

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 site plan and conditions.

CPC RECOMMENDATION: Approval for a five-year period, subject to 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.

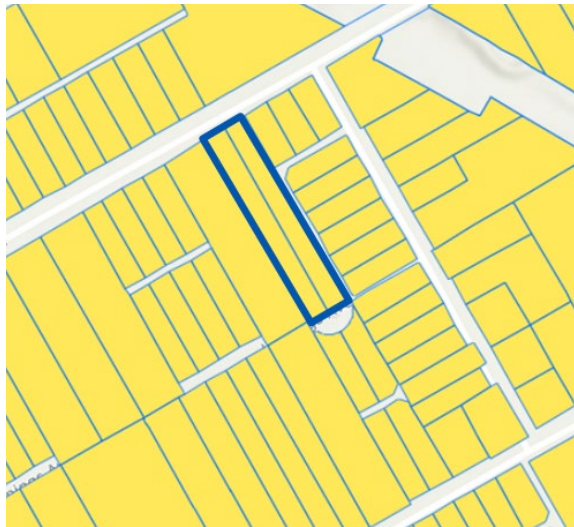
STAFF ANALYSIS:

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

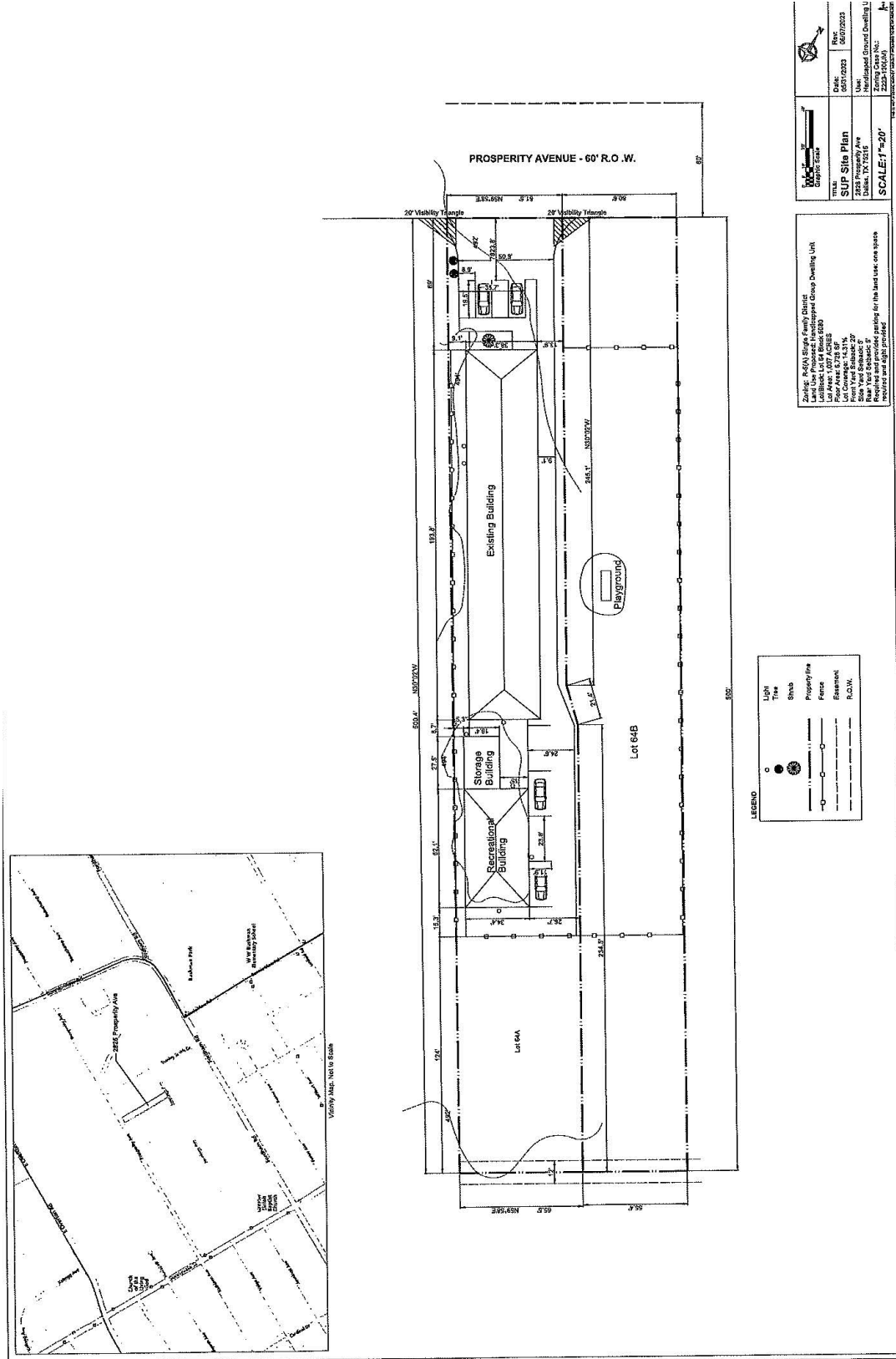
PROPOSED SUP CONDITIONS

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].

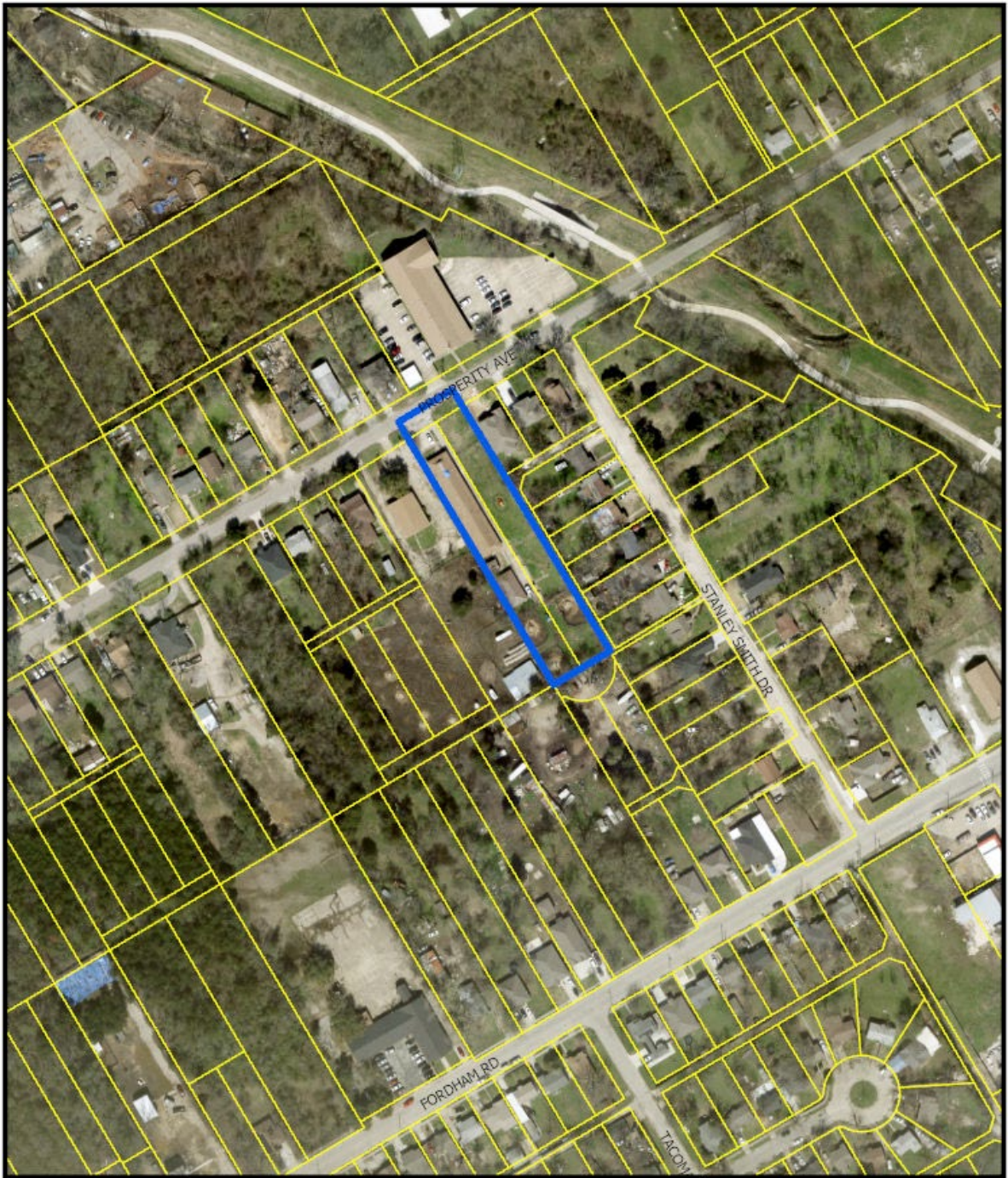
Staff Recommendation:

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





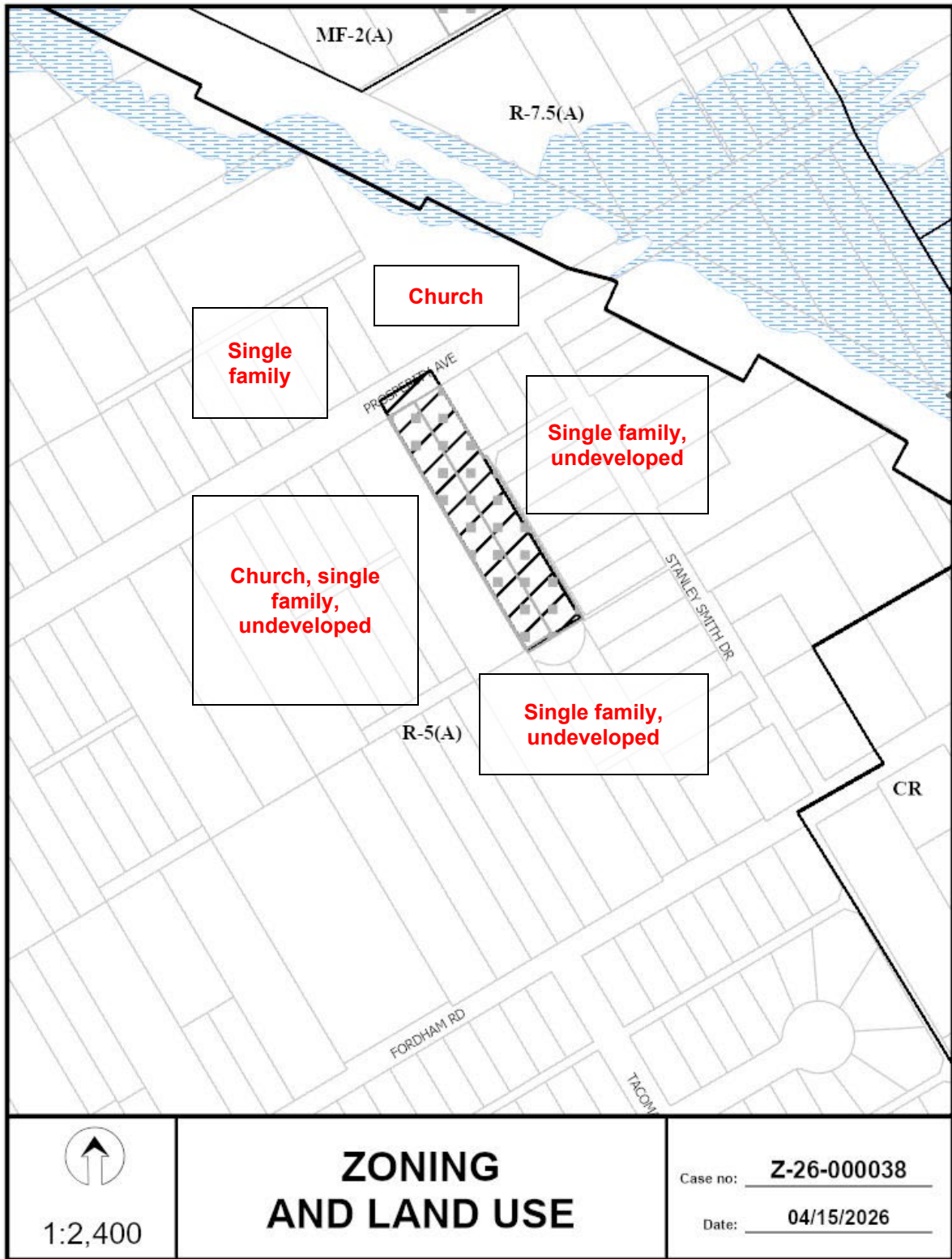


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AERIAL MAP

Case no: **Z-26-000038**

Date: **04/15/2026**



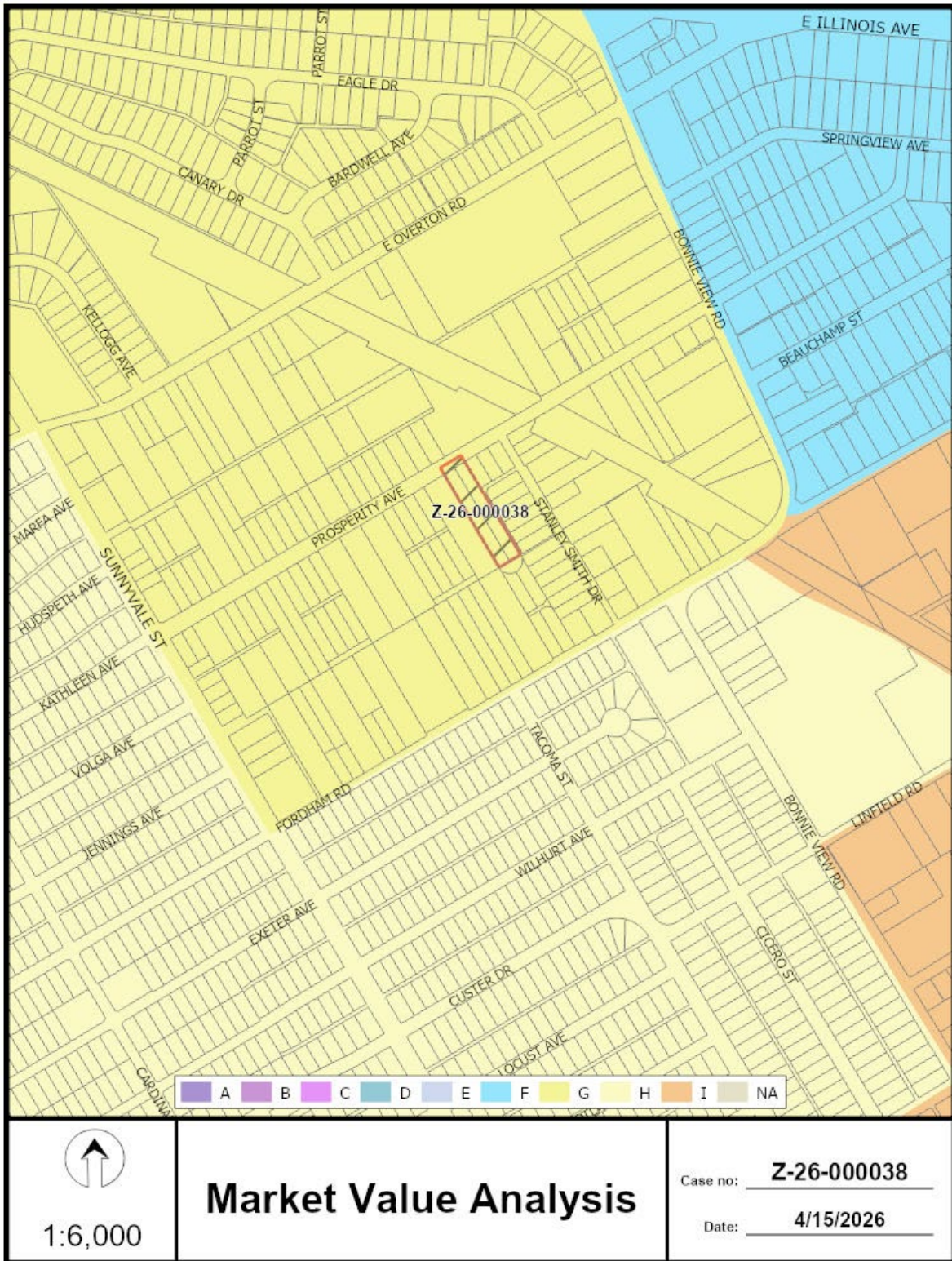
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ZONING AND LAND USE

Case no: Z-26-000038

Date: 04/15/2026







| | |
|-----------------|---------------------------------------|
| 51 | Property Owners Notified (56 parcels) |
| 0 | Replies in Favor (0 parcels) |
| 0 | Replies in Opposition (0 parcels) |
| 300' | Area of Notification |
| 5/7/2026 | Date |

Z-26-000038
CPC



1:2,400

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 | BENNERS 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 |