

**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** M223-028(SAS)

**DATE FILED:** July 26, 2023

**LOCATION:** Northwest corner of Bruton Road and McCutcheon Lane

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** ±3.98 acres

**CENSUS TRACT:** 48113009002

**MISCELLANEOUS DOCKET ITEM**

**REPRESENTATIVE:** Robert Reeves & Associates Inc.

**OWNER/ APPLICANT:** A+ Charter Schools, Inc

**REQUEST:** An application for a minor amendment to an existing site plan for Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

**STAFF RECOMMENDATION:** Approval.

M223-028(SAS)

**BACKGROUND INFORMATION:**

On May 13, 1998, the City Council granted Specific Use Permit No. 1357 for an open-enrollment charter school.

**REQUEST DETAILS:**

The applicant is requesting to amend the existing site plan to add surface parking on the south side of the campus, north of Bruton Road. Landscaping is required to be shown on the site plan. The parking lot addition requires the removal of three trees with two trees being added between the proposed parking lot and Bruton Road. The landscaping was reviewed by the City Arborist and determined that they have no objections.

A Traffic Management Plan Update was submitted in November 2023 in response to the proposed development plan amendment. The Update was reviewed by the Engineering Division of Development Services and determined that no changes to the TMP are necessary and they have no objections to the proposed development on the property as reflected on the development plan.

Upon review of the proposed SUP site plan, staff has determined that the request complies with the requirements set forth by the Specific Use Permit conditions and does not impact any other provisions of the ordinance permitting this use. The only purpose of this hearing is to determine if the proposed site plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Staff has determined that the request meets the minor amendment criteria for a site plan and does not violate other applicable code requirements.

List of Officers
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**A+ Charter Schools, Inc.**

Board of Directors

Theda Green: President  
Charles Oliver: Vice President  
Linda Davis: Secretary  
Ernest Crawly  
Diana Cruz

Dr. Brenton White. Superintendent  
Brandon Peavey. Deputy Superintendent  
Dr. Shalal Flowers assistant  
Superintendent  
Jimmy Prothro. Chief Financial Officer  
Norman Lee. Executive administrative and  
student services

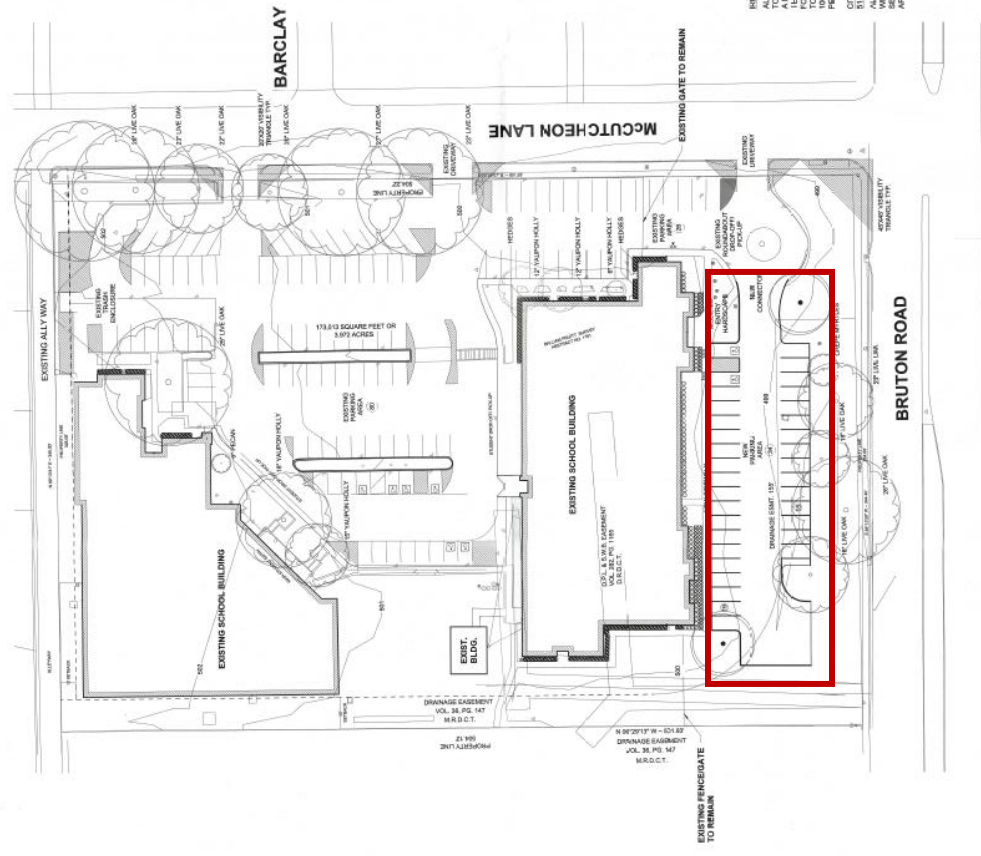
Proposed Site Plan

	NOT FOR CONSTRUCTION	VEREGY A+ CHARTER SCHOOLS 8501 BRUTON RD. DALLAS TX 75217 INSPIRED VISION SECONDARY SCHOOL PARKING LOT		Project Number: 177122
				Date:
100 COMMERCE AVENUE, SUITE 2000 F AIRBANK TX 70717   713.234.8444	Project Name:	Client:	Date:	Project Number:

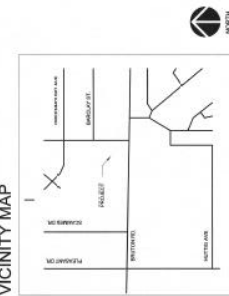
**SUP#1357 / SITE PLAN**  
**8501 BRUTON ROAD, DALLAS, TEXAS**  
**INSPIRED VISION SECONDARY SCHOOL**  
 SEPTEMBER 26, 2023  
 SCALE 1" = 30'-0"

**LEGEND:**  
 Land Use: Open Enrollment Charter School  
 Land Area: 3.98 acres  
 Outdoor Play Area: 19,000 sf  
 Total Bldg. Area: 45,100 sf  
 Building Height: 22 feet  
 Lot Coverage: 28%  
 Number of Classrooms: 12  
 Pre/"K" - Elementary: =12  
 Middle: (6,7,8) =9  
 High: (9,10,11,12) =5

**Parking:**  
 1.5 SP per KINDER/LEM X 12 = 18 SP  
 3.5 SP per JR. HIGH/MIDDLE X 9 = 31.5 SP  
 9.5 SP per HIGH SCHOOL X 5 = 47.5 SP  
**TOTAL REQUIRED = 97 SPACES**  
**TOTAL PROVIDED = 151 SPACES (8HC)**



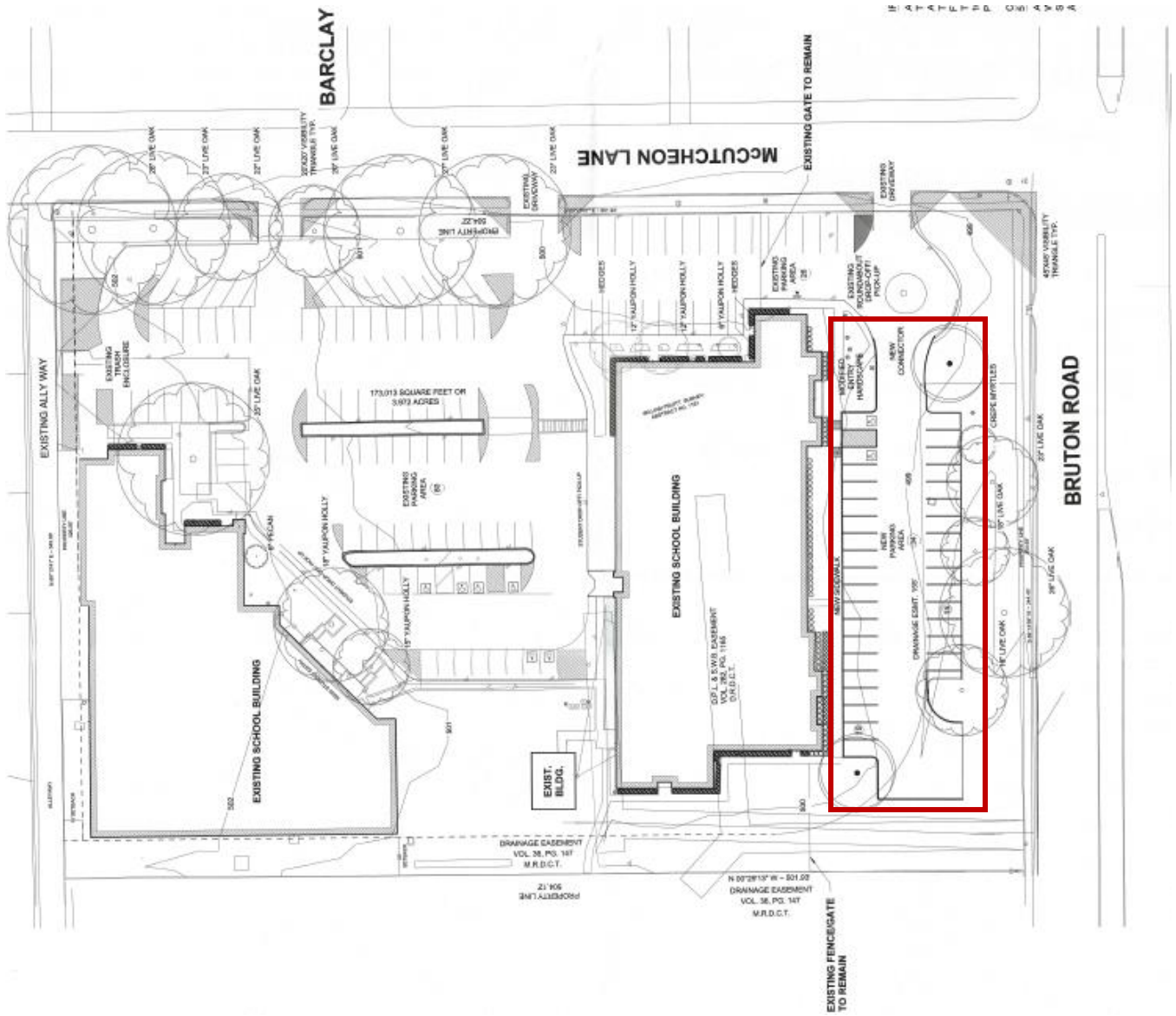
- PLANTING LEGEND**
- EXISTING SHADE / CANOPY TREE:  
 TREE CALIPER SIZE AS OF QUOTE, IF REMOVED, FROM LIST BELOW:  
 • SEWER ELM / ULMUS SPHROSOPOLIA  
 • LIVE OAK / QUERCUS ARIZONICA  
 • CHINA DOGWOOD / QUERCUS ALBA  
 • SHADY OAK / QUERCUS PHAEOCOCCA  
 • BALD CYPRRESS / TAXODIUM DISTICHUM  
 • CEDAR ELM / ULMUS SPHROSOPOLIA  
 • CHINA DOGWOOD / QUERCUS ALBA  
 • SHADY OAK / QUERCUS PHAEOCOCCA  
 • SHREVE OAK / QUERCUS SHUMBERGII  
 • SHREVE OAK / QUERCUS SHUMBERGII  
 • SHREVE OAK / QUERCUS SHUMBERGII
- PROPOSED SHADE / CANOPY TREE (7' CALIPER MIN):  
 • SEWER ELM / ULMUS SPHROSOPOLIA  
 • LIVE OAK / QUERCUS ARIZONICA  
 • CHINA DOGWOOD / QUERCUS ALBA  
 • SHADY OAK / QUERCUS PHAEOCOCCA  
 • BALD CYPRRESS / TAXODIUM DISTICHUM  
 • CEDAR ELM / ULMUS SPHROSOPOLIA  
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 • SHREVE OAK / QUERCUS SHUMBERGII
- EXISTING SHADE / CANOPY TREE (8' CALIPER MIN):  
 • SEWER ELM / ULMUS SPHROSOPOLIA  
 • LIVE OAK / QUERCUS ARIZONICA  
 • CHINA DOGWOOD / QUERCUS ALBA  
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 • SHREVE OAK / QUERCUS SHUMBERGII  
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 • SHREVE OAK / QUERCUS SHUMBERGII
- EXISTING SHADE / CANOPY TREE (9' CALIPER MIN):  
 • SEWER ELM / ULMUS SPHROSOPOLIA  
 • LIVE OAK / QUERCUS ARIZONICA  
 • CHINA DOGWOOD / QUERCUS ALBA  
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- EXISTING SHADE / CANOPY TREE (10' CALIPER MIN):  
 • SEWER ELM / ULMUS SPHROSOPOLIA  
 • LIVE OAK / QUERCUS ARIZONICA  
 • CHINA DOGWOOD / QUERCUS ALBA  
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 • SHADY OAK / QUERCUS PHAEOCOCCA  
 • SHREVE OAK / QUERCUS SHUMBERGII  
 • SHREVE OAK / QUERCUS SHUMBERGII  
 • SHREVE OAK / QUERCUS SHUMBERGII
- EXISTING SHADE / CANOPY TREE (12' CALIPER MIN):  
 • SEWER ELM / ULMUS SPHROSOPOLIA  
 • LIVE OAK / QUERCUS ARIZONICA  
 • CHINA DOGWOOD / QUERCUS ALBA  
 • SHADY OAK / QUERCUS PHAEOCOCCA  
 • BALD CYPRRESS / TAXODIUM DISTICHUM  
 • CEDAR ELM / ULMUS SPHROSOPOLIA  
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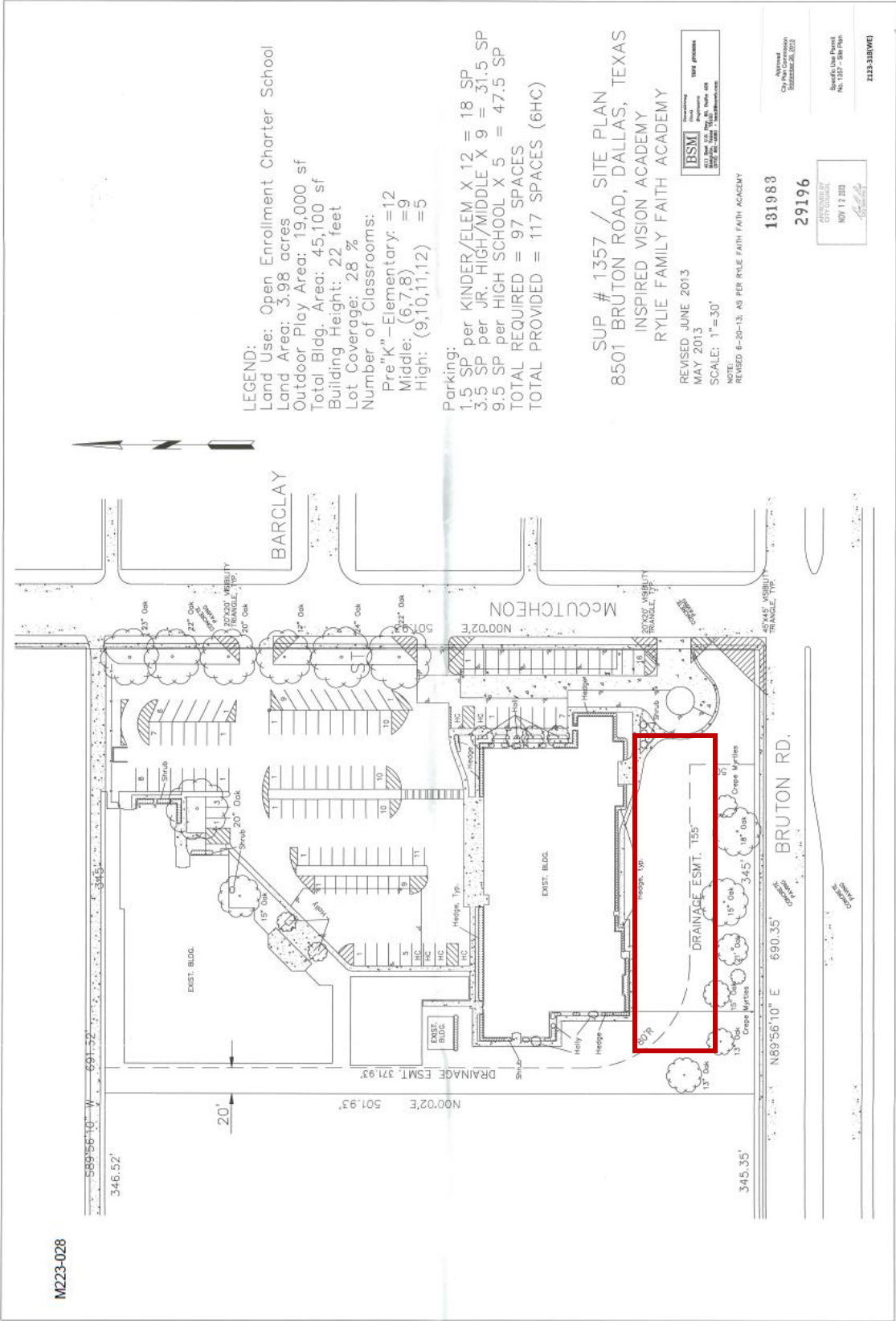
IRREGULAR TREES AND SHRUBS TO EITHER BE WATERED BY A PERMANENT IRRIGATION SYSTEM OR A PERMANENT SPRINKLER SYSTEM FOR TEMPORARY IRRIGATION. PLANTINGS TO BE PLANTED WITHIN 100 FEET OF ANY EXISTING OR PROPOSED PERMANENT HOSE BIB.

CITY OF DALLAS ORDINANCE, SEC. ALL CODES REQUIRED THESE AND SHRUBS WILL BE PLANTED IN COMPLIANCE WITH THE CITY OF DALLAS LANDSCAPE AND PLANTING AREA REQUIREMENTS.

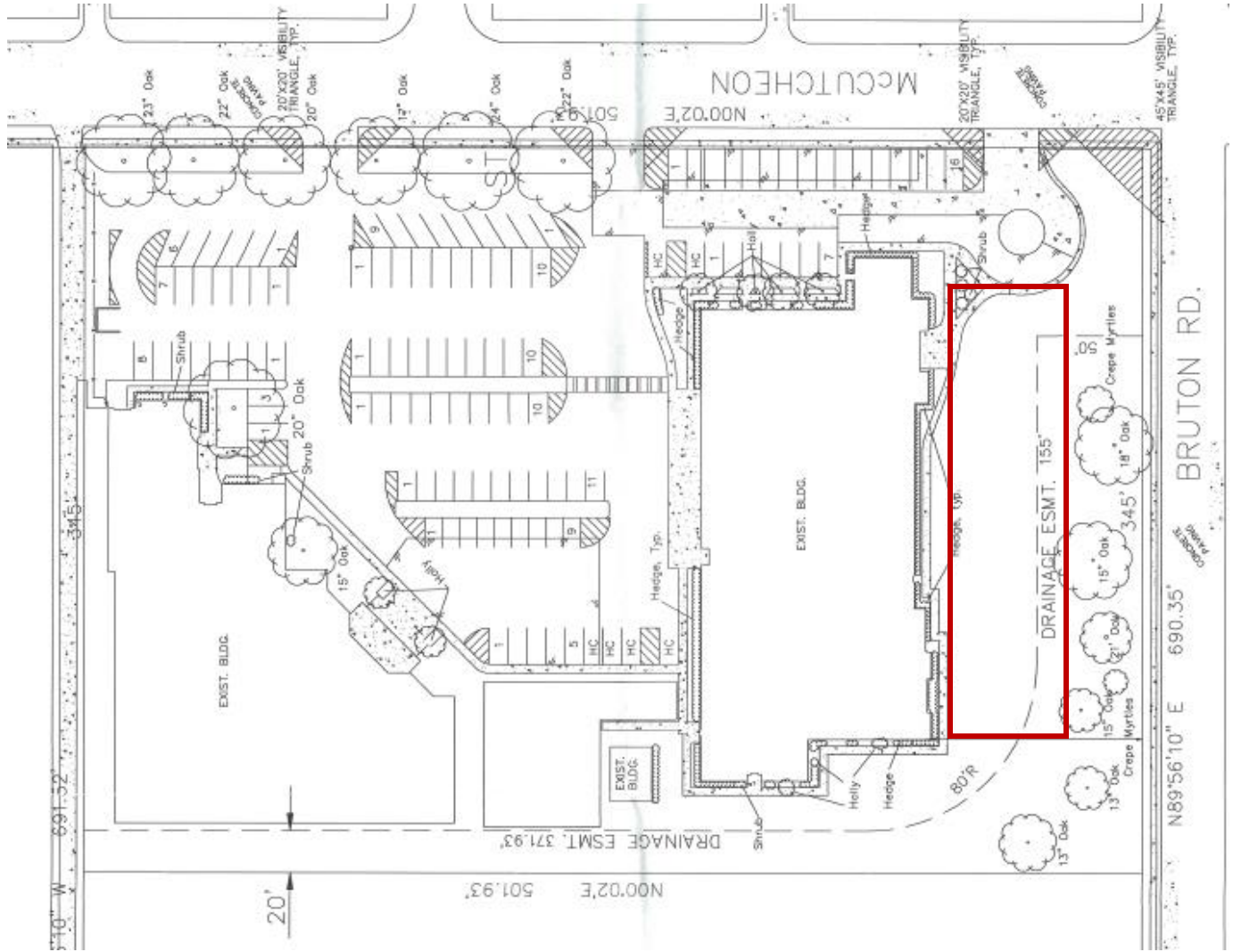
Proposed Site Plan - Enlarged



Existing Site Plan



Existing Site Plan – Enlarged



SUP Conditions

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ORDINANCE NO. \_\_\_\_\_

An ordinance amending Ordinance No. 23516, passed by the Dallas City Council on May 13, 1998, as amended by Ordinance No. 27467, passed by the Dallas City Council on January 28, 2009, as amended by Ordinance No. 29196, passed by the Dallas City Council on November 12, 2013, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1357 for an open-enrollment charter school; amending the conditions in Section 2 of that ordinance; providing a revised traffic management plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1357; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1357; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 23516, as amended, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
- 2. SITE PLAN: Use and development of the Property must comply with the attached site plan.



SUP Conditions
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3. TIME LIMIT: This specific use permit expires on March 27, 2029 [~~January 28, 2019~~], but is eligible for automatic renewal for additional 10[~~ten~~]-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. PARKING: Parking must be provided and located as shown on the attached site plan.
5. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Saturday.
7. INGRESS/ EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. CLASSROOMS: The maximum number of classrooms is 26. Classes are limited to kindergarten through 12th [~~twelfth~~] grade.
9. TRAFFIC CONTROL DEVICES: If warranted in accordance with city standards and approved by the city's traffic engineer, the owner must install, at the owner's expense, school zone traffic control devices.
10. TRAFFIC MANAGEMENT PLAN:
  - (a) In general. Operation of an open-enrollment charter school must comply with the traffic management plan attached to this ordinance [~~(Exhibit B)~~].
  - (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.
    - (i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The Property owner or operator shall submit annual updates of the traffic study to the d[~~D~~]irector by November 1st of each year.

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- (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;
  - (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.

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

SECTION 2. That the traffic management plan attached to Ordinance No. 27467, as amended, is replaced by the traffic management plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

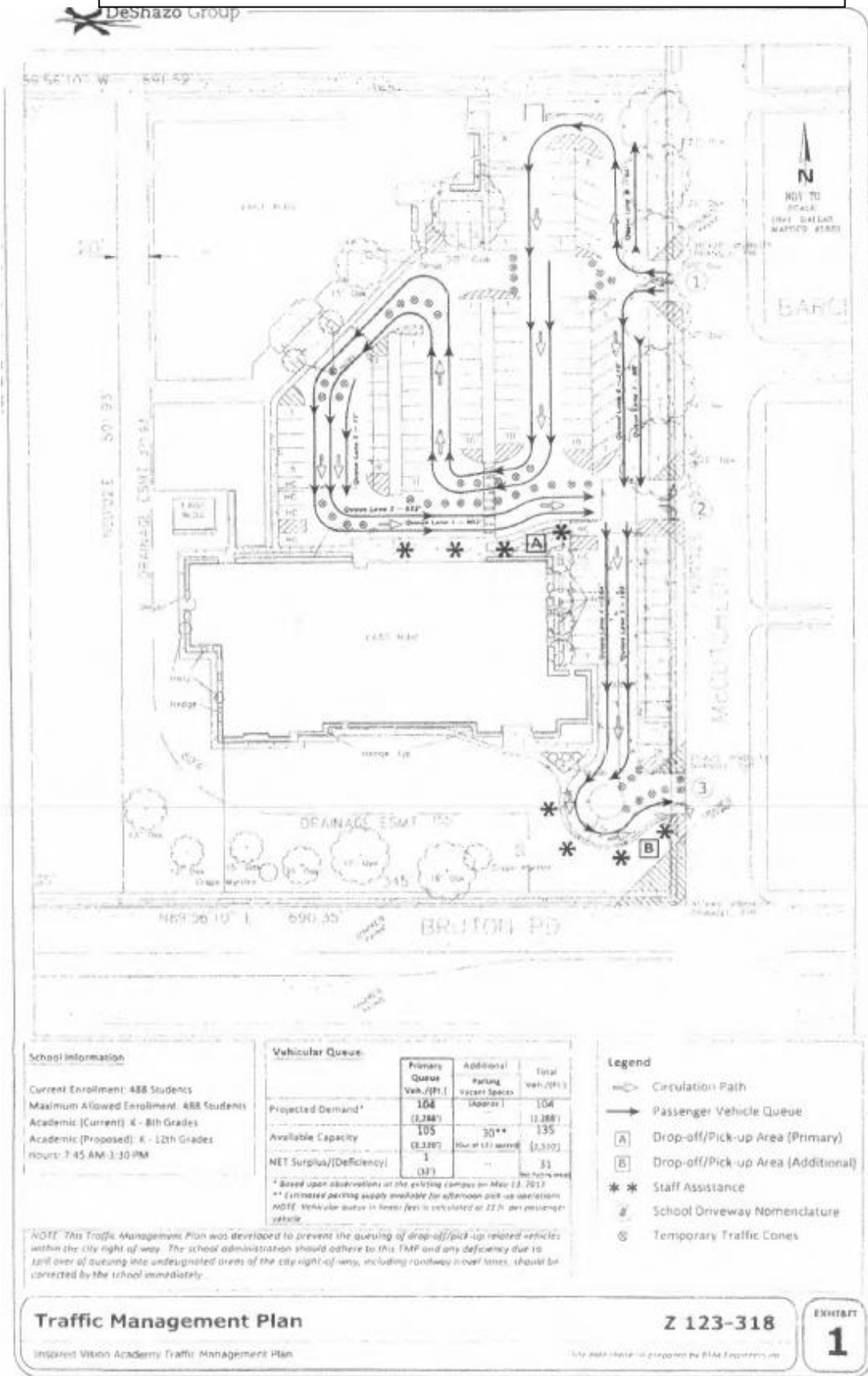
SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:  
CHRISTOPHER J. CASO, Interim City Attorney

By   
Assistant City Attorney

Passed MAR 27 2019

Existing TMP [for reference]



**School Information**  
 Current Enrollment: 488 Students  
 Maximum Allowed Enrollment: 488 Students  
 Academic (Current): K - 8th Grades  
 Academic (Proposed): K - 12th Grades  
 Hours: 7:45 AM - 3:30 PM

**Vehicular Queue:**

	Primary Queue Veh. (PH)	Additional Parking (Approx.)	Total Veh. (PH)
Projected Demand*	104 (2,744)	104	208 (5,288)
Available Capacity	105 (2,727)	30** (750)	135 (3,477)
NET Surplus/(Deficiency)	1 (37)	..	33 (831)

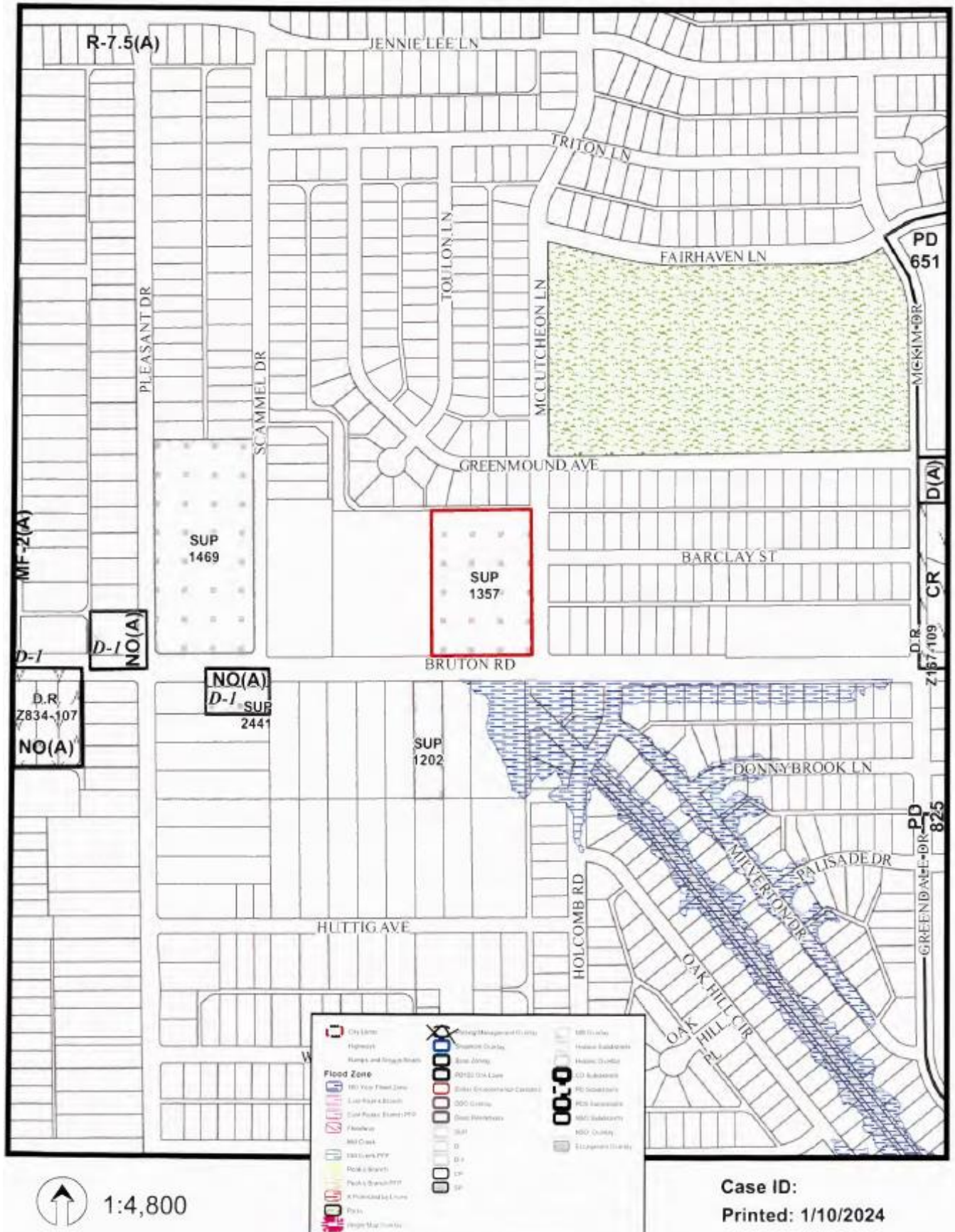
\* Based upon observations at the existing campus on May 13, 2013  
 \*\* Estimated parking supply available for afternoon pick-up operation  
 NOTE: Vehicular queue in lines (PH) is calculated at 22 ft per passenger vehicle

- Legend**
- Circulation Path
  - Passenger Vehicle Queue
  - Drop-off/Pick-up Area (Primary)
  - Drop-off/Pick-up Area (Additional)
  - Staff Assistance
  - School Driveway Nomenclature
  - Temporary Traffic Cones

NOTE: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right of way. The school administration should adhere to this TMP and any deficiency due to spill over of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.



*Aerial View*



M223-028(SAS)

01/11/2024

## ***Notification List of Property Owners***

***M223-028***

***34 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8501 BRUTON RD	A+ CHARTER SCHOOLS INC
2	8446 GREENMOUND AVE	BROOKS SANDRA E
3	8450 GREENMOUND AVE	RUIZ JOSE GERONIMO LARA &
4	8456 GREENMOUND AVE	GOMEZ JOSE
5	8510 GREENMOUND AVE	RODRIGUEZ PEDRO & TERESA
6	8514 GREENMOUND AVE	MUIR EVERTON D & JULLIAN
7	8518 GREENMOUND AVE	VALLEJO JOSE &
8	8522 GREENMOUND AVE	MACALUSO FRANK & JOAN
9	8526 GREENMOUND AVE	VERGARA VICENTE
10	8505 GREENMOUND AVE	MALDONADO ROBERT
11	8511 GREENMOUND AVE	Taxpayer at
12	8517 GREENMOUND AVE	TOVAR MARIA O &
13	8521 GREENMOUND AVE	CLICK DAVID IVEN
14	8525 GREENMOUND AVE	WATKINS TANYA M
15	8401 BRUTON RD	CENTRO CRISTIANO ELOHIM BAPTIST CHURCH
16	8606 GREENMOUND AVE	DELACRUZ JUAN J LOZA &
17	8610 GREENMOUND AVE	NAJERA MANUELA OROZCO &
18	8616 GREENMOUND AVE	YANFU MANAGEMENT LLC
19	8621 BARCLAY ST	RIVERA ELMER A & MARIOLY C
20	8615 BARCLAY ST	ALFARO WBALDO REYNA &
21	8605 BARCLAY ST	MERCADO ALEJANDRA JIMENEZ &
22	8604 BARCLAY ST	JONES OLEN T
23	8614 BARCLAY ST	MENDOZA MIGUEL SANCHEZ
24	8620 BARCLAY ST	PRYOR LANARVALL D
25	8601 BRUTON RD	GONZALES ALICIA
26	8615 BRUTON RD	HAMILTON ROBERT

M223-028(SAS)

01/11/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8621 BRUTON RD	GUADIAN HECTOR & ALMA IDALIA
28	8414 BRUTON RD	MIRELES PAUL & DEBBIE L
29	8422 BRUTON RD	LOREDO REYNALDO &
30	8430 BRUTON RD	VALENZUELA JESUS JOSE
31	8506 BRUTON RD	GOMEZ ANTONIO &
32	8514 BRUTON RD	CACERES ANTONIA O &
33	8610 BRUTON RD	MOJICA LORENZO &
34	2059 HOLCOMB RD	GREEN ELIJAH