

**ACM: Majed Al-Ghafry**

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<b>FILE NUMBER:</b>	Z178-336(CT)	<b>DATE FILED:</b>	August 10, 2018
<b>LOCATION:</b>	Generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive and Stoneview Drive		
<b>COUNCIL DISTRICT:</b>	8	<b>MAPSCO:</b>	73 H
<b>SIZE OF REQUEST:</b>	Approx. 7.57 acres	<b>CENSUS TRACT:</b>	166.05

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**APPLICANT/OWNER:** Uplift Education**REPRESENTATIVE:** Brian Nelson - HKS**REQUEST:** An application for the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school on property zoned an IR Industrial Research District with existing deed restrictions (Z823-131\_Tract 1A).**SUMMARY:** The applicant seeks to continue the use of a public or private school limited to an open-enrollment charter school [Uplift Hampton] on the property. There are not proposed changes to the site. This case was initially submitted as an automatic-renewal but has received 20 percent or more opposition within 200 feet of the subject site and therefore must be forwarded to the City Plan Commission and City Council for their consideration.**CPC RECOMMENDATION:** Approval for a five-year period, subject to a traffic management plan and conditions.**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a traffic management plan and conditions.

**BACKGROUND INFORMATION:**

- In 2012, the Uplift Education received an initial CO Certificate of Occupancy for a public or private school. The Development Code requires a Specific Use Permit to operate an open-enrollment charter school.
- On April 25, 2007, the City Council approved Specific Use Permit No. 1661 for an open-enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods.
- On September 14, 2011, the City Council approved an amendment to Specific Use Permit No. 1661 for an open enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods.
- Specific Use Permit No. 1661 was eligible for automatic renewal but owners of twenty percent or more of the land with 200 feet of the area governed by the SUP have filed written protest against the automatic renewal. As a result, SUP No. 1661 now has to go through the public hearing process.

**Zoning History:** There have been no recent zoning changes requested in the area within the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Beckleymeade Avenue	Community Connector	60 ft.
S. Hampton Road	Principal Arterial	100 ft.

**Traffic:**

The applicant submitted a TMP report for this application. The Engineering Division has reviewed and supports the Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each odd-numbered year, to determine if the TMP is being implemented effectively. The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IR w/ SUP No. 1661	Open-enrollment charter school
<b>North</b>	IR	Vehicle Display, Sales, and Service
<b>South</b>	IR	Office Park
<b>East</b>	IR w/ SUP No/ 2089	Office Showroom Warehouse
<b>West</b>	IR	Open Enrollment Charter School  Office

**COMPREHENSIVE PLAN:** The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

**LAND USE ELEMENT**

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

**NEIGHBORHOOD PLUS**

**Policy 4.2** SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

**Action 4.2.2** Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood-based education improvement efforts through school choice programs.

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The 7.5723-acre campus is developed as an open-enrollment charter school. The applicant's request for a renewal of Specific Use Permit No. 1661 will allow for the continued operation of the school.

The open-enrollment charter school has a student enrollment of approximately 1,300 students from grades kindergarten to twelfth. Currently the school has 66 classrooms, which is the maximum allowed.

The land uses surrounding the request site are primarily industrial. The properties east of the site consist of a warehouse distribution center. South of the subject site is an office park and west are office and open-enrollment charter school uses. North of the property is a vehicle display, sales, and service use. The location of the school is compatible with the surrounding land uses and is within an IR Regional Retail District where the area provides for development of retail, personal service and office uses. The open-enrollment charter school provides another choice to serve educational needs in the community.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

The use is compatible with the mix of uses in the area. It is located on a major thoroughfare to allow for access to the school without interfering with a residential traffic. The conditions in the PD and the TMP provide regulations that will help mitigate any potential issues that the open-enrollment charter school may pose on adjacent properties. The relatively short time periods and the requirement of the updated TMP will allow staff to evaluate the operation of the use for continued compatibility.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	0.5 FAR fro retail and personal service uses  0.75 for any combination of lodging, office, retail and personal service use  2.0 for all uses combined	200' 15 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, industrial, Charter School

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is not located within an identified market type category and have no identified market type in the immediate vicinity.

**Parking:**

The requirement for off-street parking for the school is derived by two criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,
- three and one-half spaces for each middle school classroom; and
- nine and one-half spaces for each high school classroom

The school is currently permitted a maximum of 66 classrooms. Below is a chart that provides a breakdown of the number of classrooms per grade.

<b>Grades</b>	<b>Number of Classrooms</b>	<b>Required Parking</b>
Elementary	24	36 spaces
Middle School	18	63 spaces
High School	24	228 spaces
<b>Total</b>	<b>66 classrooms</b>	<b>327 spaces</b>

Z178-336(CT)

The number of required off-street parking spaces for the campus is 327 spaces and the applicant is proposing to provide 327 off-street parking spaces.

**Landscaping:** Landscaping will be in accordance with Article X, as amended.

**CPC ACTION:  
SEPTEMBER 5, 2019**

**Motion:** It was moved to recommend **approval** of the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school for a five-year period, subject to a traffic management plan and conditions on property zoned an IR Industrial Research District with existing deed restrictions (Z823-131\_Tract 1A), generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive, and Stoneview Drive.

Maker: Schultz  
Second: MacGregor  
Result: Carried: 12 to 0

For: 12 - MacGregor, Schulte, Johnson, Shidid,  
Carpenter, Brinson, Jung, Housewright,  
Schultz, Murphy\*, Ridley, Tarpley

Against: 0  
Absent: 1 - Criss  
Vacancy: 2 - District 8, District 12

\*out of the room, shown voting in favor

<b>Notices:</b>	Area: 400	Mailed: 14
<b>Replies:</b>	For: 0	Against: 0

**Speakers:** None

<b>LIST OF PARTNER/PRINCIPALS/OFFICERS</b> <b>Uplift Education</b>
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Ryan Moss  
Richard Frapart  
Kay Allen  
Cristina Barbosa  
Michielle Benson  
Kevin Bryant  
Carey Carter  
Cullum Clark  
George Conant  
Adam Cox  
Cathleen Crews  
Pilar Davies  
Tony Dona  
Cathy Estrada  
Ossa Fisher  
Christine Frary  
Dexter Freeman  
Ardo Fuentes  
Michael Giles  
Kenneth Govan  
Cameron Johnson  
Dawn Mann  
Andre McEwing  
Lael Melville  
Amy Messersmith  
Carol Proffer  
Stuart Ravnik  
Brunilda Santiago  
Michael Stack  
James Stanton  
Brice Tarzwell  
Ed Tauriac  
Josh Terry  
Jason Villalba  
Bruce Ware  
Donell Wiggins



**CPC RECOMMENDED CONDITIONS**

1. USE: The only use authorized by this specific use permit is a public or private school limited to an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

*CPC Recommendation:*

3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance).

*Staff Recommendation:*

3. TIME LIMIT: This specific use permit expires on ~~December 10, 2018~~ (ten years from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of elementary school classrooms is 24; the maximum number of middle school classrooms is 18; and the maximum number of high school classrooms is 24.

5. DROP-OFF/PICK-UP: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.

6. INGRESS/ EGRESS: Ingress and egress must be provided in the location shown on the attached site plan.

7. LOADING AND UNLOADING: Student loading and unloading areas must be identified with pavement markings and signage as shown on the attached site plan.

8. PARKING: Off-street parking must be provided in the locations shown on the site plan.

9. TRAFFIC MANAGEMENT PLAN:

A. In general. On-site traffic circulation must be provided as shown on the attached traffic management plan.

B. Circulation. School personnel must be provided in the locations shown on the attached traffic management plan between the hours of 7:15 a.m. and 8a.m. and 3:15 p.m. and 4:15 p.m., Monday through Friday, to facilitate traffic circulation and student loading and unloading. Pavement markings directing traffic must be provided as shown on the attached traffic management plan.

C. Queuing. Queuing is only permitted inside the Property, and drop-off and pick-up are not permitted within the city right-of-way.

#### 10. TRAFFIC STUDY.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

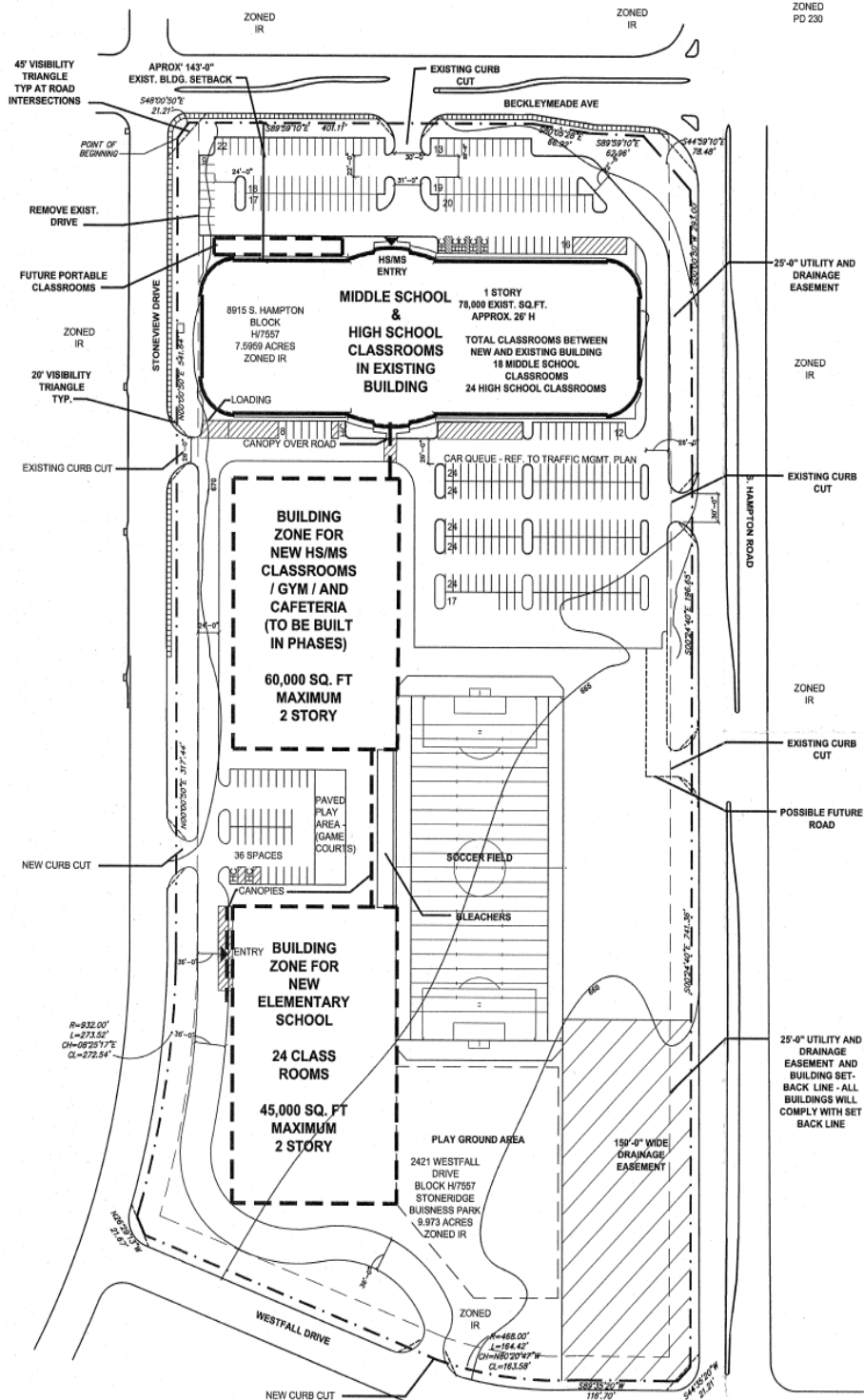
a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

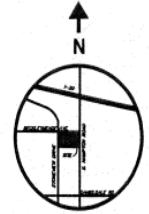
# EXISTING SITE PLAN (No Proposed Changes)



PARKING - SPACES 18'-0" LONG X 9'-0" WIDE TYP			
SCHOOL TYPE	NUMBER OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
ELEM. SCHOOL	24 CLASSROOMS	36 - 1.5 PER CLASS	36
MIDDLE SCHOOL	18 CLASSROOMS	63 - 3.5 PER CLASS	63
HIGH SCHOOL	24 CLASSROOMS	228 - 9.5 PER CLASS	228
ALL	66 CLASSROOMS	327	327
HC ALL	66 CLASSROOMS	8	8

SITE	IMPERVIOUS COVERAGE
TOTAL SITE: 17.563 ACRES 766,935 sq.ft.	BUILDINGS = 183,000
183,000 SQ. FT. OF BUILDINGS	SURFACE LOTS AND DRIVES = 186,900
FAR 45	TOTAL IMPERVIOUS COVERAGE = 369,900
HEIGHT 38' - 2 STORIES	PERCENTAGE = 48%
LOT COVERAGE 34%	



SITE WILL COMPLY WITH ARTICLE X LANDSCAPE REQUIREMENTS  
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**

SCALE 1" = 70'-0"

SITE PLAN

083382

27429

APPROVED BY CITY COUNCIL

JUL 10 2008

*Richard Martinez*  
City Secretary

Specific Use Permit No. 1661

Site Plan

Approved  
City Plan Commission  
November 6, 2008

ZONING CASE NO: Z078-311

**PROPOSED TRAFFIC  
MANAGEMENT PLAN**

**Hampton Traffic Management Plan 2019**

**Hampton SUP NO. 1661 Renewal**  
Z178-336 Dallas, Texas



*Elizabeth Crowe*  
August 14, 2019

Prepared for  
**Uplift Education**

Prepared by

Elizabeth Crowe Engineering Associates, PLLC  
TBPE Firm Registration No. 20105

August 2019

## INTRODUCTION/OVERVIEW

Hampton Preparatory School located at 8915 S. Hampton Road in Dallas, Texas operates under Special Use Permit No. 1661 (SUP). Part of the SUP renewal process includes review of the current student drop-off and pick-up operations. Observations were made in the Fall of 2018 and a TMP Update was prepared and submitted to the City of Dallas in September 2018. A proposed recommendation included in this September 2018 document was to construct a driveway extension on the Primary School campus off Westfall Drive.

Communication in March 2019 from Mr. Carlos A. Talison, MPA of the City of Dallas Planning Department, included the following comments for the Hampton Primary Campus:

- Primary School-Exhibit 5, TMP must be revised to “no queueing on Westfall Drive”.

### Primary School – Exhibit 5

- Immediately after entering off of Westfall Drive queue vehicles in two lines for both arrival and dismissal to **reduce queueing on Westfall Drive.**
- Proposed driveway extension for the primary school must be part of the development plan.
- TMP exhibits must be revised to show “police officers only” on city right-of-way.

The City of Dallas did not prepare any comments relative to the Secondary School TMP and operations.

At the time of the Fall 2018 campus observations, the Senior Director of Campus Support was Mr. Layne Fisher of Uplift Education. Since that time, a new Operations Director, Mr. Byron Walker, has joined the Hampton Preparatory School staff and pick-up operations have improved.

In April 2019, additional observations were made during the afternoon pick-up operations at the Hampton campus by Elizabeth Crowe Engineering Associates, PLLC. No vehicles were observed queued on South Hampton Road during either afternoon of observations.

City of Dallas staff, Mr. David Nevarez, reviewed the comments from the City of Dallas, and edited the City of Dallas request of Hampton Preparatory. No extension of a driveway on campus would be required, however a police officer would be required at the entry to the Primary School campus if there were queued vehicles on Westfall Drive. It was also requested that the TMP Exhibit distinguish between Police Officers and School Staff Personnel in the legend on the TMP.

#### **PRIMARY SCHOOL CURRENT and PROPOSED OPERATIONS**

Generally, the parents line up inside the campus in two lines leaving the middle lane open. Typical operations during the afternoon pick-up are illustrated in Photos 1 and 2. A police officer is posted at the entry at Westfall Drive to provide traffic control assistance as shown in Photo 2.



**Photo 1 – Two lines of Vehicles Queued inside Campus**



April 15, 2019 3:25 PM



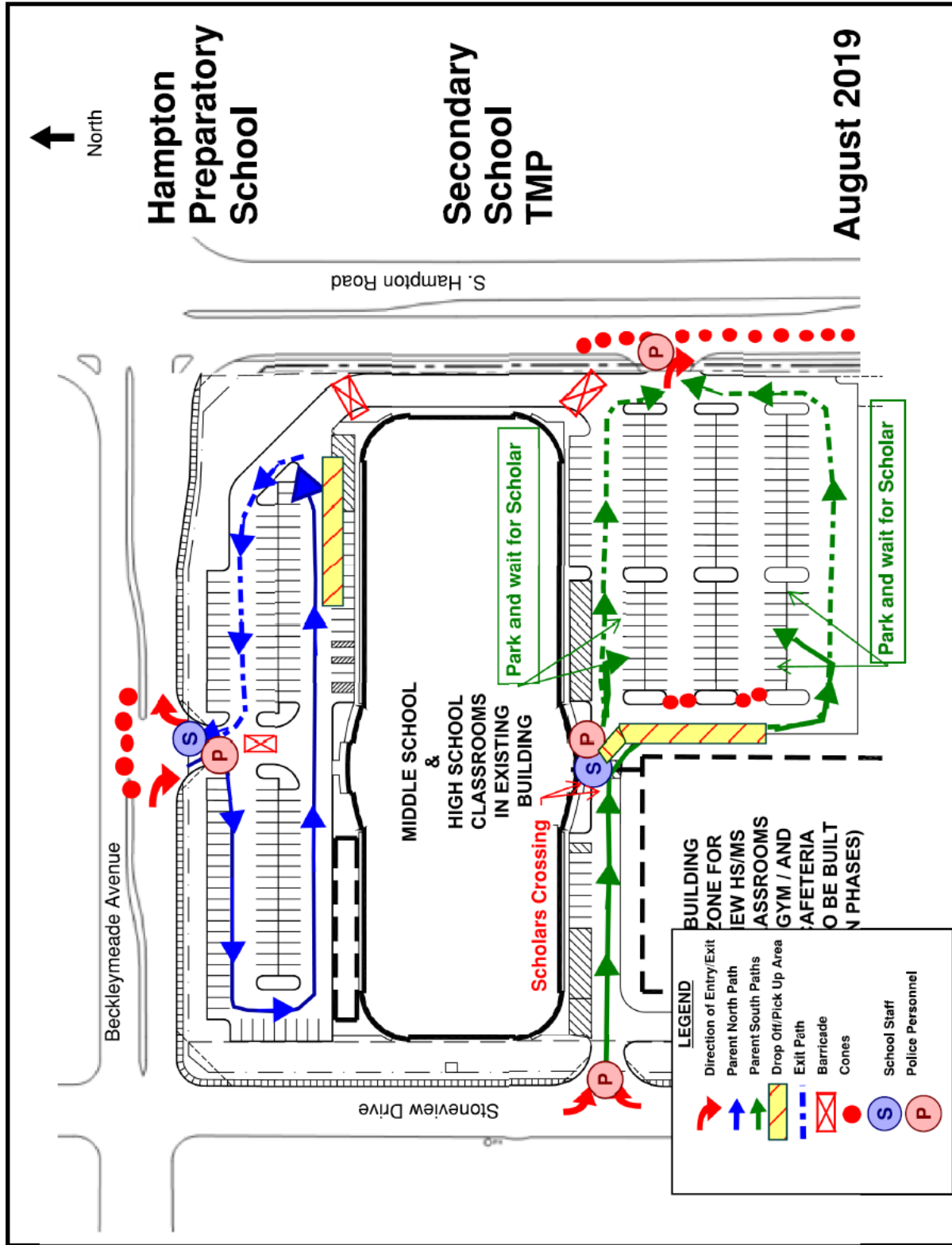
**Photo 2 – Police Assistance on Westfall Drive**  
**April 15, 2019 3:42 PM**

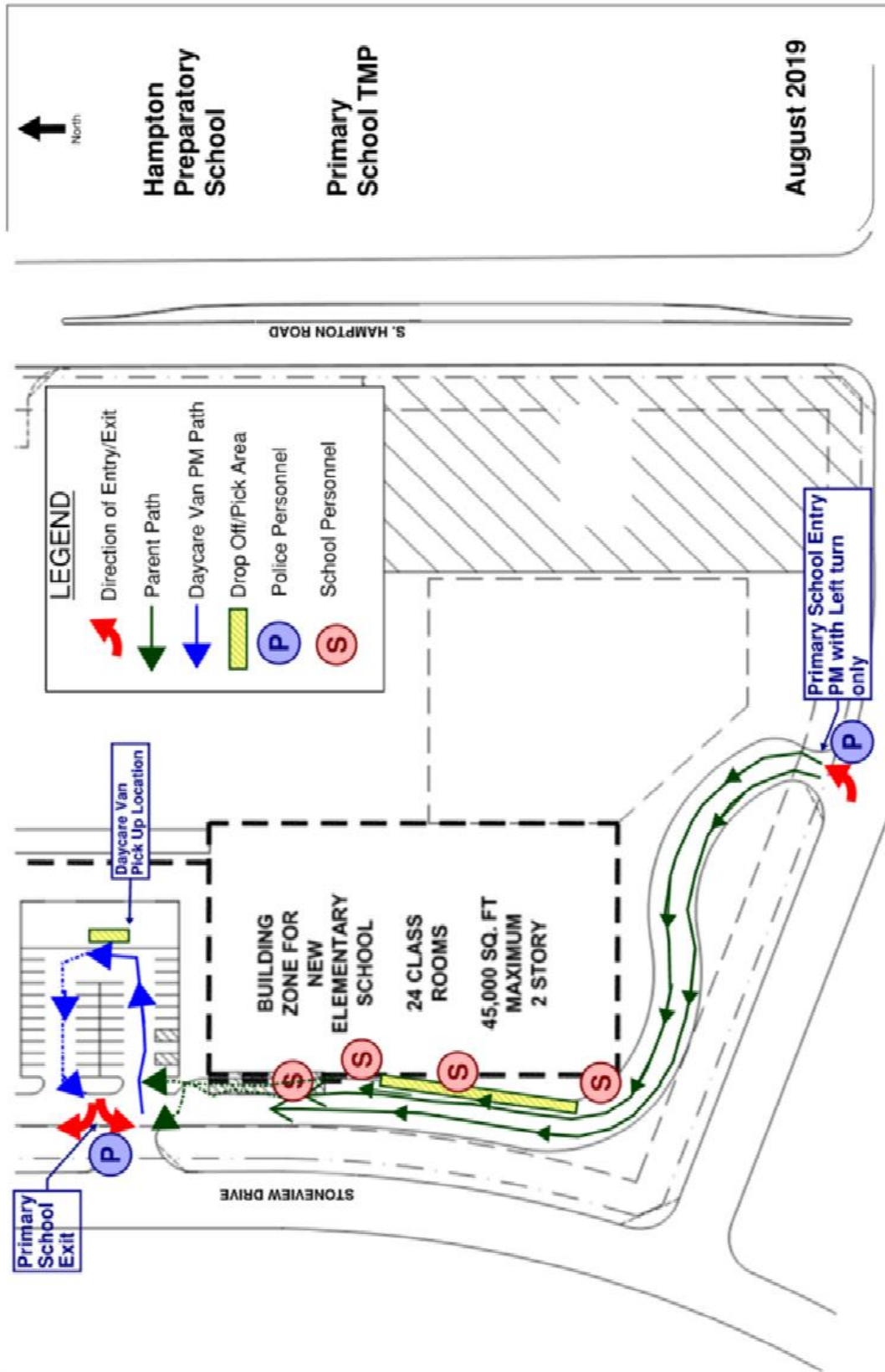
The parents follow an orderly manner to pick up the students. One specific recommendation to improve the initial queuing conditions prior to school dismissal would be to have the motorists move the vehicles closer together.

Both items requested by Mr. David Nevarez have been included in the prepared TMP for Hampton Primary School as illustrated in **Exhibit 1**. In addition, the recommendation to provide entry into the Primary Campus with only a left turn movement from eastbound Westfall Drive has been made.

The Secondary School TMP has also been provided in **Exhibit 2** to illustrate the operations for both the north and the south sides of the Secondary School Building. The Middle School Scholars are typically dropped off and picked up on the north side of the school building and the Senior High School Scholars are dropped off and picked up on the south side of the school building.







## SUMMARY AND RECOMMENDATIONS

Elizabeth Crowe, P.E. performed observations in April 2019 to review the existing carline operations at both the Primary and the Secondary Schools at Hampton Preparatory.

The following recommendations are provided to increase the efficiency of the Primary School carline procedures and reduce the likelihood of vehicles queued on S. Hampton Road waiting to enter the Hampton Campus.

- During the PM pick-up operations, restrict entry from westbound Westfall Drive (right turn movement) into the Primary School campus. Only allow vehicles to enter from eastbound Westfall Drive with a left turn.
- Educate the carline staff members, police assistance, parents and students of the elements in the TMP to achieve more efficient processes for the drop-off and pick-up operations.
- Have parents continue to move up in the queue line of vehicles in front of them to decrease the peak queue length. Do not leave gaps in the line; move forward. Hampton staff may need to initially "train" the parents, grandparents and those picking of the scholars on the procedures.
- Maintain an off-duty uniformed officer on campus to assist with directing school traffic when necessary.

The school administration including the Primary School Principal, Ms. Kecia Clark and Mr. Byron Walker, Operations Director at Hampton Preparatory School is acutely aware of the Transportation Management Plan; staff have also alerted the police officers who provide traffic control assistance for the school of the TMPs as illustrated in **Exhibit 1** and **Exhibit 2**.

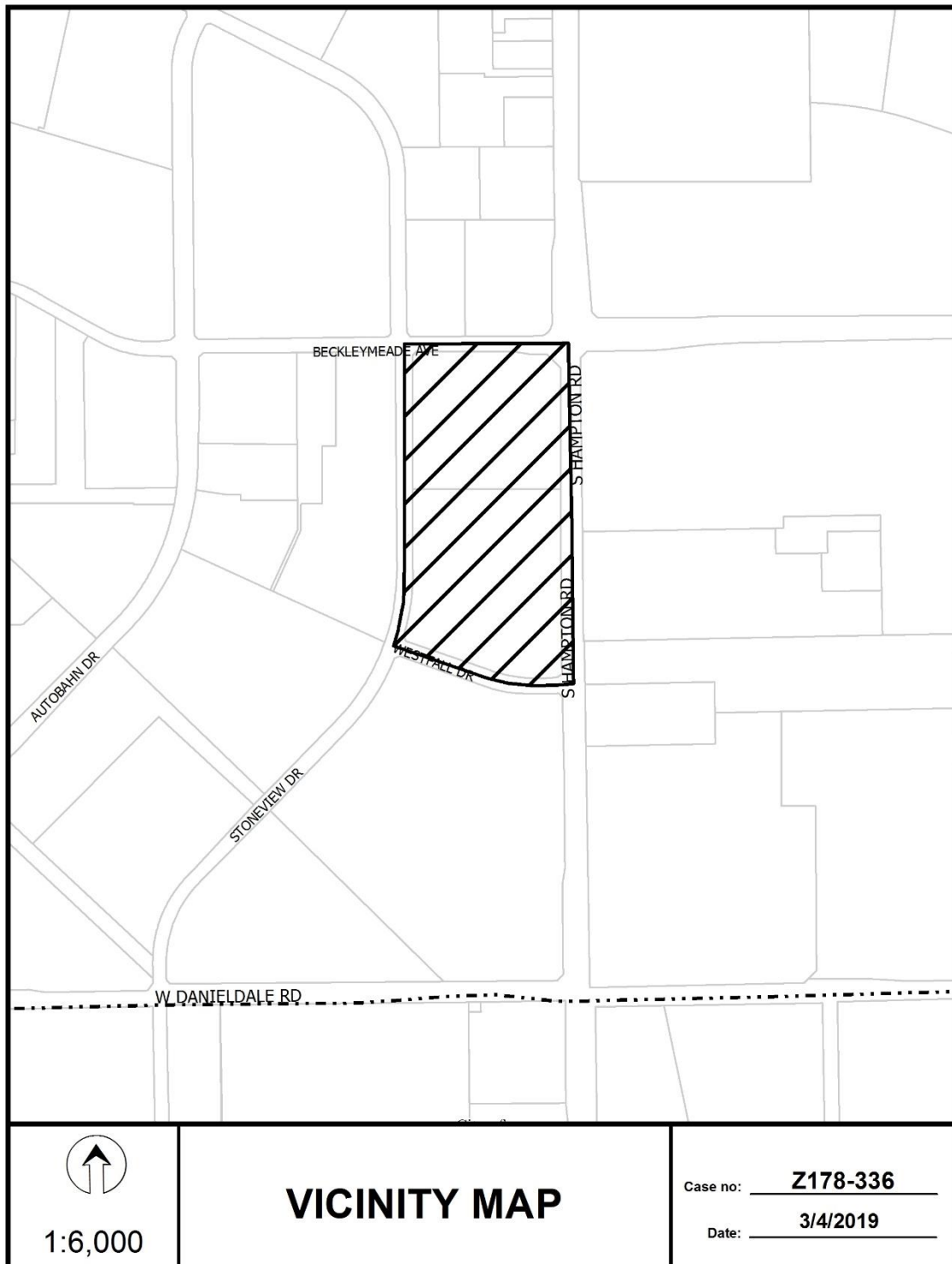
## SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Mr. Byron Walker

Title: Operations Director

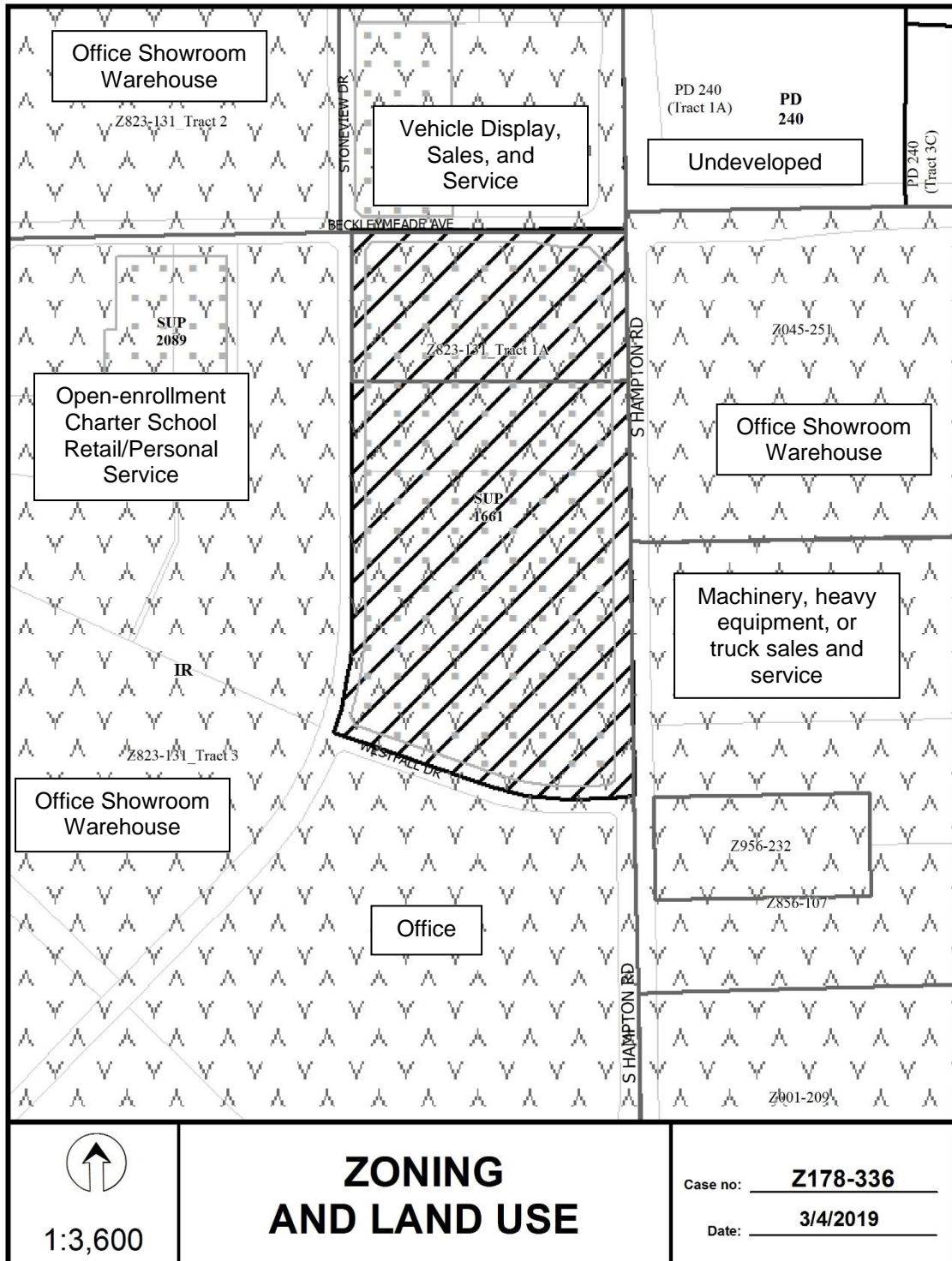
Signature: \_\_\_\_\_



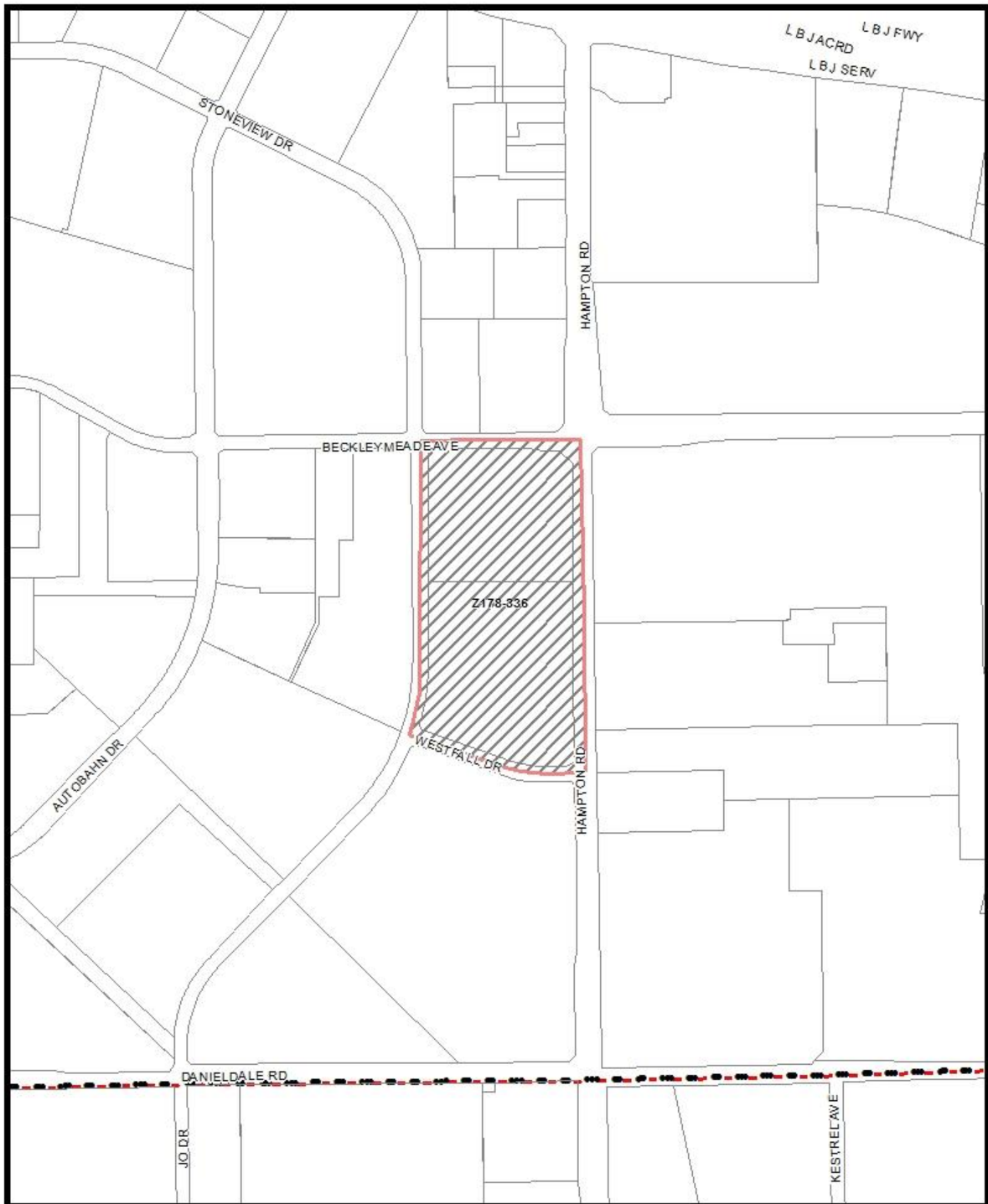








Z178-336(CT)



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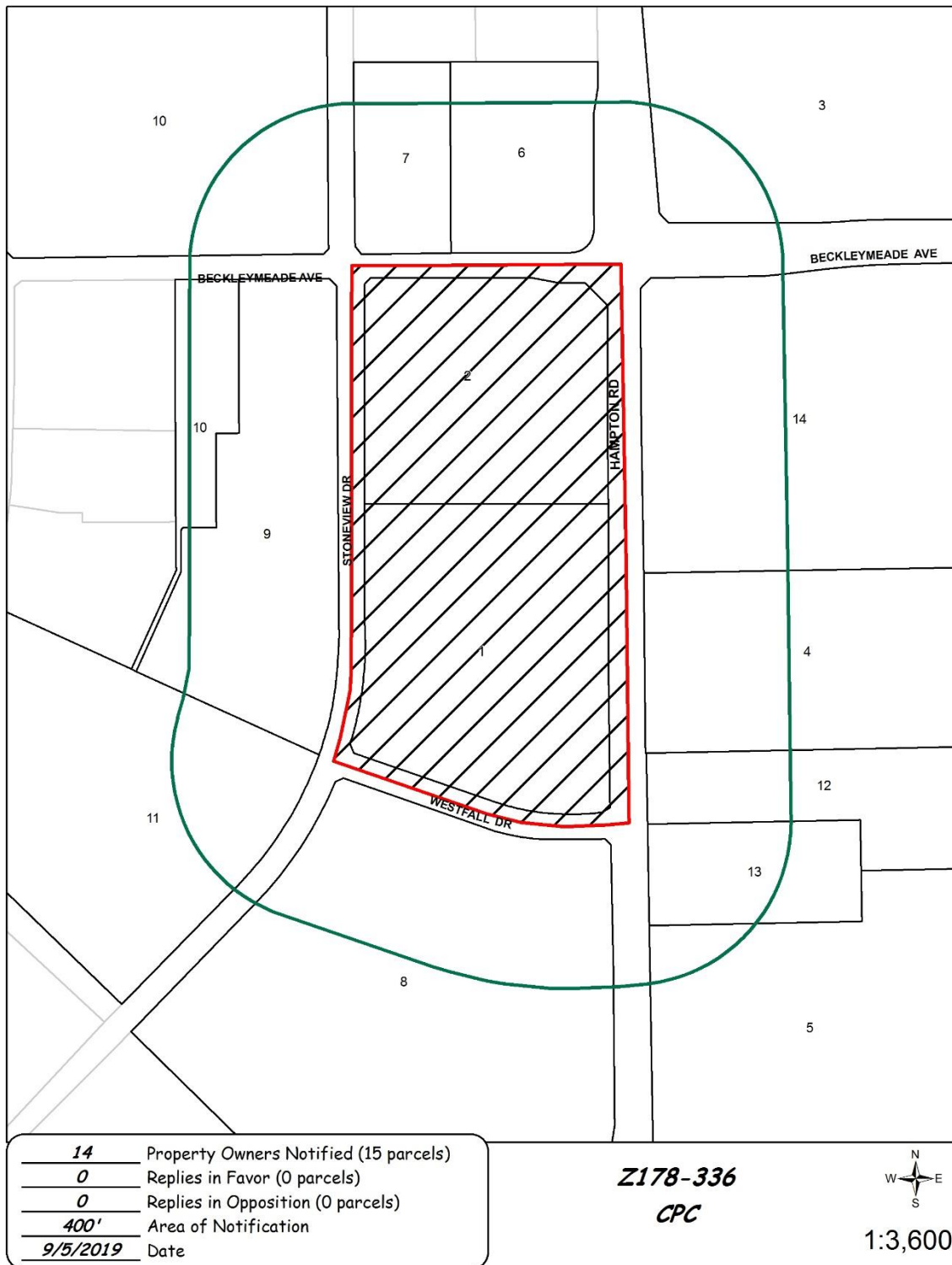


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## Market Value Analysis

Printed Date: 3/4/2019

# CPC Responses





09/04/2019

***Reply List of Property Owners***

***Z178-336***

***14 Property Owners Notified      0 Property Owners in Favor    0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9192	STONEVIEW DR	UPLIFT EDUCATION
2	8915	S HAMPTON RD	UPLIFT EDUCATION
3	8500	S HAMPTON RD	PENN FARM LTD
4	9000	S HAMPTON RD	VALK RONALD C &
5	8510	S HAMPTON RD	BASSAMPOUR SADAT
6	8700	S HAMPTON RD	PMG SOUTH DALLAS REAL ESTATE LLC
7	8600	STONEVIEW DR	PMG SOUTH DALLAS REAL
8	2425	W DANIELDALE RD	STONERIDGE FUND X LLC
9	9201	STONEVIEW DR	STONERIDGE LAND HOLDINGS LLC
10	9201	STONEVIEW DR	FHF I STONERIDGE LLC
11	9301	STONEVIEW DR	ROLLING FRITO LAY SAILES
12	9186	S HAMPTON RD	TRANSPORT CORP OF AMERICA INC
13	9210	S HAMPTON RD	INSIGHT CAPITAL REALTY
14	2300	BECKLEYMEADE AVE	US INDUSTRIAL REIT II