

FILE NUMBER: M245-007(TZ)/MZ-25-000005 **DATE FILED:** January 28, 2025

LOCATION: Bounded by Greenmeadow Drive, Forest Cliff Drive, Lakeland Drive and John West Road

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 10.737 acres **CENSUS TRACT:** 48113012210

REPRESENTATIVE: Elsie Thurman – Land Use Planning and Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a minor amendment to the development plan and proposed traffic management plan for a public school other than an open-enrollment charter school on property zoned Planned Development District 674, bounded by Greenmeadow Drive, John West Road, Lakeland Drive, and Forestcliff Drive.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 674:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=674>

BACKGROUND INFORMATION:

- Planned Development District No. 674 was established on March 24, 2004, on property previously zoned an R-7.5(A) Single Family District, to allow public school by right.
- The area of request is currently developed with a public elementary school. [S.S. *Conner Elementary School*]
- The current request is for a minor amendment to the development plan to add a kitchen addition, add a canopy at the play area and one at the front entrance to the school, and modify the landscaping to accommodate these changes.

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property;

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The

purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(i) Amendments to the landscape plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the landscape plan that otherwise comply with the PD ordinance and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan's screening or buffering function.

(2) [omitted for brevity]

(3) "Original landscape plan." For purposes of this subsection, "original landscape plan" means the earliest approved landscape plan that is still in effect and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the planned development district and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the planned development district, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the planned development district was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

REQUEST DETAILS:

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 (including landscaping as required by this PD) 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.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the "original" plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the "original" plans):

1. Modify the building footprint to add an approximately 3,450 square foot kitchen addition;
2. Add two canopies to the outdoor playground and front entrance area; and
3. Modify the landscaping to accommodate the additions noted.

Per the requirements of the PD, the landscaping has been shown on the development plan. The city arborist has reviewed the changes and has no objection to the plan as proposed.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objection to the proposed minor amendment. (Note: Although a TMP was provided by the applicant for review by staff, a TMP is not required by the PD conditions. Therefore, the TMP is not a part of this case.)

Upon review of the proposed development plan, staff has determined that the request meets the criteria for a minor amendment to a development plan (including landscaping as required by this PD) and complies with the requirements set forth by Planned Development District 674.

LIST OF OFFICERS

Dallas Independent School District:

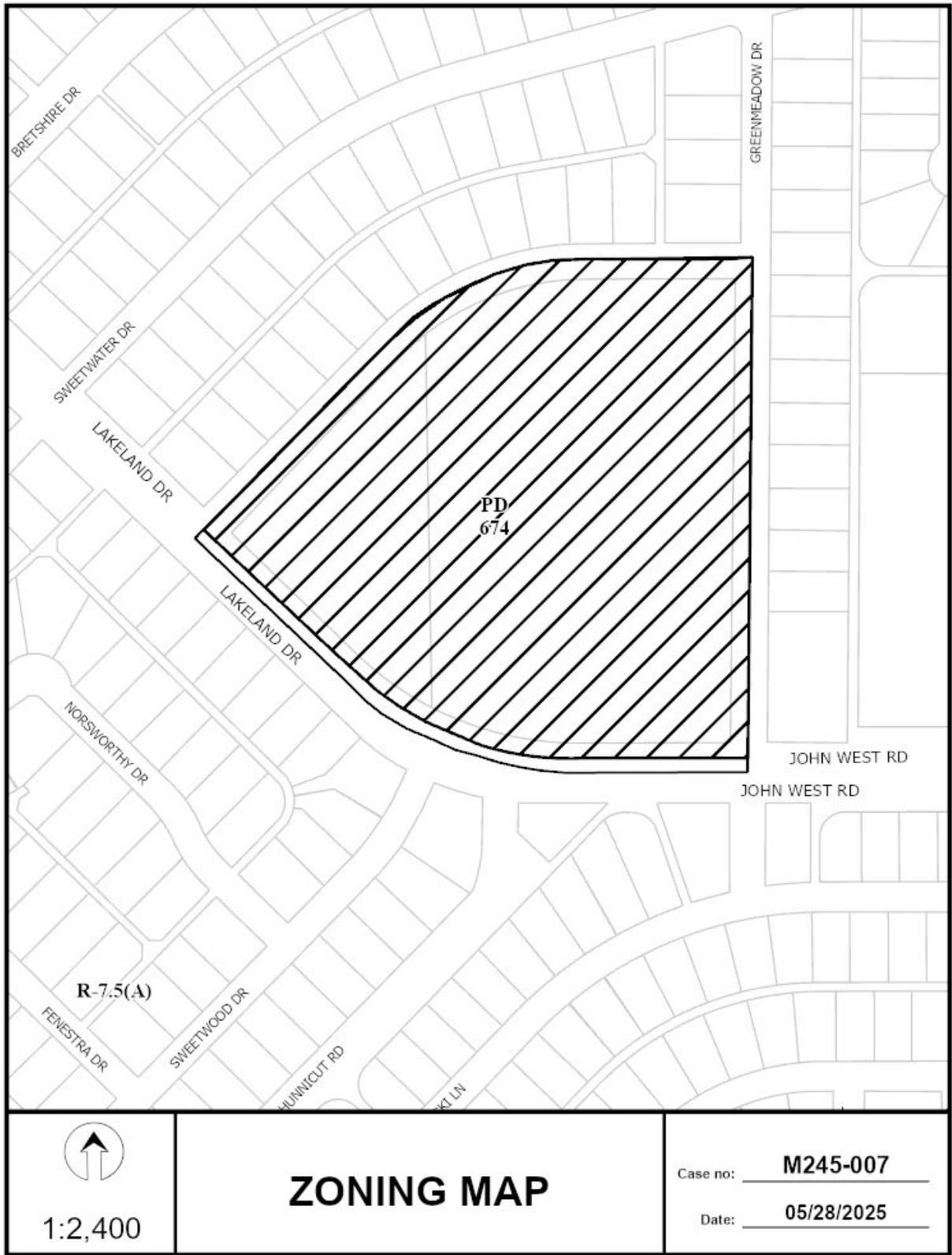
BOARD OF TRUSTEES

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District 3 Dan Micciche
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District 5 Byron Sanders
District 6 Joyce Foreman
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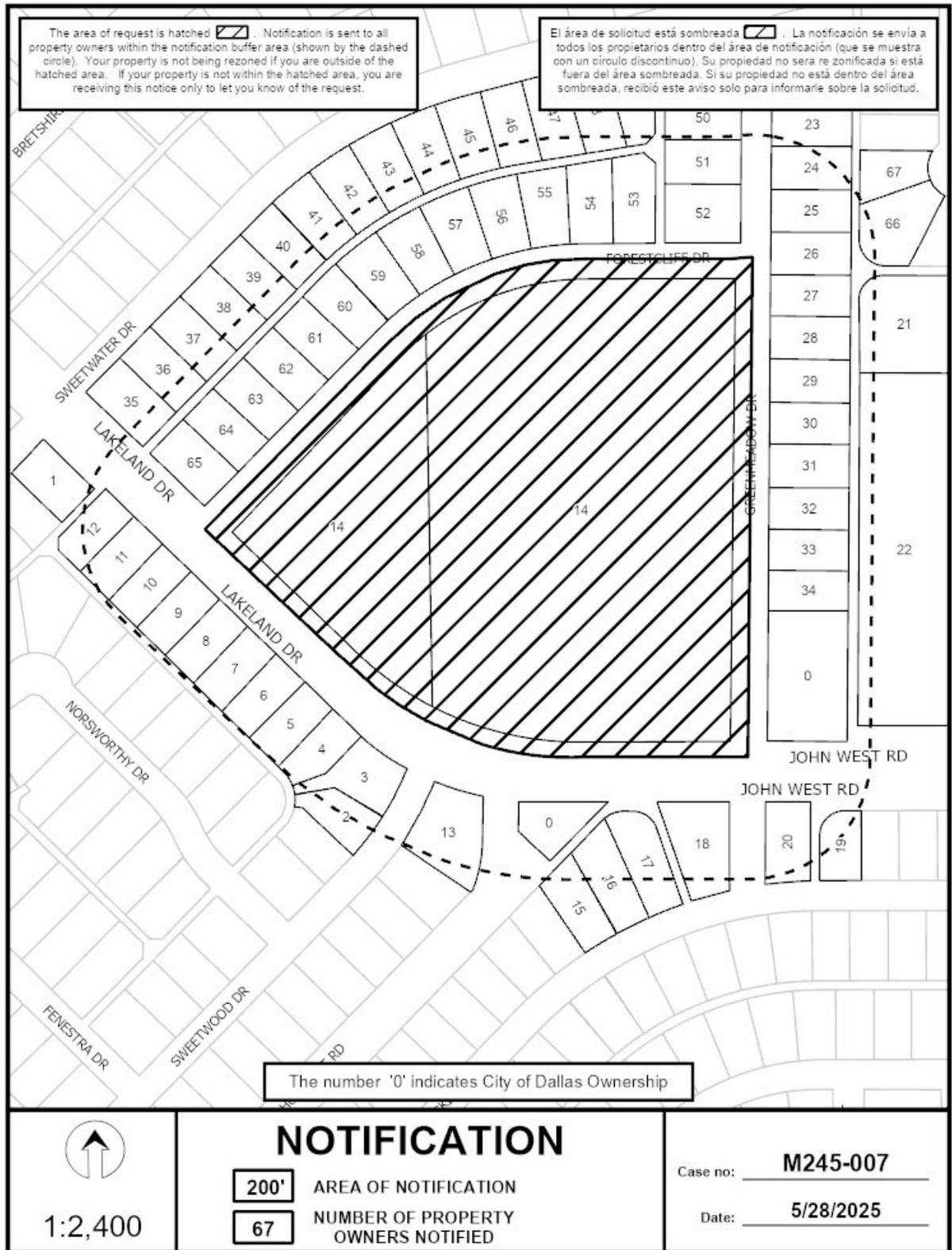
ADMINISTRATION

Dr. Stephanie S. Elizalde, Ed.D. Superintendent
Pamela Lear, Ed.D. Deputy Superintendent of Staff and Accountability
Brian C. Lusk, ED.D. Deputy Superintendent of Academics and Transformation
Jason Stanford, Special Assistant to the Superintendent
Mike Garcia, Executive Director of Construction Services
Brent Alfred, Chief of Construction Services
Robert Abel, Chief of Human Capital Management
Libby Daniels, Chief of Communications
Tiffany Huitt-Powell, Chief of School Leadership
Marlon Harrison, Chief Technology Officer
Angie Gaylord, Chief Academic Officer
David Bates, Chief of Operations
Jon Dahlander, Chief of Partnerships & Intergovernmental Relations
Eduardo Ramos, Chief Financial Officer
Albert Martinez, Chief of Police

“ORIGINAL” DEVELOPMENT PLAN







05/28/2025

Notification List of Property Owners

M245-007

67 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8592 SWEETWATER DR	RANDALL KYLE
2	8579 SWEETWOOD DR	BUENO JOSE &
3	8585 SWEETWOOD DR	HOEDEBECK SYDNEY MICHELLE
4	2644 LAKELAND DR	CHERIAN SAJAY & APEKSHA
5	2640 LAKELAND DR	LAROCHEPAHUD SARA N & MARK A
6	2636 LAKELAND DR	MINGBOUPHA IENG
7	2632 LAKELAND DR	LEIJA ARNULFO & MARTHA
8	2628 LAKELAND DR	MIRELES SIXTO
9	2624 LAKELAND DR	MCGUIRE ANNIE
10	2620 LAKELAND DR	TROTTA GABRIEL & ALEJANDRA
11	2616 LAKELAND DR	TAYLOR DARRICK D
12	2612 LAKELAND DR	HILL KRESTA BRIANNA
13	8586 SWEETWOOD DR	QUINONES JULIA G
14	2600 LAKELAND DR	Dallas ISD
15	8523 SIKORSKI LN	ROBLES MARISSA
16	8525 SIKORSKI LN	EDDINGS GEORGE H & BERTHA
17	8527 SIKORSKI LN	AKIN MAURICE T & WENDY S
18	8529 SIKORSKI LN	MCNABB JACK D
19	8603 SIKORSKI LN	BLACKMAN LORENZO J III
20	8601 SIKORSKI LN	RICHARDS AARON &
21	1401 JOHN WEST RD	WHITE ROCK UMC
22	1451 JOHN WEST RD	WHITE ROCK UMC
23	2918 GREENMEADOW DR	HOWE COREY
24	2924 GREENMEADOW DR	GARZA ADRIAN &
25	2930 GREENMEADOW DR	VON STORCH KEVIN & CONNOR
26	2936 GREENMEADOW DR	FINNEY BIRT NELL JR

05/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3006 GREENMEADOW DR	HERNANDEZ JOSE J CORONEL &
28	3010 GREENMEADOW DR	ALVAREZ REFUGIO FERNANDEZ &
29	3016 GREENMEADOW DR	ROMERO ROBERT V & MARIA E
30	3020 GREENMEADOW DR	FLORES NICHOLAS & HALEY
31	3026 GREENMEADOW DR	CARDOSO LEODEGARIO &
32	3030 GREENMEADOW DR	DAVIS PAUL E SR & JUANITA
33	3036 GREENMEADOW DR	ZENO MATTIE SUE
34	3040 GREENMEADOW DR	VALENTI ANTHONY
35	8808 SWEETWATER DR	REYES ADRIANA
36	8816 SWEETWATER DR	MOORE CHRIS & EILEEN
37	8824 SWEETWATER DR	BALDWIN JANICE LEE
38	8832 SWEETWATER DR	WILLIAMSON SEAN
39	8840 SWEETWATER DR	BROWNE STEVEN D
40	8846 SWEETWATER DR	RIDDLE WILLIAM SCOTT
41	8906 SWEETWATER DR	CAMPBELL SHARON K
42	8912 SWEETWATER DR	SMACZNIAK STANLEY J
43	8918 SWEETWATER DR	JER REALTY INC
44	8922 SWEETWATER DR	ALEAGHA JAFFAR KYLE
45	8928 SWEETWATER DR	REDD LINDA S
46	9004 SWEETWATER DR	SMITH FRANCES
47	9008 SWEETWATER DR	TURLA TRUDY L
48	9012 SWEETWATER DR	DINICOLA KATHLEEN DIANE
49	9016 SWEETWATER DR	WHITE NICOLE R
50	2917 GREENMEADOW DR	PEYCKE MARK A
51	2923 GREENMEADOW DR	HARDIN HEATHER N
52	2929 GREENMEADOW DR	JAHN ALFREDO & ALICIA
53	8929 FOREST CLIFF DR	EVANS LINDA NELL
54	8925 FOREST CLIFF DR	COFFMAN JUDY EILEEN
55	8919 FOREST CLIFF DR	WINDSOR BETTY
56	8915 FOREST CLIFF DR	BOONE RICHARD M
57	8909 FOREST CLIFF DR	HITT MICHAEL DAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8905 FOREST CLIFF DR	ASH MOLLIE &
59	8835 FOREST CLIFF DR	QUINTANA JOSE A
60	8831 FOREST CLIFF DR	MAYBERRY CHARLES BRENT III &
61	8827 FOREST CLIFF DR	KILLEEN DAVID &
62	8821 FOREST CLIFF DR	ACCENTUALITY INVESTMENTS LLC
63	8817 FOREST CLIFF DR	SHELL CAROLYN SUE
64	8811 FOREST CLIFF DR	YARI ALIREZA
65	8807 FOREST CLIFF DR	MAGEE BRYANT PATRICK
66	2923 RAMBLING DR	JOHNSTONE ROBERT D &
67	2919 RAMBLING DR	NOLAND CHRIS