

**CITY PLAN COMMISSION**

**THURSDAY, SEPTEMBER 18, 2025**

**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** MZ-25-000027

**DATE FILED:** August 18, 2025

**LOCATION:** Property bounded by Rickover Drive, Welch Road, Ridgeside Drive, and Crestline Avenue.

**COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** ±28.78 acres

**CENSUS TRACT:** 48113009603

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**REPRESENTATIVE:** Elsie Thurman – Land Use Planning & Zoning Services

**APPLICANT:** J Matthew Casin – LBJ Financial Owners LLC

**OWNER:** Dallas Independent School District

**REQUEST:** An application for minor amendment to the development/landscape plan on property zoned Planned Development District No. 696.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 696:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=696>

**BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 696 was established by City Council on September 8, 2004, on property previously zoned R-16(A).
- On April 27, 2016, City Council approved an amended development/landscape plan and amended conditions to yard, lot, and space regulations.
- On May 3, 2018, City Plan Commission approved a minor amendment to the development/landscape plan to construct a gymnasium, fine arts wing, and covered walkway.
- April 20, 2022, a minor amendment to the development/landscape plan to add a building, dugout, and bleachers was administratively approved.
- The current request is for a minor amendment to the development/landscape plan to add athletic field lighting.

**MINOR AMENDMENT CRITERIA:**

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property.

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade.

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(i) Amendments to the landscape plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the landscape plan that otherwise comply with the PD ordinance and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan’s aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan’s screening or buffering function.

(2) [omitted for brevity]

(3) “Original landscape plan.” For purposes of this subsection, “original landscape plan” means the earliest approved landscape plan that is still in effect and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the planned development district and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the planned development district, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the planned

development district was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

### **REQUEST DETAILS:**

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 development/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.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plan):

1. Adding four athletic field lights by the football field [current request].
2. Added 40,600 square feet north of the existing building and added trees between the baseball field and the football fields.
3. Added two small one-story buildings, bleachers, and dugouts west of the existing building, removed trees between the football field and the surface parking lot to the south [2022 minor amendment].

The city arborist has reviewed the request and has no objection to the proposed development/landscape plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objection to the proposed development/landscape plan.

Upon review of the proposed development/landscape plan, staff has determined that the request meets the minor amendment criteria for a development/landscape plan, complies with the requirements set forth by Planned Development District No. 696, and does not impact any other provisions of the ordinance.

## **LIST OF PARTNERS/OFFICERS**

### **BOARD OF TRUSTEES**

District 1 Lance Currie – 2nd Vice President

District 2 Sarah Weinberg

District 3 Dan Micciche

District 4 Prisma Y. Garcia – Board Secretary

District 5 Byron Sanders

District 6 Joyce Foreman

District 7 Ben Mackey

District 8 Joe Carreon, President

District 9 Ed Turner – 1st Vice President

### **ADMINISTRATION**

Dr. Stephanie S. Elizalde, Ed.D. Superintendent

Pamela Lear, Ed.D. Deputy Superintendent of Staff and Accountability

Brian C. Lusk, Deputy Superintendent of Academics and Transformation

Jason Stanford, Special Assistant to the Superintendent

Mike Garcia, Executive Director of Construction Services

Brent Alfred, Chief of Construction Services

Robert Abel, Chief of Human Capital Management

Libby Daniels, Chief of Communications

Tiffany Huitt-Powell, Chief of School Leadership

Sean Brinkman, Chief Technology Officer

Angie Gaylord, Chief Academic Officer

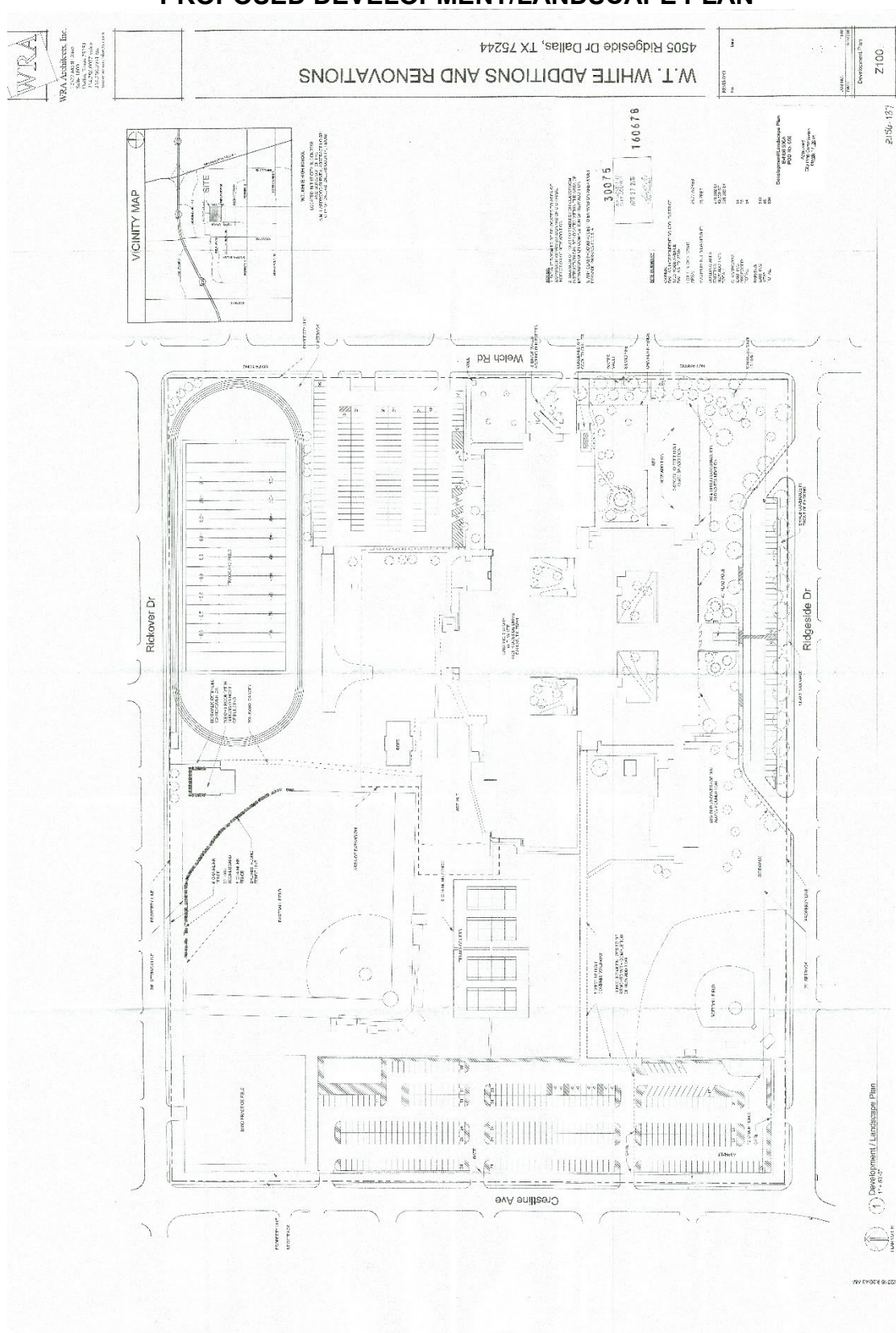
David Bates, Chief of Operations

Jon Dahlander, Chief of Partnerships & Intergovernmental Relations

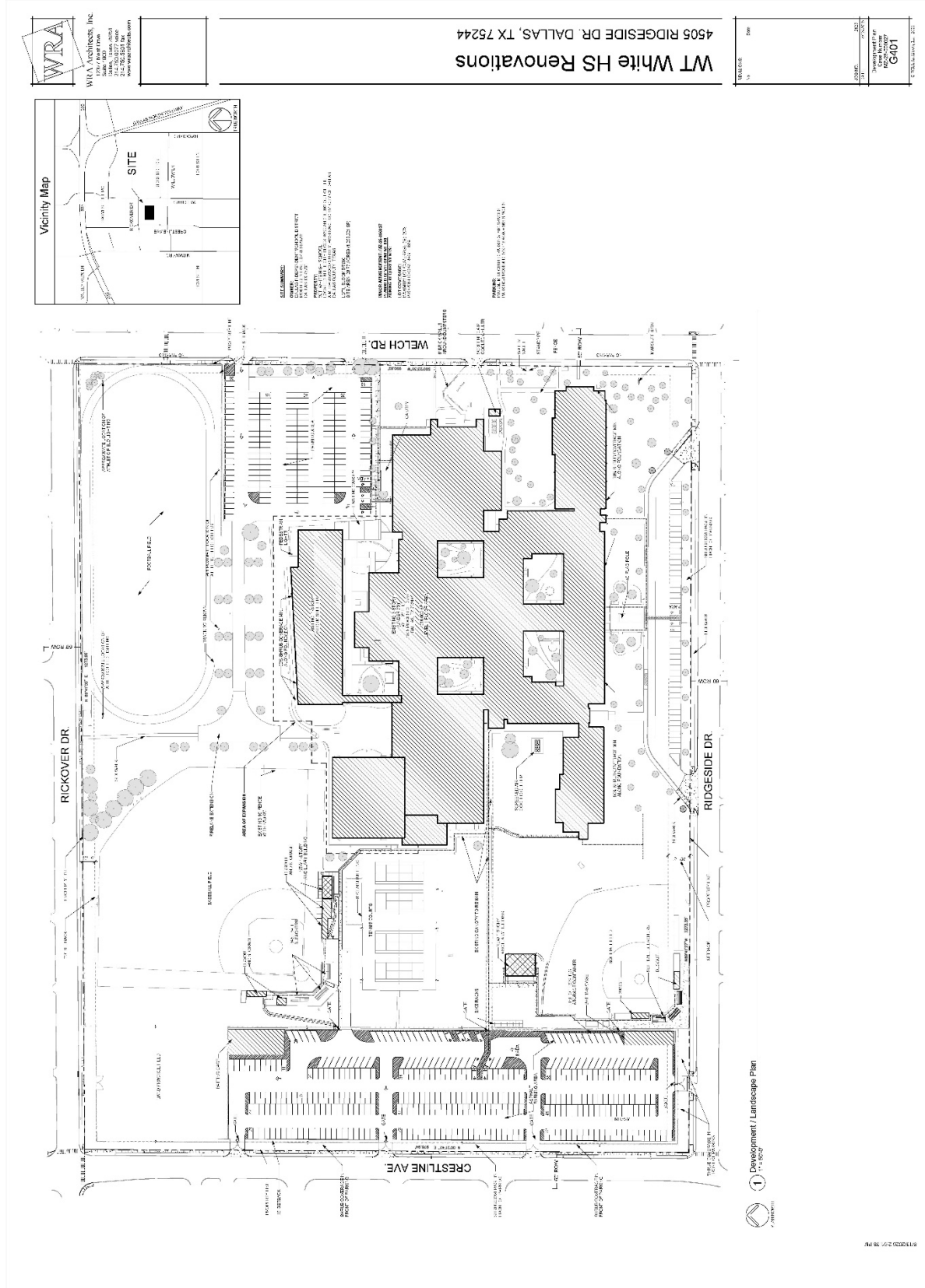
Eduardo Ramos, Chief Financial Officer

Albert Martinez, Chief of Police

## PROPOSED DEVELOPMENT/LANDSCAPE PLAN

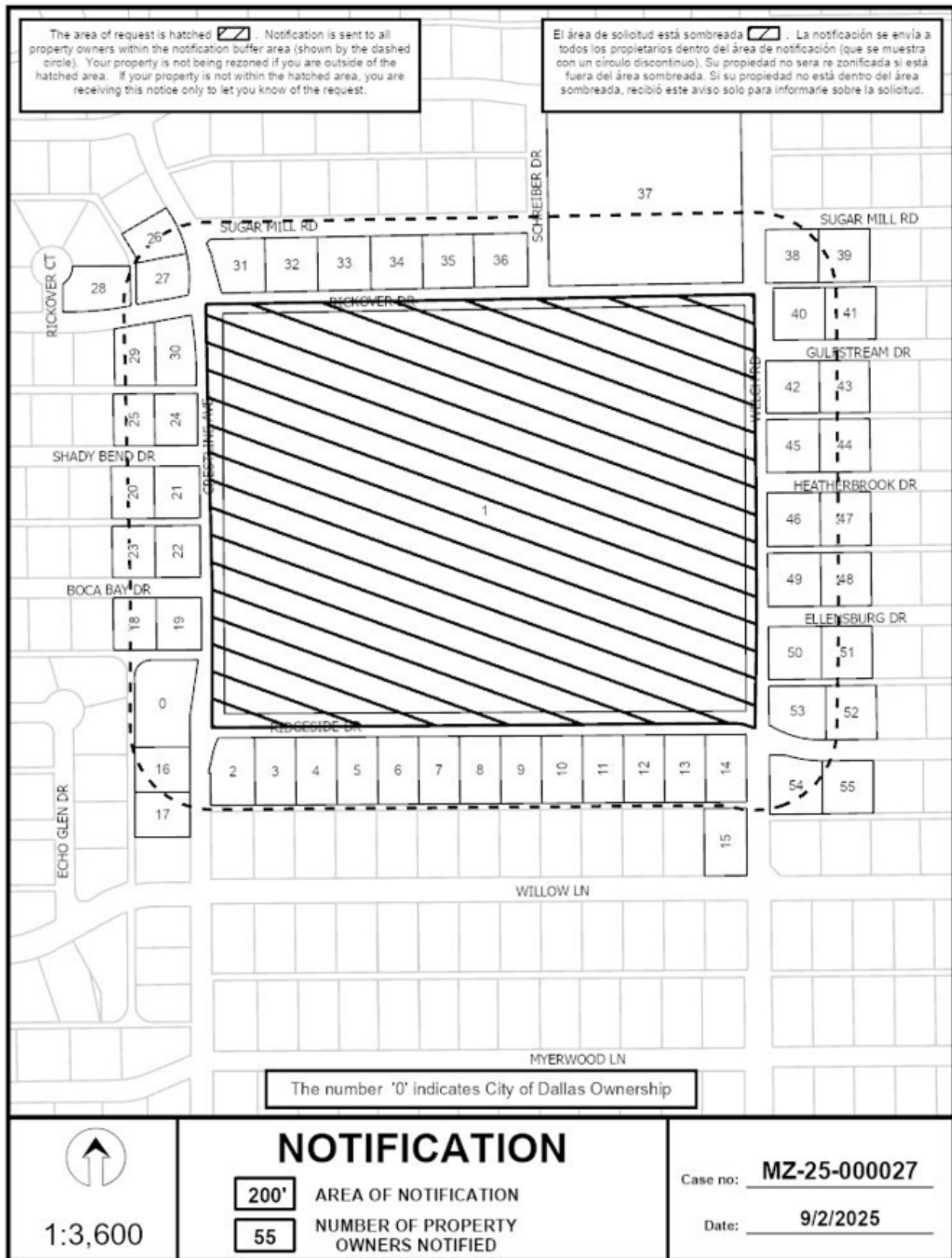


# “ORIGINAL” DEVELOPMENT/LANDSCAPE PLAN









09/02/2025

***Notification List of Property Owners******MZ-25-000027******55 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4505 RIDGESIDE DR	Dallas ISD
2	4406 RIDGESIDE DR	PARKINSON PATRICK BRIAN &
3	4414 RIDGESIDE DR	KEY KEENAN
4	4422 RIDGESIDE DR	MITCHELL TIMOTHY T &
5	4430 RIDGESIDE DR	MARLEY SUSANNE M
6	4438 RIDGESIDE DR	VALENZUELA ADRIAN & KATHERINE
7	4446 RIDGESIDE DR	KRUEGER DIANNA J
8	4454 RIDGESIDE DR	HERZ JOACHIM J
9	4508 RIDGESIDE DR	VALLALA JOHN TRUST
10	4516 RIDGESIDE DR	SINGER PAUL & EDITH
11	4524 RIDGESIDE DR	MARR BRYAN WESLEY &
12	4532 RIDGESIDE DR	CRUMBLEY MARK D &
13	4540 RIDGESIDE DR	KASPER BRIAN & ABHA
14	4548 RIDGESIDE DR	CASAS JORGE &
15	4547 WILLOW LN	MCCALISTER SHAWN D
16	12151 CRESTLINE AVE	SIMMONS BENJAMIN P &
17	12143 CRESTLINE AVE	BRYAN WILLIAM R &
18	4390 BOCA BAY DR	EARNSHAW REVOCABLE TRUST
19	4398 BOCA BAY DR	MUSICO MARIA ELIZABETH & PAUL
20	4390 SHADY BEND DR	TYLER RICHARD K &
21	4398 SHADY BEND DR	GROBE DANIEL T & NICOLE
22	4397 BOCA BAY DR	LAYCOCK NORMA JEAN
23	4389 BOCA BAY DR	MCBRYDE BARBARA E &
24	4399 SHADY BEND DR	RE CLOSING LTD
25	4391 SHADY BEND DR	GILMORE TY & CAROLYN
26	12395 CRESTLINE AVE	SMITH RAY A

09/02/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12387 CRESTLINE AVE	ZWERNER RUTH
28	4355 RICKOVER CT	FEAGINS LISA ANN
29	4348 RICKOVER DR	LEWIS PETER & WILLOW SANCHEZ
30	4356 RICKOVER DR	HOENIG JOHN & AVERY
31	4414 SUGAR MILL RD	LOHR YARON
32	4424 SUGAR MILL RD	OHARA DENNIS M & KATHRYN
33	4434 SUGAR MILL RD	BARTEL NICHOLAS W &
34	4442 SUGAR MILL RD	SINGH HARI P &
35	4452 SUGAR MILL RD	MCGRAW ELIZABETH DEVIN
36	4462 SUGAR MILL RD	DIAZ HORTENSIA LIFE ESTATE
37	4525 RICKOVER DR	HIGHLAND PARK UNITED METHODIST CHURCH
38	4606 SUGAR MILL RD	STEPHENS L
39	4616 SUGAR MILL RD	AGUILAR SILVESTER & MARIA
40	4605 GULFSTREAM DR	KRYSTINIK JAY L & SARA L STOLTZ
41	4611 GULFSTREAM DR	HENTON LORIN & BETH
42	4606 GULFSTREAM DR	FENT DAVID J & MARY M
43	4612 GULFSTREAM DR	ZINN ANDREW R &
44	4611 HEATHERBROOK DR	JACKSON JANN CLAIRE LAWS
45	4605 HEATHERBROOK DR	FRANKLIN GARTH &
46	4606 HEATHERBROOK DR	LEWIS LIVING TRUST THE
47	4612 HEATHERBROOK DR	ST NICHOLAS HOMES LP
48	4611 ELLENSBURG DR	USVOLK SCOTT & MARSHA J
49	4605 ELLENSBURG DR	THOMPSON GARY E JR & JENNIFER P
50	4606 ELLENSBURG DR	SHIUNG TED &
51	4612 ELLENSBURG DR	LEPLEY MATHEW & CASEY
52	4615 RIDGESIDE DR	WINNIFORD KATHERINE ANN &
53	4607 RIDGESIDE DR	LIPSKY KATHERINE L
54	4606 RIDGESIDE DR	FROMMELT NATHAN & AMY
55	4614 RIDGESIDE DR	BROSNAHAN BRIAN P & ANNA M

*\*Records without a site address listed indicate locations where DCAD does not recognize an address for the parcel. Owners of these parcels received a notice of hearing at the mailing address listed in DCAD.*