
Planner: Hannah Carrasco

FILE NUMBER: M212-047(HC)

DATE FILED: August 12, 2022

LOCATION: Southeast corner of Claremont Drive and Telegraph Avenue

COUNCIL DISTRICT: 7

SIZE OF REQUEST: ±10.42 acres

CENSUS TRACT: 48113012213

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to an existing development plan for a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 641.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 641

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20641.pdf>

PD No. 641 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/641A.pdf>

BACKGROUND INFORMATION:

On June 11, 2003, the Dallas City Council established Planned Development District No. 641 by Ordinance No. 25285.

REQUEST DETAILS:

The applicant is requesting a minor amendment to the existing development plan to allow for modifications to reflect the existing dumpster configuration, the addition of a 927 square foot entry vestibule, and a 685 square foot addition to the service area for the school. No other changes are being requested.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved

Staff has determined that the request meets the minor amendment criteria for a development plan and does not violate other applicable code requirements.

List of Officers

DALLAS INDEPENDENT SCHOOL DISTRICT

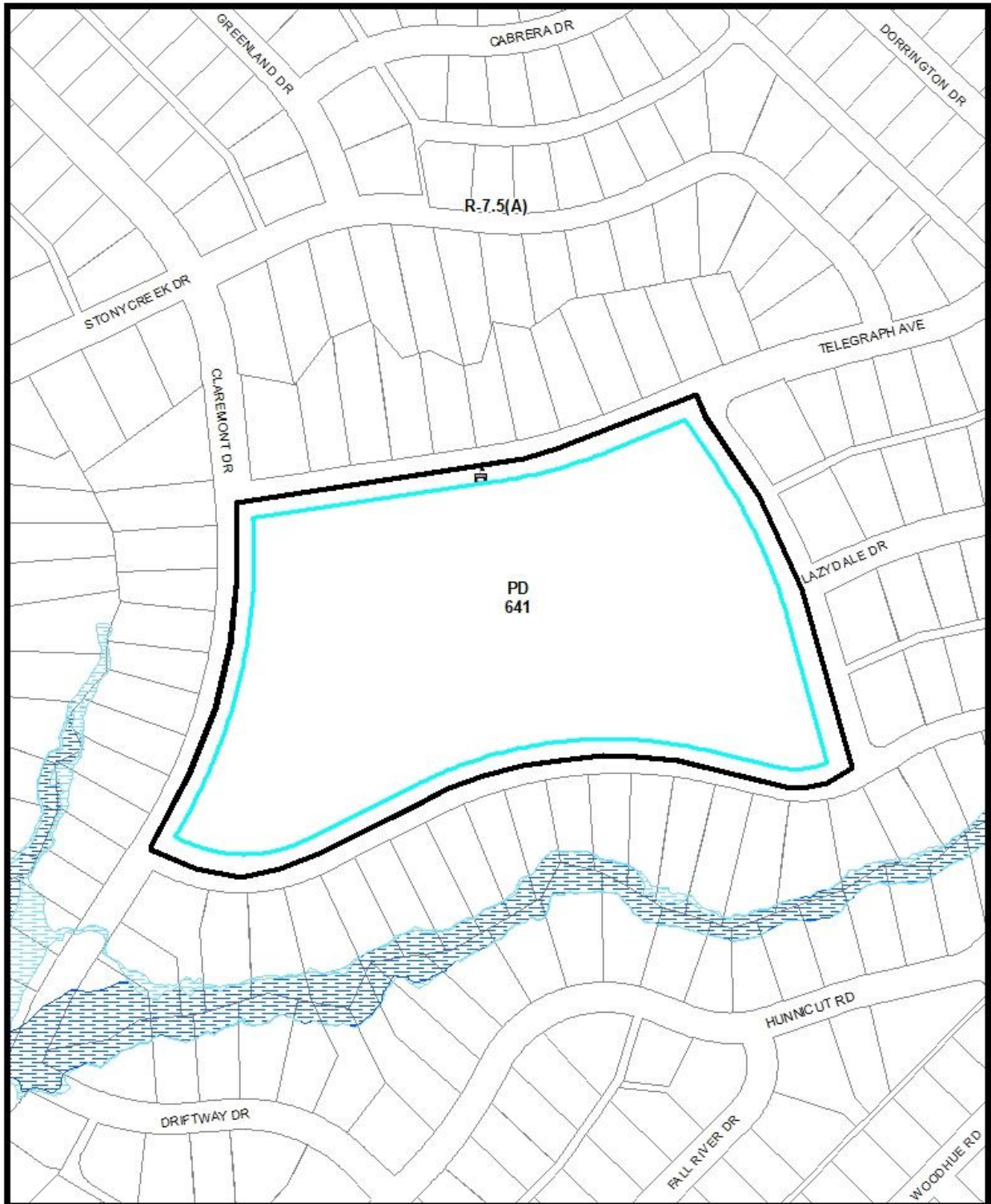
BOARD OF TRUSTEES

District 1	Edwin Flores
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	Camile White
District 5	Maxie Johnson, 2 nd Vice President
District 6	Joyce Foreman
District 7	Ben Mackey
District 8	Joe Carreon, Board Secretary
District 9	Justin Henry, President



Aerial Map

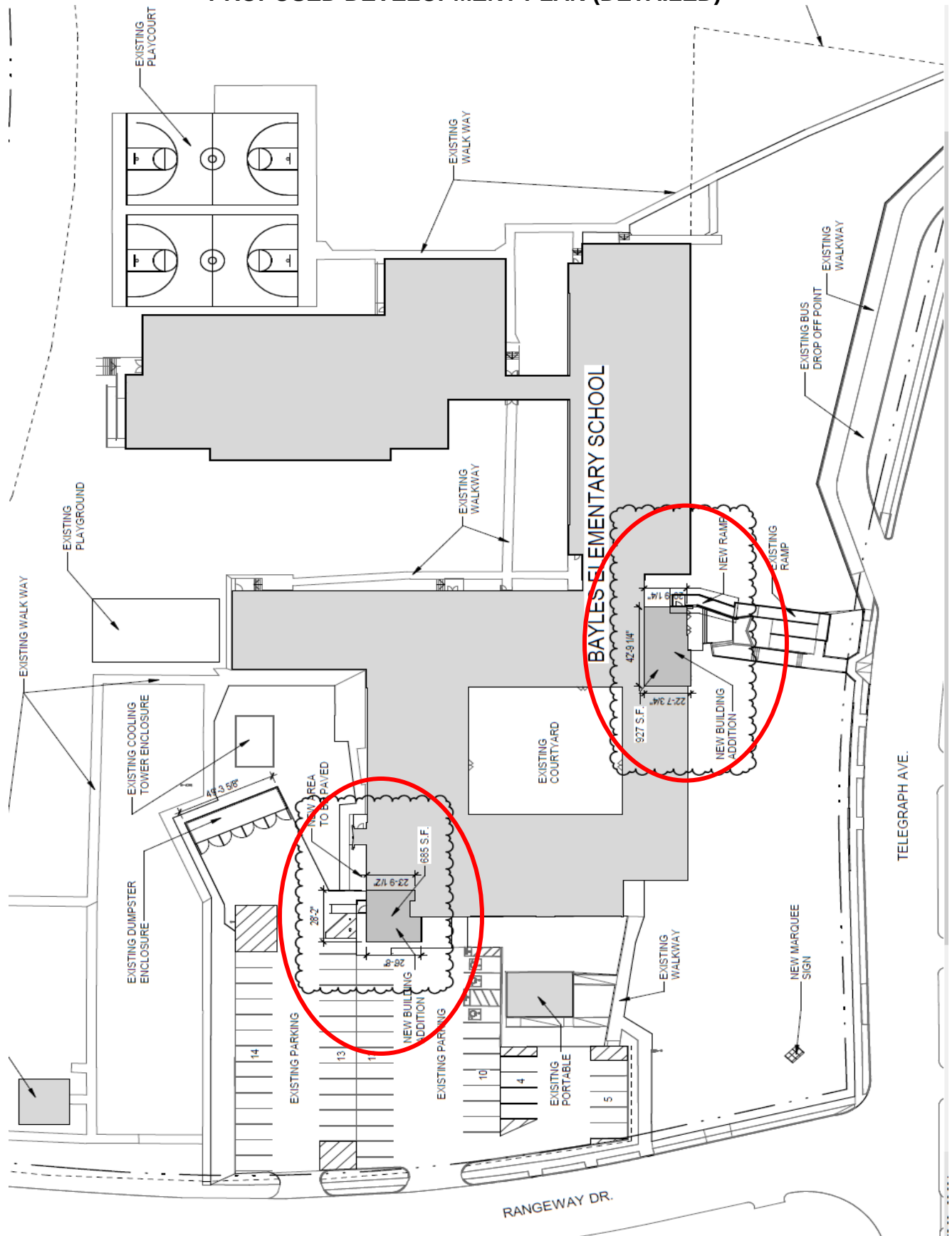
Printed Date: 9/12/2022



Zoning Map

Printed Date: 9/12/2022

PROPOSED DEVELOPMENT PLAN (DETAILED)



Prand
4025 Commerce St., S.
Dallas, Texas 75218
P 214/344-1111
F 214/344-1111



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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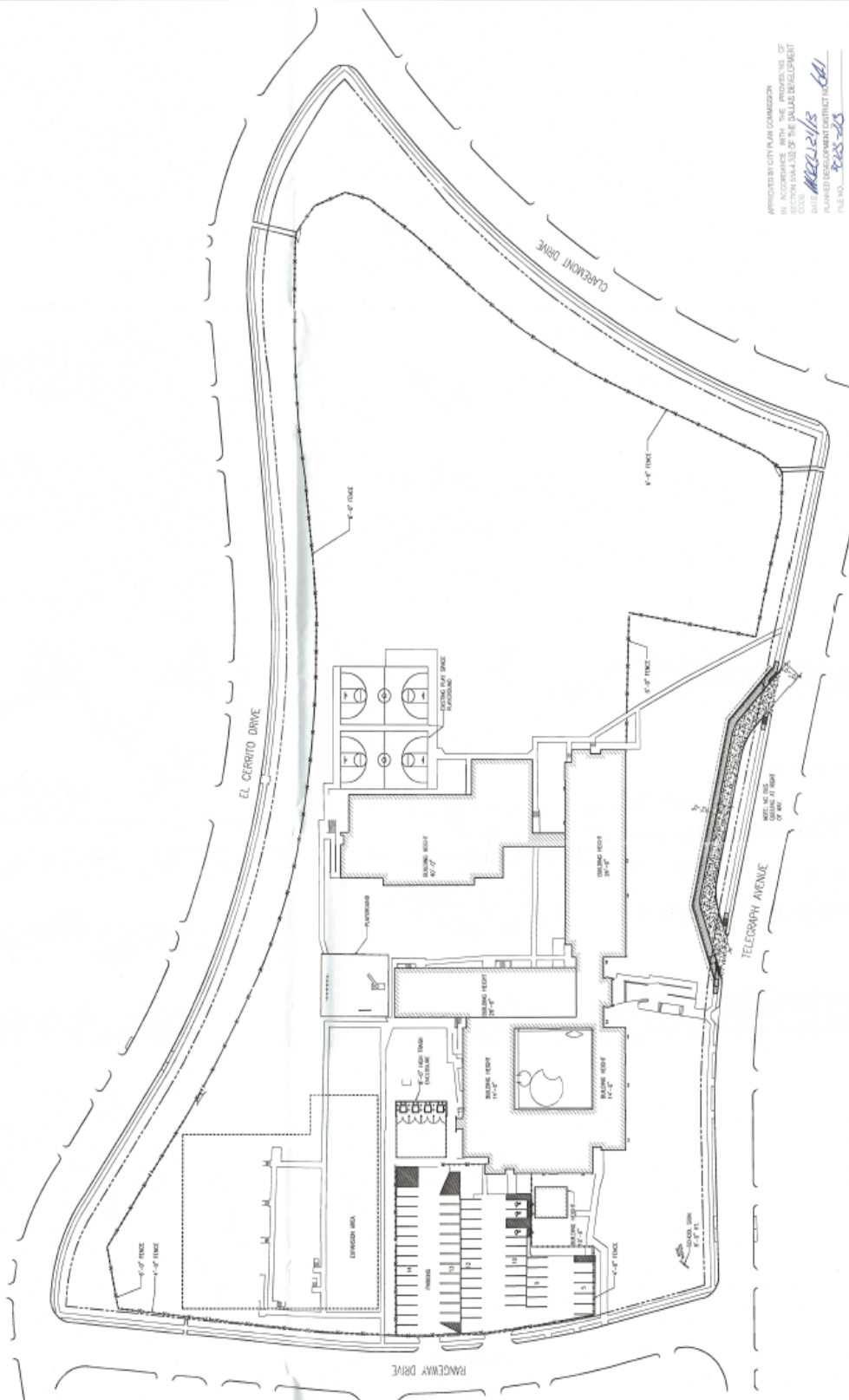
Date:	03/04/2018
Project No:	2058
Drawn By:	VOM
Checked By:	MDC
Sheet Title:	DEVELOPMENT IN R&D

APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 54A.02 OF THE DALLAS DEVELOPMENT
CODE
DATE 11/24/13 BY BAI
PLANNED DEVELOPMENT DISTRICT NO. 1
E. NO. 945-245

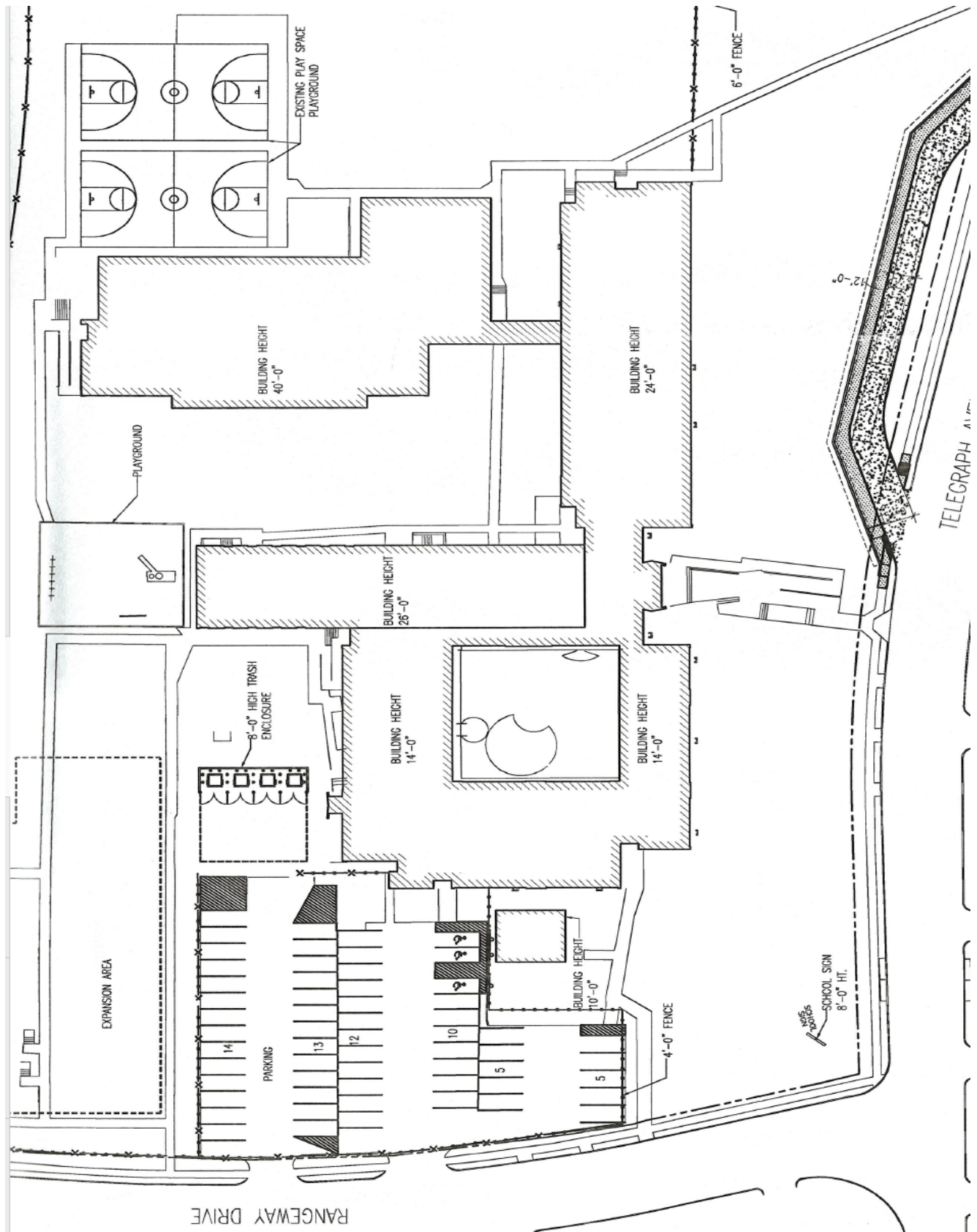
SITE DATA SUMMARY

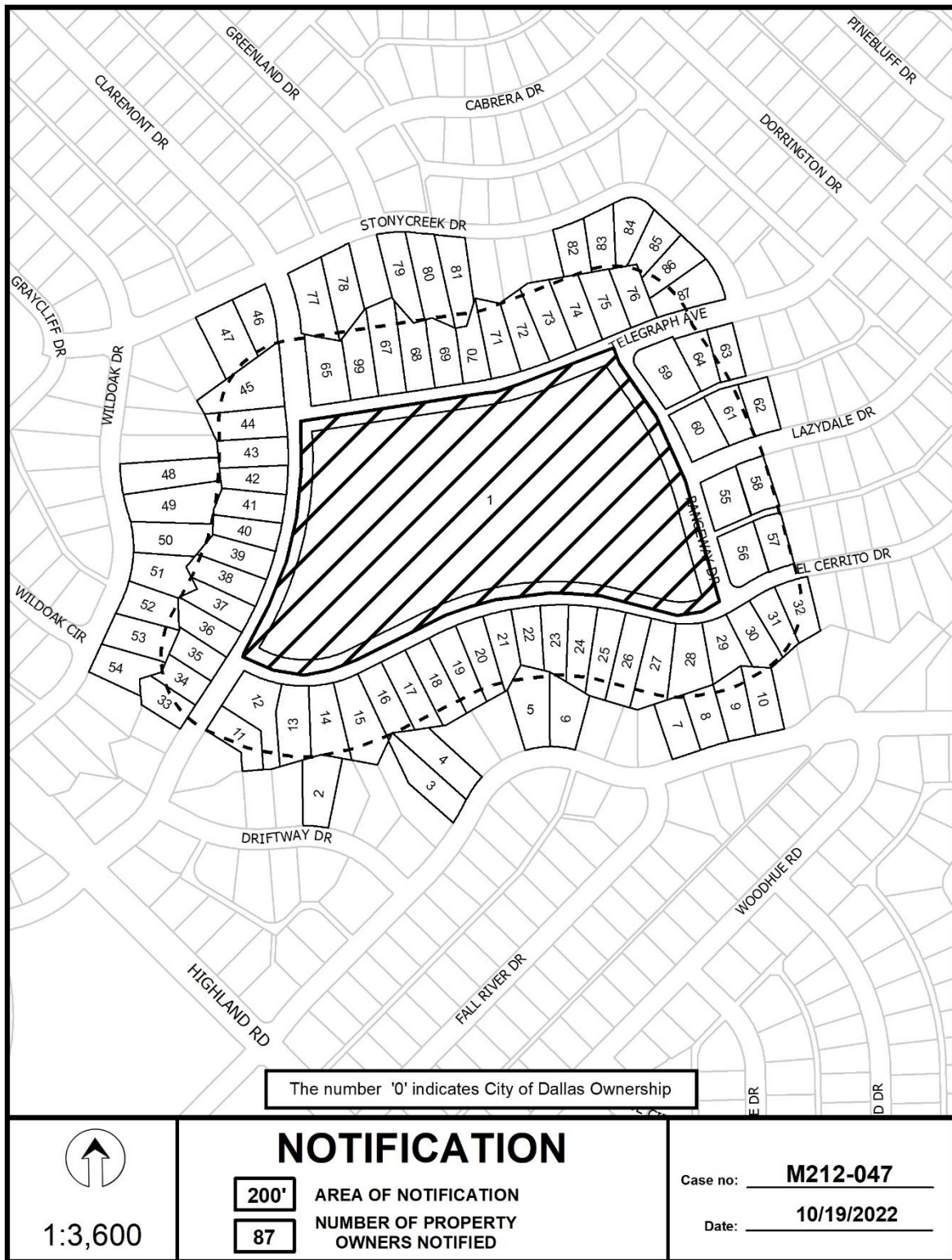
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VICINITY MAP



EXISTING DEVELOPMENT PLAN (DETAILED)





10/19/2022

Notification List of Property Owners***M212-047******87 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2444 TELEGRAPH AVE	Dallas ISD
2	2435 DRIFTWAY DR	DALLAS HOUSING AUTHORITY
3	8119 HUNNICUT RD	CALLOWAY RAYMON DON
4	8125 HUNNICUT RD	KERFONTA MARY M
5	8141 HUNNICUT RD	GOOSEN BRIAN W
6	8145 HUNNICUT RD	SUASTE JOSE & HELEN
7	8165 HUNNICUT RD	WHITMER STEPHANIE K & RYAN LEE
8	8171 HUNNICUT RD	Taxpayer at
9	8175 HUNNICUT RD	WOFFORD KELLY DONOVAN &
10	8181 HUNNICUT RD	DOWNEY LINDA RACHELE &
11	8030 CLAREMONT DR	EVANS WENDY LEA
12	8040 CLAREMONT DR	HATCHER PATRICIA L
13	2410 EL CERRITO DR	SCHMITT ELIZABETH
14	2414 EL CERRITO DR	GUMMA MARGARET
15	2420 EL CERRITO DR	BOYKIN JOHN C
16	2424 EL CERRITO DR	SIMMONS MICHAEL W
17	2430 EL CERRITO DR	Taxpayer at
18	2434 EL CERRITO DR	SCHANTZ ADAM ROSS &
19	2440 EL CERRITO DR	GREEN ANGELA A & BRIAN E
20	2444 EL CERRITO DR	LOPEZ SET & JENNIFER
21	2450 EL CERRITO DR	MCCAIN DEMETRIA
22	2454 EL CERRITO DR	OPENDOOR PROPERTY TRUST I
23	2460 EL CERRITO DR	GORDON DARRYL BENTLEY
24	2464 EL CERRITO DR	Taxpayer at
25	2470 EL CERRITO DR	STREETER LARRY W & JEAN A
26	2474 EL CERRITO DR	Taxpayer at

10/19/2022

Label #	Address	Owner
27	2480 EL CERRITO DR	KERN TRAVIS JOHN & JILL B
28	2484 EL CERRITO DR	COFFEY ANDREW &
29	2490 EL CERRITO DR	BILLINGSLEY BRYAN BYARS &
30	2504 EL CERRITO DR	PRATER MIRANDA L &
31	2510 EL CERRITO DR	JAMES JASON KELLY & SARA MAHDAVI
32	2516 EL CERRITO DR	LAURION MICHAEL
33	8029 CLAREMONT DR	WOODRUFF TYLER D &
34	8035 CLAREMONT DR	HAYNES JACOB MARK &
35	8041 CLAREMONT DR	OGDEN SARAH &
36	8047 CLAREMONT DR	WRIGHT BRADLEY S
37	8053 CLAREMONT DR	MORMAN MELISSA &
38	8059 CLAREMONT DR	RAMIREZ CAMERON K & HUGO
39	8065 CLAREMONT DR	BERMUDEZ GERARDO
40	8071 CLAREMONT DR	SABIN PAUL M
41	8077 CLAREMONT DR	GARZA SUSANNAH & FRED JR
42	8083 CLAREMONT DR	Taxpayer at
43	8089 CLAREMONT DR	TAMEZ LUIS E JR &
44	8105 CLAREMONT DR	SMITH MARY PATRICIA
45	8115 CLAREMONT DR	SANT KEDARNATH V
46	8140 STONYCREEK DR	MORENO JOSE A II &
47	8132 STONYCREEK DR	STEELE BRUCE WARREN
48	2426 WILDOAK DR	HOAGLAND AMY DENISE
49	2432 WILDOAK DR	OZIER KATHRYN HEARIN
50	2440 WILDOAK DR	Taxpayer at
51	2450 WILDOAK DR	VANBUSKIRK JOHN C
52	2460 WILDOAK DR	FRANKLIN JOYCE C EST OF
53	2470 WILDOAK DR	LEUNG SIMON SZEKIT
54	2480 WILDOAK DR	KACHIROs JOAN ELIZABETH &
55	2508 LAZYDALE DR	HERNANDEZ ADRIAN F &
56	2509 EL CERRITO DR	STREETER ANDREW W & ARELY
57	2515 EL CERRITO DR	ARNOLD WHITNEY W

10/19/2022

Label #	Address	Owner
58	2512 LAZYDALE DR	BLACK CATHERINE A
59	2510 TELEGRAPH AVE	QUIROZ KAREN &
60	2507 LAZYDALE DR	DINOLOV VLADIMIR &
61	2511 LAZYDALE DR	CALVILLO ALETHIA C
62	2517 LAZYDALE DR	MCCLOSKEY KRISTIN MARIE
63	2522 TELEGRAPH AVE	CADLE AUSTIN & ASHLEY
64	2516 TELEGRAPH AVE	ALVARADO ESTHER & LUIS
65	2407 TELEGRAPH AVE	WHITT SYBIL N
66	2411 TELEGRAPH AVE	ROGAN ROBERT &
67	2417 TELEGRAPH AVE	MONREAL LEONARD JR
68	2423 TELEGRAPH AVE	WHITE IMOGENE E EST OF
69	2429 TELEGRAPH AVE	NELSON CONNIE LISABETH
70	2435 TELEGRAPH AVE	Taxpayer at
71	2441 TELEGRAPH AVE	BARBERA LEONARD A
72	2447 TELEGRAPH AVE	COOPER REL & ALEXANDRA
73	2453 TELEGRAPH AVE	TUCK DAVID &
74	2459 TELEGRAPH AVE	RIOS ALEJANDRA
75	2505 TELEGRAPH AVE	TOPLEY DONALD CHARLES
76	2511 TELEGRAPH AVE	POLLOCK HEATHER
77	8208 STONYCREEK DR	GEORGE TIFFANY ANN
78	8216 STONYCREEK DR	HUNTER JOANN
79	8228 STONYCREEK DR	DWELL LAND LLC
80	8234 STONYCREEK DR	TIMSON WENDY BROOKE
81	8240 STONYCREEK DR	BURKS JACQUELINE LEIGH
82	8306 STONYCREEK DR	HORVATH AGOSTON S & PAMELA A
83	8314 STONYCREEK DR	SUTTON TIFFANY LEE
84	8326 STONYCREEK DR	Taxpayer at
85	8340 STONYCREEK DR	AMEGA INVESTMENT GROUP LLC
86	8344 STONYCREEK DR	DAUBERT NATALIE NICOLE
87	8354 STONYCREEK DR	WOLFORD SEAN M & BELINDA