

**CITY PLAN COMMISSION**

**THURSDAY, DECEMBER 4, 2025**

**Planner: Justin Lee**

**FILE NUMBER:** Z-25-000168 **DATE FILED:** September 23, 2025.

**LOCATION:** An area bounded by Malcolm X Blvd, Park Row Ave, Jeffries St, and Al Lipscomb Way.

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 1.6368 ac **CENSUS TRACT:** 48113020300

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**REPRESENTATIVE:** Elsie Thurman (Land Use Planning and Zoning Services)

**OWNER:** Brent Alfred (Dallas ISD)

**APPLICANT:** Katy Lenihan (Dallas ISD)

**REQUEST:** An application for a new Specific Use Permit for a public school other than an open enrollment charter school on property zoned MF-2(A) Multifamily Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of the request is to allow for the operation of a new public school on the site.

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

**BACKGROUND INFORMATION:**

- The area of request is currently zoned PD 595, the South Dallas/Fair Park Special Purpose District and is undeveloped.
- The surrounding area is predominantly single family residential, with a youth & family center, and a middle school located northwest of the subject property.
- The applicant wishes to use the site for a public school.

**Zoning History:**

1. **Z223-307:** On September 11, 2024, City Council approved an application for a new subdistrict for retail and personal services uses on property zoned Subarea 2 and Subarea 3 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Park Row Ave	Local Street	-
S Malcolm X Blvd	Community Collector	40' pavement; 60' ROW
Al Lipscomb Way	Community Collector	44' pavement; 60' ROW
Jeffries St	Local Street	-

**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.

**Transit Access:**

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

DART Light Rail: Green Line

DART Bus: Routes 1 and 104

## **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 zoning change is generally **consistent** with Forward Dallas 2.0. Civic/public institutional uses are secondary land use in the Community Residential placetype, with single-family detached/attached being the primary use. Civic/public institutional uses are a prevalent land use in the area. The subject property is located Northeast of S Malcolm X Blvd, northwest of Park Row Ave, southwest of Jeffries St, southeast Al Lipscomb Way. It is located on the corner of Park Row Ave and South Malcolm X Blvd but adjacent to an existing single-family residence and across the street from a middle school (Billy Earl Dade Middle School) and a youth & family center (Eddie B. Johnson Youth & Family Center). The property appears to be currently undeveloped.

### **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.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scale multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Area Plan Summary

**Martin Luther King Jr. Station Area Plan (2013):** Residential Neighborhood,” a land use category characterized primarily by single-family detached residential structures, with limited integration of commercial (e.g., retail and dining) and institutional uses. Per the adopted plan, Malcolm X Boulevard is classified as a “Secondary Streetscape Area,” targeted for infrastructure enhancements to support multimodal accessibility and pedestrian safety. Proposed improvements include the installation of street trees, sidewalk reconstruction, wayfinding signage, traffic calming measures, and upgraded crosswalk infrastructure. Additionally, Grand Avenue (Al Lipscomb Way) is designated as a “Complete Streets Priority Area,” with planned multimodal infrastructure upgrades encompassing dedicated bicycle lanes, widened and ADA-compliant sidewalks, enhanced crosswalks, pedestrian-scale lighting, and integrated landscaping elements.

**The 360 Plan:** The subject property is located within the 360 Plan, which prioritizes enhanced connectivity between Downtown and South Dallas/Fair Park, as well as adjacent neighborhoods. The plan recommends targeted improvements along key District Connectors, including Martin Luther King Jr. Boulevard, Al Lipscomb Boulevard, and Malcolm X Boulevard.

**South Dallas/Fair Park Economic Development Plan:** The subject property is located within the boundaries of the South Dallas/Fair Park Economic Development Plan; however, it is not directly impacted by the plan’s policies or proposed initiatives.

Land Use:

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD 595, Subdistrict MF-2(A) (South Dallas/Fair Park Special Purpose District)	Undeveloped
<b>Northeast</b>	PD 595 (South Dallas/Fair Park Special Purpose District)	Multifamily
<b>Southeast</b>	PD 595 (South Dallas/Fair Park Special Purpose District) / PD 660 (Park Row Estates)	Single-Family Residence
<b>Northwest</b>	PD 363 (Jeffries/Meyers PD)	Medical Clinic/Vacant
<b>Southwest</b>	PD 595 (South Dallas/Fair Park Special Purpose District)	Single family/Church

Land Use Compatibility:

The request site is currently undeveloped. The applicant proposes a public school on the site. The site is predominantly surrounded by single-family residential dwellings. To the

west, there is a middle school and a youth/family center, while a church is situated to the southwest and a medical clinic is located to the northwest.

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.

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning, with the general provisions for a Specific Use Permit, and with the comprehensive plan. Staff find that the current proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site. Staff supports the request.

### **Development Standards:**

The following is a comparison table showing the development standards of the current PD South Dallas/Fair Park Special Purpose District.

District	Setback		Density/Lot Size	Height	Lot Cvrgr.	Special Standards
	Front	Side/Rear				
Current: PD (MF-2(A))	15'	SFR: No side/rear  Duplex: 5' side, 10' rear  Other permitted structures: 10' side, 15' rear	No max density  Single family: Min. lot area 1,000 sqft  Duplex: Min. lot area 3,000 sqft  Multifamily: 1,000 sqft studio; 1,400 sqft one bedroom; 1,800 sqft two bedroom	36'	60% for residential structures  50% for nonresidential structures	a minimum of 15 feet between group of eight single family structures must be provided by plat

**Landscaping:**

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

**Parking:**

Parking must be provided in accordance with Chapter 51A, as updated May 14, 2025. As the property is within a half mile radius of a DART light rail station, no minimum parking is required for any use.

**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 “F” MVA area.

**DALLAS INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES / ADMINISTRATION**

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District 3 Dan Micciche  
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Brian C. Lusk, Deputy Superintendent of Academics and Transformation  
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Brent Alfred, Chief of Construction Services  
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Jon Dahlander, Chief of Partnerships & Intergovernmental Relations  
Eduardo Ramos, Chief Financial Officer  
Albert Martinez, Chief of Police

## **PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a public school other than 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 with 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. SIDEWALKS/BUFFER: Except as provided in this paragraph, 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 along Park Row Avenue, Jeffries Street, and Al Lipscomb Way. The buffer width may be reduced in order to avoid existing trees or utilities. Along Malcolm X Boulevard, a minimum six-foot-wide unobstructed sidewalk with a minimum ten-foot-wide buffer must be provided along the entire length of the frontage along Malcolm X Boulevard. The buffer width may be reduced in order to avoid existing trees or utilities.
7. SIGNS: Signs for a public school other than an open-enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.
8. PEDESTRIAN ACCESS: Pedestrian access to the property, including paved pedestrian pathways between the building and public rights of way, must be provided in the locations shown on the attached site plan. At least one such pedestrian access point is required at each street abutting the property. Direct pathway access is not required from the Park Row frontage.
9. PEDESTRIAN AMENITIES: The following pedestrian amenities must be provided prior to the issuance of a certificate of occupancy:
  - A. The following pedestrian amenities must be provided prior to the issuance of certificate of occupancy:
    - i. Type A. A minimum of one bench, one trash receptacle, and one bicycle rack must be provided in areas marked "Type A" on the attached site plan.



- ii. Type B. A minimum of one bench and one trash receptacle must be provided in areas marked "Type B" on the attached site plan.
- 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.

10. TRAFFIC MANAGEMENT PLAN:

- A. In general. Operation of the public school must comply with the attached traffic management plan.
- B. Queuing. Queuing is only permitted as shown on the attached traffic management plan. 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 March 31, 2028, or within six months of a certificate of occupancy. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 31st of each even-numbered year.
    - (a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 31, 2028, 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 March 31st of each even-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 locations 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.

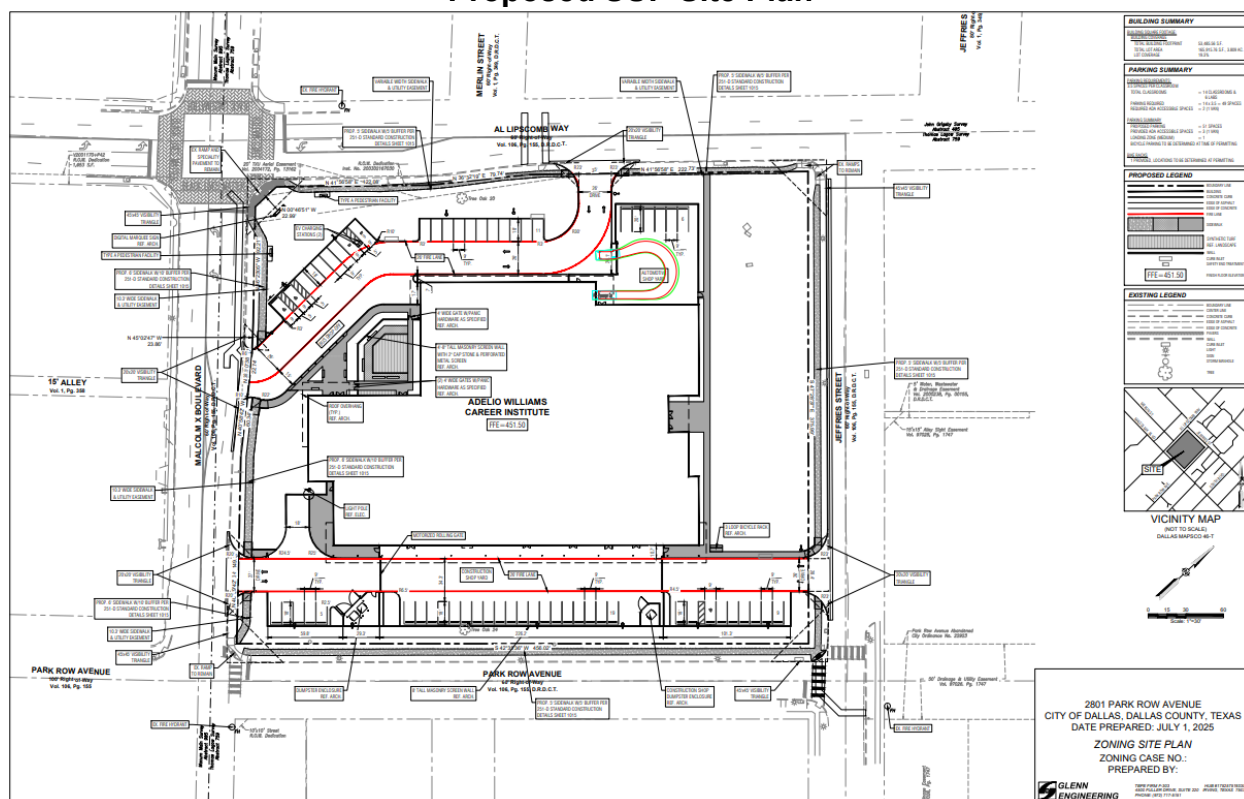
(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

(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; decrease traffic congestion.

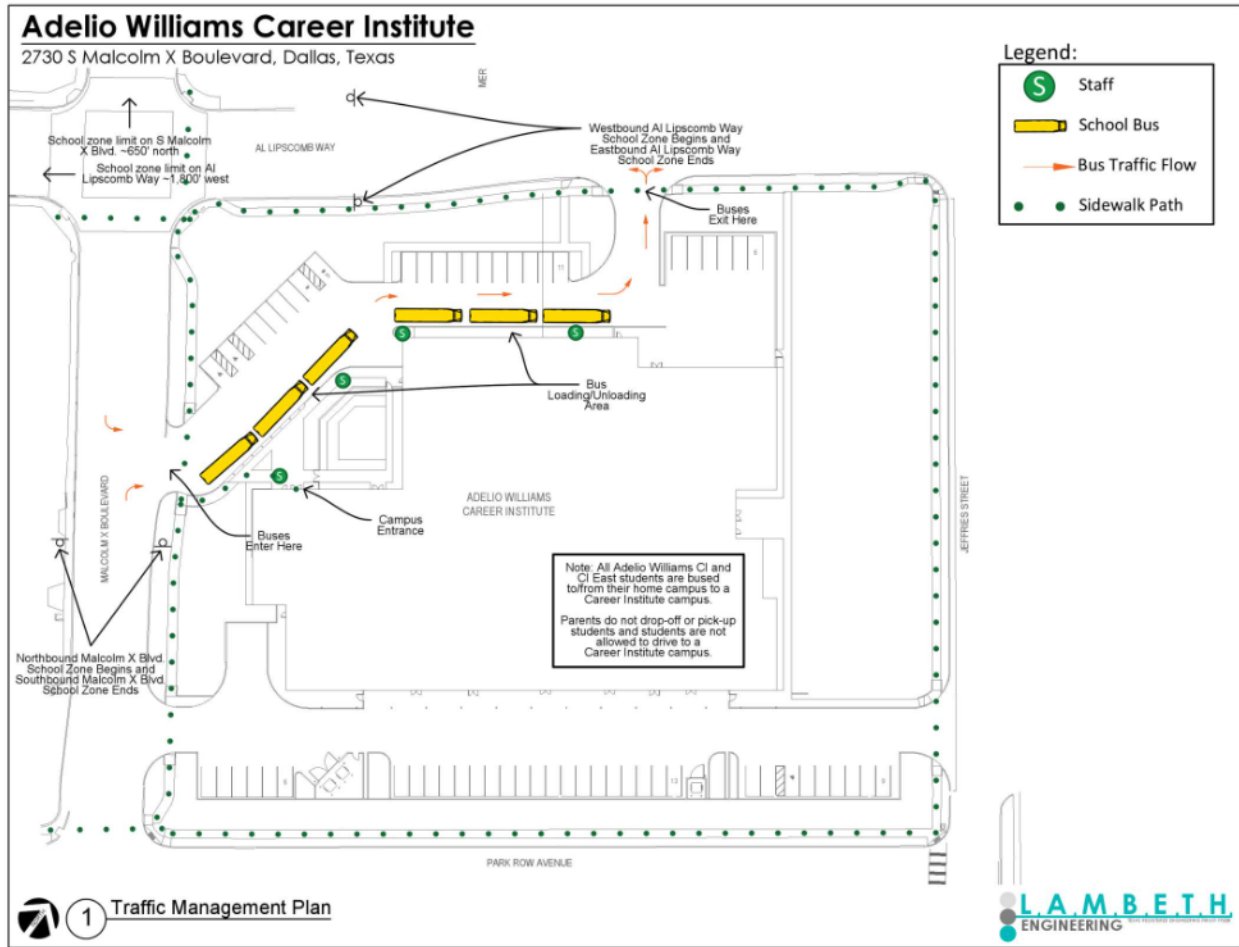
11. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.

12. 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 SUP Site Plan

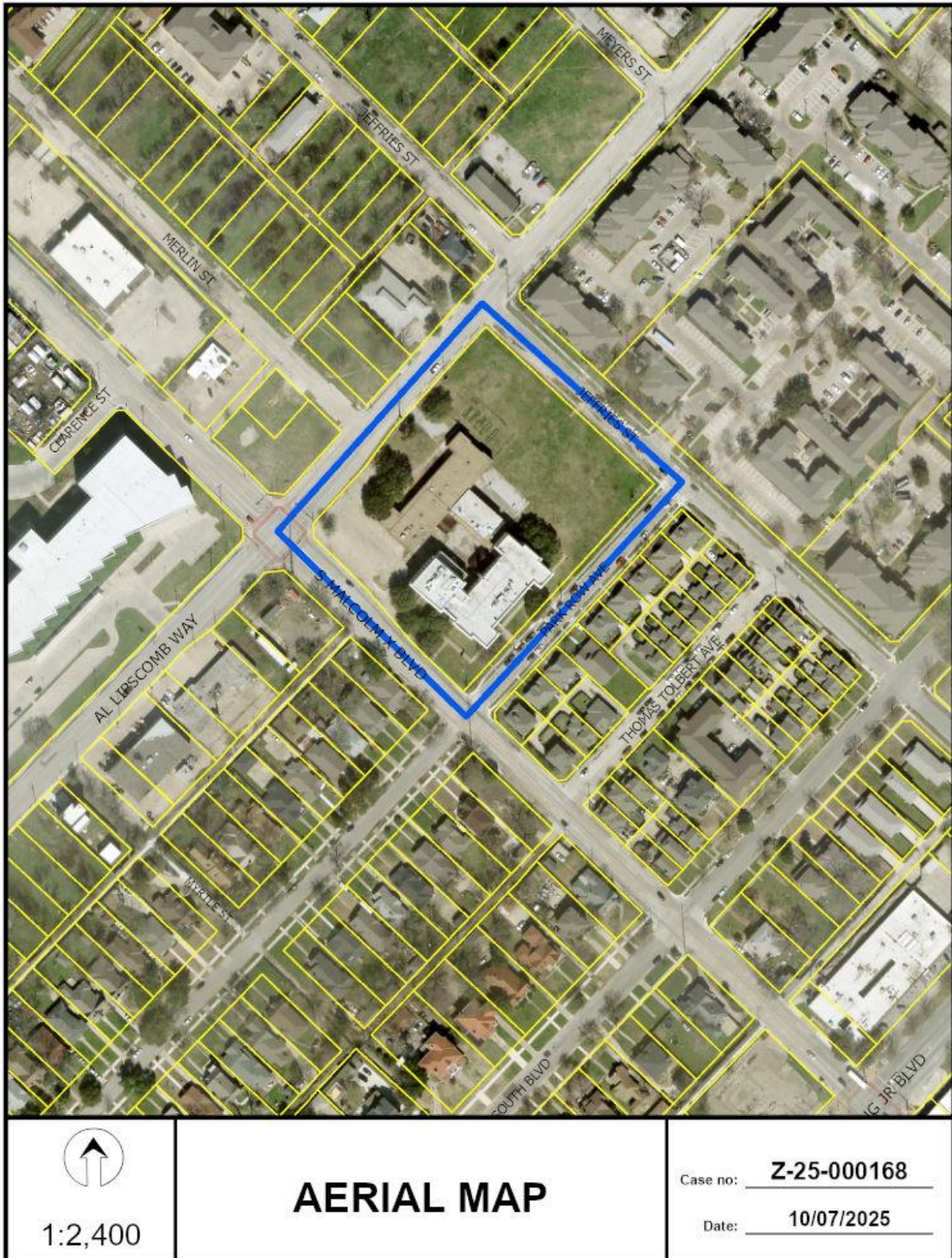


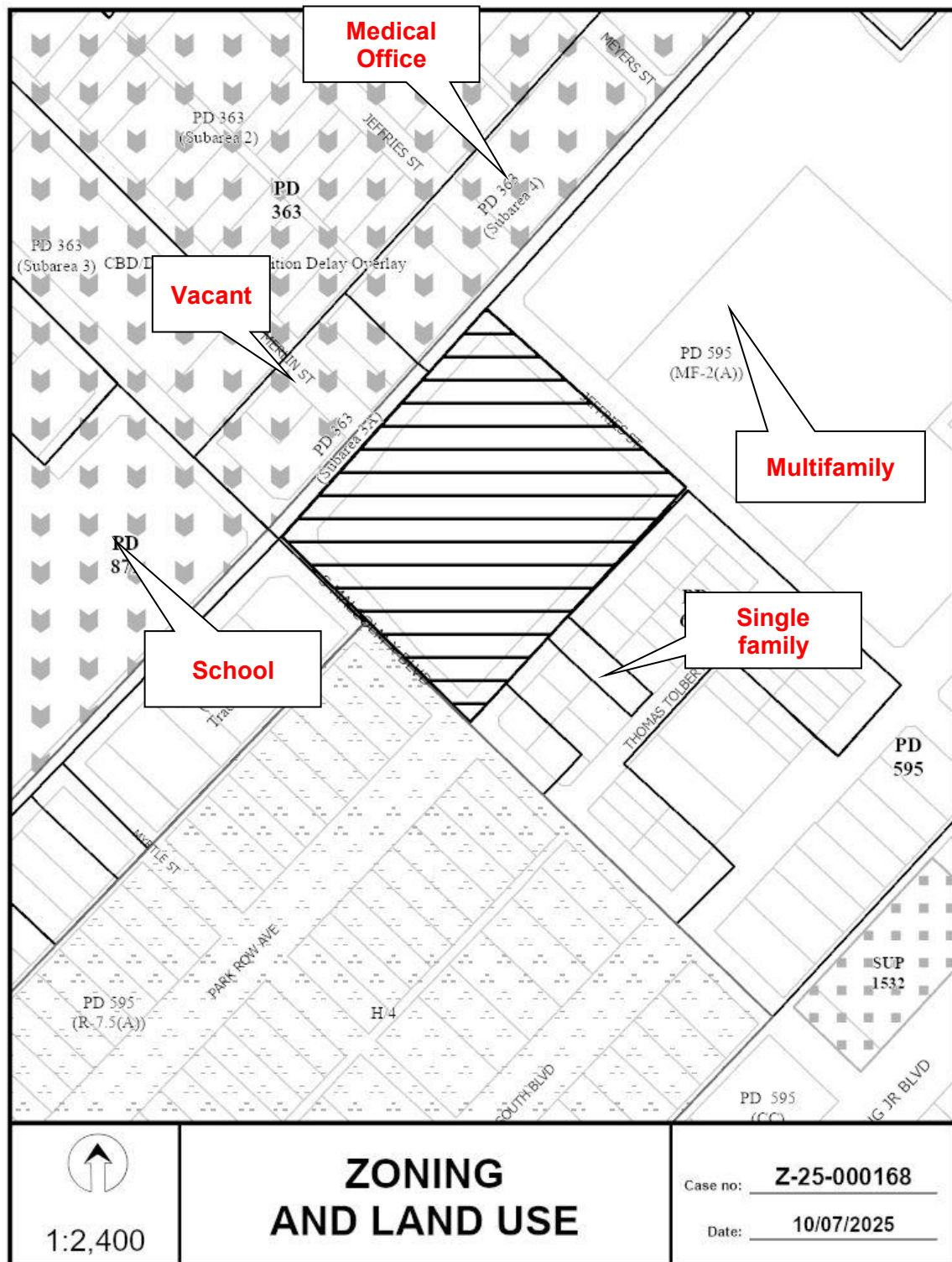
## PROPOSED TRAFFIC MANAGEMENT PLAN



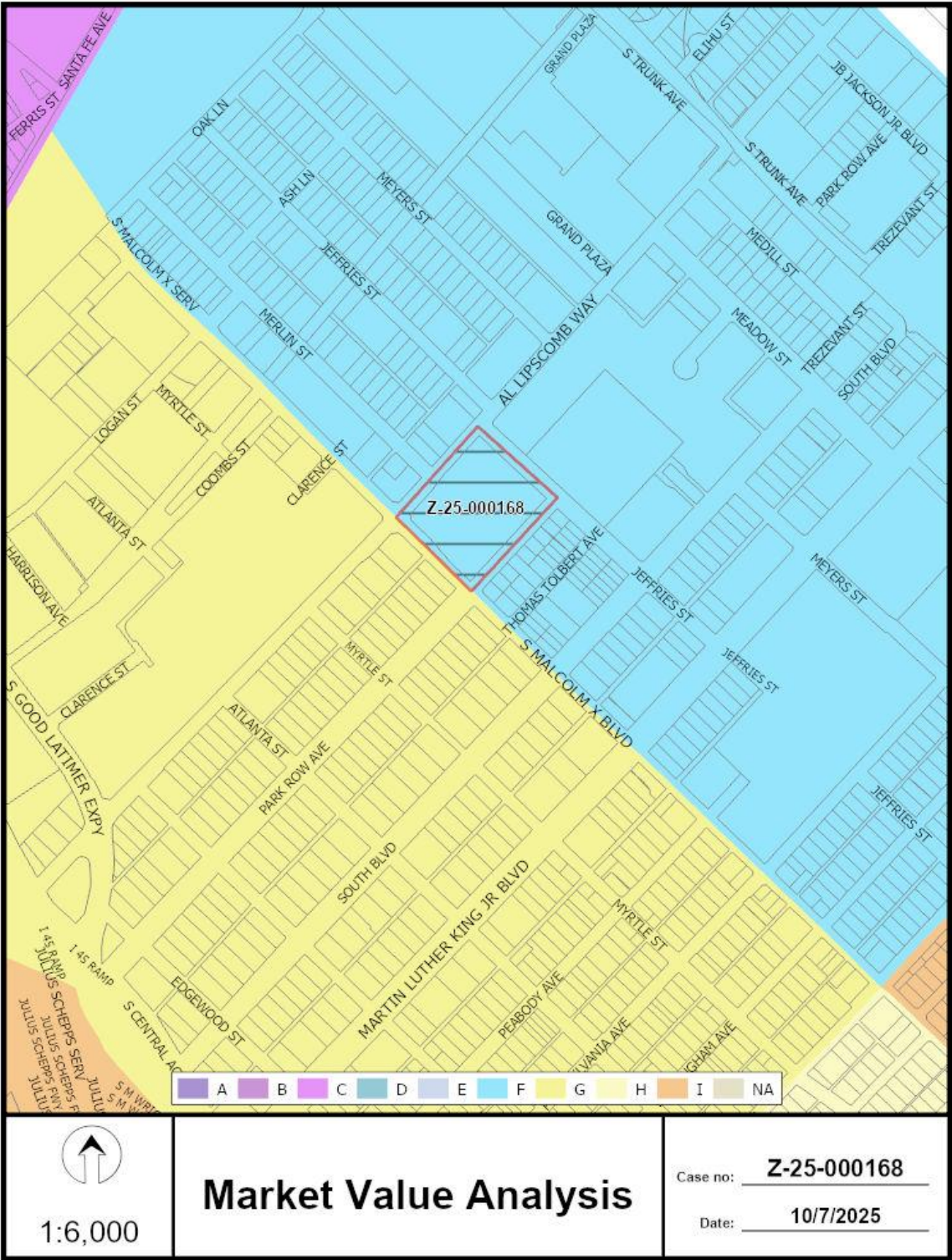




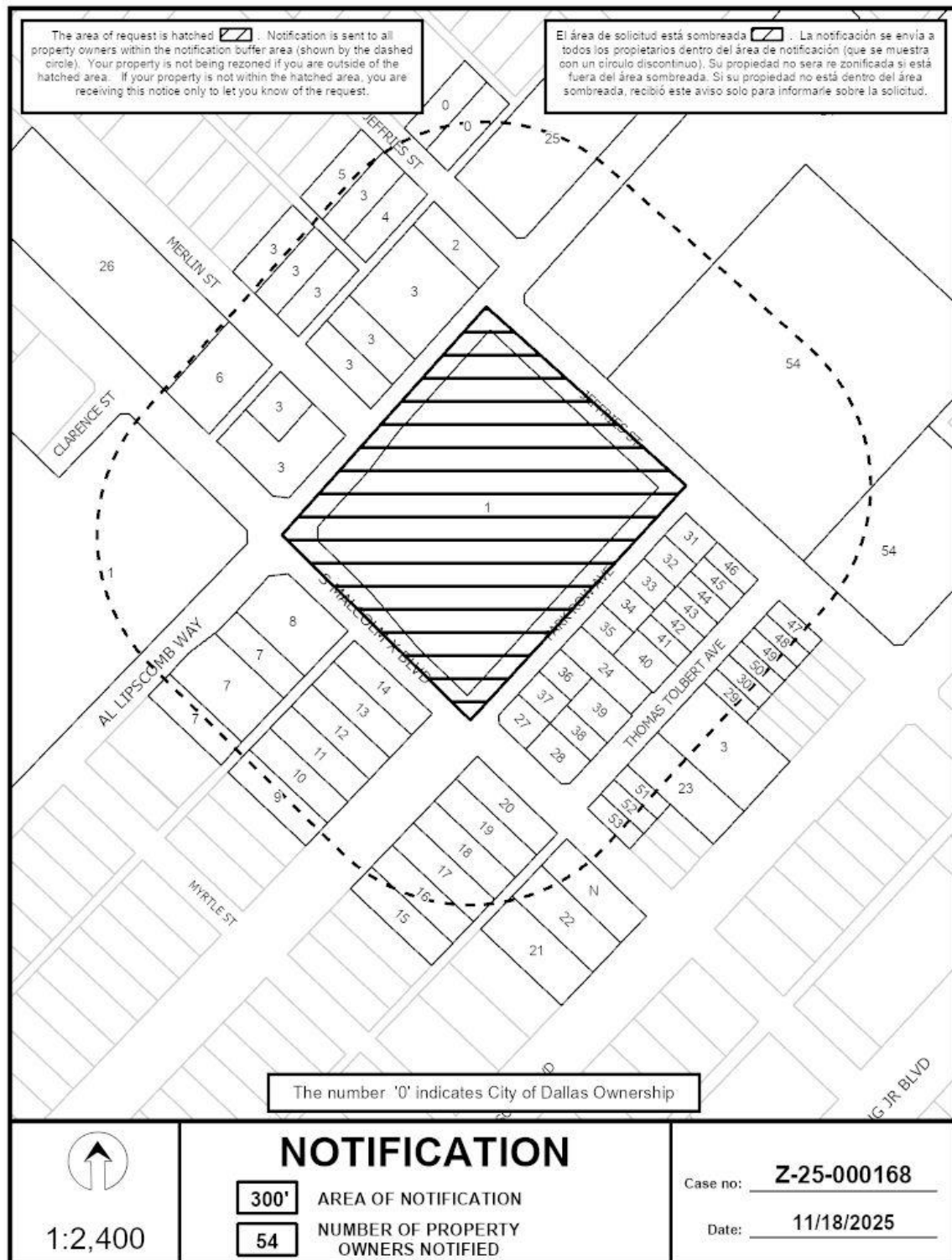












11/18/2025

***Notification List of Property Owners******Z-25-000168******54 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2801 PARK ROW AVE	Dallas ISD
2	2841 AL LIPSCOMB WAY	SAF PROPERTIES LLC
3	2821 AL LIPSCOMB WAY	SOUTHFAIR COMMUNITY DEV CORP
4	2643 JEFFRIES ST	FAULKNER DESIGN GROUP INC
5	2633 JEFFRIES ST	MUHAMMAD NISAA
6	2642 S MALCOLM X BLVD	BROWN DAVID A
7	2712 AL LIPSCOMB WAY	GIBRALTAR LOFTS LLC
8	2728 AL LIPSCOMB WAY	GIBRALTAR LOFTS LLC
9	2715 PARK ROW AVE	LEWIS BARBARA ANN LEE
10	2717 PARK ROW AVE	HUSTON GREGORY ADAM
11	2723 PARK ROW AVE	FARRELL BRIAN
12	2727 PARK ROW AVE	MULLINS C LOU
13	2731 PARK ROW AVE	TRIFOND HOLDINGS INC
14	2735 PARK ROW AVE	WELLS IDA MAE EST OF
15	2714 PARK ROW AVE	TIMMINS CURTIS
16	2718 PARK ROW AVE	T III INVESTMENTS
17	2722 PARK ROW AVE	PICK CHRISTOPHER M & BRITTANY B
18	2726 PARK ROW AVE	HOPKINS MINNIE FAYE EST OF &
19	2730 PARK ROW AVE	ANDERSON ROSE LA NELLE & PAUL CLAYTON
20	2734 PARK ROW AVE	BUILT MODERN HOMES LLC
21	2723 SOUTH BLVD	CHANEY PHYLISS &
22	2729 SOUTH BLVD	ELAM JIM L & REBECA N
23	2811 SOUTH BLVD	BRYANT RITA JO
24	2814 PARK ROW AVE	Taxpayer at
25	2903 AL LIPSCOMB WAY	FAITH CUMBERLAND
26	2530 S MALCOLM X BLVD	ARC GSDALTX001 LLC

11/18/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2800 PARK ROW AVE	Taxpayer at
28	2803 THOMAS TOLBERT AVE	GREEN SYLVIA
29	2822 THOMAS TOLBERT AVE	NASH KEANDRE
30	2824 THOMAS TOLBERT AVE	PYKE CHRISTOPHER S
31	2832 PARK ROW AVE	KANE RUSSELL A
32	2828 PARK ROW AVE	NUPE93 PROPERTIES SERIES LLC
33	2824 PARK ROW AVE	BRADLEY LEE &
34	2820 PARK ROW AVE	CARTHEN SHKORYAH M
35	2816 PARK ROW AVE	FISHER FAMILY TRUST THE
36	2808 PARK ROW AVE	WILLIAMS RONDY ELLIS AKEEM & ERICA OLIVIA
37	2804 PARK ROW AVE	YATES SHAWNTELLE
38	2807 THOMAS TOLBERT AVE	JACKSON LIONELL
39	2811 THOMAS TOLBERT AVE	OQUINN RUTH
40	2819 THOMAS TOLBERT AVE	BUNDRED JEANNETTE
41	2823 THOMAS TOLBERT AVE	OKEKE IKE
42	2825 THOMAS TOLBERT AVE	Taxpayer at
43	2827 THOMAS TOLBERT AVE	BANKS DANNY C
44	2829 THOMAS TOLBERT AVE	LILBURNE JULIETTE ROYAL TRUST
45	2831 THOMAS TOLBERT AVE	Taxpayer at
46	2833 THOMAS TOLBERT AVE	LANDERS EVON D
47	2832 THOMAS TOLBERT AVE	NGUYEN TRUONG THANH
48	2830 THOMAS TOLBERT AVE	HARRIS TAMECA
49	2828 THOMAS TOLBERT AVE	BREWER SHERRY D
50	2826 THOMAS TOLBERT AVE	KINNEY BILLY
51	2806 THOMAS TOLBERT AVE	BLANTON FELISHA
52	2804 THOMAS TOLBERT AVE	HOGUE MICHELLE
53	2802 THOMAS TOLBERT AVE	RODRIGUEZ CARLOS & MARIA
54	3011 PARK ROW AVE	HHF EBAN VILLAGE 2021 LLC