

**FILE NUMBER:** Z-25-000218 **DATE FILED:** December 10, 2025

**LOCATION:** Southwest corner of Walnut Hill Lane and Inwood Road

**COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 25.39 acres **CENSUS TRACT:** 481130206002

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**REPRESENTATIVE:** Suzan Kedron / Jackson Walker LLP

**OWNER/APPLICANT:** Andrea Shurley / Ursuline Academy of Dallas

**REQUEST:** An application (1) an amendment to Planned Development District No. 385; and (2) an ordinance granting termination of Specific Use Permit No. 2024 for an illuminated competitive athletic field.

**SUMMARY:** The purpose of the request is to simplify and modernize the PDD language, and to make minor amendments to the Development and Landscape Plans.

**STAFF**

**RECOMMENDATION:** **Approval** of (1) an amendment to Planned Development District No. 385, subject to a development plan, landscape plan and conditions; and **approval** of (2) termination of Specific Use Permit No. 2024 for an illuminated competitive athletic field.

**CPC**

**RECOMMENDATION:** **Approval** of (1) an amendment to Planned Development District No. 385, subject to a development plan, landscape plan and amended conditions; and **approval** of (2) termination of Specific Use Permit No. 2024 for an illuminated competitive athletic field.

**PD No. 385:**

<https://dallascityhall.com/departments/city-attorney/pages/articles- data.aspx?pd=385>

**BACKGROUND INFORMATION:**

- The property is developed with the Ursuline Academy campus, which, according to DCAD records, was originally constructed in 1978. The campus includes academic buildings, athletic facilities, parking areas, and associated open space serving the school and related institutional uses.
- On August 23, 1993, the City Council established Planned Development District 385. Since its adoption, several amendments have been approved to allow campus improvements, including new facilities, parking, and open space.
- Specific Use Permit 2024 was originally approved in 2013 for an illuminated athletic field and includes automatic six-year renewals. The SUP was most recently renewed in 2024 and remains valid through May 22, 2030.
- The purpose of the request is to amend PD 385 and terminate SUP 2024 in order to simplify and modernize the PD language, remove outdated provisions, eliminate the competitive athletic field SUP, align field regulations and traffic study requirements with those of Ursuline Academy’s peer schools, and incorporate minor updates to the Development and Landscape Plans.

**Zoning History:**

There have not been any zoning cases in the area in the past five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
Walnut Hill Lane	Principal Arterial	100'
Inwood Road	Principal Arterial	80'

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

The recommended amendment updates the traffic provisions of PD 385 by removing outdated traffic circulation improvement requirements that were implemented more than a decade ago and are no longer applicable to current site conditions. The amendment also revises the traffic study requirement so that future traffic evaluations are tied to substantive amendments to the planned development rather than automatic biennial updates.

**Transit Access:**

The following transit services are located within ½ mile of the site:

None.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

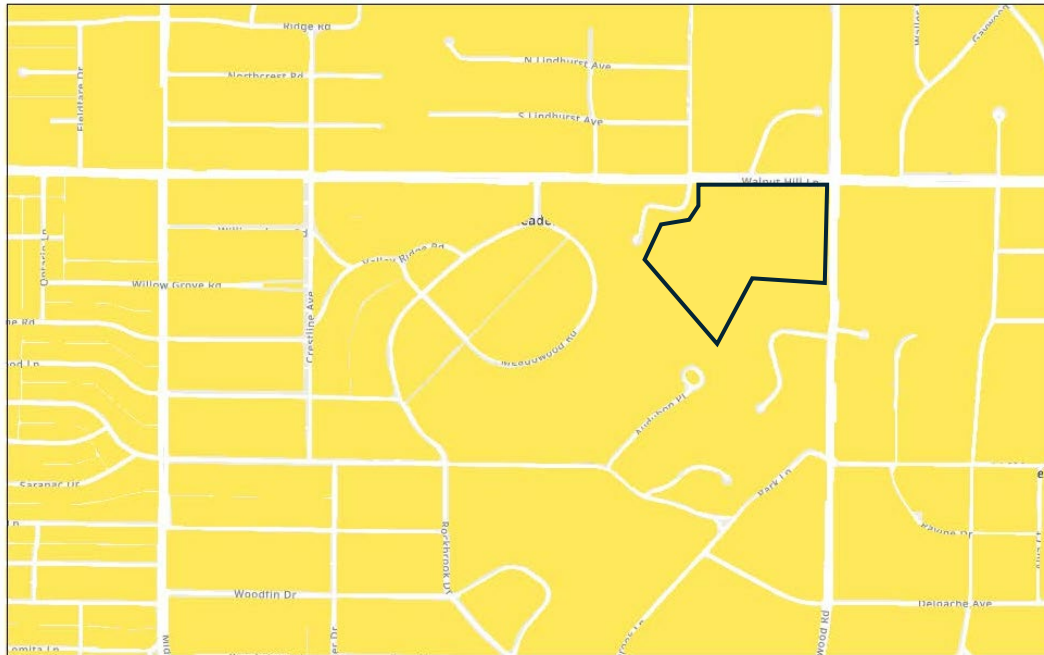
The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

The subject site is located within the Community Residential placetype:

Community Residential areas primarily accommodate single-family detached and single-family attached housing, supported by uses such as agriculture, public and private open space, multiplexes, apartments, mixed-use, commercial, office, civic/institutional, and utility facilities. These neighborhoods form the backbone of Dallas' housing landscape, integrating parks, schools, and community services. The plan emphasizes protecting and enhancing existing neighborhoods, fostering new walkable communities, and supporting revitalization where needed.

The proposed rezoning is consistent with the permitted land uses and development intent of the Community Residential placetype. The project supports the plan's goals of maintaining neighborhood-serving institutions, enhancing safety and accessibility for students and pedestrians, and investing in long-term community infrastructure.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



- City Center
- Institutional Campus
- Flex Commercial
- Industrial Hub
- Logistics/Industrial Park
- Airport
- Utility
- Regional Open Space
- Small Town Residential
- Community Residential
- City Residential
- Regional Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use

**Land Use**

	Zoning	Land Use
<b>Site</b>	PD 385 with SUP 2024	Private school
<b>North</b>	R-1 ac(A) Single Family Subdistrict	Single family
<b>East</b>	R-1 ac(A) Single Family Subdistrict	Undeveloped
<b>West</b>	R-1 ac(A) Single Family Subdistrict	Single family
<b>South</b>	R-1 ac(A) Single Family Subdistrict	Single family

**Land Use Compatibility:**

The subject site is developed with the Ursuline Academy campus within Planned Development District 385. The campus includes academic buildings, athletic facilities, parking areas, and associated open space serving an established private school use. The site is surrounded primarily by properties zoned R-1ac(A) Single Family District that are developed with low-density residential uses or remain undeveloped. A natural drainage corridor and open space areas provide additional buffering between portions of the campus and adjacent neighborhoods.

The existing institutional campus has operated in this location for decades and functions as a stable component of the surrounding area. The requested amendments focus on

modernizing development standards and administrative provisions rather than introducing a new land use or expanding the campus footprint in a manner that would alter the established character of the area. New significant development would require an amendment to the development plan.

Staff finds that the request maintains compatibility with the surrounding single-family context, preserves existing buffering conditions, and supports the continued operation of a long-standing educational institution without creating adverse impacts on nearby residential properties.

**Development Standards**

The proposed amendment to PD 385 will continue to follow the established development standards of the district, except that it clarifies that no internal setbacks are required within the planned development. All perimeter yard requirements along the site boundaries remain unchanged. This adjustment allows flexibility in the internal arrangement of campus improvements while maintaining the existing external setback framework.

DISTRICT	SETBACKS		Density	Height Stories	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD 385	50' along Inwood Rd & Walnut Hill Ln; others per dev. plan	40' min. unless shown on dev. plan	1 DU / 1 acre; 0.3 FAR	Max 3 stories; 36' typical; up to 80' theater, 46' bell tower, 44' gym; athletic lighting exceptions	60% max	Residential proximity slope;	Private school / institutional campus

**Land Use Comparison**

The proposed amendment to PD 385 will continue to follow the established main uses permitted in the district, which are centered on the operation of a private school campus and related institutional, recreational, and assembly functions. These include a private school, convent or monastery, church, theater, competitive athletic field, and private recreation facilities that support school-sponsored activities. The amendment does not introduce new land uses or expand the overall use framework of the district; rather, it removes the requirement for a separate SUP for the existing competitive athletic field, which has already been constructed and is operating as part of the long-standing campus.

**Parking:**

Staff initially preferred applying the base code parking standard of nine spaces per classroom to avoid recalculating parking requirements with future campus changes. However, the applicant states that the existing PD 385 ratio of six spaces per classroom

has consistently met campus operational needs. Based on the long-standing adequacy of the current standard, the amendment retains the existing parking requirement.

**Landscaping:**

Landscaping must be provided in accordance with Section 51P-385.112 and the approved landscape exhibits associated with PD 385. Except where specifically modified by the PD, landscaping must comply with the requirements of Article X of Chapter 51A of the Dallas Development Code, as amended.

**Special Provisions – Competitive Athletic Field**

As part of the request to terminate the existing SUP for the competitive athletic field, selected operational protections are incorporated into the PD to ensure continued compatibility with adjacent residential properties. The amended provisions regulate amplified sound, lighting hours, glare control, scoreboard limitations, and spectator capacity, and prohibit activities that could intensify neighborhood impacts. These standards retain the core neighborhood protections of the prior SUP while modernizing and consolidating the regulations within the PD framework.

**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 target intervention strategies more precisely 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 in an “A” MVA area.

## List of Officers

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**CPC Action**  
**February 19, 2026**

**Motion:** It was moved to recommend **approval** of (1) an amendment to Planned Development District 385, subject to conditions, and **approval** of (2) termination of Specific Use Permit 2024 for an illuminated competitive athletic field, as briefed, on the southwest corner of Walnut Hill Lane and Inwood Road.

Maker: Carpenter  
Second: Herbert  
Result: Carried: 13 to 0

For: 13 - Sims, \*Hampton, Herbert, Serrato, Carpenter,  
Wheeler-Reagan, Franklin Housewright,  
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Forsyth, Koonce  
Vacancy: 0

\*\*Out of room, shown voting in favor

<b>Notices:</b>	Area: 500	Mailed: 60
<b>Replies:</b>	For: 4	Against: 0

**Speakers:** None









**PROPOSED PD CONDITIONS**

**ARTICLE 385.**

**PD 385.**

**SEC. 51P-385.101. LEGISLATIVE HISTORY.**

PD 385 was established by Ordinance No. 21788, passed by the Dallas City Council on August 25, 1993. Ordinance No. 21788 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 21788; 25850; 29010)

**SEC. 51P-385.102. PROPERTY LOCATION AND SIZE.**

PD 385 is established on property generally located on the south line of Walnut Hill Lane, west of Inwood Road. The size of PD 385 is approximately 25.747 acres. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this article: COMPETITIVE ATHLETIC FIELD means an athletic field used for scheduled soccer and lacrosse games and practices where one of the teams using the athletic field is comprised of athletes that attend the private school on the Property.

(b) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.104. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 385A: development plan.

- (2) Exhibit 385B: landscape plan.
- (3) ~~[Exhibit 385C: competitive athletic field landscape plan.~~
- ~~(4)~~ Exhibit 385D: traffic management plan. (Ord. 29010)

**SEC. 51P-385.105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 385A). Prior to the issuance of a building permit for any other development, a development plan that complies with the requirements of Section 51A-4.702 must be submitted to and approved by the city plan commission. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.106. USE REGULATIONS IN GENERAL.**

The private school, theater, and private recreation center, club, or area may be used only for school-sponsored functions. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.107. MAIN USES PERMITTED.**

(a) Institutional and community service uses.

- Church.
- Convent or monastery.
- Private school.

(b) Recreation uses.

- Competitive athletic field. [~~SUP required if field is illuminated; otherwise, by right.~~]
- Private recreation center, club, or area.

(c) Residential uses.

- Handicapped group dwelling unit. [*SUP required if spacing component of Section 51A-4.209(3.1) is not met.*]
- Single family.

(d) Retail and personal service uses.

- Theater.

(e) Utility and public service uses.

- Local utilities.

(Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) In general. Except as provided in this section, minimum front yard along Inwood Road and Walnut Hill Lane is 50 feet. All other front yards must comply with the setbacks indicated on the approved development plan. **No internal setbacks are required.**

(2) Competitive athletic field. Lighting, retaining walls, protective athletic field netting with supporting poles, and goals are permitted in the front yard.

(b) Side and rear yard. Minimum side and rear yard is 40 feet unless otherwise shown on the development plan. **No internal setbacks are required.**

(c) Dwelling unit density. Maximum dwelling unit density is one dwelling unit per net acre.

(d) Floor area ratio. Maximum floor area ratio is 0.3.

(e) Height.

(1) Residential proximity slope. Except for competitive athletic field lighting standards and competitive athletic field netting and support poles, if any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope, as defined by Section 51A-4.412. The angle of projection of the slope must be set forth on the approved development plan. The extent of the slope is infinite. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope up to 12 feet above the slope.

(2) Maximum height. Maximum structure height is:

(A) 80 feet for the theater;

(B) 46 feet for the bell tower;

(C) 44 feet for the gymnasium;

(D) 25 feet for competitive athletic field netting and support poles, inclusive of any retaining wall.

(E) 45 feet above finished grade of the field for light standards used in conjunction with a competitive athletic field, as measured to the top of the fixture; and

(F) 36 feet for all other structures.

(f) Lot coverage. Maximum lot coverage is 60 percent. No more than two-thirds of the permitted coverage may be for residential, convent or monastery, and private school structures, and no more than one-third of the permitted coverage may be for accessory structures. Parking lots are not considered as main or accessory structures for purposes of lot coverage. Aboveground parking structures and surface parking lots are included in maximum lot coverage calculations; underground parking structures are not.

(g) Lot size. Minimum lot size is one acre.

(h) Stories. Maximum number of stories above grade is three. (Ord. Nos. 21788; 25850; 29010)

#### **SEC. 51P-385.110. OFF-STREET PARKING AND LOADING.**

(a) Parking. Required off-street parking:

(1) Two spaces for each single family dwelling and handicapped group dwelling unit.

(2) Six spaces for each classroom of the private school.

(3) One space for each three residents of the convent or monastery with a minimum of two spaces required.

(4) No spaces for the other uses.

(b) Loading. Consult Section 51A-4.303 for requirements regarding off-street loading generally. (Ord. Nos. 21788; 25850; 29010)

#### **SEC. 51P-385.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 21788; 25850; 29010)

#### **SEC. 51P-385.112. LANDSCAPING.**

(a) In general. Except as provided in this section, all landscaping must be provided as shown on the landscape plan (Exhibit 385B). Unless otherwise state below, all landscaping must be installed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times. *[Note: Exhibit 385B was erroneously stamped with Ordinance No. 21787 rather than Ordinance No. 21788.]*

(b) For a competitive athletic field, landscaping must be provided as follows: shown on the competitive athletic field landscape plan (Exhibit 385C).

(1) A hedge and three large canopy trees must be provided on the northern boundary of the competitive athletic field along Walnut Hill Lane.

(2) A hedge and 10 large canopy trees must be provided along the eastern boundary of the competitive athletic field along Inwood Road.

(3) Two large canopy trees must be provided along the western boundary of the competitive athletic field.

(c) large canopy tree” means a cathedral live oak, or another large canopy tree species approved by the City of Dallas arborist if cathedral live oaks are no longer recommended, with a minimum caliper of six inches when planted.”

(d) Playing field buffer. One tree must be planted in the playing field buffer shown on the landscape plan for each tree removed during installation of the playing field. The replacement trees must be randomly distributed and each tree must have a minimum caliper of two inches. If the number of replacement trees to be planted exceeds the number the buffer can accommodate in accordance with standard landscaping practices, the excess required trees may be planted elsewhere in the Bachman Branch flood plain on the Property. Native privet and other naturally occurring evergreen materials may be installed. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.113. TRAFFIC MANAGEMENT PLAN.**

(a) In general.

(1) Private school. Operation of a private school must comply with the traffic management plan-school section of the traffic management plan (Exhibit 385D).

(2) Competitive athletic field. Operation of a competitive athletic field must comply with the traffic management plan-athletic field section of the traffic management plan (Exhibit 385D).

(b) Queuing.

(1) Private school. Except as provided in the traffic management plan-school section, queuing is only permitted inside the Property. Except as provided in the traffic management plan-school section, student drop-off and pick-up are not permitted within city rights-of-way.

(2) Competitive athletic field. Queuing is only permitted inside the Property. Student athlete and spectator drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic studies.

(1) Private school. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan-school section. The initial traffic study must be submitted to the director by November 1, 2016. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director in conjunction with any application to

amend this district ~~[by November 1 of each even-numbered year].~~

(2) ~~[Competitive athletic field. The Property owner shall prepare an update to the traffic management plan athletic field section of the traffic management plan evaluating the sufficiency of the plan. The initial update of the traffic management plan athletic field section must be submitted to the director by November 1, 2015. After the initial update, the Property owner shall submit additional updates of the traffic management plan athletic field section to the director by November 1 of each even-numbered year.]~~

~~(3)~~ The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

~~(3)~~<sup>[4]</sup> Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 29010)

Before issuance of a certificate of occupancy for a competitive athletic field or by November 22, 2013, whichever occurs first, the following improvements must be completed, with final approval by the Transportation Section of the Streets Department:

(1) Install a no left turn sign on westbound Walnut Hill Lane at Driveway A to prevent vehicular traffic from entering the Property through Driveway A;

(2) Install a no right turn sign on eastbound Walnut Hill Lane at Driveway A to prevent vehicular traffic from entering the Property through Driveway A;

(3) Install a no right turn sign on eastbound Walnut Hill Lane at Driveway C to prevent vehicular traffic from entering the Property through Driveway C;

(4) Install a no right turn sign on southbound Inwood Road at Driveway D to prevent vehicular traffic from entering the Property through Driveway D;

(5) Restripe the existing crosswalks on Walnut Hill Lane at Surrey Oaks Drive and on Driveway B at Strait Lane; and

(6) Adjust existing school zone warning signals on Walnut Hill Lane to coincide with school hours of operation. (Ord. Nos. 29010; 29210)]

**SEC. 51P-385.114[5]. SIGNS.**

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) One monument sign with a maximum effective area of 65 square feet and a maximum height of four feet may be located as shown on the development plan. (Ord. Nos. 21788; 25850; 29010)

**[SEC. 51P-385.116. FLOOD PLAIN.**

See Division 51A 5.100. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.117. PLAYING FIELDS.**

(a) Other than the playing fields shown on the development plan, no other playing fields may be installed in the Bachman Branch flood plain.

(b) No lighting may be installed or maintained for the playing field.

(c) No school sponsored activity may be held at the playing field between the end of the spring term and the beginning of the fall term of the private school. (Ord. Nos. 21788; 25850; 29010)]

**SEC. 51P-385.115[8]. ADDITIONAL REQUIREMENTS FOR A**

**COMPETITIVE  
ATHLETIC FIELD.**

(a) ~~[Loudspeakers and other forms of amplification are prohibited]~~ Amplified sound is prohibited between 10:00 p.m. and 8:00 a.m., Monday through Sunday.

(b) One scoreboard is allowed in the area shown on the development plan.

(1) Maximum effective area is 56 square feet.

(2) Maximum height is 14 feet.

(3) ~~[Lighting is limited to internal sources to indicate time, score, and other pertinent items related to either soccer or lacrosse matches.~~

~~(4) All scoreboard lighting must be turned off by:~~

~~(A) 9:00 p.m. for a maximum 20 scheduled athletic games per year.~~

~~(B) 7:30 p.m. all other nights.~~

~~(5)]~~ Advertising, other than the name of the school, field name, or its mascot, is prohibited.

(c) Lighting hours of operation. Lighting is only permitted on the competitive athletic field between 6:00 a.m. and 10:00 p.m., Monday through Sunday.

(d) Lighting standards.

(1) A maximum of eight light standards are allowed to illuminate the competitive athletic field.

(2) Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property.

(3) All outdoor lighting, where permitted, must be hooded and directed downward and away from adjacent residential properties.

~~[Before the completion of the 20th scheduled athletic game on the Property, the Property owner or operator must provide an analysis to the building official, prepared by a registered engineer, measuring noise generated during a minimum of four scheduled athletic games on adjacent residentially zoned properties north and east of the athletic field. If the director determines that the submitted noise analysis results in levels of noise that exceeds Article VI or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate reported noise levels. If the Property owner fails to submit an outline of the required improvements within 30 days after the director's request, the director shall notify the city plan commission. For purposes of this subsection, "scheduled athletic games" are those athletic games published on the official website of the private school located on the Property.]~~

~~(d) Band practice and band events are prohibited.~~

(e) Bleachers with a maximum capacity of 50 spectators are permitted in the location shown on the development plan. (Ord. Nos. 29010; 29210)

**SEC. 51P-385.116~~19~~.**                    **ADDITIONAL PROVISIONS.**

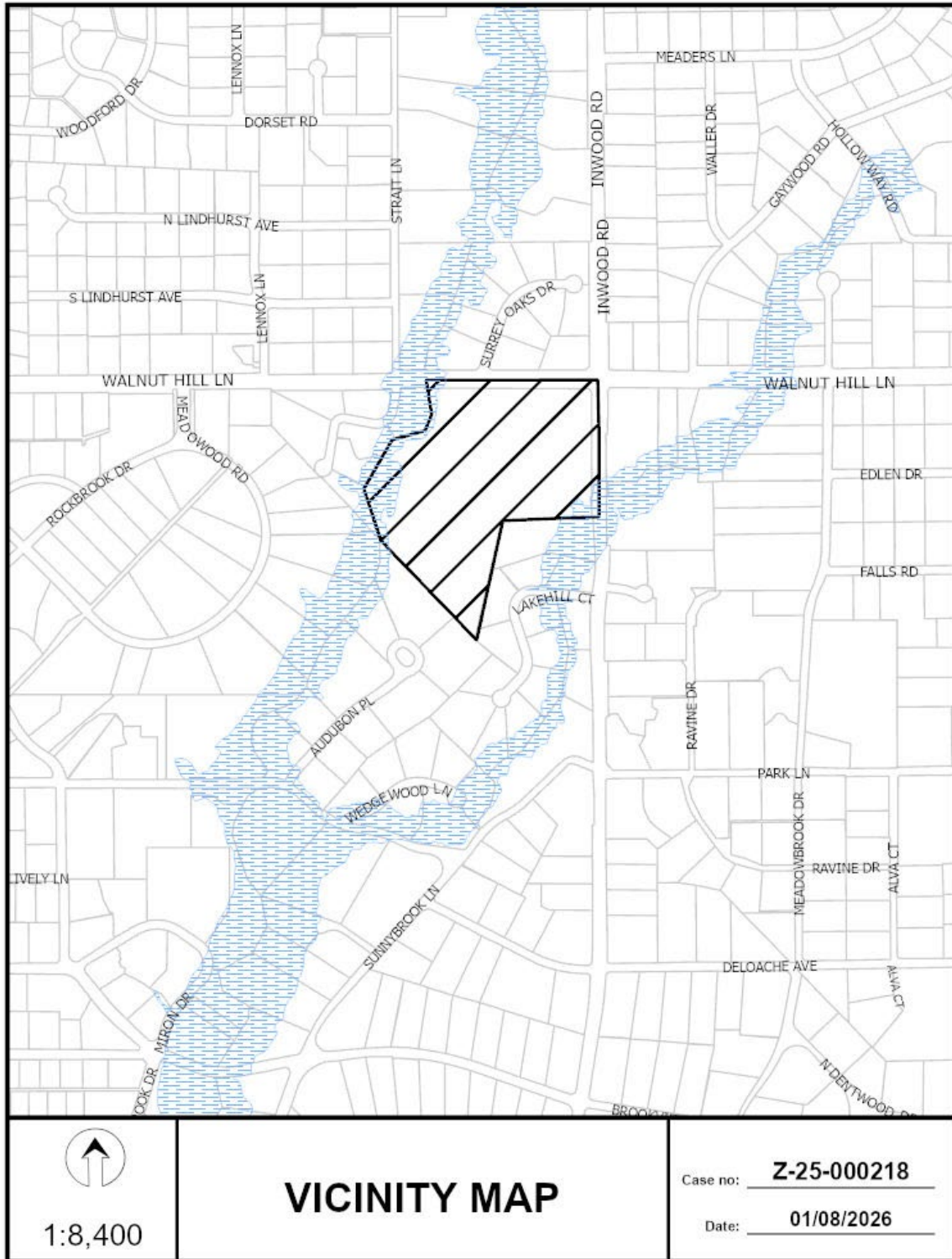
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all applicable federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) This district may be considered one lot for purposes of complying with regulations, regardless of lot lines. (Ord. Nos. 21788; 25850; 29010)

**SEC. 51P-385.117~~20~~.**                    **COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 21788; 25850; 29010)



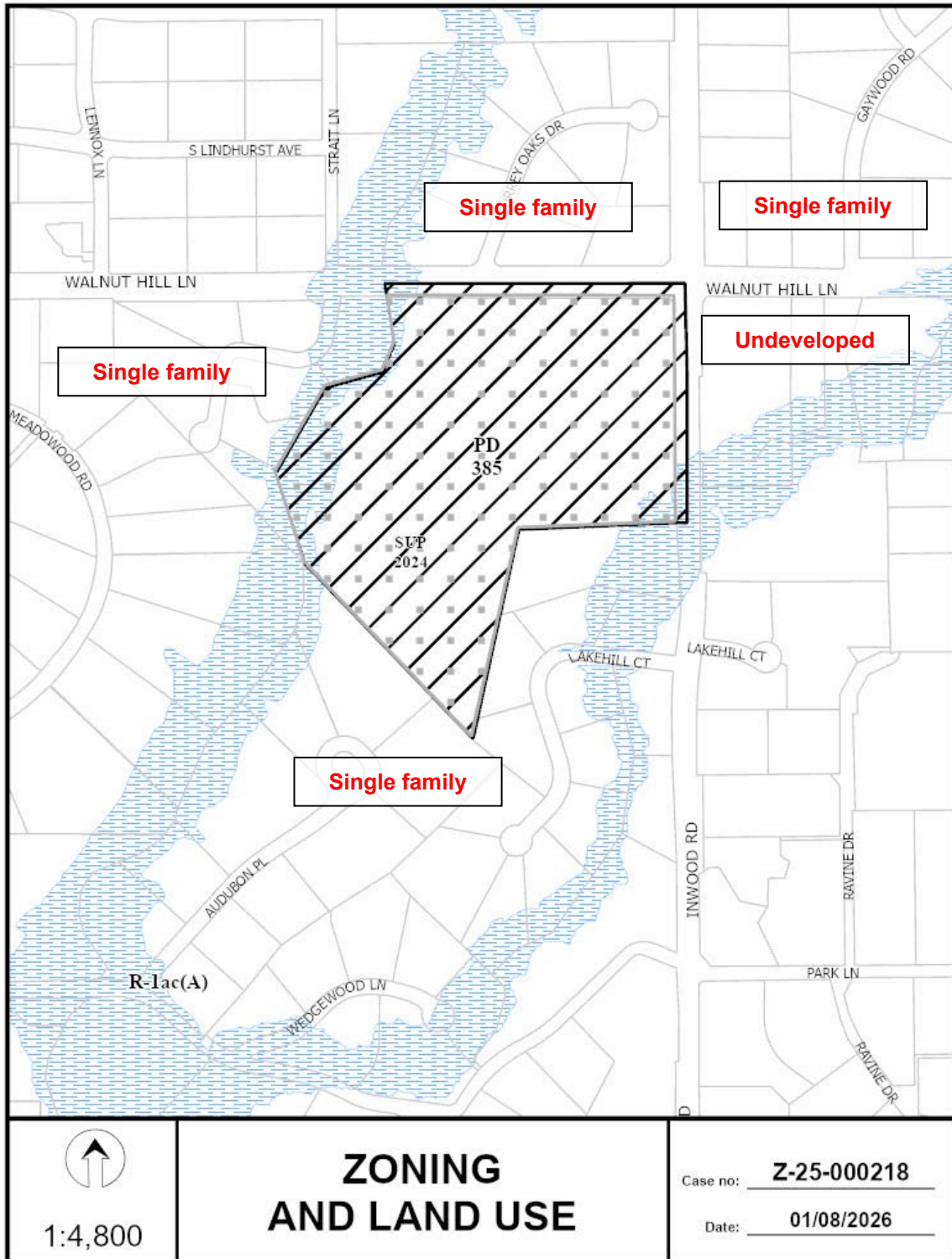


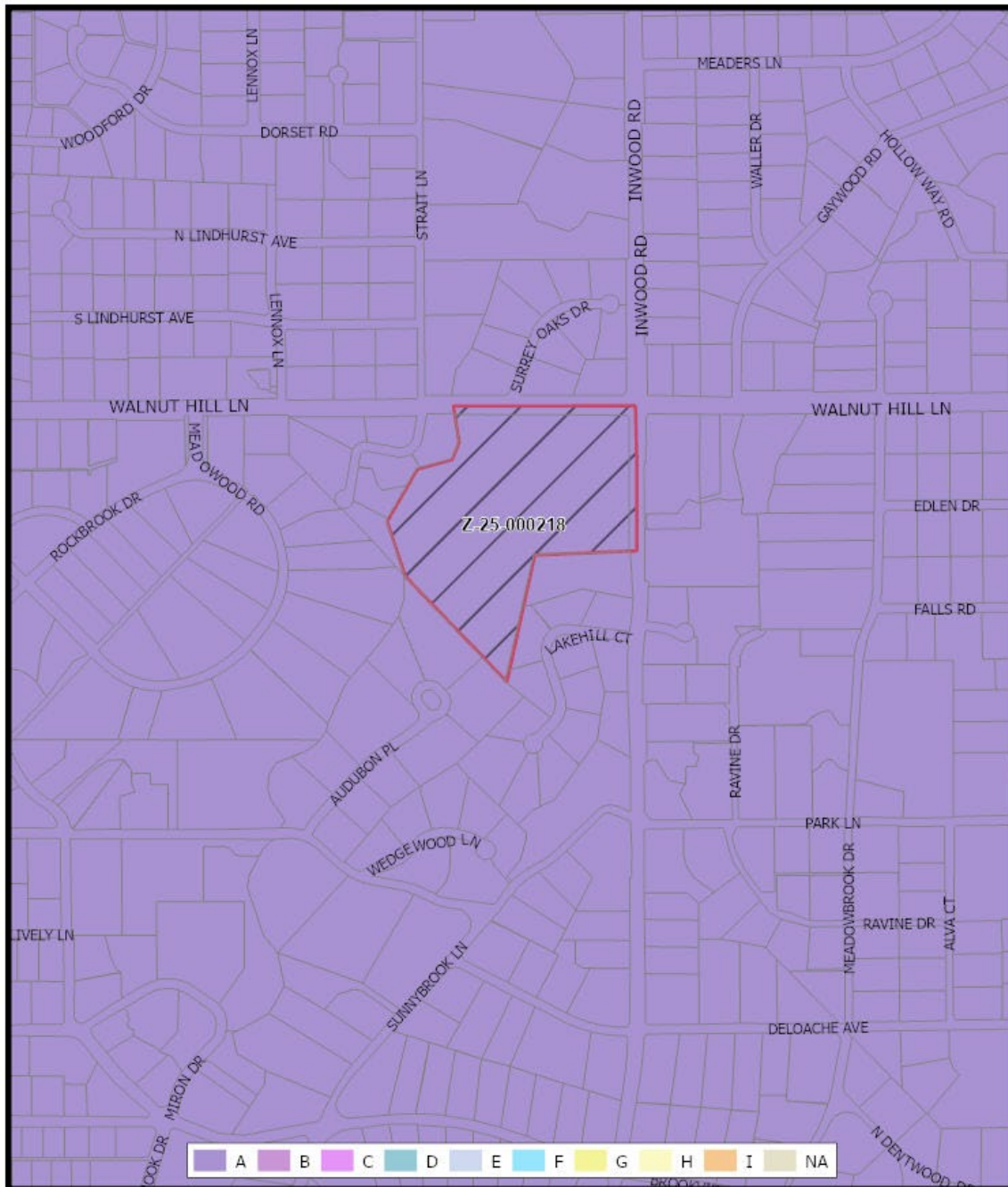
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# AERIAL MAP

Case no: Z-25-000218

Date: 01/08/2026

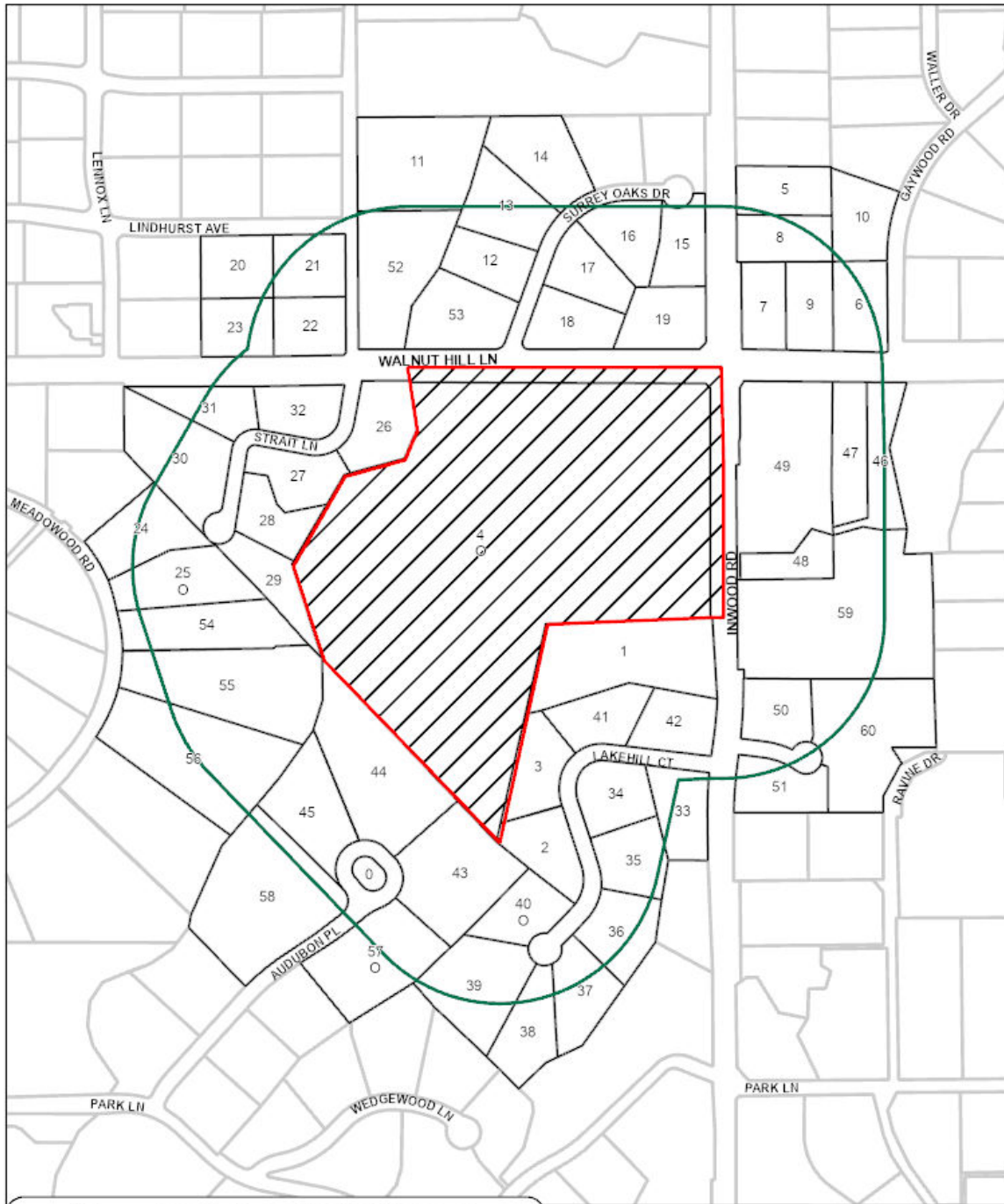




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# Market Value Analysis

Case no: Z-25-000218  
Date: 1/8/2026



<b>60</b>	Property Owners Notified (61 parcels)
<b>4</b>	Replies in Favor (4 parcels)
<b>0</b>	Replies in Opposition (0 parcels)
<b>500'</b>	Area of Notification
<b>2/19/2026</b>	Date

**Z-25-000218**  
**CPC**



1:4,800

***Reply List of Property Owners******Z-25-000218******60 Property Owners Notified******4 Property Owners in Favor******0Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	9807 INWOOD RD	HILLMAN ANDREW & ERIN
	2	5045 LAKEHILL CT	ZAINFELD JEAN BALLAS EST OF
	3	5055 LAKEHILL CT	BECK MICHAEL R &
O	4	5050 WALNUT HILL LN	URSULINE ACADEMY OF DALLAS
	5	10044 INWOOD RD	LIN WENN WED & BERNADETTE
	6	10001 GAYWOOD RD	PATHOS PETER & ASHLEY
	7	10000 INWOOD RD	SURANI RESIDENCE LLC
	8	10030 INWOOD RD	HODGE STEPHEN L & RUTH E
	9	5115 WALNUT HILL LN	LOCKETT CHRISTOPHER & CRISTI
	10	10035 GAYWOOD RD	ARMSTRONG NANCY S
	11	10050 STRAIT LN	BROADY GEORGE K & ELEANOR
	12	10010 STRAIT LN	GRIGGS JOHN J
	13	10035 SURREY OAKS DR	GRIGGS JOHN J III & ANNE Y
	14	10045 SURREY OAKS DR	DAVIS BARRY E & ANTOINETTE M
	15	10064 SURREY OAKS DR	SHING KEITH
	16	10056 SURREY OAKS DR	SHOUSE CLINTON BRADLEY &
	17	10030 SURREY OAKS DR	HIGHLAND PARK VIP FUND LLC
	18	10014 SURREY OAKS DR	LEE RICHARD R JR REVOCABLE TRUST
	19	5055 WALNUT HILL LN	SETHI MANINDER SINGH
	20	4834 S LINDHURST AVE	VALENTA LANA M
	21	10095 STRAIT LN	ATLURI LIVING TRUST
	22	10011 STRAIT LN	JENNINGS LISA C
	23	4833 WALNUT HILL LN	SONI MANMEET & PARAMJEET
	24	4668 MEADOWOOD RD	GLAZER PHYLLIS R
O	25	4664 MEADOWOOD RD	HAYES COLLEEN A &
	26	9970 STRAIT LN	MEHERALI RAFIQ & SONITA

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	27	9950 STRAIT LN	BRODSKY FAMILY TRUST
	28	9930 STRAIT LN	CO & BRAY LLC
	29	9920 STRAIT LN	SIMMONS DIANE GENEVIEVE
	30	9929 STRAIT LN	POLLOCK RICHARD & KAREN S
	31	9941 STRAIT LN	MOORE MAURICE E III
	32	9949 STRAIT LN	GILES CLARICE T & STEPHEN
	33	5074 LAKEHILL CT	USA RE INVESTMENTS LLC
	34	5054 LAKEHILL CT	CLARK CHARLOTTE ASHCROFT
	35	5042 LAKEHILL CT	SCHULZE RICHARD H &
	36	5026 LAKEHILL CT	LAKEHILL PROPERTY TRUST
	37	5014 LAKEHILL CT	BRODNAX BRETT
	38	5015 LAKEHILL CT	MARTIN WILLIAM KEITH &
	39	5025 LAKEHILL CT	TUSA BRIAN & DANIELLE
O	40	5035 LAKEHILL CT	FITTS JOHN STUART
	41	5065 LAKEHILL CT	THOMSON BONNIE & CLIFFORD REV TRUST THE
	42	5075 LAKEHILL CT	AMELIA B A CONCEPTS &
	43	9784 AUDUBON PL	ALFALAH KASIM & WASAN
	44	9785 AUDUBON PL	FEARON JEFFREY ARCHER
	45	9779 AUDUBON PL	THOMAS MICHAEL &
	46	5202 WALNUT HILL LN	DOMINION NORTH DALLAS PROPERTIES LP
	47	9910 INWOOD RD	DOMINION NORTH DALLAS PPTIES LP
	48	9910 INWOOD RD	9806 INWOOD ROAD TRUST
	49	9910 INWOOD RD	SURANI SHARJEEL &
	50	5101 LAKEHILL CT	CAMPBELL DAVID A &
	51	5102 LAKEHILL CT	DAY LYNSEY & JOSEPH JARED
	52	10010 STRAIT LN	HADLEY & BESS LLC
	53	10011 SURREY OAKS DR	GRUPO MENTA INC
	54	4660 MEADOWOOD RD	BLACKIE GARY
	55	4656 MEADOWOOD RD	YARKE TRUST
	56	4650 MEADOWOOD RD	LUNSFORD R HOLT &
O	57	9762 AUDUBON PL	BEST RANDY & NANCY K

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	58	9769 AUDUBON PL	MITCHELL LEE ROY & TANDY
	59	9806 INWOOD RD	RRRNCR PARTNERS LLC
	60	5105 LAKEHILL CT	TURLEY R WINDLE & SHIRLEY A