

FILE NUMBER: Z-25-000091 **DATE FILED:** September 23, 2025

LOCATION: Northwest corner of Rosa Road and Midway Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 3.5633 ac **CENSUS TRACT:** 48113009402

OWNER: Brit Smart, The Oak Hill Academy

APPLICANT: Robert Baldwin, Julie O'Connell

REQUEST: An application for an amendment to Specific Use Permit No. 1262 for a private school on property zoned Planned Development District No. 803.

SUMMARY: The purpose of the request is to allow the continued operation of a private school.

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

CPC RECOMMENDATION: Approval, subject to a traffic management plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned PD 803 and is currently developed as a private school (Oak Hill Academy).
- Planned Development District PD 803 applies to a 3.63-acre site at the northwest corner of Rosa Road and Midway Road. It allows for a private school under a specific development plan (Exhibit 803A) and includes zoning rules for lot coverage, parking, landscaping, signs, and maintenance that are tailored to the school use.
- The surrounding area is predominantly single-family residences.
- The SUP, approved by City Council on August 25, 2010, qualified for automatic renewal. However, the applicant did not meet the required deadline.
- The applicant wishes to renewal of Specific Use Permit 1262, to allow the continued operation of a private school. No changes are proposed to the property or site plan.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Midway Road	Principal Arterial	100'
Rosa Road	Local Street	-

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. The project will be responsible for mitigating development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed Special Use Permit is generally consistent with the land use vision established in ForwardDallas 2.0. Within the Community Residential placetype, civic and institutional uses are identified as secondary land uses, subordinate to the primary land use designation of single-family residential (both attached and detached). The subject site is a corner parcel located at the intersection of Midway Road (classified as a Major Arterial) and Rosa Road (classified as a Minor Arterial) and is contiguous to an existing single-family detached residential property. The site is currently improved with a structure operating as a private educational institution (Oak Hill Academy).

Placetype Summary

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Land Use:

	Zoning	Land Use
--	--------	----------

Site	PD 803	Private School
North	R-10(A) (Single-Family Districts)	Single-Family Residences/Church
South	R-10(A) (Single-Family Districts)	Single-Family Residences
East	R-10(A) (Single-Family Districts)	Single-Family Residences
West	R-10(A) (Single-Family Districts)	Single-Family Residences

Land Use Compatibility:

The request site is currently developed as a private school. The applicant wishes to renewal of Specific Use Permit No. 1262, to allow the continued operation of a private school on property zoned PD (803). The immediate surroundings of the site are predominantly single-family detached residential. Staff find the applicant's proposal compatible with these surrounding uses.

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. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the requested use because the use is not foreseen to be detrimental to surrounding properties. The conditions would also remove high school grades from the property as that portion of the school no longer operates on site.

Landscaping:

Landscaping must be provided in accordance with Article X. Plant materials must be maintained in a healthy, growing condition. For a private school, a maximum of five garden pavilions are permitted in Tract B.

Parking:

Except as provided by the PD, parking is required according to the use regulations in Division 51A 4.200 for the specific off-street parking and loading requirements for each use. For the Private school, One-and-one-half space for each kindergarten/elementary school classroom; Three-and-one-half spaces for each junior high/middle school classroom; and Seven-and-one-half spaces for each senior high classroom. The applicant's existing site plan includes 60 spaces.

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 within an "B" MVA area.

CPC Action

December 4, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit 1262 for a private school, subject to a traffic management plan and conditions, on property zoned Planned Development District 803, on the northwest corner of Rosa Road and Midway Road.

Maker: Hall
Second: Coffman
Result: Carried: 13 to 0

For: 13 - Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston

Against: 0
Absent: 2 - Sims, Rubin
Vacancy: 0

Notices:	Area: 300	Mailed: 20
Replies:	For: 0	Against: 0

Speakers: None

PROPOSED CONDITIONS

1. ~~USE:~~ The only use authorized by this specific use permit is a private school limited to grades pre-kindergarten through ~~twelfth~~ **eighth**.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit **does not expire**. ~~expires ten years from the approval date August 25, 2015, but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.~~
4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms is 20. No more than 20 classrooms are permitted.
6. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted. Driveway gates must remain open Monday through Friday from between the hours of 6:30 a.m. to 8:30 a.m., and from 3:00 p.m. to 6:00 p.m. Egress from the property onto Rosa Road is not permitted. Stacking of vehicles in the Rosa Road deceleration lane is permitted, but stacking of vehicles is not permitted in the two main lanes of Rosa Road.
7. ROAD IMPROVEMENTS:
 - a. Rosa Road deceleration lane. A right-turn deceleration lane must be maintained on westbound Rosa Road, as shown on the attached site plan, prior to the issuance of a certificate of occupancy for a private school.
 - b. Do-not-enter sign. A do-not-enter sign must be installed by the Property owner at the Midway Road exit prior to the issuance of a certificate of occupancy for a private school.
 - c. No standing sign. The "No Standing" signs must be installed by the Property owner along Midway Road, subject to the approval of the director of public works and transportation, prior to the issuance of a certificate of occupancy for a private school.
8. SCREENING: Screening of off-street parking must be provided as shown on the attached site plan. All garbage areas and dumpsters must be screened from any public street by a [minimum six foot high] solid screening fence that is a minimum of six feet in height.
9. ENROLLMENT:

- a. Enrollment in the private school may not exceed 140 students, with grades ninth through twelfth limited to 48 students, until a traffic study has been submitted to and deemed sufficient by the Director.
- b. After a traffic study has been deemed sufficient by the Director, enrollment in the private school may not exceed 250 students, with grades ninth through twelfth limited to 48 students.

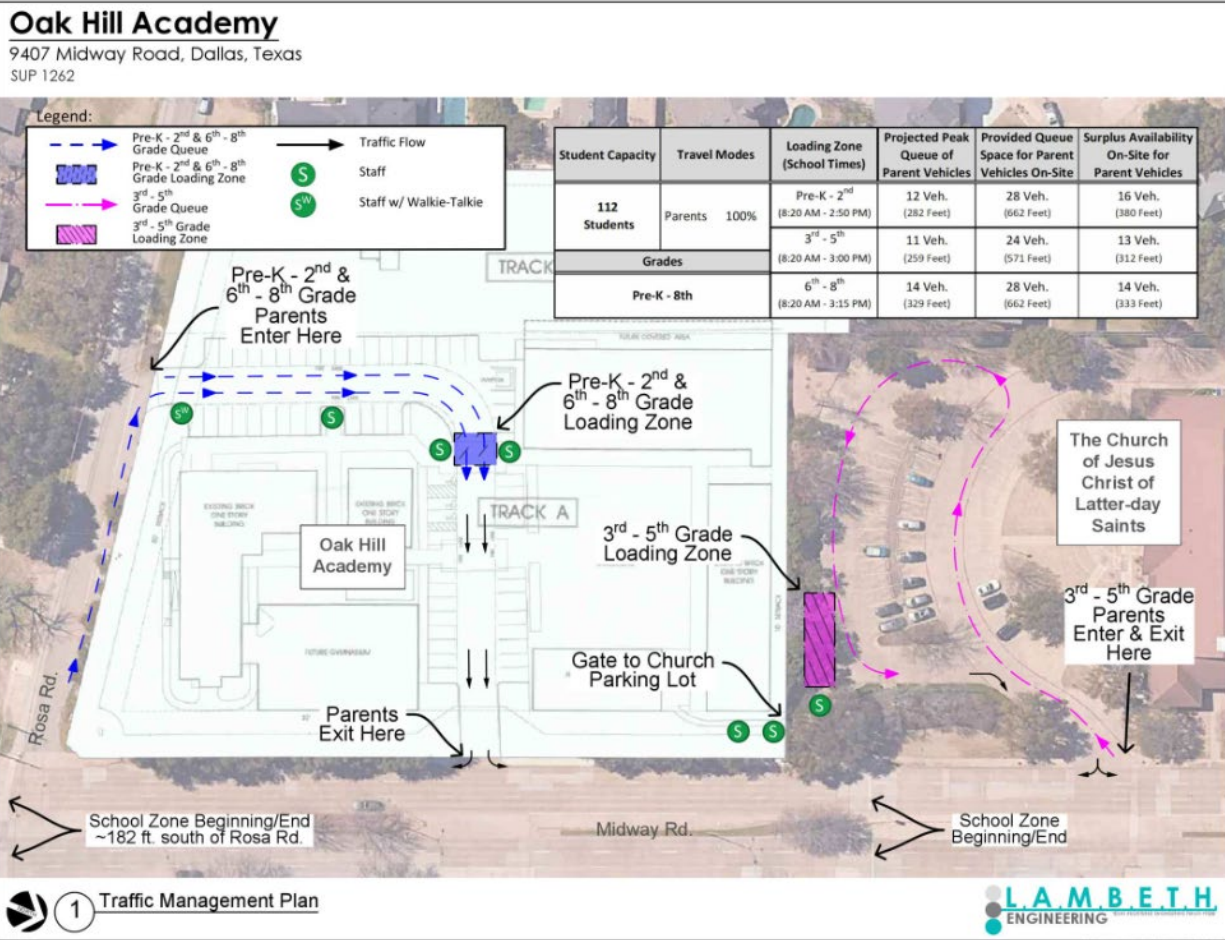
10. TRAFFIC MANAGEMENT PLAN:

- a. In general. The operation of the private 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.
 1. 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 18, 2025 ~~1st, 2009~~. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 18th ~~1st~~ of each year.
 2. 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. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

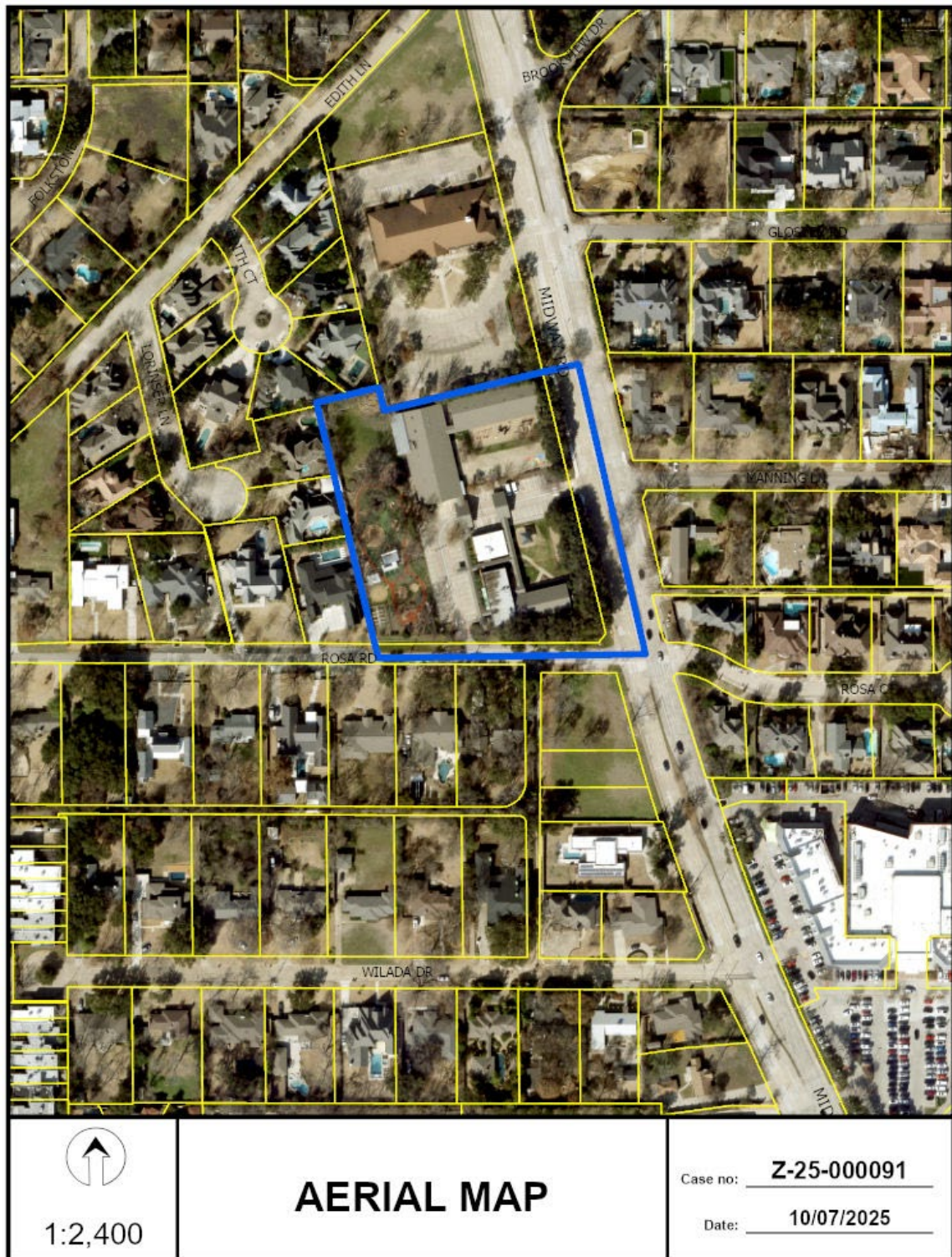
- A. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
 - B. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property 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) of Chapter 51A of the Dallas City Code, as amended.
 - 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.
- 11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 12. 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.

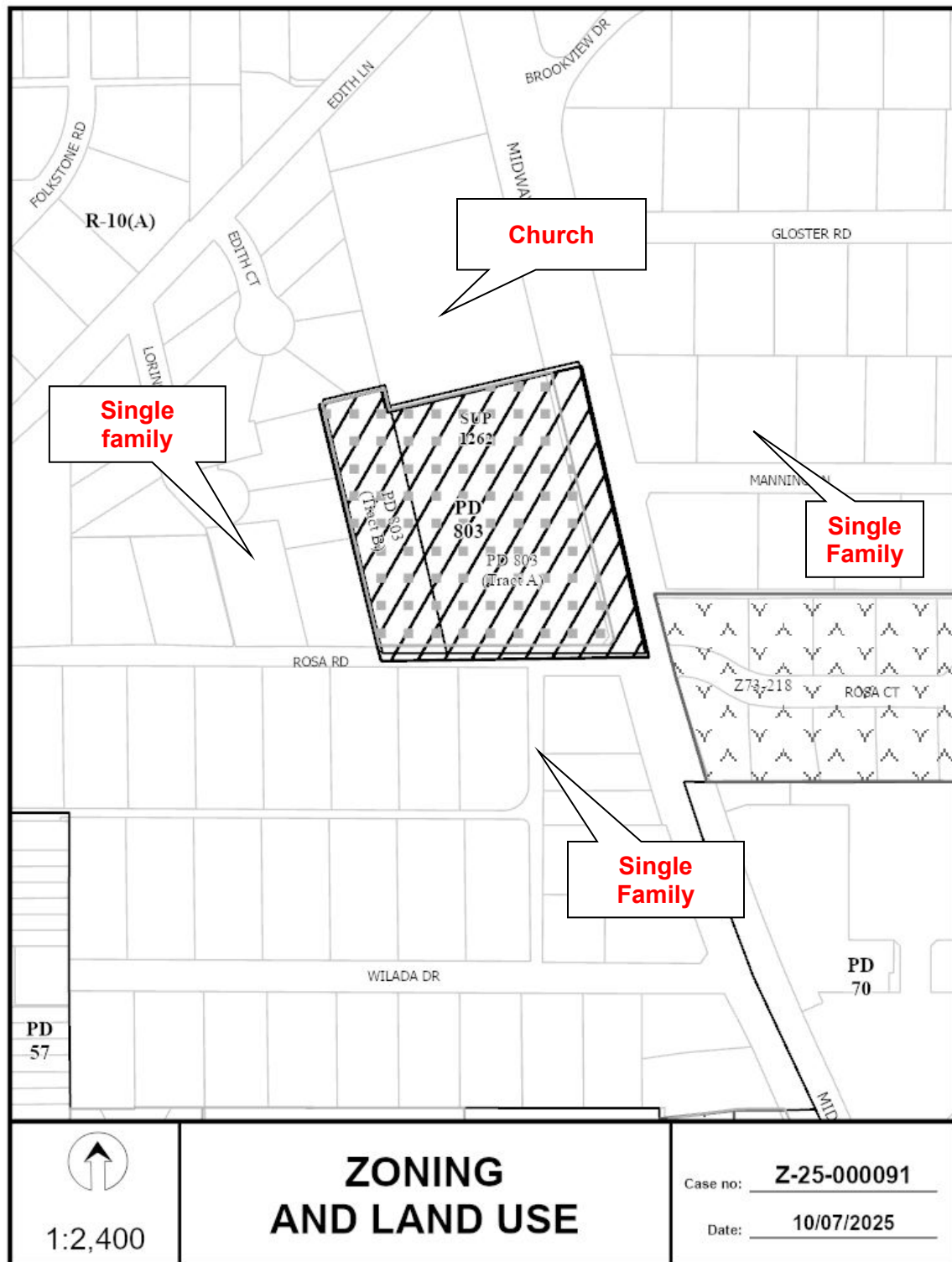


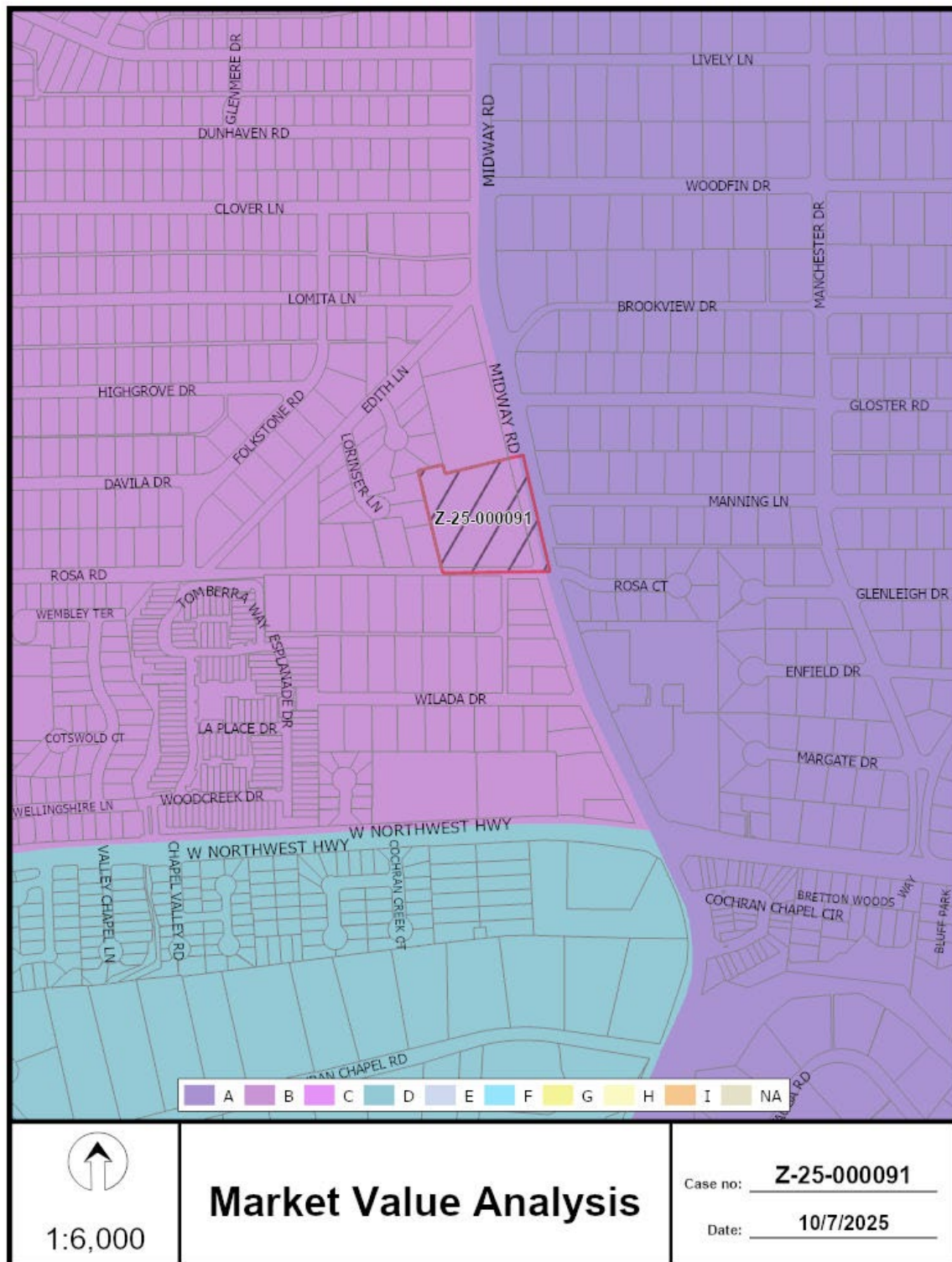
Traffic Management Plan

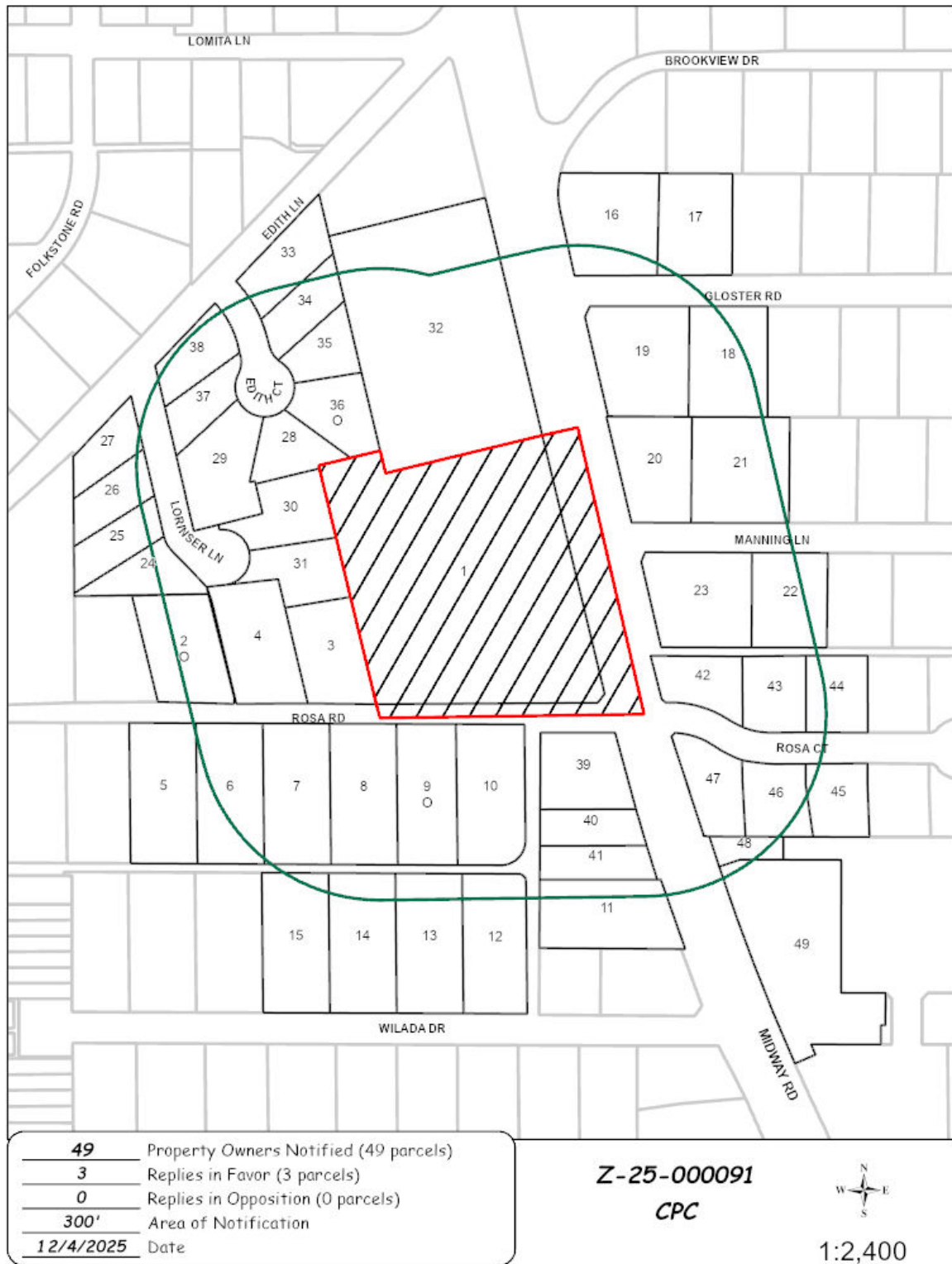












12/03/2025

Reply List of Property Owners***Z-25-000091******49 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9407 MIDWAY RD	OAK HILL ACADEMY THE
O	2	4155 ROSA RD	MURSKI AMANDA
	3	4169 ROSA RD	HEARD CHARLES ROBERT III
	4	4161 ROSA RD	DEMARTINO JOSEPH &
	5	4146 ROSA RD	TITLEY JAMES & CAROL
	6	4154 ROSA RD	COMPTON NICOLE E &
	7	4160 ROSA RD	RLJ JJV REVOCABLE TRUST
	8	4168 ROSA RD	GRACHECK JOHN S &
O	9	4176 ROSA RD	VELTEN WILLIAM D &
	10	4184 ROSA RD	CALDWELL JAMES M
	11	9317 MIDWAY RD	DEROCHA POLICARPA NELLY VELASCO &
	12	4181 WILADA DR	ROSE KATIE MERRILL &
	13	4175 WILADA DR	BROWN RYAN W &
	14	4167 WILADA DR	SCHROEDER BRUCE & LISA
	15	4161 WILADA DR	OSBORN JOHN W
	16	4205 GLOSTER RD	AFFIRMATIVE HOLDINGS LLC
	17	4209 GLOSTER RD	ROBERT ELLIOTT CUSTOM HOMES
	18	4210 GLOSTER RD	CIPIONE CHARLES A
	19	4206 GLOSTER RD	MCGOWN JEREMY LAJUAN & JASMINE
	20	4205 MANNING LN	KLR & VICTORIA LLC
	21	4211 MANNING LN	DAVIDSON DAVID A
	22	4210 MANNING LN	POLLEY ROBERT STEPHEN
	23	4206 MANNING LN	BARROW JENNIFER
	24	4106 LORINSER LN	POMPEO LIVING TRUST
	25	4114 LORINSER LN	CARLOS JOSEPH & HAZEL
	26	4122 LORINSER LN	CARR MUNEERA

12/03/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4130 LORINSER LN	BOGHETICH CODY K & JESSICA L
	28	4104 EDITH CT	MULLINS JAMES BYRON
	29	4108 EDITH CT	WETZEL CHARLES & JULIE
	30	4115 LORINSER LN	LOPEZ JORGE &
	31	4107 LORINSER LN	MCCABE LESLEA & FRANK
	32	9509 MIDWAY RD	CHURCH OF JESUS CHRIST OF
	33	4115 EDITH CT	PRICE EUGENIA A &
	34	4111 EDITH CT	LAMBOURN ROGER ELLIOT JR &
	35	4107 EDITH CT	ACKER SAMUEL & WHITNEY
O	36	4103 EDITH CT	PIOTROWSKI DAVID M &
	37	4112 EDITH CT	SHOFNER ANDREW CONNER
	38	4116 EDITH CT	HARRIS KELLY D
	39	9337 MIDWAY RD	LUIJCKX PHILIPP &
	40	9337 MIDWAY RD	HIGH VISION LEGACY LLC
	41	9337 MIDWAY RD	DCG DESIGNS LLC
	42	4205 ROSA CT	HEARLD JOHN JR
	43	4209 ROSA CT	SIMONI STEVE A REVOCABLE TRUST THE
	44	4215 ROSA CT	HUBACH CAROLYN
	45	4214 ROSA CT	DANIELL ROBERT W &
	46	4208 ROSA CT	WATSON ASHLEY HOLLWEG
	47	4204 ROSA CT	CANTRELL CYNTHIA LYNN
	48	9322 MIDWAY RD	HEB GROCERY COMPANY LP
	49	4347 W NORTHWEST HWY	PRESTON HOLLOW INDIAN SCHOOL &