

CITY PLAN COMMISSION

THURSDAY, AUGUST 8, 2024

Planner: Teaseia Blue, MBA

FILE NUMBER: M234-002(TB)

DATE FILED: October 10, 2023

LOCATION: On the south line of Stults Road between Woodshore Drive and Clearwater Drive.

COUNCIL DISTRICT: 10

SIZE OF REQUEST: ± 9.664 acres

CENSUS TRACT: 48113007805

MISCELLANEOUS DOCKET ITEM

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/ APPLICANT: Richardson Independent School District

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 501.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 501

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=501>

BACKGROUND INFORMATION:

On February 25, 1998, the Dallas City Council established Planned Development District No. 501 by Ordinance No. 23448 for a public school and main uses permitted in an R-10(A) Single Family District.

For a public school use, development and use of the Property must comply with the development plan (Exhibit 501A) and landscape plan (Exhibit 501B). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. For all other permitted uses, no development or landscape plans are required.

REQUEST DETAILS:

The purpose of this request is to allow for the reconfiguration of the parking and site modifications. The applicant is proposing the following: reduce the quantity of Pre-K to 6 grade classrooms from 41 to 36, increase parking count from 62 to 84 spaces (an additional 22 spaces) for staff parking, driveway improvement and new parking lot, hardscape upgrades to the main entrance on Stults Road, add one loading space, add new proposed marquis sign, and add a new canopy and ADA ramps for parent pick up and drop off.

The landscape plan submitted with this request was reviewed by the Arborist Division of the Planning and Development Department. Staff has no objections to the scope of the request.

An updated Traffic Management Plan (TMP) was provided. The Transportation Development Services Division of the Transportation Department has reviewed the TMP with no objections to the proposed minor amendment.

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 amendment to the development plan and landscape plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Upon review of the proposed development plan and landscape plan, staff has determined that the request meets the minor amendment criteria for each plan, complies with the requirements set forth by PD No. 501, and does not impact any other provisions of the ordinance.

List of Officers

List of Richardson Independent School District Trustees

Regina Harris, President, Single-Member District 4

Debbie Renteria, Vice President, Single-Member District 3

Chris Poteet, Secretary, At Large Place 7

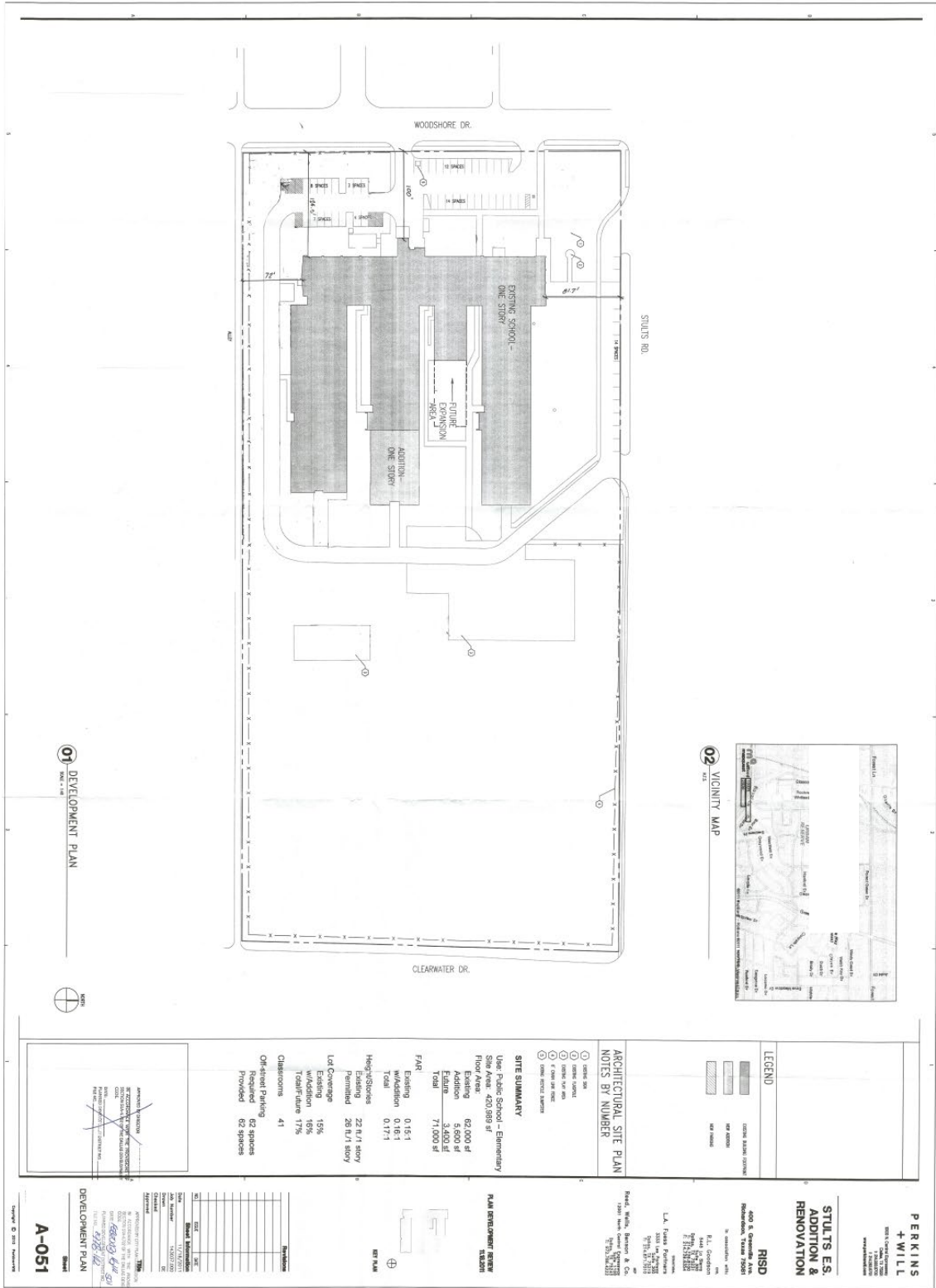
Megan Timme, Member, Single-Member District 1

Vanessa Pacheco, Member, Single-Member District 2

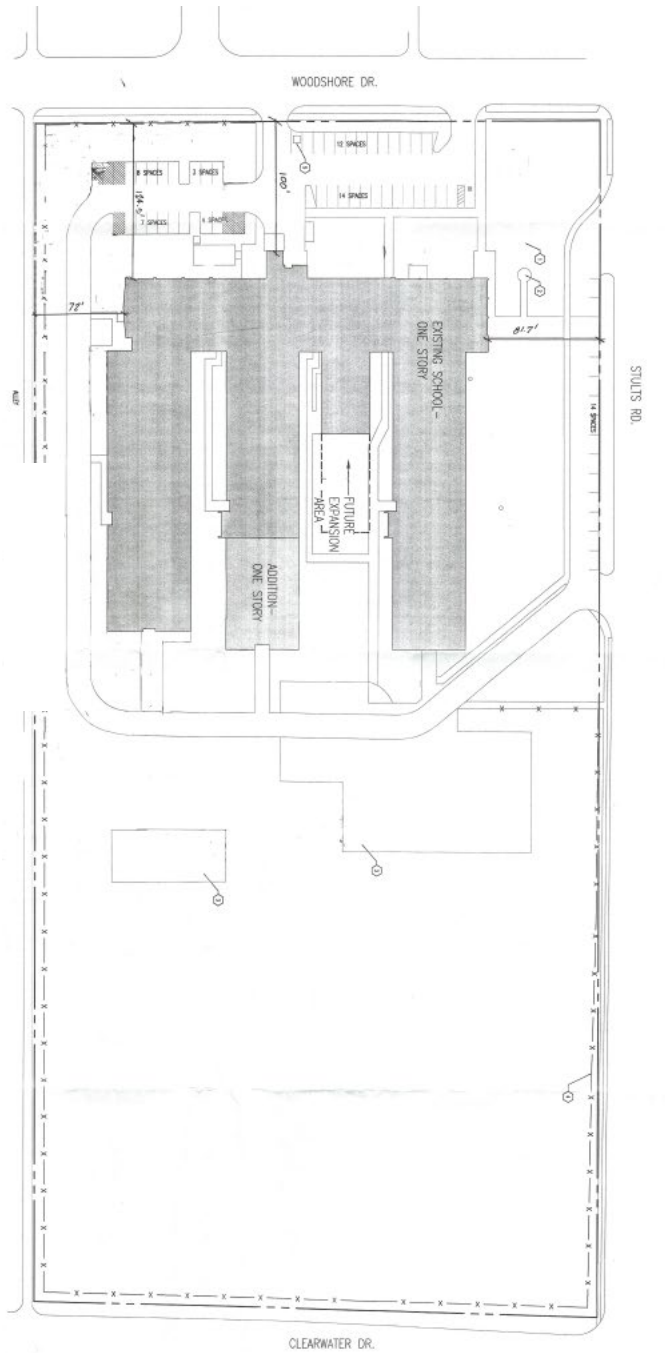
Rachel McGowan, Member, Single-Member District 5

Eric Eager, Member, At Large Place 6

**Existing Development Plan
Exhibit 501A**

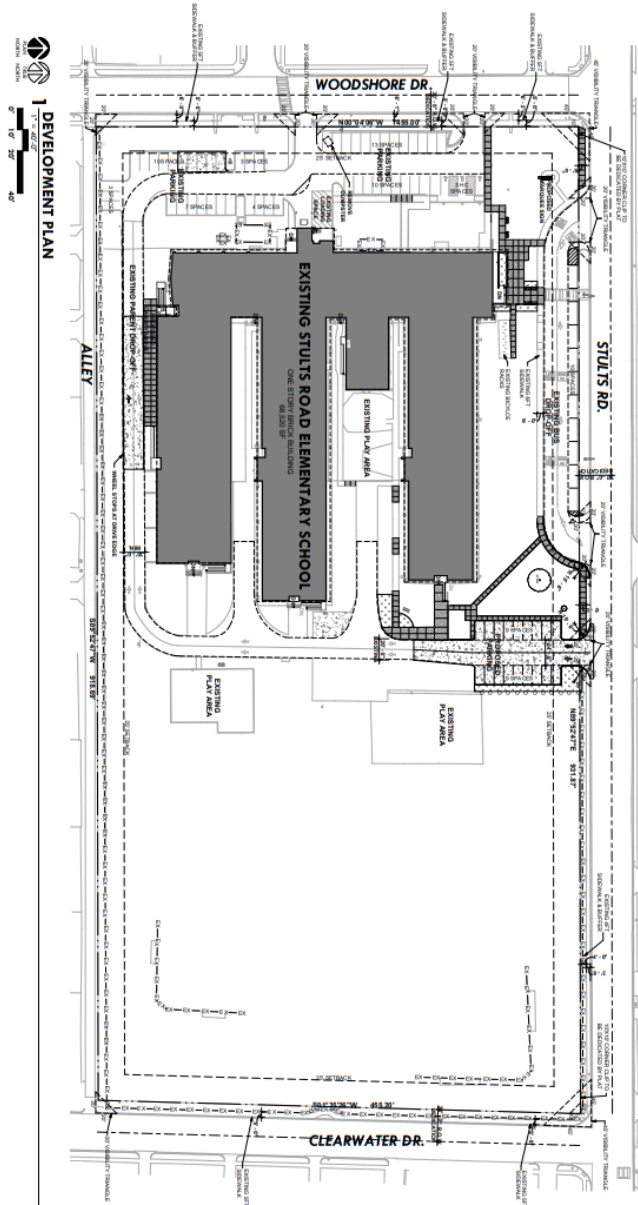


Existing Development Plan – Enlarged Exhibit 501A



ARCHITECTURAL SITE PLAN	
NOTES BY NUMBER	
①	EXISTING SITE
②	EXISTING FOOTPRINT
③	EXISTING CURB AND
④	EXISTING SIDE DRIVE
⑤	EXISTING SIDE DRIVE
⑥	EXISTING SIDE DRIVE
SITE SUMMARY	
Use: Public School – Elementary	
Site Area: 420,989 sf	
Floor Area:	
Existing	62,000 sf
Addition	5,600 sf
Future	3,400 sf
Total	71,000 sf
FAR	
Existing	0.15-1
w/Addition	0.16-1
Total	0.17-1
Height/Stories	
Existing	22 ft / 1 story
Permitted	26 ft / 1 story
LDA Coverage	
Existing	15%
w/Addition	18%
Total/Future	17%
Classrooms	
Existing	41
Off-street Parking	
Required	62 spaces
Provided	62 spaces

Proposed Development Plan



SITE INFORMATION:

ZONING: RESIDENTIAL SINGLE-FAMILY (RS) (MUNICIPAL CHARTER 2016)
 LOT AREA (SQ FT): 10,000
 LOT AREA (ACRES): 0.23
 TOTAL LOT COVER: 14.2%
 TOTAL LOT COVER (MAX): 14.2%
 TOTAL LOT COVER (MIN): 14.2%
 TOTAL LOT COVER (TYP): 14.2%
 TOTAL LOT COVER (MAX): 14.2%
 TOTAL LOT COVER (MIN): 14.2%
 TOTAL LOT COVER (TYP): 14.2%

NOTES:

1. EXISTING BUILDING TO REMAIN
2. EXISTING PLAY AREA TO REMAIN
3. EXISTING DRIVEWAY TO REMAIN
4. EXISTING DRIVEWAY TO REMAIN
5. EXISTING DRIVEWAY TO REMAIN

SITE LEGEND:

	EXISTING BUILDING
	EXISTING PLAY AREA
	EXISTING DRIVEWAY
	EXISTING PARKING
	EXISTING LANDSCAPING
	EXISTING TREES
	PROPOSED BUILDING
	PROPOSED PLAY AREA
	PROPOSED DRIVEWAY
	PROPOSED PARKING
	PROPOSED LANDSCAPING
	PROPOSED TREES

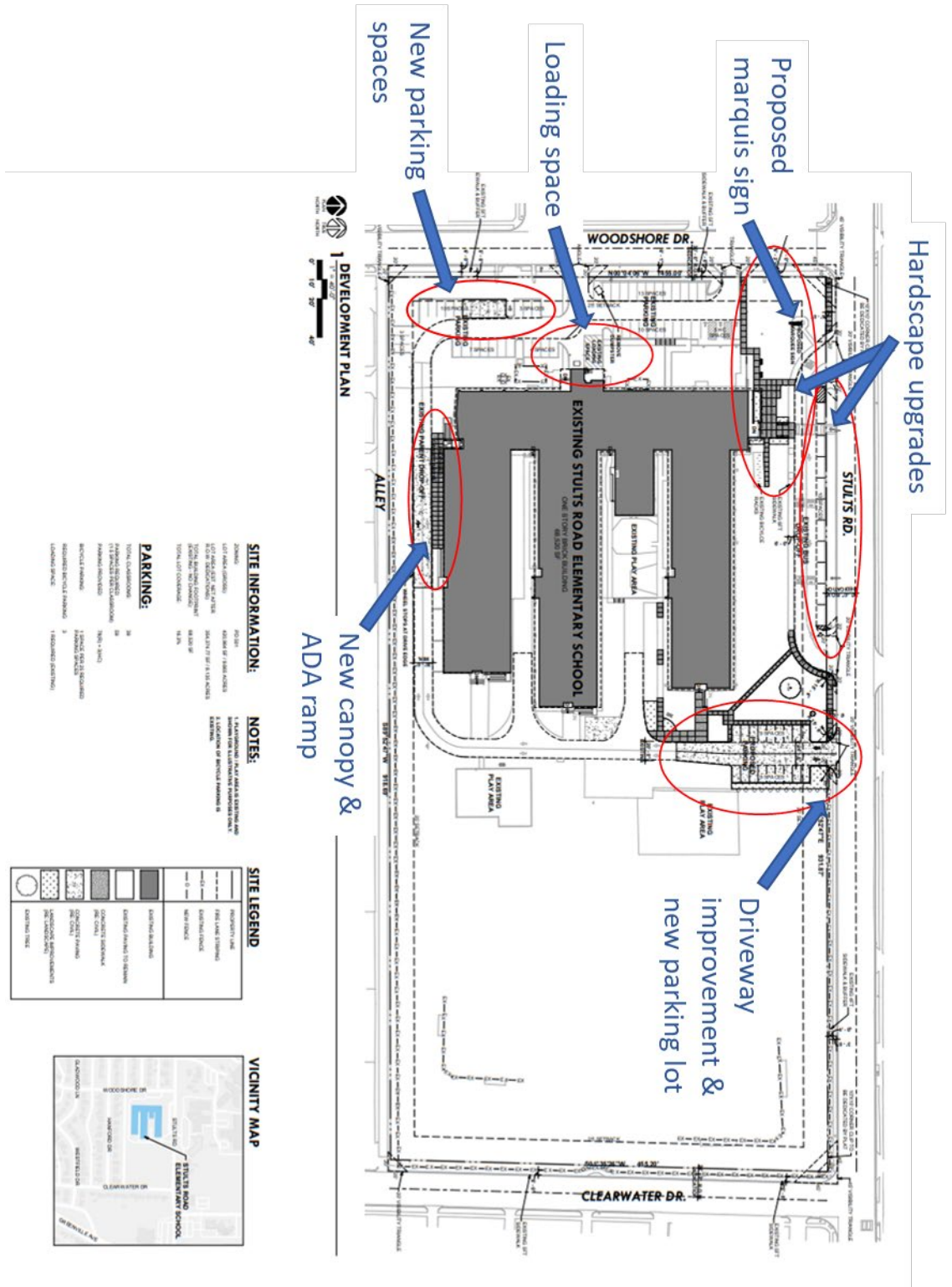
VICINITY MAP:



CASE # M234-002(TB)

<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> A0.0 </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE FOR PERMIT</td> <td>4/9/2024</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	ISSUE FOR PERMIT	4/9/2024	<p>RICHARDSON ISD STULTS ROAD ELEMENTARY SCHOOL 8700 STULTS ROAD DALLAS, TX 75243</p>	<p>COPYRIGHT © 2024 BROWN REYNOLDS WATFORD ARCHITECTS, INC. DATE: Apr 9, 2024 DRAWN BY: [Name] CHECKED BY: [Name] BRW PROJECT NUMBER: 22302400</p>	<p>BROWN REYNOLDS WATFORD ARCHITECTS 1000 MAIN STREET SUITE 200 DALLAS, TEXAS 75204 214.523.8764 WWW.BRWARCH.COM</p>	<p>INTERN REVIEW DOCUMENTS NOT FOR REGULATORY PURPOSES. PERMITTED BY CONSTRUCTION.</p> <p>LESLIE W. LAWRENCE P.E. REG. NO. 5084</p>
NO.	REVISION	DATE									
1	ISSUE FOR PERMIT	4/9/2024									

Proposed Development Plan - Enlarged



SITE INFORMATION:

ZONING	RS-10
LOT AREA (SQ FT)	58,800
LOT AREA (AC)	1.34
TOTAL LOT COVERAGES	14.5%
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NOTES:

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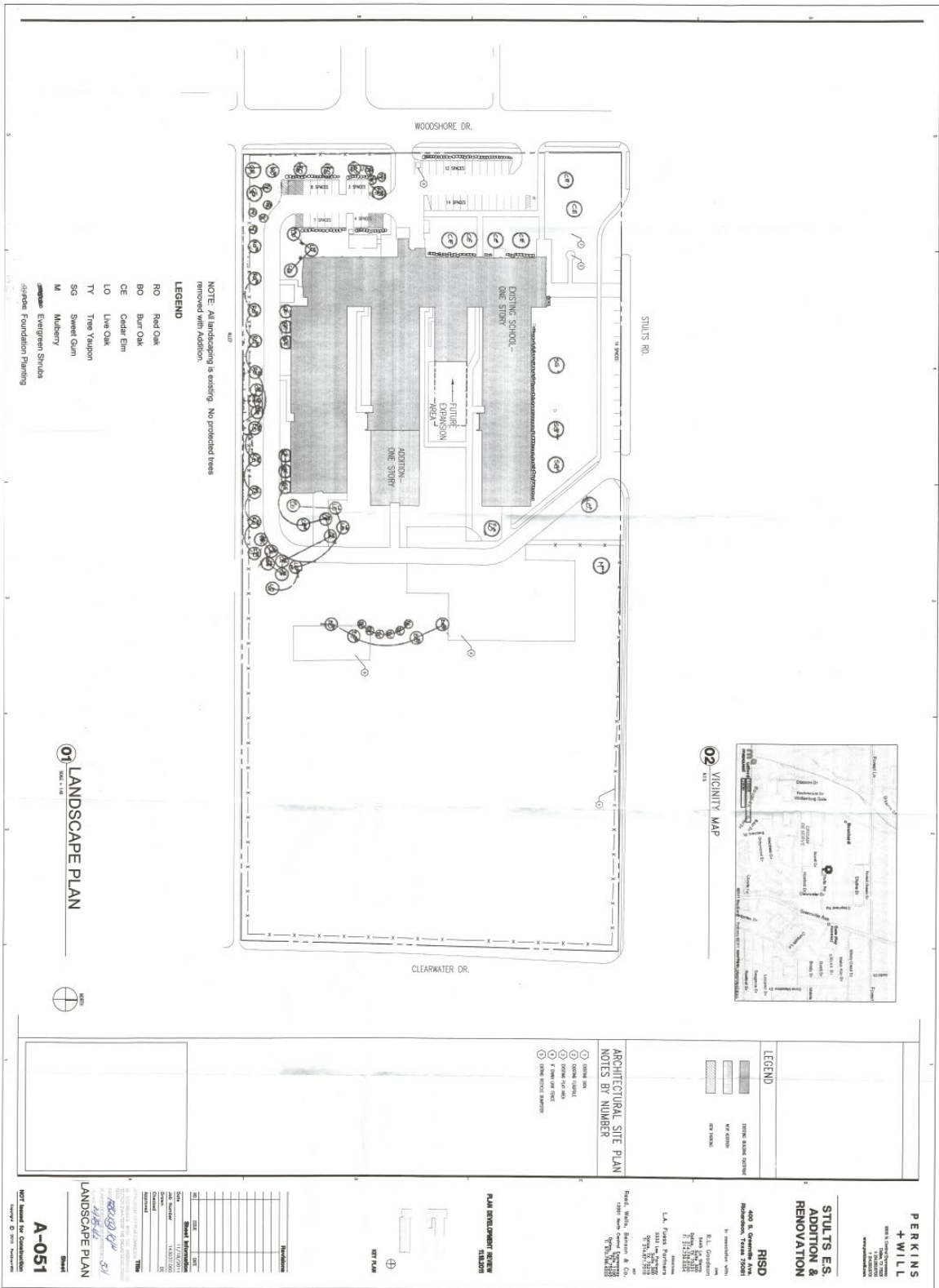
SITE LEGEND:

EXISTING BUILDING	EXISTING PLAY AREA	EXISTING DRIVEWAY	EXISTING SIDEWALK	EXISTING DRIVEWAY
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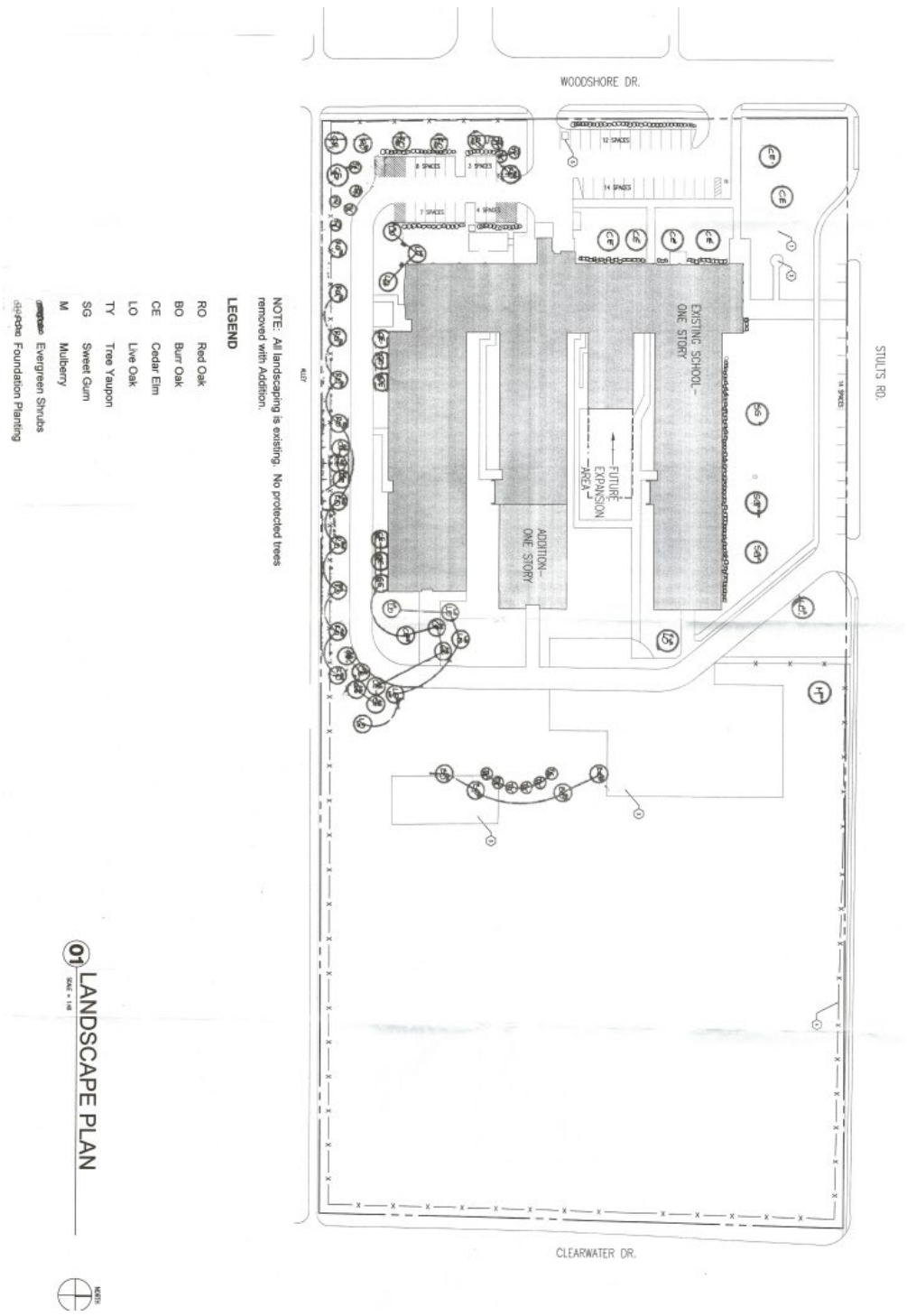
VICINITY MAP:



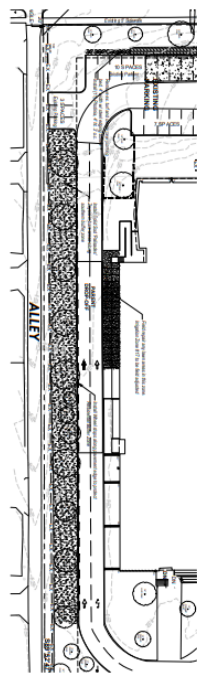
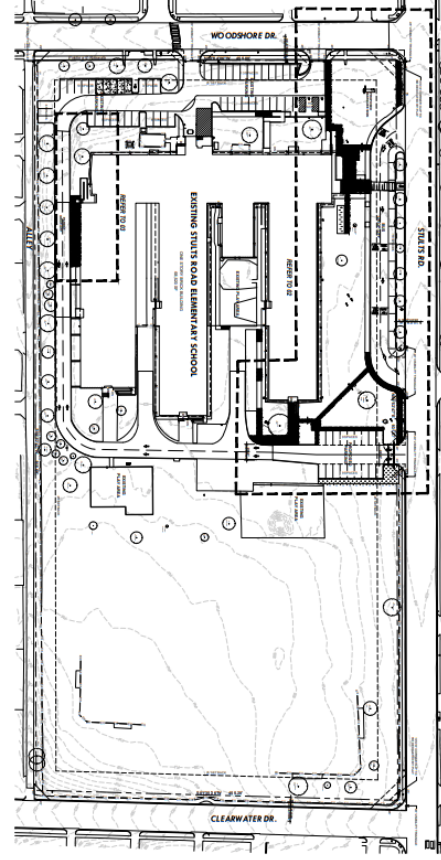
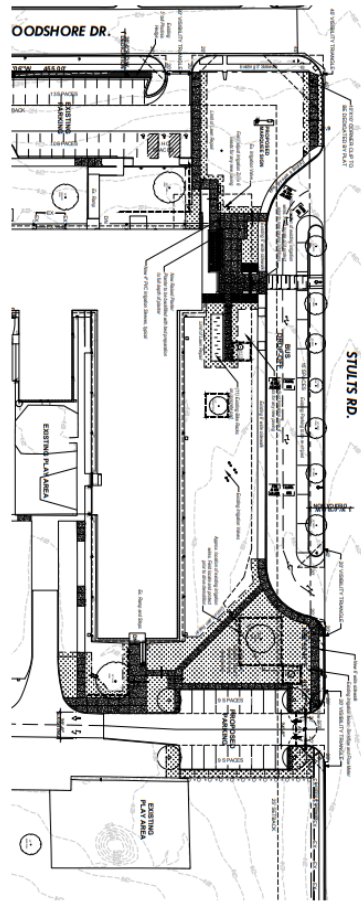
**Existing Landscape Plan
Exhibit 501B**



**Existing Landscape Plan - Enlarged
Exhibit 501B**



Proposed Landscape Plan



- 02 LANDSCAPE ENGAGEMENT PLAN**
DATE: 04/10/24
- GENERAL NOTES:**
1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD (TLAB) PRACTICE MANUAL.
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD (TLAB) PRACTICE MANUAL.
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- PLANT SPECIFICATIONS:**
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- 03 LANDSCAPE ENGAGEMENT PLAN**
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NO.	REVISION	DATE
1	PERMITTING COMMENT	04/10/24

RICHARDSON ISD
STULUS ROAD
ELEMENTARY SCHOOL
808 STULUS ROAD
DALLAS, TX 75243

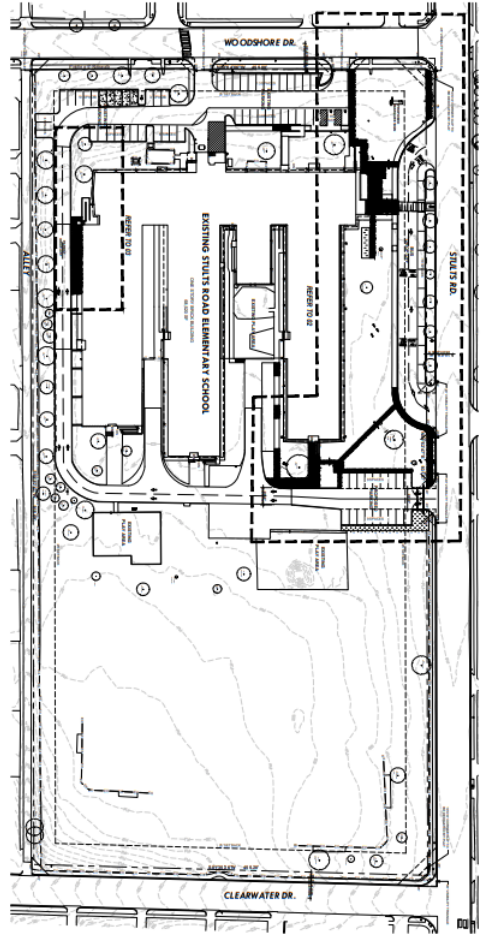
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BROWN REYNOLDS WATFORD ARCHITECTS, INC.
DATE: JANUARY 22, 2024
DRAWN BY: [Name]
CHECKED BY: [Name]
BRW PROJECT NUMBER: 22302400

SMT
SCHOOL MATHEMATICS TEAM
11111
11111

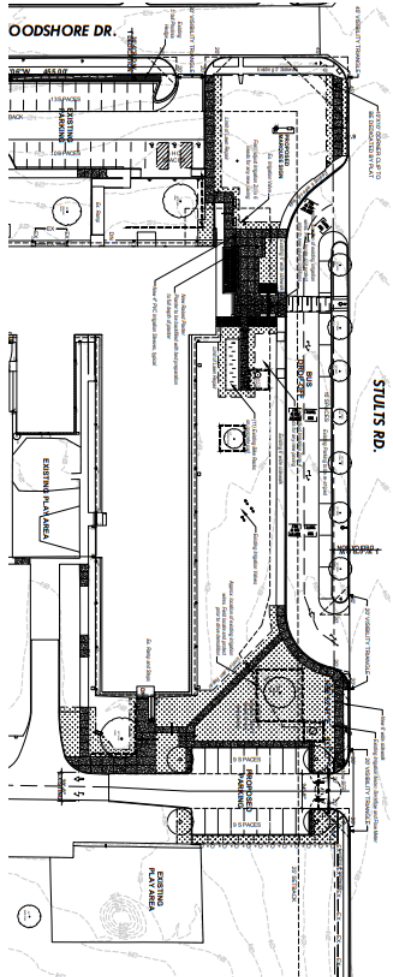
BROWN REYNOLDS WATFORD ARCHITECTS
111 CROSBY SQUARE DRIVE
COLLEGE STATION, TEXAS 77740
832.646.1771
WWW.BRWARCHITECT.COM



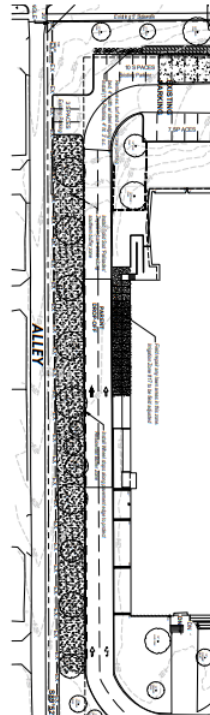
Proposed Landscape Plan - Enlarged



01 OVERALL SITE PLAN
SCALE: 1" = 20'



02 LANDSCAPE ENHANCEMENT PLAN
SCALE: 1" = 20'



03 LANDSCAPE ENHANCEMENT PLAN
SCALE: 1" = 20'



LOCATION MAP

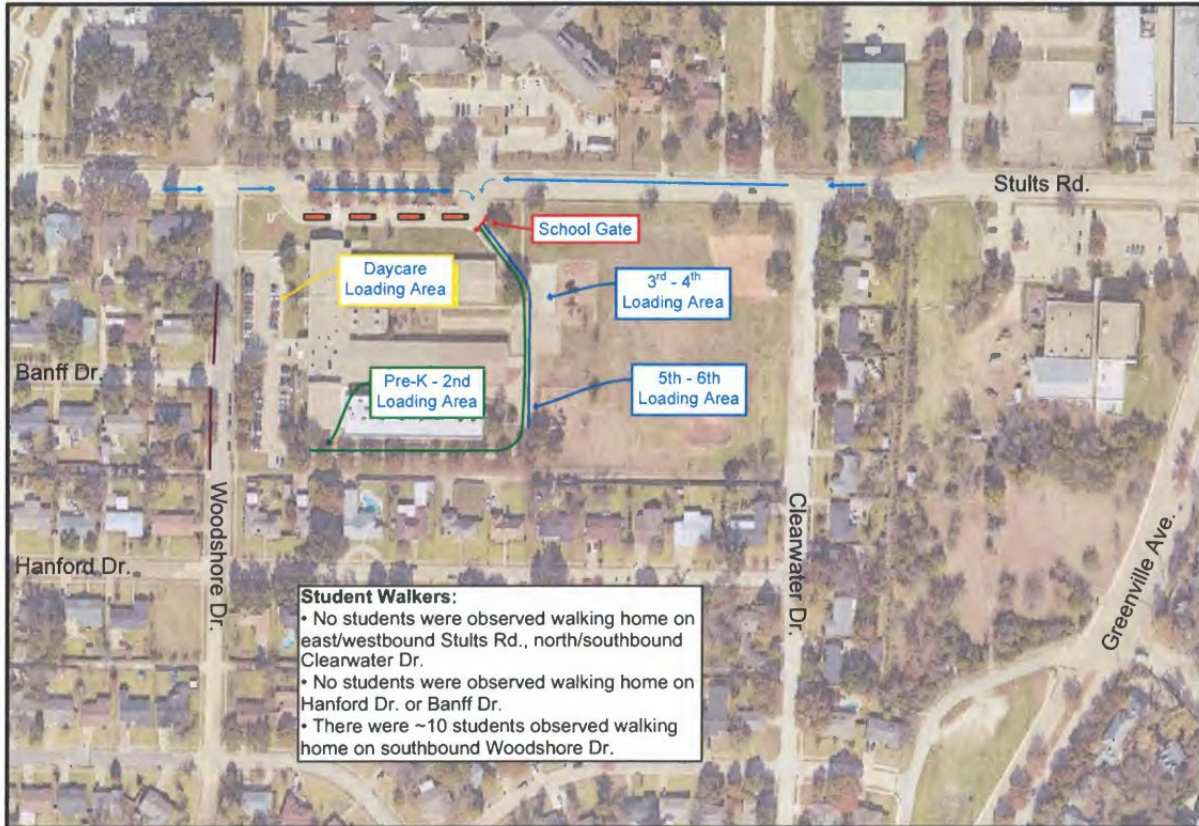
- PROJECTION REFERENCE SPECIFICATIONS**
1. All drawings shall be plotted on a standard 11" x 17" sheet.
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- LANDSCAPE NOTES**
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- EXISTING TREE NOTES**
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- INSTALLATION PERFORMANCE SPECIFICATIONS**
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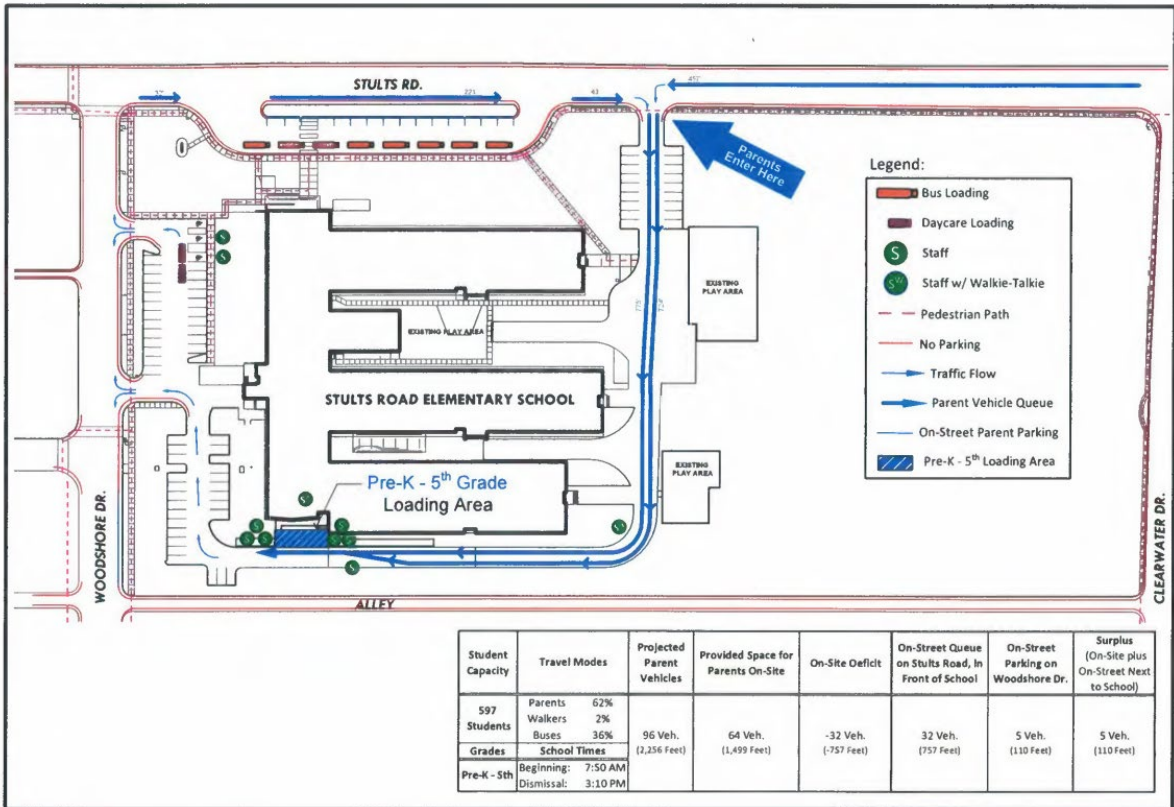
Existing TMP

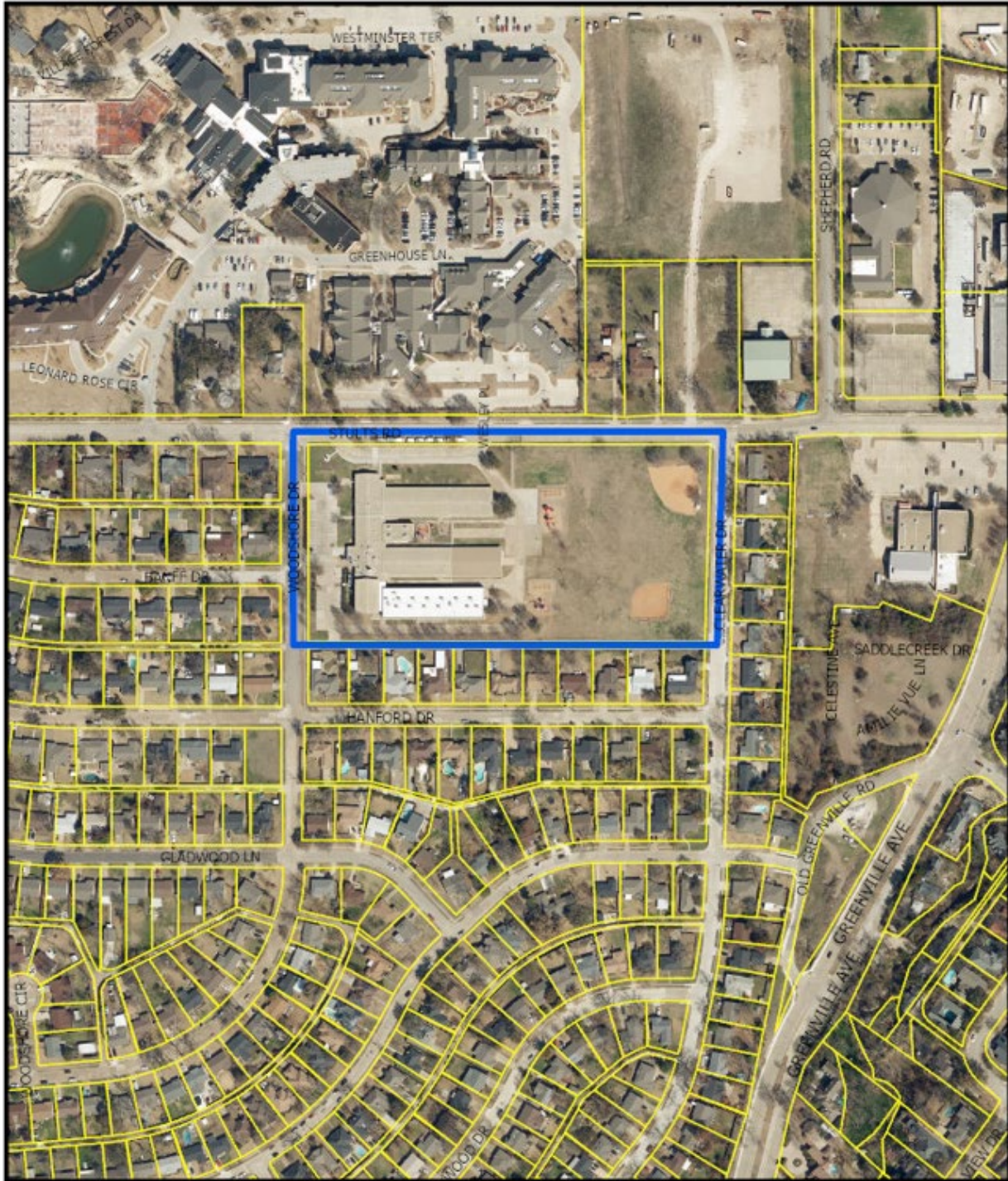


Stults Road E.S. Existing Conditions - Peak Queue After School Gate Opens
Not to Scale



Updated TMP



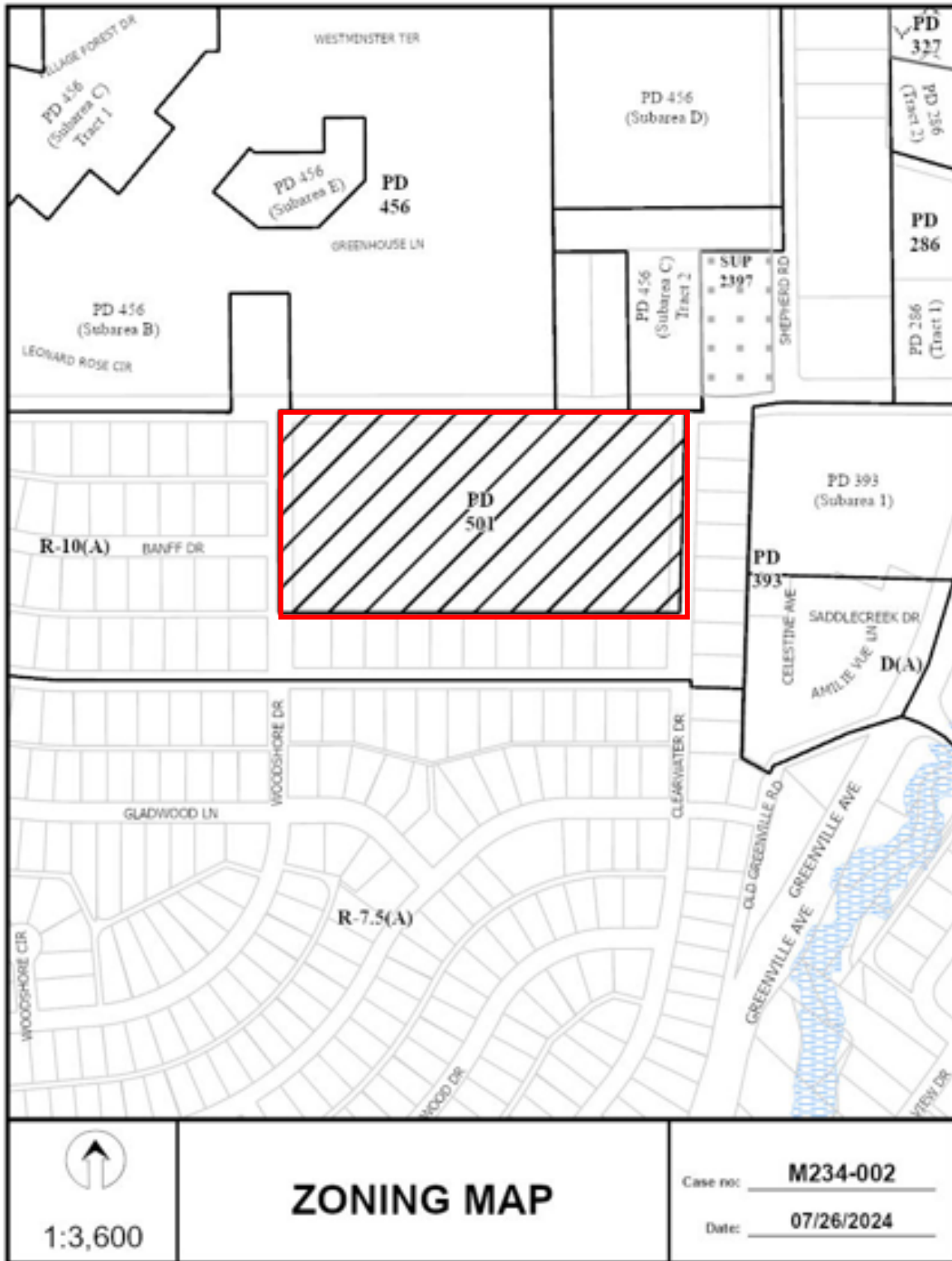


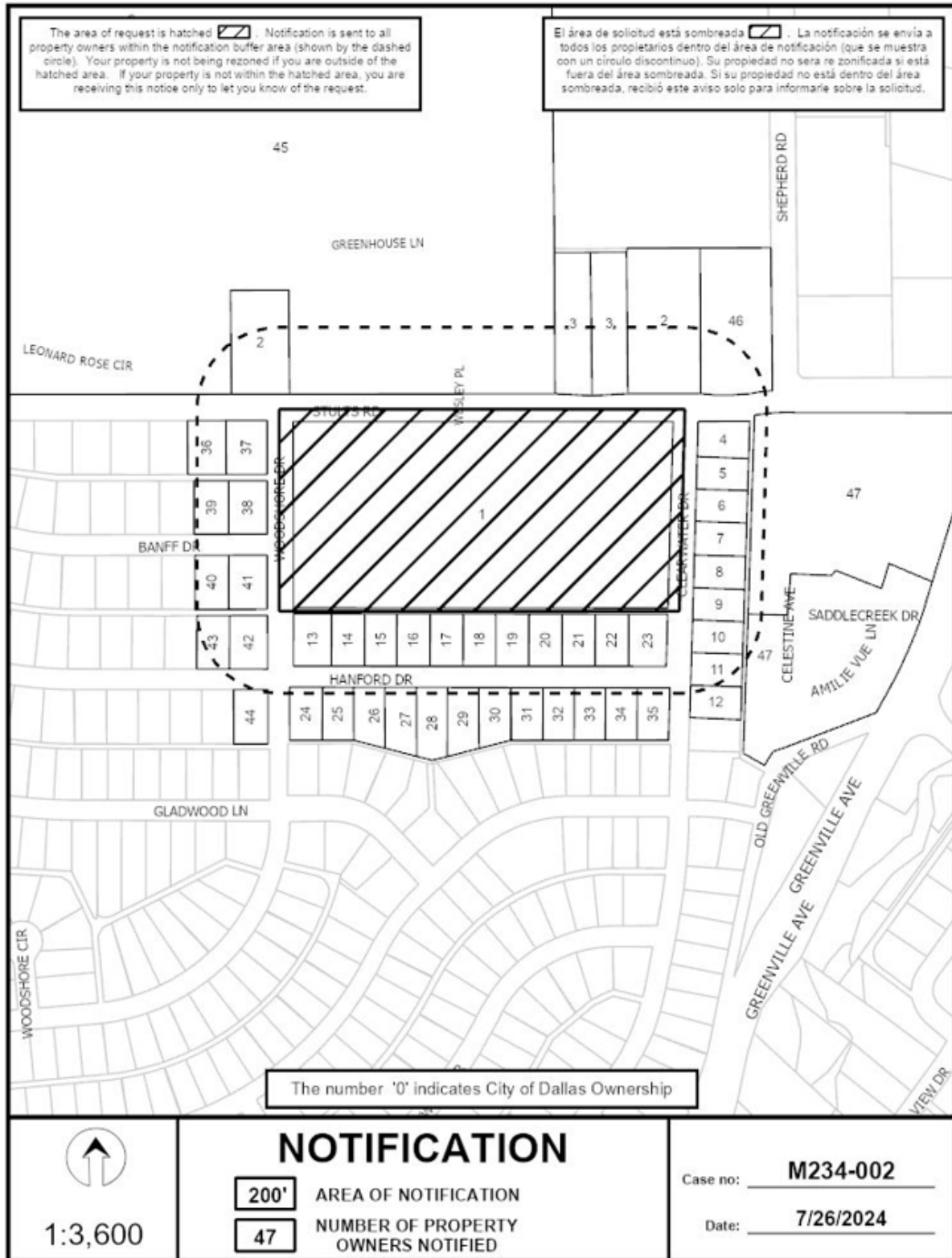
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AERIAL MAP

Case no: M234-002

Date: 07/26/2024





M234-002(TB)

07/25/2024

Notification List of Property Owners

M234-002

47 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8700 STULTS RD	RICHARDSON ISD
2	8821 STULTS RD	PRESBYTERIAN VILLAGE NORTH
3	8817 STULTS RD	POWELL RICHARD & DEBRA
4	9422 CLEARWATER DR	MARSHALL JERALDENE M
5	9416 CLEARWATER DR	DAVIS DOROTHY
6	9410 CLEARWATER DR	SANCHEZ ERIKA L
7	9404 CLEARWATER DR	BOUTSELIS GEORGE &
8	9324 CLEARWATER DR	DAVIES MARCI ANDREA
9	9318 CLEARWATER DR	OROZA CARLOS G & MARIA E
10	9312 CLEARWATER DR	VAUGHAN KIMBERLY
11	9306 CLEARWATER DR	LOVELACE LYNLEY D
12	9228 CLEARWATER DR	JONES GAVIN & CAMILLE
13	8707 HANFORD DR	GEORGE MONCY &
14	8715 HANFORD DR	MCDANIEL COLIN & LINDSAY
15	8721 HANFORD DR	MCPHERSON STEPHANIE E &
16	8727 HANFORD DR	RUVALCABA ROGELIO
17	8735 HANFORD DR	BARNHART JAMES E
18	8741 HANFORD DR	ECHOLS HERTHA H
19	8805 HANFORD DR	SPRATT GARET G & TAYLOR R
20	8811 HANFORD DR	MORENO ROBERTO B
21	8819 HANFORD DR	BOYD CHERYL L
22	8827 HANFORD DR	PALMER KAREL L&
23	8835 HANFORD DR	ROCCA CHRISTOPHER &
24	8706 HANFORD DR	LOWE LINDA KAY
25	8714 HANFORD DR	GONZALEZ JUAN D & LAUREN E
26	8720 HANFORD DR	BLUE JANE NYABOKE

M234-002(TB)

07/25/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8726 HANFORD DR	TADAGE FASIL A
28	8734 HANFORD DR	GIBBS DONNIE J
29	8740 HANFORD DR	BRAZIL AMARIS D & ANTHONY W
30	8804 HANFORD DR	MUELLER MARTHA PULLIAM
31	8810 HANFORD DR	PONCE ELIAS INEZ
32	8818 HANFORD DR	BARBOSA JAIME
33	8824 HANFORD DR	NORTHWOOD ESTATES I INC
34	8830 HANFORD DR	MEISNER SAM
35	8836 HANFORD DR	HOERNER KELLY RICHARD
36	8622 STULTS RD	HOFFMAN CLARK &
37	8630 STULTS RD	SMITH THOMAS LEE
38	8633 BANFF DR	KINCAID MELODY
39	8625 BANFF DR	Taxpayer at
40	8626 BANFF DR	HILL KAREN
41	8634 BANFF DR	HARTSELL MIKEAL CAMERON &
42	8633 HANFORD DR	TERRELL LURLENE &
43	8625 HANFORD DR	TERRELL RUBY J
44	8634 HANFORD DR	BRIGHT WOODLAND LLC
45	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
46	8835 STULTS RD	NEW MOUNT ZION BAPTIST
47	8920 STULTS RD	YMCA OF METROPOLITAN DALLAS