

FILE NUMBER: Z-25-000075 **DATE FILED:** April 21, 2025
LOCATION: Southeast line of Park Row Avenue, northeast of Colonial Avenue
COUNCIL DISTRICT: 7
SIZE OF REQUEST: Approx. 0.329 acres **CENSUS TRACT:** 48113020900

REPRESENTATIVE: Andrew Ruegg, Masterplan Consultants
OWNER/APPLICANT: Cornerstone Community Development Corporation Inc.
REQUEST: An application for a new Specific Use Permit to allow a group residential facility on property zoned Subdistrict FWMU-3 within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District
SUMMARY: The purpose of the request is to allow a group residential facility within 1,000 feet of an existing group residential facility.
STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of the request is within Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District.
- The code defines a group residential facility as: “An interim or permanent residential facility (as opposed to a lodging or medical treatment facility) that provides room and board to a group of persons who are not a “family” as that term is defined in this chapter, whether or not the facility is operated for profit or charges for the services it offers. This use does not include:
 - (i) facilities that negotiate sleeping arrangements on a daily basis;
 - (ii) dwelling units occupied exclusively by families”
- Per Sec. 51P-595.114.1 – Use Regulations and Development Standards in the F Form Subdistricts, a Group Residential Facility requires a Specific Use Permit if the spacing component of Section 51A-4.209(b)(3) is not met. The spacing requirement is as follows: *When located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units (as defined in this chapter), by right in CH, multifamily, central area, and mixed-use districts; otherwise, by SUP only in the same districts.*
- The site is currently developed with an existing two-story structure, totaling approximately 5,076 square feet.
- The lot has frontage along Park Row Avenue, and the applicant proposes accessing parking from the rear via the alley. Although the alley is currently unimproved, the applicant has been informed that they must bring it into compliance with code requirements if they intend to use it. This rear access is consistent with the intent of the existing FWMU-3 zoning.

Zoning History:

There have been two recent zoning requests in the area of notification in the last five years.

1. **Z245-145** – An application for a Specific Use Permit for a tower/antenna for cellular communication, limited to a monopole cellular tower. The purpose of this request is to allow the construction and operation of a tower/antenna for cellular communication, limited to a monopole cellular tower. This case is scheduled for the 10.23.2025 City Plan Commission meeting.
2. **Z245-200** – An application for MU-3 Mixed Use District, with consideration of FWMU-5 Form subdistrict, on property zoned FWMU-3 Form subdistrict with a shopfront overlay within Planned Development District No. 595, the South

Dallas/Fair Park Special Purpose District. The purpose of this request is to permit a 25-story mixed-use development with hotel, multifamily, and retail uses. On July 10, 2025, the City Plan Commission moved to hold this case under advisement to the October 9, 2025, City Plan Commission meeting.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Park Row Avenue	Minor Arterial	-

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 Route 1, 13, 104

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! 2.0 Comprehensive Plan, adopted by the City Council in September 2024, establishes citywide goals and policies that provide a framework for evaluating the applicant’s request.

As a high-level policy document, forwardDallas! 2.0 does not prescribe land use recommendations at the parcel level. However, one of its primary land use themes, Housing Choice + Access, prioritizes the creation of attainable and diverse housing options throughout Dallas. The goal of this theme is to “equitably increase attainable housing options throughout the city, particularly near job centers and transit-oriented locations, to meet the diverse housing needs of all people in Dallas.” The plan encourages a mix of housing types and affordability levels, with a focus on meeting the needs of vulnerable populations.

The Community Residential placetype identified for the subject property emphasizes the preservation, revitalization, and enhancement of Dallas neighborhoods while promoting a range of compatible housing options. This request directly supports these objectives by creating new housing in the form of a group residential facility, which represents a diverse

housing type and contributes to the city’s broader housing goals. The proposed use is therefore consistent with and advances the intent of forwardDallas! 2.0 by expanding access to inclusive and varied housing opportunities. Additionally, this is accomplished through the maintenance of an existing structure which meets the plan’s goal of compatibility of new housing supply.

Area Plans:

The South Dallas/Fair Park Area Plan (May 2025) provides a community-driven framework to guide growth and redevelopment within Planned Development District 595. The plan focuses on implementation and action, emphasizing updated land use and zoning regulations, new housing and design standards, and strategies to preserve neighborhood character while accommodating diverse housing options. A central objective of the plan is to reduce nonconformities and promote compatible infill development that reflects the established residential patterns of South Dallas neighborhoods.

The proposed change is consistent with the Area Plan’s guiding principles for Housing & Design. It supports the long-term vision of stabilizing existing neighborhoods, easing displacement pressures, and ensuring that new housing types remain compatible with the historic character of the neighborhood. By allowing a group residential facility use where it already exists, this Specific Use Permit request maintains consistency with surrounding development while advancing the plan’s call for diverse housing options for new and existing residents.

The applicant is not proposing any additional development beyond the repair of the current structure.

Land Use:

	Zoning	Land Use
Site	Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District	Vacant/Proposed Group Residential Facility
North	Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District	Vacant/Single Family/Group Residential Facility
East	Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District	Vacant/Single Family/Multifamily

South	Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District with a Shopfront Overlay	Single Family/Multifamily
West	Subdistrict FWMU-3 within Planned Development District 595, the South Dallas/Fair Park Special Purpose District	Single Family/Vacant

Land Use Compatibility:

The request site is located within Subdistrict FWMU-3 of Planned Development District No. 595, also known as the South Dallas/Fair Park Special Purpose District. It is currently developed with a two-story building of approximately 5,076 square feet, which is vacant and undergoing repairs.

The surrounding area features a mix of residential uses. To the north, there are several vacant lots, along with a single-family home adjacent to an existing group residential facility. East of the site, the pattern continues with a combination of a single-family home, a multifamily development, and vacant land. To the south, the area is primarily composed of single-family homes and another multifamily development. To the west, most of the properties are vacant.

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 group residential facility is located approximately 168.50 feet from an existing facility at the northeast line of Park Row Avenue. The organization operating the existing group residential facility owns the property at that location, as well as two

additional properties to the north, all of which are listed for office use. Although the proposal falls within the 1,000-foot proximity threshold, the request is consistent with the surrounding residential context. The subject property is situated within a neighborhood characterized primarily by residential uses, and the addition of diverse housing options aligns with the goals outlined in forwardDallas! 2.0, which emphasizes expanding housing opportunities across the City. Thus, Staff recommends approval of the request without expiration.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

According to the Dallas Development Code, as updated May 14, 2025, there are no off-street parking requirements for a group residential facility 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 currently in an "I" MVA cluster that extends to the north, east, west, and south.

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List of Officers

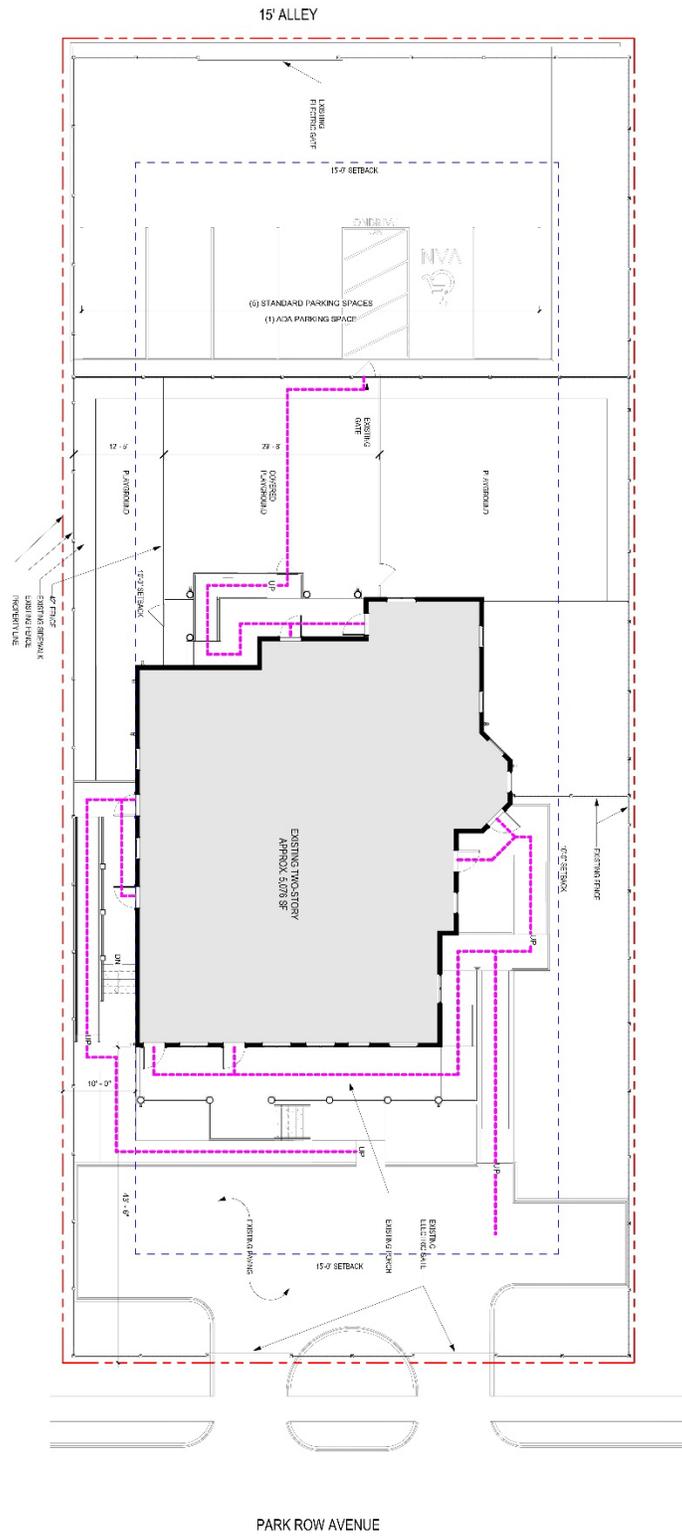
Cornerstone Community Development Corporation, Inc. – Property Owner

Chris Simmons, Pastor

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a group residential facility.
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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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 (Enlarged)



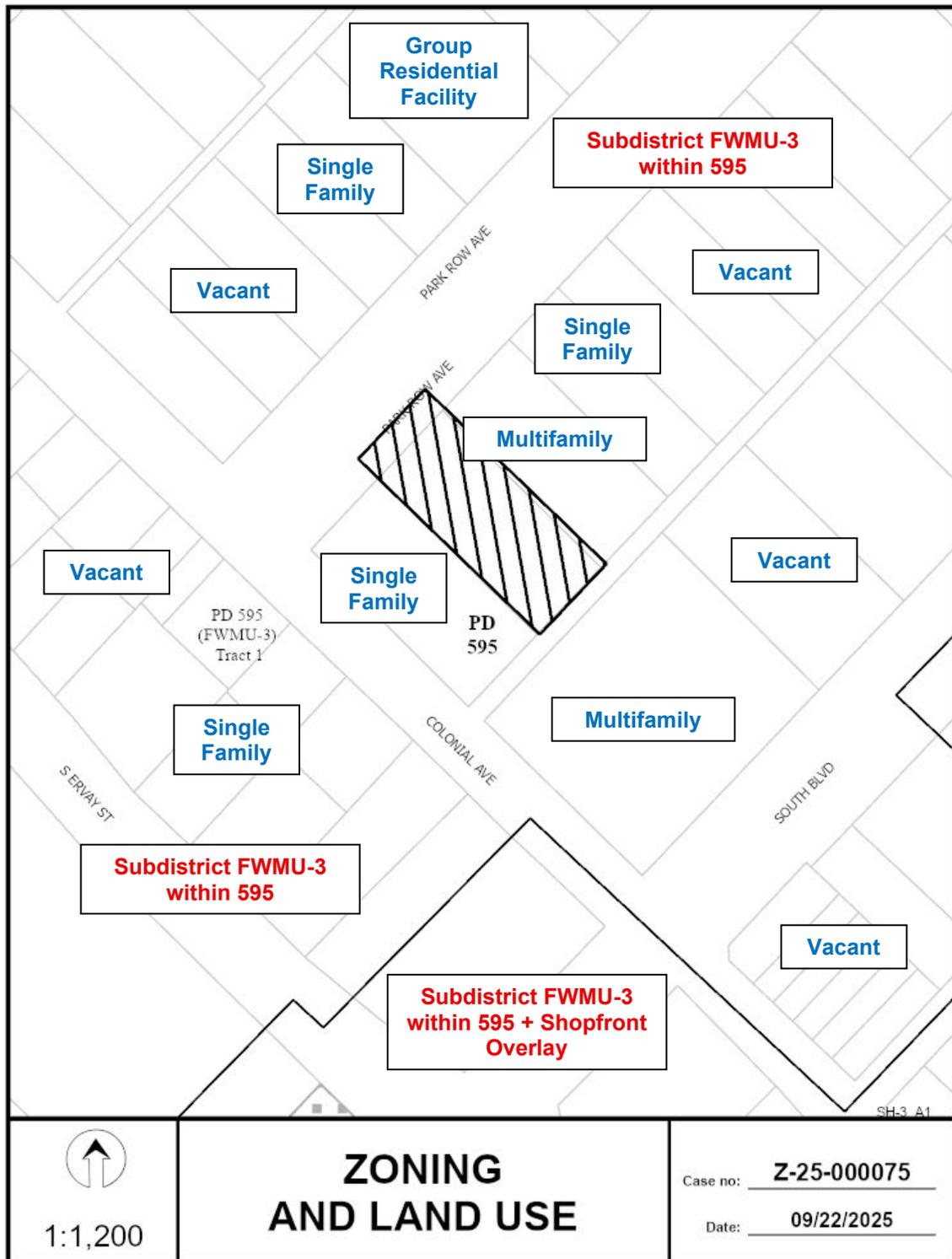


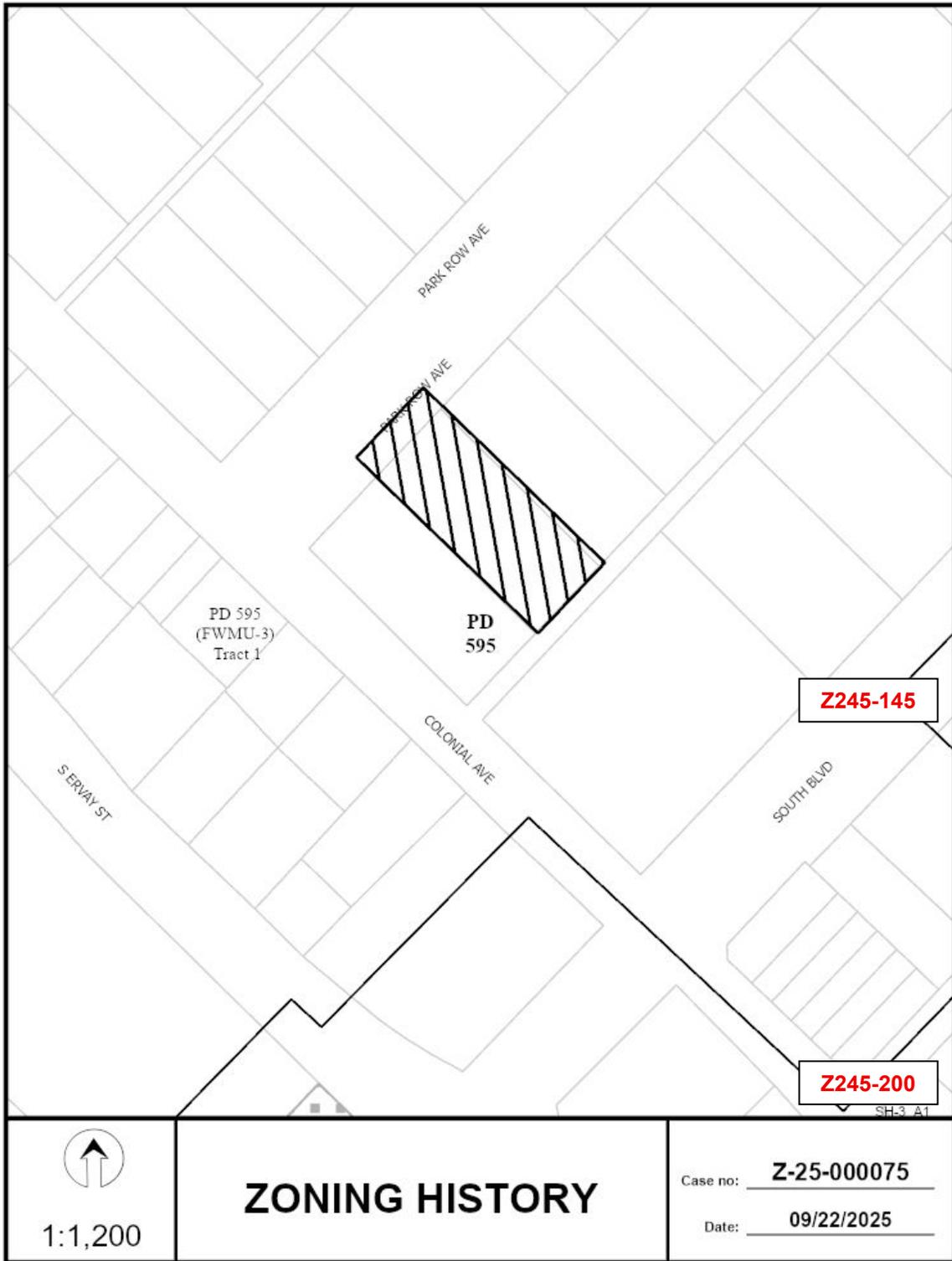
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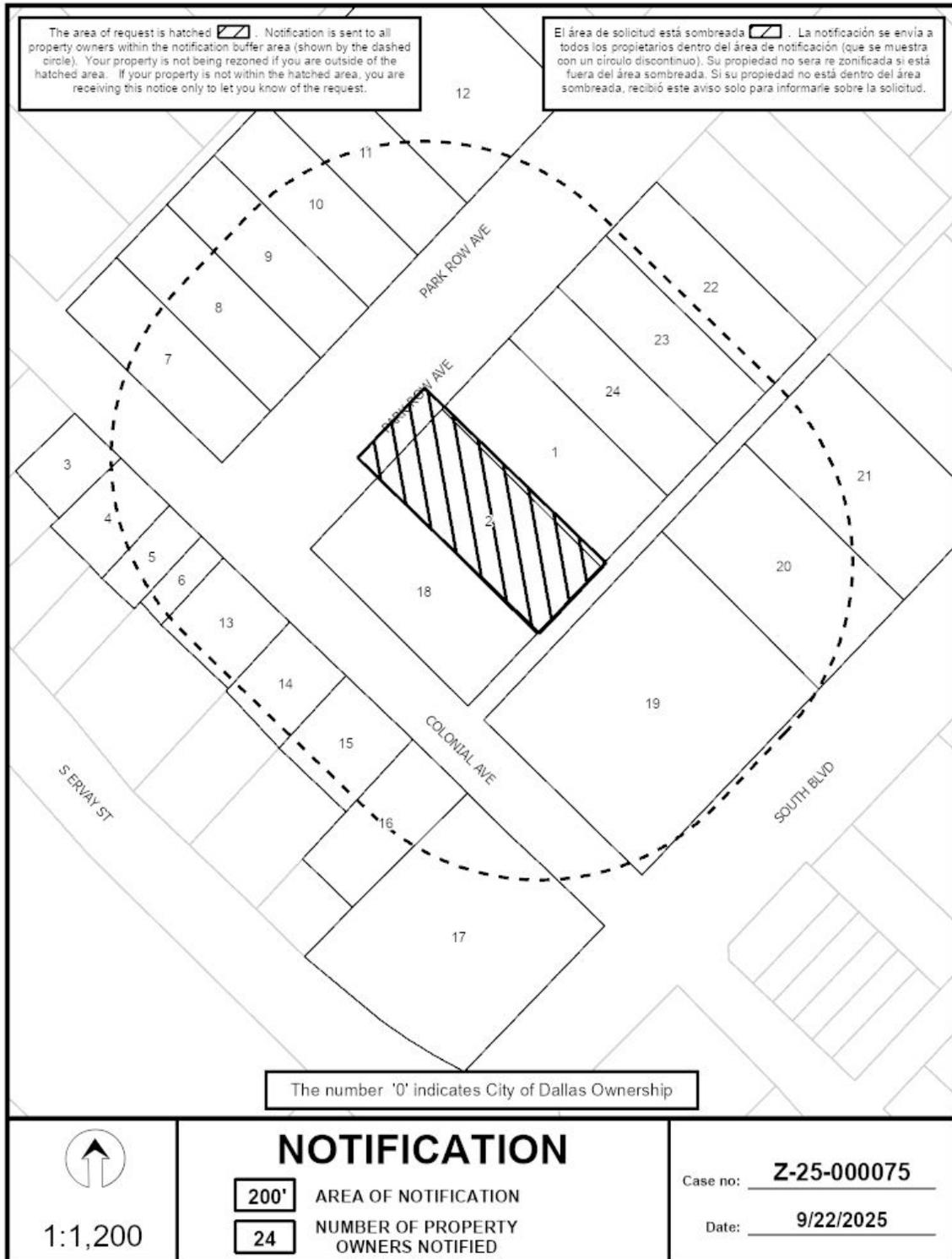
AERIAL MAP

Case no: Z-25-000075

Date: 09/22/2025







07/16/2025

Notification List of Property Owners***Z234-140******35 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1814 PARK ROW AVE	ELDORADO PPTIES INC
2	1810 PARK ROW AVE	Taxpayer at
3	2723 COLONIAL AVE	Taxpayer at
4	2727 COLONIAL AVE	Taxpayer at
5	2729 COLONIAL AVE	Taxpayer at
6	2731 COLONIAL AVE	Taxpayer at
7	1803 PARK ROW AVE	SNEED T A
8	1805 PARK ROW AVE	BARKER MARGARET W
9	1811 PARK ROW AVE	EL DORADO PROPERTIES INC
10	1815 PARK ROW AVE	Taxpayer at
11	1819 PARK ROW AVE	Taxpayer at
12	1825 PARK ROW AVE	MEN OF NEHEMIAH INC THE
13	2801 COLONIAL AVE	Taxpayer at
14	2807 COLONIAL AVE	Taxpayer at
15	2815 COLONIAL AVE	BELGIAN AMERICAN INV & TR
16	2820 S ERVAY ST	CORNERSTONE BAPTIST CHURCH OF DALLAS INC
17	2830 S ERVAY ST	Taxpayer at
18	1802 PARK ROW AVE	VAUGHN KIMBERLY LASHAWN
19	1811 SOUTH BLVD	EDGEWOOD MANOR SENIOR APARTMENTS LTD
20	1821 SOUTH BLVD	Taxpayer at
21	1825 SOUTH BLVD	CORNERSTONE BAPTIST
22	1830 PARK ROW AVE	HICKS CILLORA
23	1822 PARK ROW AVE	DALLAS BLACK FIREFIGHTERS ASSN INC
24	1818 PARK ROW AVE	HARRELL LOUIS BERNARD JR