



MEMORANDUM

To: Mayor & Council

From: Charles S. Cox
City Manager

Date: April 13, 2017

Subject: 2920 Forest Lane Project

A number of Farmers Branch residents have expressed concern about a City of Dallas Zoning Change Application for 2920 Forest Lane (Forest & Dennis). The application is to convert a senior living facility to a “housing opportunity for people experiencing homelessness” which will be managed by Catholic Charities. **Dallas staff indicates that this application has not been set for board or council hearing at this time and, in fact, the applicant recently asked that the application be withdrawn due to neighborhood concerns.**

Per the City of Dallas, the current zoning and deed restrictions allow for “a home for the aged” senior facility with 108 units and 29 parking spaces. The property has been used as retirement housing since 1981. The requested zoning change would terminate the deed restrictions and allow for permanent supportive housing which will provide an affordable housing opportunity for people experiencing homelessness. It should be noted that the zoning/deed restriction change is primarily to allow for the continued low parking spaces. If they continue with tenants 55 and older, no zoning/deed restriction change would be necessary.

As a side note, on February 22, 2017, the City of Dallas approved a housing development loan of \$2.0 million with St. Jude, Inc. for the acquisition of this property.