

FILE NUMBER: Z-25-000112 **DATE FILED:** December 1, 2025

LOCATION: South line of Lake June Road, east line of Barredo Street,
west line of N. Masters Drive.

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 5.95 ac **CENSUS TRACT:** 48113011802

APPLICANT: Baldwin Associates / Robert Baldwin

OWNER: Texans Can Academy / Marian Hamett

REQUEST: An application for a new Specific Use Permit for a public school limited to an open-enrollment charter school on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to allow continued operation of an existing charter school.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned CR Community Retail and is developed with a school (Texans Can Academy).
- The surrounding area is predominantly single family, with multifamily and commercial uses in the area.
- The applicant wishes to use the site and existing building for a charter school. As such, they request a Specific Use Permit.
- The property does have a deed restriction (Z956-141) which will not affect this application or the land use.
- The original SUP for this property was SUP 1809, which expired August 25, 2025.

Zoning History:

There have been two zoning cases in the area within the last five years:

1. **Z245-203:** On September 25, 2025, the City Council approved an application for an amendment to Specific Use Permit No. 145 for a government installation other than listed on property zoned an R-7.5(A) Single Family District and a CR Community Retail District with a D Liquor Control Overlay, on the west line of Algonquin Drive, between Lake June Road and San Leon Avenue.
2. **Z212-330:** On April 12, 2023, the City Council approval an application for the renewal of Specific Use Permit 2398 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay at the northwest corner of Lake June Road and North Masters Drive, for a five-year period with eligibility for automatic renewals for additional five-year periods.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
North Masters Drive	Minor Arterial	100'
Lake June Road	Principal Arterial	100'
Barredo Street	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that, pending commensurate improvements, it will not significantly impact the surrounding roadway system. The project will be responsible for mitigating development impact as determined through the engineering review process.

The TMP dated June 10, 2026 projects a maximum queue of 16, the site provides 32 queue spaces, resulting in a surplus of 16 spaces.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: No routes
DART Bus: Routes 30, 218

STAFF ANALYSIS:

Comprehensive Plan:

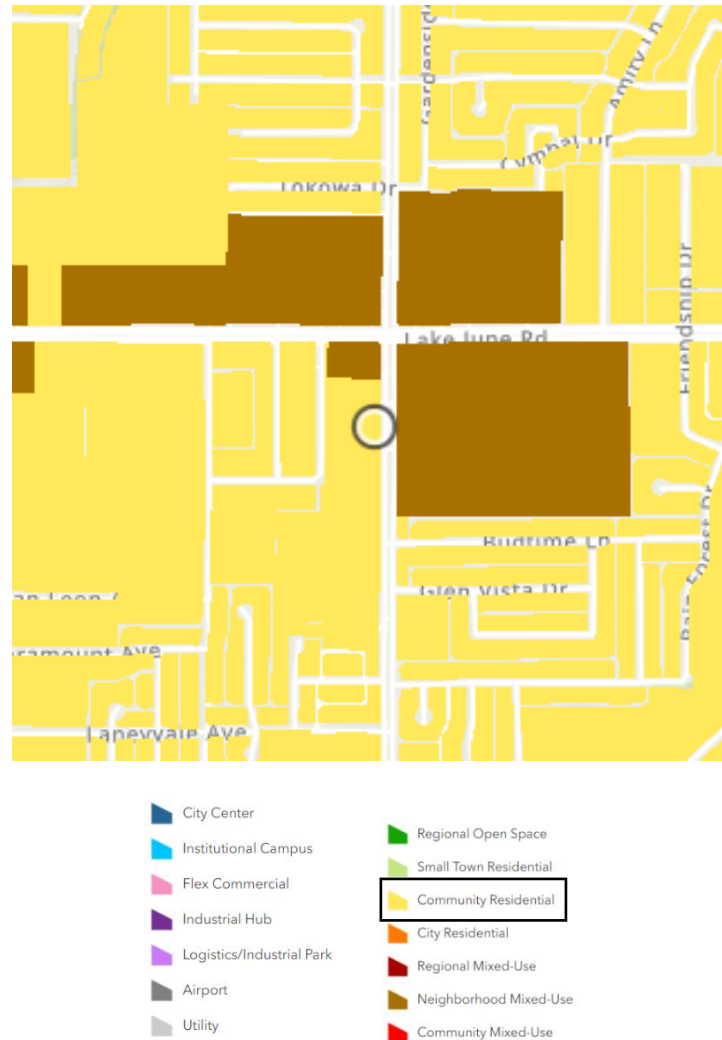
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed specific use permit is generally **consistent** with Forward Dallas 2.0. civic/public institutional uses are a secondary land use in the **Community Residential placetype**. The subject property is located on a minor arterial, North Masters Drive. It is located in the mid-block but adjacent to an existing single-family residence and commercial, and across the street from multifamily. The property appears to be currently used as a charter school.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this general zoning change provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include

community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and

at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Land Use:

	Zoning	Land Use
Site	CR Community Retail	School
North	CR Community Retail	Commercial
South	R-7.5(A) Single Family 7,500 Square Feet District	Single Family
East	MF-2(A) Multifamily District / CR Community Retail	Apartments
West	R-7.5(A) Single Family 7,500 Square Feet District	Single Family

Land Use Compatibility:

The request site is currently developed with a charter school. The applicant proposes to continue utilizing the existing structure as a charter school.

The immediate surroundings of the site are predominantly single-family houses, with a multifamily immediately east of the site and commercial to the north of the site.

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.

Staff supports the requested Specific Use Permit, as the subject site currently operates as a charter school and is situated adjacent to established residential uses while

remaining in close proximity to existing commercial development. The site is well served by public transit infrastructure, providing multimodal accessibility for students and staff. The proposed continuation of the educational use is not anticipated to generate adverse impacts on surrounding land-use compatibility, operational conditions, or community character. Based on these findings, the site is deemed an appropriate and suitable location for a school use.

Development Standards

Following is a table showing the development standards of the current CR Community Retail.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Primary Uses
	Front	Side/Rear				
Current: CR	25'	Adjacent to residential: 20' All other cases: 0'	None; 0.5 FAR for office; 0.75 for all uses combined	54'	60%	Community-Serving Retail Personal Service and Office Uses - compatible with residential communities

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Parking:

Parking must be provided in accordance with the Dallas Development Code. According to the Parking Reform amendment, there is no parking requirement.

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

Z-25-000112

strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “H” MVA area.

Proposed SUP Conditions

SECTION 2. That this specific use permit is granted on the following conditions:

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.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 9:30 p.m., Monday through Friday, except for school-related administrative activities before 7:00 a.m.
6. INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. PEDESTRIAN AMENITIES:
 - a. Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of all street frontage:
 - i. bench;
 - ii. trash receptacle; and
 - iii. bicycle rack.
 - b. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.
8. SIDEWALKS/BUFFER: Prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.
9. SIGNS: Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

10. ON-SITE SECURITY: At least two security officers must be on site, when students are present, between 7:00 a.m. and 9:30 p.m., Monday through Friday.

11. TRAFFIC MANAGEMENT PLAN:

- A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
- 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 initial traffic study must be submitted to the director by November 1, 2026, 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 November 1 of each even-numbered year.
 - a. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2026, 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 November 1 of each even-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.

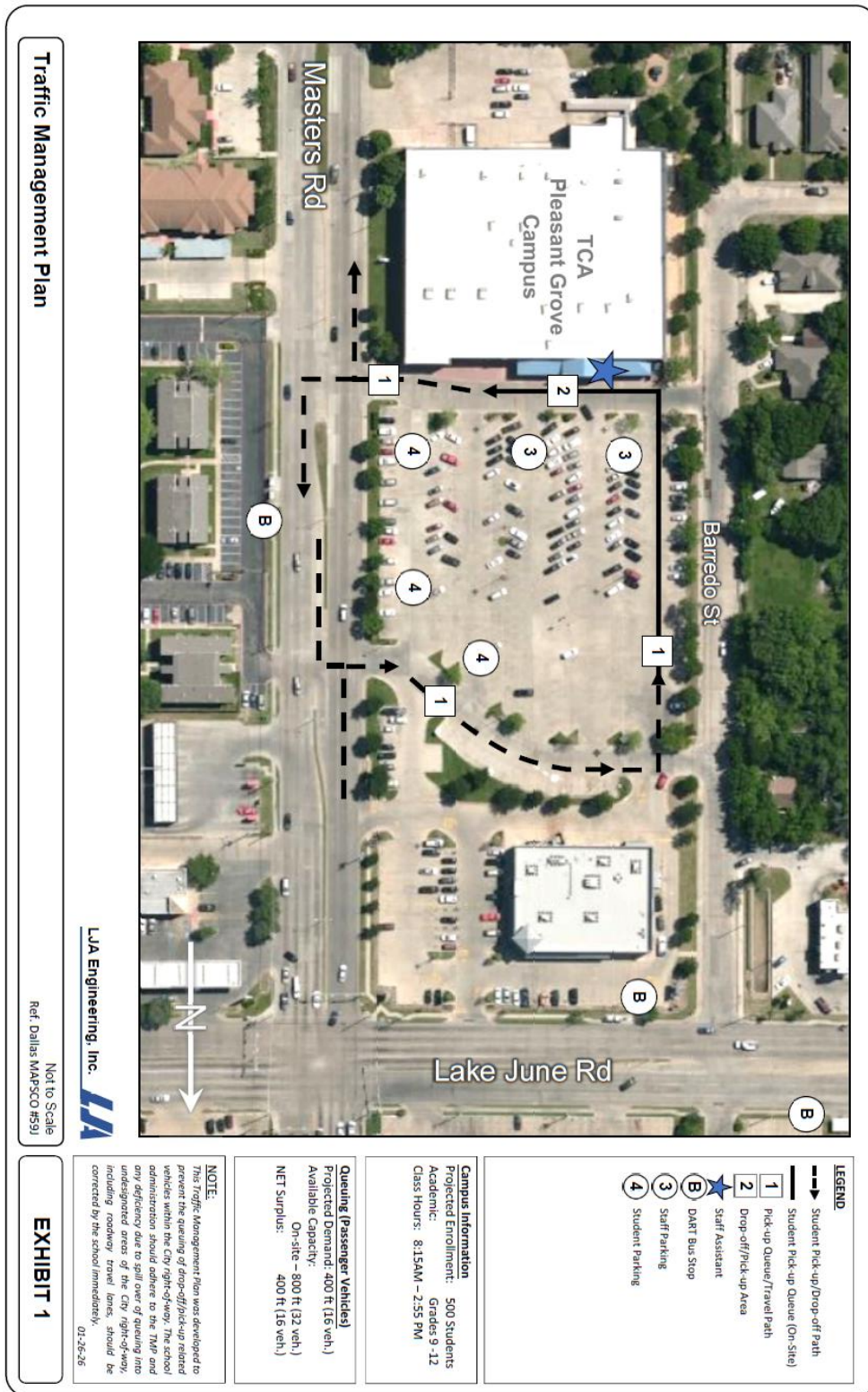
D. Amendment process.

- i. A traffic management plan may be amended using 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; eliminating traffic hazards; or decrease traffic congestion.

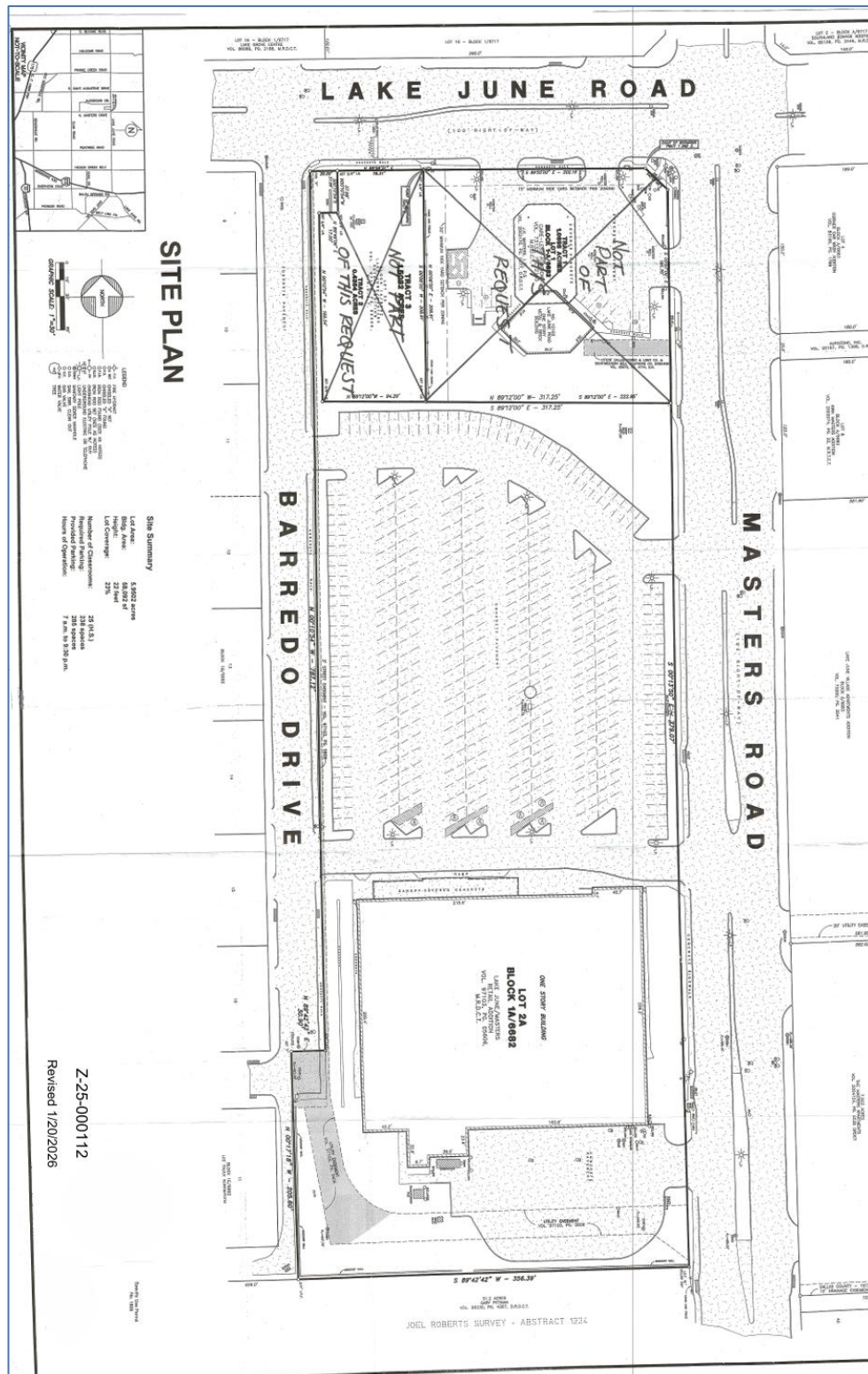
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

Proposed Traffic Management Plan Diagram

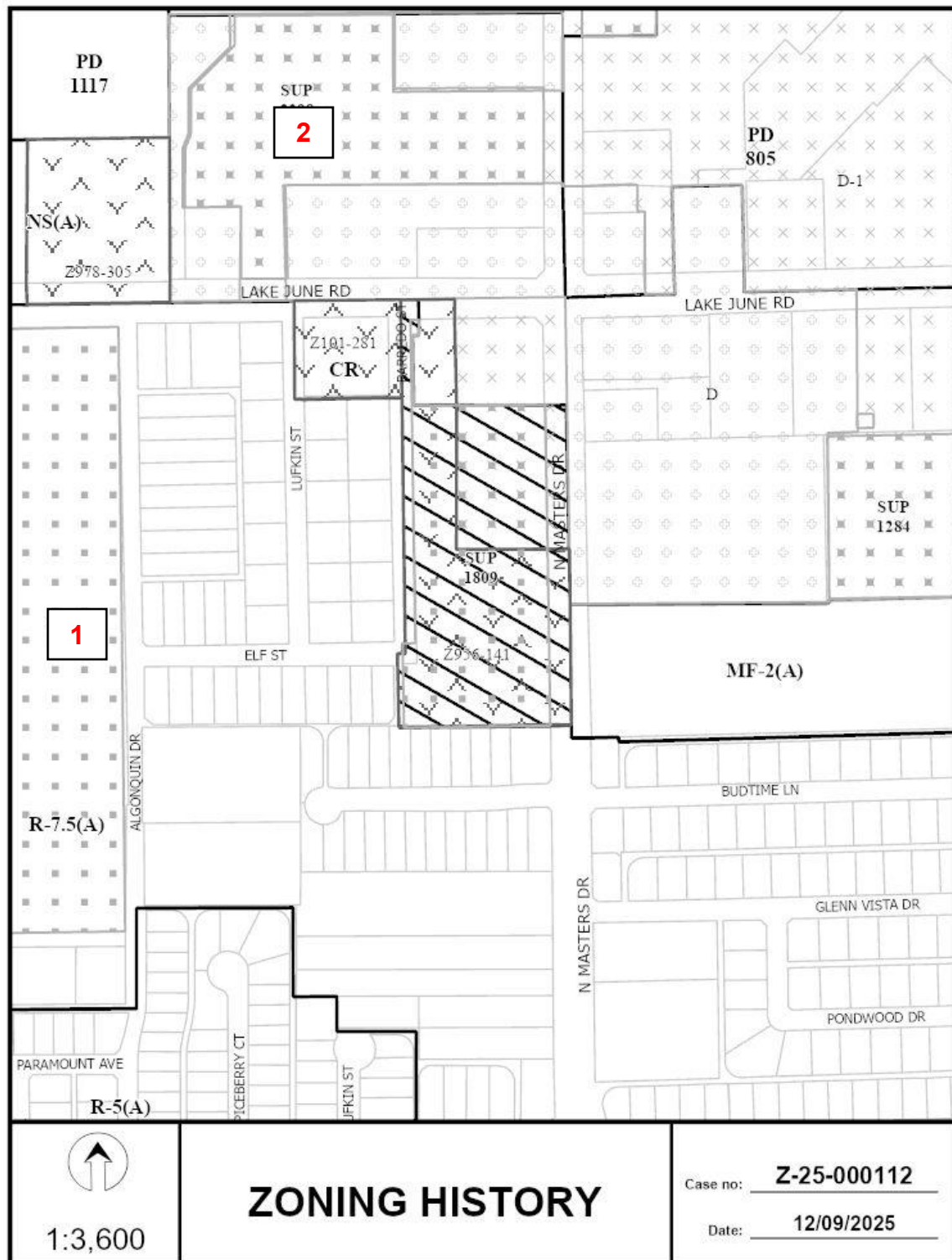


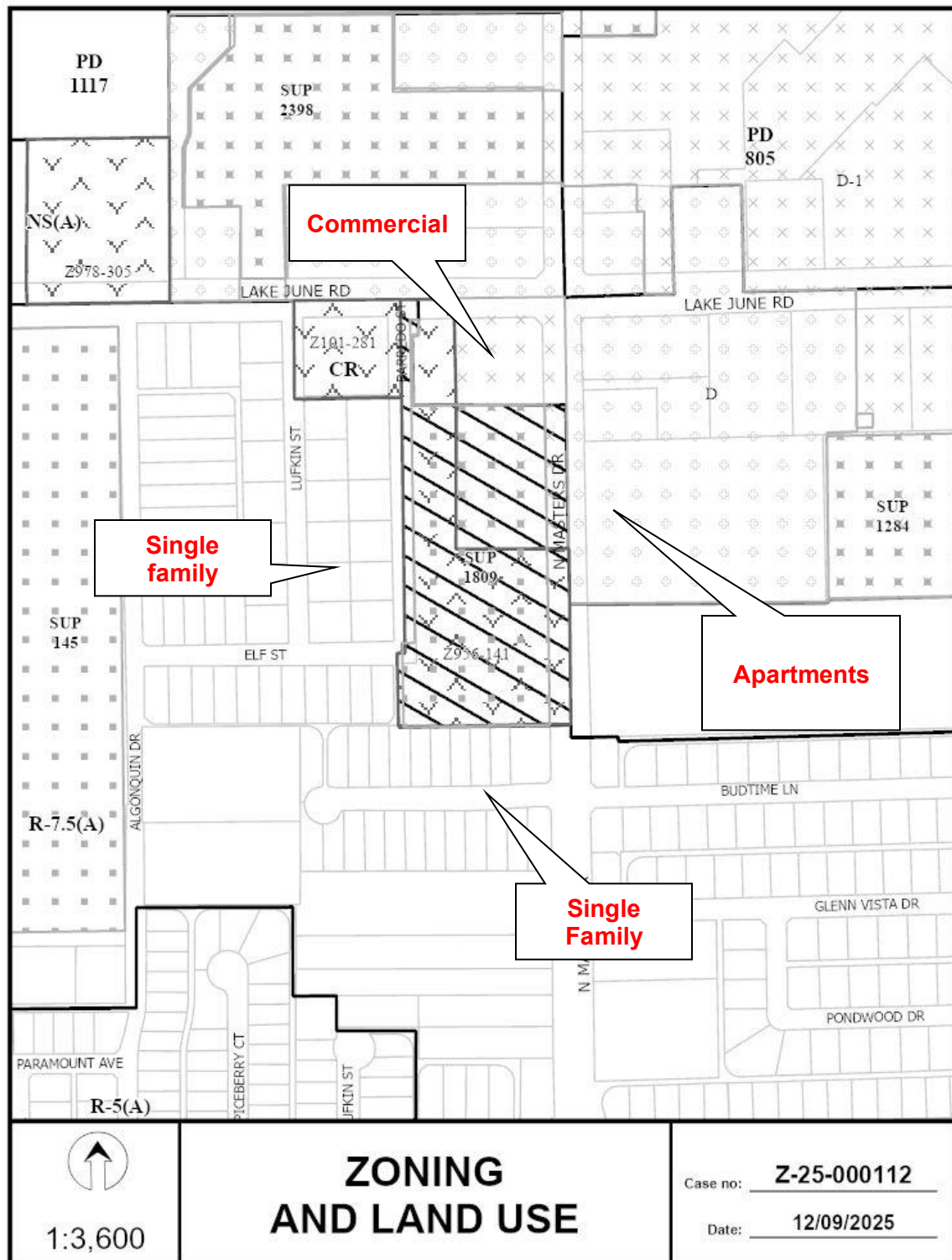
PROPOSED SITE PLAN

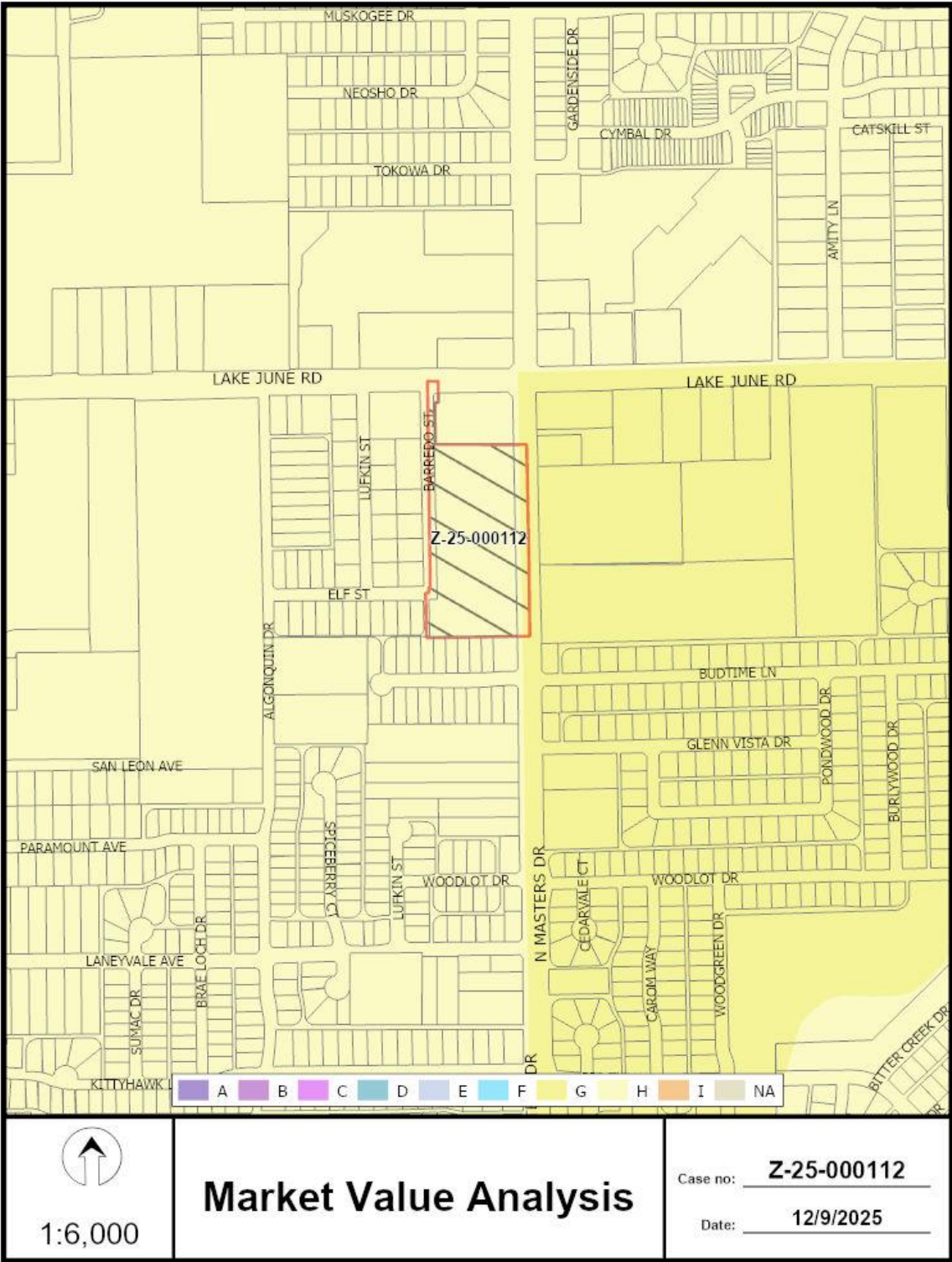


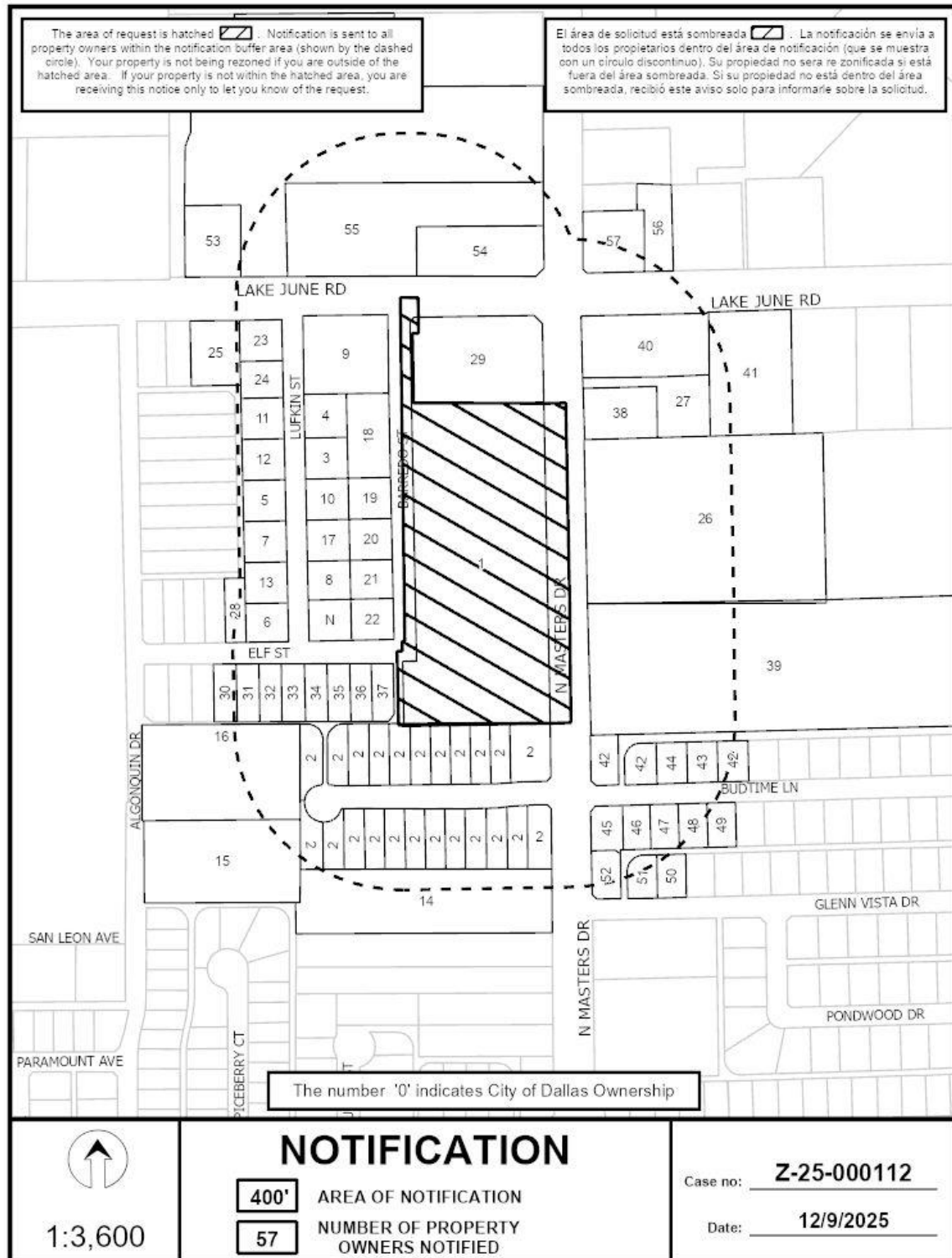












12/09/2025

Notification List of Property Owners***Z-25-000112******57 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1227 N MASTERS DR	AMERICA CAN!
2	10185 BUDTIME LN	BUDTIME LLC
3	1222 LUFKIN ST	GARCIA MARTIN &
4	1232 LUFKIN ST	DIAZ ROMILIO &
5	1215 LUFKIN ST	ARANDA JAVIER & LAURA DELAROSA
6	1139 LUFKIN ST	ACEVEDO RAQUEL &
7	1207 LUFKIN ST	CAPUCHINO JAVIER ARANDA &
8	1146 LUFKIN ST	OROZCO RHEA LYNN EST OF
9	10106 LAKE JUNE RD	QSR 4 LLC
10	1214 LUFKIN ST	SANCHEZ CARLOS &
11	1229 LUFKIN ST	MONTROYAVEGA ADELINA
12	1223 LUFKIN ST	JUAREZ MARCIAL &
13	1147 LUFKIN ST	FLORES LUPE
14	1021 N MASTERS DR	ALVARADO FRANCISCO &
15	1102 ALGONQUIN DR	ESPINOZA IGNACIO
16	1046 ALGONQUIN DR	ESPINOZA JUAN GERARDO
17	1206 LUFKIN ST	JIMENEZ JOSE LUIS & MARIA BELEN
18	1233 BARREDO ST	ROBERTS PHILLIP LEE
19	1215 BARREDO ST	SANCHEZ CARLOS
20	1203 BARREDO ST	GONZALEZ ELPIDIA &
21	1143 BARREDO ST	GARDUNO BERTHA HERRERA
22	1135 BARREDO ST	GARDUNO OLIVA
23	10022 LAKE JUNE RD	ELIZARRARAS GUILLERMO REA &
24	1239 LUFKIN ST	HERNANDEZ ARMANDO
25	10020 LAKE JUNE RD	LITTLE BETHEL
26	1180 N MASTERS DR	CAMERON COUNTY HOUSING FINANCE

12/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 N MASTERS DR	AUTOZONE INC
28	10021 ELF ST	RIVERA SERGIO
29	10152 LAKE JUNE RD	WALGREEN CO
30	10016 ELF ST	ANTERO MONICA I & MIGUEL M
31	10020 ELF ST	LOERA JAZMIN M
32	10024 ELF ST	MAGANA FRANCISCO A &
33	10028 ELF ST	Taxpayer at
34	10032 ELF ST	GUERRA RAMON ARRONA &
35	10036 ELF ST	CHAVEZ ANTONIO
36	10040 ELF ST	ORTEGA ABIXAG
37	10044 ELF ST	ARCE JOSE &
38	1268 N MASTERS DR	TORRES ATILANO
39	1180 N MASTERS DR	PC CRAWFORD PARK LLC
40	10208 LAKE JUNE RD	MDC COAST 6 LLC
41	10218 LAKE JUNE RD	AUTOZONE INC
42	10219 BUDTIME LN	FKH SFR C1 LP
43	10215 BUDTIME LN	MARTINEZ SANTOS ALFREDO GUEVARA &
44	10211 BUDTIME LN	GONZALEZ GILBERTO OVIENDO &
45	10204 BUDTIME LN	LOPEZ MANUEL
46	10208 BUDTIME LN	SOLIS J MARCOS &
47	10212 BUDTIME LN	MARQUEZ SAMUEL G EST OF &
48	10216 BUDTIME LN	KING SAM JR
49	10220 BUDTIME LN	MORENO ZUNGLIO
50	10211 GLENN VISTA DR	FLORES IRIS JOSETH DIAZ &
51	10207 GLENN VISTA DR	FKH SFR C1 LP
52	10203 GLENN VISTA DR	MORCLENDR GROUP LLC
53	10025 LAKE JUNE RD	LAKEJUNE SRGM HOLDING LLC
54	10155 LAKE JUNE RD	LAKE JUNE CENTER LLC
55	10121 LAKE JUNE RD	PINFIN PROPERTIES LP
56	3 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L
57	10201 LAKE JUNE RD	NEC LAKE JUNE & MASTERS LP