

FILE NUMBER: M201-027**DATE FILED:** April 6, 2021**LOCATION:** South line of Forest Lane, between Inwood Parkway and Welch Road**COUNCIL DISTRICT:** 13**MAPSCO:** 24 D**SIZE OF REQUEST:** ± 86.80 acres**CENSUS TRACT:** 135.00**REPRESENTATIVE:** Tommy Mann and Laura Hoffmann**OWNER/APPLICANT:** The Hockaday School**REQUEST:** An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 578.**SUMMARY:** On June 28, 2000, the Dallas City Council established Planned Development District No. 578 by Ordinance No. 24305.

The applicant is requesting to amend the development plan to account for the following modifications:

- Add one practice/ P.E. field and reorient the softball fields so that the two are adjacent
- Slightly increase multipurpose field size to accommodate programs for varying ages of participants and abilities
- Move the Track and Field and associated multipurpose field to the north to minimize visitor disruption and increase the distance away from the neighborhood
- Remove ten tennis courts planned along Forest Lane
- Consolidate parking by relocating sports-related parking along Forest Lane and increasing the number of parking stalls to clarify the visitor experience and minimize disturbance to the surrounding neighborhoods
- Consolidate the softball field's location for oversight and safety of athletes
- Number of lighted fields (2) and fixtures remains the same
- Upgrade concession and restroom building, and small maintenance storage shed

Staff has not received an updated Traffic Management Plan with this request.

On September 2, 2021, the City Plan Commission denied the request stating the following rationales: the proposed changes could not be considered minor and alter the basic relationship with the adjacent properties.

CPC RECOMMENDATION: **Denial.****STAFF RECOMMENDATION:** **Approval**, subject to an updated Traffic Management Plan.

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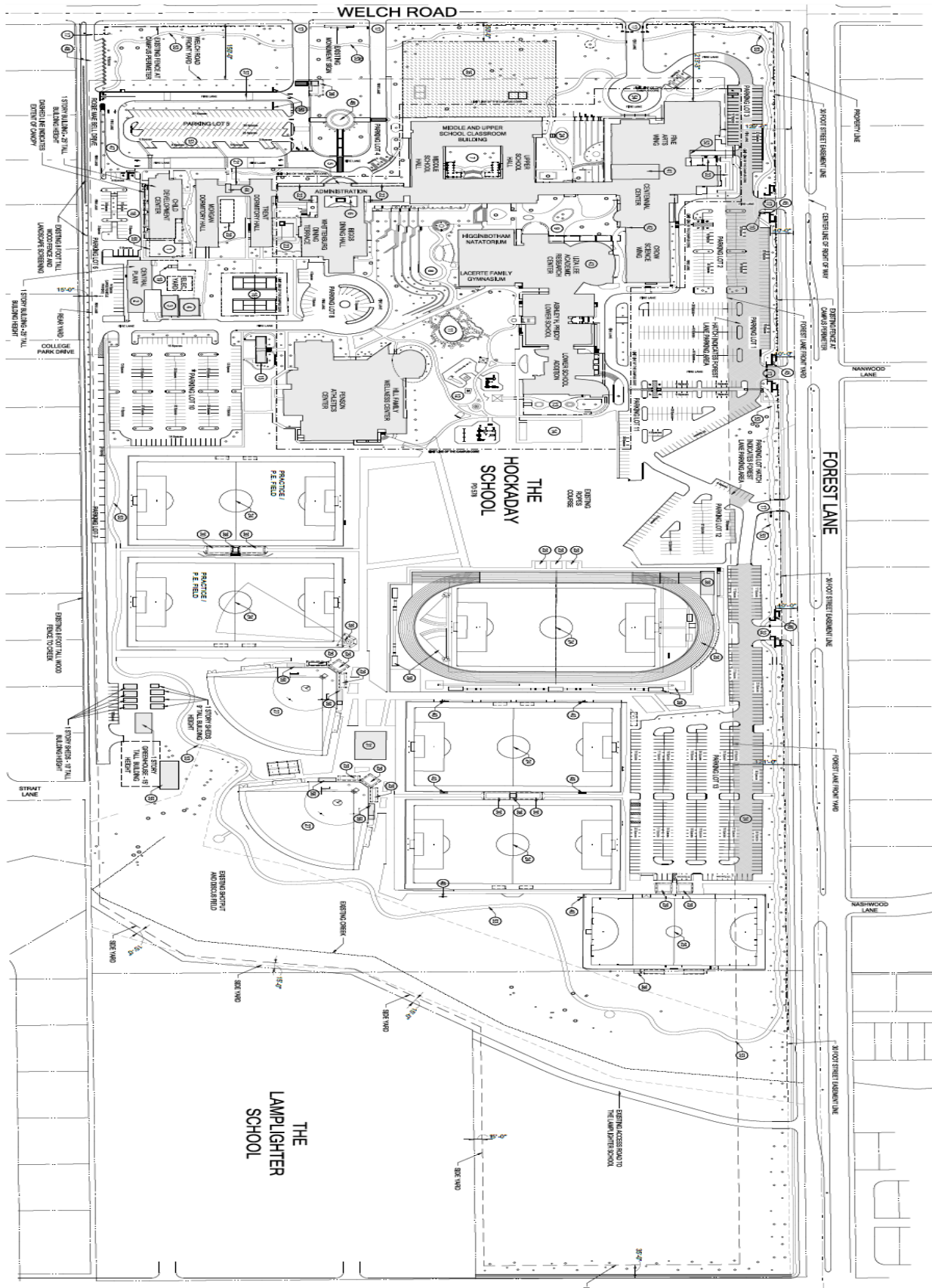
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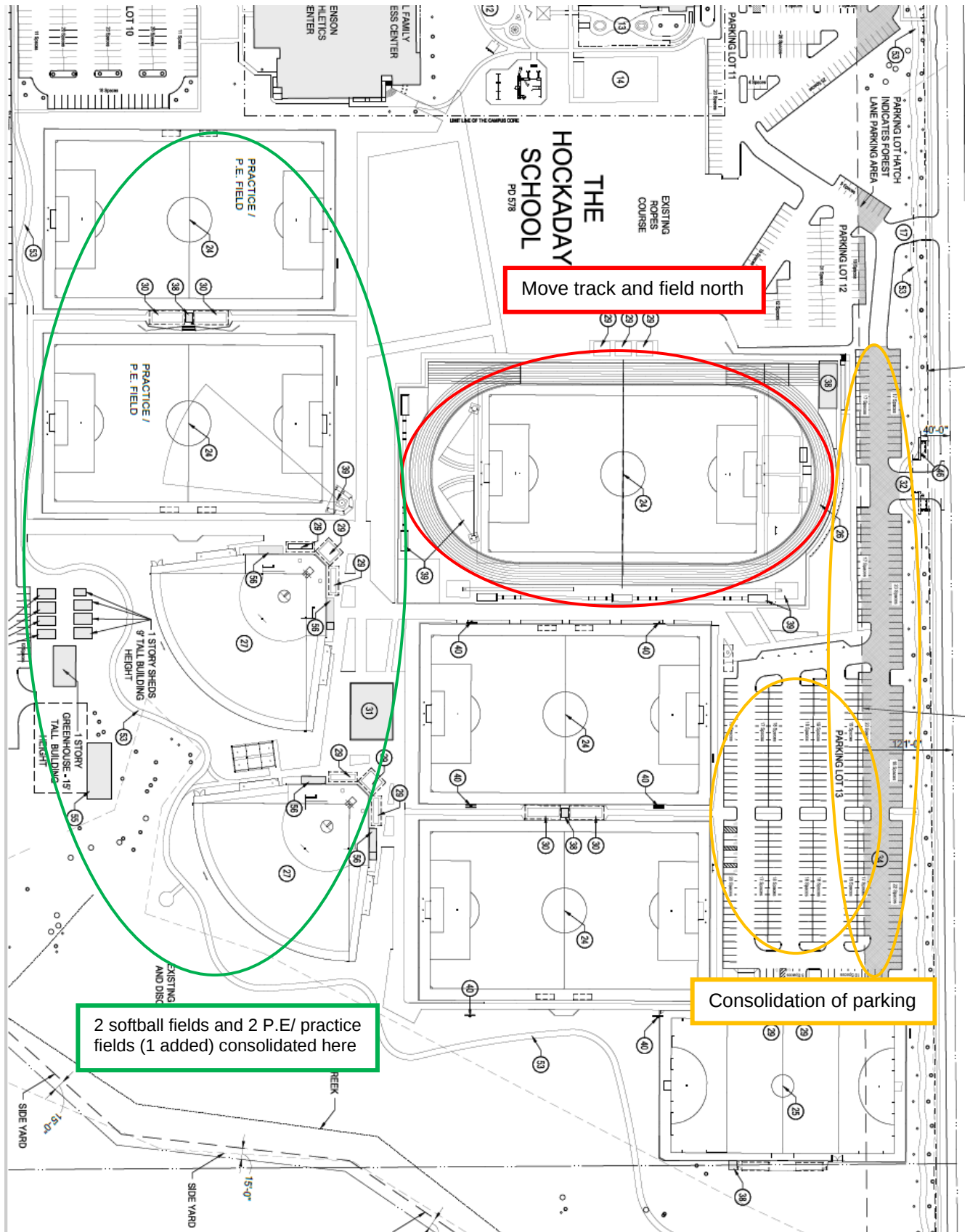
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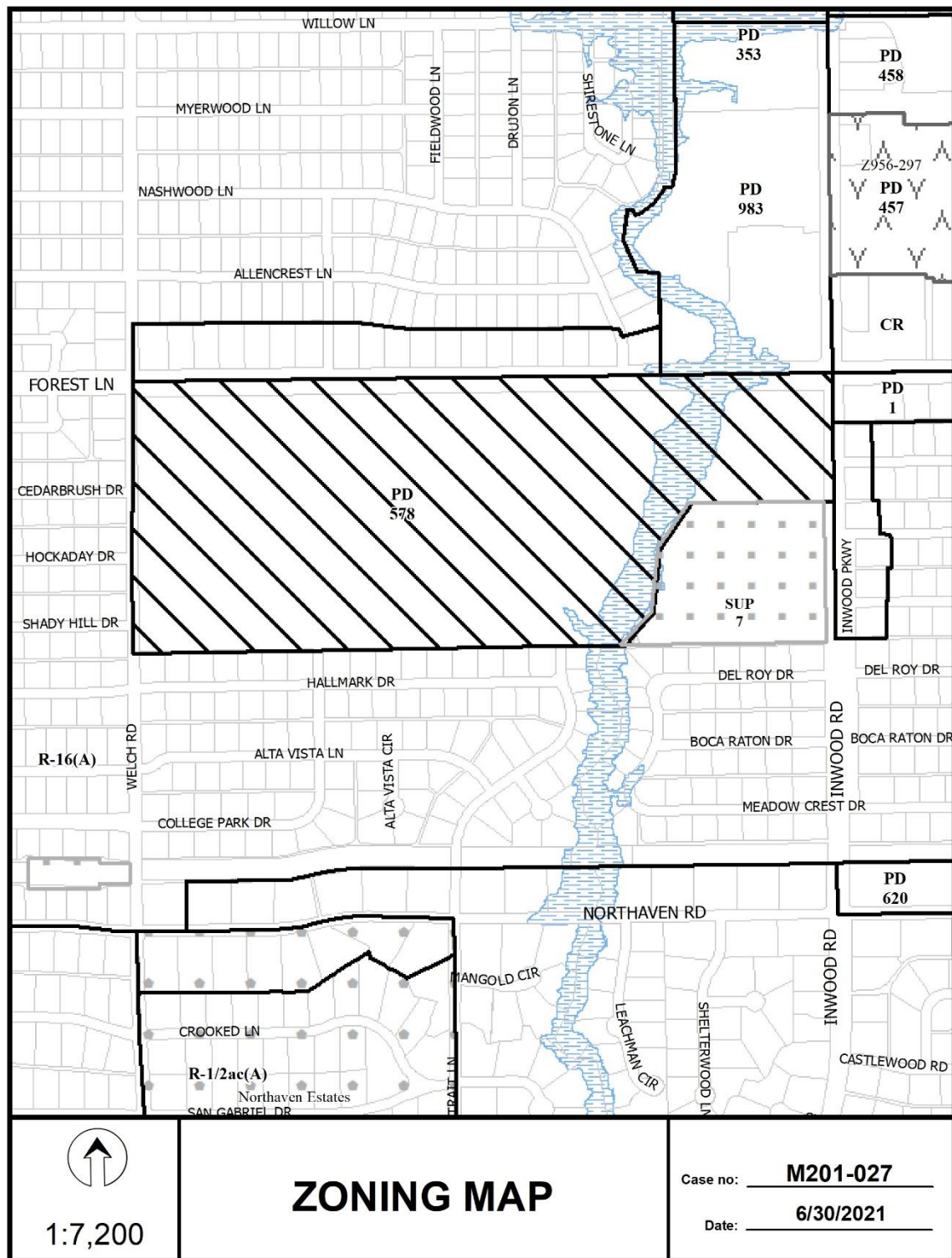
Proposed Development Plan

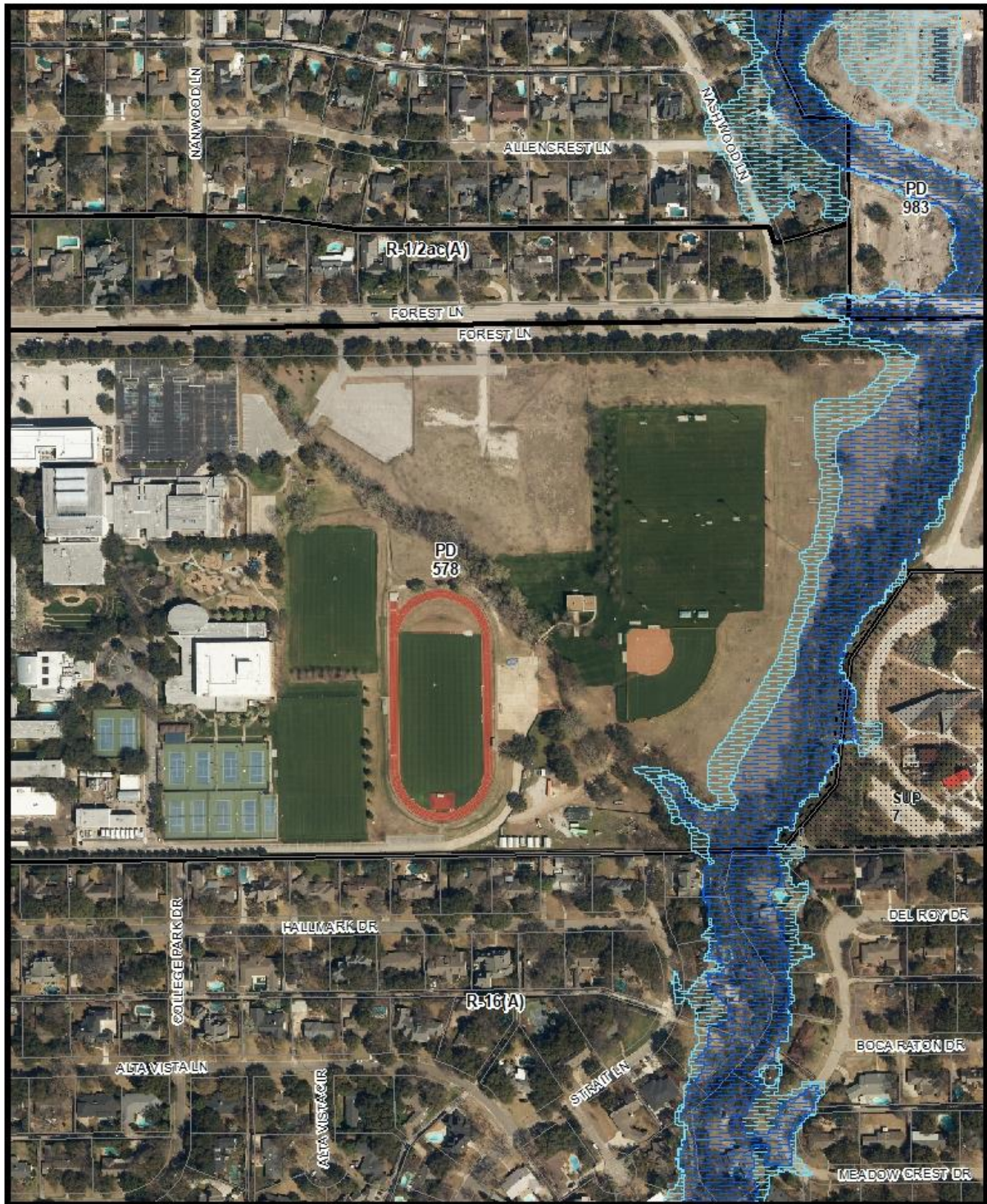


Proposed Development Plan – Enlarged



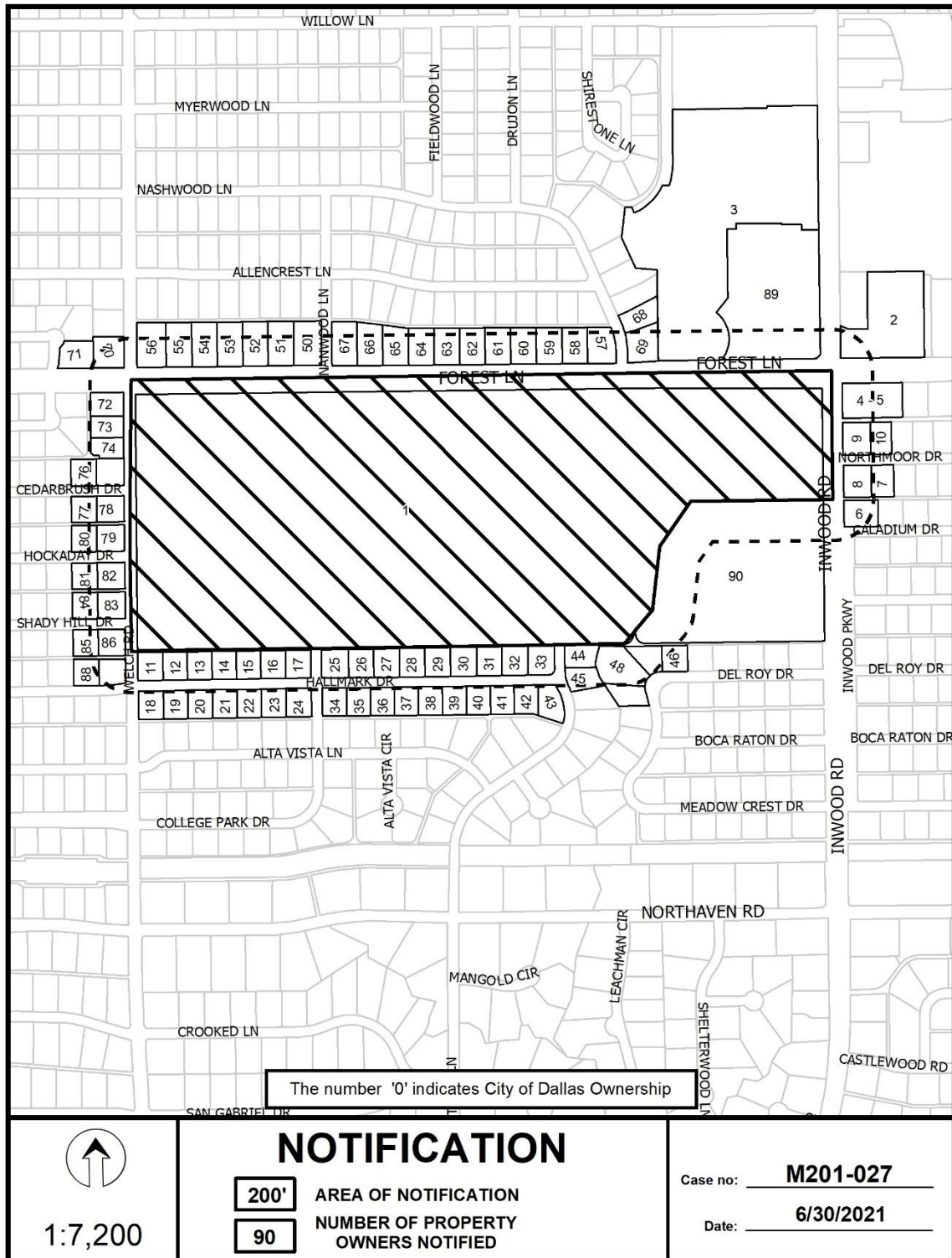






Aerial Map

Printed Date: 4/26/2021



06/30/2021

Notification List of Property Owners***M201-027******90 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11600 WELCH RD	HOCKADAY SCHOOL
2	11804 INWOOD RD	DANIEL A H
3	11881 INWOOD RD	Taxpayer at
4	5200 FOREST LN	FOREST VILLAGE INC
5	5200 FOREST LN	FORESTWOOD NATIONAL BANK
6	5207 CALADIUM DR	LOCHTE CYNTHIA G &
7	5218 NORTHMOOR DR	SIMMONS MICHAEL OLIVER & LISEL M
8	5208 NORTHMOOR DR	MANG JOHN E JR &
9	5207 NORTHMOOR DR	REICHL SUE HARROLD
10	5217 NORTHMOOR DR	CHO KYUNG KU &
11	4607 HALLMARK DR	Taxpayer at
12	4617 HALLMARK DR	CALLAHAN ROBERT W JR &
13	4627 HALLMARK DR	JOYNER KRISTIN L & COURTNEY R
14	4637 HALLMARK DR	BURKE RICHTER DARRYL &
15	4647 HALLMARK DR	RODRIGUEZ RODOLFO JR &
16	4657 HALLMARK DR	MAHER WILLIAM H
17	4667 HALLMARK DR	TUBB ALLEN R & CONNIE M
18	4606 HALLMARK DR	MAHER RITA
19	4616 HALLMARK DR	MIKULA DAVID
20	4626 HALLMARK DR	Taxpayer at
21	4636 HALLMARK DR	DUNN LAURENCE J & VENITA K
22	4646 HALLMARK DR	HANLEY PATRICK J JR &
23	4656 HALLMARK DR	ETAN RENTALS LLC
24	4666 HALLMARK DR	THOMAS DON & KAREN
25	4709 HALLMARK DR	RODE RONALD D &
26	4719 HALLMARK DR	MCLEROY KATIE & LUKE MCLEROY

06/30/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4729 HALLMARK DR	Taxpayer at
28	4739 HALLMARK DR	LAWRENCE ANN A & SAM J
29	4749 HALLMARK DR	ROBBINS MARK &
30	4811 HALLMARK DR	BLEDSON MICHELLE
31	4821 HALLMARK DR	MAU I FAN &
32	4831 HALLMARK DR	KNOX ERLINE G EST OF
33	4841 HALLMARK DR	KIM NANCY YOUNG
34	4708 HALLMARK DR	QUINBY RACHEL HEATHER VALEK
35	4718 HALLMARK DR	RAFF KENNETH A &
36	4728 HALLMARK DR	SMITH ELIZABETH O &
37	4738 HALLMARK DR	JZ FAMILY TRUST
38	4748 HALLMARK DR	Taxpayer at
39	4810 HALLMARK DR	Taxpayer at
40	4820 HALLMARK DR	PORTER RICHARD BRADLEY &
41	4830 HALLMARK DR	FOX STANLEY E & BARBARA
42	4840 HALLMARK DR	KILLIAN KIRK A & ANN E
43	11479 STRAIT LN	THOR DANIEL W
44	11508 STRAIT LN	DEUBER MARK &
45	11492 STRAIT LN	LEVENE DONALD & ANITA REVOCABLE
46	5115 DEL ROY DR	CAO MATAO & YAOYAO LU
47	5105 DEL ROY DR	RICHLAND REVOLUTIONS INC
48	11457 LAMPLIGHTER LN	CEJUDO RAUL FERNANDO &
49	11451 LAMPLIGHTER LN	LEVI CHARLES A III
50	11805 NANWOOD LN	RAVIKUMAR MUKUND &
51	4719 FOREST LN	DURRETT DAVID & DEBORAH
52	4709 FOREST LN	KEYES KATRINA & WILLIAM
53	4639 FOREST LN	GOODIEL SUSAN J &
54	4629 FOREST LN	WEHRMANN DOROTHY M
55	4619 FOREST LN	WASSERMAN MICHAEL &
56	4609 FOREST LN	WASSERMAN MICHAEL CHARLES &
57	4949 FOREST LN	MILNER CHARLES A

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4939 FOREST LN	BRIGGS THOMAS D & KAREN K
59	4929 FOREST LN	MCMILLAN FORREST & ASHLEY
60	4919 FOREST LN	SPENCER ELSA R
61	4909 FOREST LN	Taxpayer at
62	4859 FOREST LN	LORIMER DANIEL B &
63	4849 FOREST LN	MASSEY CHARLOTTE H
64	4839 FOREST LN	ESFAHANI DJALIL & LILIANA
65	4829 FOREST LN	OZBIRN DAVID W & CONNIE L
66	4819 FOREST LN	QUERALT JUAN A &
67	4809 FOREST LN	MORRIS BRIAN T &
68	4969 NASHWOOD LN	BROOKSHIER ANDREW
69	4979 NASHWOOD LN	Taxpayer at
70	11811 WELCH RD	GOETHALS MICHAEL ALLAN &
71	4555 MENDENHALL DR	DURAN PHILLIP & GINA R
72	11737 WELCH RD	ASTIE JEAN
73	11727 WELCH RD	PROKESCH BONNIE
74	11717 WELCH RD	ALEXANDER CHARLES B
75	4557 CEDARBRUSH DR	LICHLITER GARY E & ZI LING
76	4547 CEDARBRUSH DR	LONERGAN SEAMUS D &
77	4548 CEDARBRUSH DR	MOORE JOHN T
78	4558 CEDARBRUSH DR	VITTETOE ROBERT G
79	4559 HOCKADAY DR	MCCOOL STACEY
80	4549 HOCKADAY DR	BEACH JOHN W JR & MICHELE C
81	4548 HOCKADAY DR	Taxpayer at
82	4558 HOCKADAY DR	MILLER HUBBARD C
83	4557 SHADY HILL DR	BENDALIN KENNETH A &
84	4547 SHADY HILL DR	KRAMPITZ DANIEL &
85	4548 SHADY HILL DR	SMITH CHARLES B & MONICA H
86	4558 SHADY HILL DR	COOK ELLEN R &
87	4559 HALLMARK DR	JOHNSON BRIAN & COURTNEY L
88	4549 HALLMARK DR	MARSHALL BRIAN &
89	11881 INWOOD RD	DANIEL BROTHERS LLP
90	11611 INWOOD RD	LAMPLIGHTER SCHOOL THE