

CITY PLAN COMMISSION

THURSDAY, FEBURARY 20, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: M245-002(SAS) **DATE FILED:** October 4, 2024

LOCATION: Bounded by Beckleymeade Avenue, South Hampton Road,
Westfall Drive and Stoneview Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 17.53 acres **CENSUS TRACT:** 48113016634

REPRESENTATIVE: Rob Baldwin, Baldwin Associates, LLC

APPLICANT/OWNER: Uplift Education

REQUEST: An application for a minor amendment to the existing site plan
for Specific Use Permit No. 1661 on property zoned an IR
Industrial Research District with Deed Restrictions Z823-131

STAFF RECOMMENDATION: Approval.

Commercial Service and Industrial Districts [Ref. Sec. 51A-4.123(c) for IR]:
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77556

BACKGROUND INFORMATION:

- The area of request is zoned an IR Industrial Research District and is currently developed with an open-enrollment charter school. [Uplift Hampton Preparatory School]
- Specific Use Permit (SUP) No. 1661 was approved by City Council on April 25, 2007, authorizing the open-enrollment charter school.
- On December 10, 2008, City Council approved an amendment to SUP No.1661, subject to an amended site plan, an amended traffic management plan (TMP), and amended conditions.
- On October 26, 2019, City Council approved an amendment to SUP No.1661, subject to an amended traffic management plan and amended conditions. The 2008 City Council approved site plan was not amended at the time.
- On November 16, 2023, City Plan Commission approved a minor amendment to the site plan.
- The current request is for a minor amendment to the SUP No. 1661 site plan.

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.219. SPECIFIC USE PERMIT (SUP)

Amendment to an SUP site plan

(4) 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. The city plan commission *shall*, after a public hearing, authorize minor changes in the site plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

- (A) alter the basic relationship of the proposed development to adjacent property;
- (B) increase the number of dwelling units shown on the original site plan by more than 10 percent;
- (C) increase the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less;
- (D) increase the height shown on the original site plan;
- (E) decrease the number of off-street parking spaces shown on the original site plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- (F) reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original site plan.

For purposes of this paragraph, “original site plan” means the earliest approved site plan that is still in effect, and does not mean a later amended site plan. For example, if a site plan was approved with the specific use permit and then amended through the minor amendment process, the original site plan would be the site plan approved with the specific use permit, not the site plan as amended through the minor amendment process. If, however, the site plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement site plan becomes the original site 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 site 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 bleachers below the elevated press box;
2. Specify the location of 4,000 square feet of modular buildings to be used as a weight room and locker room [Note: Floor area shown on the “original” site plan (2008) was 183,000 square feet. With the addition of the modular buildings, floor area for the site will total 134,620 square feet.]; and
3. Reconfigure the parking layout (no change to the number of spaces provided and parking requirements are met for the site).

All proposed structures are below the maximum allowable height of 36 feet, per the original site plan and existing deed restrictions.

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

Upon review of the proposed site plan, staff has determined that the request meets the minor amendment criteria for the site plan, complies with the requirements set forth by Specific Use Permit No. 1661, and does not impact any other provisions of the ordinance.

LIST OF OFFICERS

Uplift Education:

Leslie Berlin - Chief Financial Officer

Yasmin Bhatia - Chief Executive Officer

Deborah Bigham - Chief External Affairs Officer

Alexander Burke - Chief Legal Officer

Jonathan Dant - Deputy Chief of Schools - Secondary

Johnny Deas - Chief Operations Officer

John Gasko - Chief Well-Being Officer

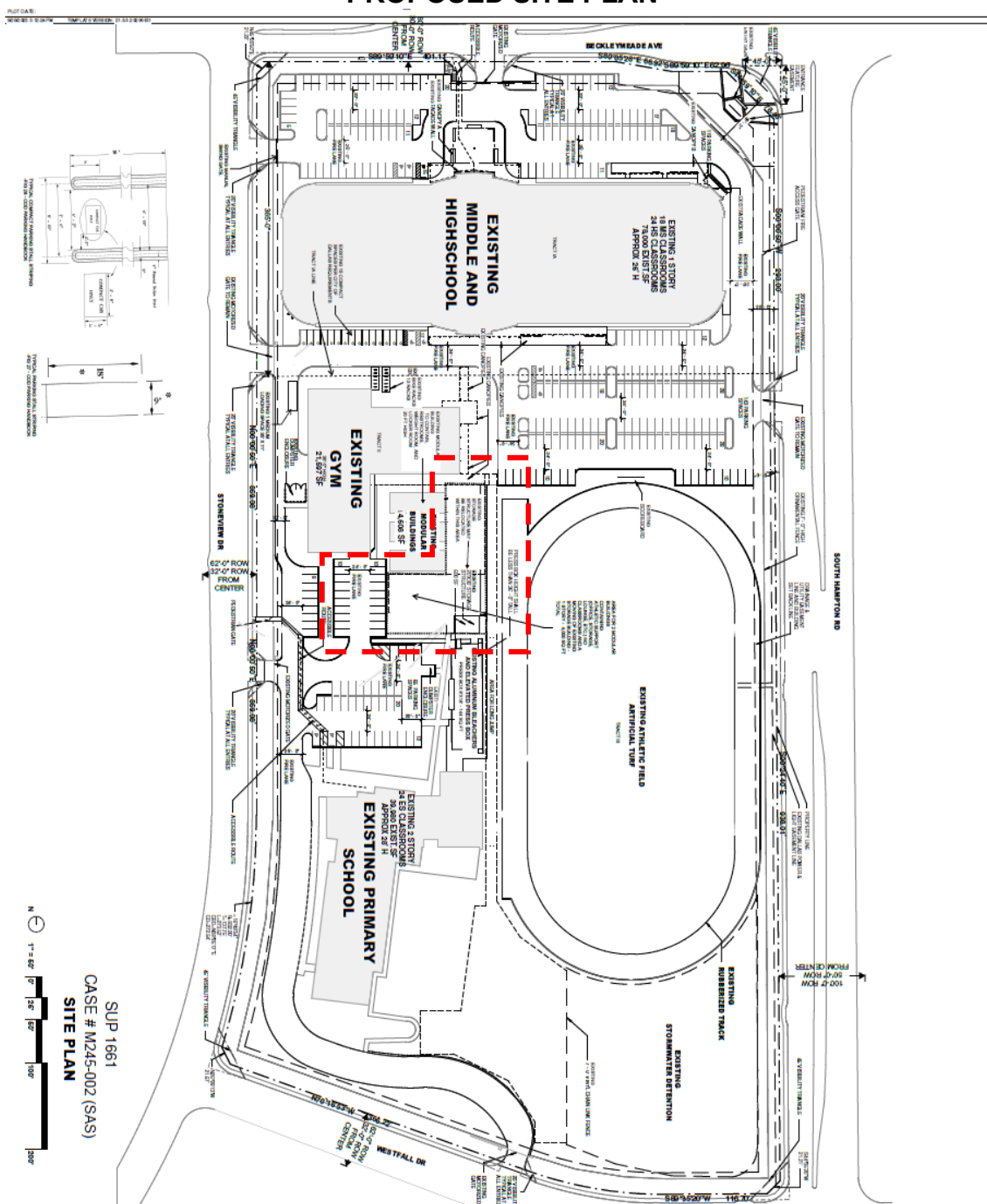
Amanda Martin - Chief of Staff

Anne McCall - Chief People Officer

Priscilla Pharms - Deputy Chief of Schools, Primary

Remy Washington - President

PROPOSED SITE PLAN

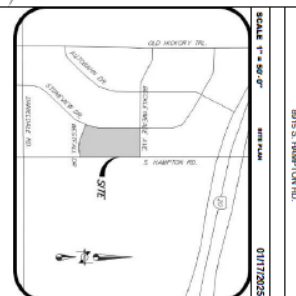


SITE	HANDPAID COST OF THE TRIP PER PERSON	17-27 APRIL 2005 (8-10 PM '04)		
		CLASSES	CLASSES	CLASSES
TOTAL	30 SPACES	24 CLAS 1.5	34 SPACES	36 SPACES
		24 CLAS 2.5	60 SPACES	60 SPACES
		24 CLAS 3.5	226 SPACES	226 SPACES
		24 CLAS 4.5	226 SPACES	226 SPACES
TOTAL	30 SPACES	30 SPACES	30 SPACES	30 SPACES
		30 SPACES	30 SPACES	30 SPACES

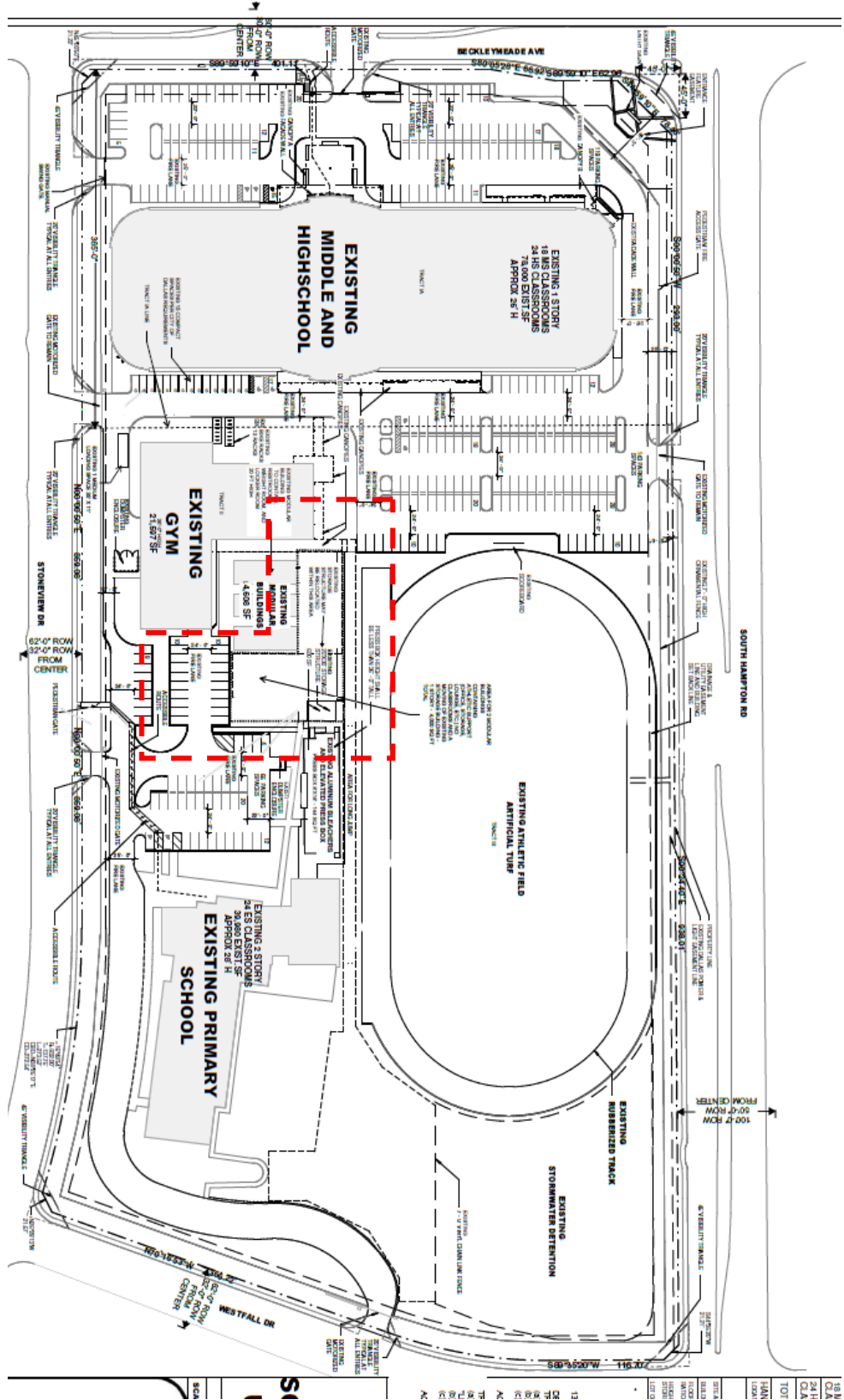
13. SHIP DECK MODERN 7.6 FT WIDE COMPACT STATION ON ALL LIGNED AND UNLINED 15. COMPACT SPACES PROVIDED: 9% OF TOTAL PARKING COUNT. ALL EXISTING VISIBILITY TRIANGLES ARE TO REMAIN AND NOT BE REDUCED IN ANY WAY	13 15	13 15	13 15
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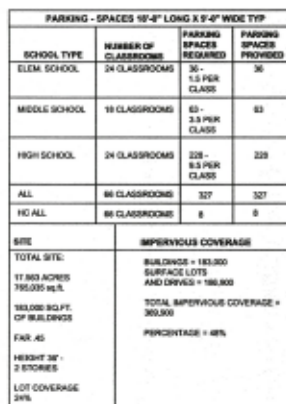
DEED RESTRICTIONS - 2022-131-5970-4
 (a) **Use** - Limited to residential use.
 (b) **Maximum building height** - 10 feet.
 (c) **Maximum FAR** - limited to 0.15:1
ACTUAL - 14 - 73,000 SQ FT / 231,776 SQ FT SITE = .23 TO 1 FAR
TRACT III
 (a) **Use** - limited to the industrial / Office Retail uses are restricted to limited uses.
 (b) **Maximum building height** - not to exceed 36' - 4'
 (c) **Maximum FAR** - limited to 4.0:1
ACTUAL - 11 - 70,785 SQ FT / 22,687 SQ FT SITE = .31 TO 1 FAR

**HAMPTON
PREPARATORY
SCHOOL RENOVATION
UPLIFT EDUCATION**



PROPOSED SITE PLAN [ENLARGED]





EXISTING LANDSCAPING AND SITE LIGHTING TO REMAIN WHERE FEASIBLE

**S. HAMPTON PREPARATORY
SCHOOL (CHARTER)
FOR UPLIFT EDUCATION**

8915 S. HAMPTON RD. DALLAS, TX 75232

OCTOBER 17, 2008

UPLIFT
EDUCATION

HKS

SITE PLAN

083382

27429

APPROVED BY
CITY COUNCIL

DEC 10 2000

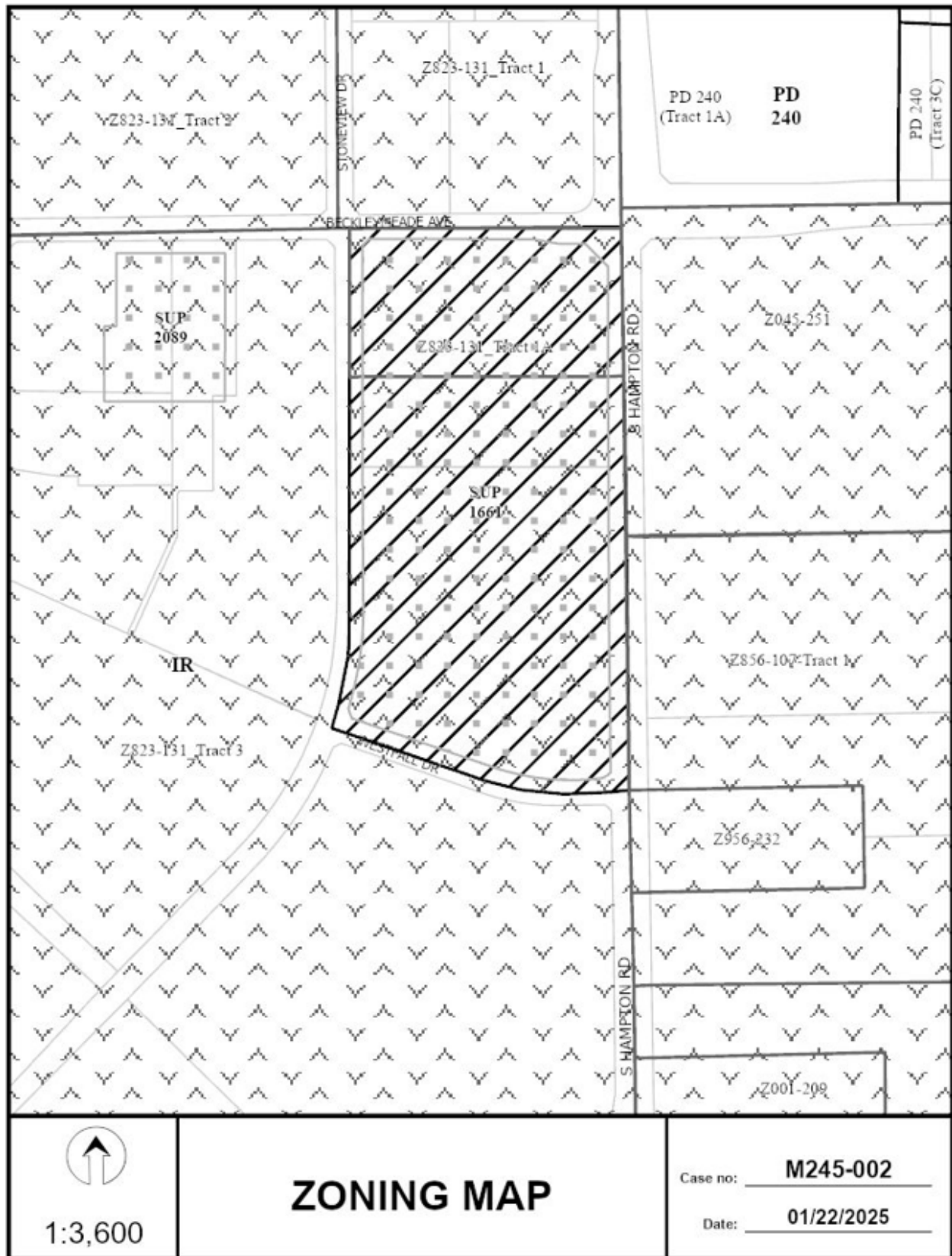
Richard M. Martin
City Secretary

Specific Use Permit
No. 1851

Site Plan

Approved
City Plan Commission
November 6, 2006

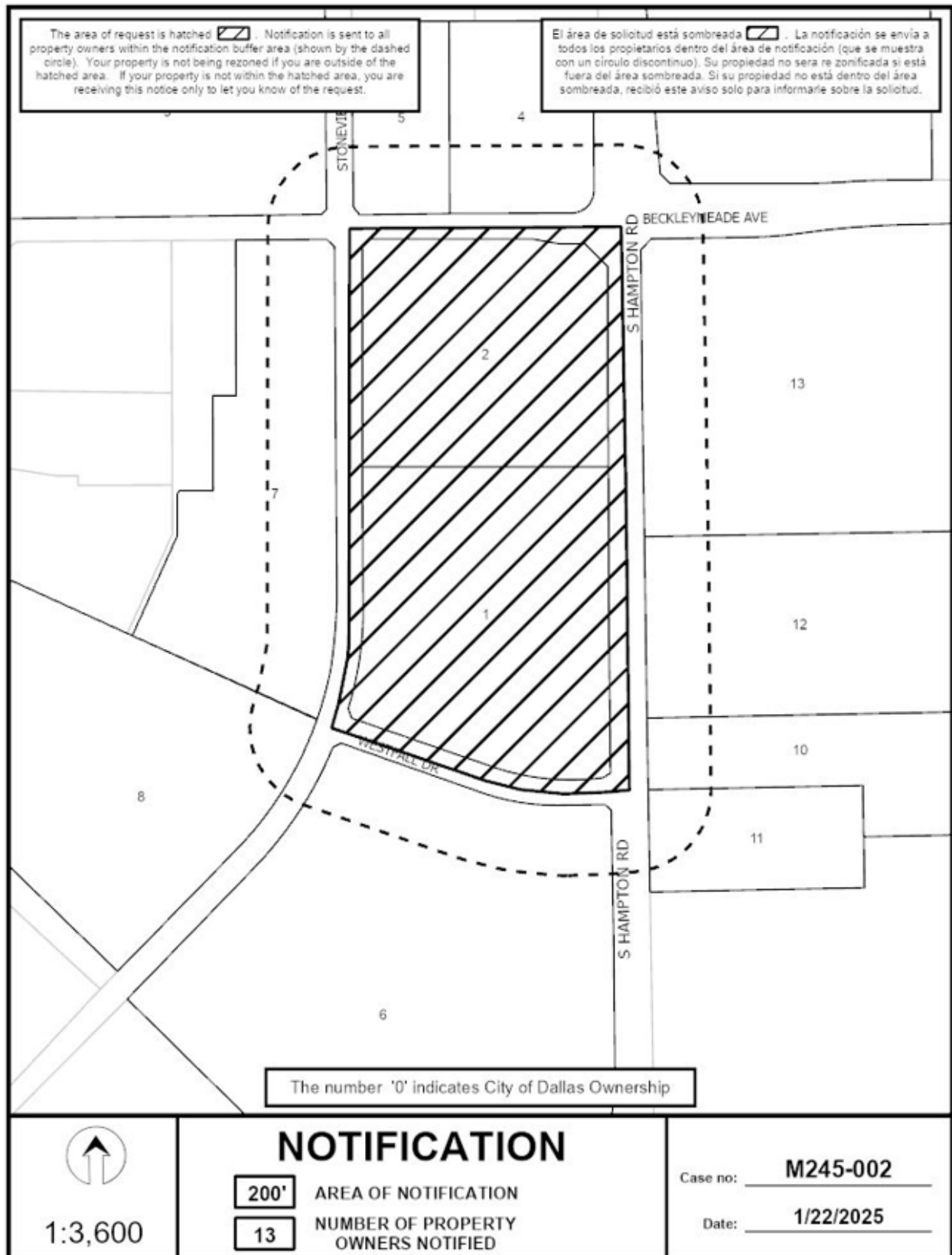
ZONING CASE NO: Z078-311





Aerial View





01/22/2025

Notification List of Property Owners

M245-002

13 Property Owners Notified

Label #	Address	Owner
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