

FILE NUMBER: Z-25-000151 **DATE FILED:** September 12, 2025

LOCATION: Northeast line of Harry Hines Boulevardd and southeast of Wadley Lane

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 2.97 acres **CENSUS TRACT:** 48113000410

OWNER: Viceroy Wadley, LP, Stephen J. Rogers and Seth Thatcher

APPLICANT: Winfree Academy / Doyle Elkin

REQUEST: An application for a Specific Use Permit for an open enrollment charter school on property zoned IR Industrial Research District.

SUMMARY: The purpose of the request is to allow an open enrollment charter school to occupy an existing building on the site.

STAFF RECOMMENDATION: Approval, subject to site plan, traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with a one-story 23,904 sq. ft. vacant building erected in 1996 per Dallas County Appraisal District.
- The applicant is proposing to utilize the existing building for an open enrollment school (Winfree Academy Charter Schools).
- Under the IR Industrial Research District, a Specific Use Permit is required for a public or private school use.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harry Hines Boulevard	Principal Arterial	130 ft. BIKE PLAN
Wadley Lane	Local Street	60 ft.

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 based on the submitted traffic management plan. Queuing is not projected to be a concern for the site and would all occur on site. With a planned queue space of 43 cars and a maximum accumulation of 11 cars, the school would have 32 excess queue space.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 207, 213, Green Line

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:

Institutional Campuses



Primary land uses: Mixed-Use, Office, Civic/Public Institutional

Supporting land uses: Agricultural, Private Open Space, Public Open Space, Single Family Detached, Single Family Attached, Multiplex, Apartments, Lodging, Commercial, Utility.

Institutional Campuses are master-planned spaces supporting education, healthcare, and research institutions. With a focus on accessibility and sustainability, these campuses integrate open spaces, transportation connectivity, and public services, creating vibrant centers for learning and community development.

The Institutional Campus placetype is home to various areas throughout Dallas where large master-planned educational, institutional, and business facilities primarily exist. Development in this placetype is typically more intense than surrounding areas with land uses focused in critical areas that support the area’s anchor institution.

The applicant’s request is consistent with the characteristics of the Institutional Campus placetype.

Land Use:

	Zoning	Land Use
Site	IR District	Vacant
Northeast	IR District	Parking lot, office building
Southeast	IR District	Office building
Northwest	IR District	Medical clinic or ambulatory surgical center, office building, technical school
Southwest	PD 351	Medical clinic or ambulatory surgical center, office building

Land Use Compatibility:

The area of request is currently developed with a one-story 23,904 sq. ft. vacant building erected in 1996 per Dallas County Appraisal District. Surrounding uses are medical clinic or ambulatory surgical center, office building to the northwest and southwest; a technical school to the northwest; an office building to the southeast; and a parking lot and office building to the northeast.

The applicant proposes to utilize the existing building for an open-enrollment charter school. A Specific Use Permit is required for a public or private school use within an IR Industrial Research District; therefore, the applicant is requesting an SUP. Staff supports the applicant’s request because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system. The request fits the character of the Institutional Campuses Placetypes. Institutional Campuses are master-planned spaces supporting education, healthcare, and research institutions.

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 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.

Staff supports the zoning request, subject to a site plan, traffic management plan, and conditions. Staff considers the request to be compatible with the surrounding area because compliance with the proposed conditions, site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Landscaping:

Landscaping is provided in accordance with Article X, as amended of the Dallas Development Code. No additions are proposed; therefore, no new landscaping is required.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, there is no off-street parking requirement for a senior high school within a ½ mile of transit. The site plan depicts 43 spaces. As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 “H” MVA area.

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List of Owners and Officers

Viceroy Investments, LLC

Stephen J. Rogers, Limited Partner

Proposed SUP Conditions

1. **USE:** The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.
2. **SITE PLAN:** Use and development 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 and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **FENCES:** Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.
 - A. An open fence with a maximum height of six feet may be located in a required yard if all of the following conditions are met. (OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.)
 - B. gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;
 - C. the fence complies with the visual obstruction regulations in Section 51A-4.602;
 - D. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property; and
 - E. for fences within required front yards, fence height is limited to four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.
6. **INGRESS-EGRESS:** Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. **PEDESTRIAN ACCESS:** Pedestrian access to the property, including paved pedestrian pathways between the building and public rights of way, must be provided in the locations shown on the attached site plan. At least one such pedestrian access point is required at each street abutting the property.
8. **PEDESTRIAN AMENITIES:**

A. Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of all street frontage:

- i. bench;
- ii. trash receptacle; and
- iii. bicycle rack.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

C. Construction of the amenities must be completed prior to final inspection on the building permit and prior to the issuance of a certificate of occupancy.

9. **SIDEWALKS/BUFFER:** Except as specifically noted below, prior to the issuance of a certificate of occupancy for a public school in a building constructed after January 1, 2026, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

A. The minimum buffer width may be reduced to zero feet at drop off / pick up locations as shown on the attached site plan, provided that a minimum ten-foot-wide unobstructed sidewalk is provided in these locations.

B. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along Wadley Lane frontage may remain as shown on the attached site plan; however, when this sidewalk is repaired or replaced it must have a minimum unobstructed width of six-feet and a minimum five-foot-wide buffer is required.

10. **SIGNS:** Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

11. **TRAFFIC MANAGEMENT PLAN:**

A. In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2026, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2026, or within six months after students first begin attending classes [in the new addition, or sim language], whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1st of each odd-numbered year, the director shall notify the city plan commission.

ii. 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.

iii. 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.

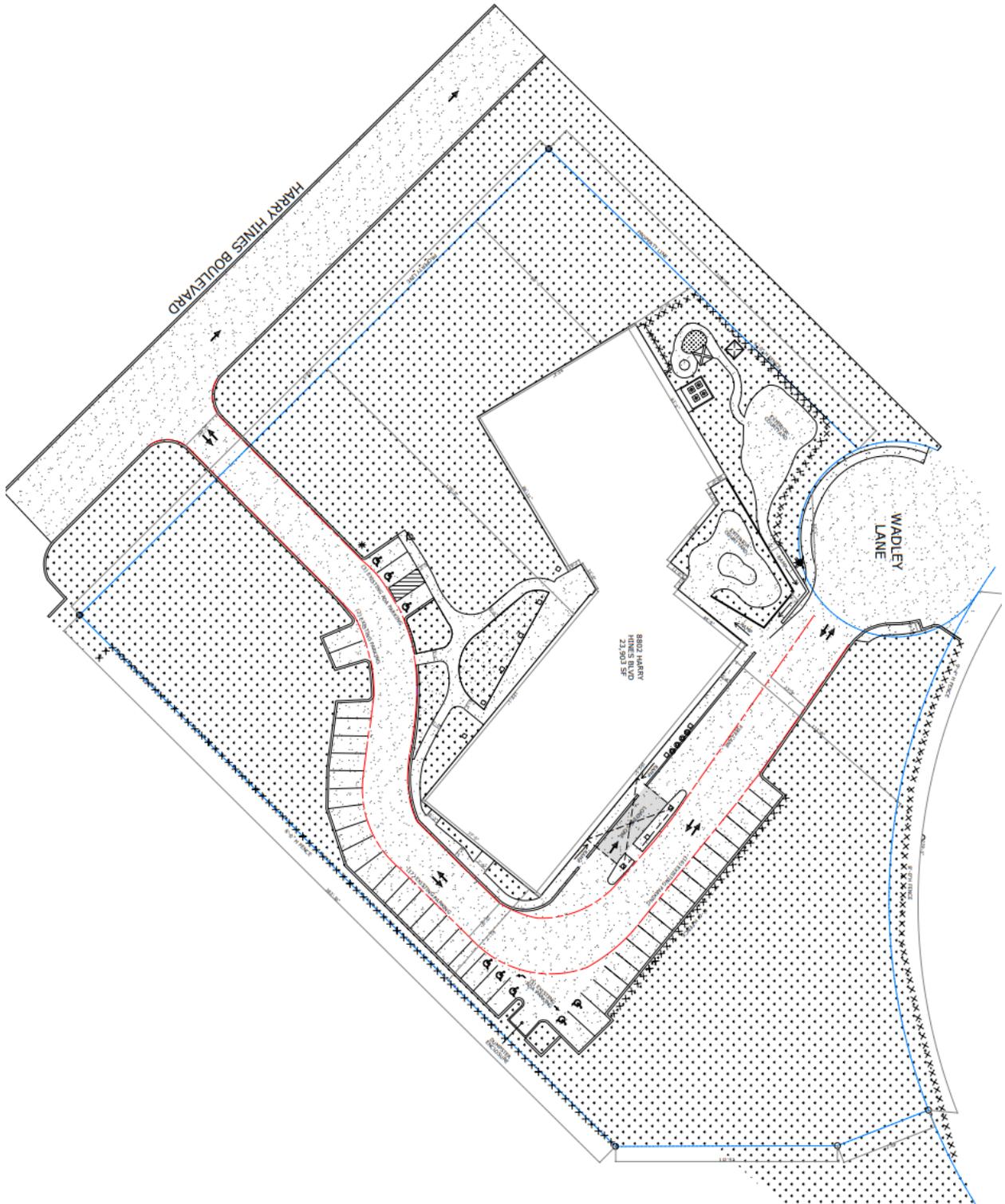
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

ii. 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.

12. **MAINTENANCE:** The Property 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.

Proposed Site Plan

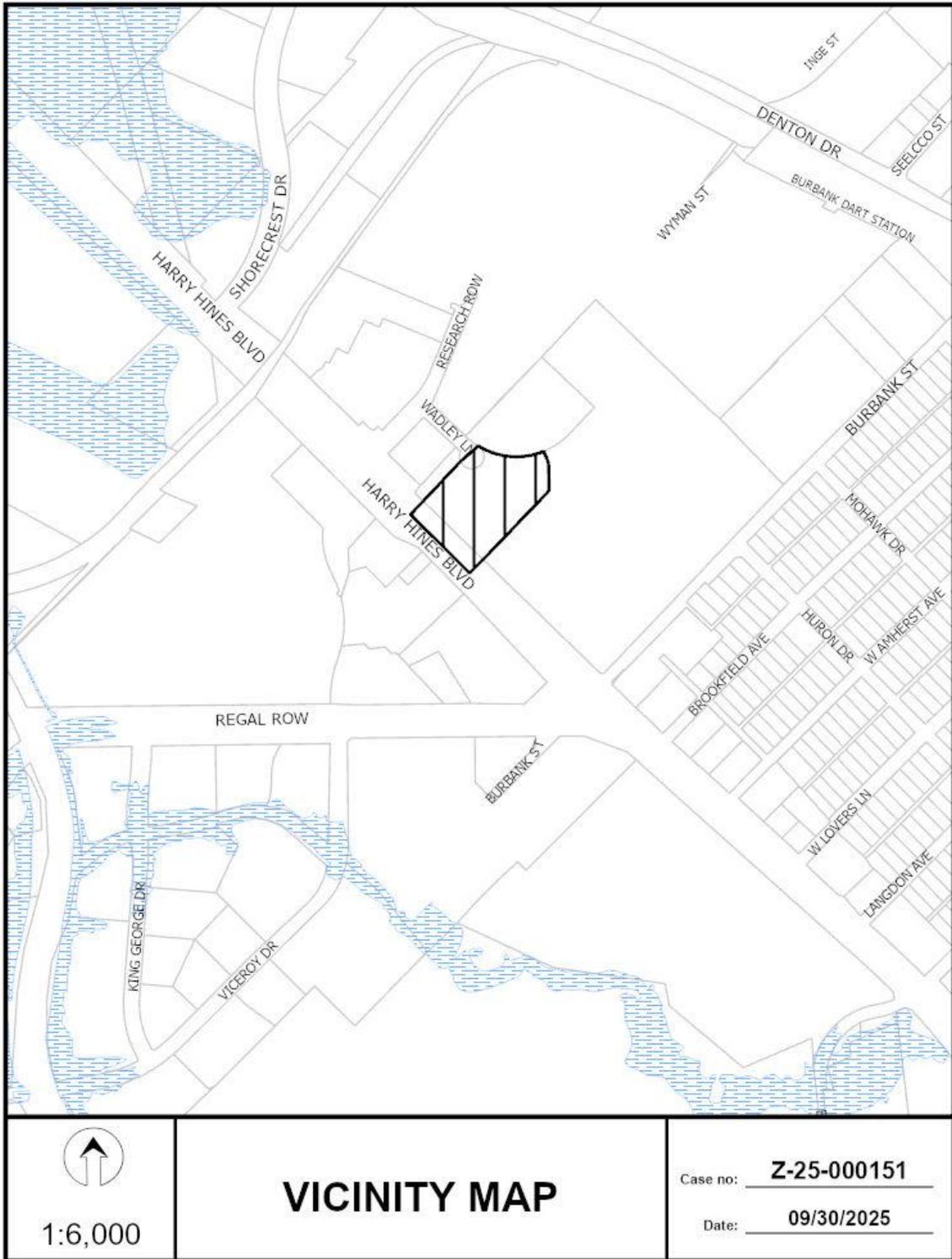


Proposed Traffic Management Plan Diagram



Deshazo Group 45 YEARS
 TRAFFIC · TRANSPORTATION PLANNING · PARKING · DESIGN
 www.deshazogroup.com | Office: 214.744.4740
 400 S Houston St, Ste. 300, Dallas, TX 75202

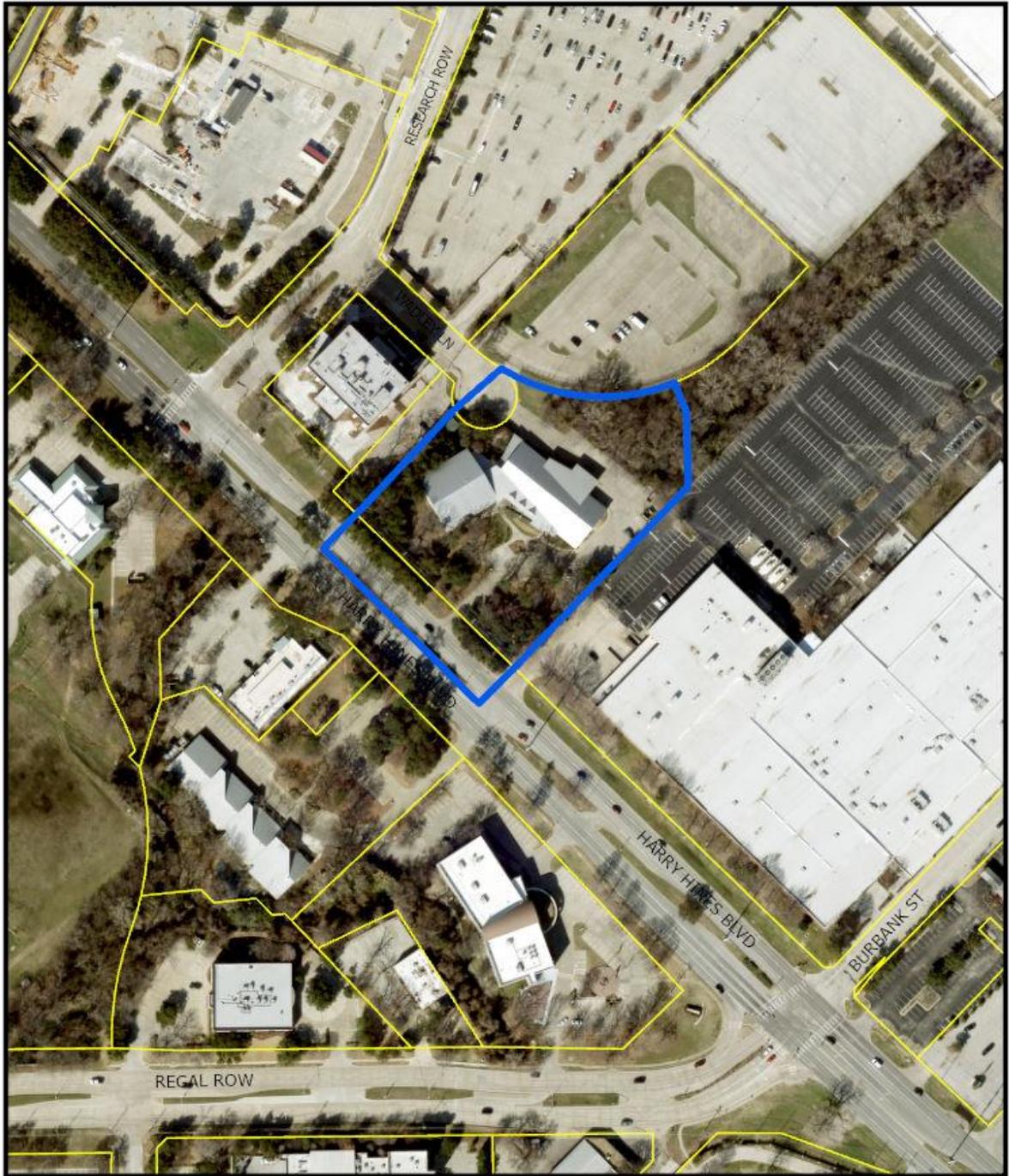
TRAFFIC MANAGEMENT PLAN
WINFREE ACADEMY - DALLAS, TEXAS



1:6,000

VICINITY MAP

Case no: Z-25-000151
Date: 09/30/2025

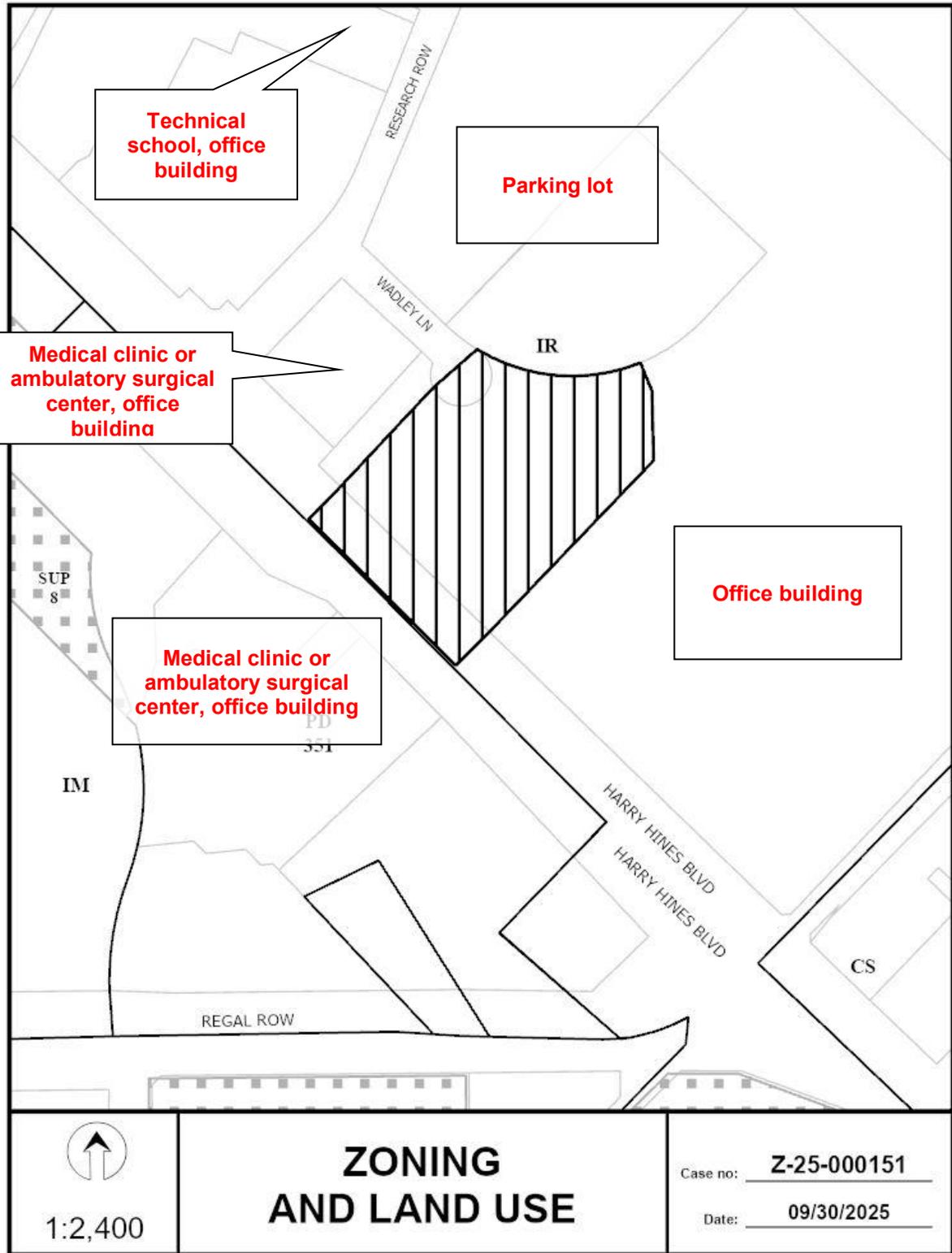


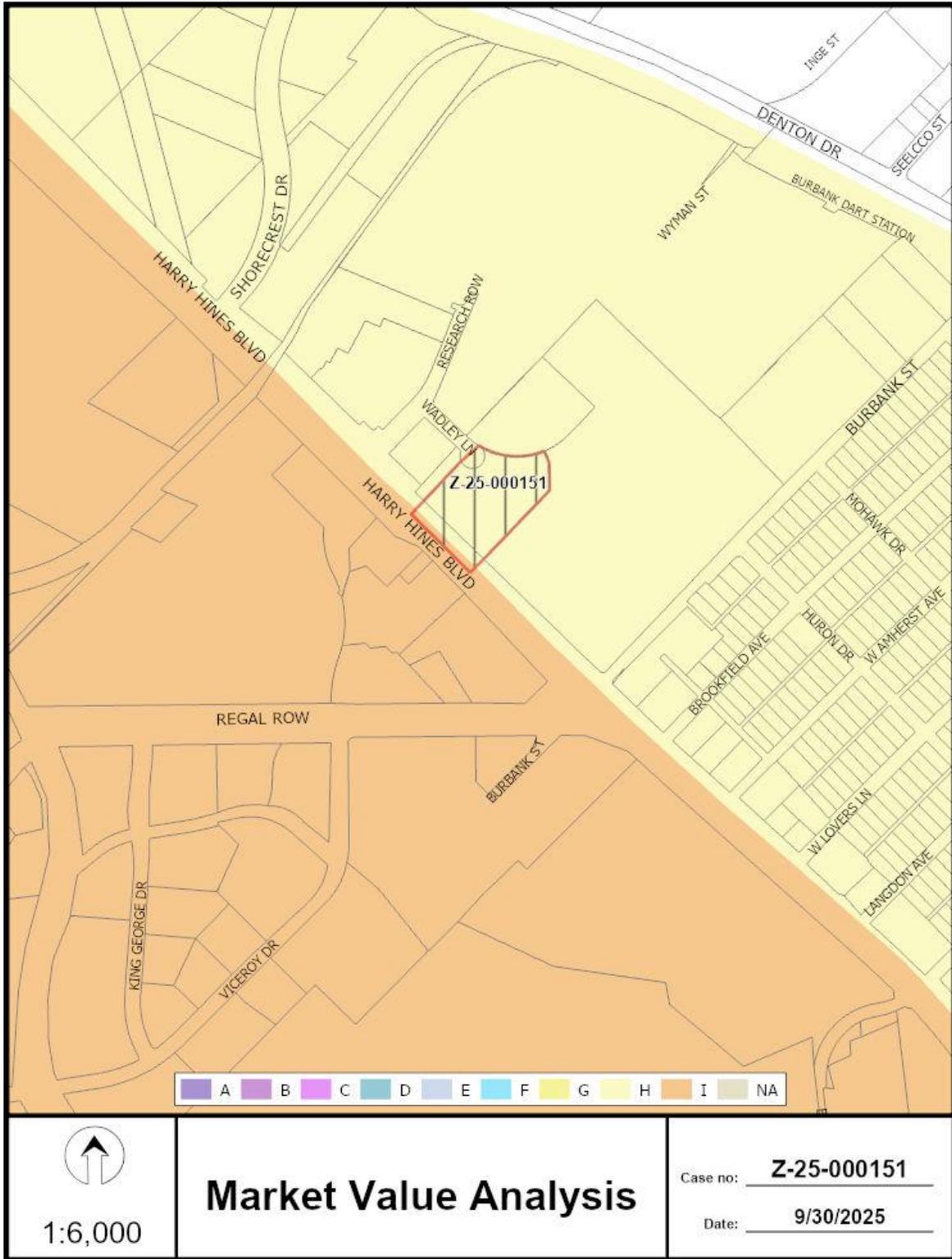
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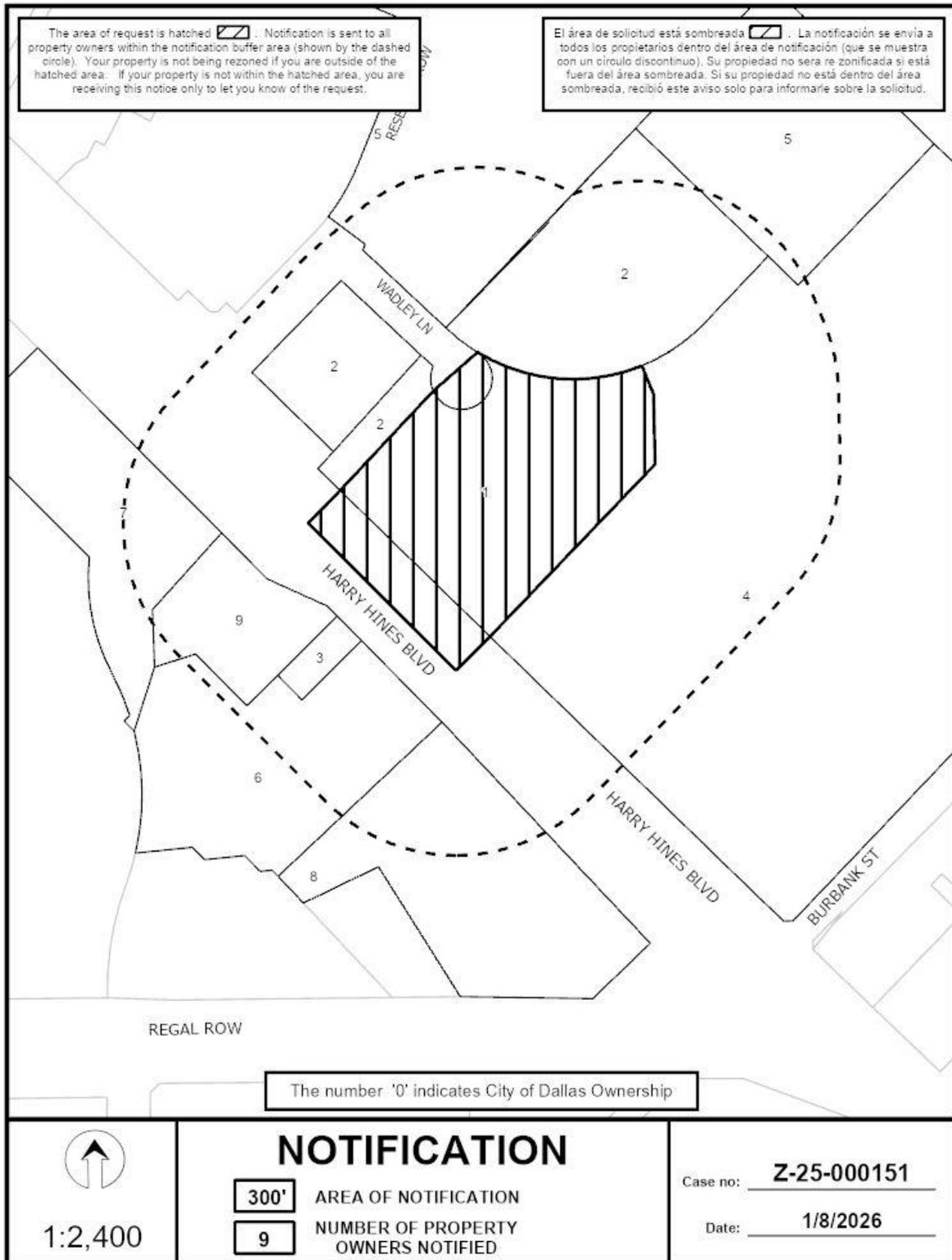
AERIAL MAP

Case no: Z-25-000151

Date: 09/30/2025







01/08/2026

Notification List of Property Owners

Z-25-000151

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8802 HARRY HINES BLVD	VICEROY WADLEY LP
2	2110 RESEARCH ROW	CORINTH REAL ESTATE HOLDINGS LLC
3	8917 HARRY HINES BLVD	DALLAS CHILD GUIDANCE
4	8600 HARRY HINES BLVD	VICEROY PARTNERS II LP
5	8600 HARRY HINES BLVD	SOUTHWEST AIRLINES CO
6	8915 HARRY HINES BLVD	CHILD & FAMILY GUIDANCE
7	8989 HARRY HINES BLVD	ALERA HARRY HINES TWO LLC
8	8605 HARRY HINES BLVD	CIRCLE TEN COUNCIL BOY
9	8877 HARRY HINES BLVD	ALERA LLC