

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 16, 2023

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: M223-013(JA) **DATE FILED:** March 22, 2023

LOCATION: West line of Bonnie View Road, north of Morrell Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 24.481 acres **CENSUS TRACT:** 48113021100

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a minor amendment to existing development plan and landscape plan on property zoned Planned Development District No. 1015.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 1015:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1015>

BACKGROUND INFORMATION:

- On May 22, 2019, City Council approved an ordinance changing the zoning classification of the Property from an R-5(A) Single Family District, a TH-3(A) Townhouse District, and an MF-2(A) Multifamily District to Planned Development District (PD) No. 1015.
- For a public school other than an open-enrollment charter school use, development and use of the property must comply with the development plan (Exhibit 1015A) and landscaping must be provided as shown on the landscape plan (Exhibit 1015B).

REQUEST DETAILS:

The purpose of the request is to allow for the construction of a theater addition and a softball field at an existing public school [*Franklin D. Roosevelt High School*]. The applicant has proposed an amendment to the existing development and landscape plans. An amendment to the traffic management plan (TMP) is not part of the current request.

Upon review of the proposed development plan, staff has determined that the request complies with the conditions of the PD No. 1015.

The city arborist has reviewed the proposed landscape plan and has no objection to the requested amendment.

The traffic management plan (TMP) is not proposed to be updated with the current request. The Transportation Development Services Division of the Transportation Department reviewed traffic operations for the site at the time PD No. 1015 was established in 2019.

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 and landscape plans 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.

Staff recommends approval of the request, having determined that it complies with the standards for a minor amendment to the development and landscape plans and does not violate other applicable code requirements.

Dallas ISD Trustees and Administration

(last updated 9-22-23)

Dallas ISD Board of Trustees:

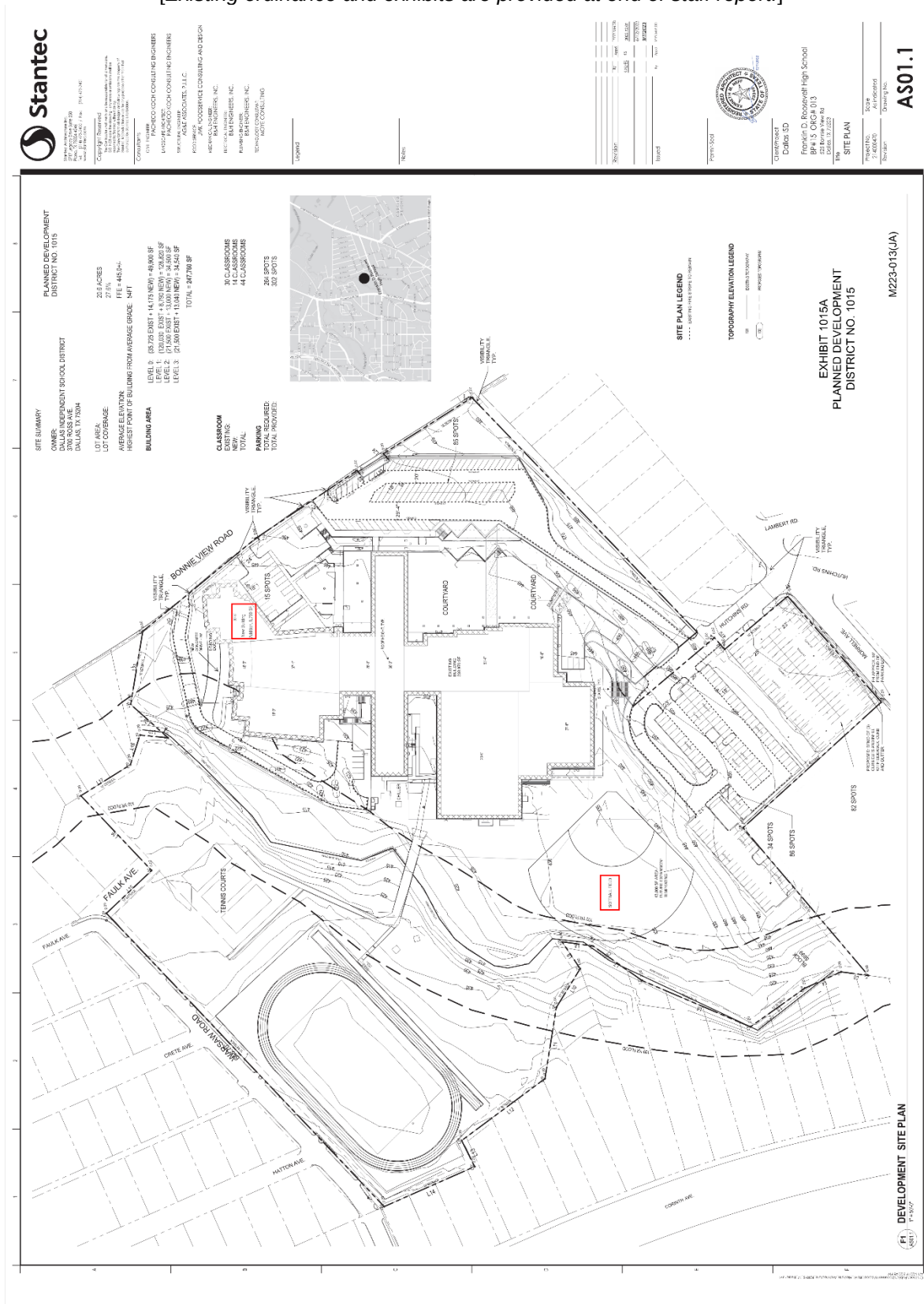
District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
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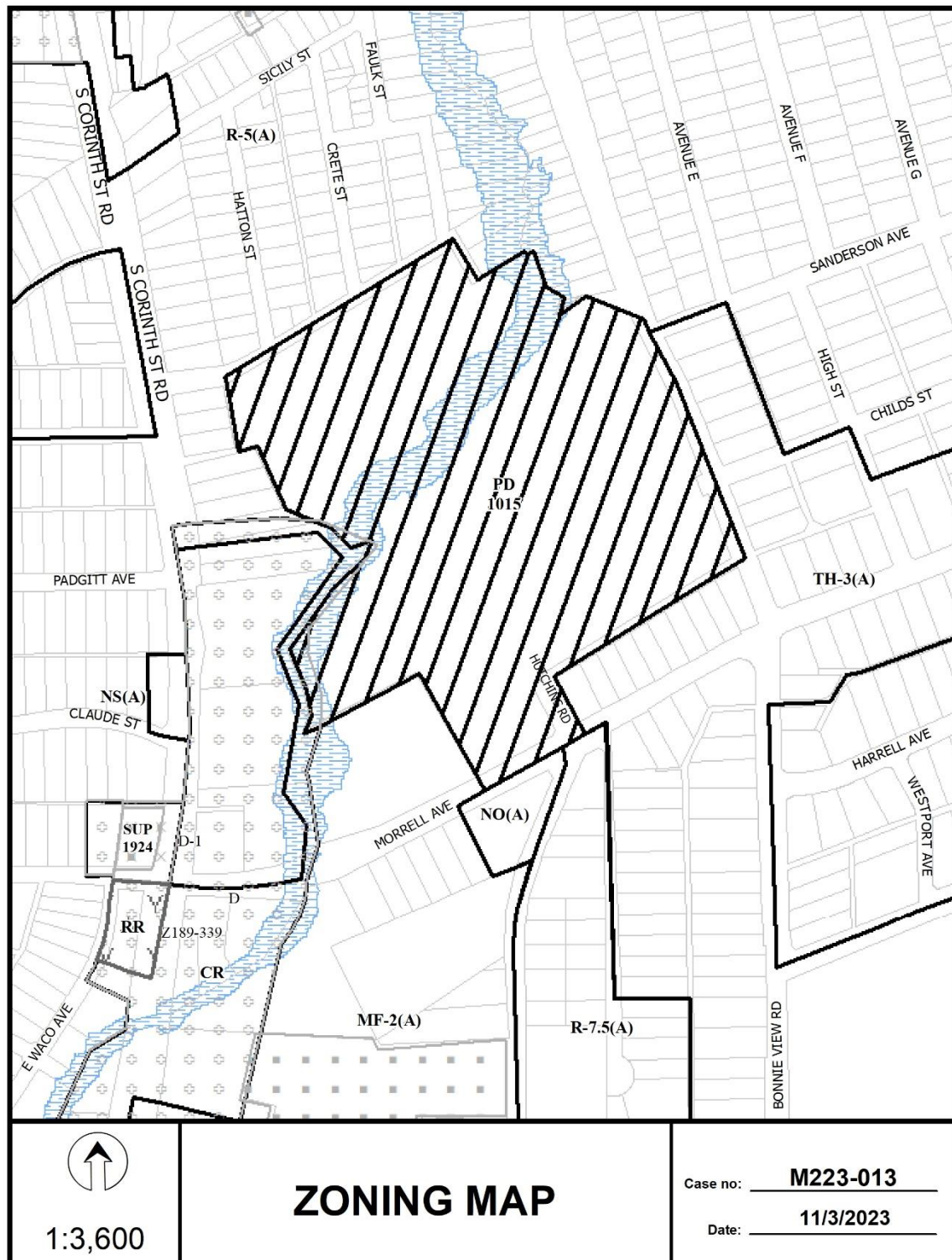
Dallas ISD Administration:

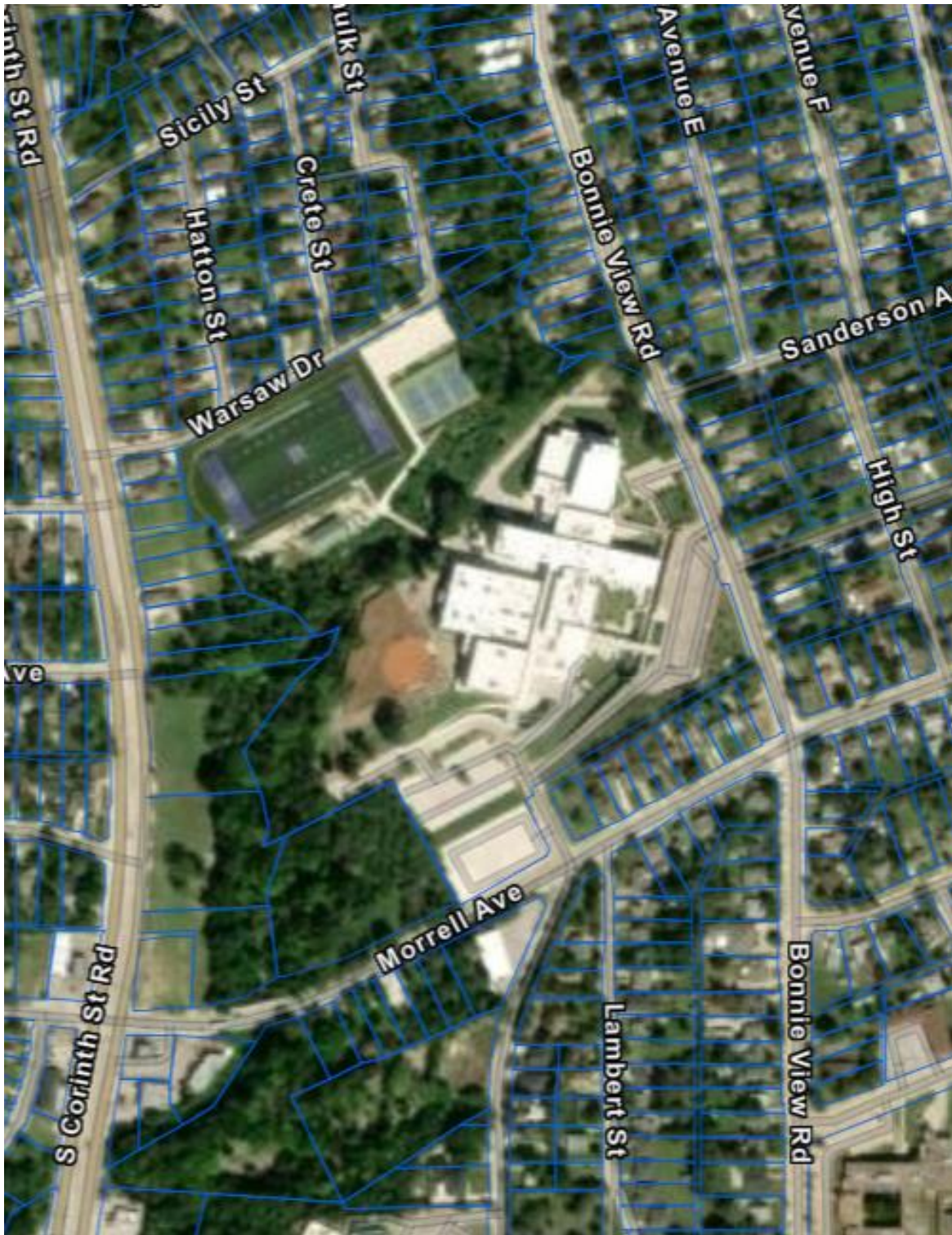
Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk – Deputy Superintendent of Academics and Transformations
Brent Alfred, AIA – Chief Construction Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Sean Brinkman – Chief Technology Officer
Angie Gaylord – Chief of Academics
Shannon Trejo – Chief of Innovation
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

Proposed Development Plan

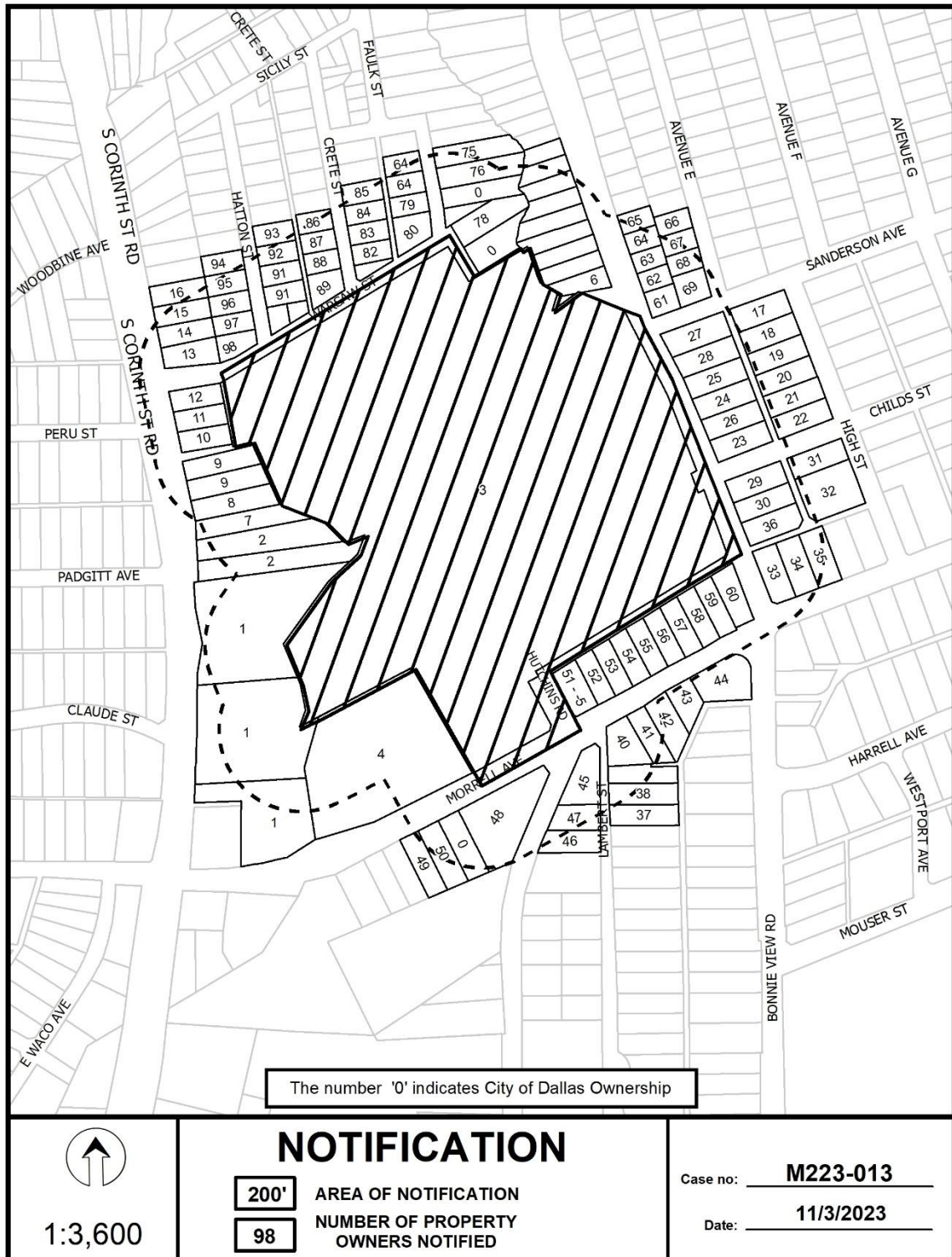
[Existing ordinance and exhibits are provided at end of staff report.]







AERIAL MAP - M223-013



10/27/2023

Notification List of Property Owners***M223-013******98 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	818 S CORINTH ST RD	CEDAR CLIFF APARTMENTS LLC
2	662 S CORINTH ST RD	CEDAR CLIFF APARTMENTS
3	525 BONNIE VIEW RD	Dallas ISD
4	1735 MORRELL AVE	OM HOMEBUYERS LLC &
5	439 BONNIE VIEW RD	BEL RENE LE
6	1901 MORRELL AVE	Dallas ISD
7	654 S CORINTH ST RD	GWAY PERFORMANCE LLC
8	650 S CORINTH ST RD	AGUILAR JESUS JR
9	646 S CORINTH ST RD	AGUILAR JESUS PENA JR
10	638 S CORINTH ST RD	AGUILAR JANELLE ANISSA
11	634 S CORINTH ST RD	AGUILAR JANELLE ANISSA
12	630 S CORINTH ST RD	AGILAR JESSE P JR
13	622 S CORINTH ST RD	PRESAS FRANCISCO JAVIER R
14	618 S CORINTH ST RD	618 S CORINTH STREET TRUST
15	614 S CORINTH STREET RD	WALKER FRED JR
16	610 S CORINTH ST RD	HEATH PAUL EUGENE
17	503 HIGH ST	HERNANDEZ ABRAHAM RODRIGO &
18	507 HIGH ST	GLOVER GREGORY
19	511 HIGH ST	TCB BRICKBYEBRICK VENTURE LLC
20	515 HIGH ST	MOLINA CRIS & JENNA
21	519 HIGH ST	POPESCU SCOTT
22	523 HIGH ST	KELLEY MANDELL
23	526 BONNIE VIEW RD	DIAZ PEDRO &
24	516 BONNIE VIEW RD	Taxpayer at
25	510 BONNIE VIEW RD	KINDER DOROTHY
26	520 BONNIE VIEW RD	SORIA PEDRO

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	502 BONNIE VIEW RD	GOLDEN GATE FUNERAL HOME
28	504 BONNIE VIEW RD	ROMERO MARIA C
29	602 BONNIE VIEW RD	YOUR PROBLEM MY SOLUTION LLC
30	606 BONNIE VIEW RD	SOTELO NANCY M
31	603 HIGH ST	RODRIGUEZ FRANCISCO JAVIER
32	611 HIGH ST	CROWDER DEBRA &
33	2003 MORRELL AVE	COMPTON ROBBIN LATREESE
34	2005 MORRELL AVE	JONES CHRISTINE
35	2011 MORRELL AVE	CARTER JALISA &
36	610 BONNIE VIEW RD	Taxpayer at
37	818 LAMBERT ST	NUNN GEORGE LEVON &
38	814 LAMBERT ST	MITCHELL LINDA
39	810 LAMBERT ST	GONZALEZ ADAN
40	1902 MORRELL AVE	DAVILA ALEXANDRO HELAMAN L &
41	1906 MORRELL AVE	EDWARDS HELENA ANN
42	1908 MORRELL AVE	CH SOUTHWEST LLC
43	1912 MORRELL AVE	GOMEZ AMADOR SANTIBANEZ
44	707 BONNIE VIEW RD	MCKINNEY IVA D
45	819 LAMBERT ST	MARCER CONSTRUCTION COMPANY LLC
46	827 LAMBERT ST	RIVERS LOLA B
47	821 LAMBERT ST	MARTINEZ MARIA
48	807 HUTCHINS RD	BREN ADAM
49	1726 MORRELL AVE	1726 MORRELL AVENUE TRUST
50	1802 MORRELL AVE	Taxpayer at
51	1901 MORRELL AVE	Dallas ISD
52	1905 MORRELL AVE	MANJREKAR ASHISH
53	1909 MORRELL AVE	ZUNIGA ALBERTO & ANA
54	1915 MORRELL AVE	PASAY INC
55	1919 MORRELL AVE	TIDWELL SHIRLEY
56	1921 MORRELL AVE	QUEST IRA INC
57	1927 MORRELL AVE	CARTER BILLIE J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1931 MORRELL AVE	WRIGHT JOHN
59	1935 MORRELL AVE	WRIGHT IVAN WINTHROP MELTON
60	1939 MORRELL AVE	LOERA JUANITA
61	446 BONNIE VIEW RD	TAI WILLIAM KOK FAI
62	440 BONNIE VIEW RD	MURRUGARRA JOSE DEMETRIO
63	438 BONNIE VIEW RD	PRIEGOMARTINEZ FREDDY
64	434 BONNIE VIEW RD	HAPPY FAMILY RENTALS LLC
65	428 BONNIE VIEW RD	SMITHBAKER WADAINAFI E
66	431 AVE E	MORENO OSCAR CESAR &
67	435 AVE E	MEDRANO SERGIO & DORA
68	439 AVE E	DALLAS SKYFALL LLC SERIES 439
69	445 AVE E	ESQUIVEL MARIA G
70	421 BONNIE VIEW RD	SOTO FELIX & MA DE JESUS
71	423 BONNIE VIEW RD	MURRAGARRA JOSE
72	427 BONNIE VIEW RD	CORTEZ MA ISABEL RIVERA
73	431 BONNIE VIEW RD	ALVAREZ JORGE
74	435 BONNIE VIEW RD	ALVAREZ JORGE
75	532 FAULK ST	BUSTAMANTE OSWALDO
76	536 FAULK ST	MAGALLANES MARIA C
77	544 FAULK ST	MUMPHREY CORTNEY R & KELLI
78	548 FAULK ST	NEARER TO NATURE LLC
79	541 FAULK ST	GERARDO LORENZO &
80	545 FAULK ST	GERARDO BALTAZAR
81	542 CRETE ST	GARCIA CENOBIA
82	538 CRETE ST	GARCIA CENOBIA EST OF
83	534 CRETE ST	GERARDO BALTAZAR
84	530 CRETE ST	BUSTAMANTE OSWALDO &
85	526 CRETE ST	BUSTAMANTE JUAN FELIPE
86	531 CRETE ST	WAKEFIELD WILL
87	535 CRETE ST	OCCM INC
88	539 CRETE ST	HOPPS ETHEL SIMS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	543 CRETE ST	DUENAS OTILIO
90	542 HATTON ST	ELIZALDE CIEL
91	538 HATTON ST	PATINO MANUEL
92	530 HATTON ST	PARADA JOSE C & MARIA
93	526 HATTON ST	HARRIS DEBRIA
94	529 HATTON ST	ELIZALDE PRINCE
95	533 HATTON ST	ELIZALDE JULIANA MRS
96	537 HATTON ST	ELIZALDE JULIANA
97	541 HATTON ST	HOLLIE ANDRIA
98	545 HATTON ST	SMITH MARCHAND DEANN

Article 1015 with Exhibits 1015A, 1015B, and 1015C

ARTICLE 1015.

PD 1015.

SEC. 51P-1015.101. LEGISLATIVE HISTORY.

PD 1015 was established by Ordinance No. 31223, passed by the Dallas City Council on May 22, 2019. (Ord. 31223)

SEC. 51P-1015.102. PROPERTY LOCATION AND SIZE.

PD 1015 is established on property located on the west side of Bonnie View Road and the north side of Morrell Avenue. The size of PD 1015 is approximately 20.6 acres. (Ord. 31223)

SEC. 51P-1015.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. 31223)

SEC. 51P-1015.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1015A: development plan.
- (2) Exhibit 1015B: landscape plan.
- (3) Exhibit 1015C: traffic management plan. (Ord. 31223)

SEC. 51P-1015.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 1015A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 31223)

SEC. 51P-1015.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

(b) The following additional main use is permitted by right:

-- Public school other than an open-enrollment charter school. (Ord. 31223)

SEC. 51P-1015.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 31223)

SEC. 51P-1015.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

The yard, lot, and space regulations for the MF-2(A) Multifamily District apply. (Ord. 31223)

SEC. 51P-1015.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school, six and one-half off-street parking spaces are required for each high school classroom. Parking may be located within a required front yard. (Ord. 31223)

SEC. 51P-1015.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31223)

SEC. 51P-1015.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit 1015B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. 31223)

SEC. 51P-1015.112. TRAFFIC MANAGEMENT PLAN.

- (a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 1015C).
- (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.
 - (1) 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, 2022. 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 even-numbered year.
 - (2) 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.

(3) 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.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) 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. (Ord. 31223)

SEC. 51P-1015.113. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Public school other than an open-enrollment charter school.

(1) Detached signs.

(A) One detached sign is permitted with:

(i) a minimum setback of 15 feet;

(ii) a maximum effective area of 55 square feet; and

(iii) a maximum height of seven feet.

(B) The detached sign described in Subparagraph (A) is not considered an additional allowed sign.

(2) Attached signs.

(i) Except as provided in this paragraph, the maximum effective area for an attached sign is 40 square feet.

- (ii) One attached sign may not exceed 250 square feet in effective area.
- (iii) Two attached signs may not exceed 100 square feet in effective area.
- (iv) Two attached signs may not exceed 50 square feet in effective area.
- (v) For the purposes of the maximum number of attached signs on a facade, each building facade of 200 feet in length is considered a separate facade.

(3) Window signs.

(i) For purposes of this paragraph, WINDOW SIGN means a sign painted or affixed onto a window.

(ii) No maximum number of window signs.

(iii) The cumulative effective area of all window signs may not exceed 600 square feet.

(A) The window film signs in the main library on the east elevation may not exceed a maximum effective area of 332 square feet.

(B) The window film signs in the gym entry on the south elevation may not exceed a maximum effective area of 223 square feet.

(iv) Window signs must be a minimum of 12 feet above the adjacent grade. (Ord. Nos. 31223; 32021)

SEC. 51P-1015.114. FENCES.

(a) Except as provided in this section, fencing must be provided in accordance with 51A-4.602(a).

(b) For a public school other than an open-enrollment charter school and when located less than five feet from the front lot line, maximum fence height in a required front yard is six feet for each fence panel with less than 50 percent open surface area.

(c) For a public school other than an open-enrollment charter school, existing barbed wire along Morrell Avenue must be removed prior to the issuance of a certificate of occupancy that increases the number of classrooms. (Ord. 31223)

SEC. 51P-1015.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 31223)

SEC. 51P-1015.116. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 31223)

