

FILE NUMBER: Z245-154(TB)/Z-25-000003 **DATE FILED:** January 27, 2025

LOCATION: On property bounded by East Ledbetter Drive, Veterans Drive, 52nd Street, and Horizon Drive

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 20.586 acres **CENSUS TRACT:** 48113008704

REPRESENTATIVE: Elsie Thurman - Land Use Planning & Zoning Services

OWNER/ APPLICANT: Dallas (ISD) Independent School District

REQUEST: An application for a new Specific Use Permit for a public school other than an open-enrollment charter school on property zoned R-7.5(A) Single-Family District.

SUMMARY: The purpose of the request is to allow an addition to an existing public school.

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

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

BACKGROUND INFORMATION:

- The site is currently developed with a public high school built back in 1964.
- The area of the request is a public school within R-7.5(A) Single-Family District.
- The existing middle school has 46 classrooms serving grades 6-8.
- The purpose of this request is to allow for the construction of a new locker room addition to the baseball field only, no additional work is proposed to the main campus.
- The locker room addition is approximately 3,825 square feet and will include a Locker Rooms, Coach's Office, Public Restrooms, and Storage/Mechanical/Electrical Room
- The locker room addition is located on the west of the property between the parking lot and the baseball field.
- With this request the applicant is requesting a new SUP to bring an existing public school into compliance. Per SEC. 51A-4.204(17)(iv) this use, if nonconforming, may expand its total floor area by up to ten percent or 2,000 square feet, whichever is less, without obtaining an SUP.
- The SUP conditions will include fence requirements, athletic field lighting standards, pedestrian amenities, sidewalk and buffer requirements, and traffic management plan language. These changes are typical standards recently included on all DISD facilities.
- The main school campus entrance is facing East Ledbetter Drive, but also has frontages on Veterans Drive, 52nd Street, and Horizon Drive.
- The area of request is located within 14 miles south of downtown Dallas.

Zoning History:

There have been zero zoning cases in the area of notification in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Ledbetter Drive	Principal Arterial	107'
Veterans Drive	Community Collector	

52nd Street	Local	
Horizon Drive	Local	

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

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

DART Routes 38

STAFF ANALYSIS:

Comprehensive Plan:

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

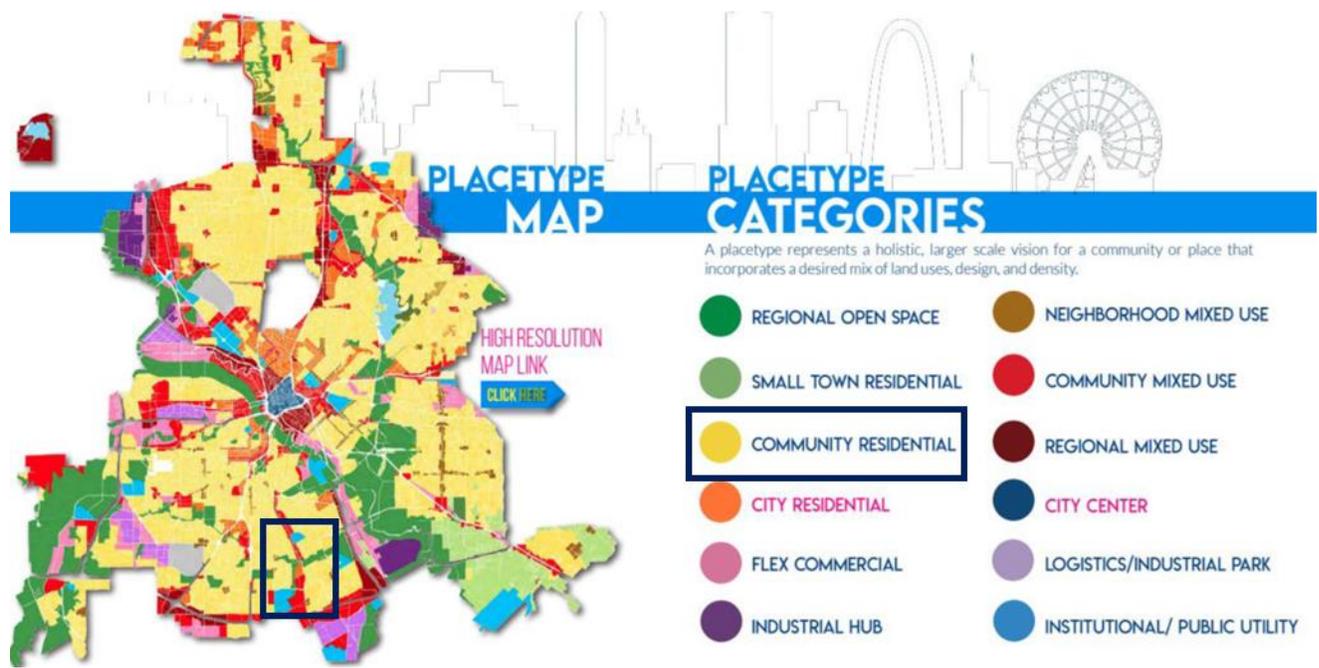
The area of request is located in the Community Residential Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached, in conjunction with supporting land uses which includes: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype primary focus on creating vibrant, family-friendly environments. Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. The plan for this placetype is designed to protect and

support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization.

Institutional uses in the Community Residential placetype are considered as supporting uses. The public school at this location was built in 1964 and has served the community and neighborhood for the last 60 years. The proximity of the public school offers neighbors with high school students a walkable route to school, while also enhancing the character and goals of the Community Residential Placetype.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



Land Use:

	Zoning	Land Use
Site	R-7.5 Single-Family District	Public School
North	R-7.5 Single-Family District	Public School & Hospital
West	R-7.5 Single-Family District	Single-Family
South	R-7.5 Single-Family District	Single-Family
East	R-7.5 Single-Family District	Church & Single-Family

Land Use Compatibility:

The request site is approximately 20.586 acres in R-7.5 Single-Family District and bounded by E Ledbetter Drive, Veterans Drive, 52nd Street, and Horizon Drive. The site is surrounded by a public school and hospital to the north, single-family to the west and south, and a church and single family to the east.

Staff supports the applicant's request for a new specific use permit for a public school. The new SUP will bring the existing school up to compliance with the Dallas Development zoning code. This request fits into the fabric of the character of the Community Residential Placetype. The Community Residential Placetype calls for institutional uses to be placed within the fabric of single-family neighborhoods. With a track record of 60 years of serving the community and the surrounding neighborhoods, the SUP for the public school will continue to further enhance the environment for which Dallas' single-family neighborhoods were built on. Additionally, the new SUP conditions will limit development and enhance the public realm.

Landscaping:

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

Parking:

Per Dallas Development Code, May 14, 2025, amendment code, there are no minimums requirements for a public-school institutional use middle school. The applicant is proposing a total of 80 parking 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 currently "H" in an MVA area. Further southwest of the request area are "H" MVA areas. Northeast of the site is a "H" MVA area.

NOVEMBER 6, 2025 – DRAFT CITY PLAN COMMISSION MINUTES

9. **25-3189A** Z245-154 / Z-25-000003

Planner: Teaseia Blue

Motion: It was moved to recommend **approval** of a new Specific Use Permit for a public school other than an open-enrollment charter school, subject to a site plan, traffic management plan, and conditions, on property zoned R-7.5(A) Single-Family District bounded by E Ledbetter Drive, Veterans Drive, 52nd Street, and Horizon Drive.

Maker: Forsyth
Second: Herbert
Result: Carried: 15 to 0

For: 15 - Sims, Hampton, Herbert, Forsyth, Serrato, Carpenter, Wheeler-Reagan, Franklin Koonce, Housewright, Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 400 Mailed: 103
Replies: For: 1 Against: 0

Speakers: None

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a public school other than 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.
4. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
5. LIGHT STANDARDS FOR ATHLETIC FIELDS:
 - A. Light standards may only be located as shown on the attached site plan and may not be located within a required yard.
 - B. Maximum height of light standards is 80 feet. Residential proximity slope does not apply to light standards.
 - C Athletic field lighting is limited to athletic practice involving a Dallas Independent School District athletic team or other University Interscholastic League organizations.
 - D Athletic field lighting must meet the International Dark Sky Association standards for community-friendly sports lighting design.
 - E Light standards may only operate between 6:00 a.m. and 10:00 p.m., Monday through Saturday.
8. SIDEWALKS/BUFFER: Provided sidewalks are in good repair and ADA compliant, sidewalks along Ledbetter Drive, Veterans Drive, 52nd Street, and Horizon Drive existing as of [date of passage] may remain as shown on the development plan; however, when sidewalks for each frontage are repaired or replaced, they must have a minimum unobstructed width of six feet and provide a minimum five-foot-wide buffer.
10. SIGNS: Signs for a public school other than an open-enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.
11. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the public school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted as shown on the attached traffic management plan. 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 the later of April 30, 2027, or within six months of a certificate of occupancy. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by April 30 of each odd-numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by the later of April 30, 2027, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by April 30 of each odd-numbered year, the director shall notify the city plan commission.

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 locations 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.

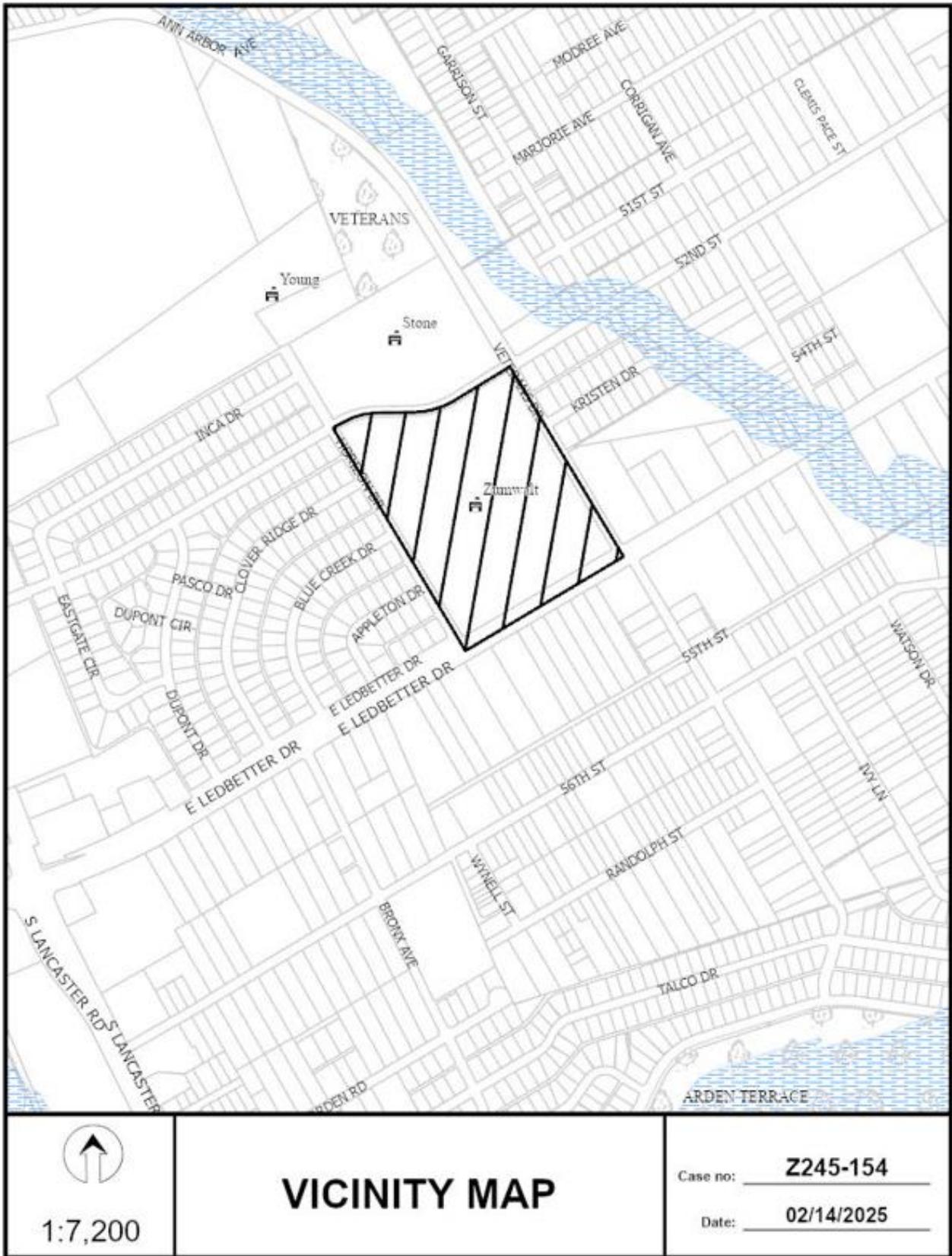
D. Amendment process.

(i) A traffic management plan may be amended using 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.

12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

13. 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.



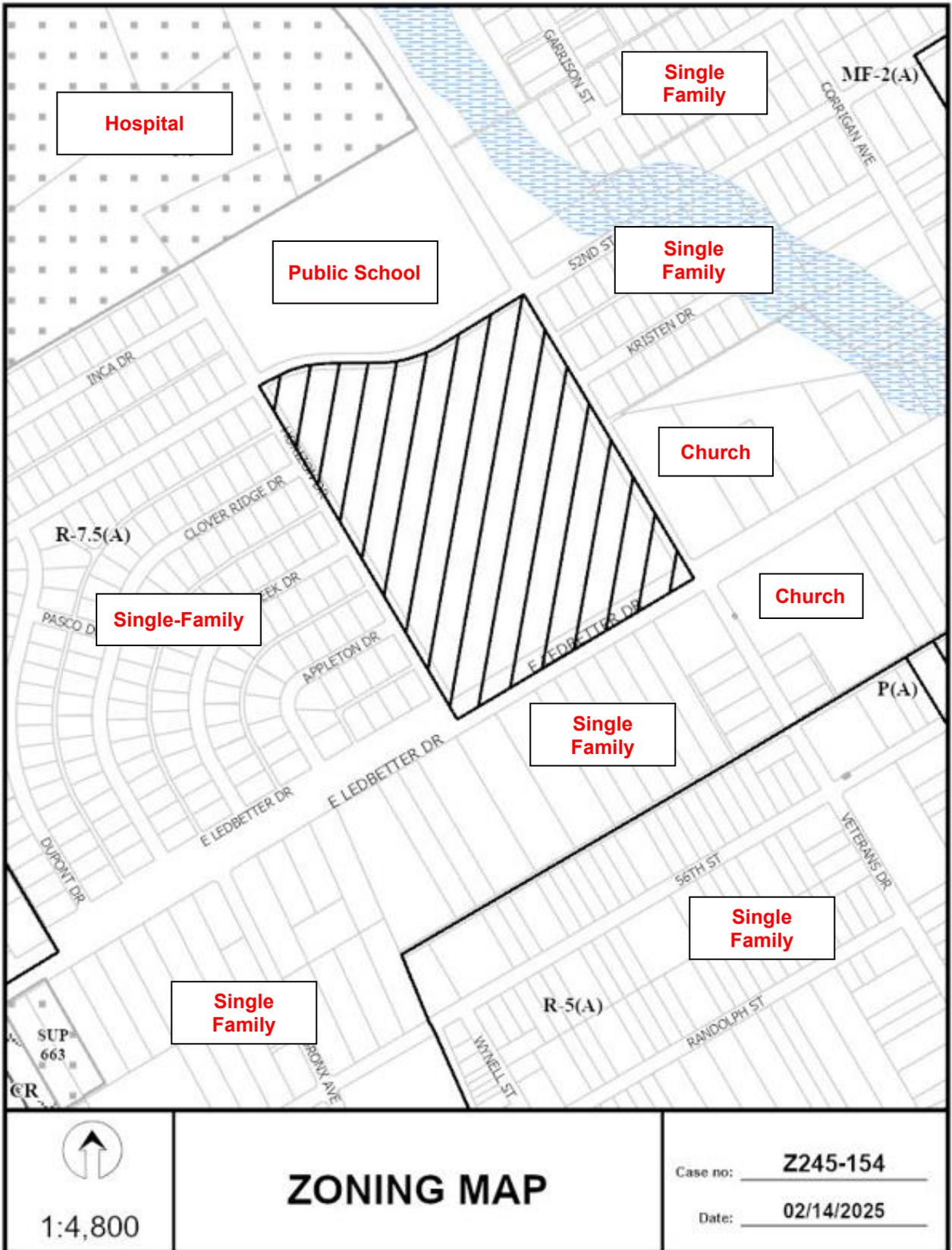


1:4,800

AERIAL MAP

Case no: Z245-154

Date: 02/14/2025





103	Property Owners Notified (106 parcels)
0	Replies in Favor (0 parcels)
0	Replies in Opposition (0 parcels)
400'	Area of Notification
10/23/2025	Date

Z245-154
CPC



1:3,600

11/05/2025

Reply List of Property Owners***Z245-154******103 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2445 E LEDBETTER DR	Dallas ISD
	2	2306 APPLETON DR	WEBB WALTER JR
	3	2312 APPLETON DR	ERVIN BESSIE
	4	2330 APPLETON DR	BABLES GEORGIA FAYE
	5	2338 APPLETON DR	TORRES MICHELLE ALMA
	6	2344 APPLETON DR	FIELDS RUTH EST OF
	7	2350 APPLETON DR	WILLIAMS ELVA R
	8	2356 APPLETON DR	WALDON ADDYE REYNOLDS
	9	2371 E LEDBETTER DR	JIMENEZ GERARDO &
	10	2363 E LEDBETTER DR	HALTON KEITH
	11	2355 E LEDBETTER DR	ANDERSON BETTY J REVOCABLE LIVING
	12	2347 E LEDBETTER DR	PETERSON ANTHONY & SHARON
	13	2366 BLUE CREEK DR	FREENEY EARNEST
	14	2370 BLUE CREEK DR	VIDALES RODRIGO &
	15	2376 BLUE CREEK DR	Taxpayer at
	16	2380 BLUE CREEK DR	TORRES MARTIN PAZ &
	17	2386 BLUE CREEK DR	ERVIN BESSIE
	18	2390 BLUE CREEK DR	HODGE JOHN E EST OF
	19	2357 APPLETON DR	SUNSET RENTALS LLC
O	20	2351 APPLETON DR	THOMAS DOROTHY M
	21	2345 APPLETON DR	KING ALTHEA
	22	2339 APPLETON DR	MASTERS EUTHA MAE
	23	2333 APPLETON DR	JEFFERSON DANA
	24	2329 APPLETON DR	LUCKEY LEVI EST OF
	25	2340 CLOVER RIDGE DR	JONES KENNETH W & MARLINE
	26	2346 CLOVER RIDGE DR	SHARP JACQUELINE L

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2350	CLOVER RIDGE DR	FORD ANNIE LOIS
28	2356	CLOVER RIDGE DR	HUNTER DAVID DENZEL
29	2360	CLOVER RIDGE DR	LOVE ONDRECE
30	2366	CLOVER RIDGE DR	TOLENTINO PILAR ALVAREZ &
31	2391	BLUE CREEK DR	BESSARD MARION JOSEPH &
32	2387	BLUE CREEK DR	CYRUS MARGARET &
33	2381	BLUE CREEK DR	HUGHES JOHNNYE MRS ESTATE OF
34	2377	BLUE CREEK DR	PRESTON CHARLIE G &
35	2371	BLUE CREEK DR	WILLIAMS RAMZELL EST OF
36	2367	BLUE CREEK DR	FISHER MARILYN NADINE
37	2338	52ND ST	DIAZ PETRA FLORES
38	2344	52ND ST	ELIZALDE PASCUAL JR &
39	2348	52ND ST	HARRIS SLAUGHTER THELMA M
40	2354	52ND ST	EASLEY SHELLEY G
41	2358	52ND ST	ARROYO ELOY ESPINOZA
42	2364	52ND ST	LUCIO FRANCISCO &
43	2365	CLOVER RIDGE DR	WARREN WILLIAM E
44	2355	CLOVER RIDGE DR	HIGGS WANDA S
45	2349	CLOVER RIDGE DR	HUNTER DEITRICK RENEE A &
46	2345	CLOVER RIDGE DR	ICR PROPERTIES INC
47	2339	CLOVER RIDGE DR	HARDY ROBERT G & RUBY RAY
48	2348	INCA DR	THOMAS THELMA
49	2352	INCA DR	MICKENS CORA L &
50	2358	INCA DR	BAILEY RAY E
51	2362	INCA DR	MORENO EDUBIJES
52	2368	INCA DR	DALLAS SOMERSET PROPERTIES LLC
53	2365	52ND ST	JOHNSON REGGIE & JANICE
54	2359	52ND ST	HOBSON G
55	2355	52ND ST	ELIZALDE PASCUAL B & LUISA
56	2349	52ND ST	Taxpayer at
57	2345	52ND ST	Taxpayer at

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2339 52ND ST	TOBILLA DAVID CARDONA &
	59	2357 INCA DR	CYRUS ANNETTE
	60	2361 INCA DR	MUTUAL FREEDOM
	61	2367 INCA DR	SAVALA IRENE LIFE ESTATE
	62	2334 E LEDBETTER DR	GRACE & MERCY HOLY TEMPLE
	63	2346 E LEDBETTER DR	CRAWFORD SELVIN
	64	2354 E LEDBETTER DR	BRUCE JEAN THOMAS
	65	2366 E LEDBETTER DR	PETERSON ANTHONY L &
	66	2378 E LEDBETTER DR	PETERSON ANTHONY L &
	67	2404 E LEDBETTER DR	PETERSON ANTHONY L & SHARON S
	68	2414 E LEDBETTER DR	WILLIAMS CHARLES A &
	69	2422 E LEDBETTER DR	GIDDINGS TIMOTHY EST OF
	70	2430 E LEDBETTER DR	DELACRUZ FRANCISCO
	71	2426 E LEDBETTER DR	VASQUEZ SALVADOR
	72	2446 E LEDBETTER DR	VENTURA JOSE LUIS
	73	4923 VETERANS DR	WIXON WARD
	74	2464 E LEDBETTER DR	CARVER HTS BAPTIST CHURCH
	75	4927 VETERANS DR	GORDON KENYA
	76	4926 VETERANS DR	GONZALEZ MIREYA RAMIRO &
	77	4832 VETERANS DR	FOUNTAIN OF THE LIVING
	78	2543 E LEDBETTER DR	FOUNTAIN OF THE LIVING WORD
	79	2531 E LEDBETTER DR	SHEFFIELD DOLLIE
	80	2517 E LEDBETTER DR	SANCHEZ ALFREDO
	81	2505 E LEDBETTER DR	GREATER HOLMES STREET CHURCH OF GOD IN CHRIST
	82	4800 VETERANS DR	COVE LITE ENTERPRISE INC
	83	2408 52ND ST	STRAUGHTER PAMELA
	84	2414 52ND ST	Taxpayer at
	85	2418 52ND ST	THOMAS ALLIE B
	86	2424 52ND ST	ROBERTS JOSEPH B LIFE ESTATE
	87	2428 52ND ST	LOTT LINDA WASHINGTON
	88	2405 KRISTEN DR	Taxpayer at

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2409 KRISTEN DR	MACIAS BERTHA ALICIA CHAPA &
	90	2415 KRISTEN DR	MOORE ALVIN
	91	2419 KRISTEN DR	BLUITT ADREA ELAINE
	92	2425 KRISTEN DR	NEALY SHIRLEY A LF EST
	93	2429 KRISTEN DR	RANSOME SANDRA
	94	2404 KRISTEN DR	MARK CHADWICK
	95	2408 KRISTEN DR	CRAYTON MARSHA LEE LIFE ESTATE
	96	2414 KRISTEN DR	JACKSON ROOSEVELT
	97	2418 KRISTEN DR	SAVALA WILLIAM L
	98	2424 KRISTEN DR	Taxpayer at
	99	2428 KRISTEN DR	BROWN CLEMENTINE EST OF
	100	4758 VETERANS DR	GOODMAN LATOYIA F
	101	4750 VETERANS DR	TRUE FAITH CHURCH
	102	2429 52ND ST	SMITH CEDRIC G
	103	2510 E LEDBETTER DR	CARVER HEIGHTS BAPT CH