

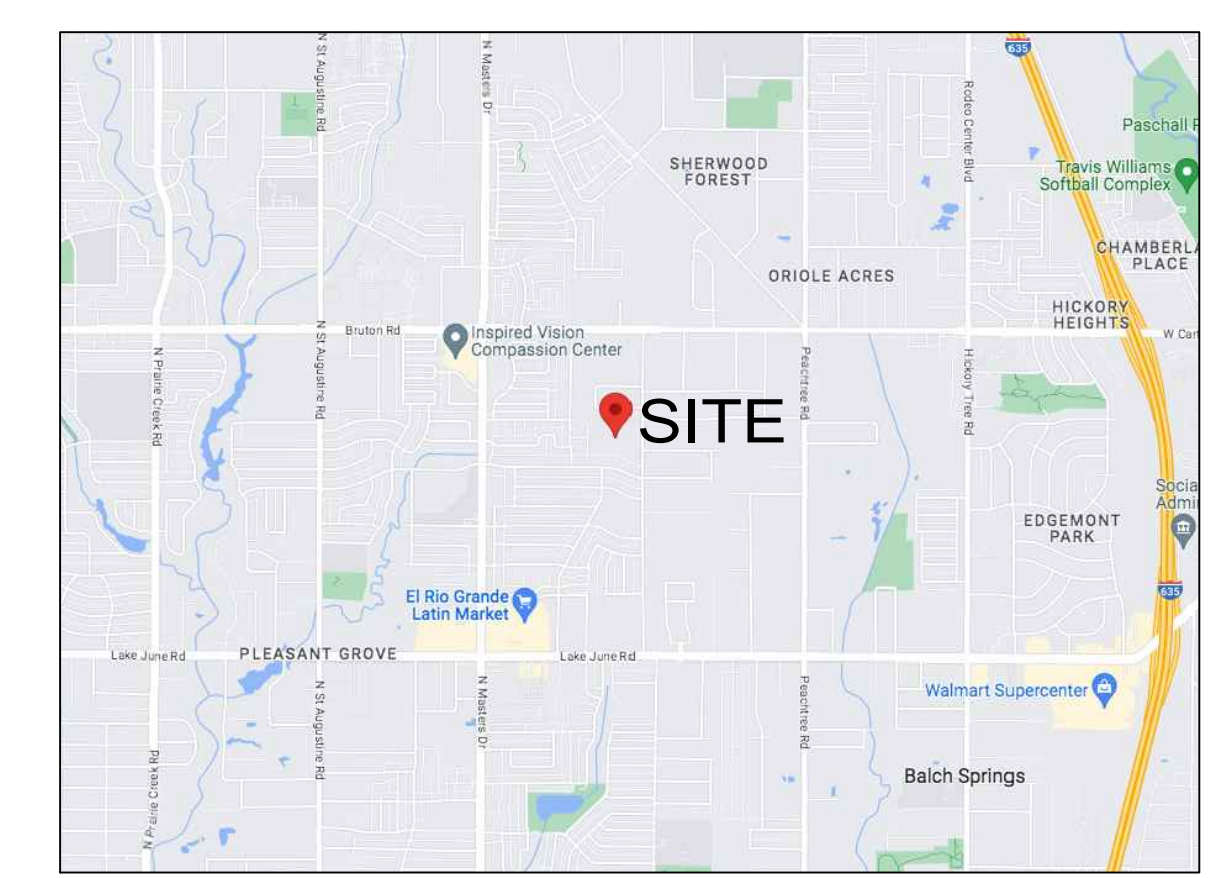
04-06-2026  
PROJECT NUMBER

CASE NUMBER

**BALDWIN ASSOCIATES**  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

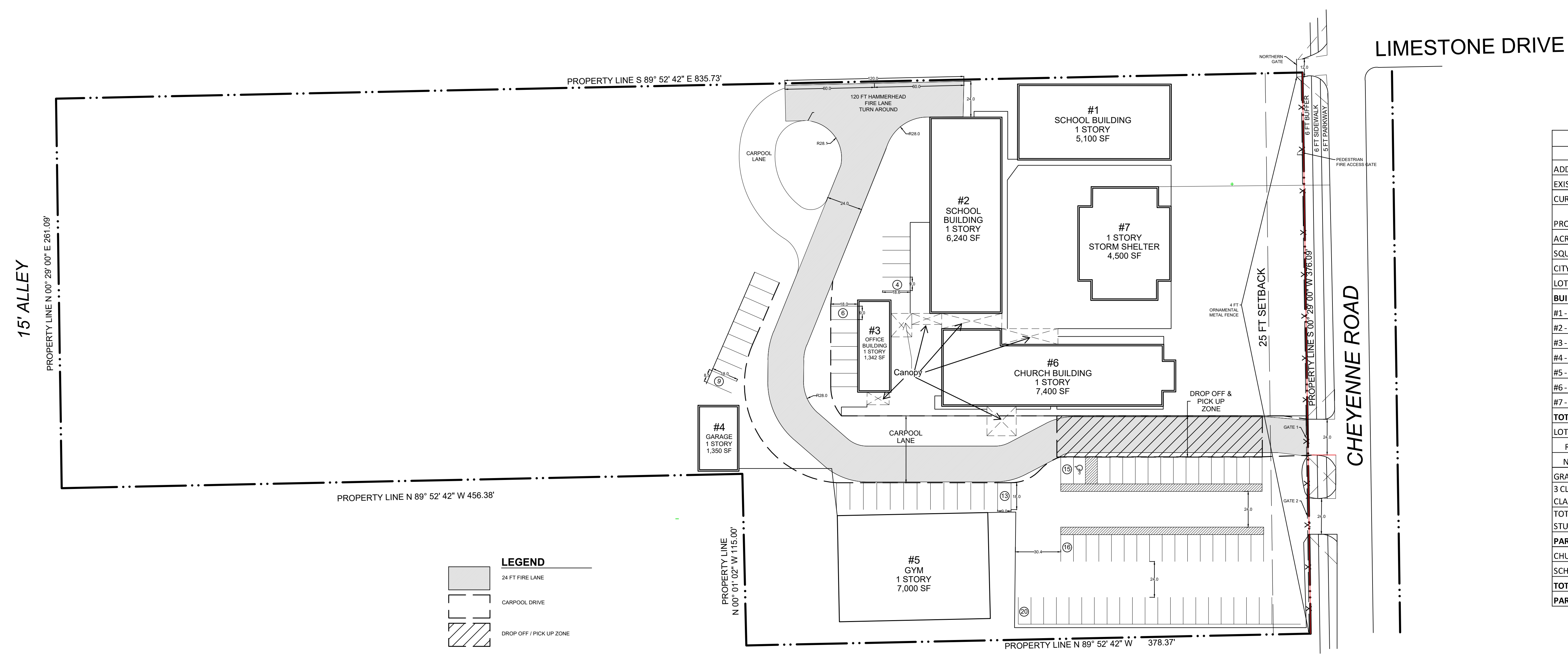
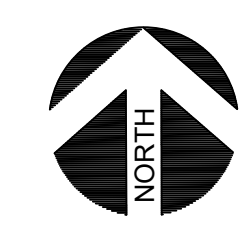
**Baldwin Associates**

1809 CHEYENNE RD  
CITY OF DALLAS, TEXAS



VICINITY MAP

NTS



**LEGEND**

	24 FT FIRE LANE
	CARPOOL DRIVE
	DROP OFF / PICK UP ZONE

SITE DATA SUMMARY	
SPECIAL USE PERMIT - FOR AN OPEN ENROLLMENT CHARTER SCHOOL	
ADDRESS	1809 CHEYENNE RD.
EXISTING ZONING	R-7.5(A)
CURRENT USE	CHURCH
PROPOSED USE	OPEN ENROLLMENT CHARTER SCHOOL
ACRES	6.01
SQUARE FEET	271,795
CITY BLOCK	6722
LOT	LOT 1 + ADJACENT TRACT
BUILDINGS	SQUARE FEET
#1 - SCHOOL BUILDING, 1-STORY	5,100
#2 - SCHOOL BUILDING, 1-STORY	6,240
#3 - OFFICE, 1-STORY	1,342
#4 - GARAGE & STORAGE BLDG., 1-STORY	1,350
#5 - GYMNASIUM, 1-STORY	7,000
#6 - CHURCH BUILDING, 1-STORY	7,400
#7 - STORM SHELTER, 1-STORY	4,500
<b>TOTAL BUILDING SF</b>	<b>32,932</b>
LOT COVERAGE Allowed/Provided	
Residential	25% / 0
Non Residential	60% / 12%
GRADES - 4	5TH THROUGH 8TH
3 CLASSROOMS PER GRADE, 12 CLASSROOMS + 3 SPECIALTY CLASSROOMS	15
TOTAL STUDENTS (12 HOME ROOM CLASSROOMS X 22 STUDENTS)	264
PARKING REQUIRED	# OF SPACES
CHURCH (None required for church uses less than 20,000 sf)	0
SCHOOL (None required for Middle School)	0
<b>TOTAL PARKING REQUIRED</b>	<b>0</b>
<b>PARKING PROVIDED</b>	<b>70</b>

