

Planner: Hannah Carrasco

FILE NUMBER: M212-040(HC)

DATE FILED: July 19, 2022

LOCATION: Southwest corner of Abrams Road and Kenwood Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: ± 10,609 square feet

CENSUS TRACT: 2.01

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/ APPLICANT: St. Thomas Aquinas Catholic School

REQUEST: An application for a minor amendment to an existing site plan for Specific Use Permit No. 1526 on property zoned R-7.5(A) Single Family Residential.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

On October 8, 2003, the Dallas City Council established SUP No. 1526, by Ordinance No. 25392 for a private school use. The site plan and use of the property must comply with the site plan in Exhibit A within the ordinance. If there is a conflict between the text of the article and the site plan, the text of the article controls.

REQUEST DETAILS:

On October 8, 2020, the Dallas City Council approved a site plan for SUP 1526 for a building at 127,376 square feet of total floor area. This included 6,076 square feet for a gym, and 10,500 square feet for the preschool, and 91 surface parking spaces.

The applicant is requesting to amend the existing SUP site plan to allow for the construction of a cover over the existing bleachers near the field area. No changes are being made to the existing number of classrooms, floor area, parking, or traffic operations.

Upon review of the proposed SUP site plan, staff has determined that the request complies with the requirements set forth by the Specific Use Permit conditions and does not impact any other provisions of the ordinance permitting this use.

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List of Officers

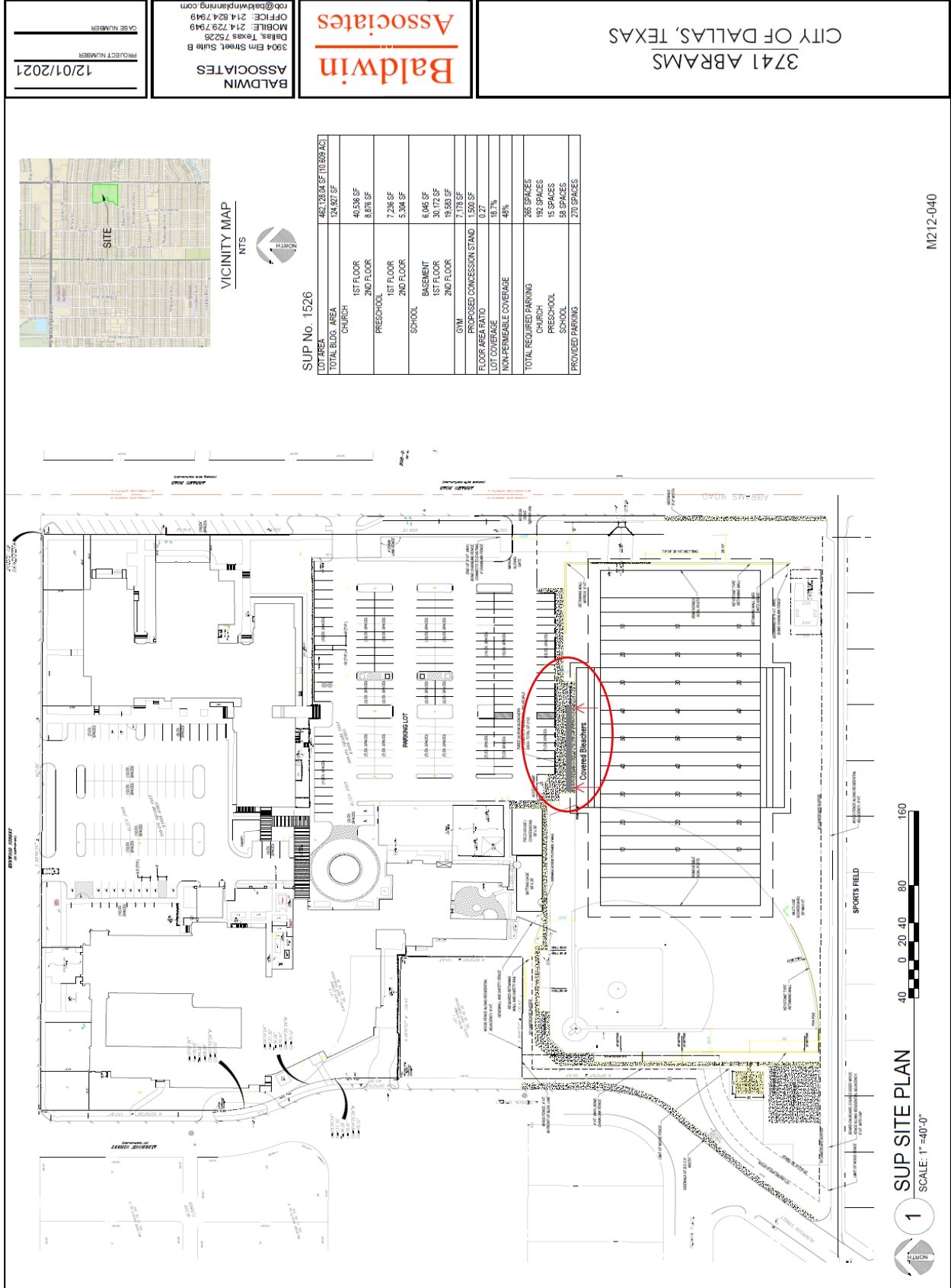
Bishop Edward J. Burns – Board Member

Bishop Gregory Kelly – Board Member

Very Reverend John Libone, V.F. – Board
Member

Nan Sayers - Controller

Proposed SUP Site Plan



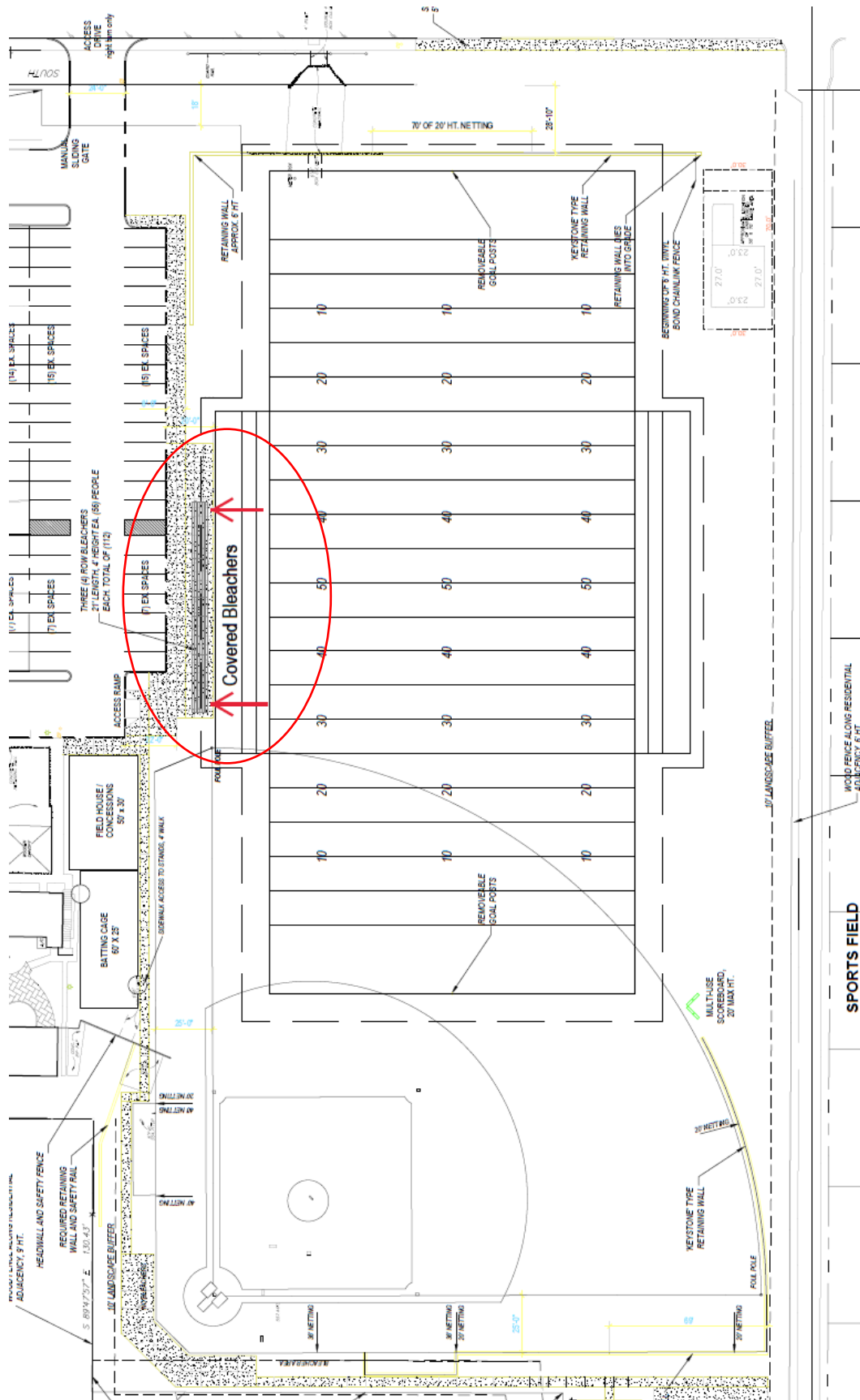
M212-040



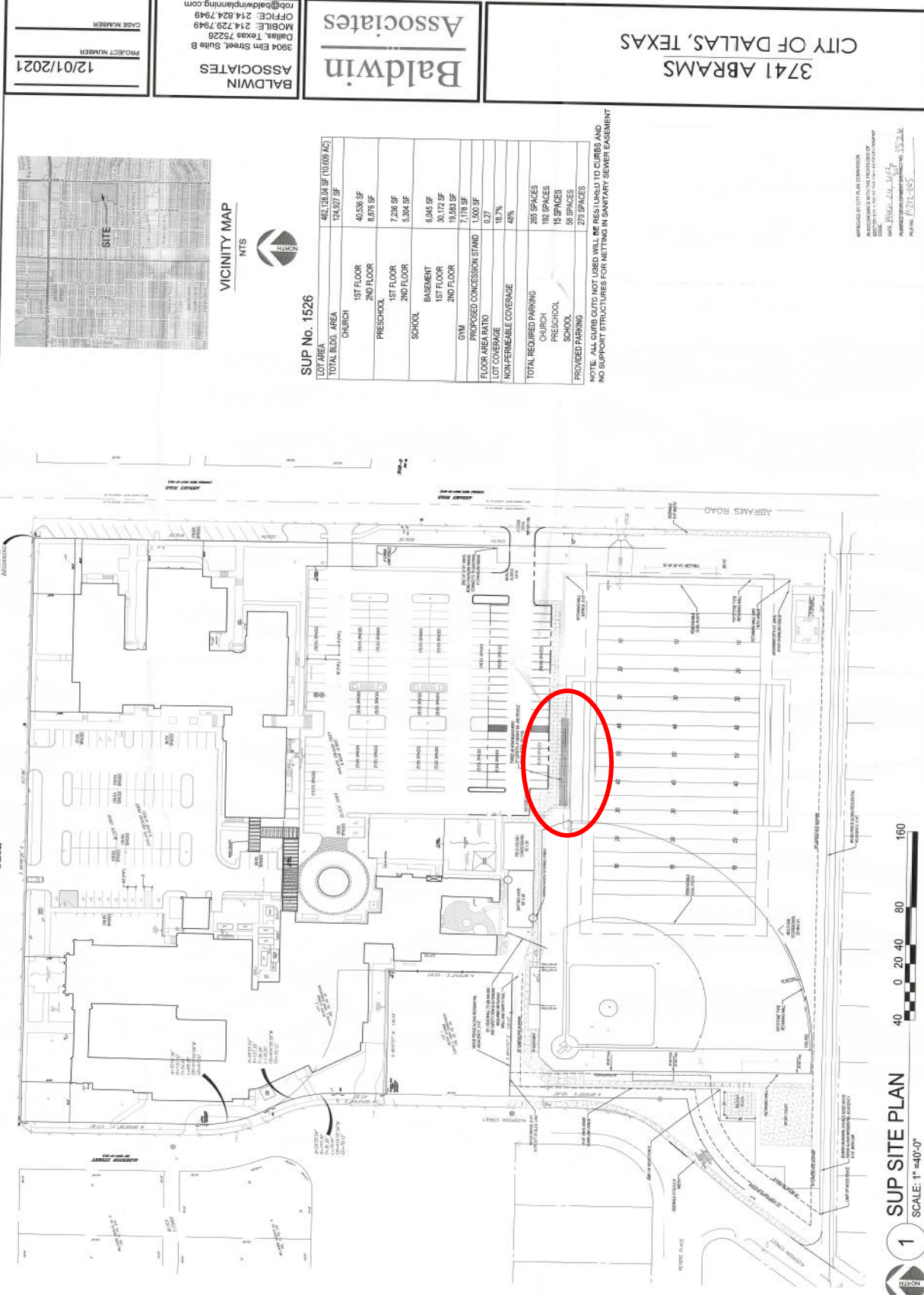
1 SUP SITE PLAN
SCALE: 1"=40'-0"



Proposed SUP Site Plan - Enlarged



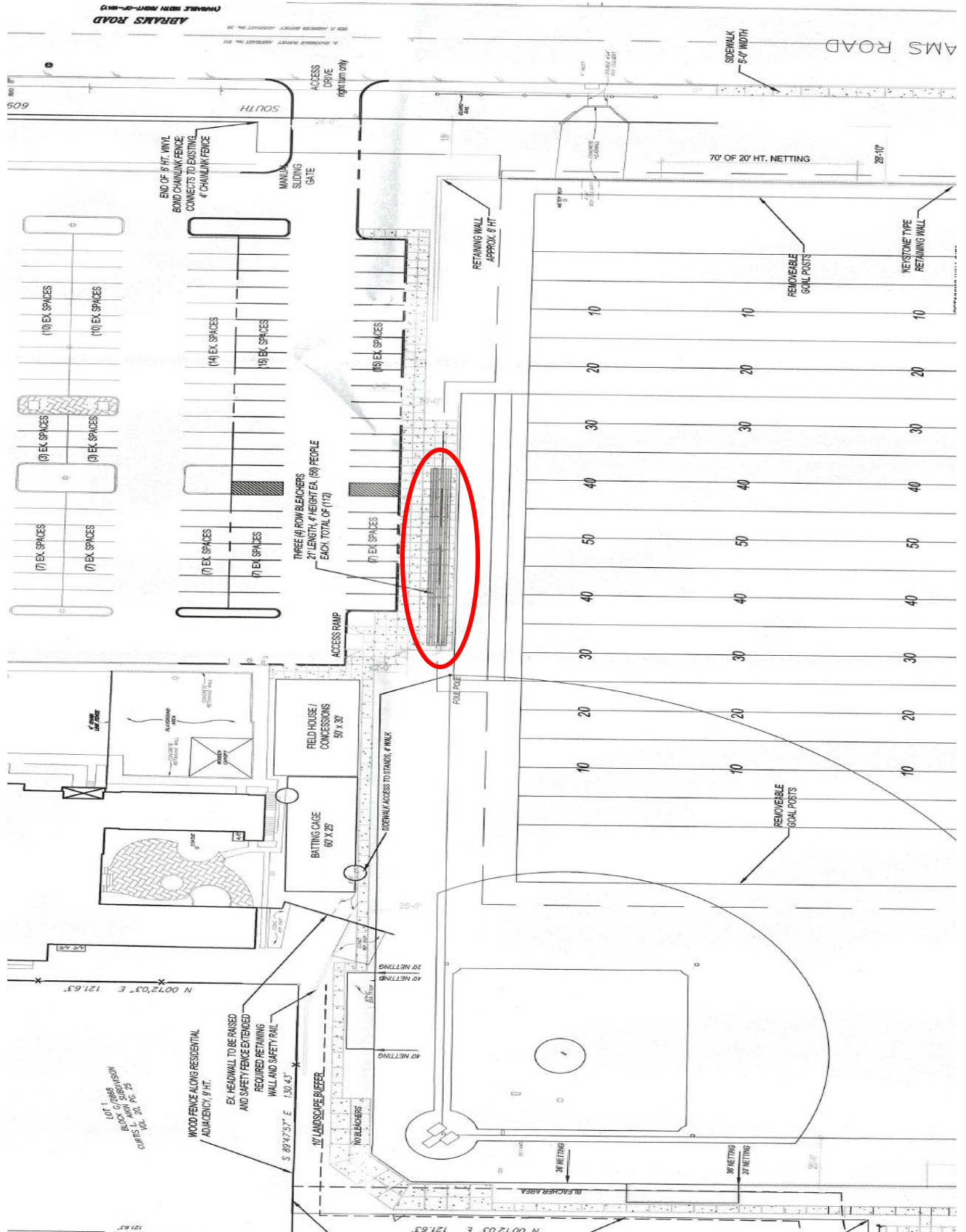
Existing SUP Site Plan

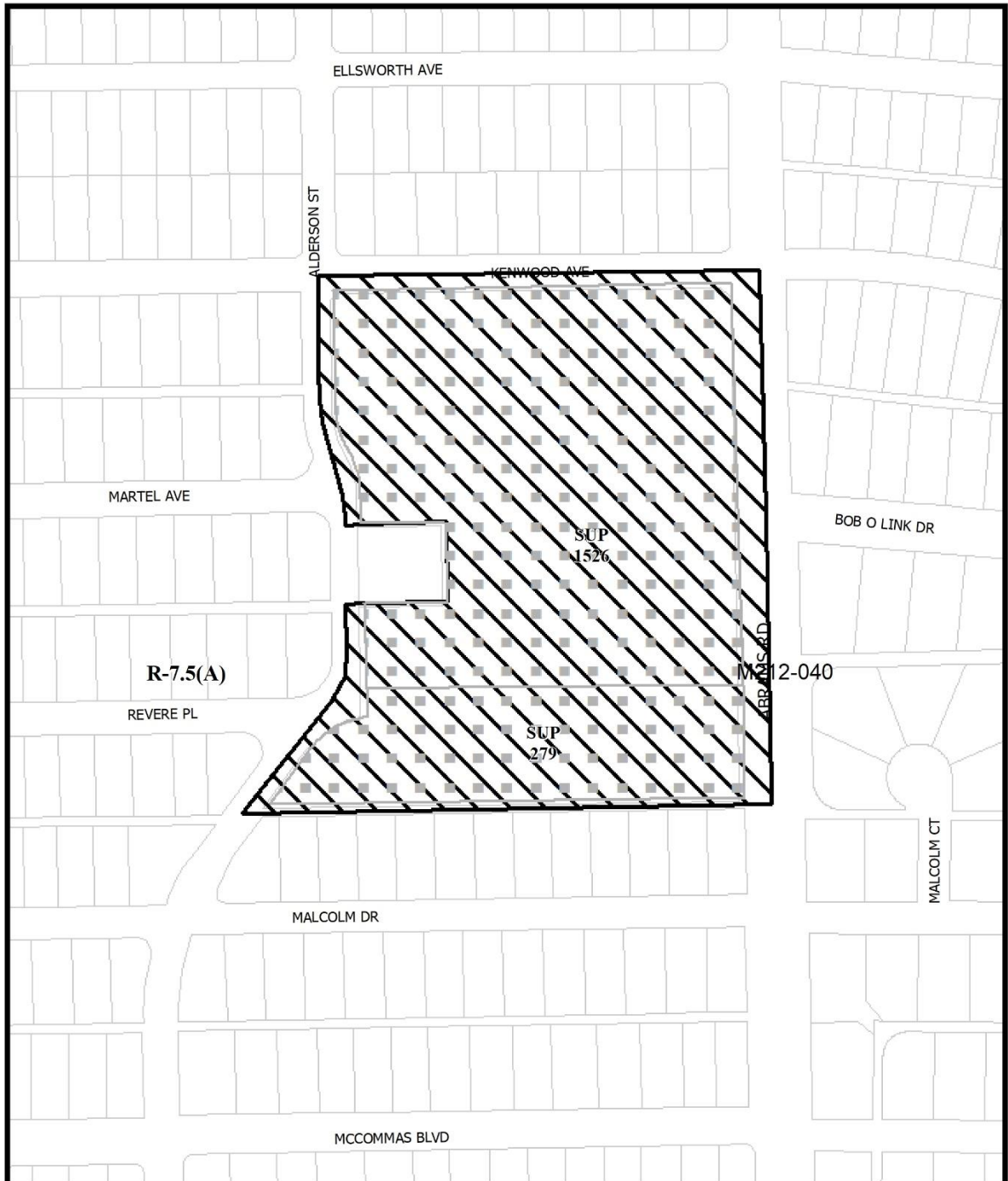


1 SUP SITE PLAN SCALE: 1"=40'-0"

40 0 20 40 80 160

Existing SUP Site Plan - Enlarged



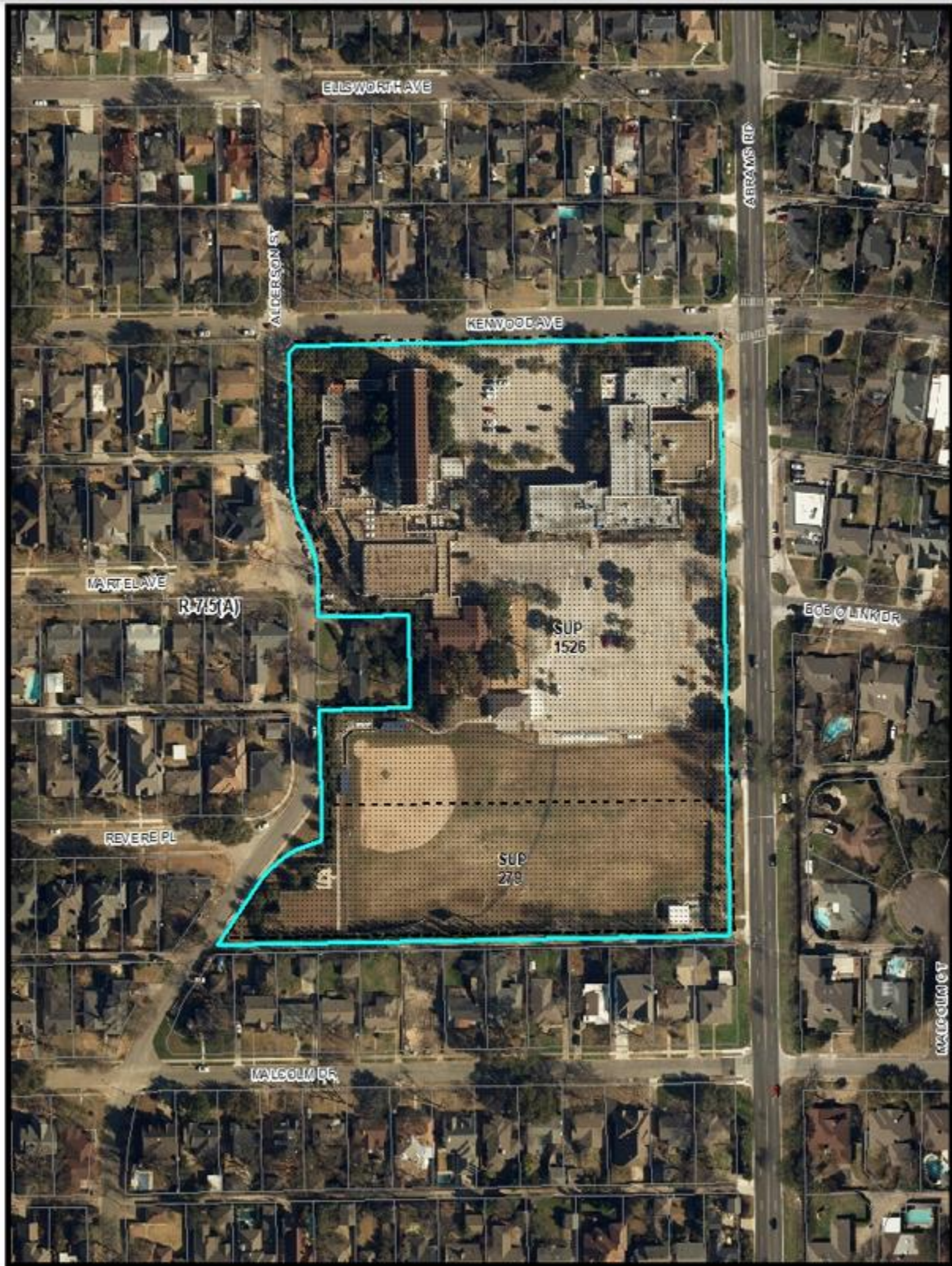


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ZONING MAP

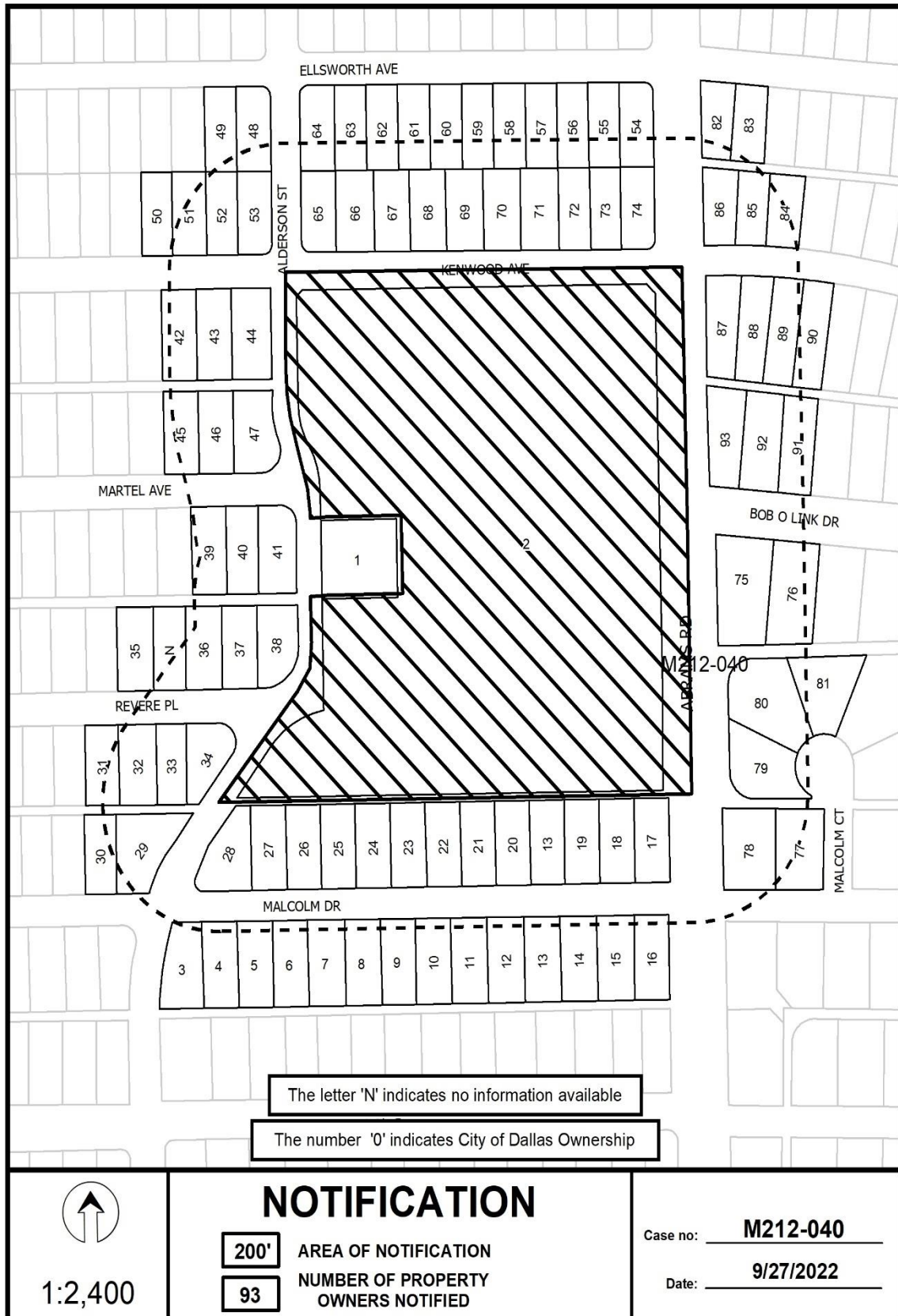
Case no: M212-040

Date: 9/27/2022



 1:2,000

Aerial Map



09/27/2022

Notification List of Property Owners***M212-040******93 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3714 ALDERSON ST	AIKIN SANDRA RALEY
2	3741 ABRAMS RD	STACP RC
3	6302 MALCOLM DR	HORVAT GEORGE V &
4	6306 MALCOLM DR	LUSIGNAN MICHELLE M
5	6312 MALCOLM DR	STASNY JEANNE A
6	6318 MALCOLM DR	WILSHIRE MATTHEW J &
7	6322 MALCOLM DR	JEFFRYES MISTI M
8	6326 MALCOLM DR	COX JARED V
9	6330 MALCOLM DR	WINTON ERIC L
10	6336 MALCOLM DR	RUBEO ZACHARY &
11	6342 MALCOLM DR	SIMON JAY A
12	6346 MALCOLM DR	DEAN SONDRAL REV TR
13	6350 MALCOLM DR	OLERIO HOMES LLC
14	6356 MALCOLM DR	JACOCKS J DAVID REVOCABLE TRUST THE
15	6362 MALCOLM DR	CAMPAGNA ANTHONY J
16	6366 MALCOLM DR	CUDE JENNIFER E
17	6365 MALCOLM DR	DUONG TUNG THANH &
18	6359 MALCOLM DR	FENLEY ANDREW & MEGAN
19	6355 MALCOLM DR	MYERS EVAN & SUSAN H
20	6347 MALCOLM DR	ATKINS TYLER & SARAH
21	6341 MALCOLM DR	HAYDEN ROBERT H &
22	6335 MALCOLM DR	ACOSTA NICHOLAS & YANIN
23	6331 MALCOLM DR	GORE KYLE MARTIN &
24	6327 MALCOLM DR	BOETTCHER KARL F SR
25	6323 MALCOLM DR	KEE KATHERINE D
26	6317 MALCOLM DR	STAFFORD GLORIA L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6311 MALCOLM DR	SHAW MONICA HARTMANN &
28	6305 MALCOLM DR	GRUBBS RONALD L EST O & EVELYN B
29	6299 MALCOLM DR	ROSALES KELLY L &
30	6293 MALCOLM DR	DORSETT RAYMOND ROGER LIVING TRUST
31	6292 REVERE PL	MICHEL DONNIE L & JULIE C
32	6296 REVERE PL	RAJU JAMIE &
33	6302 REVERE PL	ROBISON JOHN CALEB &
34	6306 REVERE PL	MCCLESKEY HELEN M
35	6299 REVERE PL	SMITH GARY E & LORI S
36	6307 REVERE PL	KAMEL JOAN
37	6311 REVERE PL	SCHAR JEFFREY A & JENNIFER
38	6315 REVERE PL	PETERSON BRYAN L &
39	6306 MARTEL AVE	HOLDER DAVID E
40	6310 MARTEL AVE	PLAYER DAVID DIXON
41	6314 MARTEL AVE	HENRY JENNIFER & KYLE
42	6260 KENWOOD AVE	HAMMONS JASON ROYCE &
43	6264 KENWOOD AVE	CELESTE MELISSA
44	6270 KENWOOD AVE	MCCLURE MELISSA CATHERINE
45	6303 MARTEL AVE	PIEPER TONY
46	6307 MARTEL AVE	OBRIEN DOROTHY M
47	6311 MARTEL AVE	RYAN JOHN CALEB II &
48	6270 ELLSWORTH AVE	DEKKER FLYNN K
49	6268 ELLSWORTH AVE	THRASHER CLIFFORD E TR &
50	6259 KENWOOD AVE	DO TUAN
51	6263 KENWOOD AVE	KETTERER WILLIAM C & CECILY W
52	6267 KENWOOD AVE	KETTERER WILLIAM C &
53	6271 KENWOOD AVE	BUTLER NICKY C
54	6346 ELLSWORTH AVE	RITTER DOROTY L
55	6342 ELLSWORTH AVE	ZRVQ PROPERTIES LLC
56	6338 ELLSWORTH AVE	THOMPSON RYAN
57	6334 ELLSWORTH AVE	MEAD JEFFREY B

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6330 ELLSWORTH AVE	LACY LAUREN A &
59	6322 ELLSWORTH AVE	BLANKENSHIP AUSTIN G &
60	6318 ELLSWORTH AVE	FRIES CASEY
61	6314 ELLSWORTH AVE	MACHEN KIT J &
62	6310 ELLSWORTH AVE	EIDMAN SCOTT
63	6306 ELLSWORTH AVE	CALLARMAN ZACKARY D
64	6302 ELLSWORTH AVE	HAMILTON GORDON III LIVING TRUST
65	6303 KENWOOD AVE	HEATH JAMES O & JANE CS
66	6307 KENWOOD AVE	WHITAKER JANE
67	6311 KENWOOD AVE	NORMAND NICHOLE THERESA S &
68	6319 KENWOOD AVE	GERL NORBERT &
69	6323 KENWOOD AVE	JARRETT THERAVAN II &
70	6327 KENWOOD AVE	KELLY ROBERT P & CLAIRE
71	6335 KENWOOD AVE	ROBINSON MATTHEW
72	6339 KENWOOD AVE	JACOB ROY THOMAS JR &
73	6343 KENWOOD AVE	MCCOY RICHARD A & JERRY B
74	6347 KENWOOD AVE	BIRDSALL KELSEY SCOTT & REBECCA T
75	6404 BOB O LINK DR	Taxpayer at
76	6410 BOB O LINK DR	PHILLIPS WARREN & JULIE
77	6403 MALCOLM DR	JOHNSON W TOM & KATHERINE M
78	6401 MALCOLM DR	LAFFERE BRENT K &
79	6405 MALCOLM CT	HEATH JANE & JAMES
80	6407 MALCOLM CT	ALBRECHT BRIAN
81	6409 MALCOLM CT	CRIST JO ANNE LEVIN
82	6402 ELLSWORTH AVE	CLARK JOSHUA & ANGELA PADILLA CLARK
83	6408 ELLSWORTH AVE	MORRIS MARY LYNETTE
84	6411 KENWOOD AVE	GRANTHAM MICHELLE K
85	6407 KENWOOD AVE	MARTINDALE GEOFFREY
86	6403 KENWOOD AVE	CANELLOS CHRISTOPHER S
87	6402 KENWOOD AVE	HUMPHREY BRIA
88	6406 KENWOOD AVE	STEWART AMY ELIZABETH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6412 KENWOOD AVE	SLABODA KIMBERLY A &
90	6416 KENWOOD AVE	ATKINS JOSEPH B JR
91	6411 BOB O LINK DR	FELDMAN JOHN WILLIAMS &
92	6407 BOB O LINK DR	PHILLIPS KYLE BARTON
93	3704 ABRAMS RD	PRIOLO LEO