

FILE NUMBER: M212-038(AS)

DATE FILED: July 12, 2022

LOCATION: Southeast corner of Bruton Road and St. Augustine Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 4.128 acres

CENSUS TRACT: 119.0

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 484.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 484

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=484>

Planned Development District No. 484 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/484A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/484B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/484C.pdf>

BACKGROUND INFORMATION:

On August 27, 1997, the Dallas City Council established Planned Development District No. 484 by Ordinance No.19455, amended by ordinance 23238.

REQUEST DETAILS:

The applicant is requesting to amend the development plan and landscape plan for the existing school to allow minor reconfiguration of the parking layout to accommodate a trash enclosure. Though the parking layout is being amended there is no change to the amount of parking spaces provided. The trash enclosure will require tree mitigation and is reflected per the revised landscape plan. A traffic management plan review was submitted for this site.

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

Board Members for Dallas Independent School District

Superintendent Dr Stephanie Elizalde

District 1 Edwin Flores

District 2 Dustin Marshall

District 3 Dan Micciche

District 4 Camile White

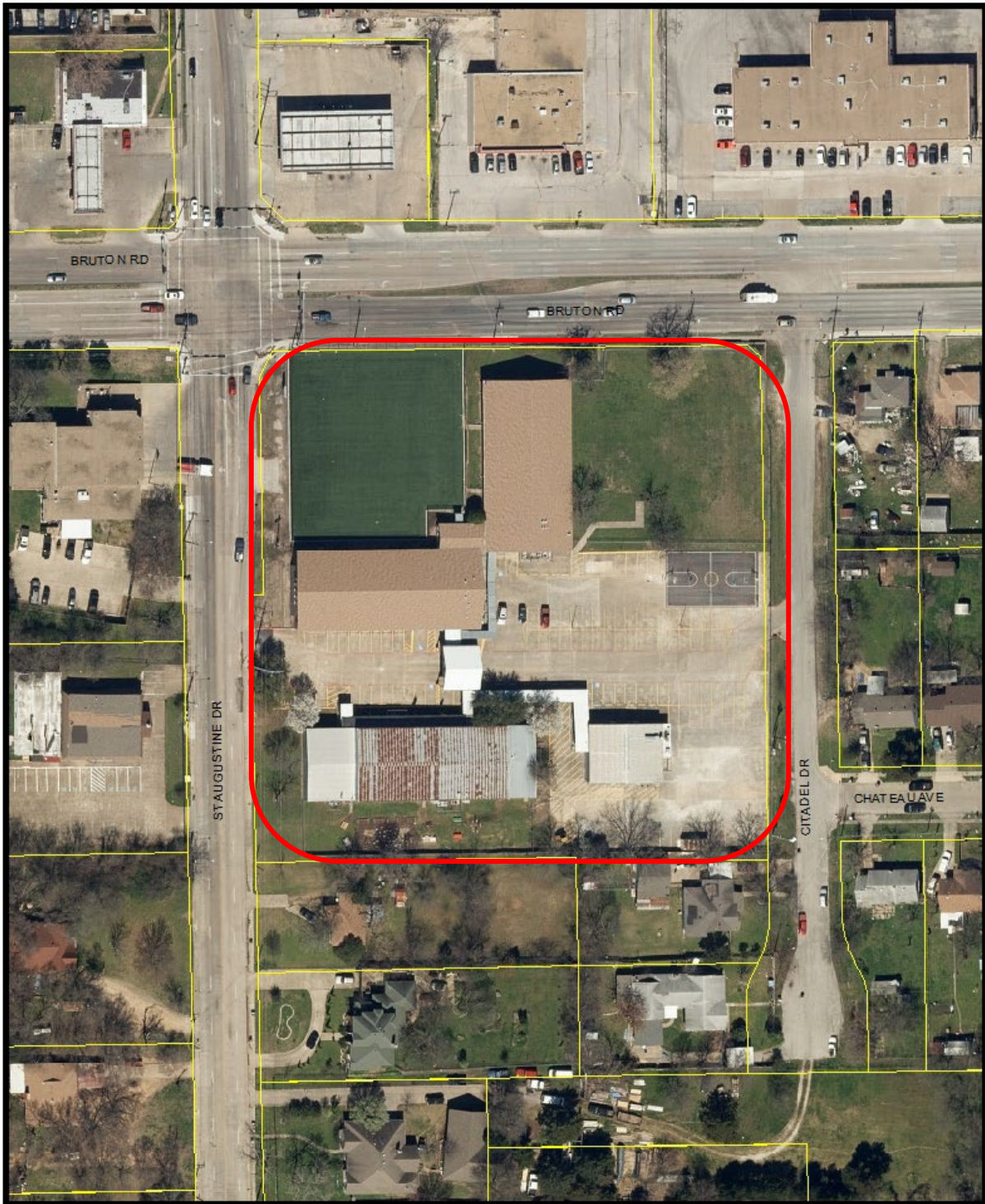
District 5 Maxie Johnson

District 6 Joyce Foreman

District 7 Ben Mackey

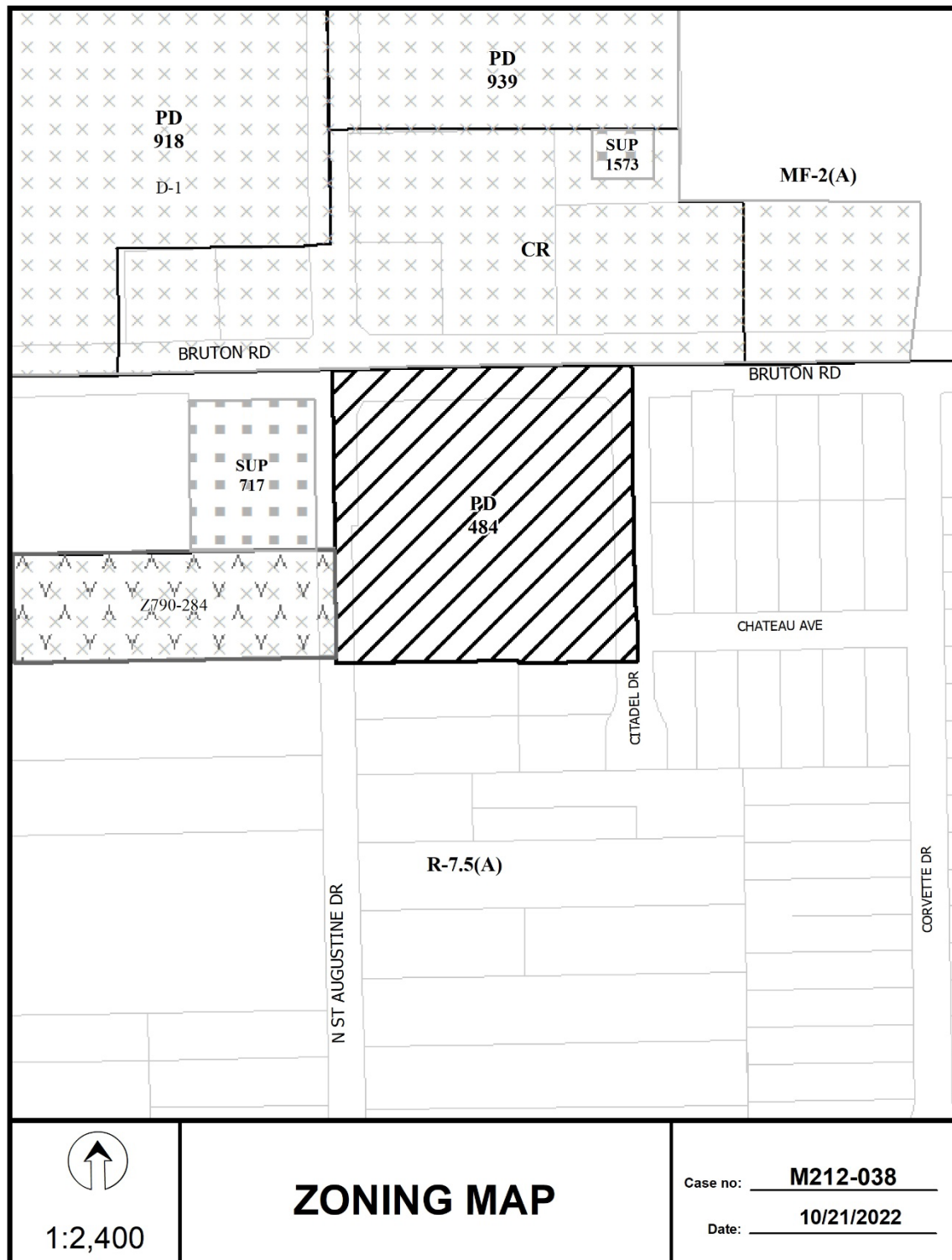
District 8 Joe Carreon

District 9 Justin Henry

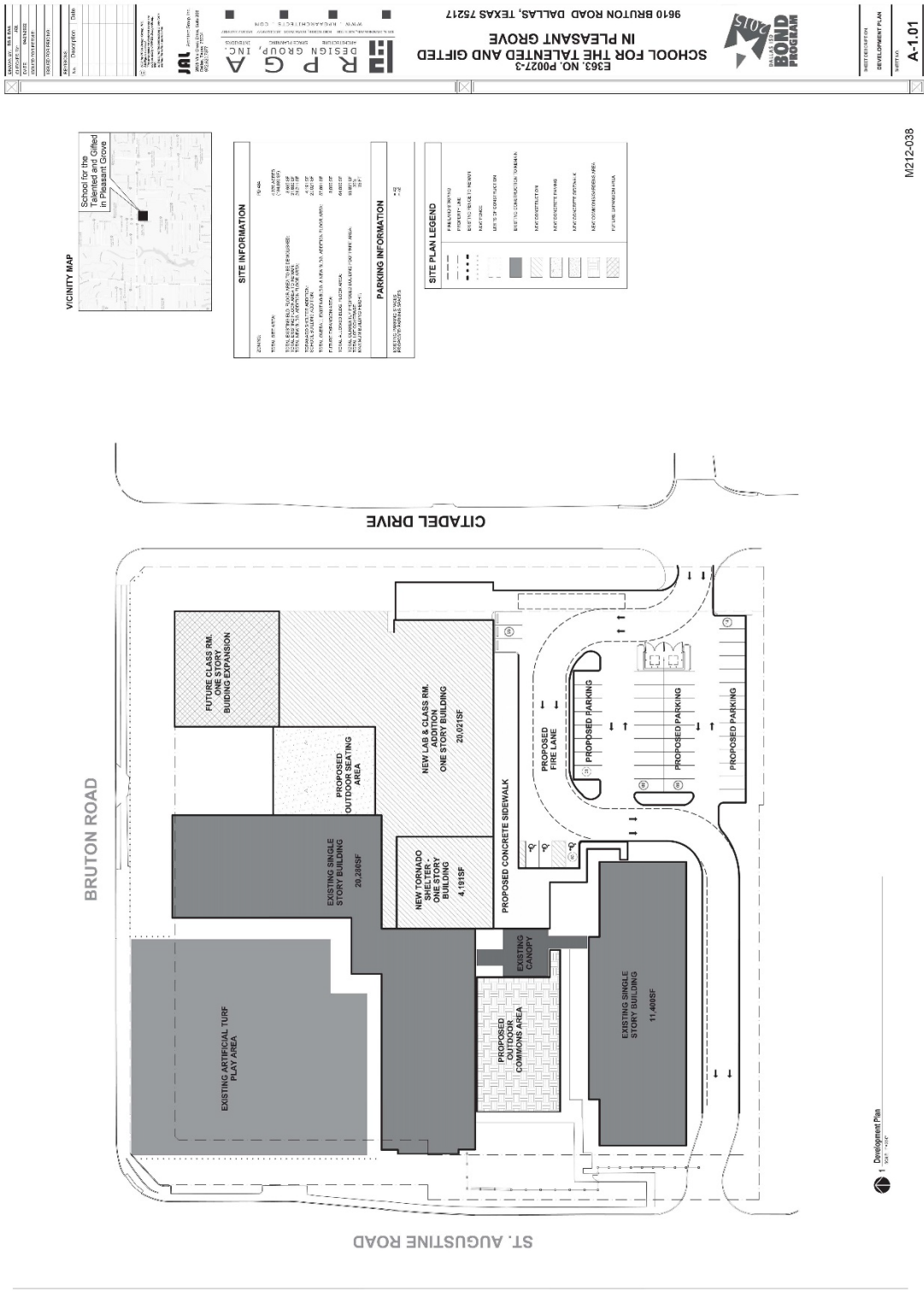


Aerial Map - M212-038

Printed Date: 7/19/2022



PROPOSED DEVELOPMENT PLAN

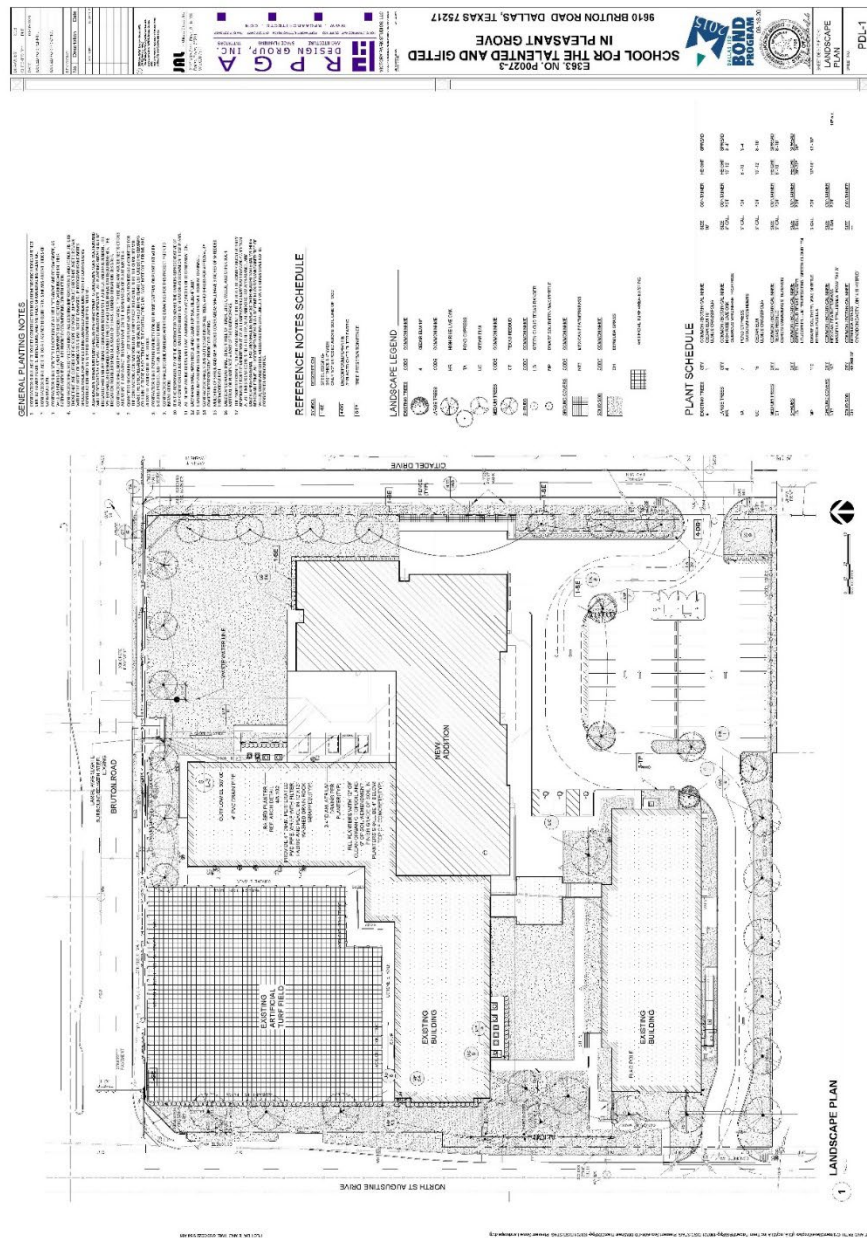




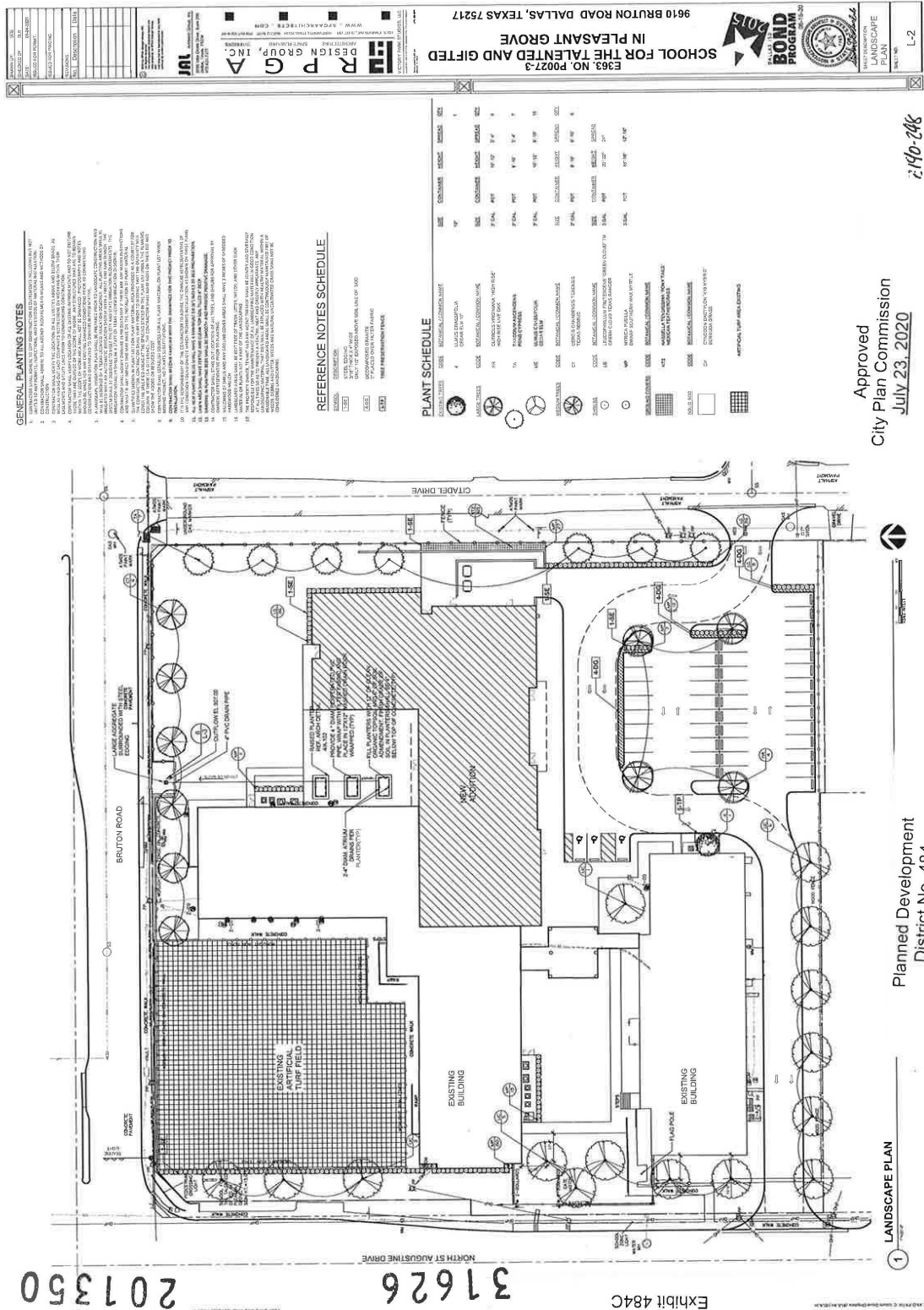
3-8



PROPOSED LANDSCAPE PLAN



EXISTING LANDSCAPE PLAN



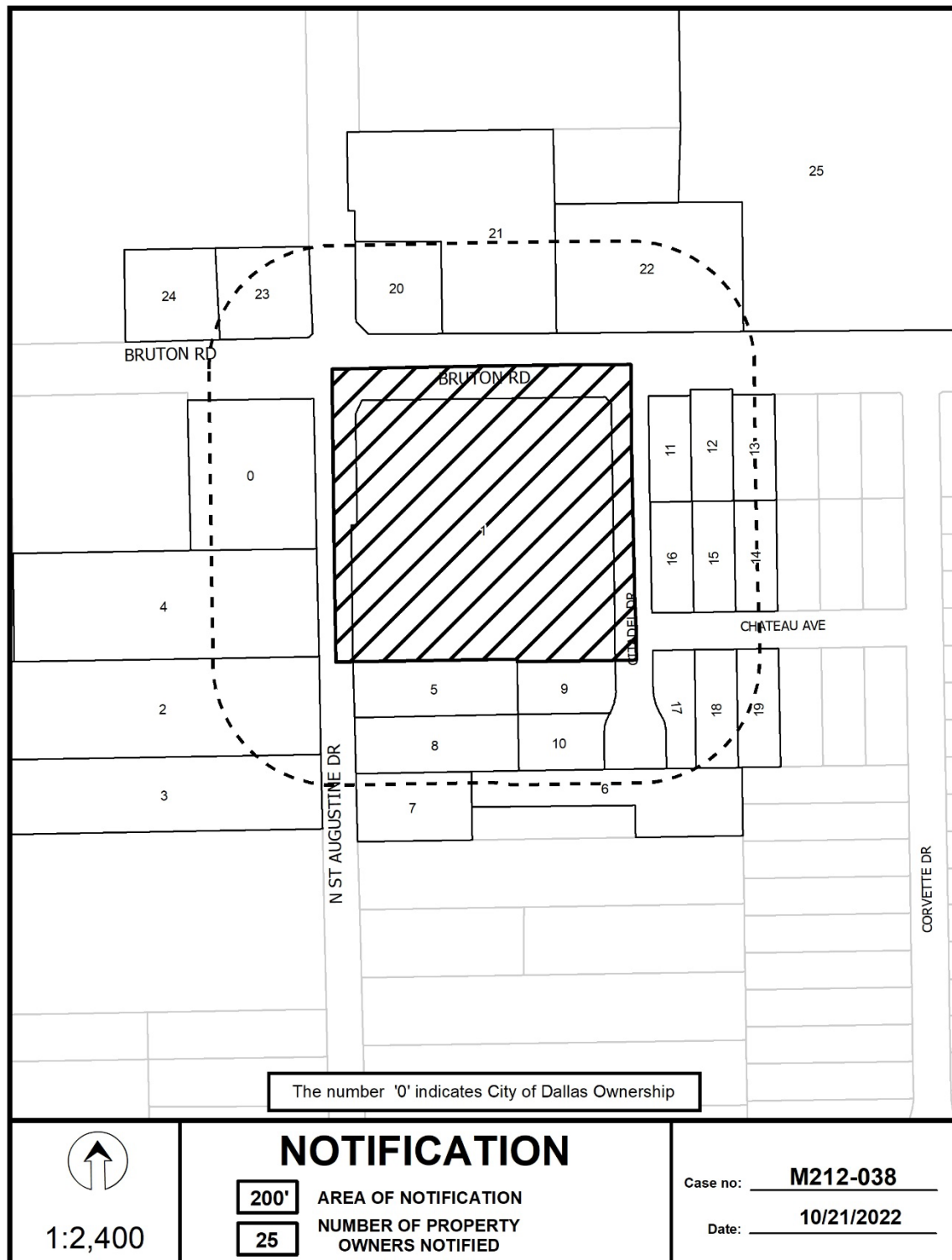
Approved
City Plan Commission
July 23, 2020

Planned Development
District No. 484

LANDSCAPE PLAN

2/14/2020

L-2



Notification List of Property Owners

M212-038

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9610 BRUTON RD	Dallas ISD
2	2017 N ST AUGUSTINE RD	CASTILLO EDISANDRO GONZALEZ & EVA
3	2001 N ST AUGUSTINE RD	MUTCHERSON ALEX & ERMA
4	2029 ST AUGUSTINE RD	NEW LIFE FULL GOSPEL
5	2018 N ST AUGUSTINE RD	PETERSON RAFAELA ESTATE OF
6	2002 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
7	2002 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
8	2010 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
9	2059 CITADEL DR	HERNANDEZ MARIA C &
10	2053 CITADEL DR	SANCHEZ JUAN C & MARIAN MOLINA
11	9702 BRUTON RD	MARTINEZ ARACELI GARAY
12	9708 BRUTON RD	DELGADO VICENTE
13	9714 BRUTON RD	PARRA MANUEL &
14	9715 CHATEAU AVE	TAYLOR JERRY D
15	9709 CHATEAU AVE	PEREZ ADOLFO &
16	9703 CHATEAU AVE	GARCIA ALEJANDRO
17	9702 CHATEAU AVE	WELTY YANG
18	9708 CHATEAU AVE	CRAWSON KENNETH E
19	9714 CHATEAU AVE	SOSA ARIEL
20	9607 BRUTON RD	Taxpayer at
21	2120 N ST AUGUSTINE RD	MAHAL PROPERTIES LTD
22	9709 BRUTON RD	MAPLE MARKETING LLC
23	9535 BRUTON RD	VU TRAM PHUONG
24	9513 BRUTON RD	AKITA PARTNERS LLC
25	9797 BRUTON RD	NAPA VENTURES THE FALLS LLC