

FILE NUMBER: Z-26-000038

DATE FILED: March 27, 2026

LOCATION: Southeast line of Prosperity Avenue, west of Stanley Smith Drive

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 1.00 acres

CENSUS TRACT: 48113008802

OWNER/APPLICANT: Phillip Michael Bangs

REQUEST: An application for a new Specific Use Permit for a handicapped group dwelling unit on property zoned R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the continued use of the handicapped dwelling unit use.

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

CPC RECOMMENDATION: Approval for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-5(A) Single Family District and is developed with a one-story 4,740-square-foot structure built in 1975 per Dallas County Appraisal District.
- Section 51A-4.209 of the Dallas Development Code 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 Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight.
- A handicapped group dwelling unit is allowed by right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, an SUP is required. According to measurements made by staff using the City zoning map, an existing facility is approximately 65 feet northwest, located at 2823 Prosperity Drive.
- On October 11, 2023, the City Council approved SUP 2497 for a handicapped group dwelling unit use for a two-year period. The SUP expired on October 11, 2025.
- The applicant is requesting a new SUP to allow the continuation of the existing handicapped group dwelling unit use. No changes are proposed to the site.

Zoning History:

There has been one zoning case in the area in the last five years.

1. Z223-130: On October 11, 2023, the City Council approved an application for SUP 2497 for a handicapped group dwelling unit use for a two-year period, subject to a site plan and conditions, and approval for the termination of SUP 552 for a foster home use [area of request].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Prosperity Avenue	Local Street	60 feet/--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

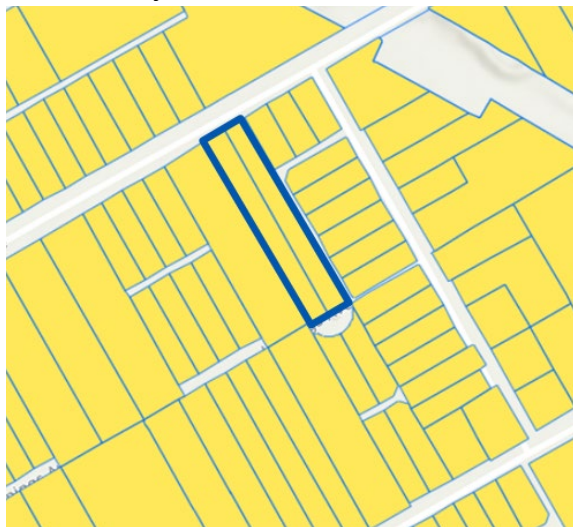
STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

Community Residential



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

The applicant's request is consistent with the characteristics of the Community Residential placetype. The request particular aligns with Housing Choice + Access Objective B, Prioritize Housing Investments for the Most Vulnerable Populations, Especially the Unhoused and those at High Risk of Displacement.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family District	Handicapped group dwelling unit
North	R-5(A) Single Family District	Single family, church, and undeveloped
East	R-5(A) Single Family District	Single family
South	R-5(A) Single Family District	Single family and undeveloped
West	R-5(A) Single Family District	Single family, church, and undeveloped

Land Use Compatibility:

The site is developed with a 4,740-square-foot one-story structure built in 1975. The property and adjacent lots are zoned single family and contain single family and church uses with many undeveloped lots surrounding the site.

While a handicapped group dwelling unit is allowed by right in the R-5(A) Single Family District, there is a minimum spacing requirement of 1,000 feet from an existing HGDU. When located closer than 1,000 feet from group residential facilities and all other licensed HGDUs, an SUP is required. According to measurements made by staff using the City zoning map, the other facility is approximately 65 feet northwest, located at 2823 Prosperity Drive, across the street.

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 compatible with the adjacent property and 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 applicant's request is consistent with the area and compatible with the surrounding residential uses. Additionally, the proposed use complies with the general provisions for consideration of a SUP. Staff supports the request to continue to provide this community benefit, subject to a site plan and conditions.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended. According to the SUP site plan proposed, no additions are proposed. Therefore, no landscaping will be required.

Parking:

Off-street parking must be provided in accordance to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for a handicapped group dwelling unit use is zero.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these. The existing site plan depicts eight parking spaces. Four spaces are located beyond the 20-foot front yard. There are an additional four parallel parking spaces along the building's southeast frontage.

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 within an "G" MVA area.

CPC Action
May 7, 2026

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a handicapped group dwelling unit for a five-year period, subject to site plan and conditions, on property zoned R-5(A) Single Family District, on the southeast line of Prosperity Avenue, west of Stanley Smith Drive.

Maker: Rubin
Second: Housewright
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 51
Replies: For: 0 Against: 0

Speakers: For: None
For (Did not speak): Phillip Bangs, 2826 Prosperity Ave., Dallas, TX, 75216
Against: None

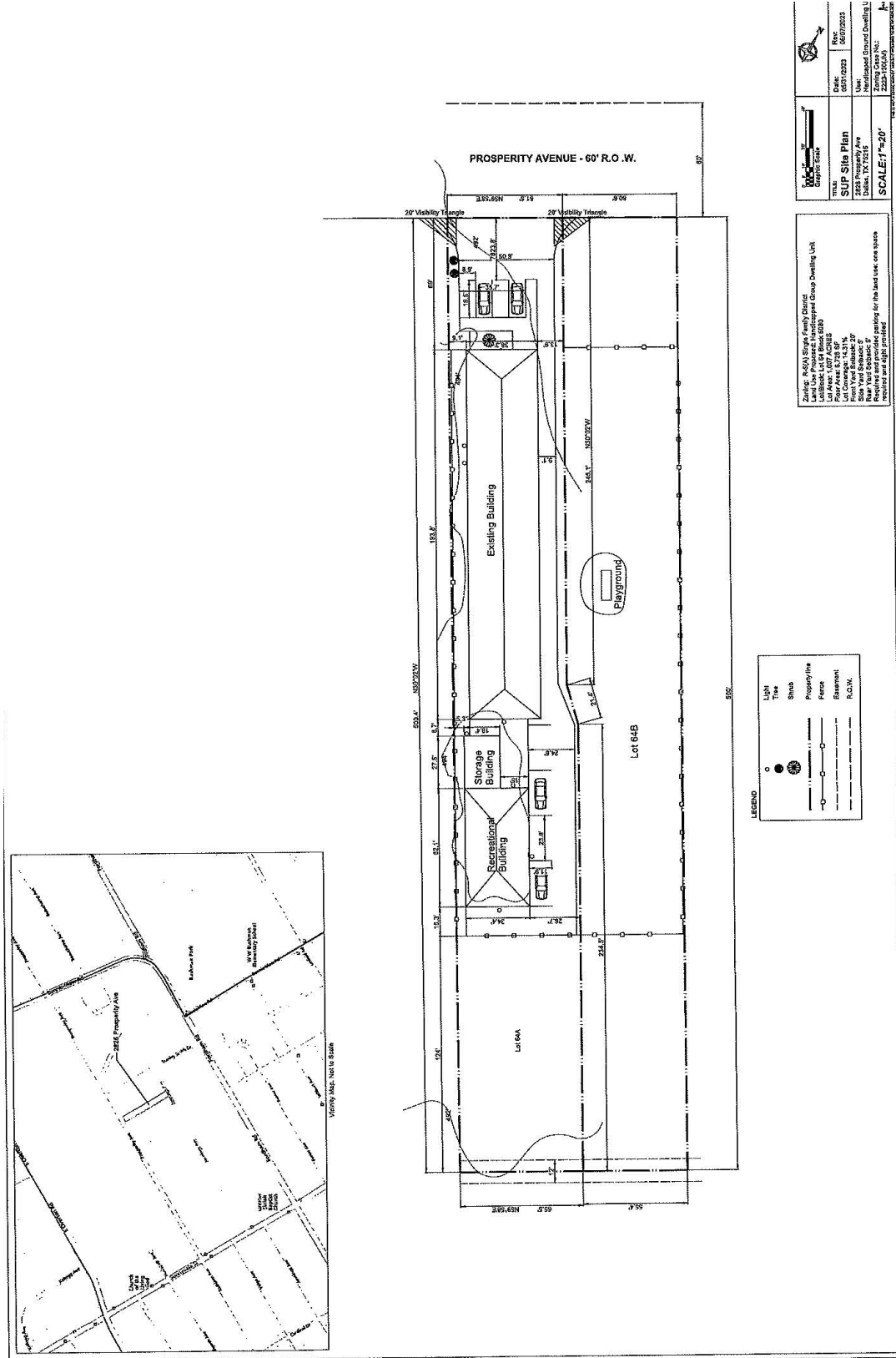
PROPOSED SUP CONDITIONS

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 LIMIT: This specific use permit expires on [five years from the date of this ordinance].

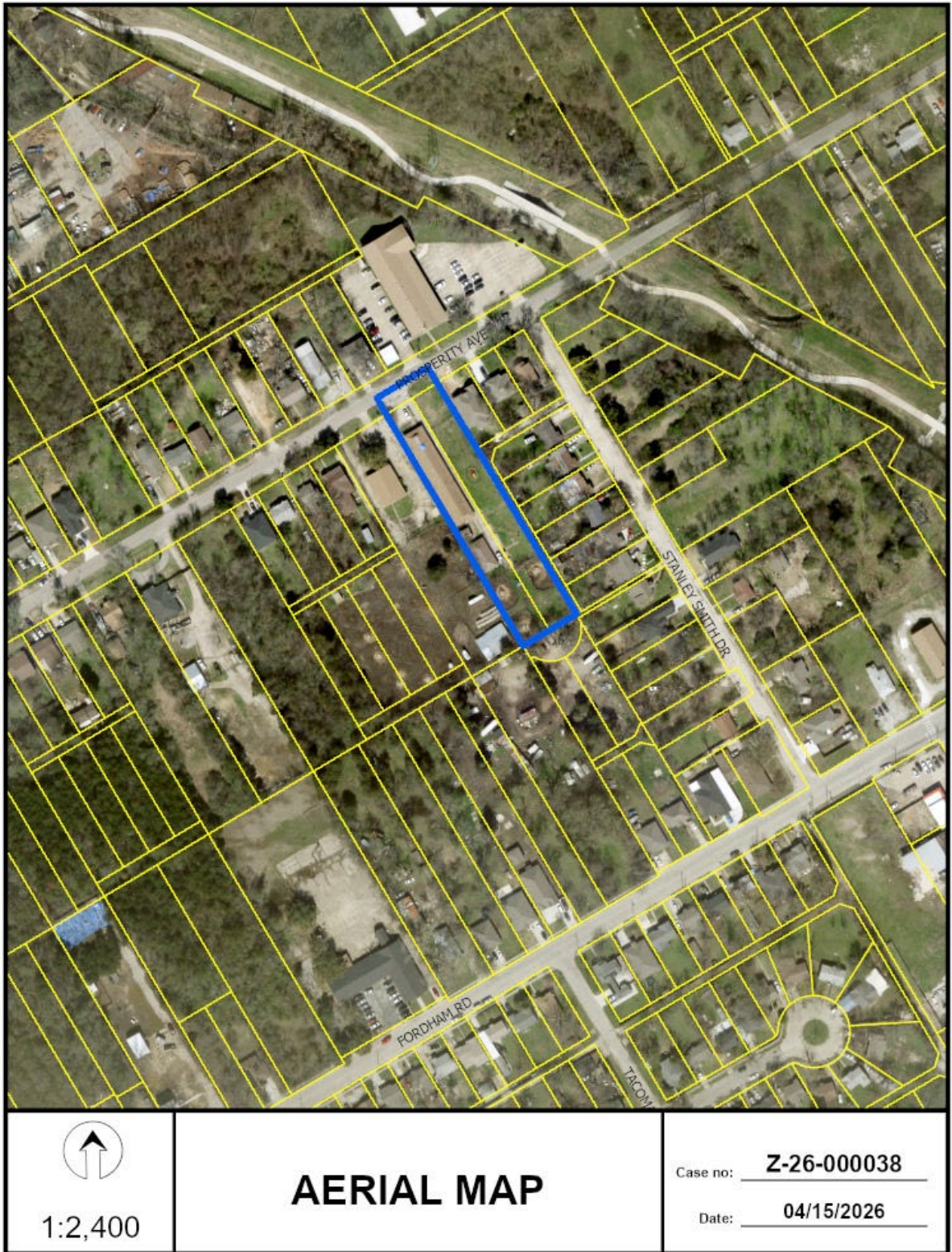
<u>Staff Recommendation:</u>

- | |
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| 3. <u>TIME LIMIT</u> : 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

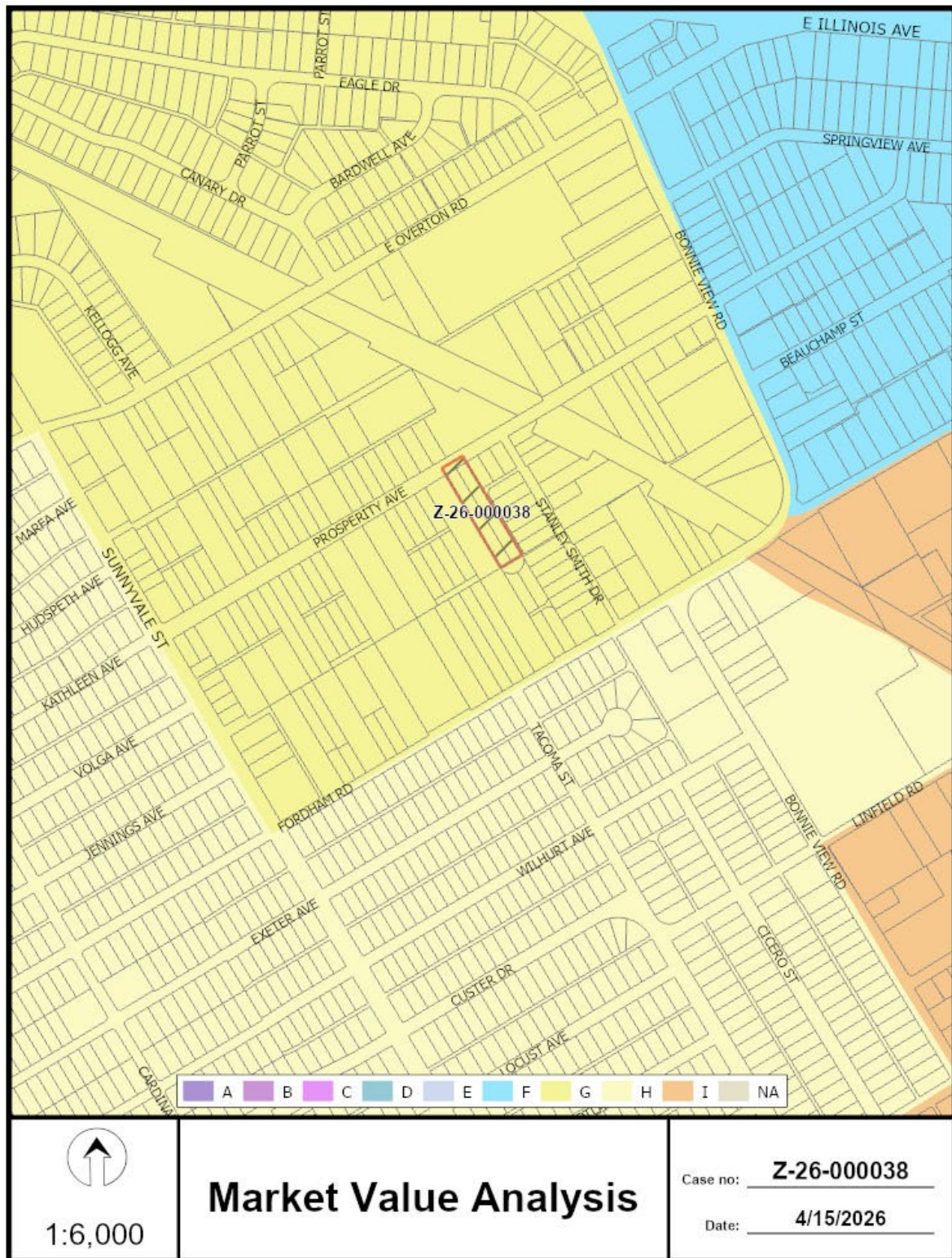














05/06/2026

Reply List of Property Owners***Z-26-000038******51 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2830	PROSPERITY AVE	OTIS B CLAYBORNE
2	2816	PROSPERITY AVE	CLAYBORNE OTIS B &
3	2800	E OVERTON RD	ONCOR ELECRCIC DELIVERY COMPANY
4	2803	PROSPERITY AVE	Taxpayer at
5	2783	PROSPERITY AVE	ALONSO MIGUEL ANGEL HERNANDEZ
6	2811	PROSPERITY AVE	DIAZ LEONARDO IRIGOYEN
7	2815	PROSPERITY AVE	BENNNERS JOSEPHINE R ETAL
8	2823	PROSPERITY AVE	TAYLOR GEORGE E
9	2820	HUDSPETH AVE	ADAME JESUS ALEJANDRO
10	2827	PROSPERITY AVE	TEXAS LONESTAR HOMES LLC
11	3915	STANLEY SMITH DR	REYES TERESA
12	3919	STANLEY SMITH DR	JACKSON CHRISTOPHER THOMAS &
13	3923	STANLEY SMITH DR	CABALLERO PERLA A &
14	3927	STANLEY SMITH DR	Taxpayer at
15	4003	STANLEY SMITH DR	GUEL FAMILY BUILDERS INC
16	4007	STANLEY SMITH DR	CUELLAR JESUS
17	2774	PROSPERITY AVE	SAL REY PROPERTY HOLDINGS LLC
18	2802	PROSPERITY AVE	CARMONA LUIS D VALVERDE &
19	2803	JENNINGS AVE	WILLIFORD MELVIN
20	2806	PROSPERITY AVE	Taxpayer at
21	2810	PROSPERITY AVE	FIELDS LESA WALKER &
22	2810	PROSPERITY AVE	WALKER THELMA R
23	2838	PROSPERITY AVE	ARELLANO ABELARDO &
24	2834	PROSPERITY AVE	CRADDOCK DEMARCUS R SR
25	2842	PROSPERITY AVE	LEWIS HERMEAS ESTATE OF
26	3819	STANLEY SMITH DR	HAMILTON LEE ARDIS

05/06/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3823 STANLEY SMITH DR	BALDERAS GABRIELA RODRIGUEZ
	28	3907 STANLEY SMITH DR	PACHECO ROXANA L ROMERO &
	29	3903 STANLEY SMITH DR	WILLIAMS RUBY &
	30	3815 STANLEY SMITH DR	DAVIS ROY LEE
	31	3911 STANLEY SMITH DR	VASQUEZ NELSY
	32	3820 STANLEY SMITH DR	JACKSON MICHELLE LAVON
	33	3814 STANLEY SMITH DR	LEDESMA PEDRO
	34	3904 STANLEY SMITH DR	CONTRERAS ANDREW &
	35	3910 STANLEY SMITH DR	LOPEZ CIRENIO BRYAN
	36	3914 STANLEY SMITH DR	ARMSTRONG DELORES &
	37	3920 STANLEY SMITH DR	ST FORT CARLTON EST OF
	38	4000 STANLEY SMITH DR	HARVEY ROSCOE D SR
	39	2835 JENNINGS AVE	TEXAS LATINO HOMES LLC
	40	2829 FORDHAM RD	JOHNSON MARVIN
	41	2831 FORDHAM RD	WILLIAMS ARNETT EST OF
	42	2819 FORDHAM RD	MASA DESIGN BUILD LLC
	43	2815 FORDHAM RD	Taxpayer at
	44	2811 FORDHAM RD	Taxpayer at
	45	2807 FORDHAM RD	RIOS VIRGINIA
	46	2803 FORDHAM RD	HERNANDEZ MAURA LORENA
	47	2837 PROSPERITY AVE	ERVAY CEDAR BAPTIST CG
	48	2822 PROSPERITY AVE	BELIEVERS NON DENOMINATION
	49	3802 STANLEY SMITH DR	ONUKOGU IKECHUKWU
	50	3806 STANLEY SMITH DR	EZEVILLO DIKA
	51	3810 STANLEY SMITH DR	HULDAH HOMES LLC