

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 6, 2024**  
**Planner: Teaseia Blue, MBA**

**FILE NUMBER:** D234-007(TB) **DATE FILED:** April 24, 2024  
**LOCATION:** Southeast corner of Midway Road and Northaven Road  
**COUNCIL DISTRICT:** 13  
**SIZE OF REQUEST:** ± 9.7 acres **CENSUS TRACT:** 48113013500

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**REPRESENTATIVE:** Tommy Mann, Jesse Copeland, Winstead PC  
**APPLICANT/OWNER:** Corporation of Episcopal Diocese of Dallas  
**REQUEST:** An application for a development plan on property zoned Tract 1 within Planned Development District No. 504.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 504:**  
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=504>

**BACKGROUND INFORMATION:**

**PLANNED DEVELOPED DISTRICT NO. 504** was established by Ordinance No. 23475, passed by the Dallas City Council on March 25, 1998.

Ordinance No. 23475 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23475 was amended by Ordinance No. 26047, passed by the Dallas City Council on June 22, 2005. (Ord. Nos. 19455; 23475; 26042; 26047)

**SEC. 51P-504.104. DEVELOPMENT/CONCEPTUAL PLAN.**

(a) For a private school or church, development and use of the Property must comply with the Tract 1 conceptual plan portion of the development/conceptual plan (Exhibit 504A) and the Tract 2 development plan portion of the development/conceptual plan. **For a private school or church, there will be multiple development plans submitted for Tract 1; a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tract 1.** In the event of a conflict between the provisions of this article and the development/conceptual plan or any development plan approved in the future for Tract 1, the provisions of this article control. A development schedule for the Property is not required.

**REQUEST DETAILS:**

The request seeks approval of a development plan for a private school and church use, which are allowed by right in Tract 1 within Planned Development District No.504. The new development plan will allow for a new gymnasium and the reconfiguration of parking on site.

The proposal of the new gymnasium will not exceed the maximum allowable floor area of 301, 886 Sq. Ft. or lot coverage of 31% as set out in SEC. 51P-504.107. YARD, LOT, AND SPACE REGULATIONS. The additional square footage of this structure will bring the maximum floor area for this development to approximately 112,185 Sq. Ft. and lot coverage to approximately 27%.

The Engineering Division of Development Services staff has no objection to the proposal of the new gymnasium and reconfiguring of the parking being developed on the property.

The city arborist reviewed the development plan and has no objection. Landscaping for the area of request is required per Article X and will be reviewed at permitting.

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 development plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

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Staff recommends approval of the development plan, having determined that the request complies with the requirements set forth by Tract 1 within Planned development District No. 504 conditions and does not impact any other provisions of the ordinance permitting this use.

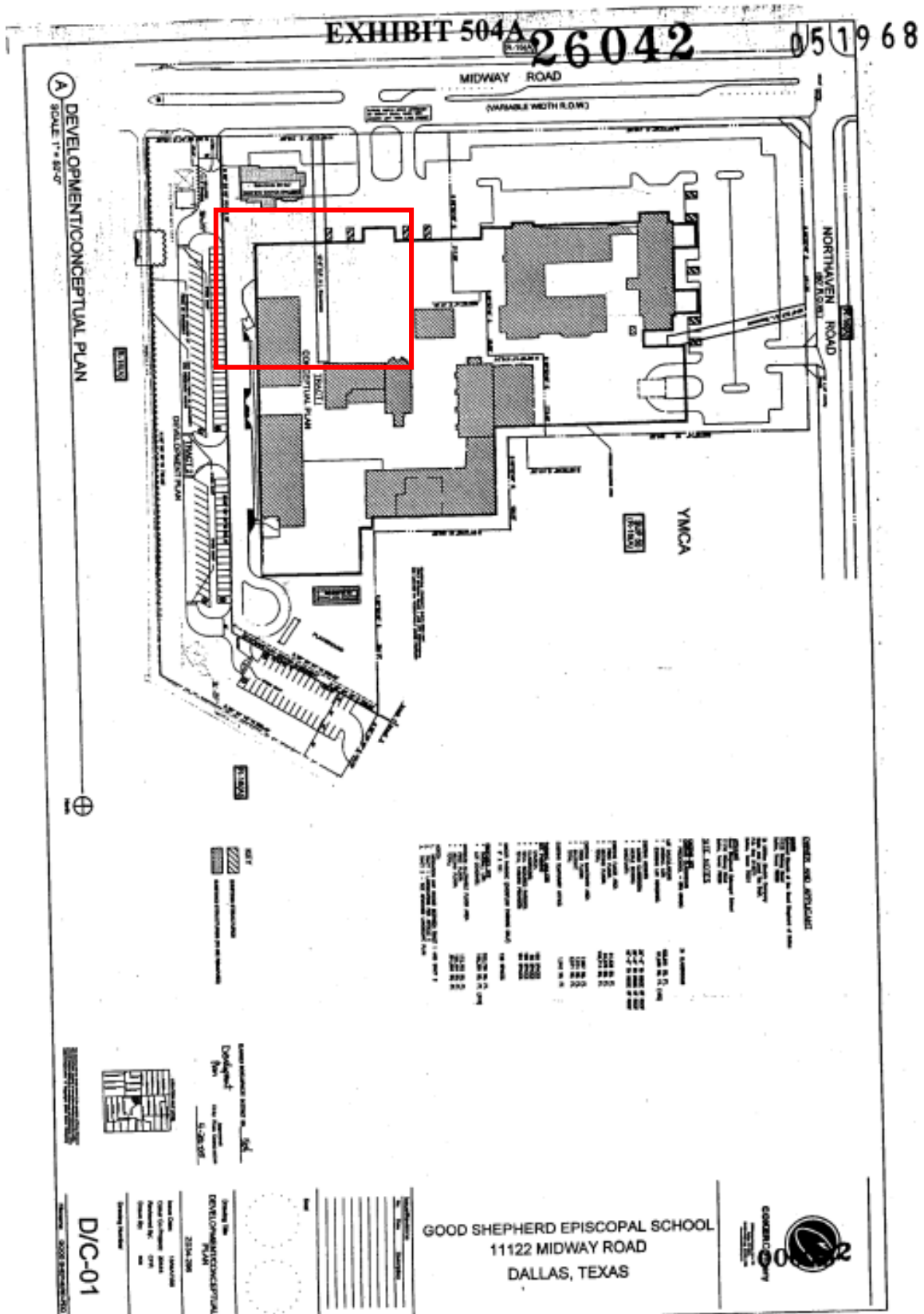
List of Officers

**Corporation of the Episcopal Diocese of Dallas**

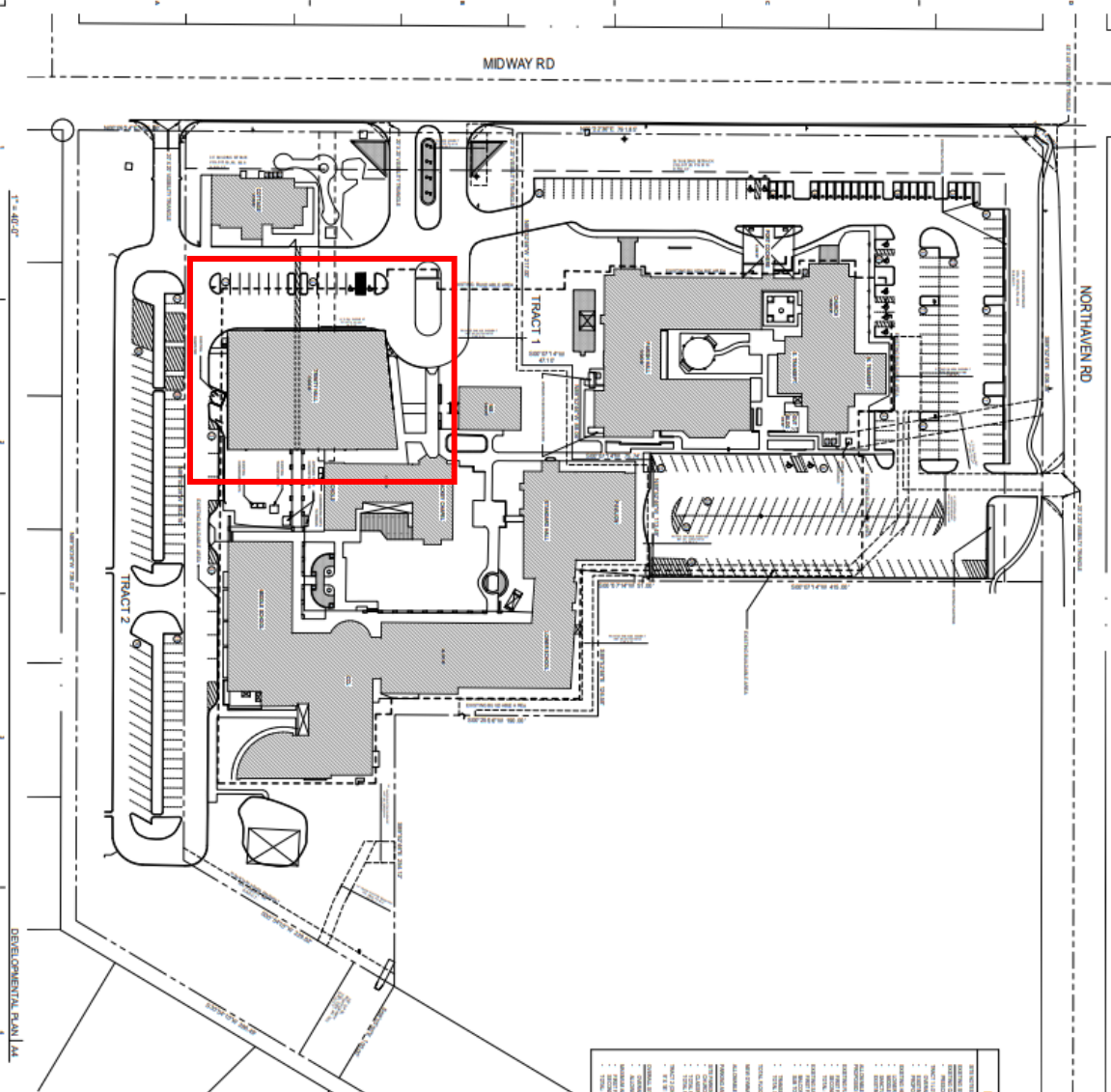
**List of Officers**

- *James M Stanton (Director and Chairman of the Board)*
- *Timothy A Mack (Director and Vice President)*
- *G Thomas Graves (Director and Treasurer)*
- *P Stuart Bush (Director)*
- *Robert Hulsey (Director)*
- *William Beecher! (Director)*
- *Tommy Valenta (Director and President)*
- *Susan Lee Mills (Secretary)*
- *Gerald Dahlander (Director)*
- *Father Michael Mills (Rector of the Episcopal Church of the Good Shepherd)*
- *Amanda Medina (CFO/COO of Good Shepherd Episcopal School)*

Conceptual Plan- Exhibit 504A



Proposed Development Plan



**DEVELOPMENTAL PLAN**

GENERAL NOTES	1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE NATIONAL ELECTRICAL CODE (NEC).	
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).	
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**SITE DATA SUMMARY TABLE**

NO.	DESCRIPTION	AMOUNT
1	TOTAL GROSS AREA	100,000
2	TOTAL NET AREA	80,000
3	TOTAL GROUND COVER	10,000
4	TOTAL PAVED AREA	5,000
5	TOTAL UNPAVED AREA	5,000
6	TOTAL OPEN SPACE	15,000
7	TOTAL TREES	100
8	TOTAL PLANTS	200
9	TOTAL FISH	50
10	TOTAL BIRDS	100

**CLASSROOM SUMMARY**

NO.	CLASSROOM	AREA
1	CLASSROOM 1	1,000
2	CLASSROOM 2	1,000
3	CLASSROOM 3	1,000
4	CLASSROOM 4	1,000
5	CLASSROOM 5	1,000
6	CLASSROOM 6	1,000
7	CLASSROOM 7	1,000
8	CLASSROOM 8	1,000
9	CLASSROOM 9	1,000
10	CLASSROOM 10	1,000

**PARKING COUNT SCHEDULE**

NO.	DESCRIPTION	AMOUNT
1	TOTAL PARKING SPACES	100
2	TOTAL VISITOR SPACES	20
3	TOTAL EMPLOYEE SPACES	80
4	TOTAL DISABLED SPACES	5
5	TOTAL BICYCLE SPACES	5

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DEVELOPMENTAL PLAN

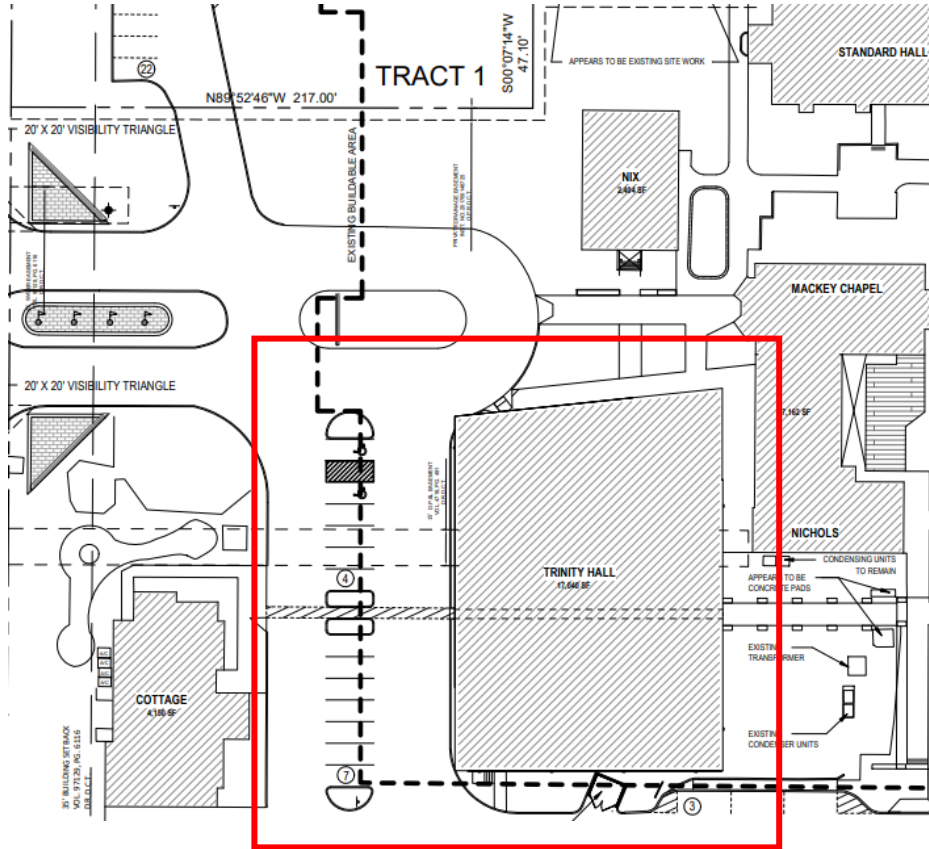


PROJECT ADDRESS:  
11115 MIDWAY ROAD  
DALLAS, TX 75229

PROJECT NAME:  
GOOD SHEPHERD  
CATHOLIC SCHOOL

DATE:  
2022.11.15

Proposed Development Plan  
[Enlarged]



DEVELOPMENTAL PLAN	
<b>SITE NOTES</b>	
<b>EXISTING SITE</b>	
<b>EXISTING CLASSROOMS</b>	
• PRESCHOOL - 8TH GRADE	31 CLASSROOMS
<b>TRACT 1 LOT CALCULATIONS</b>	
• OVERALL LOT:	422,558 SQ. FT.
• EXISTING LOT COVERAGE:	181,498 SQ. FT. (43%)
• PROPOSED LOT COVERAGE:	112,185 SQ. FT. (27%)
<b>EXISTING HEIGHTS</b>	
• LOWER CLASSROOM:	35'-0" TO RIDGE OF ROOF
• MIDDLE SCHOOL:	35'-0" TO RIDGE OF ROOF
• SANCTUARY:	45'-0" TO RIDGE OF ROOF
• EXISTING GYM:	25'-0" TO RIDGE OF ROOF
<b>ALLOWABLE BUILDING HEIGHT:</b> 75'-0"	
<b>PROPOSED HEIGHT OF NEW GYM:</b> 34'-0"	
<b>EXISTING FLOOR AREA (INCLUDING SANCTUARY)</b>	
• FIRST FLOOR:	98,033 SQ. FT.
• SECOND FLOOR:	38,388 SQ. FT.
• TOTAL:	136,421 SQ. FT.
<b>EXISTING SANCTUARY AREA</b>	
• FIRST FLOOR:	7,657 SQ. FT.
• BALCONY:	1,914 SQ. FT.
• SUB TOTAL:	9,571 SQ. FT.
• TRAPEZOID:	1,985 SQ. FT.
• TOTAL SANCTUARY AREA:	11,556 SQ. FT.
<b>TOTAL FLOOR AREA</b> 158,977 SQ. FT.	
<b>NEW GYMNASIUM AREA:</b> 17,046 SQ. FT.	
<b>ALLOWABLE FLOOR AREA:</b> 301,886 SQ. FT.	
<b>PARKING ANALYSIS - TRACT 1 &amp; 2</b>	
<b>SITE PARKING</b>	
• CHURCH:	238 SPACES
• CLASSROOMS:	80 SPACES
• TOTAL REQUIRED PARKING:	240 SPACES
• TOTAL PARKING (TRACT 1) PROVIDED:	240 SPACES
<b>TRACT 2 (ON-COR) PARKING (OVERFLOW PARKING ONLY)</b>	
• 8' X 18'	120 SPACES
<b>OVERALL SITE - TRACT 1 &amp; 2</b>	
• OVERALL LOT:	522,720 SQ. FT.
• ALLOWABLE LOT COVERAGE:	162,043 SQ. FT. (31%)
<b>MAXIMUM ALLOWABLE FLOOR AREA</b>	
• FIRST FLOOR:	172,702 SQ. FT.
• SECOND FLOOR:	129,184 SQ. FT.
• TOTAL:	301,886 SQ. FT.

CLASSROOM SUMMARY	
<b>LOWER SCHOOL CLASSROOMS</b>	
PRE K	4
K	4
1st	3
2nd	3
3rd	3
4th	3
<b>SUBTOTAL</b>	<b>26</b>
<b>MIDDLE SCHOOL CLASSROOMS</b>	
5th	3
6th	3
7th	3
8th	3
<b>SUBTOTAL</b>	<b>12</b>

SITE DATA SUMMARY TABLE	
<b>PD 504</b>	
LOT AREA (TRACT 1)	9.7 ACRES / 422,558 SF
FOOTPRINT / COVERAGE AREA EXISTING	112,185 SF
<b>EXISTING</b>	
• Out Building	234 sf
• Release Cottage	4,281 sf
• Lower School Building	13,255 sf
• Upper School Building	8,874 sf
• Standard Hall	5,274 sf
• Pavilion	4,591 sf
• Pavilion Canopy	875 sf
• CCL	12,211 sf
• Lower School, CCL, Middle School, Trinity Hall Complex	6,478 sf
• Mackey Chapel Building	3,404 sf
• Nichols Building	3,751 sf
• Nix Building	2,884 sf
• Church Building	25,623 sf
• Existing Gymnasium	7,252 sf
<b>DEMOLISHED</b>	
• Existing Gymnasium Building	-7,252 sf
<b>NEW</b>	
• New Gymnasium Building	17,046 sf
LOT COVERAGE %	27%

PARKING COUNT SCHEDULE		
PARKING TYPE	NUMBER OF SPACES	
	REQUIRED	PROVIDED
SURFACE 9' x 18' (TRACT 1)	208	208
COMPACT	20	20
ADA	REQUIRED: 8	12
TOTAL PROVIDED SPACES	240	240
TOTAL REQUIRED	240	240





*Aerial View*

