

**CITY PLAN COMMISSION****THURSDAY, JANUARY 15, 2026****Planner: Sheila Alcantara Segovia****FILE NUMBER:** MZ-25-000032**DATE FILED:** September 11, 2025**LOCATION:** Along the north line of Barnabus Drive and north of Simpson Stuart Road.**COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** ±1.879 acres**CENSUS TRACT:** 48113011401**REPRESENTATIVE:** Jennifer Hiromoto – Buzz Urban Planning**APPLICANT:** Christ L. Shropshire - Paul Quinn College**OWNER:** Paul Quinn College**REQUEST:** An application for new development plan on property zoned Subarea B within Planned Development District No. 975.**STAFF RECOMMENDATION:** Approval.**Planned Development District No. 975:**<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=975>

**BACKGROUND INFORMATION:**

- The area of request is zoned Subarea B within Planned Development District (PD) No. 975 and is currently undeveloped.
- Planned Development District No.975 was approved by City Council on January 25, 2017, on property previously zoned Planned Development District No. 545.
- The property has an approved preliminary plat (S245-183) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 975A).
- The purpose of this request is to develop the area with dormitories, which requires a development plan approved by the City Plan Commission

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

**REQUEST DETAILS:**

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of a development plan for approximately 13 dormitory one story buildings with eight bedrooms per building (96 units) and a lot coverage of approximately 36,000 square feet for the request site. The proposed use is allowed by right in Subarea B.

Staff recommend approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

**Development standards:**

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage <sup>1</sup>	Density/FAR	Special Standards
	Front	Side/Rear				
<b>Subdistrict B within PD No. 975</b>	15'	0 if it does not have residential adjacency and if it does 20'	Max height: 80' RPS applies Max stories: none	80% max	Max FAR: 0.8 Density: 15	None

<sup>1</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

<sup>2</sup>Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

**Landscaping:**

Landscaping must be provided in accordance with Article X “Landscape and Tree Preservation Regulations”

The city arborist has reviewed the request and has no objection to the proposed development plan.

**Parking and Loading:**

Unless noted otherwise in the Planned Development District No. 975 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For Dormitories, no parking spaces required.

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## PROPOSED DEVELOPMENT PLAN





