



DEVELOPMENT PLAN SUMMARY

URSULINE ACADEMY OF DALLAS
PLANNED DEVELOPMENT DISTRICT NO. 385
LOT 1A, BLOCK 8/5544

01 GENERAL INFORMATION
Owner: Ursuline Academy of Dallas
Site Location: 4900 Walnut Hill Lane, Dallas, TX 75220
Grades Served: 9-12
Main Uses Permitted: Private School, Convent or Monastery, Church

02 YARD, LOT AND SPACE REGULATIONS
Front Yard Regulations: 50 FT along Walnut Hill Lane and Inwood Road, all other front yards must comply with the setbacks in the approved Development Plan

03 TOTAL SITE AREA
Total Site Area (60% Max Lot Coverage): 1,125,069 SF, 25.828 ACRES, 100.0%
Max Lot Coverage: 675,041 SF, 15.497 ACRES, 60.0%
Actual Lot Coverage Total: 569,877 SF, 12.509 ACRES, 48.4%

04 PARKING SUMMARY
Spaces required for private school function:
1. 6 Spaces per Classroom
2. 65 Classrooms
Parking Required = 390 Spaces
Parking Provided = 626 Spaces
Accessible = 18 spaces

05 LANDSCAPE
Accordance with Article X, unless otherwise stated / shown on the approved Landscape Plan

06 ISSUE DATES FOR PD #385
01 Planning & Zoning Commission 08.04.2005
02 CPC Minor Amendment 01.29.2009
03 PD Amendment 05.01.2009
04 PD Amendment 07.18.2012
05 PD Amendment 05.22.2013
06 PD Amendment 08.17.2017
07 PD Amendment 03.26.2020

SITE MAP



SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
PROPOSED NEW CONSTRUCTION
FUTURE DEMOLITION
PROPOSED NEW ADDITION
FLOODWAY EASEMENT
PROPERTY LINE
EASEMENT & R.O.W.
BUILDING AREA
80' BUILDING HEIGHT RESTRICTION
BUILDING / PARKING SETBACK
DECORATIVE FENCE
PARKING SPACE COUNT
DIRECTIONAL MARKER
VISIBILITY TRIANGLE

NOTES BY NUMBER

- S01 EXISTING DECORATIVE FENCE
S02 EXISTING DECORATIVE FENCE W/ MOTORIZED PARKING GATE
S03 POINT OF BEGINNING
S04 DUMPSTER ENCLOSURE
S05 45FT VISIBILITY TRIANGLE
S06 20FT VISIBILITY TRIANGLE
S07 EXISTING MOTORIZED PARKING GATE
S08 LOADING DOCK AREA
S09 EXISTING SCHOOL SIGNAGE (4'0" X 16'6 1/4")
S10 EXISTING BUILDING TRANSFORMER
S11 BUILDING ELEMENT WITH 14'-0" MIN CLEARANCE FOR FIRE TRUCKS
S12 EXISTING LANDSCAPE SCREEN OR HEDGE ALONG FENCE WITHIN PARKING SETBACK AREA
S13 APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN (BROWNING BRANCH PER THE FLOOD INSURANCE STUDY (FIS) FOR DALLAS COUNTY AND THE EFFECTIVE FLOOR INSURANCE RATE MAP (FIRM) NUMBER 174811320190K, DATED JULY 7, 2014)
S14 EXISTING 6'-0" RETAINING WALL
S15 15FT LANDSCAPE BUFFER BETWEEN CREEK AND FIELD/PARKING
S16 EXISTING 20'-0" TALL PROTECTIVE NETTING ON RETAINING WALL, WALL ELEVATION DOES NOT EXCEED 4'-6", WALL PILASTER DOES NOT EXCEED 5'-0"
S17 EXISTING BLEACHERS (5'-0" X 21'-0")
S18 EXISTING SCOREBOARD (56 SF, 14'-0")
S19 APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN (BACHMAN BRANCH PER THE FLOOD INSURANCE STUDY (FIS) FOR DALLAS COUNTY AND THE EFFECTIVE FLOOR INSURANCE RATE MAP (FIRM) NUMBER 174811320190K, DATED JULY 7, 2014)
S20 ONCOR EASEMENT
S21 15'-0" WATER EASEMENT
S22 20'-0" WATER EASEMENT
S23 20'-0" SANITARY SEWER EASEMENT
S24 LANDSCAPED/PAVED PEDESTRIAN PLAZA, FIRE LANE ACCESS TO BE PROVIDED - NOT FOR TYPICAL DAILY TRAFFIC
S25 PROPOSED NEW ONCOR TRANSFORMER AND PAD LOCATION, SIZE TO BE DETERMINED.
S26 PROPOSED PARKING AT GRADE, THE NEW BUILDING WILL OVERHANG THE PARKING AT THE SECOND LEVEL.
S27 EXTENTS OF RETAINING WALL, HEIGHT CONTINGENT UPON STRUCTURAL DESIGN.
S28 RETAINING WALL TO PROTECT EXISTING TREES, LIMITS AND HEIGHT TO BE DETERMINED BASED ON FINAL DESIGN.
S29 APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN PER CURRENT FLOOD STUDY & FILL PERMIT SUBMITTED SEPTEMBER 6, 2019 (BROWNING BRANCH - URSULINE ACADEMY OF DALLAS - 5050 WALNUT HILL).
S30 PROPOSED PARKING LOT
S31 PROPOSED BATTING CAGE



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DALLAS, TEXAS 75206
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URSULINE ACADEMY CAMPUS SITE MODEL
URSULINE ACADEMY
4900 WALNUT HILL LANE
DALLAS, TEXAS 75229

Table with columns: NO, REVISION, DATE. Contains multiple rows of revision information.

GLENN | PARTNERS PROJECT NO. 16-002

PD-001
PD #385
DEVELOPMENT PLAN

09.09.2025

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