

Planner: Teaseia Blue

FILE NUMBER: M212-023(TB)

DATE FILED: April 13, 2022

LOCATION: Southwest corner of S. Hampton Road and Beckleymeade Avenue

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ± 17.57 square feet

CENSUS TRACT: 48113016634

REPRESENTATIVE: Rob Baldwin- Baldwin Associates

OWNER/ APPLICANT: Uplift Education

REQUEST: An application for a minor amendment to an existing site plan for Specific Use Permit No.1661 for an open-enrollment charter school, on property zoned an IR Industrial Research District with deed restriction Z823-131 Tract A.

STAFF RECOMMENDATION: Approval.

M212-023(TB)

BACKGROUND INFORMATION:

On April 25, 2007, the Dallas City Council established Specific Use Permit No.1661, by Ordinance No. 26724 for an open-enrollment charter school.

The site plan and use of the property must comply with the site plan in Exhibit A within the ordinance. If there is a conflict between the text of the article and the site plan, the text of the article controls

REQUEST DETAILS:

The purpose of this request is to allow for new canopies, reconfiguration of the athletic field, addition of a press box, reconfiguration of parking area, and an update for the Traffic Management 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 Traffic Management Plan and study was approved by City Plan Commission for Specific Use Permit No. 1661, by Ordinance No. 31371 on October 23, 2019. In July 2022, the TMP was updated to add a new queueing line with ingress from Westfall Drive and egress onto Stoneview Drive. The TMP was updated with this case and reviewed by the Engineering Division of Development Services in September 2023. The purpose of this update was to allow for the relocation of parking rows and aisle to accommodate the reconfiguration of the athletic field. The proposed changes will not affect the ingress and egress onto the property.

Proposed landscape scope of work was reviewed by the Arborist Division of Development Services. Staff has no objections that the scope of work will comply with Article X.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. 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 an SUP site plan does not violate other applicable code requirements.

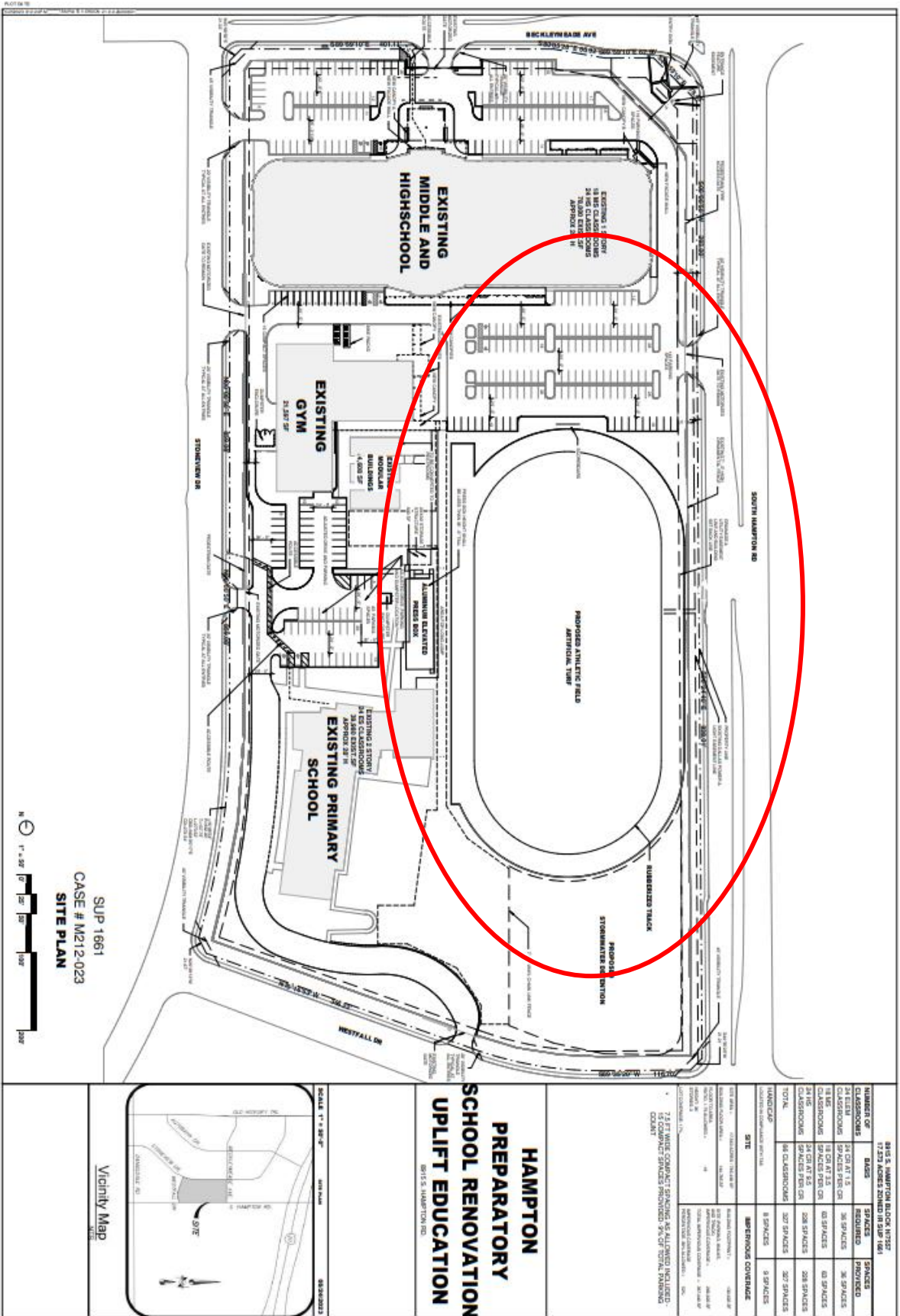
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Alexander Berk, Chief Legal Officer
Deborah Bigham, Chief of External Affairs
Johnny Deas, Chief Operations Officer
Anne Erickson, Chief People and Innovation Officer
Dr. John Gasko, Chief Well-Being and SEL Officer
James Jahnke, Chief Financial Officer
Aurora Lora, Chief of Schools
Dr. Remy Washington, Chief Academic Officer

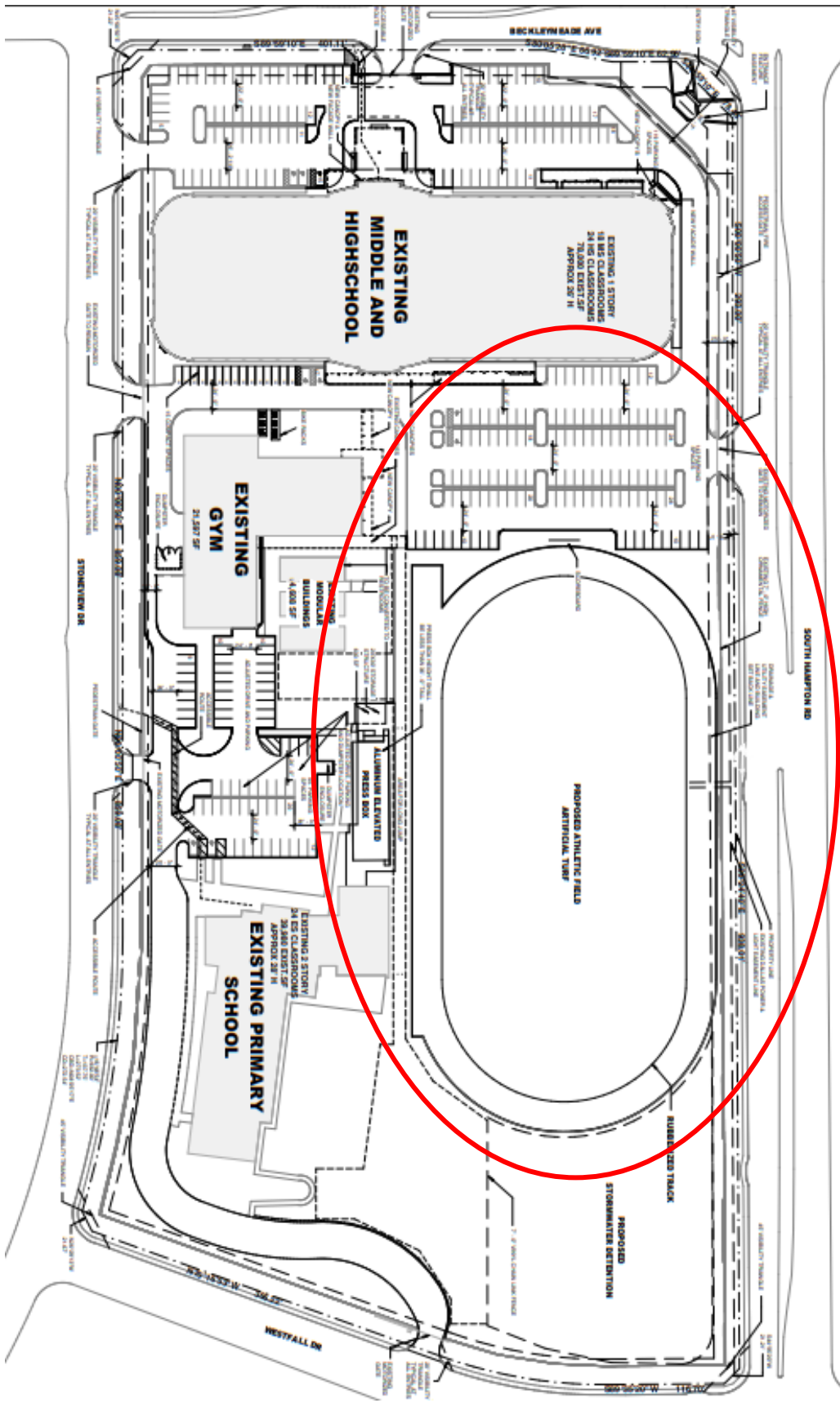
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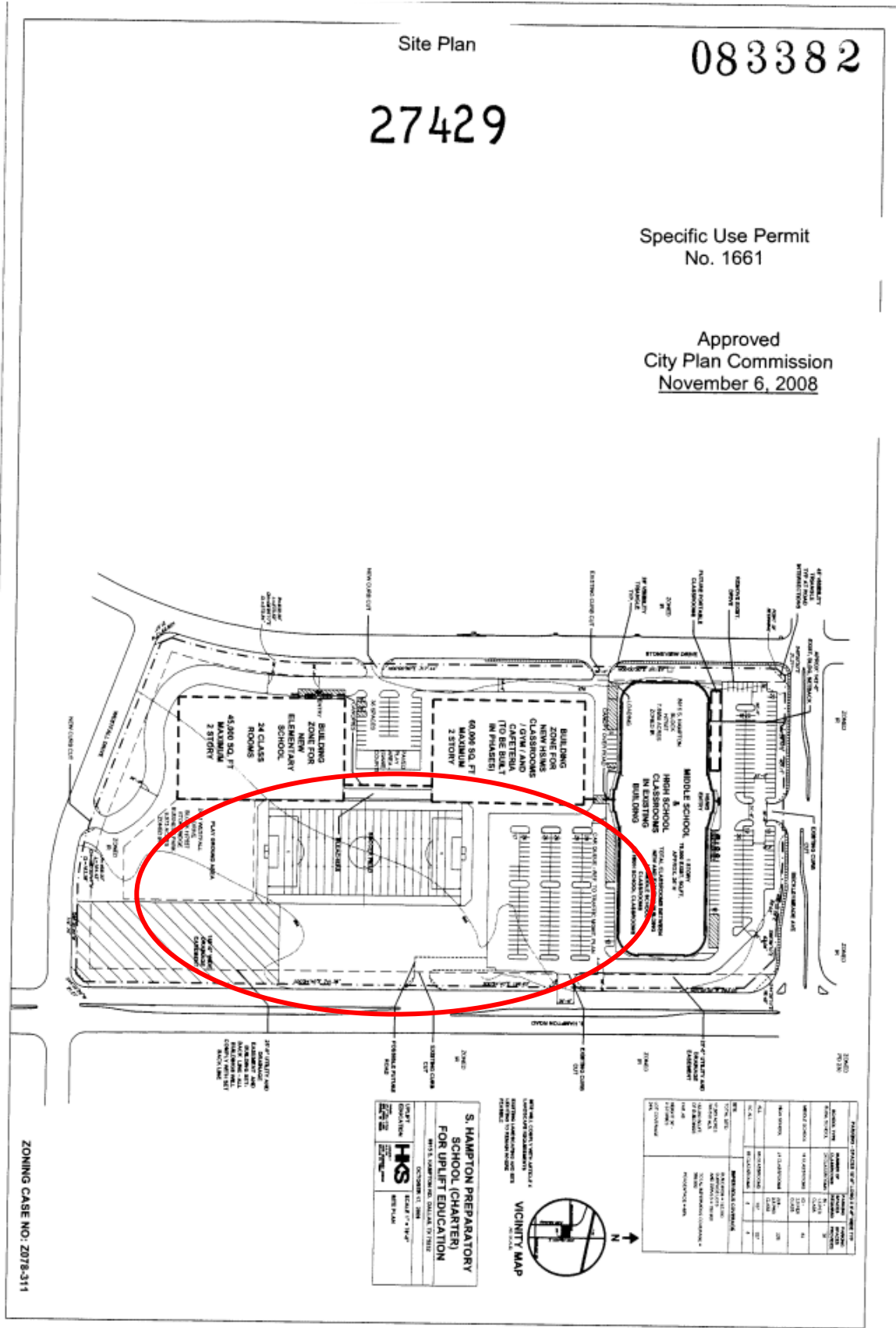
Proposed SUP Site Plan



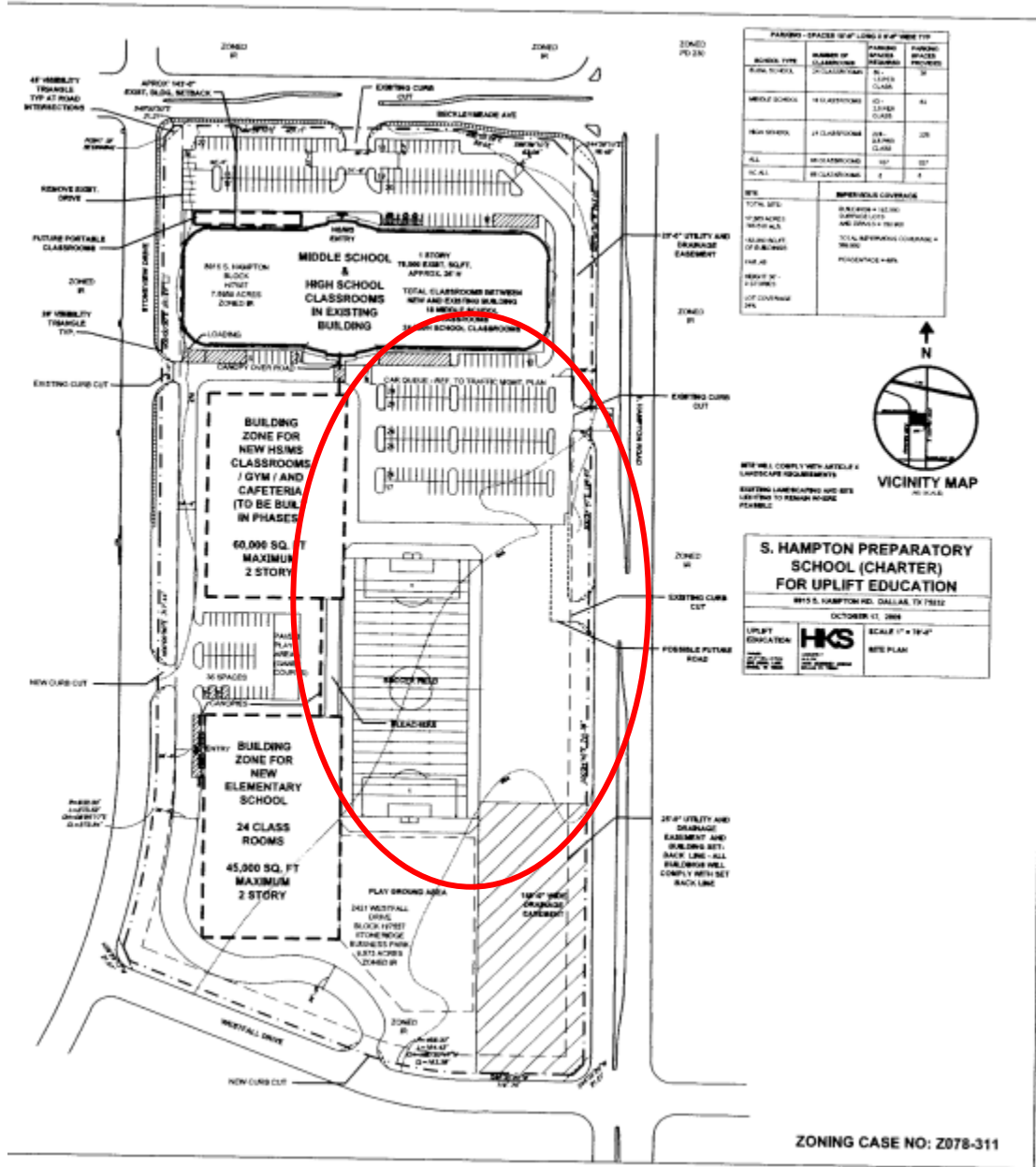
Proposed SUP Site Plan - Enlarged



Existing SUP Site Plan



Existing SUP Site Plan - Enlarged



Proposed Traffic Management Plan

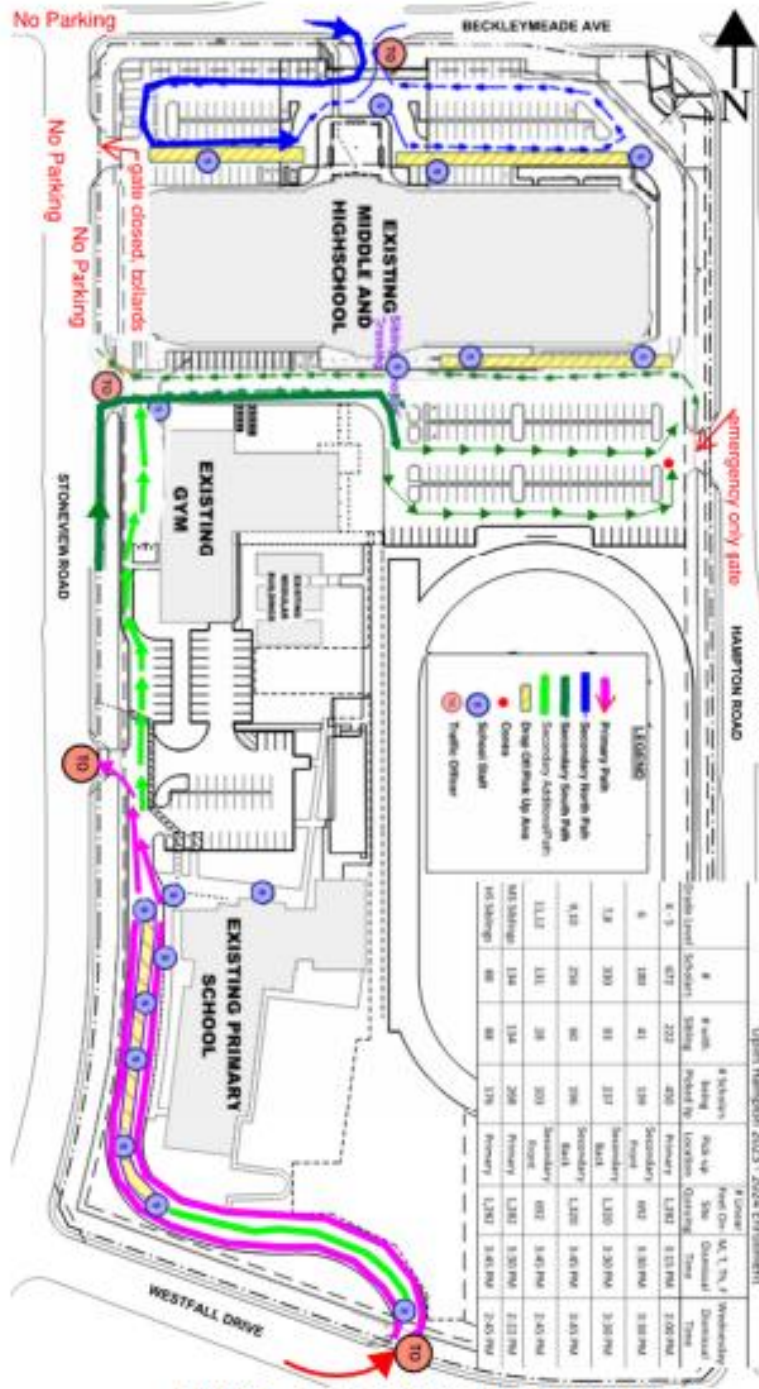
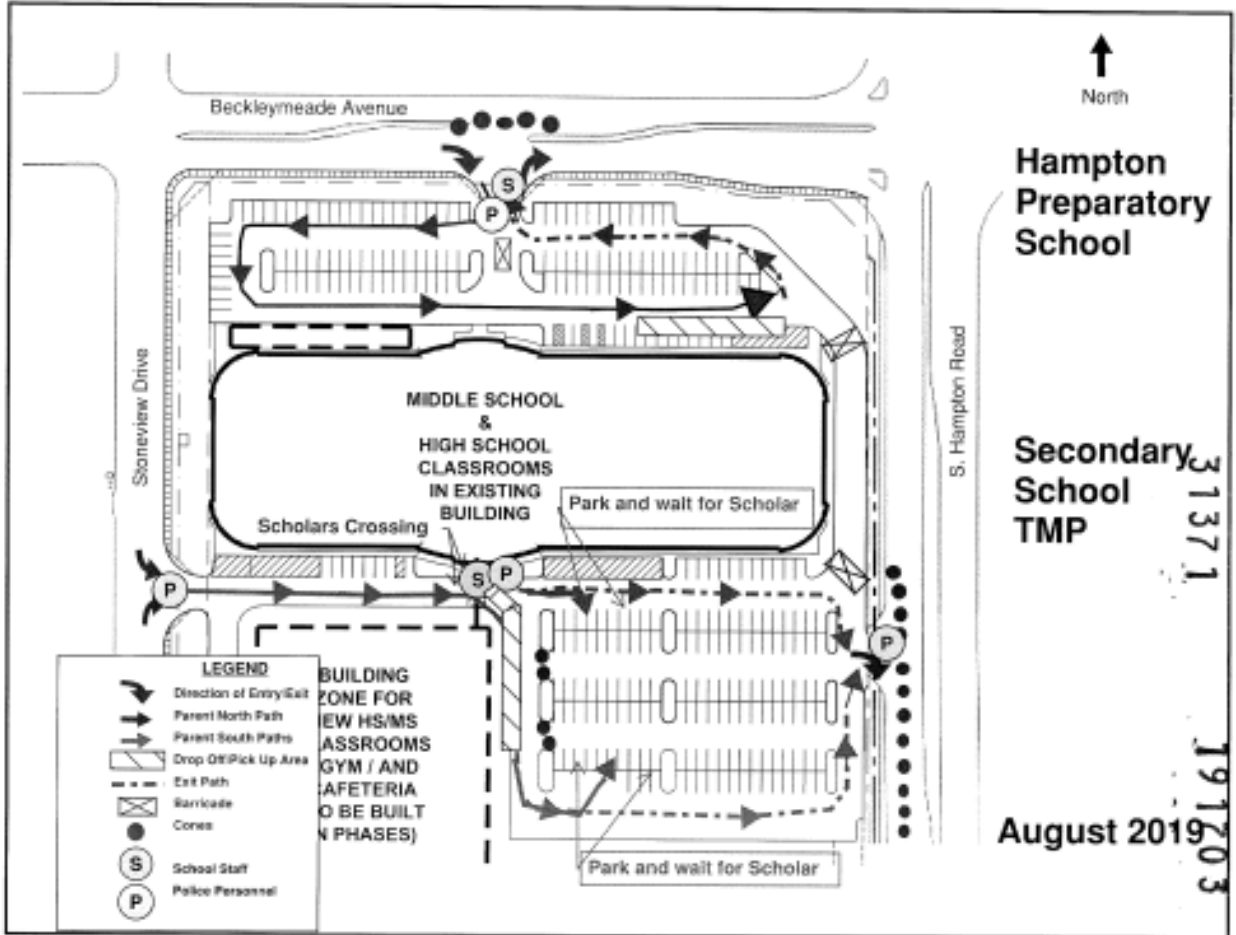


Exhibit 4 – Proposed Future Carline Circulation

Existing Traffic Management Plan



SUP Conditions

191703

10-22-19

ORDINANCE NO. 31371

An ordinance amending Ordinance No. 26724, passed by the Dallas City Council on April 25, 2007, as amended by Ordinance No. 27429, passed by the Dallas City Council on December 10, 2008, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1661 for a public or private school limited to 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. 1661; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1661; 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. 26724, as amended, are amended to read as follows:

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

SUP Conditions

191703

31371

3. TIME LIMIT: This specific use permit expires on October 23, 2024 (December 40, 2018), but is eligible for automatic renewal for additional (five-year) (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 dead line for applications for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of kindergarten and elementary school classrooms is 24; the maximum number of middle school classrooms is 18; and the maximum number of senior high school classrooms is 24.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.
6. LOADING AND UNLOADING: Student loading and unloading areas must be identified with pavement markings and signage as shown on the attached site plan.
7. PARKING: Off-street parking must be provided in the locations shown on the attached site plan.
8. TRAFFIC CIRCULATION:
 - A. In general. On-site traffic circulation must be provided as shown on the attached traffic management plan.
 - B. Circulation. School personnel must be provided in the locations shown on the attached traffic management plan between the hours of 7:15 a.m. and 8:00 a.m. and 3:15 p.m. and 4:15 p.m., Monday through Friday, to facilitate traffic circulation and student loading and unloading. Pavement markings directing traffic must be provided as shown on the attached traffic management plan.
 - C. Queuing. Queuing is only permitted inside the Property, and drop-off and pick-up are not permitted within the city rights-of-way.

SUP Conditions

191703

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9. TRAFFIC STUDY:

A. 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 July 1, 2009. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each year.

B. 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:

- (1) ingress and egress points;
- (2) queue lengths;
- (3) number and location of personnel assisting with loading and unloading of students;
 - (a) drop-off and pick-up locations;
 - (b) drop-off and pick-up hours for each grade level;
 - (c) hours for each grade level; and
 - (d) circulation.
- (4) 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.

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

SUP Conditions

191703

31371

11. 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. 27429 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.

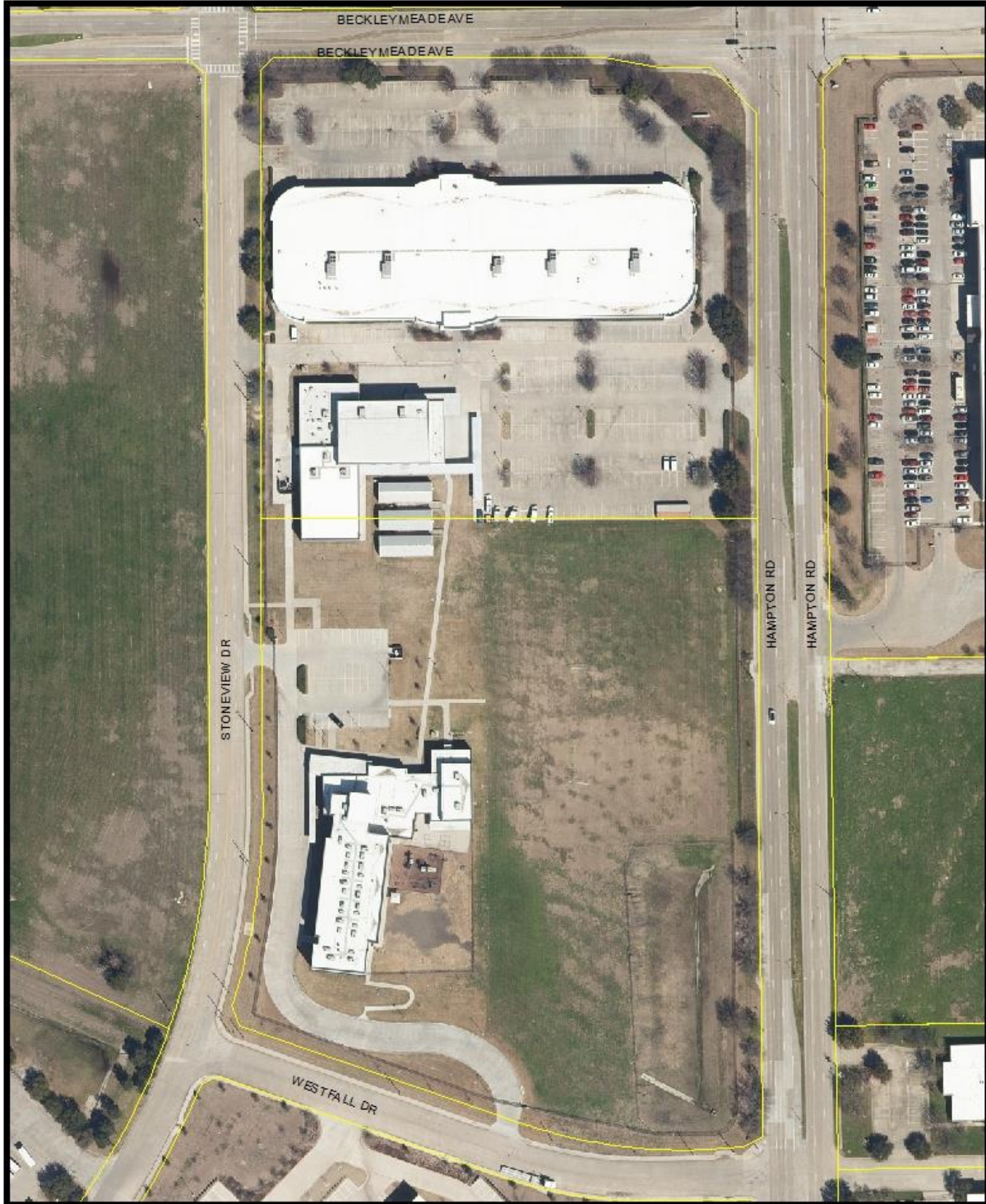
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

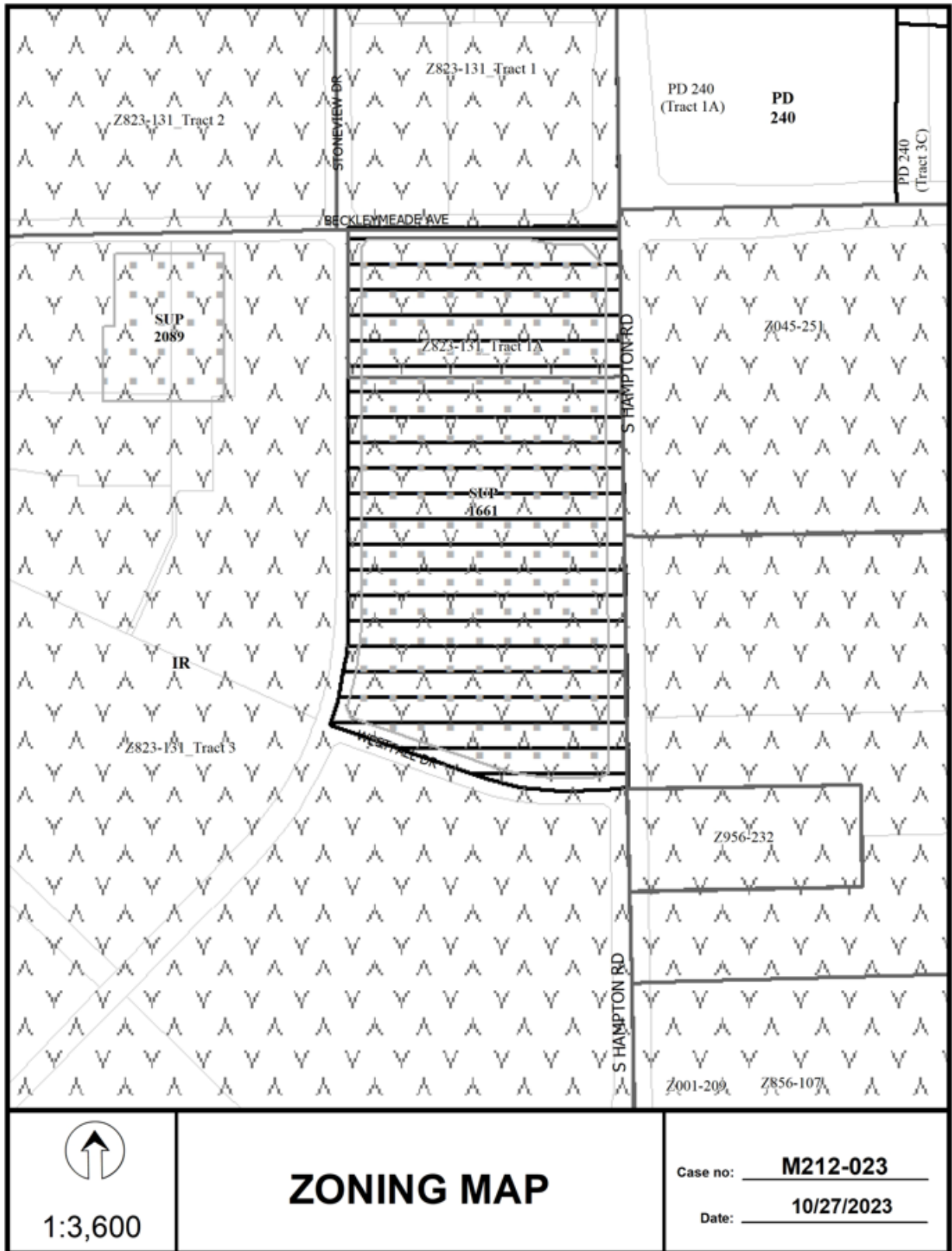
Passed OCT 23 2019

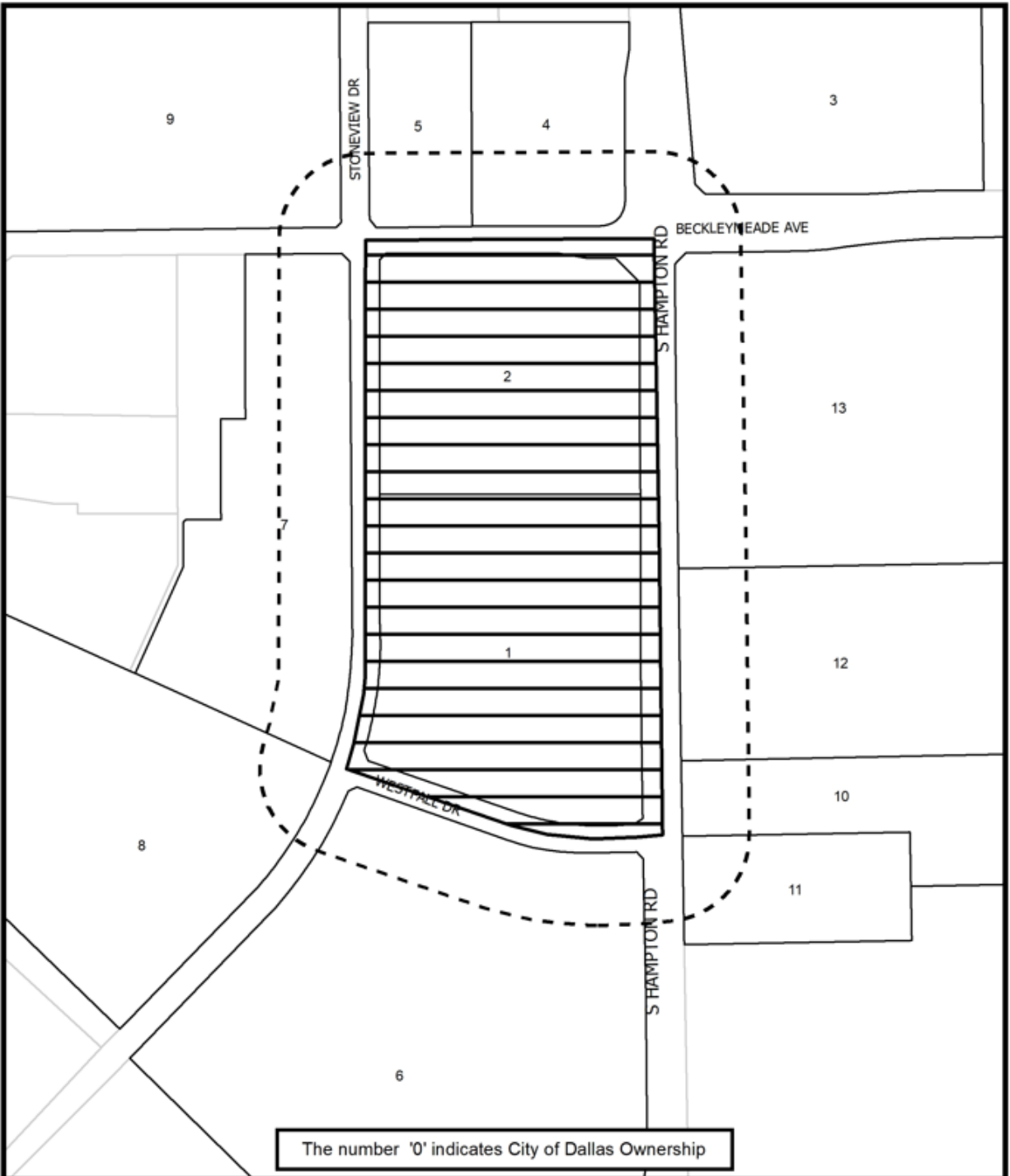
M212-023(TB)



Aerial Map - M212-023

Printed Date: 4/18/2022





 1:3,600	NOTIFICATION		Case no: <u>M212-023</u>
	200' AREA OF NOTIFICATION	13 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u>10/27/2023</u>

M212-023(TB)

10/27/2023

Notification List of Property Owners

M212-023

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9192 STONEVIEW DR	UPLIFT EDUCATION
2	8915 S HAMPTON RD	UPLIFT EDUCATION
3	8500 S HAMPTON RD	PENN FARM LTD
4	8700 S HAMPTON RD	PMG SOUTH DALLAS REAL ESTATE LLC
5	8600 STONEVIEW DR	PMG SOUTH DALLAS REAL
6	2425 W DANIELDALE RD	CPT STONERIDGE LLC
7	9201 STONEVIEW DR	ALPWAF STONERIDGE ISF OWNER
8	9301 STONEVIEW DR	ROLLING FRITO LAY SAILES
9	8700 AUTOBAHN DR	FHF I STONERIDGE LLC
10	9186 S HAMPTON RD	SFG ISF DALLAS HAMPTON LLC
11	9210 S HAMPTON RD	SUNBELT RENTALS INC
12	9130 S HAMPTON RD	PSA INVESTORS ONE LP
13	2300 BECKLEYMEADE AVE	US INDUSTRIAL REIT II