

CITY PLAN COMMISSION

THURSDAY, May 22, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: M245-011(SAS) **DATE FILED:** March 24, 2025
LOCATION: Southwest corner of Potters House Way and Truth Drive
COUNCIL DISTRICT: 3
SIZE OF REQUEST: Approx. 21.54 acres **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Claudio Segovia – Johnson Volk Consulting, Inc.

APPLICANT: Michael Woods – Clay Academy, Inc.

OWNER: Clay Academy, Inc.

REQUEST: An application for a minor amendment to an existing development plan on property zoned Subdistrict 6 within Planned Development District No. 655.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 655:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=655>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 655 was approved by City Council on June 25, 2003, on property previously zoned PD No. 545.
- The area of request is currently developed with a private school.
- On March 14, 2004, City Plan Commission approved the original development plan allowing for development of the property with the existing private school.
- On March 1, 2007, City Plan Commission approved a minor amendment to the original development plan, permitting two additional parking areas abutting the main school structure.
- The current request is for a minor amendment to the original development plan, creating a parking area on the north side of the existing school (instead of the two separate parking areas authorized under the previous minor amendment).

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.

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 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” plan):

1. Add a parking area on the north side of the existing school (instead of the two separate parking areas authorized under the previous minor amendment)..

The city arborist has reviewed the request and has no objection to the proposed development plan.

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 objections to the proposed changes. A traffic management plan is not required as part of the zoning request. However, a traffic study will be required at permitting.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by Planned Development District No. 655 and does not impact any other provisions of the ordinance.

Board Members and Officers

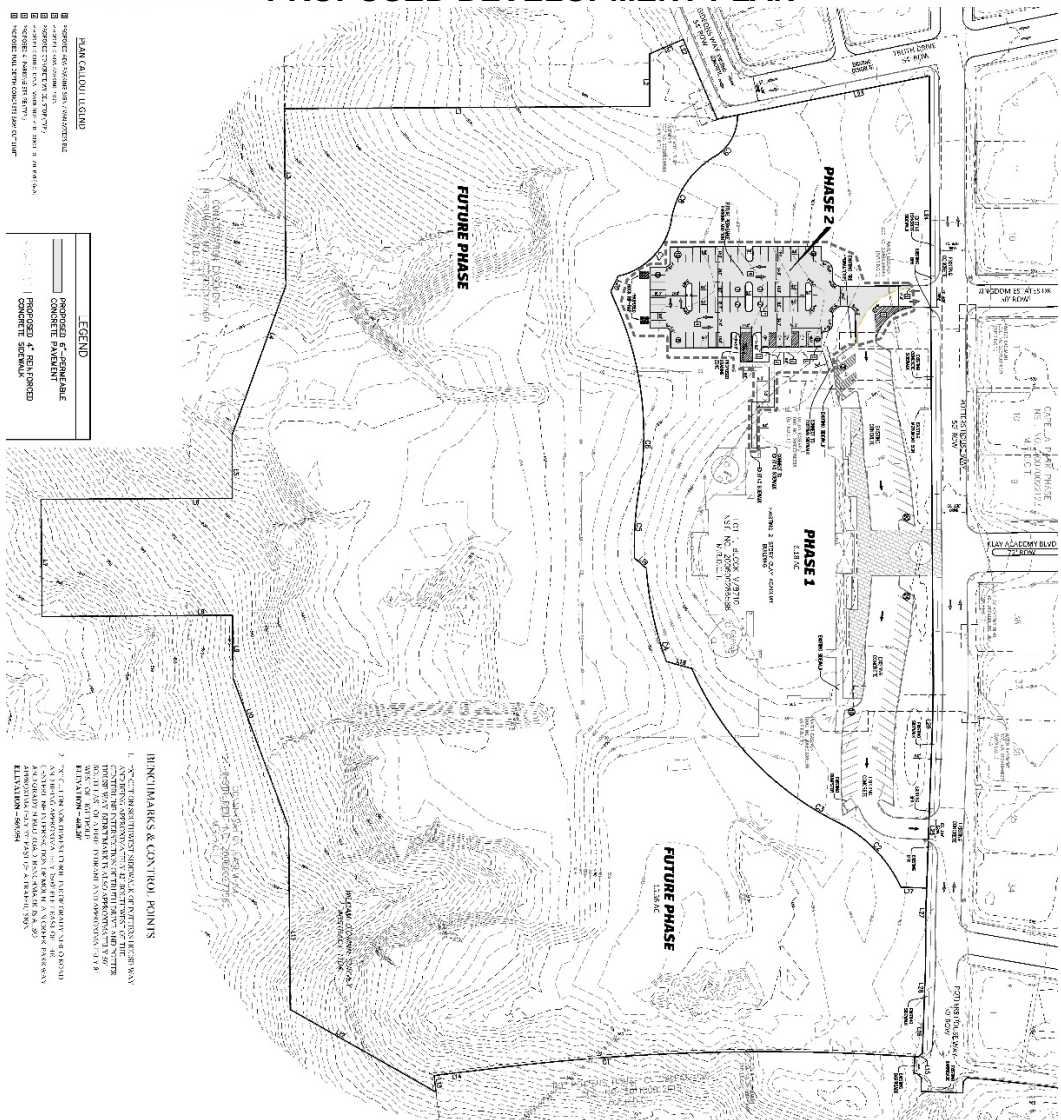
Clay Academy Board Members:

Frank Dyer
Alvin James
Gerald Robinson

Clay Academy Officers:

Alvin James – President & Secretary
Susan McCarthy – Treasurer

PROPOSED DEVELOPMENT PLAN



LINE TOTAL			
1	11	100.00	100.00
2	12	100.00	100.00
3	13	100.00	100.00
4	14	100.00	100.00
5	15	100.00	100.00
6	16	100.00	100.00
7	17	100.00	100.00
8	18	100.00	100.00
9	19	100.00	100.00
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67	77	100.00	100.00
68	78	100.00	100.00
69	79	100.00	100.00
70	80	100.00	100.00
71	81	100.00	100.00
72	82	100.00	100.00
73	83	100.00	100.00
74	84	100.00	100.00
75	85	100.00	100.00
76	86	100.00	100.00
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78	88	100.00	100.00
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83	93	100.00	100.00
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85	95	100.00	100.00
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CAPITAL MAINT. SUMMARY OF TOTAL PROVISIONS - PPS 63			
ALLOWED	PROPOSED	TO DATE	
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SITE DATA TABLE - CIVIL ACADREY PARKING ADDITION			
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REVISIONS			
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DEVELOPMENT PLAN			
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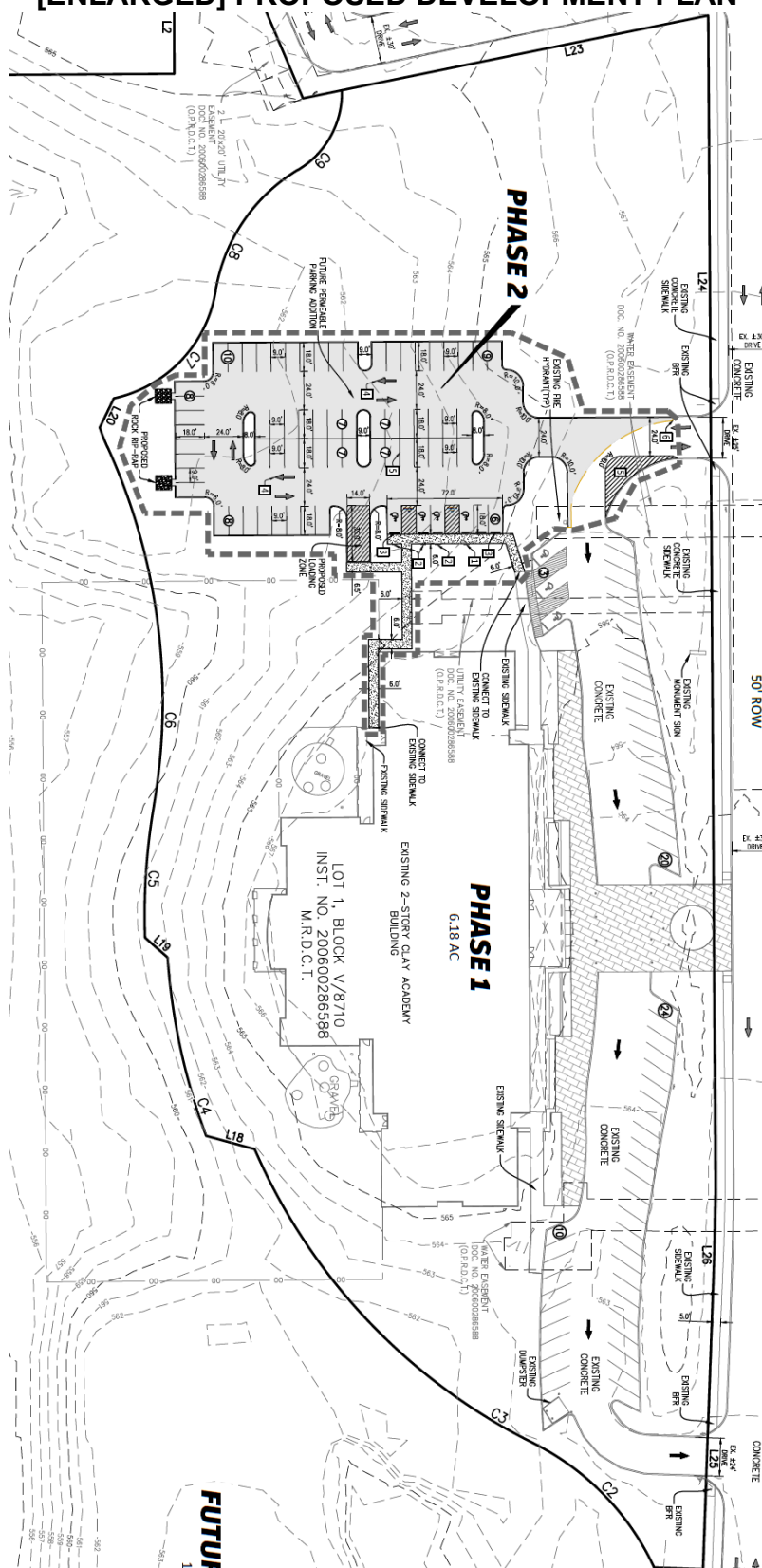
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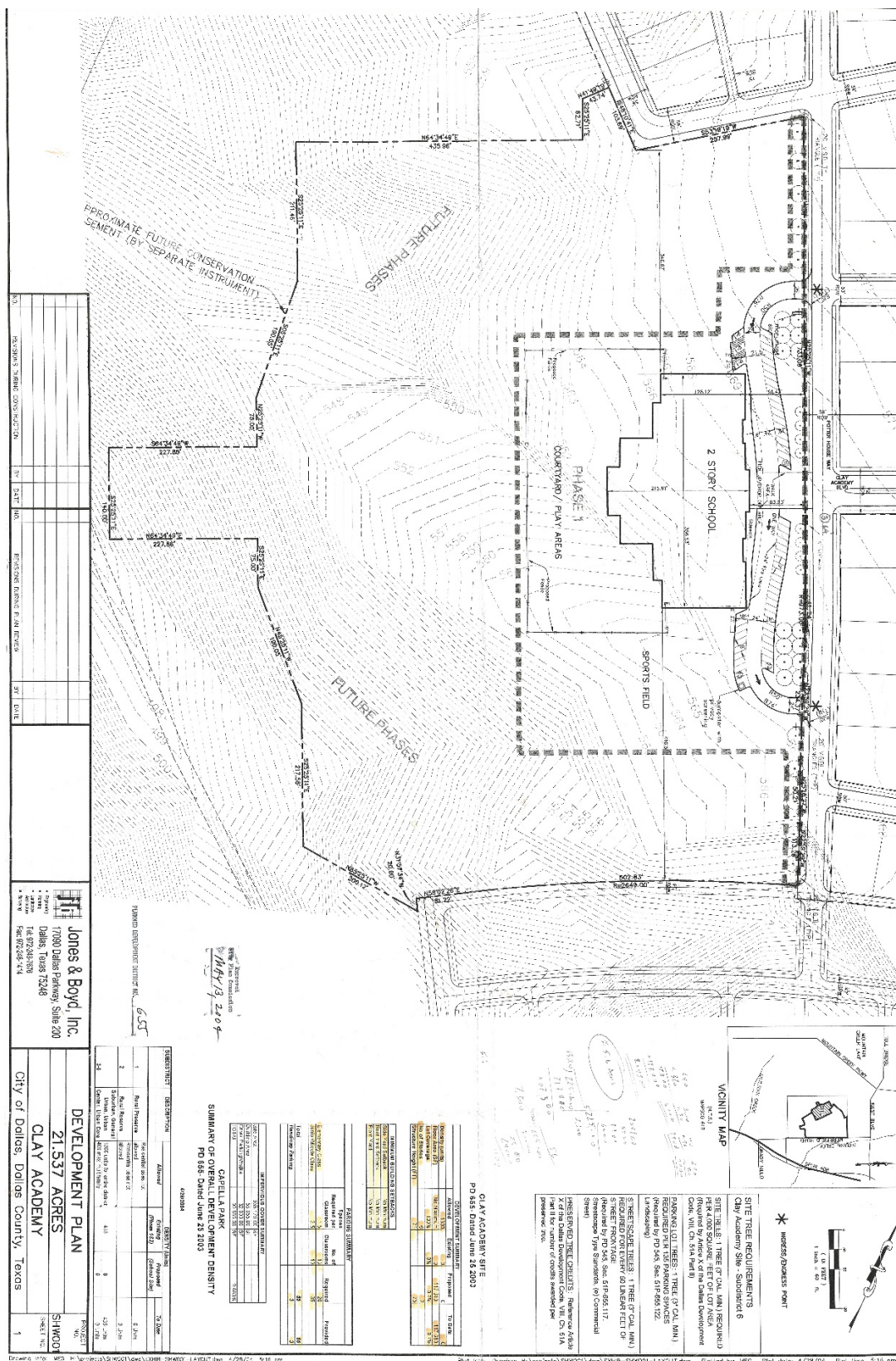
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CIVIL ACADREY PARKING ADDITION

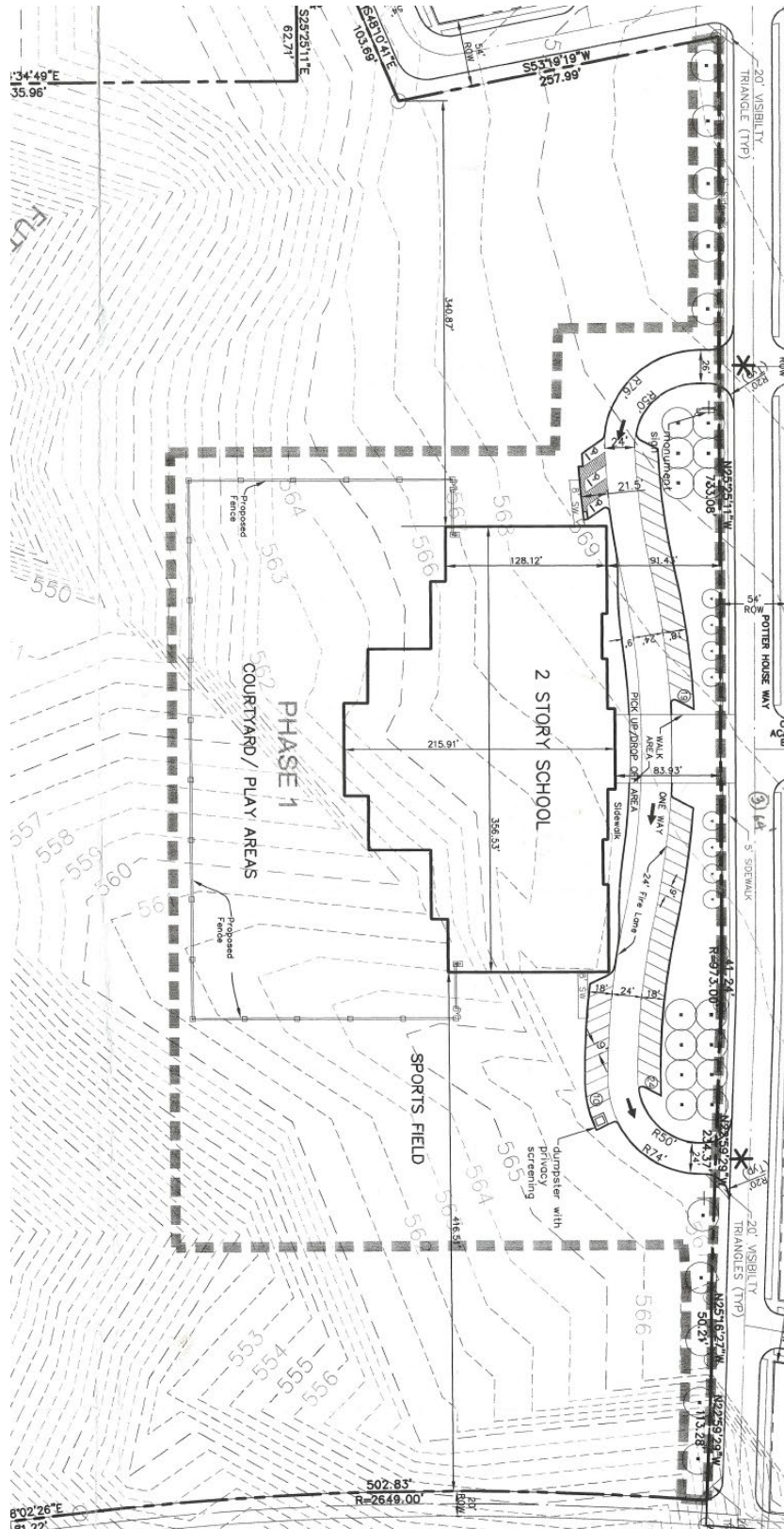
[ENLARGED] PROPOSED DEVELOPMENT PLAN



“ORIGINAL” DEVELOPMENT PLAN

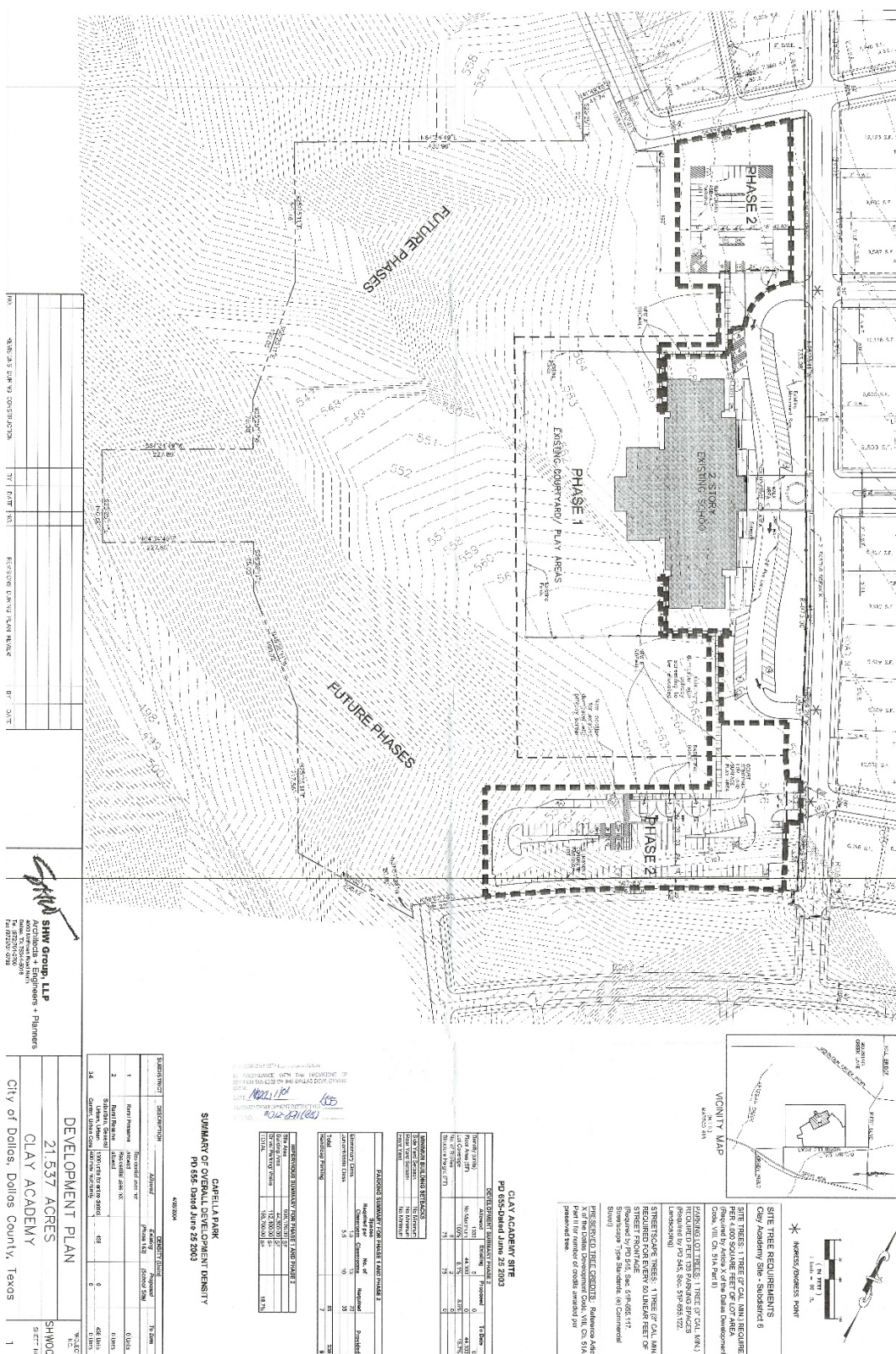


[ENLARGED] "ORIGINAL" DEVELOPMENT PLAN

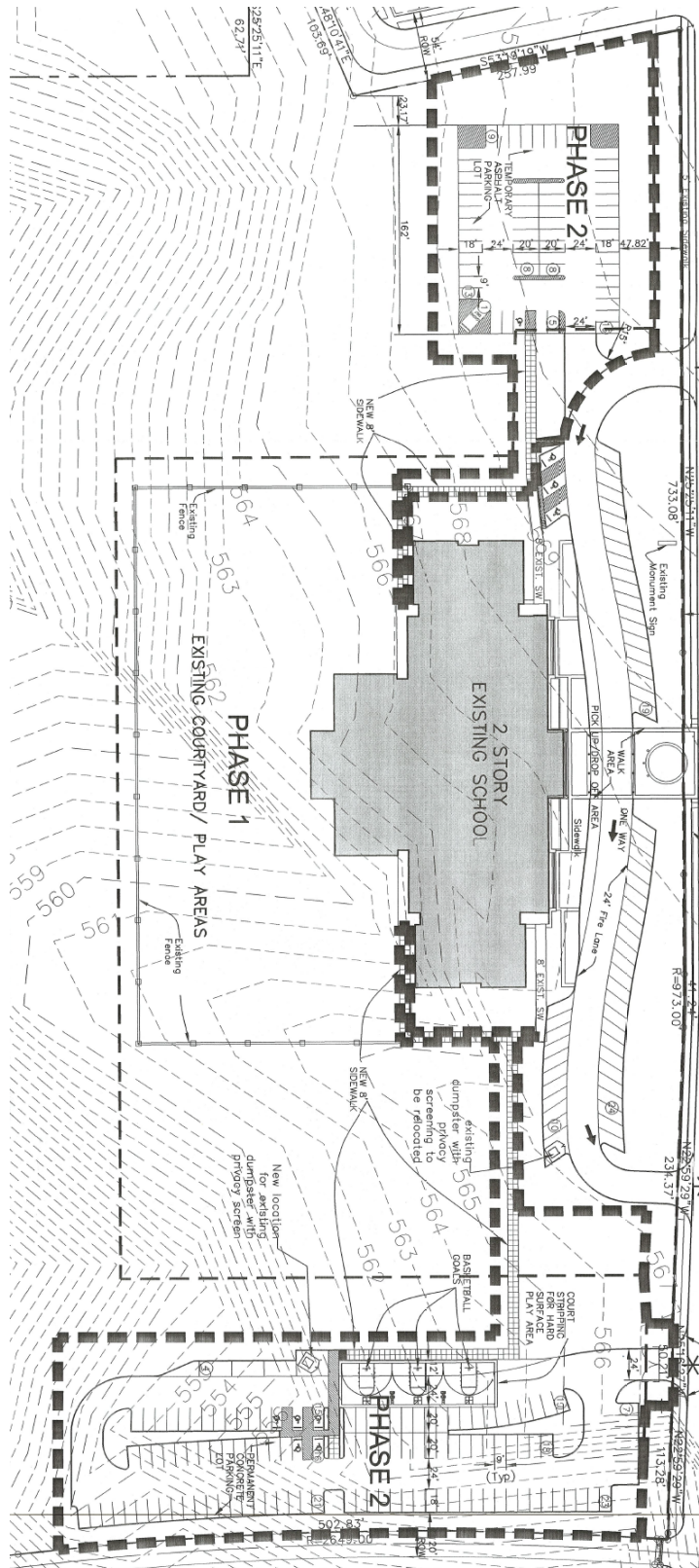


EXISTING DEVELOPMENT PLAN

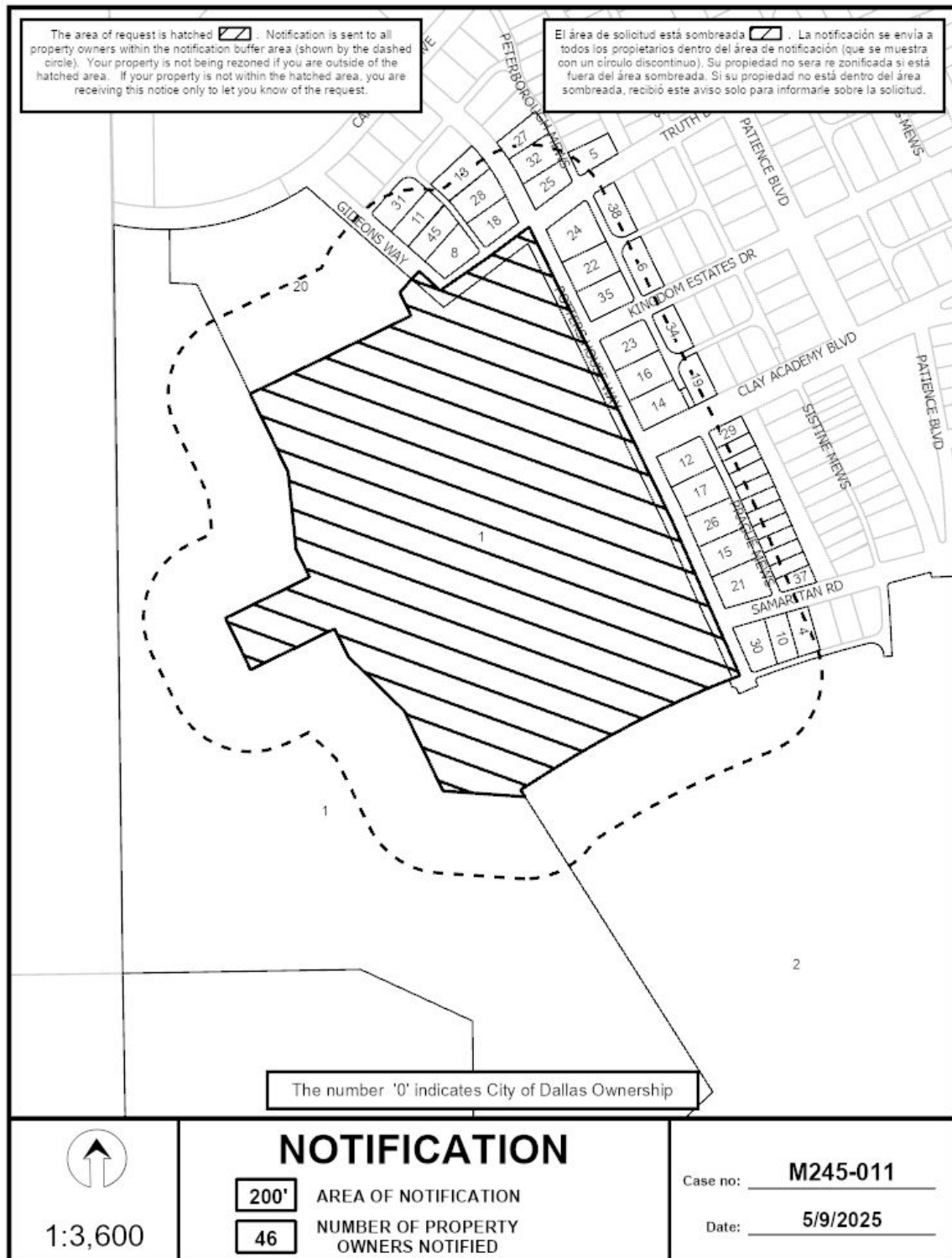
[approved via previous minor amendment]



[ENLARGED] EXISTING DEVELOPMENT PLAN
[approved via previous minor amendment]







05/09/2025

Notification List of Property Owners***M245-011******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6900 W Kiest Blvd	CLAY ACADEMY INC
2	6900 W Kiest Blvd	POTTERS HOUSE OF DALLAS INC
3	3718 Prague Mews	HIDALGO EDISON M RAMOS
4	7014 Samaritan Rd	POMPA FERNANDO
5	3534 Peterborough Mews	COOK MARK ANDREW &
6	7015 Kingdom Estates Dr	MORGAHAROLD EST OF
7	3712 Prague Mews	ASHUN WILLIAM
8	3516 Gideons Way	PHILLIPS JACOB & RACHEL
9	3722 Prague Mews	ROSS JERRELL BENET &
10	7018 Samaritan Rd	CARRASCO ANGELINA &
11	3508 Gideons Way	JUN WON KANG
12	3302 Potters House Way	HENDERSON KIMBERLY M
13	3209 Potters House Way	Taxpayer at
14	3254 Potters House Way	REBOLI DANIELLE
15	3320 Potters House Way	Taxpayer at
16	3248 Potters House Way	YANG MING & CHRISTOPHER BRYAN
17	3308 Potters House Way	CATHEY NATESHA W & VICTOR CATHEY
18	3221 Potters House Way	ALMANZA CYNTHIA LUISA
19	7015 Clay Academy Blvd	SHELLEY DEXTER
20	3505 Gideons Way	CAPELLA PARK DEVELOPMENT I LLC
21	3326 Potters House Way	DEMAURO ROBERT J &
22	3230 Potters House Way	EMPRESAS LA FE LLC
23	3242 Potters House Way	GURROLAGOMEZ GERARDO
24	3224 Potters House Way	PARHAM WILLIE & VANA
25	3218 Potters House Way	WILLIAMS JIMMY
26	3314 Potters House Way	STAREK PAULA JEAN &

M245-011(SAS)

05/09/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3210 POTTERS HOUSE WAY	MOLINA ROBERT & ASTRIA
28	3215 POTTERS HOUSE WAY	JENKINS MAE L & HOWARD JR
29	3702 PRAGUE MEWS	BRECKENRIDGE PROPERTY FUND
30	7022 SAMARITAN RD	OLIVARES JOSE LUIS &
31	3504 GIDEONS WAY	PERDUE ALFONZO
32	3214 POTTERS HOUSE WAY	GRAEBEL RELOCATION SERVICES
33	3710 PRAGUE MEWS	ELY KELTON
34	7014 KINGDOM ESTATES DR	Taxpayer at
35	3236 POTTERS HOUSE WAY	MARGARET HUFF & NELSON III
36	3706 PRAGUE MEWS	RAYFORD JARROD &
37	3724 PRAGUE MEWS	TEMMINCK BARBARA J
38	7014 TRUTH DR	WALKER JASHAWN B
39	3720 PRAGUE MEWS	JONES FRANCHOTT & LANA
40	3714 PRAGUE MEWS	Taxpayer at
41	3704 PRAGUE MEWS	OLVERA MANUEL ADONAI
42	3708 PRAGUE MEWS	BREWSTER KATHLEEN &
43	3708 PRAGUE MEWS	WADE LYNN C &
44	3716 PRAGUE MEWS	Taxpayer at
45	3512 GIDEONS WAY	HATCHETT JUANITA A
46	1 CLAY ACADEMY BLVD	CAPELLA PARK HOMEOWNERS