

FILE NUMBER: M234-024(SAS) **DATE FILED:** May 7, 2024
LOCATION: Northwest corner of Coit Road and Osage Plaza Parkway
COUNCIL DISTRICT: 12
SIZE OF REQUEST: Approx. 15.08 acres **CENSUS TRACT:** 48085031719

REPRESENTATIVE: Jonathan Vinson, Jason Walker LP

APPLICANT/OWNER: Ascp-Rc C/O All Saints Catholic Parish

REQUEST: An application for a minor amendment to an existing site/landscape plan for Specific Use Permit No. 1310 for a private school on property zoned R-5(A) Single Family District on the northwest corner of Coit Road and Osage Plaza Parkway.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

On December 11, 1996, the City Council granted Specific Use Permit No. 1310 for a Private school.

On September 10, 1997, the City Council amended Specific Use Permit No. 1310 to add an additional four classrooms.

REQUEST DETAILS:

The applicant is requesting to amend the existing SUP site/landscape plan to add a one-story building to the south side of the existing private school campus. This request will also amend the existing landscaping to reflect the placement of the new one-story building to accommodate this structure.

The city arborist of Planning and Development has reviewed the SUP site/landscape plan and has no objections.

The Engineering Division of Planning and Development has reviewed the SUP site/landscape plan and has no objections.

Upon review of the proposed SUP site/landscape plan, staff has determined that the request meets the minor amendment criteria for a SUP site/landscape plan, complies with the requirements set forth by Specific Use Permit No. 1310 condition and does not impact any other provisions of the ordinance.

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 amendment to the SUP site/landscape plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

M234-024(SAS)

List of Partners/Officers

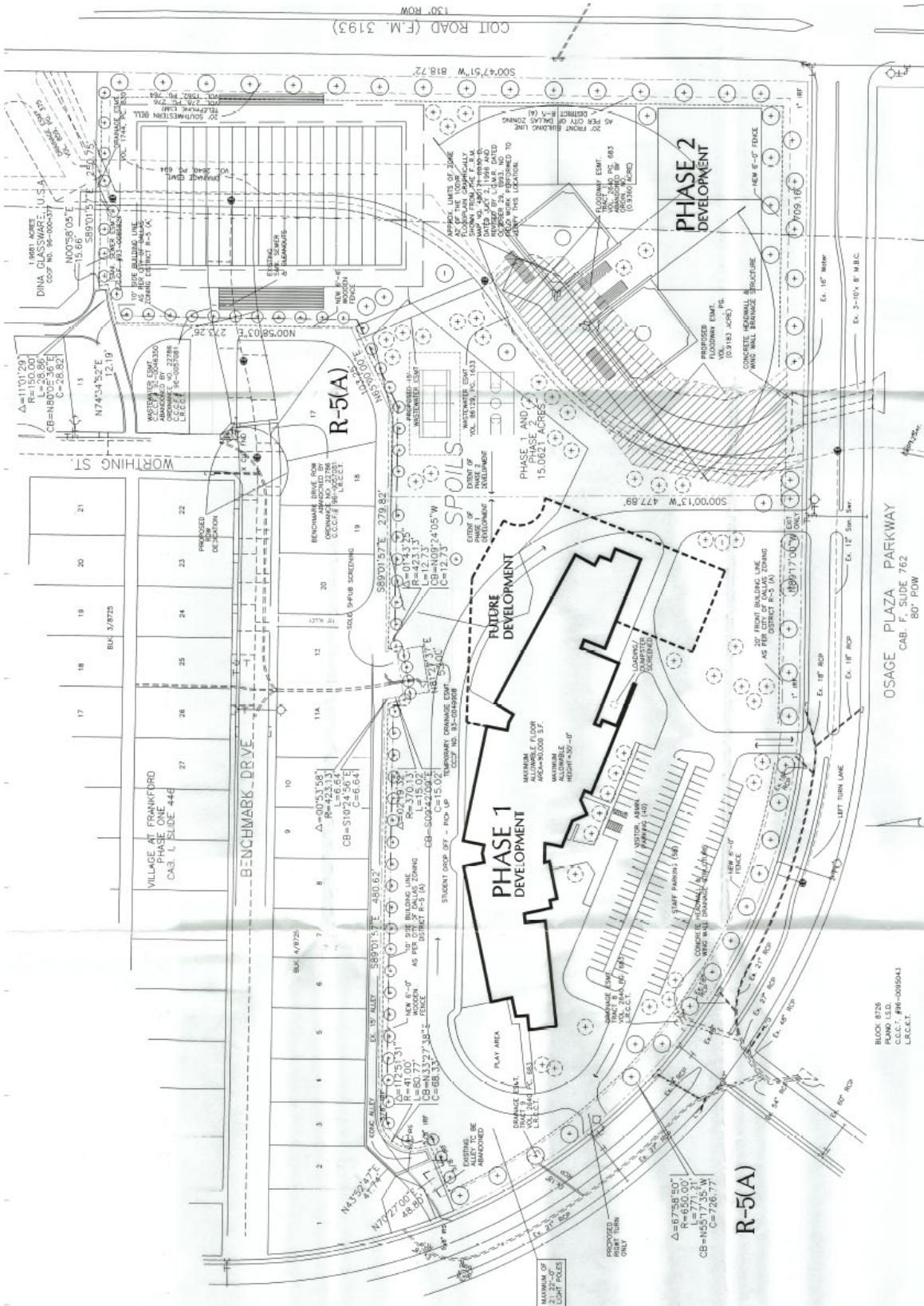
ASCP – RC and All Saints Catholic Parish Inc.

Pastor Administrator – Rev. Jovita Okoli

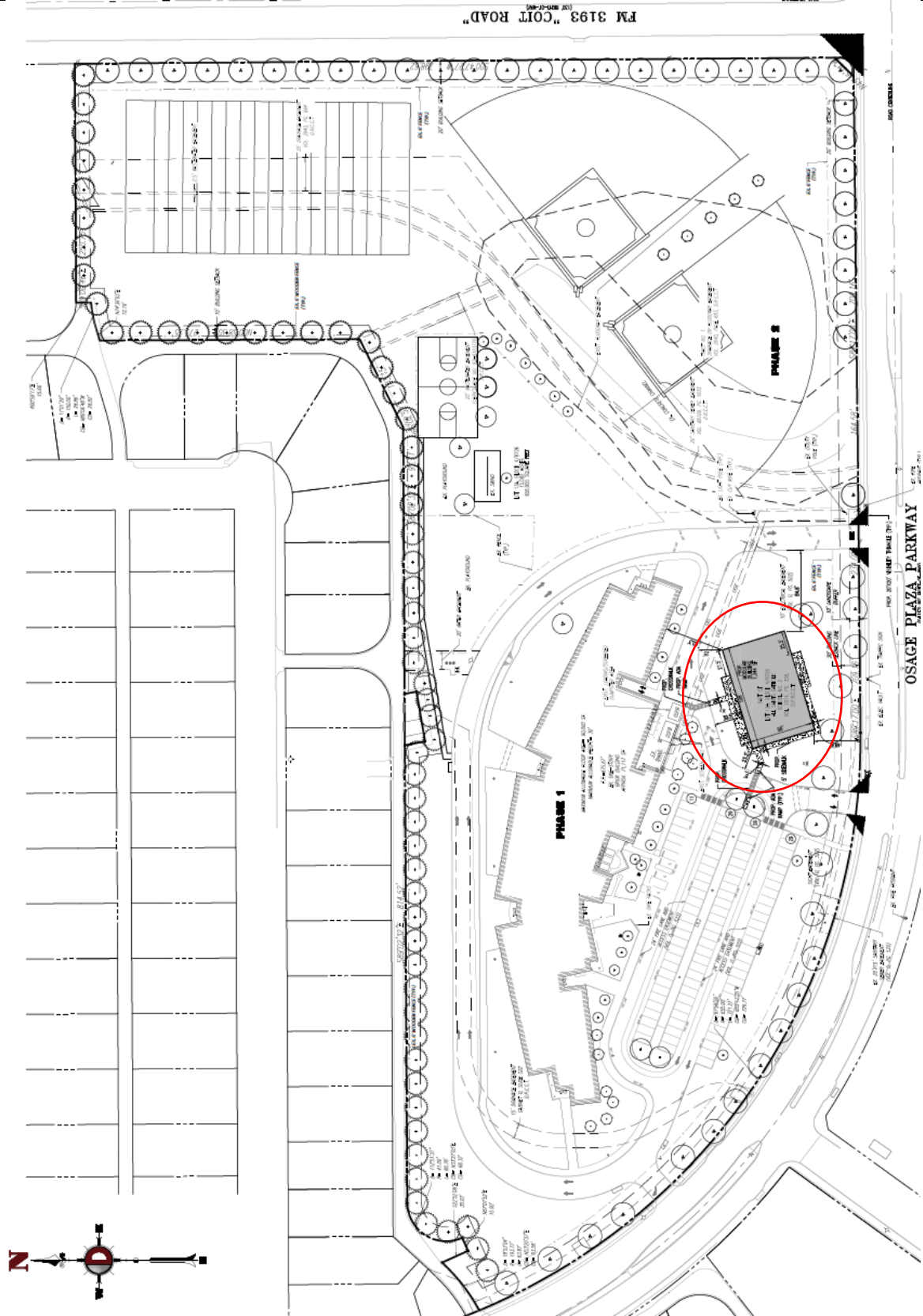
Secretary – Philip Muscat

Treasurer – Colin Campbell

Existing SUP Site/Landscape Plan - Enlarged



Proposed SUP Site/Landscape Plan - Enlarged



SUP Conditions

963872

11-25-96

ORDINANCE NO. 22967

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned as an R-5(A) Single Family District, to wit:

BEING a tract of land in City Block 8726 at the northwest corner of Coit Road and Osage Plaza Parkway, and containing 15.0912 acres of land,

to be used under Specific Use Permit No. 1310 for a Private school; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding this application for a specific use permit on the property hereinafter described; and

WHEREAS, the city council finds that the use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

CHECKED BY

JCK

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WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended insofar as it applies to the property hereinafter described ("the Property"), which is presently zoned as an R-5(A) Single Family District, and which shall be used under Specific Use Permit No. 1310 for a Private school, to wit:

BEING a tract of land out of the COLLIN COUNTY SCHOOL LAND SURVEY, Abstract No. 169, in the City of Dallas, Block No. 8726, Collin County, Texas, and being part of the 32.3659 acre tract of land described as Tract 1 in deed to Ashton Coit Joint Venture, recorded in Collin County Clerk's File No. 92-0060118 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of Osage Plaza Parkway (80' ROW) with the west right-of-way line of Coit Road (F.M. 3193, 130' ROW);

THENCE with the north right-of-way line of said Osage Plaza Parkway, the following courses and distances to wit:

North 89°17'00" West, a distance of 709.16 feet to a point for the beginning of a tangent curve to the right, having a central angle of 69°04'18", a radius of 650.00 feet and a chord bearing and distance of North 54°44'51" West, 737.00 feet;

Northwesterly with said curve, an arc distance of 783.59 feet to a point for corner;

THENCE leaving the north right-of-way line of said Osage Plaza Parkway, the following courses and distances to wit:

North 70°27'00" East, a distance of 48.90 feet to a point for corner;

North 43°52'47" East, a distance of 41.74 feet to a point for the beginning of a tangent curve to the right, having a central angle of 47°05'16", a radius of 50.00 feet and a chord bearing and distance of North 67°25'25" East, 39.95 feet;

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Easterly, with the said curve, an arc distance of 41.09 feet to a point for corner;

North $89^{\circ}01'57''$ East, a distance of 487.36 feet to a point in the west right-of-way line of Crestmoor Avenue (53' ROW) for the beginning of a non-tangent curve to the left, having a central angle of $00^{\circ}53'58''$, a radius of 423.13 feet, and a chord bearing and distance of South $10^{\circ}24'56''$ East, 6.64 feet;

THENCE with the south line of VILLAGE AT FRANKFORD, PHASE I, the following courses and distances to wit:

Southeasterly with said curve, an arc distance of 6.64 feet to a point for the beginning of a reverse curve to the right, having a central angle of $02^{\circ}19'32''$, a radius of 370.13 feet, and a chord bearing and distance of South $09^{\circ}42'09''$ East, 15.02 feet;

Southeasterly with said curve, an arc distance of 15.02 feet to a point for corner;

North $81^{\circ}27'37''$ East, a distance of 53.00 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of $01^{\circ}43'25''$, a radius of 423.13 feet, and a chord bearing and distance of North $09^{\circ}24'05''$ West, 12.73 feet;

Northwesterly with said curve, an arc distance of 12.73 feet to a point for corner;

THENCE leaving the south line of said VILLAGES AT FRANKFORD, PHASE I, the following courses and distances to wit:

South $89^{\circ}01'57''$ East, a distance of 279.82 feet to a point for corner;

North $65^{\circ}00'00''$ East; a distance of 103.25 feet to a point for corner;

North $00^{\circ}58'03''$ East, a distance of 273.26 feet to a point for corner in the easterly most south line of said VILLAGES AT FRANKFORD, PHASE I;

THENCE with the easterly most south line of said VILLAGES AT FRANKFORD, PHASE I, the following courses and distances to wit:

North $74^{\circ}34'52''$ East, a distance of 12.19 feet to a point for the beginning of a tangent curve to the right, having a central angle of $11^{\circ}01'29''$, a radius of 150.00 feet, and a chord bearing and distance of North $80^{\circ}05'36''$ East, 28.82 feet;

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Northeasterly with said curve, an arc distance of 28.86 feet to a point for the most easterly southeast corner of said VILLAGES AT FRANKFORD, PHASE I;

THENCE with an east line of the said VILLAGES AT FRANKFORD, PHASE I, North 00°58'05" East, a distance of 15.66 feet to a point for corner;

THENCE South 89°01'57" East, a distance of 250.75 feet to a point for corner in the west right-of-way line of Coit Road;

THENCE with the west right-of-way line of Coit Road, South 00°47'51" West, a distance of 818.72 feet to the POINT OF BEGINNING, and containing 15.0912 acres of land.

SECTION 2. That this specific use permit is granted upon the following conditions:

1. **USE:** The only use authorized by this specific use permit is a Private school.
2. **SITE PLAN:** Use of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit has no expiration date.
4. **LANDSCAPING:** Landscaping must be provided as shown on the attached site plan. Landscaping must be completed in accordance with Article X, as amended.
5. **CLASSROOMS:** The maximum number of classrooms allowed is 36.
6. **FENCING:** Fencing must be provided as shown on the attached site plan.
7. **INGRESS-EGRESS:** Ingress and egress must be provided as shown on the attached site plan.
8. **LIGHTING:** Exterior lighting must be directed away from adjoining residential properties.
9. **PARKING:** Parking must be provided and located as shown on the attached site plan.
10. **ROAD IMPROVEMENTS:** Required median reconfiguration must be constructed as shown on the attached site plan prior to the issuance of a certificate of occupancy for a private school use.

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11. **SCREENING:** Screening of off-street parking must be provided as shown on the attached site plan.
12. **MAINTENANCE:** The entire premises must be properly maintained in a state of good repair and neat appearance.
13. **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.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance and with the construction codes and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map Nos. A-8 and AA-8 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

SAM A. LINDSAY, City Attorney

By TCJ Phillips
Assistant City Attorney

Passed DEC 11 1996

SUP Conditions Amended 1997

8-29-97

ORDINANCE NO. 23253

An ordinance amending Ordinance No. 22967, which amended CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, and granted Specific Use Permit No. 1310 for a Private school; amending Condition No. 5 contained in Section 2 of that ordinance; providing a revised site plan; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and held the required public hearings regarding this amendment to Ordinance No. 22967; and

WHEREAS, the city council finds that with this amendment the use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1310 as specified herein; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

CHECKED BY

JCK

SUP Conditions Amended 1997

23253

972904

SECTION 1. That Condition No. 5 contained in Section 2 of Ordinance No. 22967 is amended to read as follows:

"5. **CLASSROOMS:** The maximum number of classrooms allowed is 40[36]."

SECTION 2. That the site plan attached to Ordinance No. 22967 is replaced by the site plan attached to this Ordinance.

SECTION 3. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, and Ordinance No. 22967 shall remain in full force and effect, save and except as amended by this ordinance.

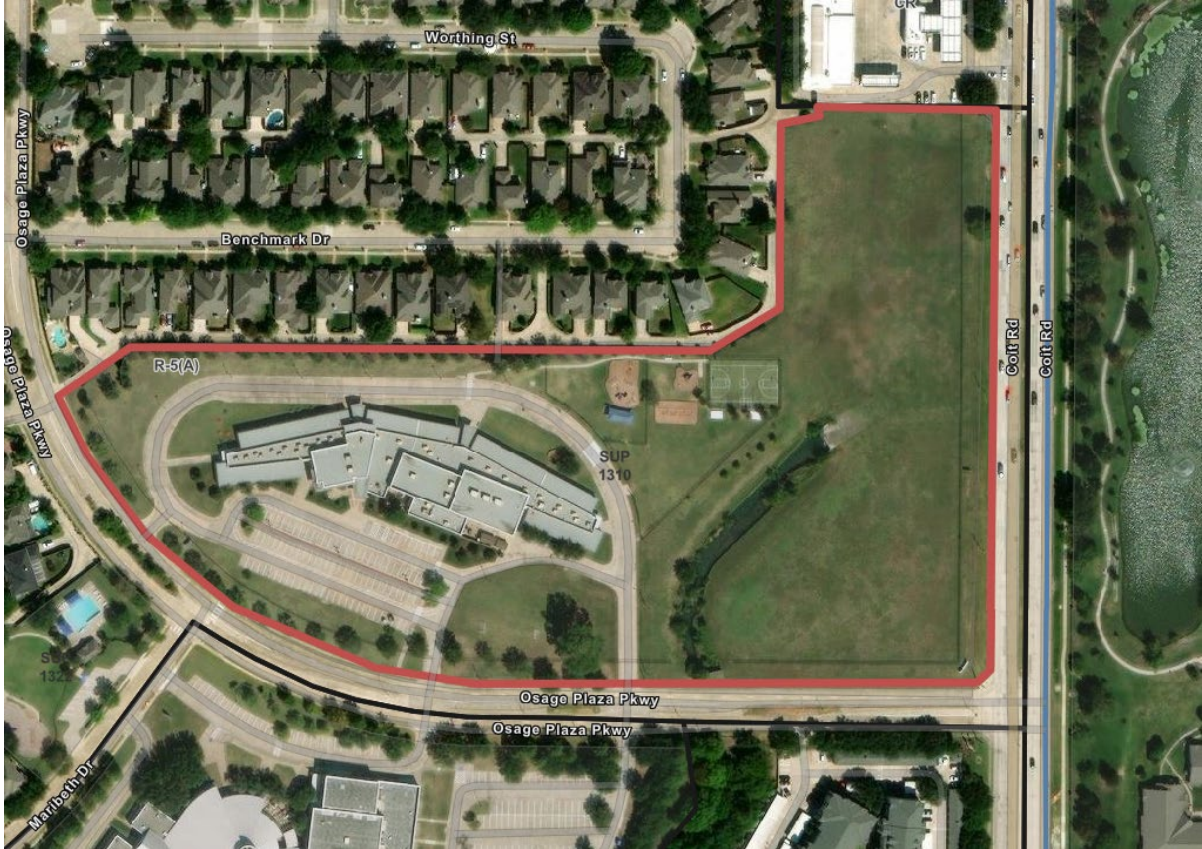
SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
SAM A. LINDSAY, City Attorney

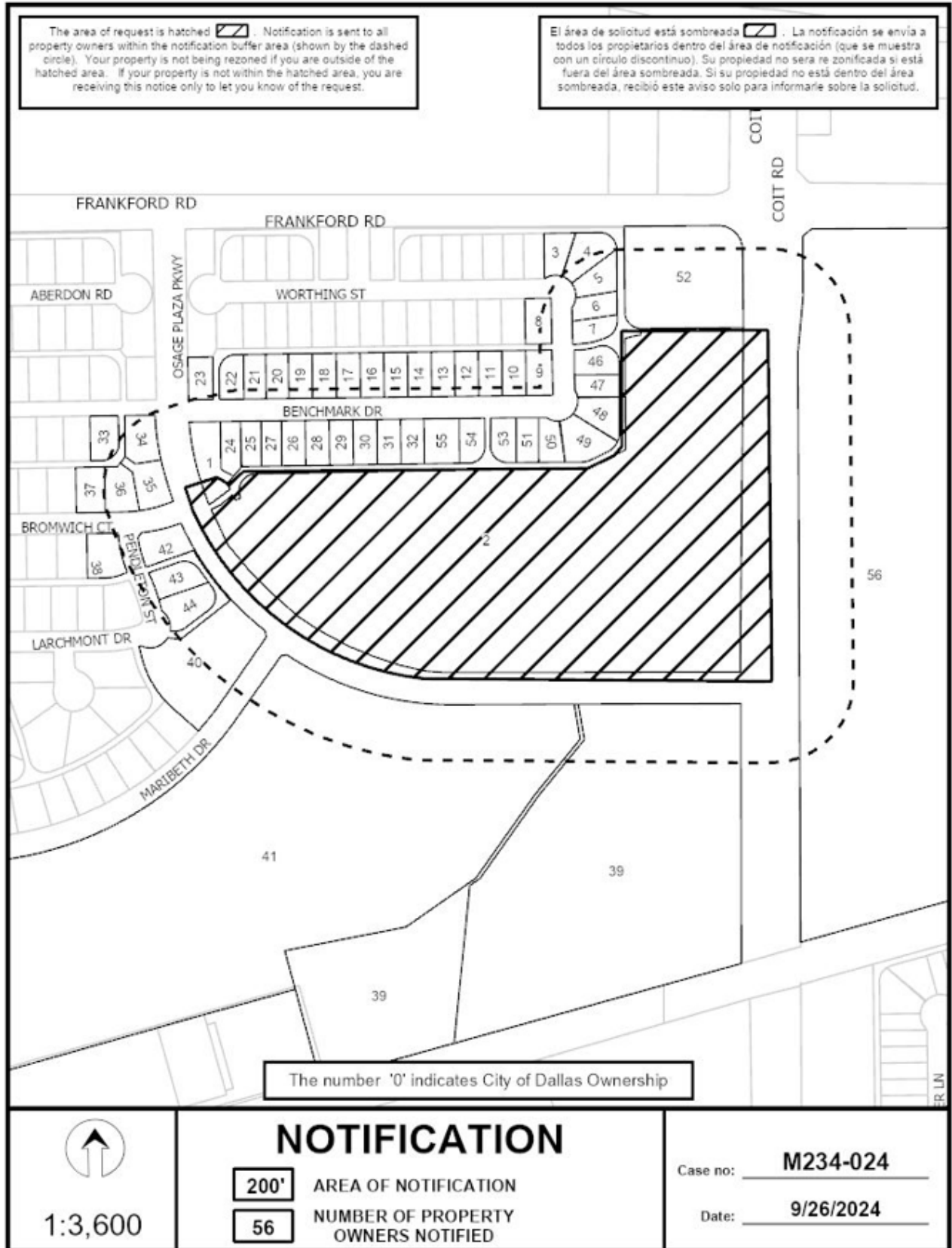
By *RJ Mahler*
Assistant City Attorney

Passed SEP 10 1997



AERIAL MAP





Notification List of Property Owners

M234-024

56 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	17858 BENCHMARK DR	HAMIDI CAMERON
2	7777 OSAGE PLAZA PKWY	ASCP-RC
3	7735 WORTHING ST	MARTINEZ-FERNANDEZ VIVIAN R
4	7739 WORTHING ST	PEEVY LARRY D & MELODY S
5	7743 WORTHING ST	VILLASENOR ALBERT J JR & RENEE
6	7747 WORTHING ST	KUSHNER VLADIMIR & LUDMILA
7	7751 WORTHING ST	KHAZAN ROBERT
8	7732 WORTHING ST	NIAZI NIMA
9	17803 BENCHMARK DR	TAN JINI LEE
10	17807 BENCHMARK DR	TARPLEY WILLIAM WENHAO &
11	17811 BENCHMARK DR ROMICK FAMILY REVOCABLE TRUST	ROMICK SANDER & MURIEL S ROMICK TRUSTEES
12	17815 BENCHMARK DR	WANG JUI WEN
13	17819 BENCHMARK DR	SOCIAL MEDICS LLC
14	17823 BENCHMARK DR	COBURN DONNA M
15	17827 BENCHMARK DR	ZHANG JIAN XIN & SHU ZHEN
16	17831 BENCHMARK DR	LI YALI & WANG YANG
17	17835 BENCHMARK DR	SIMPSON JOCELYNN L
18	17839 BENCHMARK DR	DETWEILER RICHARD & SHANGTING
19	17843 BENCHMARK DR	TIAN WEIDONG &
20	17847 BENCHMARK DR	PATTERSON JAMES S & KATHRYN F
21	17851 BENCHMARK DR	HARBUS JANIS KAY
22	17855 BENCHMARK DR	STROUP RAYMOND JOE &
23	17859 BENCHMARK DR	PARSONS KRISANDRA
24	17854 BENCHMARK DR	KIM YONG HWA
25	17850 BENCHMARK DR	FENG RAN RAN &
26	17842 BENCHMARK DR	DONOVAN BRENDAN

M234-024(SAS)

09/26/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	17846 BENCHMARK DR	SAATHOFF NICHOLAS D & DANIELLE N
28	17838 BENCHMARK DR	QIU LIMIN
29	17834 BENCHMARK DR	PITTS RANDAL CLIFFORD & LAURA
30	17830 BENCHMARK DR	KWON SIN HO & SOON I
31	17826 BENCHMARK DR	DU MIN &
32	17822 BENCHMARK DR	LE LOAN N & THINH C TA
33	17908 BENCHMARK DR	JENSEN TADD E
34	17904 BENCHMARK DR	BOOTH JAMES S
35	7539 BROMWICH CT	HARGROVE SETH & MARICELA
36	7535 BROMWICH CT	BOLURIAN SHAHRAM S & SHULAMIT
37	7531 BROMWICH CT	KAO MING YIH & WEN CHIENG
38	7532 BROMWICH CT	MCLEA EDWIN V
39	17817 COIT RD	PALENCIA OWNER LLC
40	7695 MARIBETH DR	SOMERSET RESIDENTIAL ASSOC INC
41	7706 OSAGE PLAZA PKWY	PLANO ISD
42	7606 PENDLETON ST	KHODABAKHSH EINOLLAH & PARVIN
43	7612 PENDLETON ST	DARDEN PAUL WISTAR
44	7618 PENDLETON ST	LOOMSTEIN JAMES & SHELLEY
45		SOMERSET RESIDENTIAL ASSN
46	7755 WORTHING ST	KSENDZOFF VLADIMIR & NATASHA
47	7759 WORTHING ST	PUGACH BORIS & SOFYA
48	7763 WORTHING ST	WISE ELIZABETH A
49	17800 BENCHMARK DR	KIM RUNGJU & YONG H ETAL
50	17804 BENCHMARK DR	WANG JUIWEN
51	17808 BENCHMARK DR	FAN FRED ZHAO-SHENG &
52	18093 COIT RD	CAR SPA COIT ROAD LP
53	17810 BENCHMARK DR	ZHANG JINDI
54	17814 BENCHMARK DR	CHENG DAVID HONG
55	17818 BENCHMARK DR	TOM AARON WING LUN TCHOU & ANDREA FERNANDEZ-SMITHERS
56	8000 FRANKFORD RD	REDWOOD-ERC DALLAS LLC