

FILE NUMBER: Z-25-000023 **DATE FILED:** September 29, 2025

LOCATION: North line of Forest Lane, west of Hillcrest Road.

COUNCIL DISTRICT: 11

SIZE OF REQUEST: Approx. 6.928 acres **CENSUS TRACT:** 48113013201

REPRESENTATIVE: Robert Baldwin / Baldwin Associates, LLC

OWNER/ APPLICANT: Unity of Dallas

REQUEST: An application for a new Specific Use Permit for a private school on property zoned a R-16(A) Single Family District

SUMMARY: The purpose of the request is to allow for a private school.

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

BACKGROUND INFORMATION:

- The site is currently developed with a church built in 1970.
- The area of the request is a private school within R-16(A) Single Family District.
- The purpose of this request is to allow for a private school expansion and surface parking to an existing church campus.
- The existing church is located on the southwest of the site, while the proposed school expansion and parking are located at the northwest of the site.
- The church has an existing Pre-K school that serves students from PK3-K.
- The private school expansion will serve students K-4 with a total of 10 classrooms.
- The private school SUP conditions will include hours of operation, fence requirements, outdoor lighting, pedestrian amenities, sidewalk and buffer requirements, and traffic management plan language. These changes are typical standards recently included on all school facilities.
- The main entrance to the church and private school will be from Forest Lane.
- The area of request is located within 8 miles north of downtown Dallas.

Zoning History:

There have been zero zoning cases in the area of notification in the past five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|--------------------|-----------------------|
| Forest Lane | Principal Arterial | 120' |

Traffic:

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

roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Staff has reviewed the TMP dated October 1, 2025. The TMP projects a maximum queue of 31 vehicles and includes 46 queuing spaces, resulting in a queue surplus of 15.

Transit Access:

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

DART Route 237

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 which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

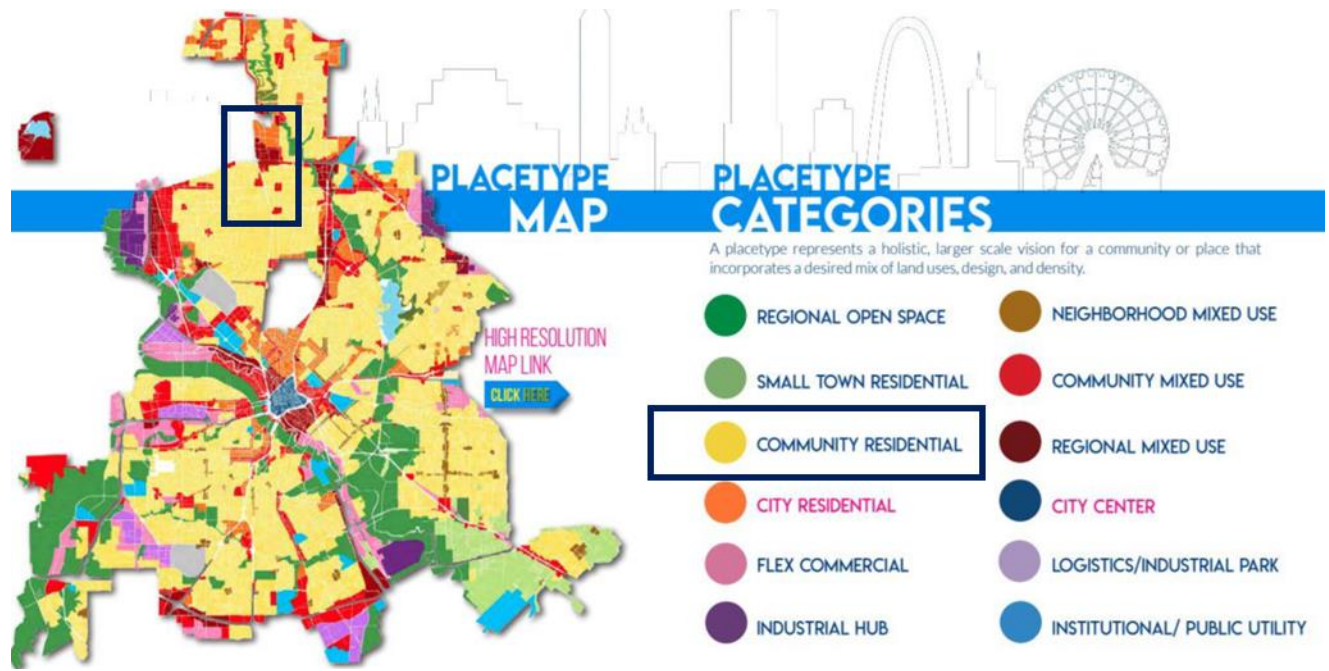
The area of request is located in the **Community Residential** Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached, in conjunction with supporting land uses which includes: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype primary focus on creating vibrant, family-friendly environments. Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. The plan for this placetype is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization.

Institutional uses in the Community Residential placetype are considered as supporting uses. The existing church at this location was built in 1970 and has served the community and neighborhood for the last 56 years. The new private school expansion will provide an additional service to the community. The proximity of the private school offers neighbors

with elementary grade students a closer commute to school within the neighborhood, while enhancing the character and goals of the Community Residential Placetype.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



Land Use:

| | Zoning | Land Use |
|-------|----------------------------------|-------------------------|
| Site | R-16(A) Single-Family District | Church & Private School |
| North | R-16(A) Single-Family District | Single-Family |
| West | Planned Development District 384 | Single-Family |
| South | R-16(A) Single-Family District | Single-Family |
| East | Planned Development District 905 | Single-Family |

Land Use Compatibility:

The request site is approximately 6.928 acres in R-16(A) Single-Family District located on the north line of Forest Lane, west of Hillcrest Road. The site is surrounded by R-16(A)

Single-Family District to the north and south, Planned Development District 384 to the west, and Planned Development District 905 to the east.

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 applicant's request for a new specific use permit for a private school. The new private school will serve as an elementary school for students in the surrounding single-family homes. This request fits into the fabric of the character of the Community Residential Placetype. The Community Residential Placetype calls for institutional uses to be placed within the fabric of single-family neighborhoods. With a track record of 56 years of serving the community and the surrounding neighborhood as an existing church, the SUP for the private school will continue to further enhance the environment for Dallas' single-family neighborhoods in close proximity to the private school. Additionally, the new SUP conditions will limit the scale of development and enhance the public realm. The application of an SUP will bring the site into compliance with a traffic management plan, which has not been the case in the past on the site.

Landscaping:

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

Parking:

Per Dallas Development Code, May 14, 2025, amendment code, there are no minimums requirements for a private elementary school institutional use. The applicant is proposing a total of 100 parking spaces for the private school.

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 currently “B” in an MVA area.

LIST OF PARTNERS/PRINCIPLES/OFFICERS

Unity of Dallas

Rev. Deb Stovall

Debby Thomas, President

Al Mahesh, Treasurer

Aida Meza-Gallegos, Board Member

Michael Martinez, Vice President

Lynne Patterson, Secretary

Cynthia Heyn, Board Member

Carolyn Barrow, Board Member

Meadowbrook School, Inc

Whitney Morris, Director

Jeffrey Moredock, Board Co-President

Justin Adendorff, Board Co-President

Claire Haidar, Board Member

Claudine King, Board Member

PROPOSED SUP CONDITIONS

1. **USE**: The only use authorized by this specific use permit is a private 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. **HOURS OF OPERATION**:
 1. The private school may operate between 7:00 a.m. and 6:00 p.m. (Monday-Friday)
 2. Activities incidental to the operation of a school are permitted daily, at any time.
5. **CLASSROOMS**: The maximum number of elementary school classrooms is 10.
6. **LANDSCAPING**: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
7. **FENCES**:
 - (a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.
 - (b) If the board of adjustment grants a special exception to allow a maximum six-foot-tall fence in a required yard, all of the following conditions must be met:
 - (1) The fence must be constructed to be a minimum 50 percent open in any given square foot of surface.
 - (2) Gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb.
 - (3) The fence must not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property
8. **INGRESS-EGRESS**: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
9. **OUTDOOR LIGHTING**: Outdoor lighting must be directed downward and away from adjacent residential properties.
10. **PEDESTRIAN AMENITIES**:
 - A. Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of all street frontages:
 - i. bench;
 - ii. trash receptacle; and
 - iii. bicycle rack.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

11. **SIDEWALKS/BUFFER**: Prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

12. **SIGNS**: Signs for a private school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

13. **TRAFFIC MANAGEMENT PLAN**:

A. **In general**. Operation of the 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**.

i. 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, 2026, or within six months after students first begin attending classes, 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, 2026, or within six months after students first begin 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 1st of each odd-numbered year, the director shall notify the city plan commission.

ii. 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.

iii. 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.

b. 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.

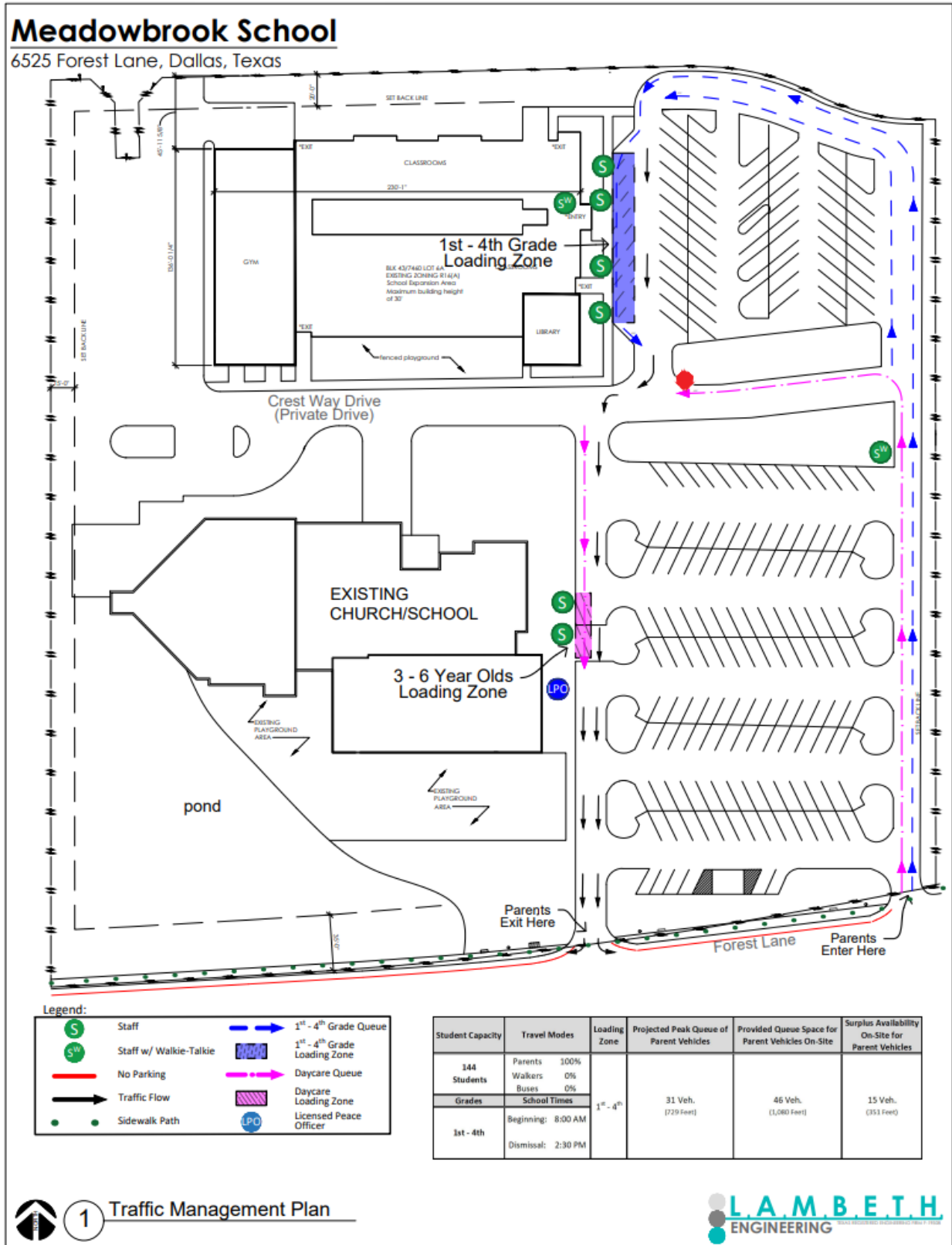
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

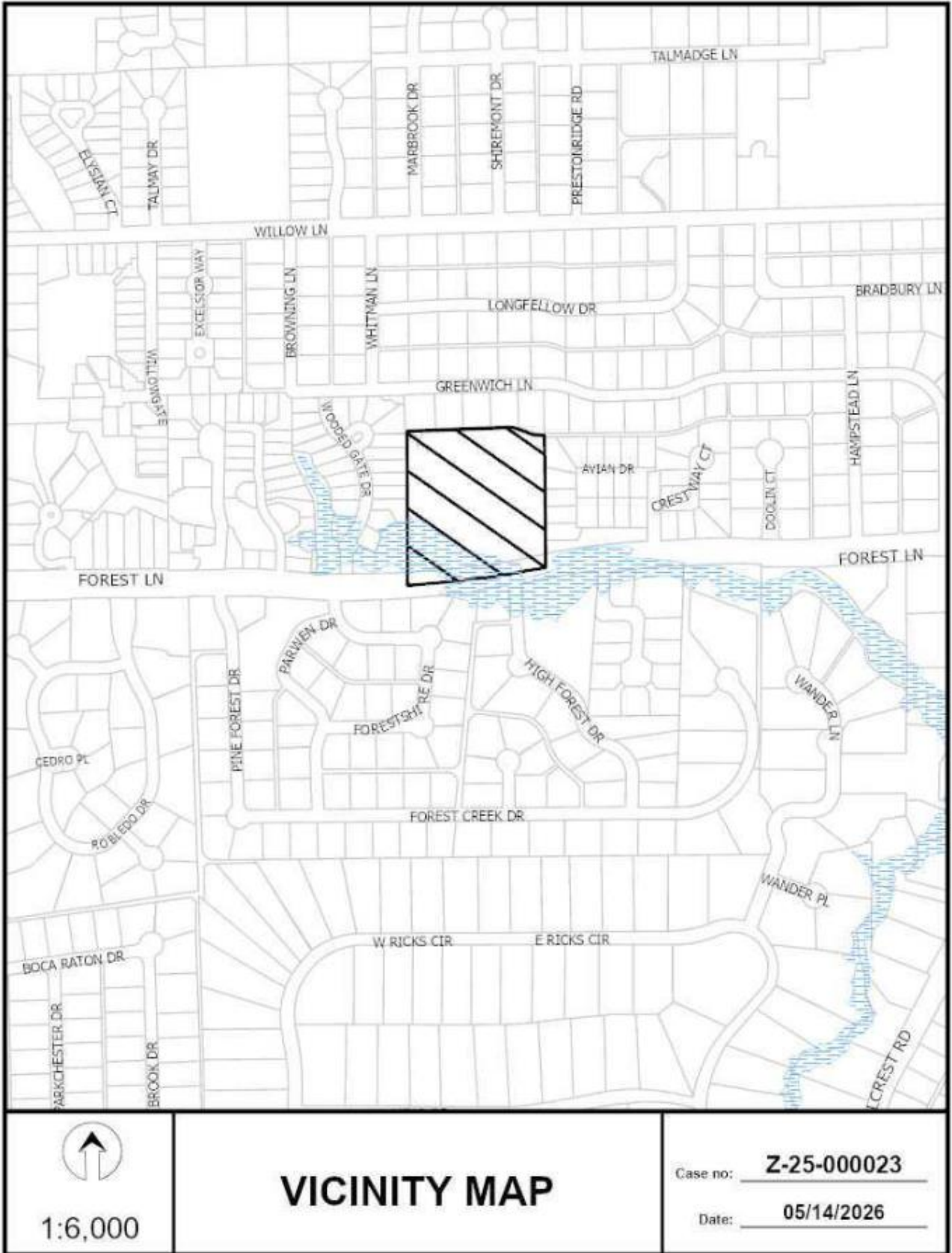
ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

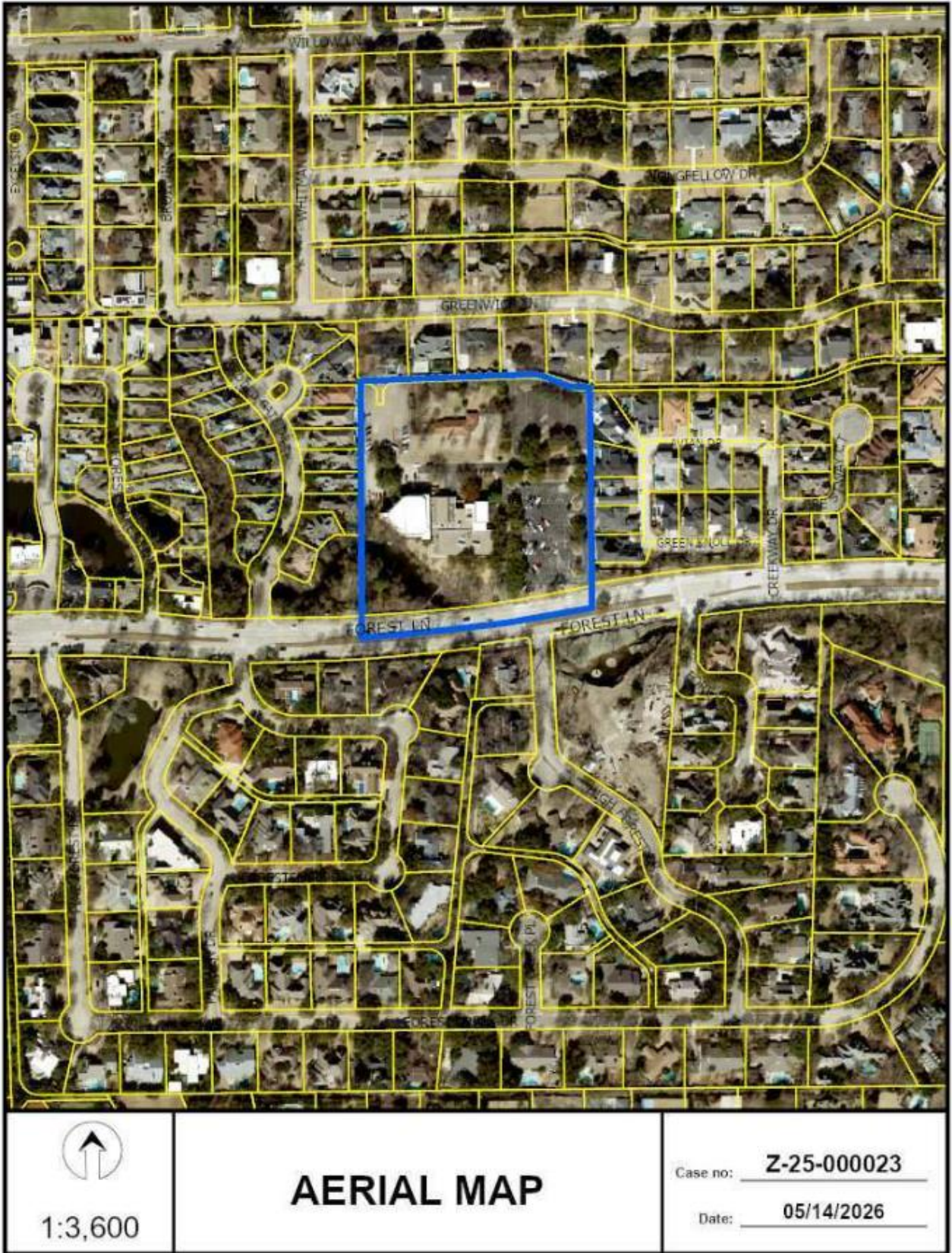
14. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

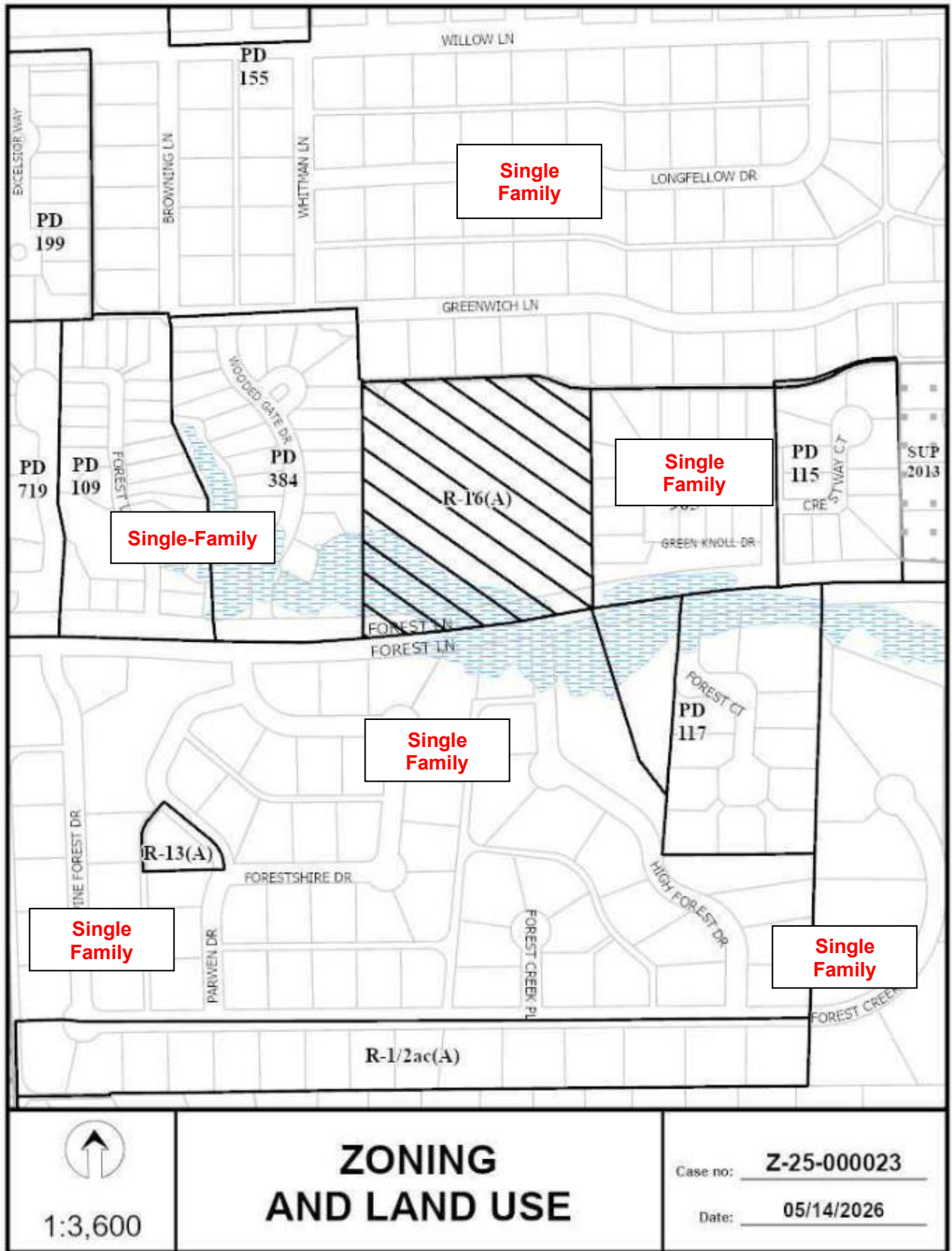
15. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

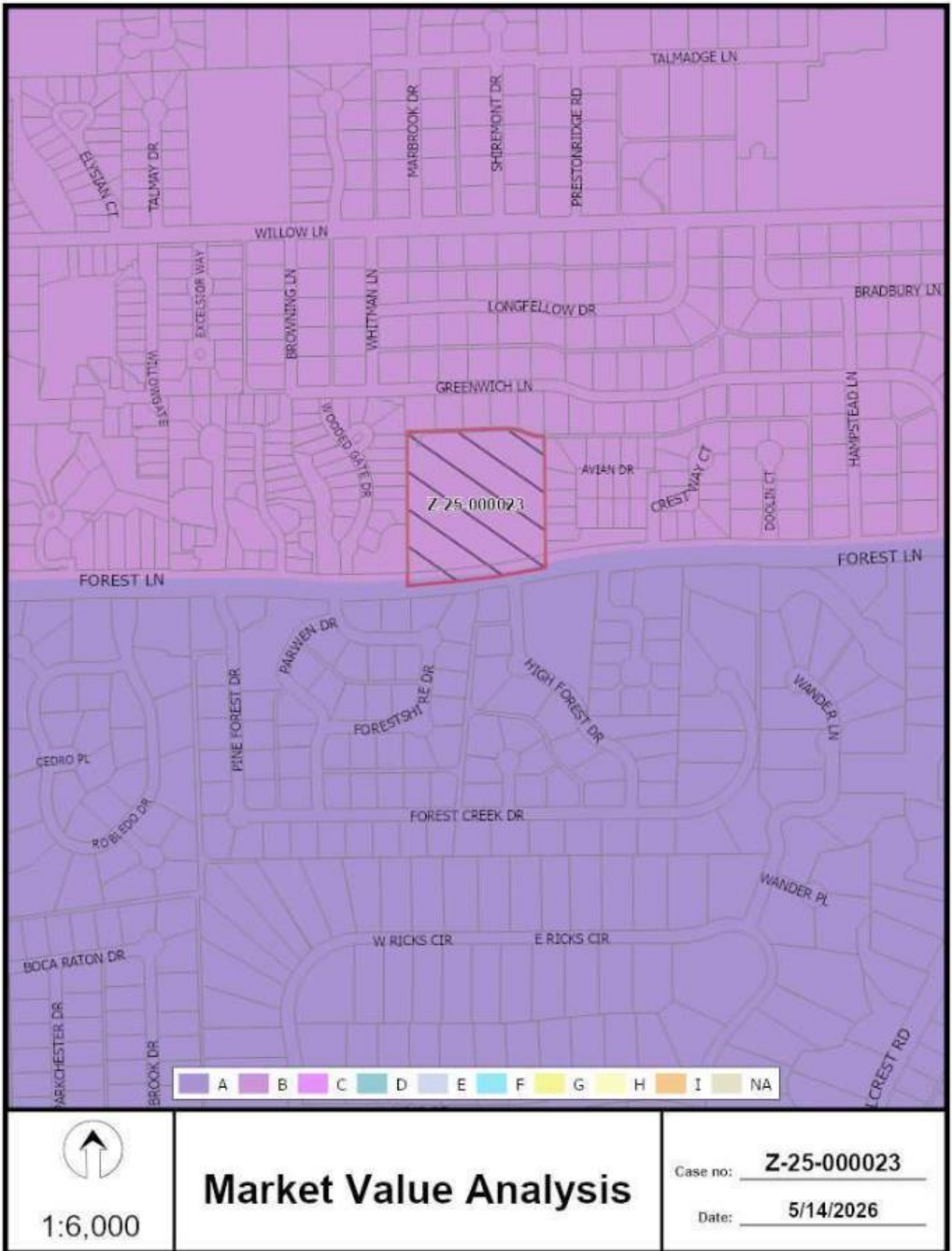
PROPOSED TRAFFIC MANAGEMENT PLAN DIAGRAM

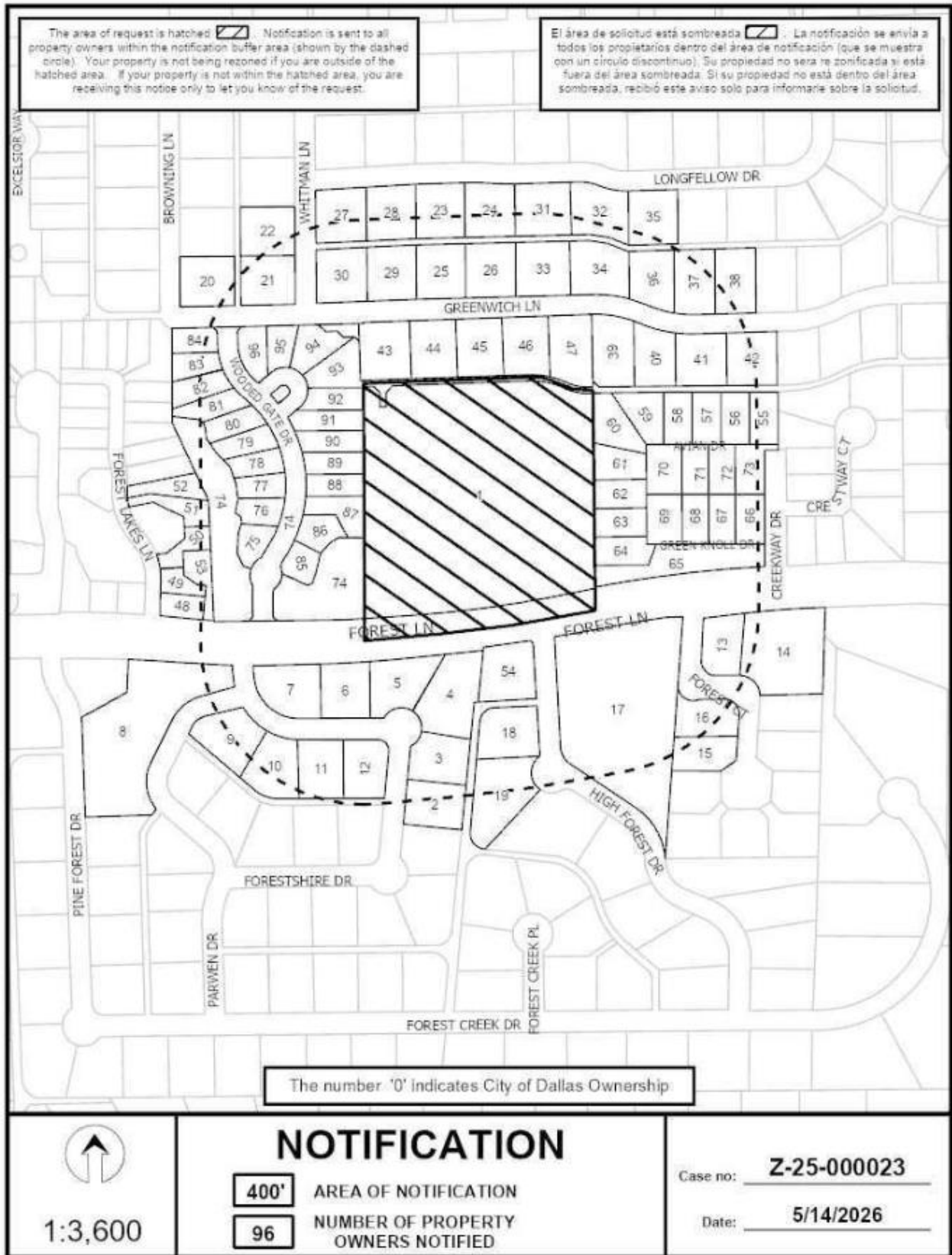












05/14/2026

Notification List of Property Owners***Z-25-000023******96 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 6525 FOREST LN | UNITY OF DALLAS |
| 2 | 6506 FORESTSHIRE DR | EINSOHN FAMILY REVOCABLE THE |
| 3 | 6502 FORESTSHIRE DR | ZIDELL LISA H |
| 4 | 6414 FORESTSHIRE DR | GRANT J KIRLAND & |
| 5 | 6410 FORESTSHIRE DR | BAKER DAVID HUNT & JAMIE K |
| 6 | 6406 FORESTSHIRE DR | LIAO ROBERT & VALERIE |
| 7 | 6402 FORESTSHIRE DR | UNGERMAN JOSH & ELLEN |
| 8 | 900001 PARWEN DR | FOREST PLACE HOMEOWNERS |
| 9 | 6403 FORESTSHIRE DR | SINATRA MARK & WISSEM REV TRUST |
| 10 | 6407 FORESTSHIRE DR | NASON SCOTT D & MERYL G |
| 11 | 6411 FORESTSHIRE DR | SCHOLTZ RICHARD L |
| 12 | 6415 FORESTSHIRE DR | GFSL FAMILY REVOCABLE TRUST THE |
| 13 | 11734 FOREST CT | MCKAMY BOBBIE TRUSTEE |
| 14 | 11726 FOREST CT | MCKAMY BOBBIE N TRUSTEE |
| 15 | 11711 FOREST CT | SHAFFER GEORGE A & SHIRLEY |
| 16 | 11719 FOREST CT | FEMRITE DONNA LIVING TRUST |
| 17 | 6600 FOREST LN | VIBRATO LLC |
| 18 | 11727 HIGH FOREST DR | MICMAN FAMILY TRUST |
| 19 | 11717 HIGH FOREST DR | Taxpayer at |
| 20 | 12002 BROWNING LN | APPELL MARTIN P & MINDY E |
| 21 | 12001 WHITMAN LN | SINGER DAVID L & LYNN M |
| 22 | 12007 WHITMAN LN | BUTTERFIELD JOHN ARTHUR & RUTH A |
| 23 | 6522 LONGFELLOW DR | GREIF ELIZABETH ROSENBERG |
| 24 | 6532 LONGFELLOW DR | GREIF JULES & |
| 25 | 6523 GREENWICH LN | GALBRAITH IAN J & HILARY W |
| 26 | 6533 GREENWICH LN | EGGEMEYER VIRGINIA H |

05/14/2026

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|------------------------------------|
| 27 | 6508 LONGFELLOW DR | BEYS SAM & MARIA |
| 28 | 6516 LONGFELLOW DR | DEVORE JOSEPH & HELEN |
| 29 | 6515 GREENWICH LN | JARRETT ALTHEA KAY |
| 30 | 6507 GREENWICH LN | TRAYWICK LAWRENCE DAVID & |
| 31 | 6544 LONGFELLOW DR | GREIF ELIZABETH ROSENBERG |
| 32 | 6552 LONGFELLOW DR | SHADLE TODD & MARIA REYES |
| 33 | 6545 GREENWICH LN | BRADLE LLC |
| 34 | 6553 GREENWICH LN | LESHIN MARK & CANDACE K |
| 35 | 6608 LONGFELLOW DR | BARRON MATTHEW BRETT & ANGELA GAIL |
| SHOUP | | |
| 36 | 6609 GREENWICH LN | Taxpayer at |
| 37 | 6617 GREENWICH LN | BEAL MICHELLE MCKANNA |
| 38 | 6625 GREENWICH LN | FOSTER MICHAEL A & |
| 39 | 6554 GREENWICH LN | SHULKIN FRANKLIN M & ELANA M |
| 40 | 6610 GREENWICH LN | SIMS STEVEN LAWRENCE & |
| 41 | 6618 GREENWICH LN | SPIVEY THOMAS A |
| 42 | 6628 GREENWICH LN | GEISBAUER JEFFREY & JESSICA |
| 43 | 6516 GREENWICH LN | SW WHITEHEAD REVOCABLE TRUST |
| 44 | 6522 GREENWICH LN | FLATT EDWARD L & |
| 45 | 6532 GREENWICH LN | FRAZIER TONDA JOHNSON |
| 46 | 6544 GREENWICH LN | GLASS MICHAEL E & DIANE C |
| 47 | 6550 GREENWICH LN | HANSON GEORGE D & JENNIFER |
| 48 | 11804 FOREST LAKES LN | KESHAVARZ MOHAMMADREZA & |
| 49 | 11808 FOREST LAKES LN | CHANGTUNG ERIC G & TERI B |
| 50 | 11812 FOREST LAKES LN | BARCLAY BURKE & KAREN |
| 51 | 11820 FOREST LAKES LN | BROWN CAROLE ANN |
| 52 | 11824 FOREST LAKES LN | OWINGS JOSHUA STEPHEN & |
| 53 | 11800 FOREST LAKES LN | COMBINED AMERICA DEV |
| 54 | 11737 HIGH FOREST DR | DENNIS DEBORAH L & |
| 55 | 6695 AVIAN DR | BLACKWOOD DARA LEONA & |
| 56 | 6675 AVIAN DR | CHOATE TOM & BARRIE |
| 57 | 6655 AVIAN DR | BRYANT TREVOR B |

05/14/2026

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|----------------------------------|
| 58 | 6635 AVIAN DR | ARANGO LUIS M & |
| 59 | 6615 AVIAN DR | BARG ROBERT C & MARY ANNE |
| 60 | 11885 GREEN KNOLL DR | BLOOMBERG ARIYAN & |
| 61 | 11865 GREEN KNOLL DR | WATTS JAMES & NEENA |
| 62 | 11845 GREEN KNOLL DR | WEISBERG MICHAEL F & SHERYL L |
| 63 | 11825 GREEN KNOLL DR | OLIN KERRY & KATHY |
| 64 | 11805 GREEN KNOLL DR | MCKINNEY MELVIN KEITH & |
| 65 | 6650 GREEN KNOLL DR | 6600 FOREST ESTATES HOMEOWNERS |
| 66 | 6675 GREEN KNOLL DR | MCGOWEN JORDAN BRUCE & |
| 67 | 6655 GREEN KNOLL DR | BROWN HENRY |
| 68 | 6635 GREEN KNOLL DR | GHAFFAR ASIM |
| 69 | 6615 GREEN KNOLL DR | WOLFE RICHARD G & ELIZABETH K |
| 70 | 6616 AVIAN DR | FERGUSONJOHNSTON KAREN |
| 71 | 6636 AVIAN DR | BILLIG NICHOLAS S & ELIZABETH A |
| 72 | 6656 AVIAN DR | KAO JANE M |
| 73 | 6676 AVIAN DR | PATEL NISHAN M & JHA SUJATA S |
| 74 | 26 WOODED GATE DR | FOREST ON THE CREEK |
| 75 | 1 WOODED GATE DR | SOLOMON ERIC & BARBARA |
| 76 | 3 WOODED GATE DR | WATKINS SANDRA |
| 77 | 5 WOODED GATE DR | SCHONWALD AVRUM |
| 78 | 7 WOODED GATE DR | SKIBELL JOAN L |
| 79 | 9 WOODED GATE DR | WEINSTEIN SHELDON & JOAN |
| 80 | 11 WOODED GATE DR | CATE WILLIAM & ALYSON 2025 TRUST |
| 81 | 15 WOODED GATE DR | DEARMAN WILLIAM |
| 82 | 17 WOODED GATE DR | GRAY SECURE TRUST |
| 83 | 19 WOODED GATE DR | EISENSTAT GARY D |
| 84 | 21 WOODED GATE DR | STIEGLITZ STEPHEN A & SHEILA E |
| 85 | 2 WOODED GATE DR | FIDUCHI TRUSTEES LIMITED & |
| 86 | 4 WOODED GATE DR | MCCARTY JUSTIN S JR |
| 87 | 6 WOODED GATE DR | DELL JOHN DONALD & ANN MARIE |
| 88 | 8 WOODED GATE DR | TURNER BARBARA |

Z-25-000023

05/14/2026

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|-------------------------------|
| 89 | 10 WOODDED GATE DR | YOUNG CARLA J & |
| 90 | 12 WOODDED GATE DR | TILLOTSON JOHN R & |
| 91 | 14 WOODDED GATE DR | BOYD BARBARA K WHITE |
| 92 | 16 WOODDED GATE DR | RULAND PAMELA |
| 93 | 18 WOODDED GATE DR | MILSTEIN MARC EDWARD & |
| 94 | 20 WOODDED GATE DR | CODLING DONALD R & |
| 95 | 22 WOODDED GATE DR | HUFF WILLIAM H III & JUDITH E |
| 96 | 24 WOODDED GATE DR | WIMMER LANCE P & MARILOU C |