

CITY PLAN COMMISSION

THURSDAY, APRIL 23, 2026

Planner: Oscar Aguilera

FILE NUMBER: Z-26-000006 **DATE FILED** February 10, 2026
LOCATION: On the south line of Laura Lane, between Sweet Sue Lane and Firebird Lane.
COUNCIL DISTRICT: 8
SIZE OF REQUEST: 7,500 square feet **CENSUS TRACT:** 481130113001

REPRESENTATIVE: LaVinny Gray
OWNER / APPLICANT: LaVinny & Darryl Gray
REQUEST: An application for a new Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned R-7.5(A) Single Family District.
SUMMARY: The purpose of the request is to permit a handicapped group dwelling unit within the existing structure.
STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.
PRIOR CPC ACTION: On March 26, 2026, the City Plan Commission moved to hold this item under advisement until April 23, 2026.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) and is developed with a single-family home.
- The applicant proposes a Special Use Permit for a Handicapped Group Dwelling Unit.
- Chapter 51A defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a “family” as that term is defined in this chapter, and who are living together as a single housekeeping unit.
- The use is permitted by right within the R-7.5(A) District but requires a SUP within 1,000 feet radius of another group residential facility. Because there are existing facilities within a 1,000-foot radius of the requested site, a SUP is required for this proposed use.
- No changes are proposed to the building at this time.
- The City Plan Commission moved to hold this item under advisement until April 23, 2026, to schedule community meetings. No changes have been made to the proposal.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Laura Lane	Local	-
E. Camp Wisdom Rd	Principal Arterial	107' /S-6-D

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 traffic.

Transit Access:

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

DART Routes 108 & 145

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.

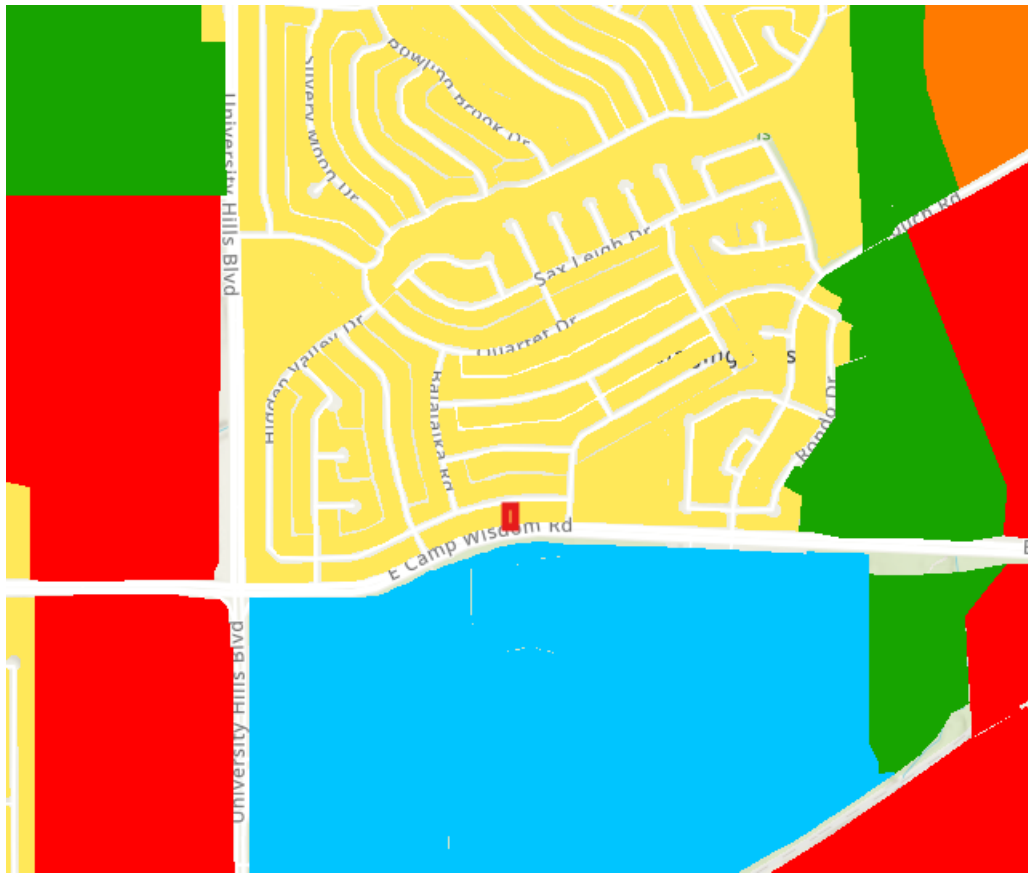
The proposed zoning change is generally **consistent** with Forward Dallas 2.0. R-7.5(A) single family with an SUP for a Handicapped Group Dwelling is identified as supportive use within the Community Residential placetype in Forward Dallas 2.0. In this land-use matrix, Handicapped Group Dwelling is classified as a single-family use. The site is adjacent to the R-7.5(A) Single Family District to the north, west, and east, and the R-5 single-family district to the south, which belongs to the University of North Texas. The property is currently built with a 792-sf structure. The property fronts Laura Lane and Camp Wisdom Road, classified as a local street and a Principal Arterial, respectively, in the major thoroughfare plan, and is within half a mile of DART's bus routes 108 & 145. Therefore, the proposed rezoning aligns with the vision and recommendations of Forward Dallas 2.0.

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-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found along main streets and at

intersections. These locations offer convenient access to goods and services, promote a greater mix of uses, and support active, walkable environments.



- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility

Land Use:

	Zoning	Land Use
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Site	R-7.5(A) Single Family	Single Family
North	R-7.5(A) Single Family	Single Family
South	R-5(A) Single Family	Institutional UNT
East	R-7.5(A) Single Family	Single Family
West	R-7.5(A) Single Family	Single Family

Land Use Compatibility:

The City of Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit domicile of up to eight handicapped persons (not considered a "family" under the city code) living together as a single housekeeping unit. Up to two supervisory personnel may also reside on the premises, provided the total number of residents does not exceed eight.

The granting of a SUP does not affect the uses permitted as of right and does not waive the regulations of the underlying zoning district.

The City Council may impose reasonable conditions upon granting a SUP consistent with the purposes stated in this chapter. The area of request is currently surrounded by single-family homes to the north, south, east, and west. Staff finds the applicant’s proposal compatible with these surrounding 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 to promote the health, safety, morals, and general welfare of the city.

Staff supports the request because the use is not expected to be detrimental to surrounding properties, and, provided the use is limited to the Handicapped Group Dwelling Unit (HGDU), would complement the existing residential area.

Landscaping:

Landscaping and tree preservation are required in accordance with Article X, as amended.

Parking:

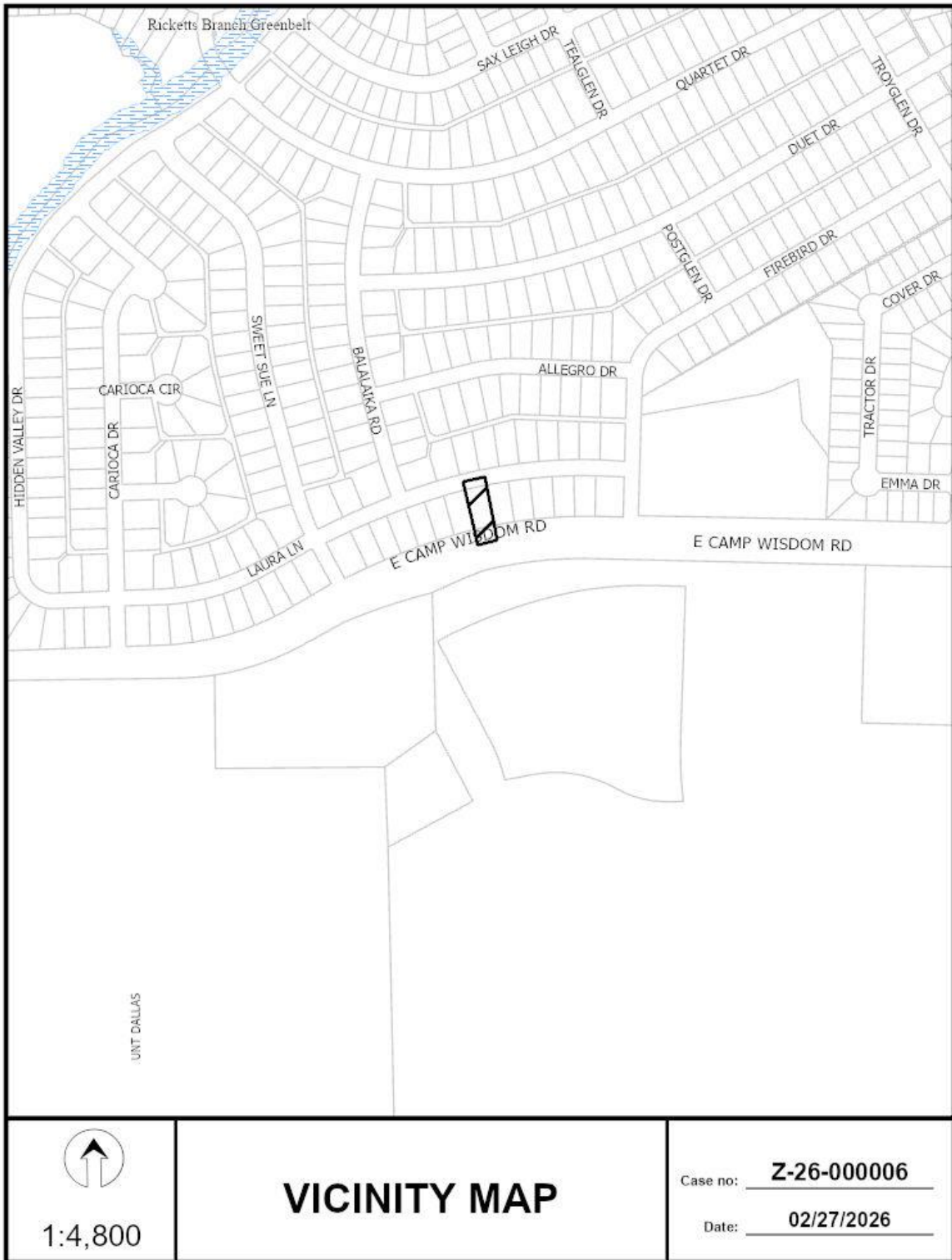
Pursuant to the updated Dallas Development Code, a handicapped group dwelling unit requires 0 parking spaces in the R-7.5 (A) zoning district.

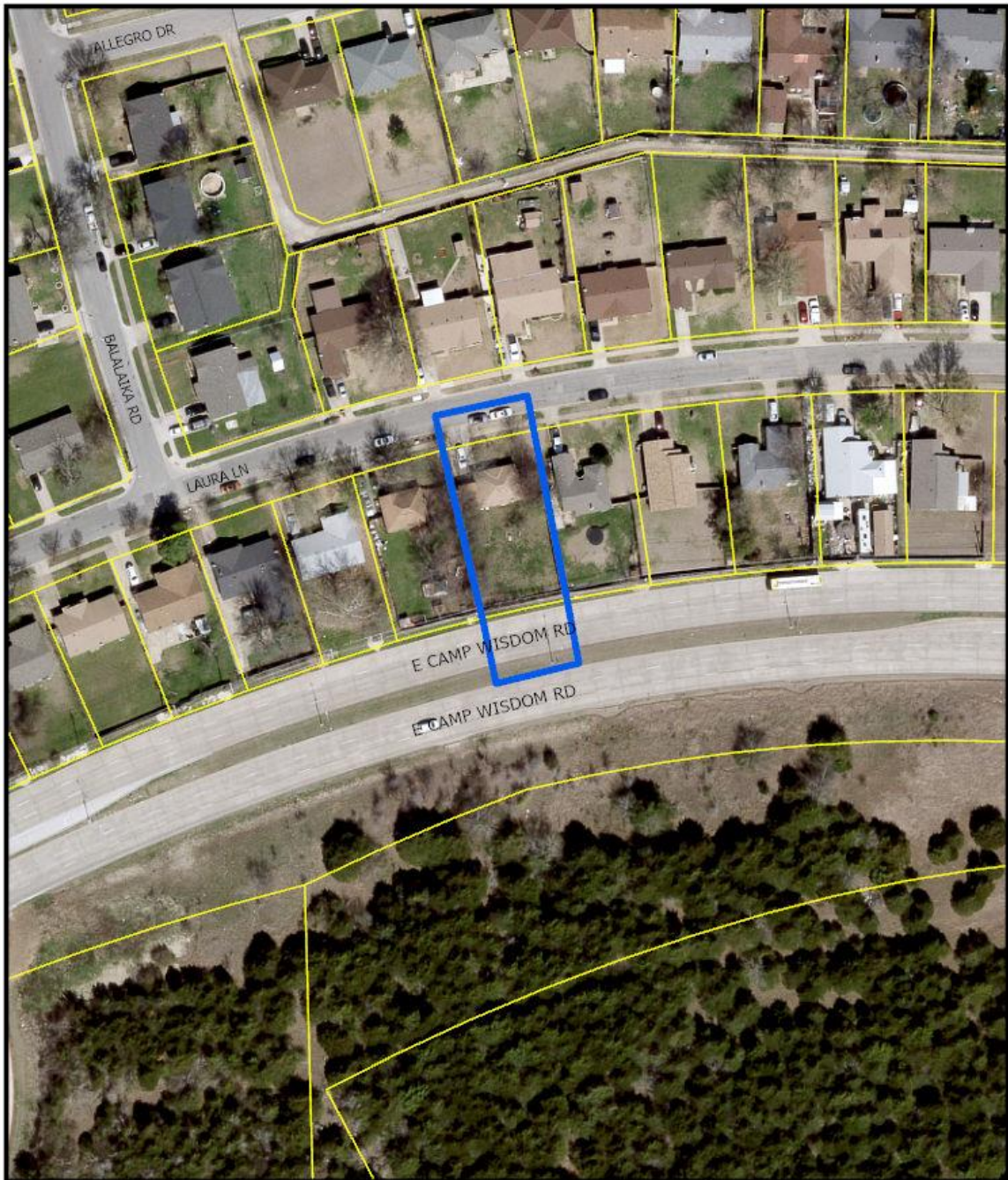
Market Value Analysis:

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 "H" MVA area.

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a handicapped group dwelling unit.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME PERIOD: This specific use permit shall not expire.
4. SIZE: Building floor area is limited to no more than 1,000 square feet.
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.



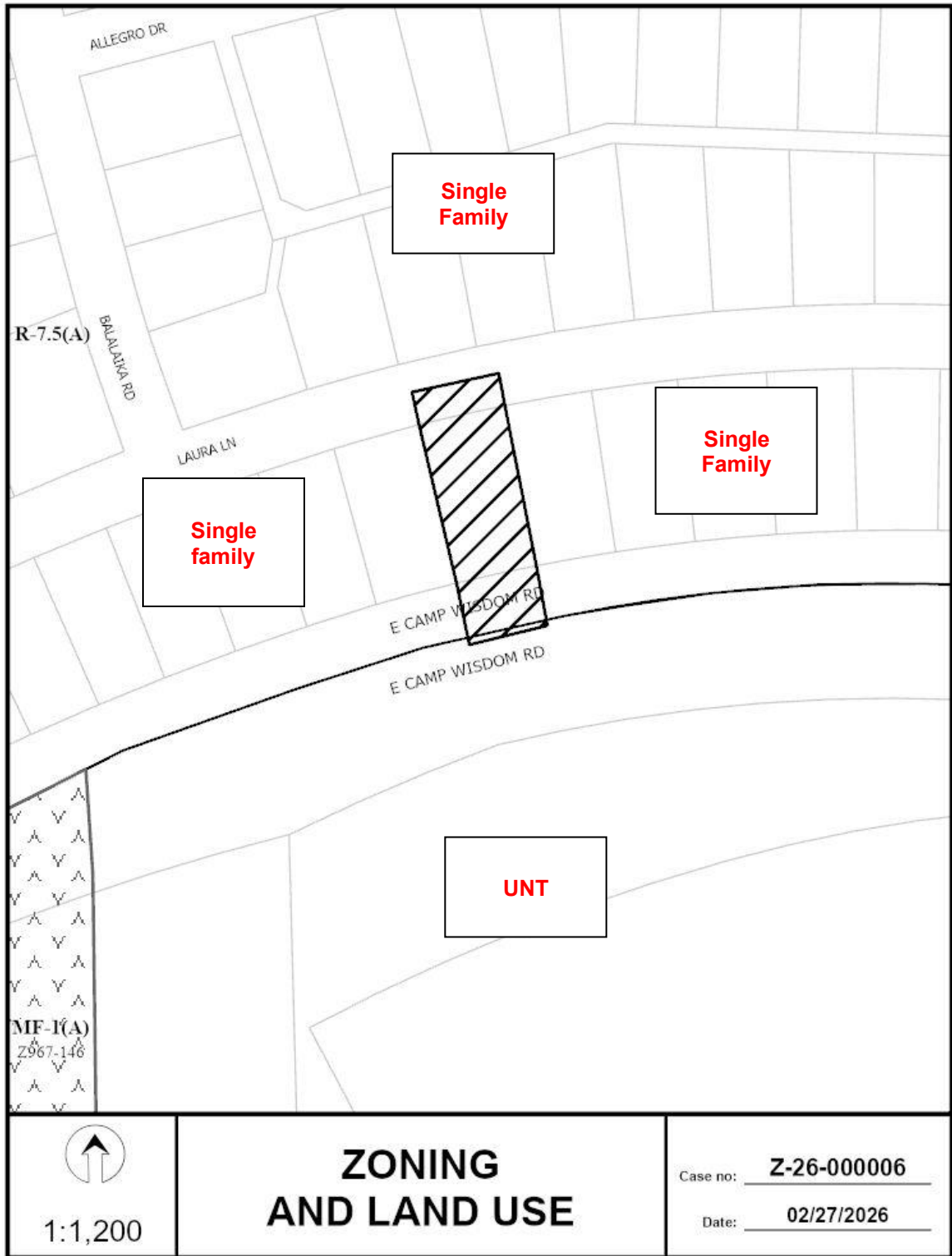


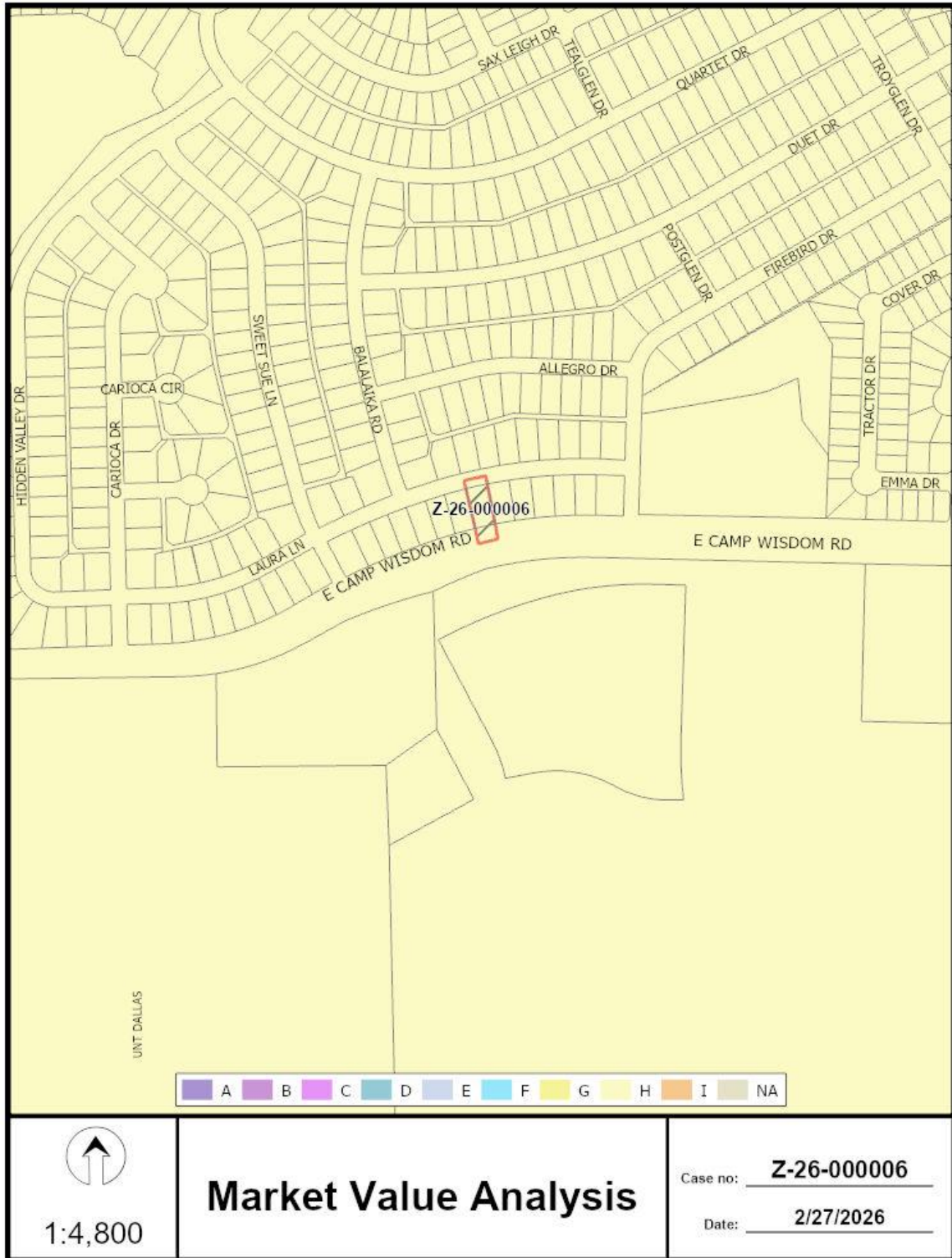
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AERIAL MAP

Case no: Z-26-000006

Date: 02/27/2026







02/27/2026

Notification List of Property Owners***Z-26-000006******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1440 LAURA LN	GRAY DARRYL B & LAVINNY
2	1420 LAURA LN	Taxpayer at
3	1426 LAURA LN	A & E ASSOCIATION CORP
4	1430 LAURA LN	MILES LILLIE B
5	1436 LAURA LN	BOWERS STACY L &
6	1446 LAURA LN	EDGARCORONEL JOSE &
7	1450 LAURA LN	RANSOM DONNIE M
8	1456 LAURA LN	ERVIN PAULINE
9	1460 LAURA LN	KENDALL BETTY JO
10	7012 BALALAIKA RD	Taxpayer at
11	7018 BALALAIKA RD	POMPA LUIS
12	7022 BALALAIKA RD	STEWART ELIZA RUTH
13	1435 LAURA LN	ZANAS EDUARDO &
14	1439 LAURA LN	PRELOW FREDDIE D
15	1445 LAURA LN	STEVERSON HENRY L JR
16	1449 LAURA LN	CONNOR GARY G JR
17	1455 LAURA LN	WARD VANESSA D
18	1459 LAURA LN	ADLEY HENRY L
19	1450 ALLEGRO DR	BRAY JOE
20	1446 ALLEGRO DR	MONTGOMERY RAYLEE
21	1440 ALLEGRO DR	GRAY VALERIA &
22	1436 ALLEGRO DR	TIMMONS BENNIE JOYCE
23	7894 UNIVERSITY HILLS BLVD	TEXAS STATE OF