

CITY PLAN COMMISSION

THURSDAY, MAY 18, 2023

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z223-207(AU) **DATE FILED:** February 15, 2023

LOCATION: South corner of Easton Road and East Lake Highlands Drive

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 4 Acres **CENSUS TRACT:** 48113012900

OWNER: Redeemer Bible Church

APPLICANT: Highlands Christian School

REPRESENTATIVE: Jennifer Hiromoto, Buzz Urban Planning

REQUEST: An application for a Specific Use Permit for a private school on property within an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow the operation of a private school on a portion of the building.

STAFF RECOMMENDATION: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions.

R-7.5(A) Single Family District

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

BACKGROUND INFORMATION

- The request site is currently developed with three buildings, the main building being 33,277 square feet in area and built in 1960 per DCAD records. The building is comprised of a portion being used a church that is 18,673 square feet in area.
- The applicant is proposing to use a portion of the main building, 18,673 square feet, for a private school for grades kindergarten through 6th grades, up to 75 students in the first phase, but not to exceed 138 students at maximum projections.
- According to Building Inspection's records, the last Certificate of Occupancy for the area of request was issued in February 2003 for a church [Redeemer Bible Church].

Zoning History

There have been no zoning change requests in the surrounding area in the past (5) five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Easton Road	Minor Aerial	-	-
East Lake Highlands Drive	Minor Arterial	100 feet	100 feet Bike Plan

Traffic

A Traffic Management Plan was submitted with this request. The TMP includes information about the student pick-up and drop-off. The TMP indicates that the school will provide one drop off/pick up (traffic periods) location on the southwest side of the sanctuary building, as indicated on the TMP site plan. The property contains 164 total parking spaces. The queueing lane from the canopy to the entrance on Easton Road can contain up to 37 vehicles off-street. Future enrollment will allow 45 vehicles to queue off-street, if needed. The carpool lane will be a single queue.

The Transportation Development Services Division of the Transportation Department has reviewed the request and the proposed TMP 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.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other

Surrounding Land Uses

	Zoning	Land Use
Site	R-7.5(A)	Church
North	TH-1(A)	Single Family Residential
East	TH-1(A) R-7.5(A)	Multifamily Residential
South	R-7.5(A)	Single Family Residential Dixon Branch Creek
West	R-7.5(A) PD No. 870	Single Family Residential Public School [Robert Thomas Hill Junior High School]

Land Use Compatibility

The site is zoned an R-7.5(A) Single Family Residential District and currently developed with three buildings, the main building being 33,277 square feet in area and built in 1960 per DCAD records. The building is comprised of a portion being used a church that is 18,673 square feet in area.

The subject site is generally surrounded by single family uses on the north, south, and west; by multifamily on the east; and by a public junior high school on the north side.

The current request is for an SUP to allow for the use of a portion of the church main building, 18,673 square feet in area, for a private school for grades kindergarten through 6th grades.

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.

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Staff finds that the proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance

pedestrian access within and around the request site. Staff supports the zoning request, subject to a site plan, a traffic management plan, and conditions.

Development Standards:

Because an SUP does not change the underlying zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended.

Following is a comparison table showing development standards for an R-7.5(A) District, in general, and development standards for the proposed school at the request site, in particular:

	Setbacks		Height ¹	Lot Coverage ²	Density/FAR	Special Standards
	Front	Side/Rear				
R-7.5(A) general	25' min	5' / 5' min for single family structures 5' / 10' min for duplex structures 10' / 10' min for other permitted structures	30' max	45% max for residential structures 25% max for nonresidential structures	No max FAR Min lot area for a residential use is 7,500 sq ft	Continuity of blockface Parking must comply w front yard setback Max 4' tall fence in front yard Landscaping required per Article X
Proposed school at this R-7.5(A) site in particular In the existing building	Easton Road: 25' min Lake Highlands: 25' min	(Property does not have a "rear" yard)	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools	No max FAR No min lot area for a public school	Parking must comply w front yard setback Max 4' tall fence in front yard (existing fence 6' tall; no changes)

¹Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

²Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204\(17\)\(C\)\(iv\)](#)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be provided in accordance with the standard use regulations (1.5 spaces for each elementary school classroom). Site data summary table on the proposed SUP site plan

indicates 15 off-street parking spaces required for the private school use and 28 parking spaces required for the church use; 164 spaces are provided on site.

Landscaping

Landscaping will in accordance with the landscaping requirements in Article X, as amended. The request does propose any improvements to the site; therefore, no additional landscaping requirements are triggered by this request.

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 to orange, representing the weakest markets. The area of request Site is not within an identifiable MVA Category; however, it is adjacent to a “D” MVA Cluster to the north, west, and south, and an “C” MVA Cluster to the northeast and southeast.

List of Officers

Highland Christian School

Jeff Giddens, Board President

Rebekah Bailey, Principal

Redeemer Bible Church

Forrest Wilson, Pastor

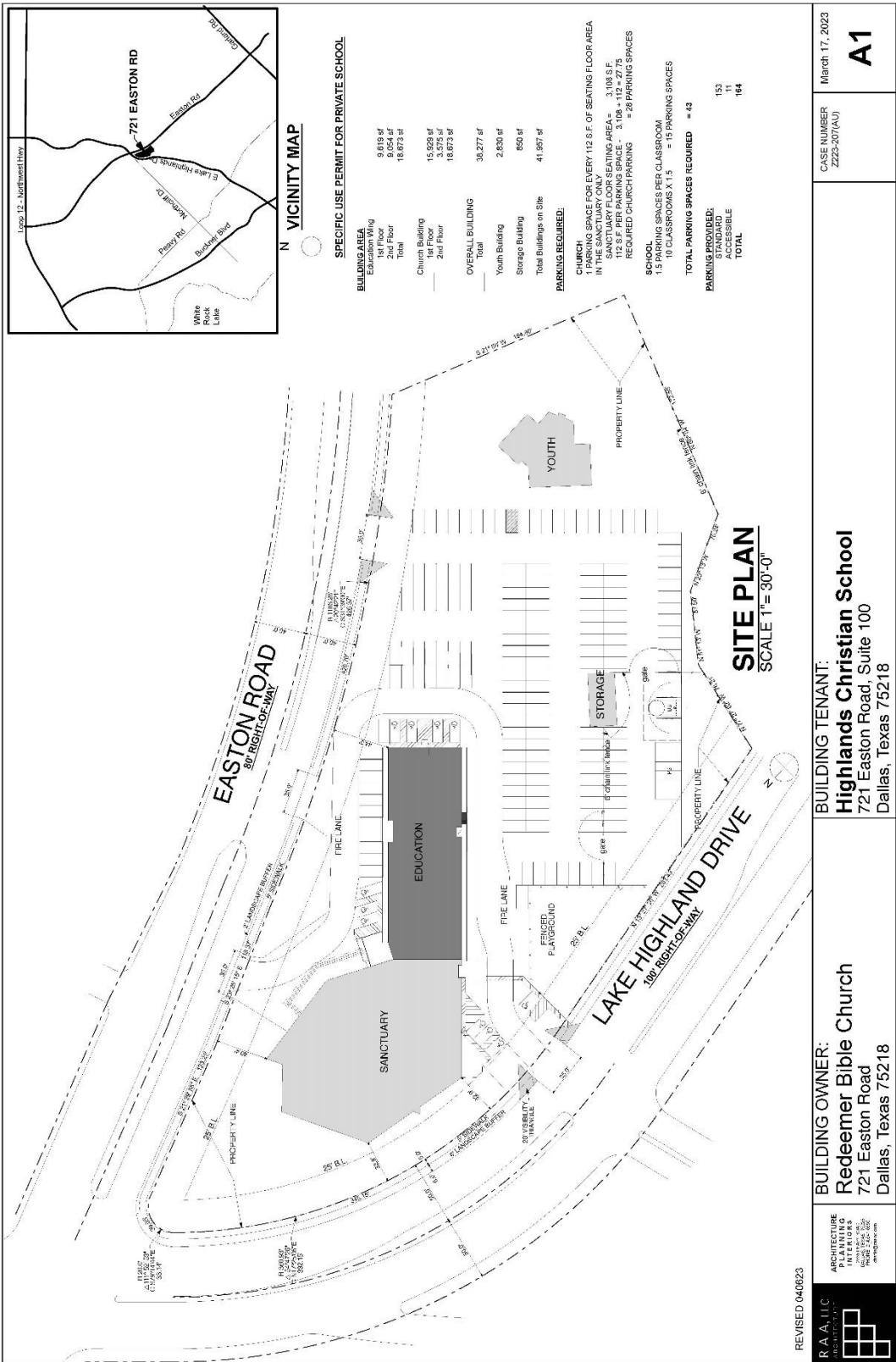
Proposed SUP Conditions

1. **USE**: The only use authorized by this specific use permit is a private school.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on two years but is eligible for automatic renewal for additional two-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. **HOURS OF OPERATION**: The private school hours of operation are 8:00 a.m. through 3:30 p.m., Monday through Friday.
5. **CLASSROOMS**: The maximum number of classrooms is 10.
6. **INGRESS-EGRESS**: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. **TRAFFIC MANAGEMENT PLAN**:
 - (A) **In general**. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.
 - (B) **Queuing**. Except as shown on the attached traffic management plan, 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 March 1, 2025, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of each odd-numbered year.

- (a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2025, 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 March 1st 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 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 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.
- 8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 9. 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 SUP Site Plan



Proposed Traffic Management Plan

Traffic Management Plan and Queuing Analysis Highland Christian School 721 Easton Road

Highland Christian School located at 721 Easton Road is a private school serving elementary grade levels, pre-kindergarten through 6th grade. The maximum number of classrooms is 10 and the expected enrollment for 2023-2024 school year is up to 100 students. Future enrollment will not exceed 150 students*. The grade and student distribution are as follows:

GRADE	NO. CLASSROOMS PER GRADE	NO. STUDENTS PER CLASSROOM
Pre-k	1	12
Kindergarten, 3 rd , 5 th	2	12-15
1 st , 2 nd , 4 th , 6 th	1	15
TOTAL	10	Overall maximum 150*

The school provides one drop off/pick up (traffic periods) location on the southwest side of the sanctuary building, as indicated on the Traffic Management Plan (TMP) site plan. The property contains 164 total parking spaces. The queueing lane from the canopy to the entrance on Easton Road can contain up to 37 vehicles off-street. Future enrollment will allow 45 vehicles to queue off-street, if needed. The carpool lane will be a single queue.

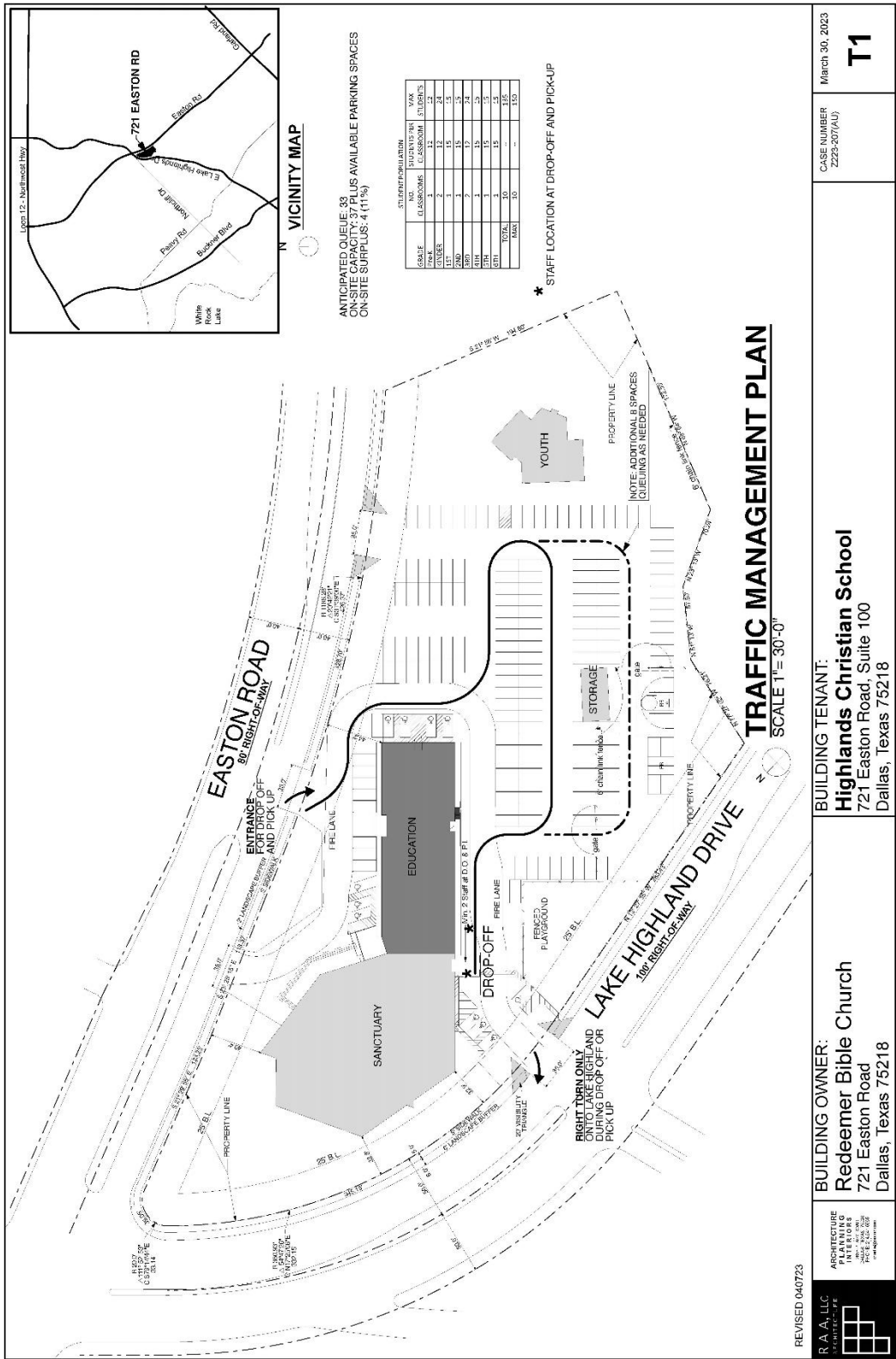
Vehicles will enter the property from Easton Road at the western-most driveway and follow the queuing direction shown on the TMP site plan. Traffic will be one-way operation and vehicles must exit on north onto E. Lake Highlands drive during traffic periods. The school will provide their own private security to assist with traffic flow as necessary.

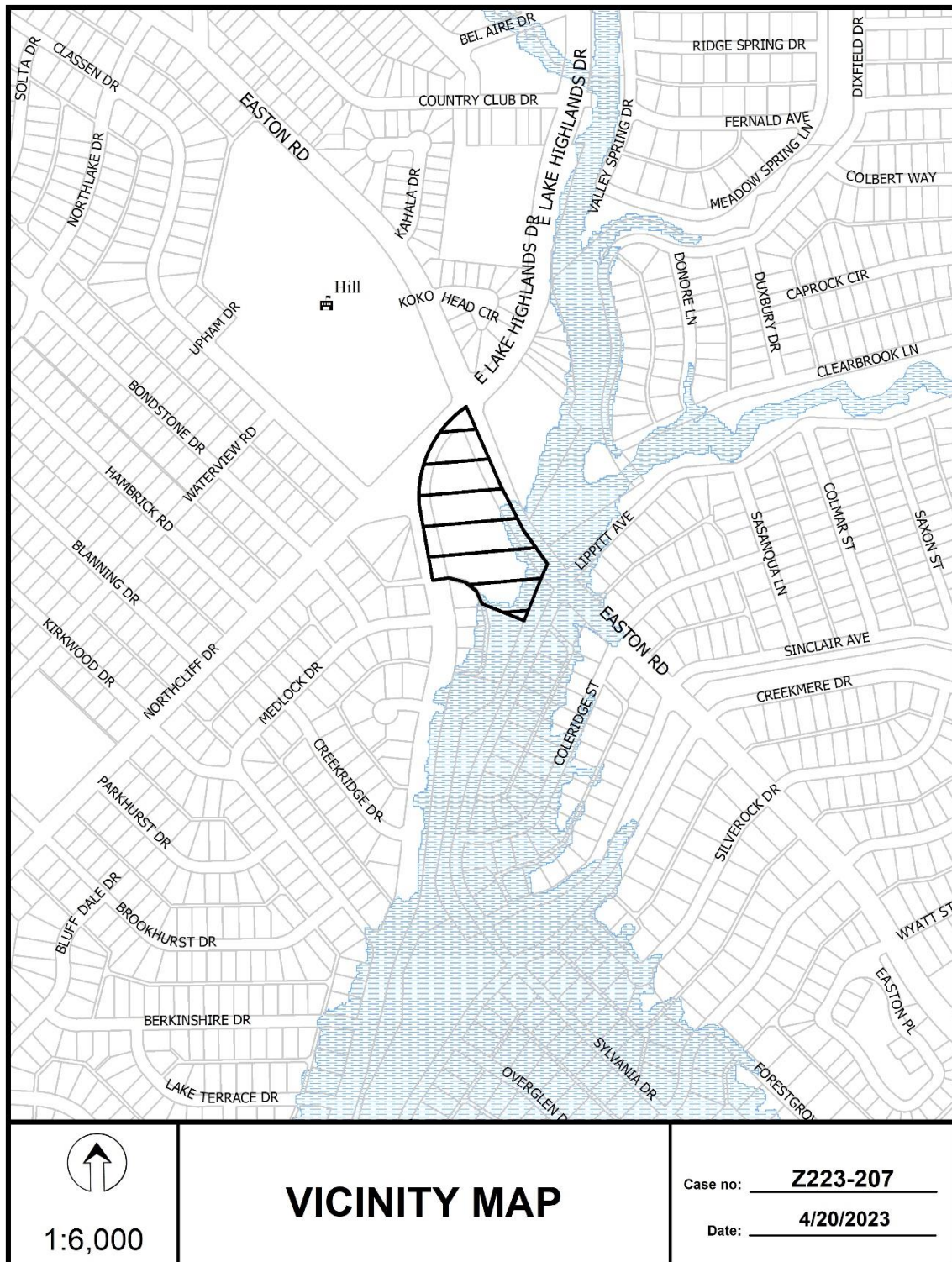
During traffic periods, the school will provide staff to attend the carpool line as needed to assist children exiting and entering the vehicles. During traffic periods, the school expects 25 vehicles waiting in the queue at any time. Pick up times will be staggered by 15 minutes per grade level, if needed. When the queue exceeds 10 cars for afternoon pick up, vehicles will park in designated areas to stage for pick up. During traffic periods, parents will have the option to park and escort students to the entrance. Families will be numbered cards to facilitate matching students with vehicles at the pick-up location.

All families will be educated as to the requirements of the Traffic Management Plan. This educational process will take place throughout the school year by means of meetings and fliers.

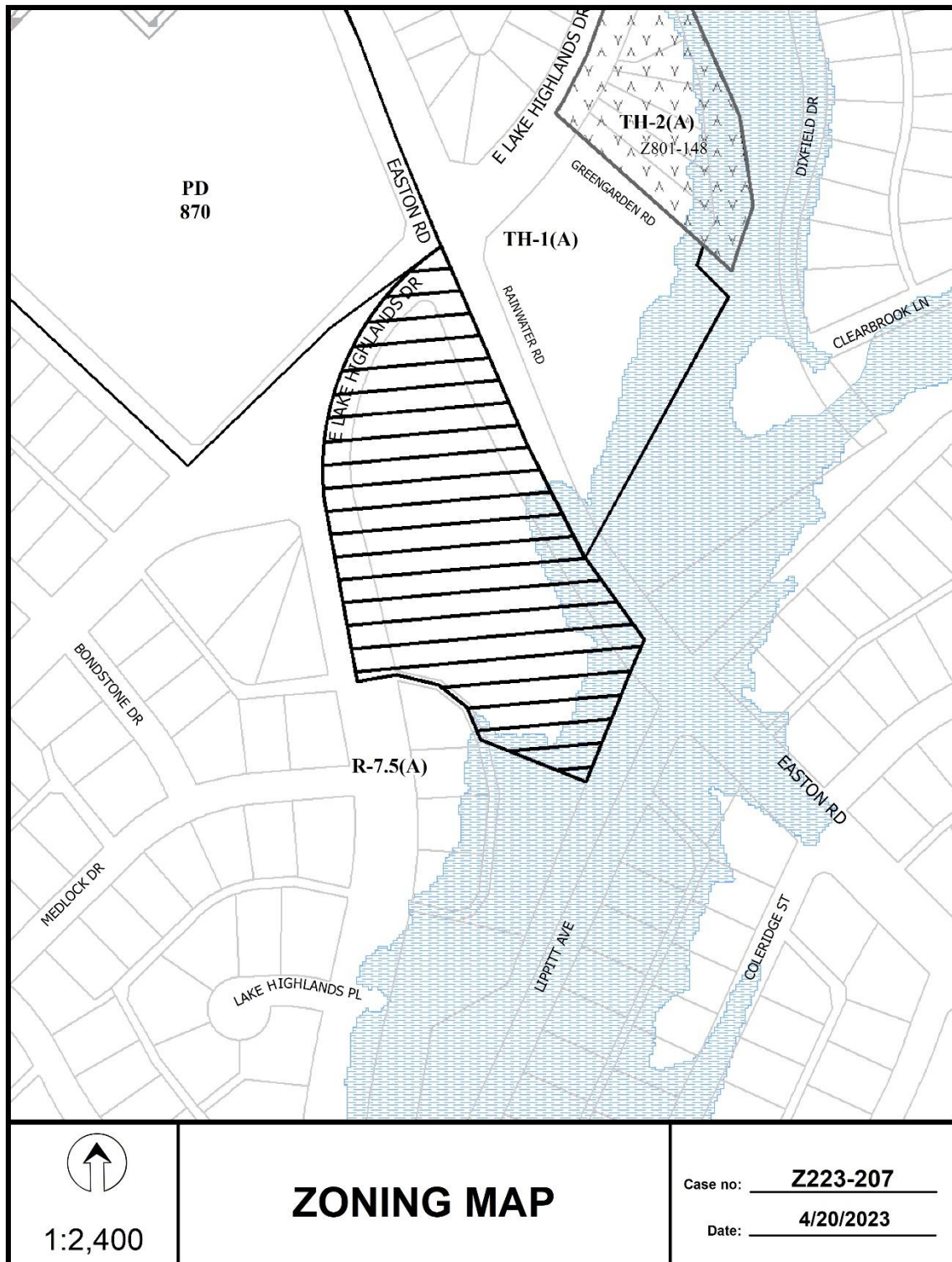
Signed: 
Rebekah Bailey, Principal

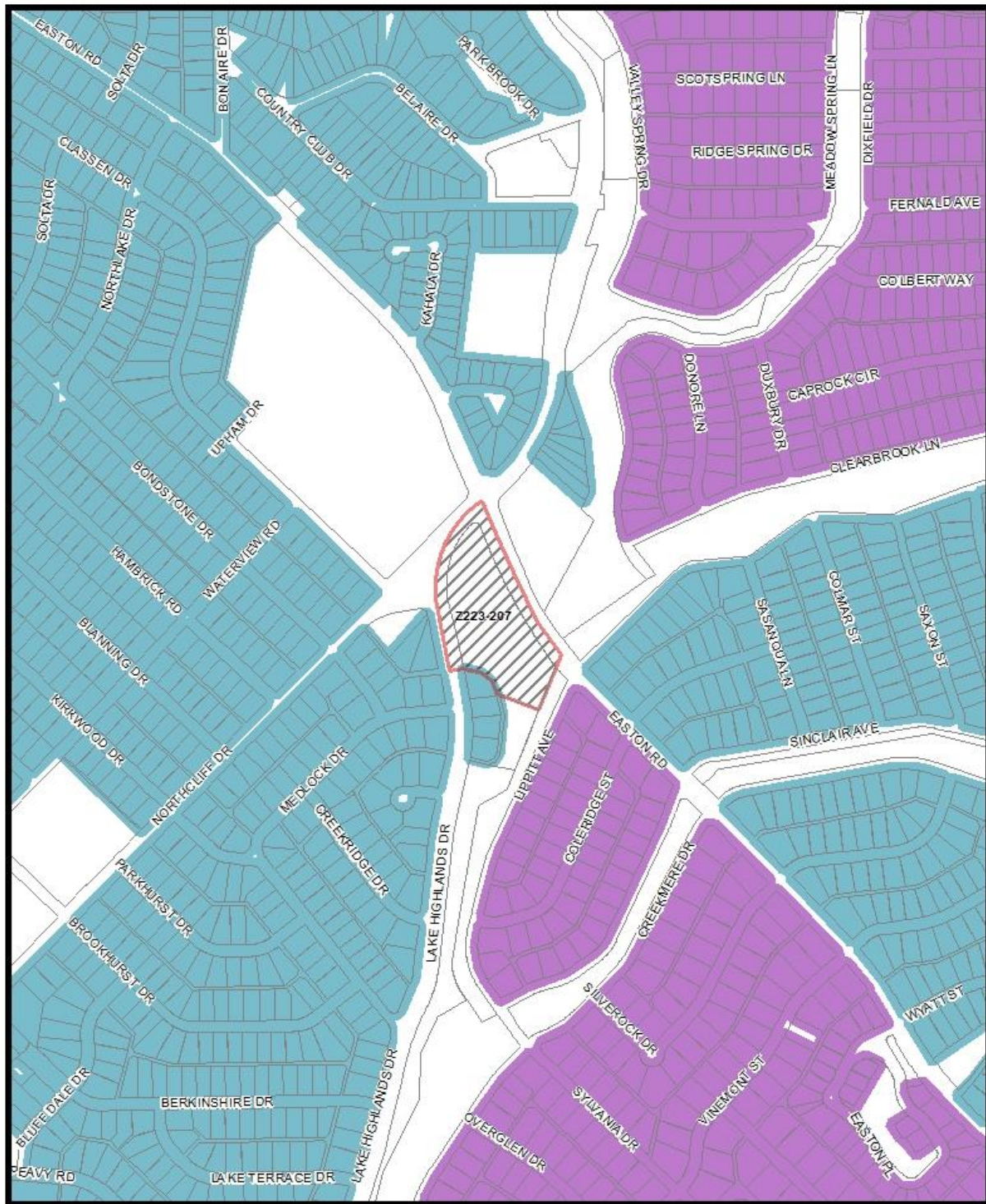
Proposed Traffic Management Plan











Market Value Analysis

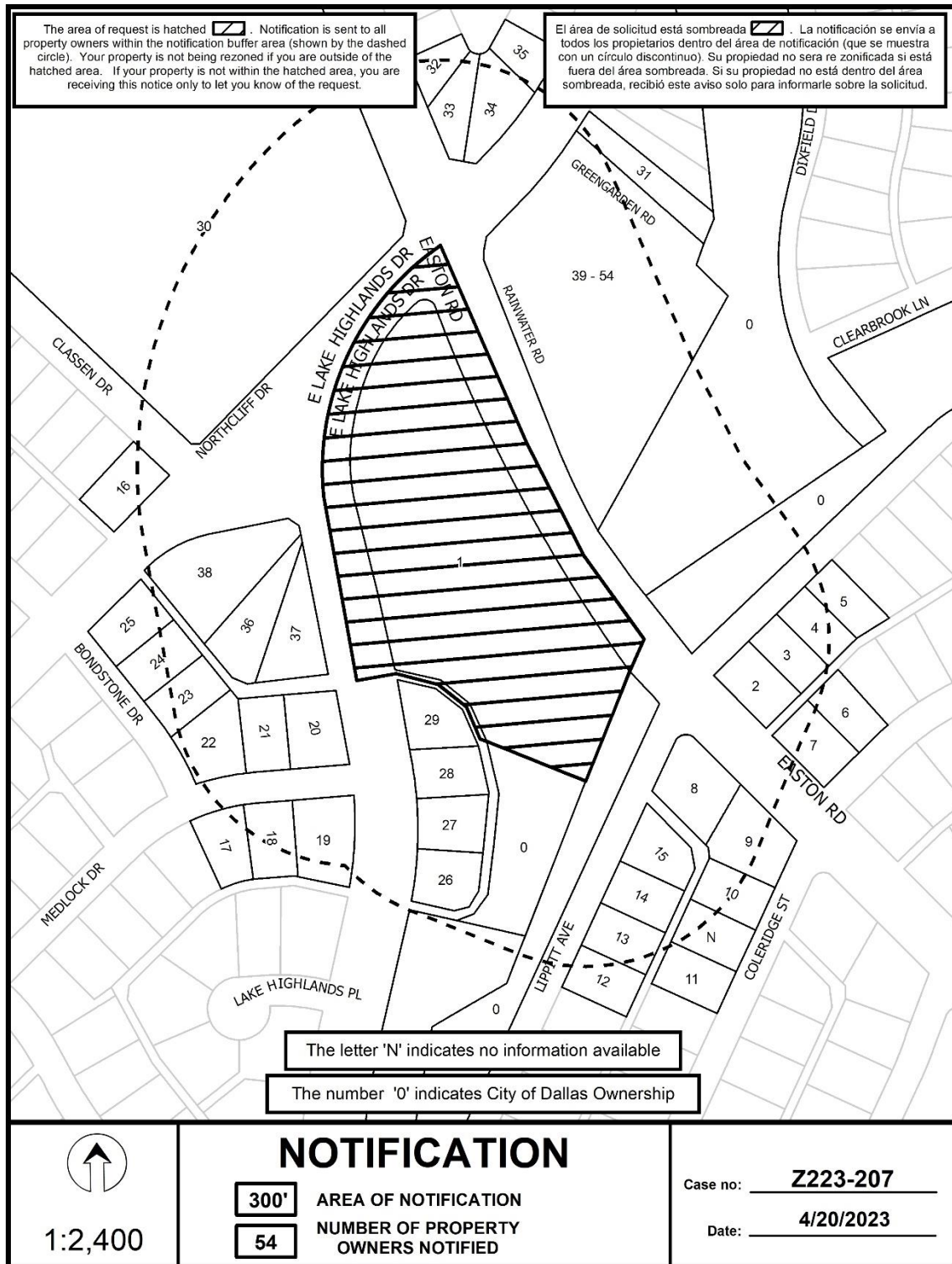
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Market Value Analysis

Printed Date: 4/20/2023



04/20/2023

Notification List of Property Owners***Z223-207******54 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	721 EASTON RD	REDEEMER BIBLE CHURCH OF
2	10504 LIPPITT AVE	ZWICKEY MICHAEL D &
3	10510 LIPPITT AVE	ROBINSON DON T
4	10514 LIPPITT AVE	WOOD HEATHER
5	10520 LIPPITT AVE	SWINNEY DONALD DAVID
6	10509 COLERIDGE ST	VALLES RICARDO A & JULIA
7	10505 COLERIDGE ST	KLEISS RUTH
8	10462 LIPPITT AVE	STAGGS JUSTIN G & LINDSAY H
9	10473 COLERIDGE ST	Taxpayer at
10	10469 COLERIDGE ST	CANO ALBERT JOSEPH &
11	10457 COLERIDGE ST	STEDMAN MAX & AMANDA
12	10438 LIPPITT AVE	SIGMOND CHELSEA ROSE &
13	10442 LIPPITT AVE	CRISCO JEREMY JHAN
14	10448 LIPPITT AVE	VELHUM BARBARA
15	10454 LIPPITT AVE	WAGNON JANET E LIFE ESTATE
16	635 CLASSEN DR	HAGHDAN SOROOR
17	10206 MEDLOCK DR	HERNANDEZ ISRAEL & GRACE
18	10210 MEDLOCK DR	Taxpayer at
19	10216 MEDLOCK DR	GARCIA CHELO
20	10215 MEDLOCK DR	ARVIN ROBERT A & PATRICIA
21	10209 MEDLOCK DR	HAMILTON PAUL &
22	724 BONDSTONE DR	SMITH EUGENE K &
23	718 BONDSTONE DR	QUILL BARBARA L
24	712 BONDSTONE DR	2017 K S DEVILLE REVOCABLE TRUST
25	706 BONDSTONE DR	LANCASTER MENDI LAUDT
26	10126 E LAKE HIGHLANDS DR	SMULAND KENNETH ROY &

04/20/2023

Label #	Address	Owner
27	10136 E LAKE HIGHLANDS DR	KOLODETSKY KENNA M
28	10210 E LAKE HIGHLANDS DR	BOYD SHIRLEY
29	10220 E LAKE HIGHLANDS DR	FIELDING REVOCABLE TRUST THE
30	505 EASTON RD	Dallas ISD
31	10672 E LAKE HIGHLANDS DR	Taxpayer at
32	10414 KOKO HEAD CIR	YATES THOMAS ALLEN
33	10418 KOKO HEAD CIR	COMINGS ALEXANDRIA MICHELLE &
34	10422 KOKO HEAD CIR	MUXWORTHY JILL
35	10426 KOKO HEAD CIR	GRAY JAMES HOWARD & CAROL
36	10241 LAKE HIGHLANDS DR	KRUEGER KEITH REV TRUST &
37	10221 LAKE HIGHLANDS DR	HAGSTROM PETER T & RACHEL K
38	10249 LAKE HIGHLANDS DR	SJOUKEN LIVING TRUST
39	735 RAINWATER RD	COFT LLC
40	729 RAINWATER RD	CQFT LLC
41	736 RAINWATER RD	HARVEY WILLIAM
42	730 RAINWATER RD	CQFT LLC
43	718 RAINWATER RD	CURTIS DANIEL & MELODY
44	712 RAINWATER RD	HILL WILLIAM CADE &
45	706 RAINWATER RD	MURTHY VAISHNAV &
46	700 RAINWATER RD	ESCOBAR JONATAN
47	10600 GREENGARDEN RD	CQFT LLC
48	10612 GREENGARDEN RD	STEINOCHE SCOTT THOMAS &
49	10618 GREENGARDEN RD	LEE CATHERINE HEMY
50	10624 GREENGARDEN RD	CQFT LLC
51	10636 GREENGARDEN RD	ESCOBAR SANTIAGO &
52	10642 GREENGARDEN RD	DEHBOZORGI HANGAMEH
53	10648 GREENGARDEN RD	TOTLOOR NIKHIL JAI
54	742 RAINWATER RD	BASU NILADRI & BOTA