

**CITY PLAN COMMISSION**

**THURSDAY, APRIL 23, 2026**

**Planner: Liliana Garza**

**FILE NUMBER:** Z-25-000232                      **DATE FILED:** December 29, 2025

**LOCATION:** North line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane

**COUNCIL DISTRICT:** 11

**SIZE OF REQUEST:** Approx. 4.732 acres              **CENSUS TRACT:** 48113013608

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**OWNER/APPLICANT:** King of Glory Lutheran Church / Philip G. Thomas

**REPRESENTATIVE:** Baldwin Associates, LLC / Rob Baldwin

**REQUEST:** An application for an amendment to Planned Development 880.

**SUMMARY:** The purpose of the request is to allow the use of a private school on the site

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

**PLANNED DEVELOPMENT DISTRICT 880**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=880>

**BACKGROUND INFORMATION:**

- The site is currently developed with an existing church and surface parking lot.
- On March 27, 2013, City Council approved Planned Development District No. 880 to allow for the existing church to construct a surface parking lot to accommodate 113 parking spaces.
- The applicant is proposing to operate a private school on the site; therefore, they are requesting to amend the PD language to include public or private school as a permitted use. The applicant intends to use the existing buildings.

**Zoning History:**

There has been one zoning case in the area in the last five years.

1. Z212-241: On October 26, 2022, the City Council approved an application for an amendment to Specific Use Permit No. 502 for a private recreation center, club, or area subject to a revised/landscaping plan and revised conditions on property zoned an R-16(A) Single Family District on the south line of Dilbeck Lane, east of Preston Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
LBJ Freeway	Highway	--

**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 pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

The projected peak queuing of vehicles is 35 vehicles, the provided queuing for vehicles on-site is 44 vehicles, and the surplus available for vehicles on-site is nine vehicles. Vehicles would enter the western driveway via I-635 WBFR, follow the designed queue lane, drop off and pick up under the porte-cochere between the gym building and church building, and exit via eastern driveway.

**Transit Access:**

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

22

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

**Placetypes:**

Community Residential

This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.



Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

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.

The applicant’s request is consistent with the characteristics of the Community Residential placetype.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PD 880	Church
<b>North</b>	PD 78	Single family
<b>East</b>	R-16(A) District	Single family
<b>South</b>	LO-1 District and NO(A) District	Office
<b>West</b>	PD 78	Single family

**Land Use Compatibility:**

The area of request is currently developed with a church and surface parking. The property is surrounded by single family to the north, east, and west. The properties across LBJ Freeway on the south are developed with offices.

The applicant is proposing to operate a private school on the site; therefore, they are requesting to amend the PD language to include public or private school as a permitted use.

Staff considers the requested amendments to be compatible with the surrounding area because compliance with the proposed conditions and a traffic management plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future. Staff supports the request because it will allow the school use to operate in a manner that will not be a detriment to the adjacent properties.

**Landscaping:**

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

**Parking:**

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for all school types and levels except senior high school is 0 parking spaces. Nine and one-half spaces are required for each senior high school classroom. The off-street parking requirement for a church with 20,000 square feet or less is 0 parking spaces. For churches with more than 20,000 square feet of floor area, except as provided in Section 51A-4.301(a)(2)(B), one space is required for each four fixed seats in the sanctuary or auditorium. If fixed benches or pews are provided, each 18 inches of length of the fixed bench or pew constitutes one fixed seat for purposes of this paragraph. If portions of seating

areas in the sanctuary or auditorium are not equipped with fixed seats, benches, or pews, the parking requirement for those portions is one space for each 28 square feet of floor area. Based on the existing development plan 299 spaces are provided on site. Based on Section 51A-4.324, institutional and community service uses may share parking in residential districts on the same lot where both uses are located.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

**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 currently within an “B” MVA area.

**List of Officers**

King of Glory Lutheran Church

Kenny Dickson, Senior Pastor

Kirsten Wee, Associate Pastor

Phil Thomas, Executive Church Administrator

Harold Huddleston, Director of Youth and Family Ministries

Zvony Nagy, Director of Music and Worship

Kim Williams, Director of Communications and Marketing

**PROPOSED AMENDED PD CONDITIONS**

**ARTICLE 880.**

**PD 880.**

**SEC. 51P-880.101. LEGISLATIVE HISTORY.**

PD 880 was established by Ordinance No. 28943, passed by the Dallas City Council on March 27, 2013. (Ord. 28943)

**SEC. 51P-880.102. PROPERTY LOCATION AND SIZE.**

PD 880 is established on property located on the north side of Lyndon B. Johnson Freeway between Ridgeview Circle and Hughes Lane. The size of PD 880 is approximately 4.815 acres. (Ord. 28943)

**SEC. 51P-880.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. 28943)

**SEC. 51P-880.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 880A: development/landscape plan. (Ord. 28943)

**SEC. 51P-880.105. DEVELOPMENT PLAN.**

(a) Except as provided in this section, development and use of the Property must comply with the development/landscape plan (Exhibit 880A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.

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(b) For residential uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 28943)

**SEC. 51P-880.106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

- Church.
- Handicapped group dwelling unit.
- Single family *[Each dwelling unit must be detached from other dwelling units.]*
- Surface parking
- Private school

**SEC. 51P-880.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(Ord. 28943)

**SEC. 51P-880.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply.

(b) Front yard.

- (1) Except as provided in this subsection, minimum front yard is 25 feet.

(2) For a church use, parking is permitted in the front yard.

(3) For a church or **private school** use, a fence with a minimum height of four feet and a maximum height of eight feet, is permitted in the front yard in the location shown on the development/landscape plan. Materials for this fence must consist of wrought iron, masonry, or brick

(c) Side and rear yard. Minimum side yard is 10 feet. Minimum rear yard is 10 feet.

(d) Height. Maximum structure height is 24 feet.

(e) Lot coverage.

(1) Maximum lot coverage is:

(A) 45 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. Minimum lot size is 8,600 square feet.

(g) Stories. No maximum number of stories. (Ord. 28943)

**SEC. 51P-880.109. OFF-STREET PARKING AND LOADING.**

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Ingress and egress for off-street parking and loading from residential streets is prohibited. (Ord. 28943)

**SEC. 51P-880.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 28943)

**SEC. 51P-880.111. LANDSCAPING.**

- (a) Except as provided in this section, landscaping must be provided as shown on the development/landscape plan (Exhibit 880A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.
- (b) For residential uses, landscaping must be provided in accordance with Article X.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 28943)

**SEC. 51P-880.112. SIGNS.**

- (a) In general. Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) Church.
  - (1) Attached signs. A maximum of one attached sign may be erected with a maximum effective area of 55 square feet.
  - (2) Detached signs.
    - (i) A maximum of one detached sign may be erected.
    - (ii) A detached sign may not exceed 65 square feet in effective area or 15 feet in height.
    - (iii) A minimum setback of five feet is required for a detached sign that is between seven and one-half feet and 15 feet in height.
  - (3) Movement control signs. In addition to the regulations for movement control signs in Section 51A-7.205, a maximum of three movement control signs may be erected and each movement control sign may not exceed six square feet in effective area. (Ord. Nos. 28943; 31276)

**SEC.51-800.113. PEDESTRIAN AMENITIES FOR A PRIVATE SCHOOL USE**

- (a) Prior to the issuance of a certificate of occupancy for a private school for any redevelopment or additions after January 1, 2026 each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of streets:
  - (i) bench;
  - (ii) trash receptacle; and
  - (iii) bicycle rack.
- (b) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

(c) Construction of the amenities must be completed prior to final inspection on the building permit and prior to the issuance of a certificate of occupancy.

**SEC.51-800.114. SIDEWALKS/BUFFER FOR A PRIVATE SCHOOL USE**

(a) Prior to the issuance of a certificate of occupancy for a private school for any redevelopment or additions after January 1, 2026, minimum six-foot-wide unobstructed sidewalks with a minimum of five-foot-wide buffer must be provided along the entire length of all street frontages.

**SEC.51P-800.114. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public or 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 1, 2026, or within six months after students first begin attending classes [in the new addition, or sim language], whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

(2) If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2026, or within six months after students first begin attending classes [in the new addition, or sim language], whichever is later, the director shall notify the city plan commission.

(3) If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1 of each even-numbered year, the director shall notify the city plan commission.

(4) 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:

(i) ingress and egress points;

(ii) queue lengths;

(iii) number and location of personnel assisting with loading and unloading of students;

(iv) drop-off and pick-up locations;

(v) drop-off and pick-up hours for each grade level;

(vi) hours for each grade level; and

(vii) circulation.

(5) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) 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.

(6) Amendment process.

(i) 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.

(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.

**SEC. 51P-880.1135. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 28943)

**SEC. 51P-880.1146. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 28943)

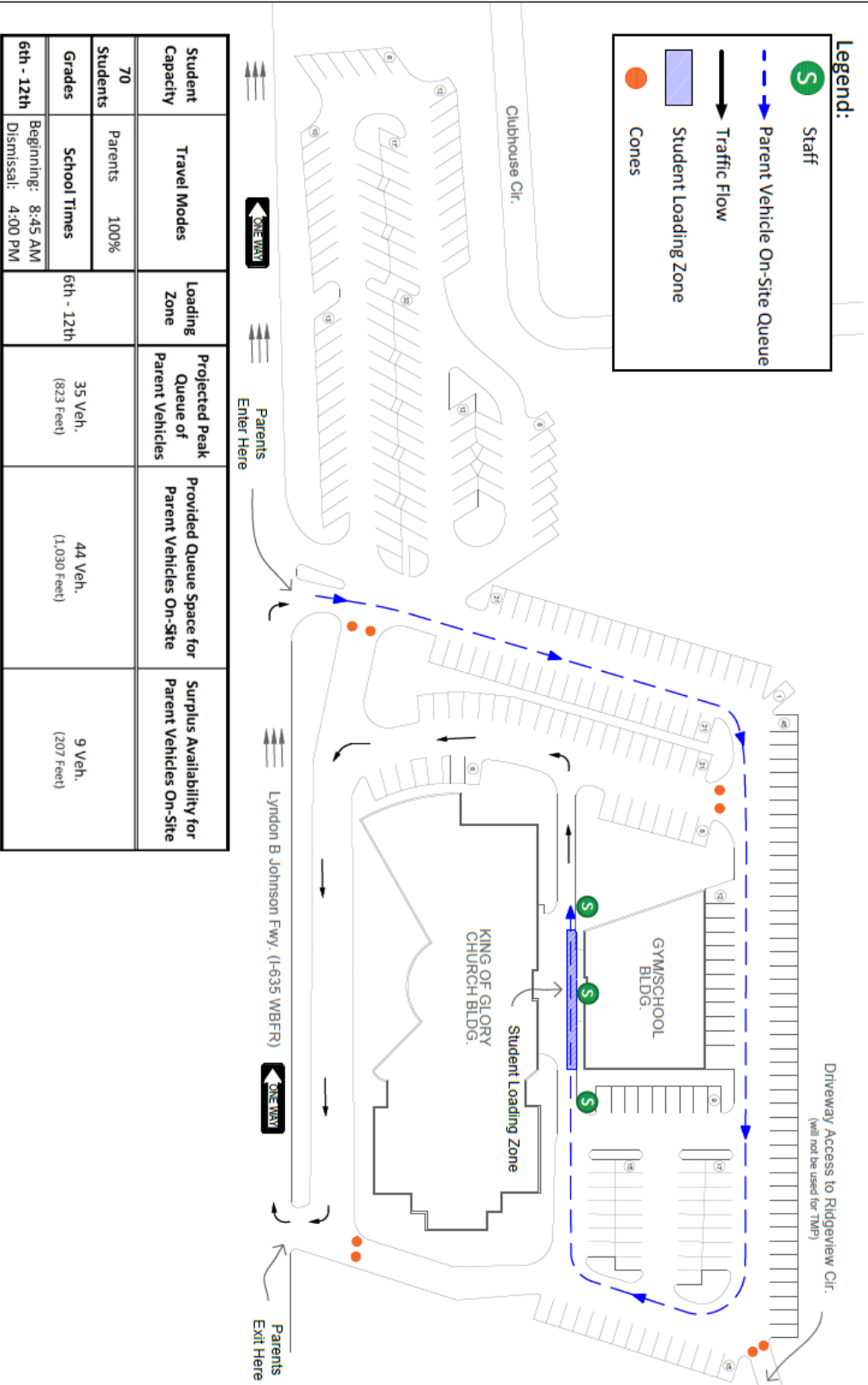
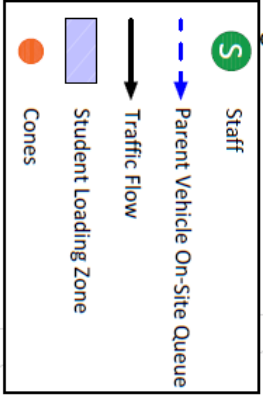
**EXISTING DEVELOPMENT PLAN (NO CHANGES PROPOSED)**



# The Sage School of Dallas

6411 Lyndon B Johnson Freeway, Dallas, Texas

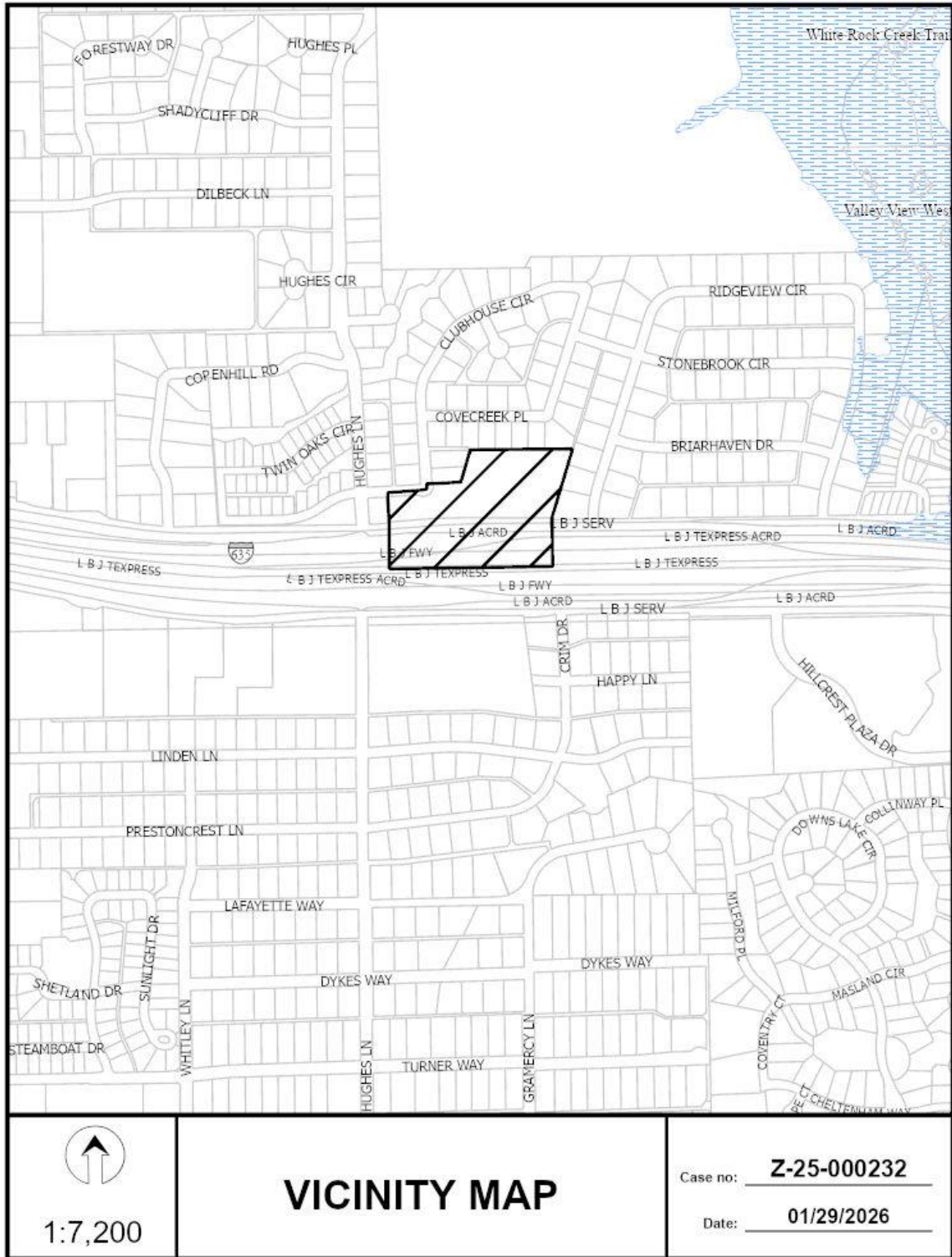
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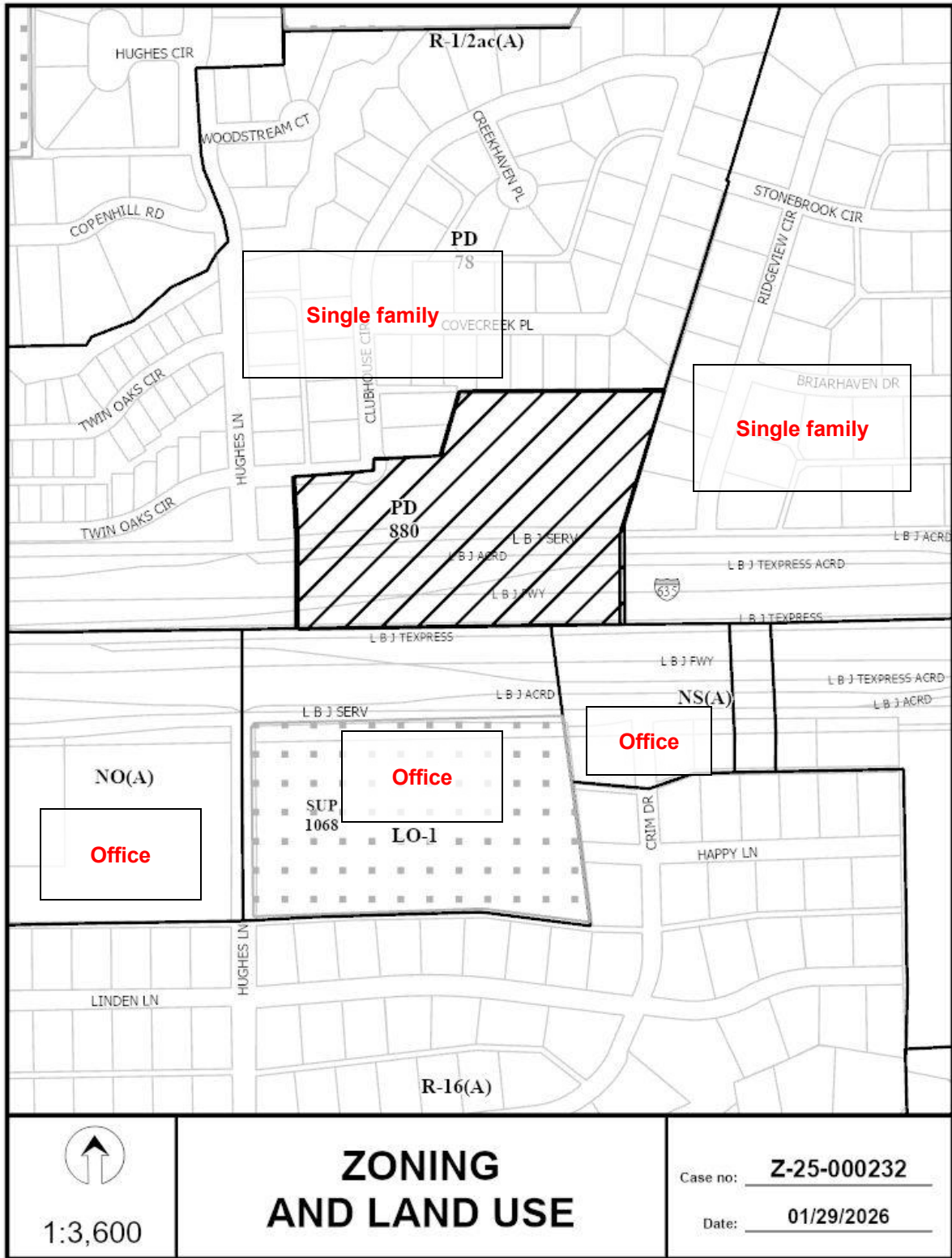
Student Capacity	Travel Modes	Loading Zone	Projected Peak Queue of Parent Vehicles	Provided Queue Space for Parent Vehicles On-Site	Surplus Availability for Parent Vehicles On-Site
70	Parents 100%	6th - 12th	35 Veh. (823 Feet)	44 Veh. (1,030 Feet)	9 Veh. (207 Feet)
Grades	School Times				
6th - 12th	Beginning: 8:45 AM Dismissal: 4:00 PM				

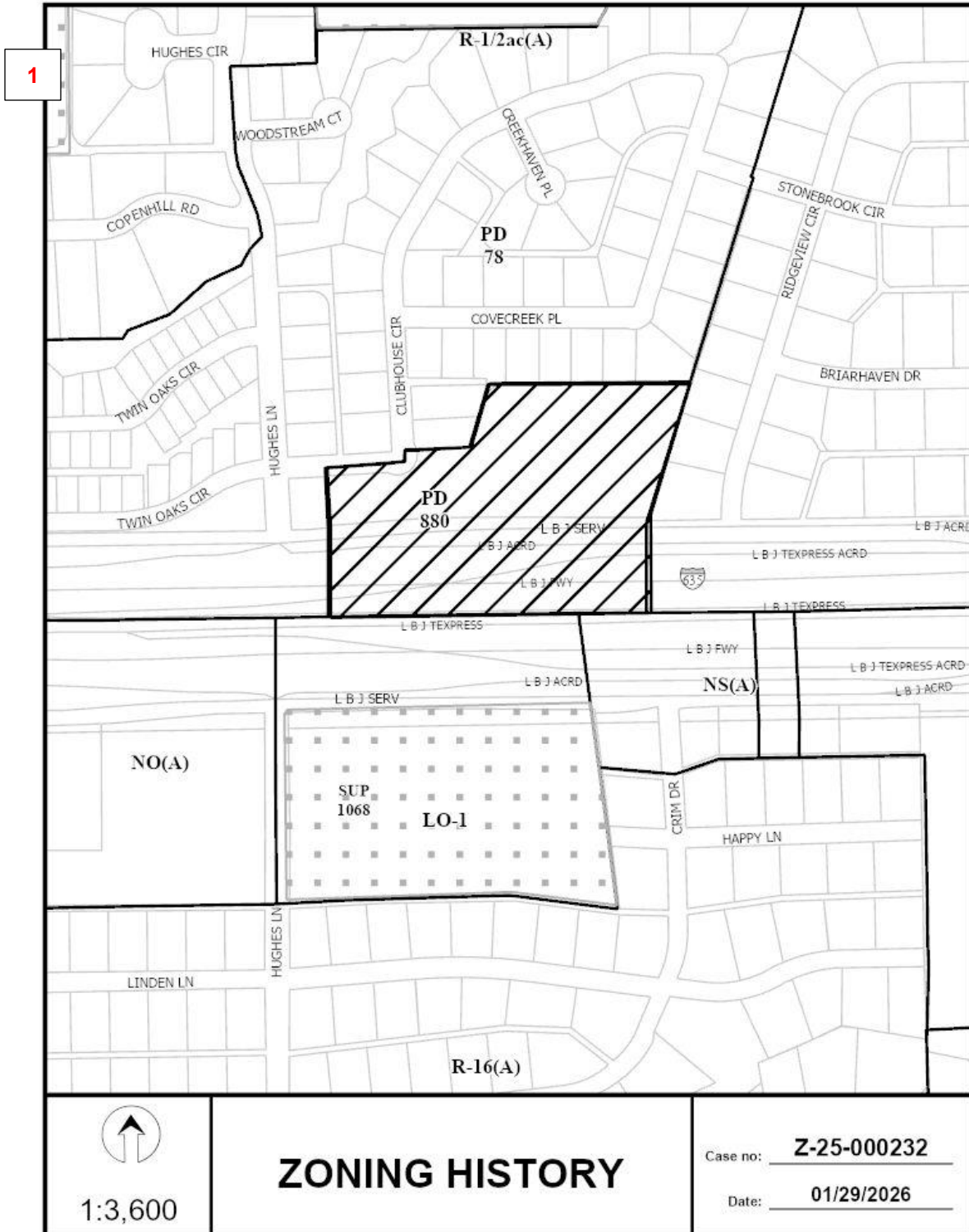
## 1 Traffic Management Plan

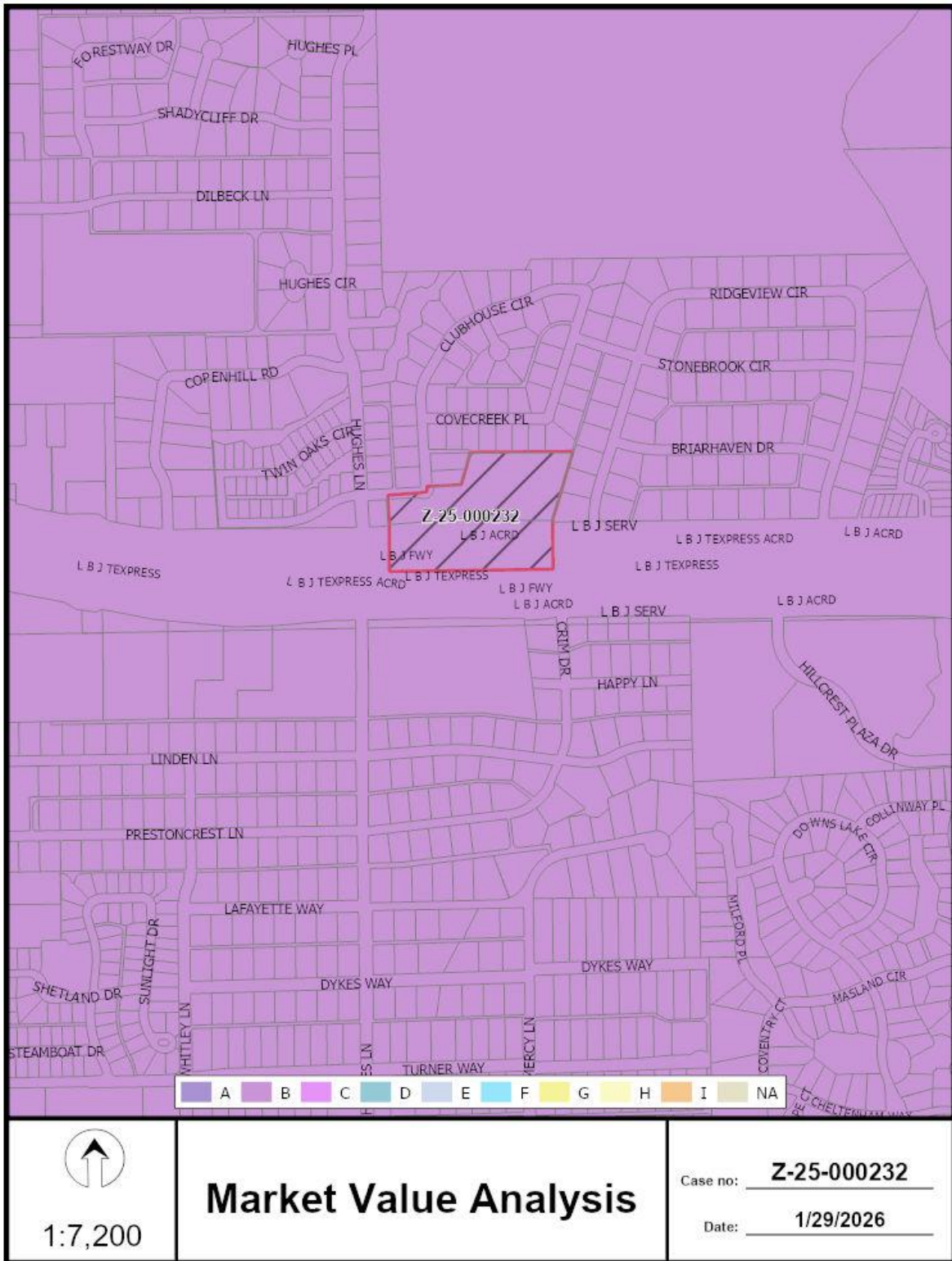
Not to Scale

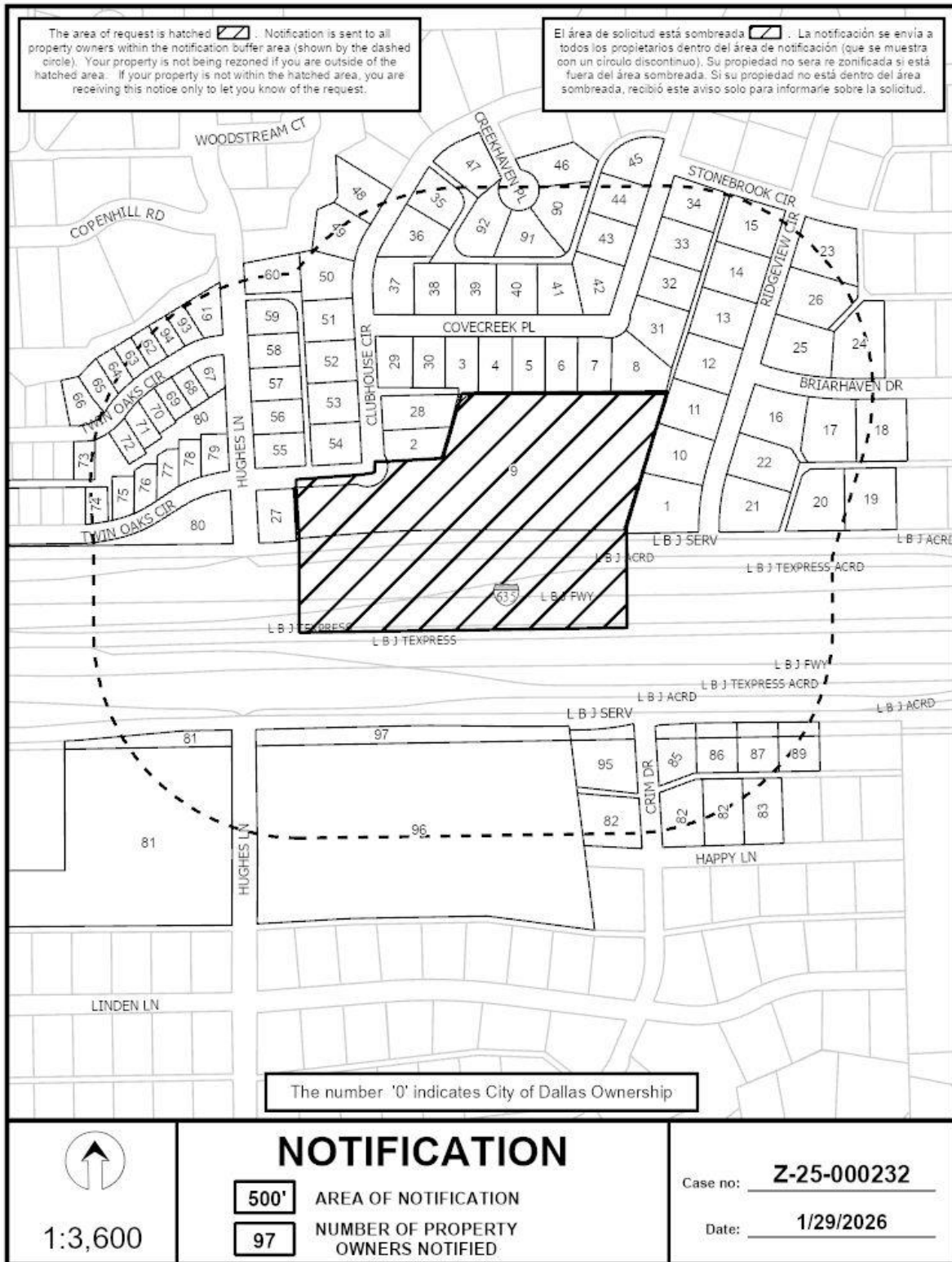












01/29/2026

***Notification List of Property Owners******Z-25-000232******97 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6507 RIDGEVIEW CIR	KING OF GLORY LUTHERN CH
2	6406 CLUBHOUSE CIR	ROSENSTOCK LIVING TRUST THE
3	6410 COVECREEK PL	CHANG JONATHAN &
4	6414 COVECREEK PL	BROOKS JAMES & BARBARA
5	6418 COVECREEK PL	ASHMORE KIMBERLY
6	6422 COVECREEK PL	ALGHAFRY MAJED
7	6426 COVECREEK PL	ARNSTEIN BARBARA J TR &
8	6502 COVECREEK PL	POTTHOFF VIRGINIA
9	6411 LBJ FWY	KING OF GLORY LUTHERAN
10	6515 RIDGEVIEW CIR	SPEER SHIRLEY LOU TRUST
11	6523 RIDGEVIEW CIR	KING OF GLORY LUTHERAN CH
12	6531 RIDGEVIEW CIR	STEAKLEY FAMILY LIVING TR
13	6539 RIDGEVIEW CIR	MUIRHEID TRACI & DARREN
14	6547 RIDGEVIEW CIR	CONDITT CLINT
15	6555 RIDGEVIEW CIR	COLLINS MATTHEW DANIEL &
16	6522 RIDGEVIEW CIR	SARAS CARLOS A
17	6516 BRIARHAVEN DR	OFFER PAUL J JR
18	6524 BRIARHAVEN DR	CLARE LAYLEE ELIZABETH NEJAT &
19	6545 LBJ FWY	STEVENSON DINO
20	6537 LBJ FWY	GURAU VALERIU
21	6508 RIDGEVIEW CIR	SAUCEDA JAVIER G &
22	6516 RIDGEVIEW CIR	DEARBONNE ANTHONY C JR &
23	6554 RIDGEVIEW CIR	BOCKHOFT RENE &
24	6517 BRIARHAVEN DR	PAULEY STEPHEN & DIANE
25	6538 RIDGEVIEW CIR	BEDDINGFIELD ROBERT W &
26	6546 RIDGEVIEW CIR	WALKER SHARON &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6302 CLUBHOUSE CIR	JOHNSON IOLA V
28	6410 CLUBHOUSE CIR	HEINEY JARED D &
29	6402 COVECREEK PL	DUVALL SARA A
30	6406 COVECREEK PL	REGALADO JUAN & WANDA E
31	6506 COVECREEK PL	LUBBE WILHELM
32	6510 COVECREEK PL	FREEFIELD JERRY Y &
33	6514 COVECREEK PL	PETRINI LINDA
34	6518 COVECREEK PL	KOTAMARTI YEHOHSHUA & SHARON
35	6518 CLUBHOUSE CIR	JOHNSTON KENNETH M &
36	6510 CLUBHOUSE CIR	JONES KAY
37	6403 COVECREEK PL	NGUYEN TUAN & MARY ELLEN SOLIS
38	6407 COVECREEK PL	FRANKEL PATRICIA A
39	6411 COVECREEK PL	MILLER RANDALL WILSON &
40	6415 COVECREEK PL	IFILL GRAFTON O III &
41	6419 COVECREEK PL	CANNON JACK
42	6501 COVECREEK PL	RIDER PAULA C
43	6505 COVECREEK PL	AZIZ MAHSOOMA
44	6509 COVECREEK PL	SHANG HONGLU & JING XIAO
45	6515 COVECREEK PL	CHAILLET BRIAN & SHIRLEE STEWART
46	6408 CREEKHAVEN PL	TROMBLEY WANWISA & DJANGO
47	6524 CLUBHOUSE CIR	CAVE THOMAS A & TAMI K
48	6515 CLUBHOUSE CIR	COHEN DOUGLAS O
49	6511 CLUBHOUSE CIR	HARRIS FAMILY TRUST
50	6507 CLUBHOUSE CIR	ZOUK LLC
51	6501 CLUBHOUSE CIR	SMOLLAR REED ALLEN &
52	6411 CLUBHOUSE CIR	HARLOW JAMES DUDLEY &
53	6407 CLUBHOUSE CIR	TRAFTON KRIS R
54	6403 CLUBHOUSE CIR	KARNI CATHERINE
55	13016 HUGHES LN	BAKER WANDA
56	13020 HUGHES LN	ELROD JON D
57	13024 HUGHES LN	ALCHORBACHI RIAD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13028 HUGHES LN	MOUNCE HAROLD JAY
59	13032 HUGHES LN	ZIMMERMANN BETTY
60	13036 HUGHES LN	WINFIELD RENA GOODSON
61	13031 HUGHES LN	ARBELAEZ FAVIAN
62	6243 TWIN OAKS CIR	MARY LOU AVERA MGMT TRUST
63	6239 TWIN OAKS CIR	FORMENTI CAIO &
64	6235 TWIN OAKS CIR	NEWMANHAAS RYLAN &
65	6231 TWIN OAKS CIR	ALEXANDER A ANN
66	6227 TWIN OAKS CIR	DOUGHTIE ANDREW S & JULIETTE L
67	6254 TWIN OAKS CIR	FOLLSTAEDT JANET
68	6250 TWIN OAKS CIR	Taxpayer at
69	6246 TWIN OAKS CIR	STEVENSON KENNETH
70	6242 TWIN OAKS CIR	SCHEITZACH CLAY B &
71	6238 TWIN OAKS CIR	ALVEN ROBERT & HANNEKE
72	6234 TWIN OAKS CIR	SMITHEY PAM J & LESLIE M
73	6226 TWIN OAKS CIR	Taxpayer at
74	6127 TWIN OAKS CIR	QUISENBERRY JAMES R & SHERIDAN
75	6123 TWIN OAKS CIR	FRANKLIN MARLENE Z
76	6117 TWIN OAKS CIR	NEWMAN DAVID M JR &
77	6111 TWIN OAKS CIR	SKULLY NICHOLAS RAYMOND
78	6107 TWIN OAKS CIR	ROMO MARIVEL
79	6103 TWIN OAKS CIR	FISHER ROBERTA
80	900001 HUGHES LN	COTERIE HOMEOWNERS ASSN
81	6250 LBJ FWY	6250 LYNDON B JOHNSON FWY
82	6441 HAPPY LN	HAPPY LANE LP LLLP
83	6525 HAPPY LN	HAPPY LANES LP
84	6510 LBJ FWY	CRIM STREET INVESTMENTS LP
85	6510 LBJ FWY	CRIM STREET INVESMENTS LP
86	6518 LBJ FWY	THE KNOCHE LTD PS
87	6526 LBJ FWY	THE KNOCHE LIMITED
88	6526 LBJ FWY	KNOCHE LIMITED

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6532 LBJ FWY	6532 LBJ LLC
90	6404 CREEKHAVEN PL	NAXON ADAM & ELLA REVOCABLE TR
91	6405 CREEKHAVEN PL	ROSEN BARRY M & JAN A
92	6409 CREEKHAVEN PL	MCLEOD PAUL G
93	6251 TWIN OAKS CIR	BERWALD ROSALEE & ARTHUR
94	6247 TWIN OAKS CIR	STOUT FREDDA M
95	6446 LBJ FWY	CAAWA INVESTMENT PPTIES LLC
96	6310 LBJ FWY	LBJ CONCOURSE OFFICE LP
97	6310 LBJ FWY	LBJ CONCOURSE OFFICE LP