

**CITY PLAN COMMISSION**

**THURSDAY, FEBRUARY 5, 2026**

**Planner: Oscar Aguilera**

**FILE NUMBER:** Z-25-000184

**DATE FILED:** November 10, 2025

**LOCATION:** Northwest corner of East R. L. Thornton Frwy and Ferguson Rd

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 7 acres

**CENSUS TRACT:** 481130122082

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**APPLICANT/REPRESENTATIVE:** Rob Baldwin – Baldwin Associates

**OWNER:** Uplift Education

**REQUEST:** An application for an amendment to Specific Use Permit 2180 for an open-enrollment charter school on property zoned RR Regional Retail District.

**SUMMARY:** The purpose of the request is to continue the operations of the open-enrollment charter school with pre-kindergarten through fifth grade.

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

## **BACKGROUND INFORMATION:**

- The site is currently developed with an open-enrollment charter school up to 85,000 square feet, with 28 pre-kindergarten through fifth-grade classrooms.
- On February 10, 2016, the City Council approved Specific Use Permit 2180 for a period of ten years
- The site is zoned RR Regional Retail District.
- The applicant is requesting an amendment (to renew) to Specific Use Permit 2180. The operator missed the automatic renewal window.
- No changes are proposed to the property, site plan, or conditions, aside from the time period. The traffic management plan was updated to reflect new data and new Transportation recommendations.

### **Zoning History:**

There have been zero zoning cases in the area in the last five years.

### **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Ferguson Road	Principal Arterial	100
Valley Glen Drive	Local	40
Interstate 30	Freeway	Variable

### **Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and has determined that it will not significantly impact the surrounding roadway system, after the applicant proposed changes to their existing traffic management plan at the recommendation of Transportation staff.

### **Transit Access:**

The following transit services are located within ½ mile of the site:

DART Bus Route 16

### **STAFF ANALYSIS:**

### **Comprehensive Plan:**

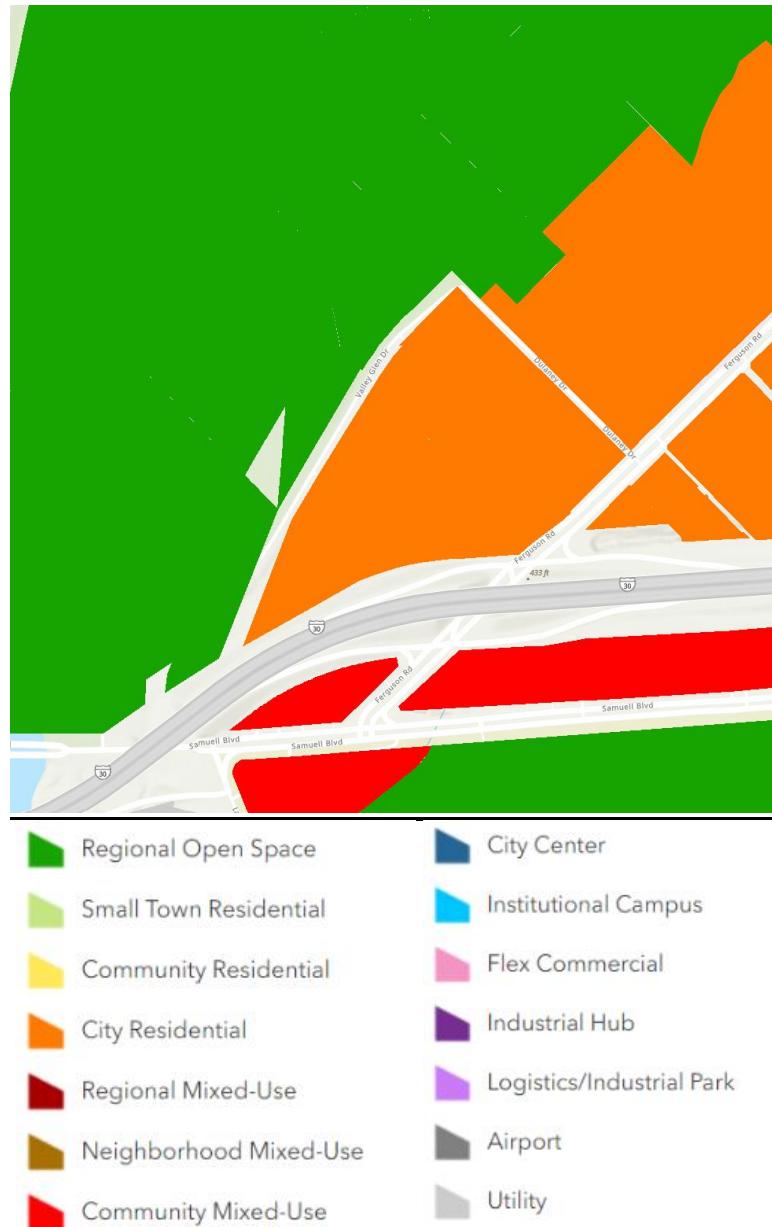
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions 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 amendment to Specific Use Permit 2180 is generally **consistent** with Forward Dallas 2.0. The charter school is identified as a secondary use within the City Residential placetype. The site is adjacent to RR and MU-2 zoning uses to the north and east, RR to the south, and RR & R-7.5(A) to the north. The site is within a mile of the Bus Route 16. The proposed charter school provides the community with educational opportunities for our youth attending pre-kindergarten through fifth grade. Therefore, the proposed Specific Use Permit 2180 aligns with the vision and recommendations of Forward Dallas 2.0.

### 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.

City Residential areas deliver diverse housing options, including high-rise apartments, mid-rise multifamily units, and townhomes. Located in urban and suburban settings, they focus on connectivity, affordability, and access to transit. Mixed-use development and proximity to job centers make these neighborhoods ideal for urban living.



### Land Use:

	Zoning	Land Use
<b>Site</b>	RR	Charter School / SUP 2180
<b>North/ East</b>	MU-2	Multifamily / gas station
<b>South</b>	RR	Expressway

West	RR & R-7.5(A)	Municipal golf course and public trial
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**Land Use Compatibility:**

The site is located just south of a multifamily development, and a gas station abuts the site on the northeastern corner. The proposed development is compatible in character and size with its surroundings and is physically separated from the multifamily development by approximately 115 feet. The proposed amendment to Specific Use Permit 2180 is a compatible use with 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 support the request because the use is not foreseen to be detrimental to surrounding properties. Staff recommends approval subject to a site plan, traffic management plan, and conditions.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Pursuant to §51A-4.204 of the Dallas Development Code, schools require nine and one-half spaces per senior high school classroom; otherwise, none are required. The site plan shows 100 parking spaces.

**Market Value Analysis:**

Market Value Analysis (MVA) is a tool that helps residents and policy-makers understand 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 target intervention strategies more precisely 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 requested area is currently in an "I & F" MVA area. The area of request is adjacent to "G" MVA areas to the north, "H" to the south, and "F" to the east, and "I & G" to the west.

## **List of Officers**

### **Uplift Education Officers**

Leslie Berlin, Chief Financial Officer

Yasmin Bhatia, Chief Executive Officer

Deborah Bigham, Chief External Affairs Officer

Alexander Berk, Chief Legal Officer

Jonathan Dant, Deputy Chief of Schools, Secondary

Johnny Deas, Chief Operations Officer

John Gasko, Chief Well-Being Officer

Amanda Martin, Chief of Staff

Anne McCall, Chief People Officer

Priscilla Pharms, Deputy Chief of Schools, Primary

Remy Washington, President

Gibran Torres, Facilities Director

## PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is 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 expires on February 10, 2026, 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. CLASSROOMS: The maximum number of classrooms is 28.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. The driveway on Ferguson Road must be "right turn in" and "right turn out" only.
6. TRAFFIC MANAGEMENT PLAN:
  - (A) In general. Operation of the 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, 2016 2026. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by November 1st of each even-numbered year.
- (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.

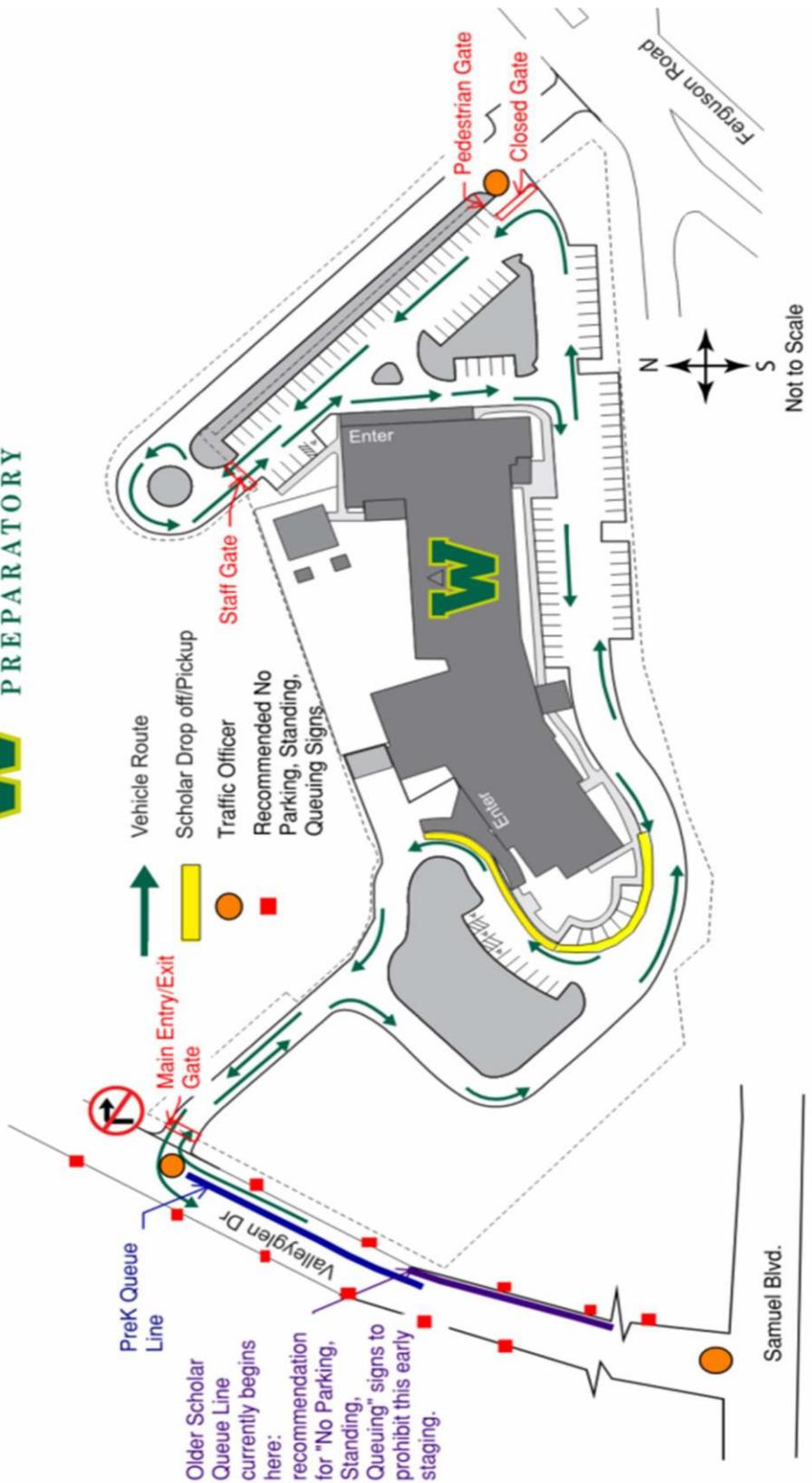
(D) Amendment process.

- (i) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A- I.105(k)(3) of Chapter 51A of the Dallas City Code.
- (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.

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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 Traffic Management Plan Diagram



White Rock Hills TMP Exhibit with Recommendations



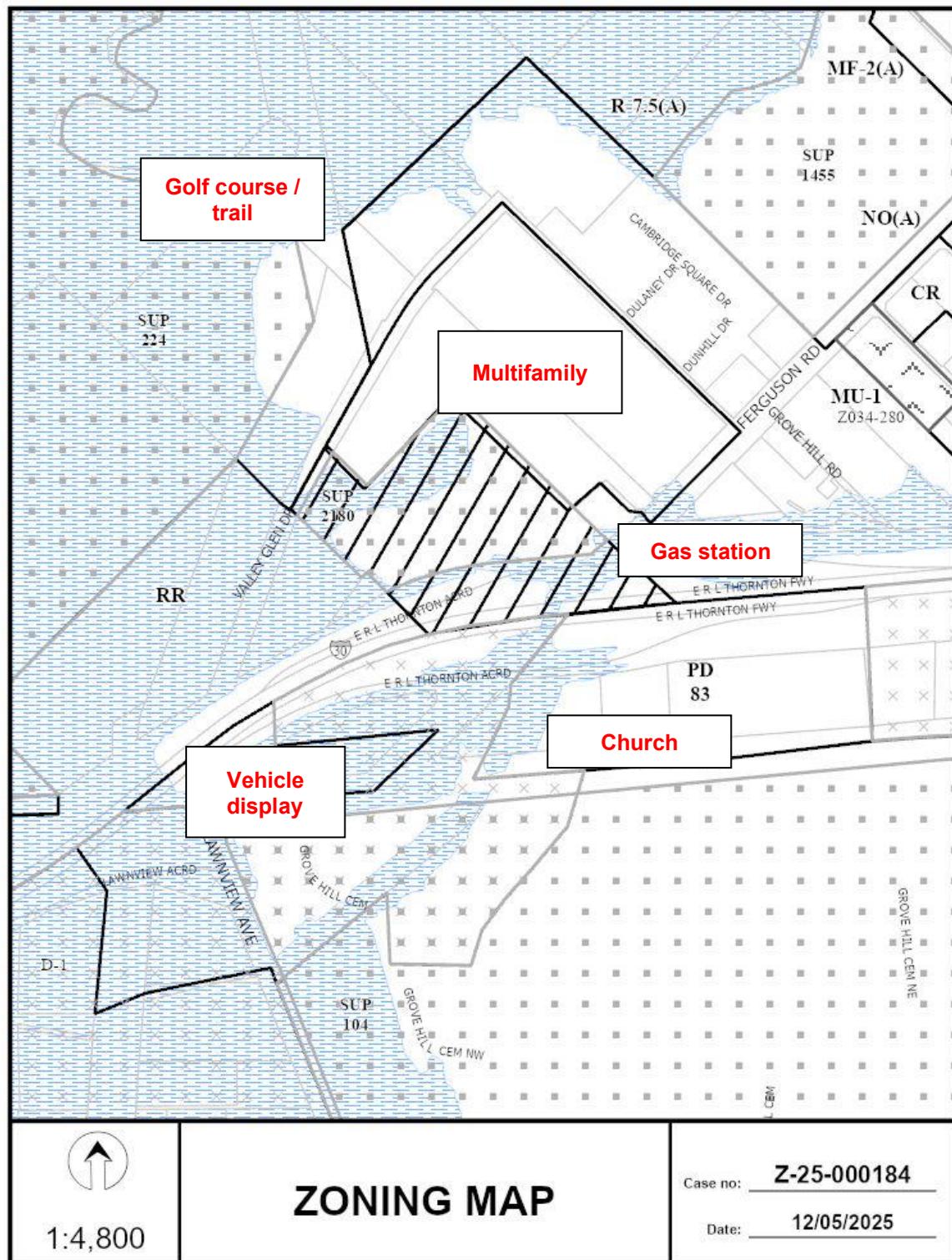


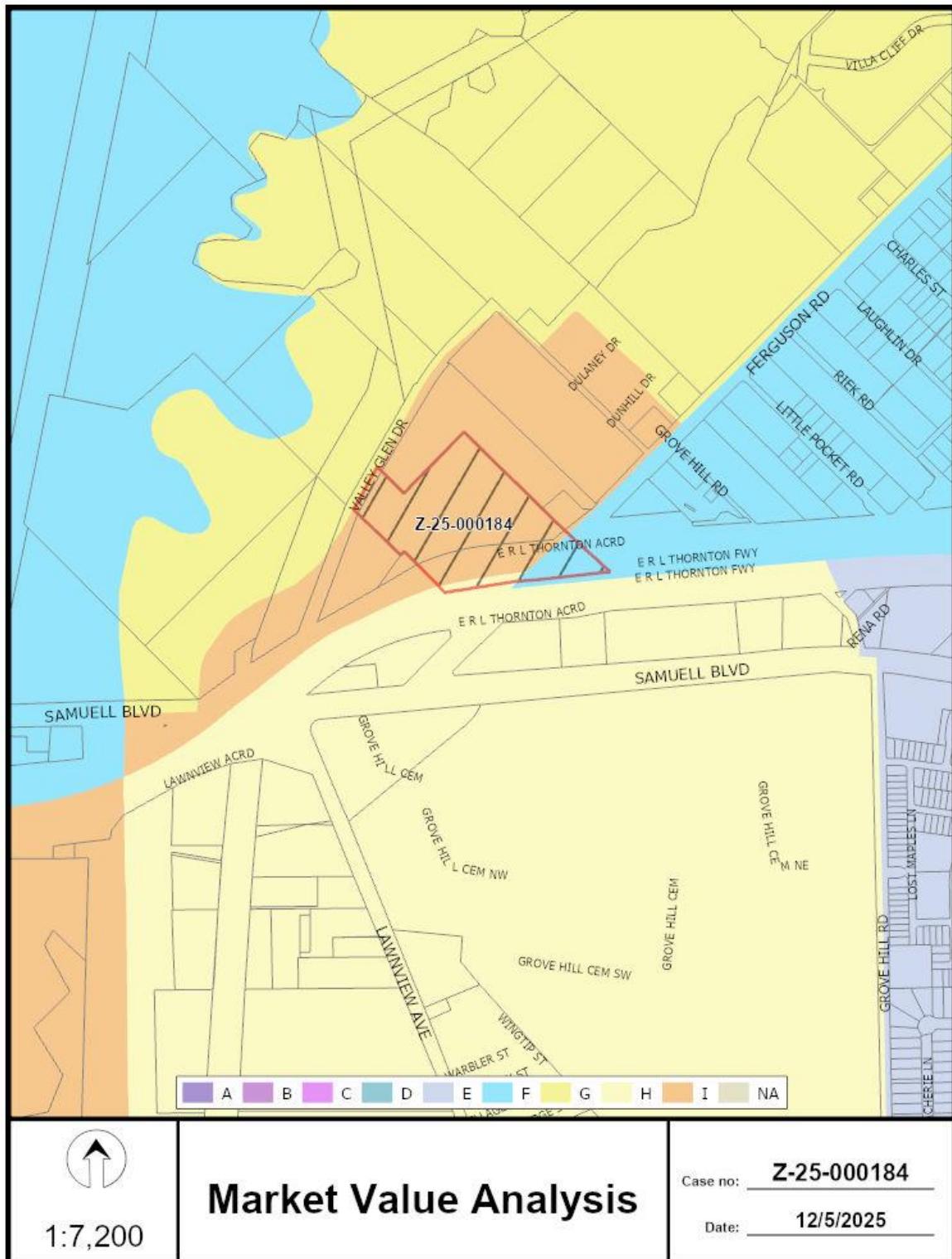
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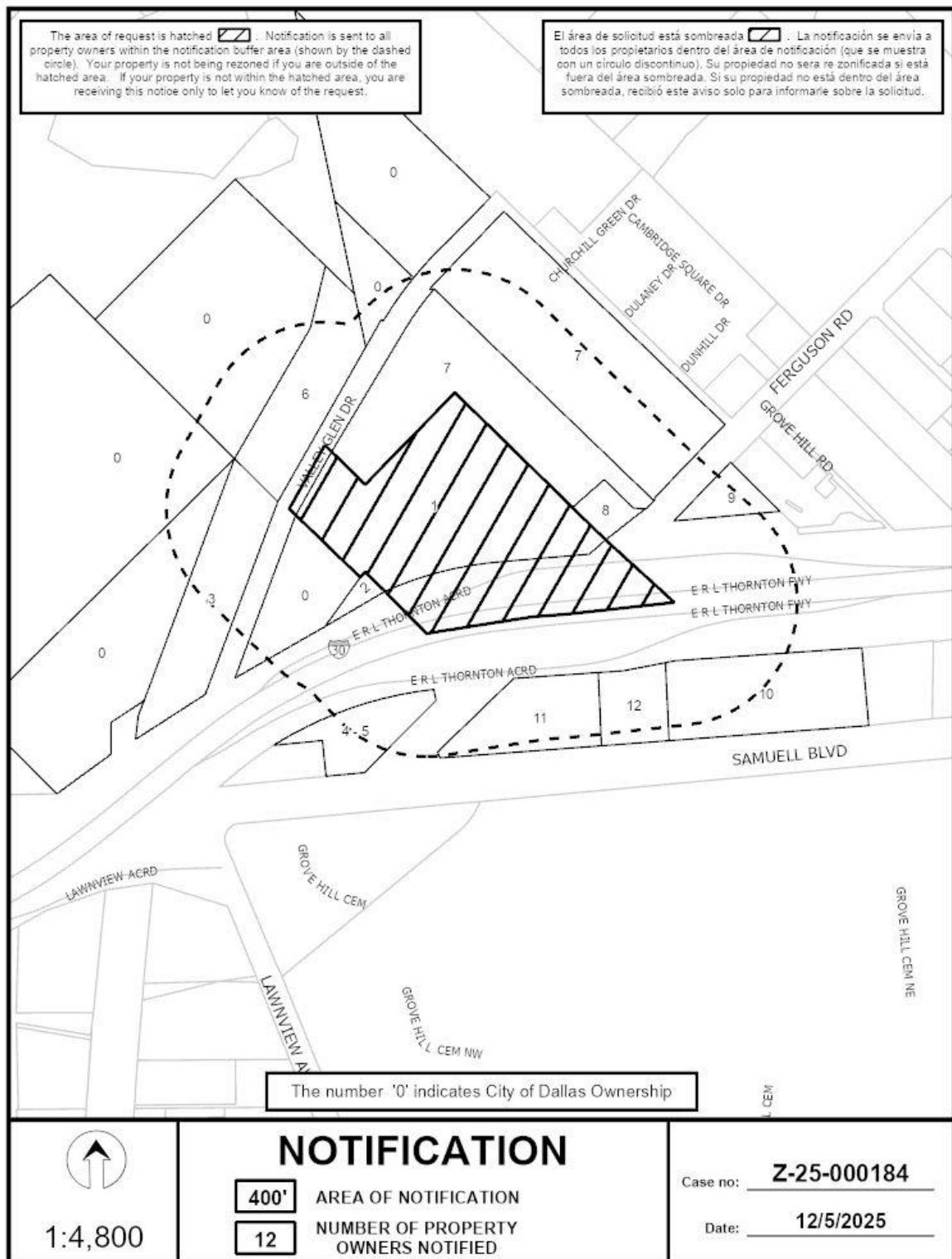
## AERIAL MAP

Case no: Z-25-000184

Date: 12/05/2025







12/05/2025

## ***Notification List of Property Owners***

**Z-25-000184**

### ***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7370 VALLEY GLEN DR	UPLIFT EDUCATION
2	7001 E R L THORNTON FWY	TRUST A UNDER AMENDED &
3	3500 SAMUELL BLVD	ONCOR ELECRIC DELIVERY COMPANY
4	3939 SAMUELL BLVD	AMERCO REAL ESTATE CO
5	3915 SAMUELL BLVD	NCNB REAL ESTATE TRUST DE
6	5800 VALLEY GLEN DR	ONCOR ELECRTIC DELIVERY COMPANY
7	7229 FERGUSON RD	WHITEROCK REDEVELOPMENT LLC
8	7205 FERGUSON RD	KRISHNA R & B INC
9	7232 FERGUSON RD	KHALIL NAGY N
10	4311 SAMUELL BLVD	SAMUELL STORAGE OWNER LLC
11	4015 SAMUELL BLVD	SMITH MIKE
12	4209 SAMUELL BLVD	4209 SAMUELL BLVD LP