryl Wattley, Director

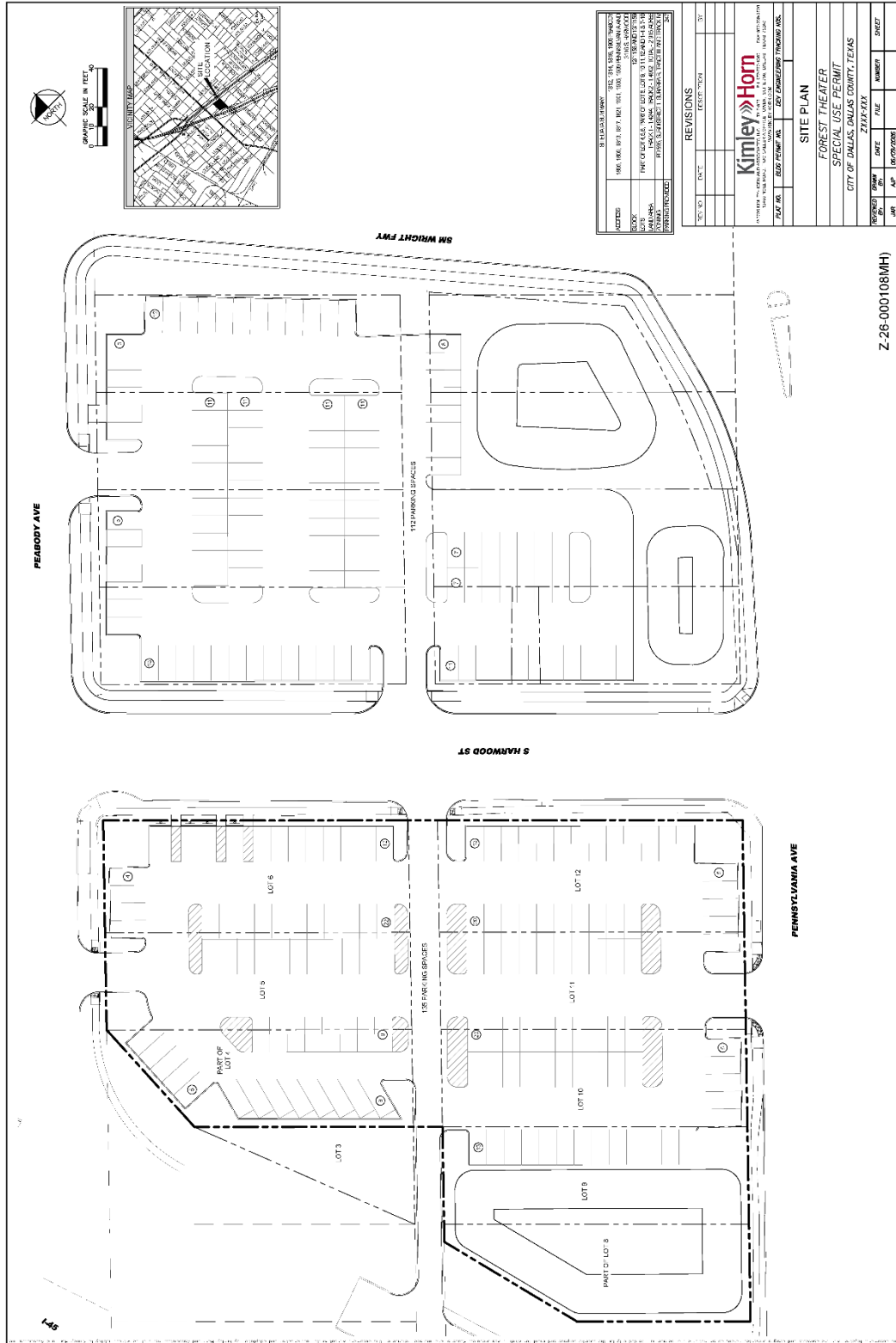
SUP 2530 CONDITIONS

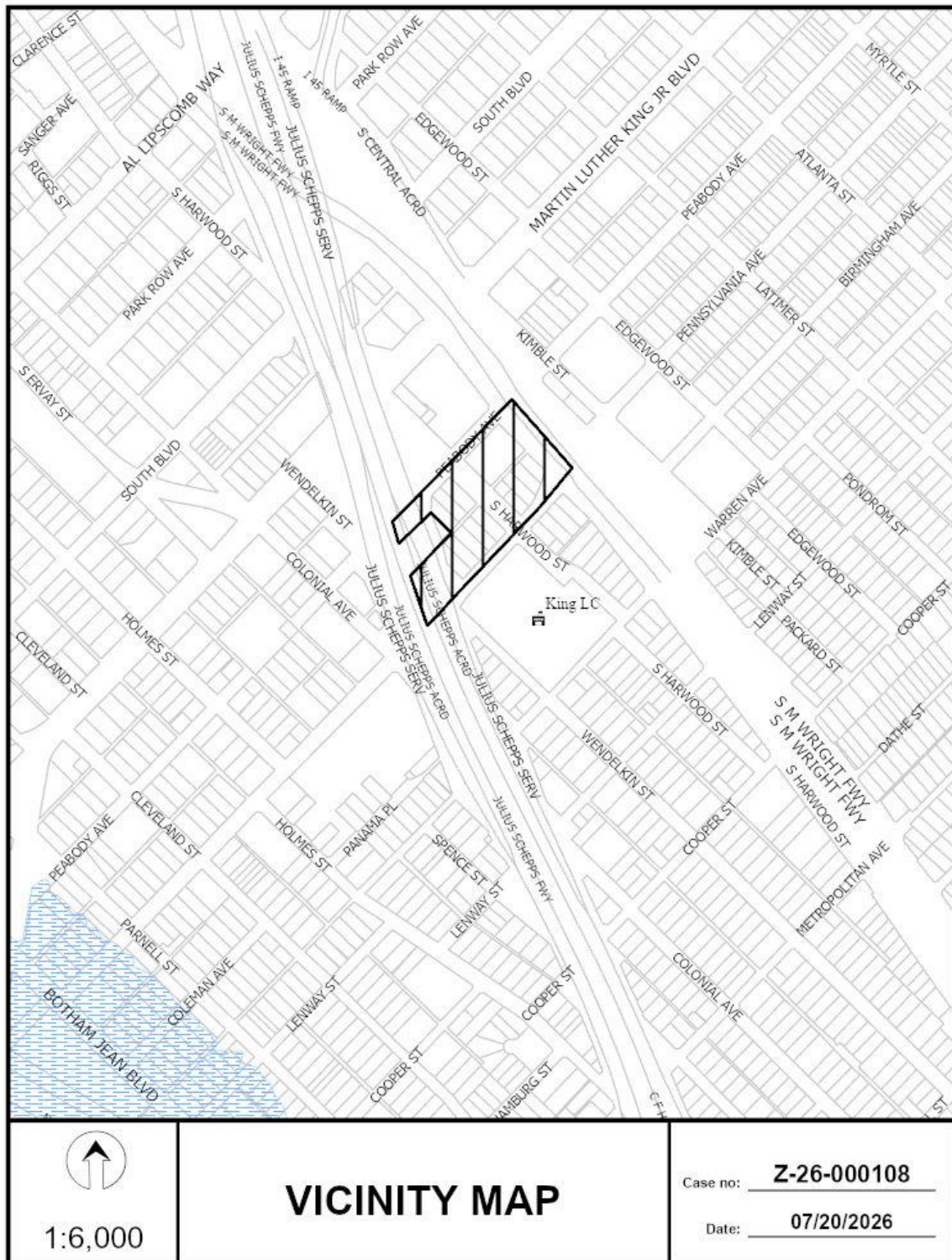
1. USE: The only use authorized by this specific use permit is a commercial parking lot or garage.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on 5 years from the passage of this Ordinance.
4. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached 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 SUP 2530 SITE PLAN

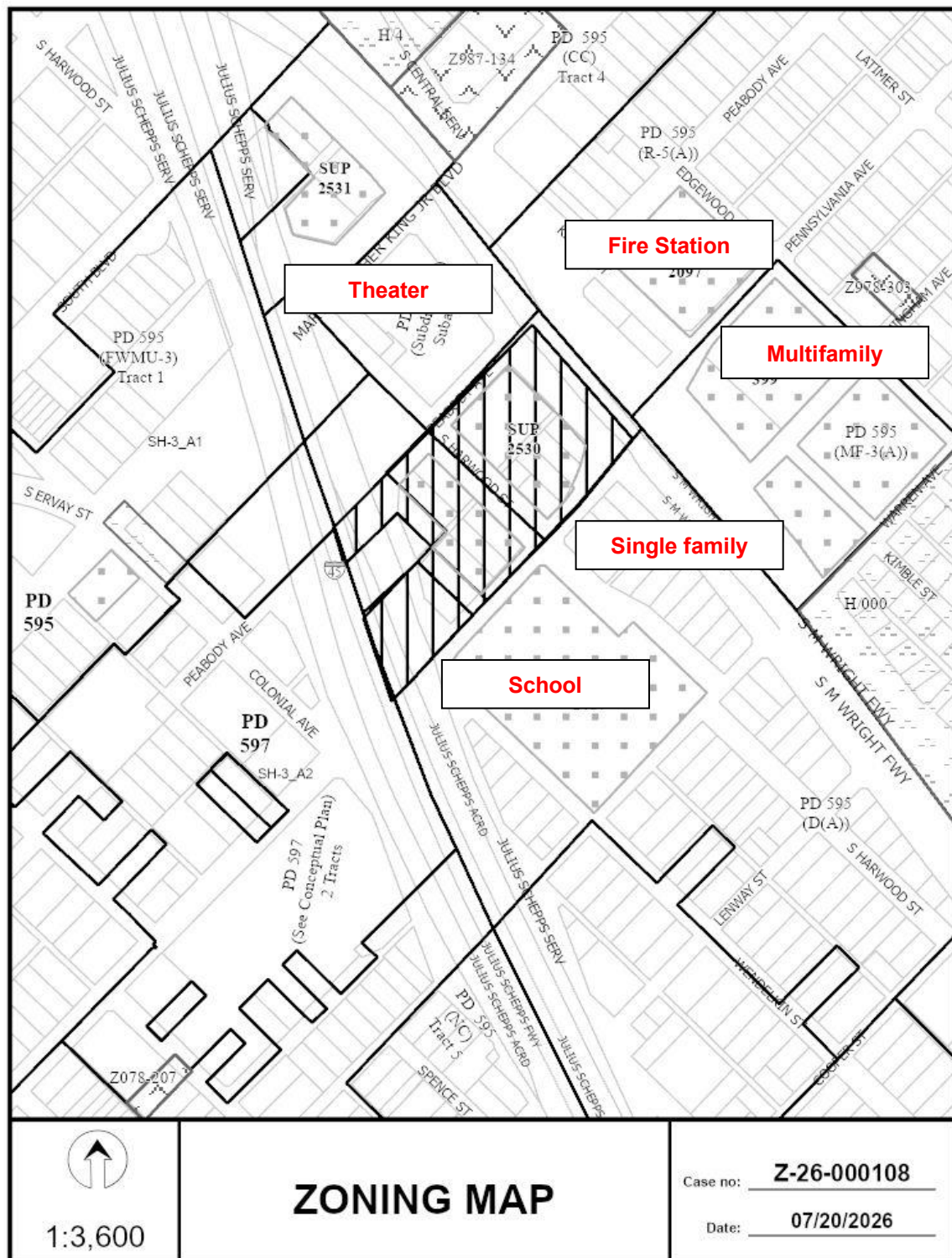


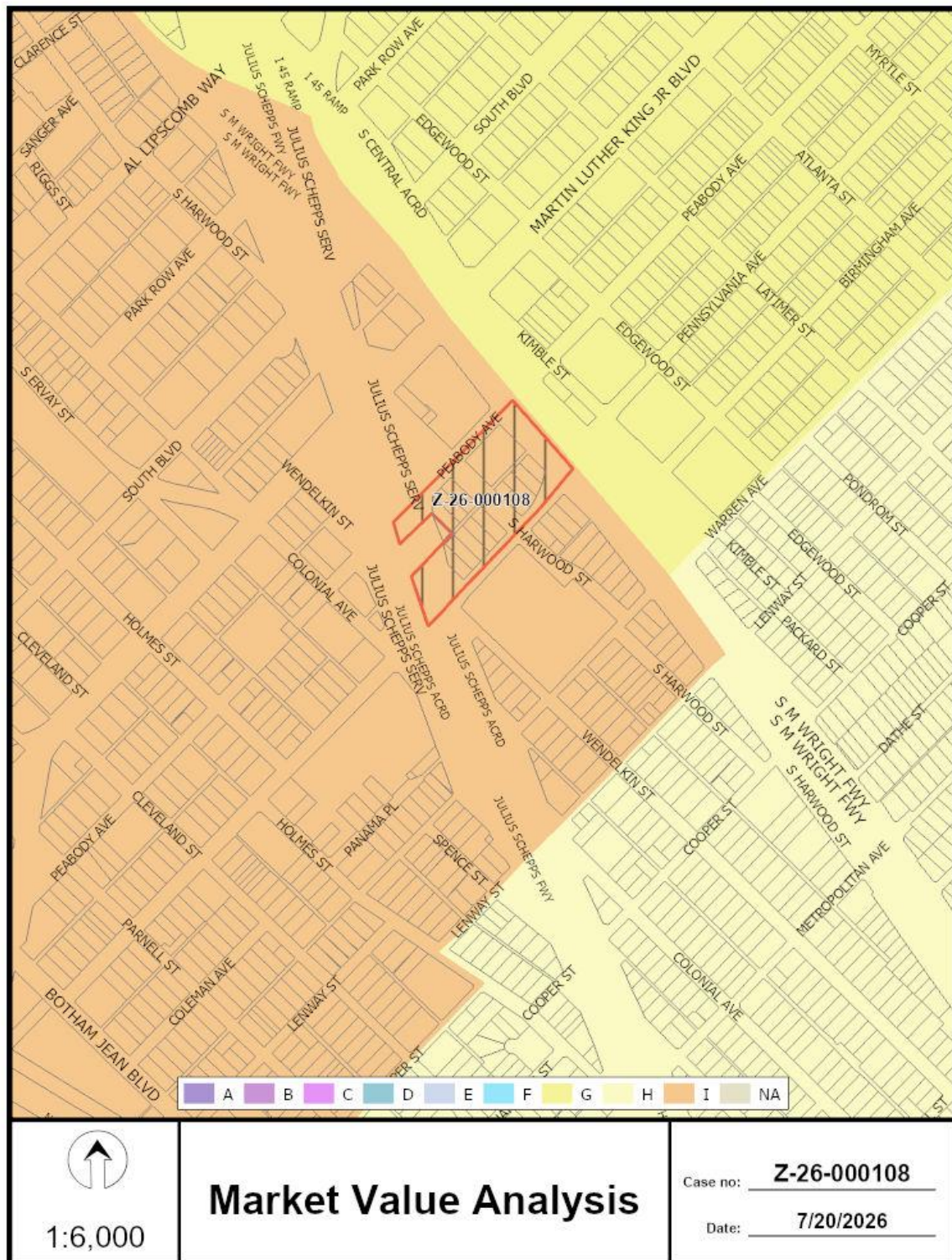
PROPOSED SUP 2530 SITE PLAN

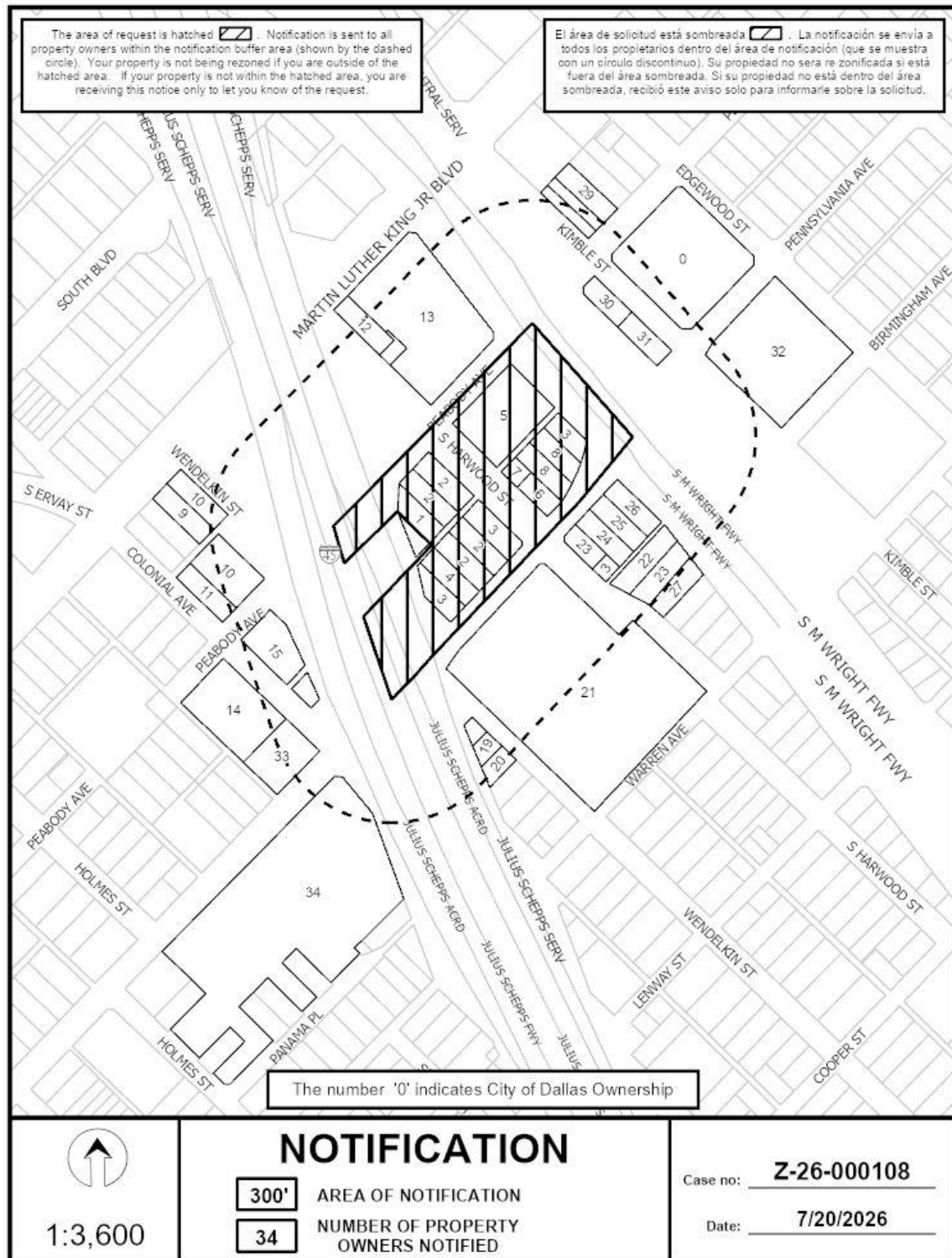












07/20/2026

Notification List of Property Owners***Z-26-000108******34 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1812 PEABODY AVE	DALLAS CITY OF COUNTY OF
2	1814 PEABODY AVE	HAROLD & LOIS LLC
3	1805 PENNSYLVANIA AVE	FOREST FORWARD
4	1809 PENNSYLVANIA AVE	HAROLD & LOIS LLC
5	1906 PEABODY AVE	FOREST THEARTER LLC
6	1901 PENNSYLVANIA AVE	HAROLD & LOIS LLC
7	3116 S HARWOOD ST	FOREST FORWARD
8	1905 PENNSYLVANIA AVE	FOREST FORWARD
9	1708 MARTIN LUTHER KING JR BLVD	SHEKINAH LEGACY HOLDINGS LLC
10	1714 MARTIN LUTHER KING JR BLVD	COOPER DON
11	3016 COLONIAL AVE	ST PHILIPS SCHOOL AND
12	1902 MARTIN LUTHER KING JR BLVD	FOREST THEATER LLC
13	3000 S HARWOOD ST	FOREST THEATER LLC
14	3103 COLONIAL AVE	ST PHILIPS SCHOOL & COMMUNITY
15	1700 PEABODY AVE	ST PHILIPS SCHOOL &
16	3112 COLONIAL AVE	ST PHILLIPS SCHOOL &
17	1808 PEABODY AVE	CONRAD ELEANOR
18	3213 WENDELKIN ST	HAROLD & LOTS LLC
19	3217 WENDELKIN ST	RAMIREZ JORGE &
20	3221 WENDELKIN ST	BENIGNO ZAMUDIO
21	1817 WARREN AVE	Dallas ISD
22	3214 S HARWOOD ST	ACOSTA BERNABE J &
23	3216 S HARWOOD ST	TREXLARK HOLDINGS LLC
24	1902 PENNSYLVANIA AVE	APARICIO BLANCA V
25	1906 PENNSYLVANIA AVE	WORKS G W JR
26	1914 PENNSYLVANIA AVE	Taxpayer at

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3302 S HARWOOD ST	M6 HOMES LLC
28	3014 KIMBLE ST	VILLA GABRIEL & REBECCA
29	2305 PEABODY AVE	LOPEZ DIEGO
30	2204 PEABODY AVE	PUG LAND COMPANY LLC
31	2209 PENNSYLVANIA AVE	ALI INVESTMENTS & CONSULTING
32	3333 EDGEWOOD ST	DALLAS HOUSING AUTHORITY
33	3107 COLONIAL AVE	ST PHILIPS SCHOOL & COMMUNITY CENTER
34	1600 PENNSYLVANIA	