
FILE NUMBER:	Z190-242(CT)	DATE FILED:	April 6, 2020
LOCATION:	Northwest corner of Lyndon B. Johnson Freeway and Valley View Lane		
COUNCIL DISTRICT:	11	MAPSCO:	8 D
SIZE OF REQUEST:	±17.448 acres	CENSUS TRACT:	136.10

REPRESENTATIVE: Brad Williams & Tommy Mann, Winstead PC

APPLICANT/OWNER: The Covenant Knights School

REQUEST: An application for an amendment to Planned Development District No. 143, for a private school use.

SUMMARY: The applicant proposes a textual amendment to to the operational regulations for the athletic fields to include lighting, sound, operational hours, bleachers, a scoreboard, and a press box. [The Covenant Knights School]

CPC RECOMMENDATION: **Approval**, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The 17.448-acre request site is developed with a high school use.
- PD No. 143 was established by the City Council on February 2, 1983 and allows a private school.
- The applicant proposes to change regulations regarding the usage of the athletic fields as it pertains to the hours of operation, outside sound, lighting, bleacher seating, press box, and parking.

Zoning History: There has been one recent zoning change requests in the vicinity within the last five years.

1. **Z189-317** On January 8, 2020, City Council approved the renewal of Specific Use Permit No. 1454 for a detached non-premise sign.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lyndon B. Johnson Freeway	Highway	Variable
Valley View Lane	Local	60 ft.

Traffic:

The applicant submitted a change to the Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the high school use.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

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.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 143	Private School
North	R-16(A) R-10(A) SUP No. 66	Single Family Cemetery
South	R-10(A) MU-3	LBJ Freeway
East	MF-2(A)	Multifamily
West	R-10(A) R1/2AC(A)	Public Park

Land Use Compatibility

The 17.448-acre request site is the location a private school and developed with a one-story structure with a total floor area of approximately 40,500-square-feet. The applicant's request for an amendment to Planned Development District No. 143 will facilitate the following: 1) hours of operation for the athletic field in Zone B are 7:00a.m. to 10:00p.m., 2) permitted use of a press box with a maximum height of 24 feet and front width of 36 feet, 3) permitted use outdoor amplified sound systems with all speakers facing southward, does not exceed decibel levels listed in the conditions, 4) permitted lighting of the athletic field, 5) posting of signs prohibiting parking on neighboring streets during athletic events.

Staff supports the amendment because the school has operated within the community at this location for many years and the representative and the applicant has worked closely both the Valley View Neighborhood Association and the Valley View Place Association. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

City Plan Commission added two conditions: 1) to provide an off-duty officer to the site to direct vehicular traffic before, during, and after sporting events and 2) limiting the amount of spillover light allowed by field lighting on neighboring lots. The off-duty officer condition was omitted from the conditions mistakenly and was added by the commissioners during the hearing and lighting condition was altered from a brand of light used on the site to a restriction on the light spillover from the athletic fields.

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. Required parking for the site is 170 parking spaces. The requirement is met as there are 196 parking spaces for the school.

Landscaping

Per the PD conditions, a landscaping must be provided as shown on the landscape plan. There are no proposed changes to the landscaping.

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. While the area of request is not categorized as being within an MVA cluster, surrounding properties are located within an "B" to the north and east and "D" and "F" categories to the northeast.

LIST OF OFFICERS

**Covenant Knights School
Board of Trustees**

Nathan Golik, Chairman of the Board

Eliot Kerlin, Vice Chair and Treasurer

Jeff Walker, Secretary

Robert Littlejohn, Head of School

Amy Anderson

J.J. Barto

Dr. Gregg Hodges

Allan Koenig

Gary Koerner

John Lewis

Tony Long

Brian McFarlane

Andrea Kim

CPC ACTION
JULY 23, 2020

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 143 for a private school, subject to a revised development plan, revised landscape plan, revised traffic management plan and conditions with the following additions: 1) **SEC 51P-143.117. ATHLETIC FIELDS.** (b)(9) to read as follows: "When athletic fields are used for athletic events the school shall provide off-duty police officers to direct vehicular and pedestrian traffic away from single family residential areas for the duration of the athletic event and for 60 minutes before and after such event." and 2) **SEC 51P-143.117. ATHLETIC FIELDS.** (b)(5)(A) to read as follows: "Spillover light from any field lighting onto to neighboring lots may not exceed 0.1 foot-candle over ambient light conditions measured along the residential property line five feet above the ground surface." on the northwest corner of Lyndon B. Johnson Freeway and Valley View Lane.

Maker: Schultz
Second: Jung
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Schultz,
Schwope, Garcia

Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 57
Replies: For: 2 Against: 0

Speakers: For: Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
Travis Jones, 13811 Peyton Dr., Dallas, TX, 75240
For (Did not speak): Nathan Golik, 7300 Valley View Ln., Dallas, TX, 75240
Bodie Spangler, 7300 Valley View Ln., Dallas, TX, 75240
J.J. Barto, 7300 Valley View Ln., Dallas, TX, 75240
Against: None

PROPOSED PD CONDITIONS

ARTICLE 143.

PD 143.

SEC. 51P-143.101. LEGISLATIVE HISTORY.

PD 143 was established by Ordinance No. 17685, passed by the Dallas City Council on February 2, 1983. Ordinance No. 17685 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17685 was amended by Ordinance No. 19483, passed by the Dallas City Council on February 25, 1987. (Ord. Nos. 10962; 17685; 19483; 25508; 26137)

SEC. 51P-143.102. PROPERTY LOCATION AND SIZE.

PD 143 is established on property generally located at the northwest corner of the Lyndon B. Johnson Freeway and Valley View Lane. The size of PD 143 is approximately 18.10 acres. (Ord. Nos. 17685; 25508; 26137)

SEC. 51P-143.103. DEFINITIONS.

(a) For the purpose of this article:

(1) ASSOCIATIONS means the Valley View Neighborhood Association and the Valley View Place Association.

(2) ATHLETIC EVENT means any sanctioned interscholastic sporting contest between two schools, and specifically excludes sports practice, scrimmages, and preparatory activities.

(3) COVENANT DRIVE means that portion of former Valley View Lane, south of Thistle Lane, that has been reconfigured and renamed as Covenant Drive as shown on Conceptual Plan B.

(4) LBJ FREEWAY means Lyndon Baines Johnson Freeway.

(5) MECHANICAL PENTHOUSE means a floor or a structure on top of a building used as a mechanical equipment room.

(6) PLANT NURSERY means the following:

(A) Garden shop, plant sales, or greenhouse, and florist store.

(B) A facility for the display and retail sale of outdoor, patio, and garden furniture, lighting, swimming pools, and pool supplies.

(C) Display and sale of gifts, antiques, art objects, and garden ornaments.

(D) Offices and storage facilities for a landscaping, architecture, landscape architecture, and interior design business.

(7) RETAIL USES means those uses listed in Section 51-4.211.

(8) STORY means that portion of a building between any two successive floors, excluding mechanical penthouses.

(b) Unless otherwise indicated, all definitions in Chapter 51 apply to this article. (Ord. Nos. 19483; 25508; 26137; _____)

SEC. 51P-143.104. INTERPRETATIONS.

(a) Unless otherwise stated, the interpretations in Chapter 51 apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. Nos. 25508; 26137)

SEC. 51P-143.105. CONCEPTUAL PLAN.

(a) For all uses other than a private school, use and development of the Property must comply with Conceptual Plan A (dividing the Property into three zones) (Exhibit 143A).

(b) For a private school, use and development of the Property must comply with Conceptual Plan B (Exhibit 143C). The hike and bike trail shown on Conceptual Plan B may be relocated off the Property and this area may be developed as indicated in General Note 1 on Conceptual Plan B.

(c) The Property has frontage on the north line of the LBJ Freeway westbound service road. If the Texas Department of Transportation acquires land for highway improvements along LBJ Freeway in the shaded area shown on Conceptual Plan B, required setbacks will be measured from the amended property line. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.106. PHASE I, EXISTING DEVELOPMENT.

For all uses other than a private school, the following regulations apply. The existing plant nursery, as shown on the site plan (Exhibit 143B) is recognized as Phase I of PD 143. The existing plant nursery has a floor area of 69,887 square feet. This existing floor area should not be counted toward maximum permitted floor area under this article. If any of the existing floor area ceases to be used as a plant nursery, as defined in this article, any replacement of such floor area must be counted toward maximum permitted floor area. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.107. DEVELOPMENT PLAN.

No building permit for construction on any portion of the Property may be issued until a detailed development plan for that portion of the Property is submitted to and approved by the city plan commission. The detailed development plan must include the site plan requisites listed in Section 51-4.803(d). In deciding whether to approve or deny the development plan, the city plan commission shall follow the standards set out for the director of development services in Section 51-4.803. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.108. LANDSCAPE PLAN.

(a) For all uses other than a private school, the following landscape regulations apply:

(1) A landscape plan in conformance with Article X must be submitted with each detailed development plan and approved by the city plan commission prior to issuance of a certificate of occupancy for any use on that portion of the Property.

(2) The first landscape plan submitted must include landscaping for all portions of the landscape easement, as shown on Conceptual Plan A. The landscape easement must be planted with grass, evergreen shrubbery, and trees to provide a visual barrier. This visual barrier must screen Valley View Lane from any automobiles and parking structures in the area designated as setback area on Conceptual Plan A. Landscaping for the landscape easement must be installed prior to the issuance of a certificate of occupancy for any use on the Property. All other landscaping must be installed in accordance with the landscape plan prior to the issuance of a certificate of occupancy for any use on the portion of the Property covered by the landscape plan.

(3) All plant materials must be maintained in a healthy, growing condition at all times.

(b) For a private school, the following landscape regulations apply:

(1) Except as provided in this subsection, a landscape plan that complies with the provisions of Article X must be approved by the city plan commission prior to the issuance of a certificate of occupancy.

(2) A minimum 25-foot-wide landscape buffer must be provided along the Valley View Lane frontage, north of its intersection with Thistle Lane, as shown on Conceptual Plan B. The landscape buffer must include plant materials that will obtain a solid appearance within three years.

(3) A solid screening wall, maintained at a minimum height of six feet, must be located behind the landscape buffer as shown on Conceptual Plan B.

(4) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.109. USES, FLOOR AREA, HEIGHT, AND SETBACKS.

(a) The entire Property must be developed with any single use or combination of uses as outlined in Subsection (b) or a private school, but not a combination of a single use or combination of uses outlined in Subsection (b) and a private school.

(b) For all uses other than a private school, the following regulations apply:

(1) Zone 1.

(A) Uses.

(i) The only uses permitted are the following:

(aa) Those uses permitted by right, those uses permitted as limited uses by right, and those uses permitted as retail-related uses by right in a GO General Office District.

(bb) Plant nursery.

(ii) Single-family, duplex, and multiple-family uses are prohibited.

(B) Floor area. Maximum permitted floor area is 130,000 square feet.

(C) Heights. No structure may exceed 60 feet in height.

(D) Stories. No structure may exceed four stories.

(E) Special buffer zone. A 200-foot-wide buffer zone, as shown on Conceptual Plan A, must be provided along the south right-of-way line of Valley View Lane. The only structures permitted in this buffer zone are those structures shown on the site plan and parking structures that do not exceed a height elevation greater than the highest elevation of the portion of the Valley View Lane roadway adjacent to the buffer zone.

(F) Setbacks. Minimum setback for structures on Zone 1 is 25 feet.

(2) Zone 2.

(A) Uses.

(i) The only permitted uses are the following:

(aa) Those uses permitted by right, those uses permitted as limited uses by right, and those uses permitted as retail-related uses by right in a GO General Office District.

(bb) Plant nursery.

(ii) Single-family, duplex, and multiple-family uses are prohibited.

(B) Floor area. Maximum permitted floor area is 260,000 square feet.

(C) Height. No structure may exceed 90 feet in height.

(D) Stories. No structure may exceed six stories.

(E) Special buffer zone. A 100-foot-wide buffer zone, as shown on Conceptual Plan A, must be provided along the west right-of-way line of Valley View Lane. The only structures permitted in this buffer zone are those structures shown on the site plan and parking structures that do not exceed a height elevation greater than the highest elevation of the portion of the Valley View Lane roadway adjacent to the buffer zone.

(F) Setbacks. Minimum setback for structures on Zone 2 is 25 feet.

(3) Zone 3.

(A) Uses.

(i) The only permitted uses are the following:

(aa) Those uses permitted in an SC Shopping Center District and a GO General Office District.

(bb) Plant nursery.

(ii) Single-family, duplex, and multiple-family uses are prohibited.

(B) Floor area. Maximum permitted floor area is 650,000 square feet.

(C) Height. No structure may exceed 120 feet in height.

(D) Stories. No structure may exceed eight stories.

(E) Setbacks. Minimum setback for structures on Zone 3 is 25 feet.

(c) For a private school, the following regulations apply:

(1) Floor area. Maximum permitted floor area is 200,000 square feet.

(2) Height. No structure may exceed 60 feet in height.

(3) Stories. No structure may exceed four stories.

(4) Setbacks.

(A) Front yard. Minimum front yard is 25 feet. In addition, no structures may be located within:

(i) the 200-foot-wide setback along the southern line of Valley View Lane as shown on Conceptual Plan B; or

(ii) the 100-foot-wide setback along the western line of Valley View Lane as shown on Conceptual Plan B.

(B) Side and rear yard. Minimum side and rear yard is 25 feet.

(5) Lighting. Security lighting is permitted throughout the Property, provided that such lighting: (i) shall not exceed 45 feet in height, (ii) shall be limited to hooded and shielded light fixtures directed vertically downward, and (iii) shall be solely for security purposes and not for the purpose of illuminating any athletic fields, events, or practices. Light standards for any parking lots located between Valley View Lane and any building on the Property shall be subject to the same conditions of this subsection, except that that they may not exceed 30 feet in height.

(6) Bell towers. Bell towers or any other tower which emits bell-type tones are prohibited.

(7) Outdoor sound. Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property. Provided, however, that loudspeakers and public address systems may be sounded externally in response to emergency situations.

(8) Classroom hours. The classroom hours of operation for a private school shall be limited to between 7:00 a.m. and 4:00 p.m., Monday through Friday.

(9) Existing pond. The existing pond shown on Conceptual Plan B will be retained on the Property in the location generally shown on Conceptual Plan B. In accordance with federal, state and local regulations, improvements to the pond may be made to its configuration, size, and location, but in no event shall the minimum surface area of the pond be less than 24,428 square feet.

(10) Overflow parking. A private school shall maintain a written agreement with an off-site property owner to provide sufficient overflow parking when parking capacity available on the school parking lots is insufficient. Such agreement shall be provided to the Associations upon request. (Ord. Nos. 19483; 25508; 26137; _____)

SEC. 51P-143.110. COVERAGE.

(a) For all uses other than a private school, no more than 513,000 square feet of the Property may be covered by a roof, floor, or other structure, including above-grade parking

structures, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.

(b) For a private school, maximum lot coverage is 40 percent. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.111. SPECIAL FLOOR AREA RESTRICTIONS.

(a) For all uses other than a private school:

(1) Maximum permitted floor area for all uses on the Property is 400,000 square feet until the Park Central Extension is constructed as shown on Conceptual Plan A and approved by the director of public works and transportation.

(2) Maximum permitted floor area in Zones 1 and 2 combined is 260,000 square feet.

(3) Maximum permitted floor area in Zones 1, 2, and 3 combined is 650,000 square feet.

(4) Maximum permitted floor area on the Property for all bar and restaurant uses and retail uses combined is 40,000 square feet.

(b) For a private school, maximum floor area is 200,000 square feet. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.112. BAR AND RESTAURANT USES AND RETAIL USES.

All bar and restaurant uses, professional, personal service, and custom craft uses, and retail uses, excluding the existing plant nursery, must be located in a building containing office uses that collectively comprise at least 10 percent of the total floor area of the building. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.113. DEVELOPMENT/STREET IMPROVEMENT STAGING.

(a) For all uses other than a private school, no certificate of occupancy may be issued for any use on the Property until the following improvements are completed.

(1) The intersection of Valley View Lane and Thistle Lane must be reconfigured as shown on Conceptual Plan A.

(2) A public access easement and flood emergency access gates must be approved by the director of public works and transportation and provided as shown on Conceptual Plan A. Vehicular access between Valley View Lane and the Property is prohibited except through the approved access gates during flood conditions.

(b) For a private school, prior to the issuance of a certificate of occupancy, the following improvements must be provided, with final design and construction approved by the director of public works and transportation.

(1) The intersection of Valley View Lane and Thistle Lane (including the terminus of Covenant Drive) must be reconfigured as shown on Conceptual Plan B.

(2) A public access easement and flood emergency access gates approved by the director of public works and transportation must be provided as shown on Conceptual Plan B. Vehicular and pedestrian access between Valley View Lane and the Property is prohibited except as set forth in this paragraph. Prior to the completion of a westbound service road of LBJ Freeway which will be elevated across White Rock Creek and which will be accessible from southbound Covenant Drive, vehicular access through the flood emergency access gates is limited to periods when flood conditions preclude the use of Proposed Access Point A as shown on Conceptual Plan B, and to emergency vehicles. After completion of such a westbound service road, access through the flood emergency access gates is limited to emergency vehicles. Notwithstanding the foregoing, the Proposed Emergency Gated Access Points as shown on Conceptual Plan B may be used for pedestrian access between Valley View Lane and the Property by supervised school groups.

(c) The Park Central Extension located on the Property and the street improvements in Subsections (a) and (b) must be provided by the owner of the Property at no cost to the city if the construction is necessitated by and attributable to the new development on the Property.

SEC. 51P-143.114. RESERVED.

(Ord. 26137; ____)

SEC. 51P-143.115. RESERVED.

(Ord. 26137; ____)

SEC. 51P-143.116. RESERVED.

(Ord. 26137; ____)

SEC. 51P-143.117. ATHLETIC FIELDS.

(a) For athletic fields for a private school located within Zone A as shown on Conceptual Plan B, the following restrictions apply:

(1) Athletic field lighting standards, scoreboards, outdoor amplified sound systems, and press boxes are not permitted.

(2) Bleachers, not to exceed five feet in height, are permitted.

(3) Hours of operation are as follows (and no field activity is permitted other than the times listed below):

- (i) Between 8:00 a.m. and 8:00 p.m., Monday through Friday.
- (ii) Between 9:00 a.m. and 5:00 p.m. on Saturday.
- (iii) Use of the fields is not permitted on Sunday.

(4) Third-party use of the fields is prohibited.

(5) No outdoor band practice is permitted.

(b) For athletic fields for a private school located within Zone B as shown on Conceptual Plan B, the following restrictions apply:

(1) Hours of operation are as follows:

(A) Between 7:00 a.m. and 10:00 p.m., Monday through Saturday. Provided, however, that events may continue past 10:00 p.m. due to the following unforeseen circumstances only: game overtime, traffic delays, medical emergencies, and weather delays. If an event extends past 10:00 p.m. in accordance with this paragraph, the school shall, within 24 hours of such event, contact the respective presidents of the Associations in writing to explain the overage. Regardless, athletic field lighting shall be turned off by the later of 10:30 p.m. or 30 minutes following the conclusion of any athletic event.

(B) The latest scheduled start time for athletic events shall be no later than 7:30 p.m.

(C) Use of athletic fields is not permitted on Sunday.

(2) Bleachers are permitted, but are limited to a maximum height of 12 feet to the top of the highest bleacher seat, and must not face either Valley View Lane or Covenant Drive. Seating capacity of the bleachers may not exceed 1,000. In addition, bleachers must be set back a minimum of 75 feet from Covenant Drive.

(3) A pressbox is permitted, but it is limited to a maximum height of 24 feet and maximum front width of 36 feet, and must not face either Valley View Lane or Covenant Drive.

(4) Outdoor amplified sound systems for athletic fields are permitted, subject to the following conditions:

(A) all speakers shall be directed southward such that sound is substantially unheard in surrounding residential areas;

(B) the sound pressure level on the bounding lot line of Valley View Ln. may not exceed 56 dBA from 6:00 a.m. to 6:00 p.m. and 49 dBA from 6:00 p.m. to 6:00 a.m.; and

(C) speakers may be used only during athletic events.

(5) Athletic field lighting is permitted, subject to the following conditions:

CPC Recommendation

(A) Spillover light from any field lighting onto neighboring lots may not exceed 0.1 foot-candle over ambient light conditions measured along the residential property line five feet above the ground surface.

Staff Recommendation

(A) the light source shall be Musco Total Light Control LED fixtures or substantially comparable fixtures that provide the same or better performance with respect to reducing light pollution into surrounding residential areas.

(B) lighting shall not exceed 75 feet in height; and

(C) fixtures shall be mounted in such a manner that the projected cone of light is directed downwards towards the field and does not cross the property line along Valley View Lane.

(6) A maximum of one lighted scoreboard is permitted, not to exceed 24 feet in height and 27 feet in width. The maximum height of the scoreboard face shall not exceed 16 feet in height.

(7) Third-party use of any athletic field is prohibited, except that athletic fields may be used by other private schools for athletic events until 6:00 p.m.

(8) Outdoor band practices are restricted to the period from 9:00 a.m. to 5:00 p.m., and to a maximum of three hours per day.

(9) When athletic fields are used for an athletic event, the school shall provide off-duty police officers to direct vehicular and pedestrian traffic away from single family residential area for the duration of the athletic event and for 60 minutes before and after such event.

SEC. 51P-143.118. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school must comply with the traffic management plan (Exhibit 706C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **March 1, 2022**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each **even-numbered year**.

(2) 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.

(3) 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.

(c) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

(a) The development plan approved for a private school must include an on-site pick-up and drop-off area approved by the director of development services that complies with the provisions outlined in the Traffic Circulation Study (Exhibit 143D).

(b) School personnel must be provided in a minimum of two locations in the designated area for pick-up and drop-off, as located on an approved development plan, between the hours of 7:45 a.m. and 8:15 a.m., and between 2:45 p.m. and 3:30 p.m., Monday through Friday, while school is in session, to facilitate traffic circulation and student loading/unloading. Additionally, pavement markings directing the flow of traffic must be provided as shown on an approved development plan.

(c) Student loading and unloading must be provided on-site in a location as shown on an approved development plan.

(d) Student loading and unloading on public streets is prohibited. (Ord. Nos. 26137; 26770)

SEC. 51P-143.119. SUBDIVISION PLAT.

Prior to the issuance of a building permit for any construction which requires a new certificate of occupancy on any portion of the Property, a subdivision plat for that portion of the Property must be approved by the city plan commission. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.120. OFF-STREET PARKING.

The existing plant nursery must have 150 parking spaces. Parking for any expansion of the plant nursery use must be approved as part of the detailed development plan for the expansion. Off-street parking for all other uses must be provided in accordance with the provisions of Chapter 51. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.121. FENCE.

Prior to the issuance of a certificate of occupancy for a private school, the minimum six-foot-high solid brick, stone, stucco, or other masonry product wall as shown on Conceptual Plan B must be installed. A fence or wall with a minimum height of six feet must be installed from the southern end of this wall to as close to the northern curb line of the driveway entering the Property from Proposed Access Point B, as shown on Conceptual Plan B, as is permitted by the city's visibility triangle and/or sightline regulations. Other perimeter fencing and entry gates must be identified on the approved development plan and may not exceed eight feet in height (excluding netting and/or backstops in conjunction with athletic fields which must not exceed 60 feet in height) in the required front yards along Covenant Drive and the LBJ Freeway service road. (Ord. 26137)

SEC. 51P-143.122. SIGNS.

(a) For all uses other than a private school, signs to be located on the Property must comply with the following provisions:

(1) Zones 1 and 2. Signs must comply with the provisions for non-business zoning districts contained in Chapter 51.

(2) Zone 3. Signs must comply with the provisions for business zoning districts contained in Chapter 51.

(3) Zones 1, 2, and 3. Non-premise signs are prohibited.

(b) For a private school, signs must comply with the provisions for business zoning districts in Chapter 51. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.123. CONSTRUCTION TRAFFIC.

Any vehicles used for construction on the Property are prohibited on those portions of Valley View Lane and Covenant Drive adjacent to the Property during construction on any portion of the Property. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.124. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must be constructed to meet the requirements of Chapter 51.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 17685; 19483; 25508; 26102; 26137)

SEC. 51P-143.125. GENERAL REQUIREMENTS.

(a) Utilization of the Property must conform with all requirements, plans, contracts, and ordinances and all other applicable codes, rules, and regulations of the city.

(b) At least thirty days prior to the filing with the city of any application for a zoning change with respect to all or any part of the Property, any application for a minor amendment to the approved development plan or landscape plan for the Property pursuant to Sections 51A-4.702(h) or (i), as amended, or any application to the Board of Adjustment for a variance or special exception with respect to any portion of the Property, the applicant shall submit a copy of said application to the Associations at the last known address or email address for the Associations. (Ord. Nos. 19483; 25508; 26102; 26137; _____)

SEC. 51P-143.126. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article, together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 17685; 25508; 26137)

SEC. 51P-143.127. ZONING MAP.

PD 143 is located on Zoning Map No. D-8. (Ord. Nos. 17685; 25508; 26137)





PROPOSED TRAFFIC MANAGEMENT PLAN

June 29, 2020

PK# 2760-19.354

TRAFFIC MANAGEMENT PLAN

COVENANT SCHOOL
CITY OF DALLAS



Introduction

The services of **Pacheco Koch** (PK) were retained by Good Fulton & Ferrell Architects to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Covenant School (the "School") located at 7300 Valley View Lane in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: **Existing Private School**
- Address: **7300 Valley View Lane, Dallas, Texas**
- Grades: **Kinergarten-12th Grade**
- Start/End Times:
 - Elementary School: **8:15 AM – 2:45 PM**
 - Middle School: **8:00 AM – 3:15 PM**
 - High School: **8:00 AM – 3:00 PM**
- Existing Zoning/Proposed Zoning: **PD 143/PD Amendment**
- Existing Enrollment: **651 Students (K-5th: 308; 6th-8th: 169; 9th-12th: 174)**
- Future Enrollment: **No change**



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

June 29, 2020



School Access

- Adjacent Streets:
 - o Lyndon B. Johnson Service Road: two lanes, one-way operation, no median
 - o Valley View Lane: two lanes, two-way operation, no median
 - Projected Travel Modes (Elementary/Middle/High):
 - o Bus: **0%**
 - o Walk: **0%**
 - o Students Drivers: **0%/0%/40%**
 - o Picked Up by Parent: **95%/95%/55%**
 - o Other (After School Activities, etc.): **5%/5%/5%**
- *Enrollment and Travel Mode Data gathered by on-site observations
- School Zones
 - o School zones do not exist in the immediate vicinity of the school

TRAFFIC MANAGEMENT PLAN

A summary of existing conditions from observations performed on Monday, December 9, 2019 is provided below:

- The school operates with a managed loading protocol. Parent pick-up activity in the afternoon occurs on-site, just north of the school building area.
- Parent drop-off activity in the morning peak has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during school morning peak.
- Parents also have the option to park in available parking spaces within the parking lot north of the school building area to walk up to the school building to pick-up the student. The Plan provides for 45 parking spaces to be used for pick-up. See **Exhibit 1** for an approximate percent of parents who choose to park instead of participating in any carpool system.
- Covenant school does not have a bus system for students nor do students walk to and from the school. All students are either picked up by parent vehicle or drive to school.

June 29, 2020



- Student Parking is located in the back two rows of the school parking lot. All other parking is for staff and/or visitors.
- The school provides ample staff assistance to help students get to the queuing area and into the appropriate vehicle for pick-up. No crossing guards are needed for the school's traffic management strategies.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 1**:

1. **Increase separation of dismissal times from current conditions to a minimum of 20 minutes (30 minutes desirable)**
 - Traffic is to enter the site via the Lyndon B. Johnson Service Road and via Valley View Lane. Valley View Lane dead ends into the school site that is secured by a gate. Ingress traffic is to enter the site through Valley View Lane and circulate around the site in a counter-clockwise pattern. Egress traffic is to exit the site via the private roadway that is located west of the building. The private roadway exits onto the Lyndon B. Johnson Service Road.
 - For athletic events, particularly for the field on the property south of the school building, traffic management operations are much like the operations for arrival and dismissal for normal school hours. Traffic enters the site via the Lyndon B. Johnson Service Road and via Valley View Lane. Ingress traffic is to enter the site through Valley View Lane and through the dead end that leads to the secured gate for the school and then, traffic is to circulate around the site in a counter-clockwise pattern. Attendees for the school's athletic events are to use the parking provided on site, north of the school building. Egress traffic is to exit the site via the private roadway that is located west of the building. The private roadway exits onto the Lyndon B. Johnson Service Road.

June 29, 2020



Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for Covenant School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.


Signature

June 29, 2020

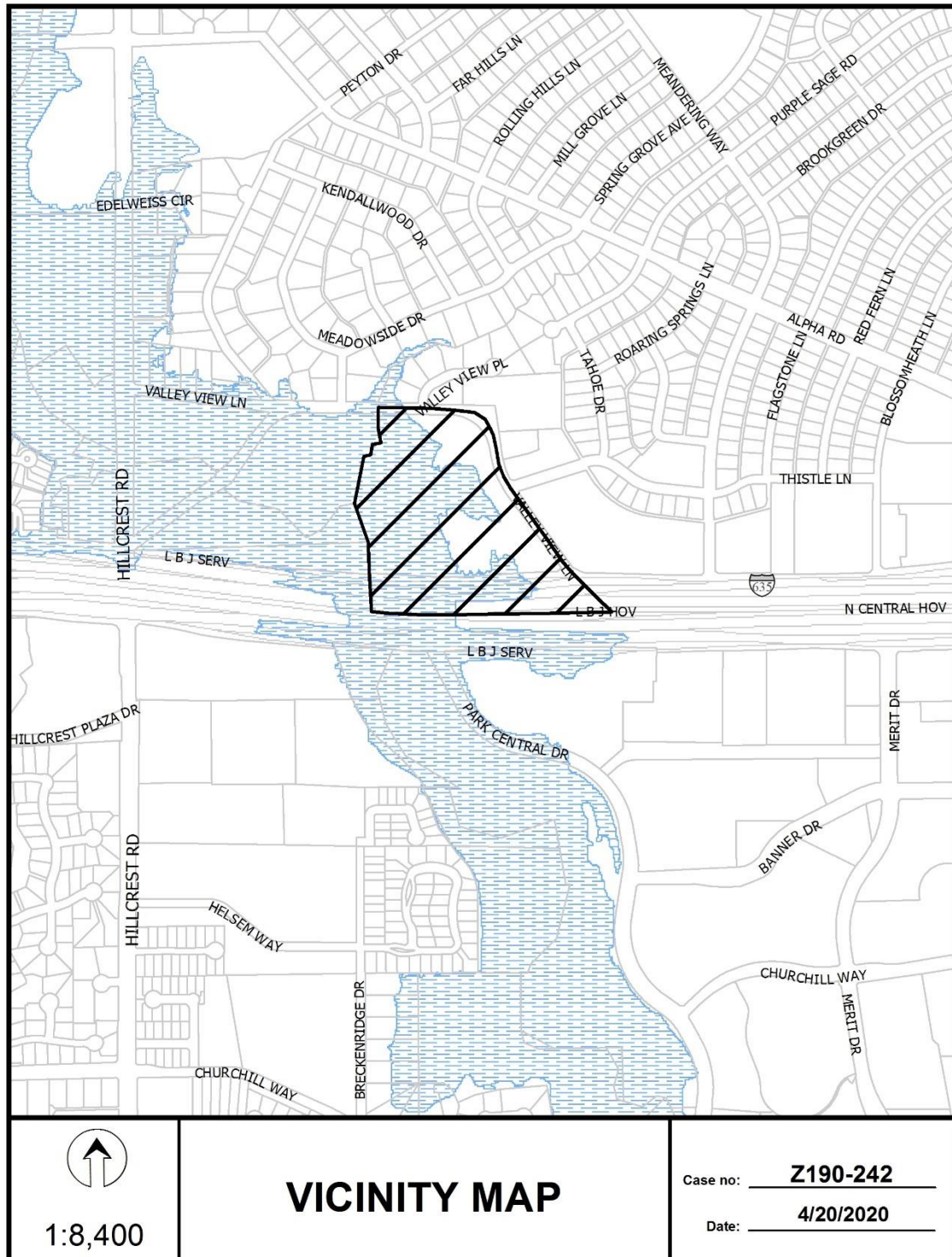
Date

Name: Robert Littlejohn

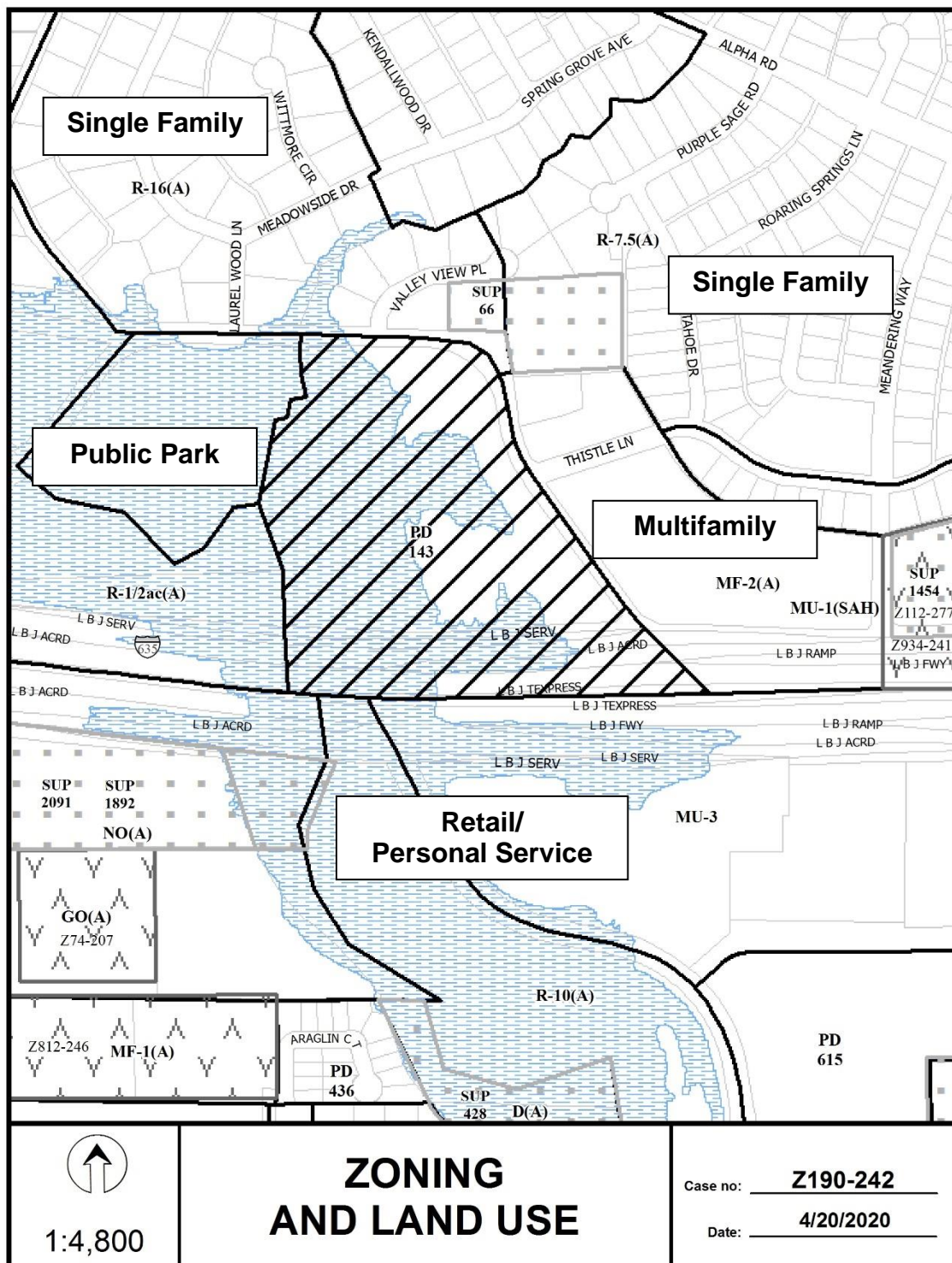
Title: CEO/Head of School

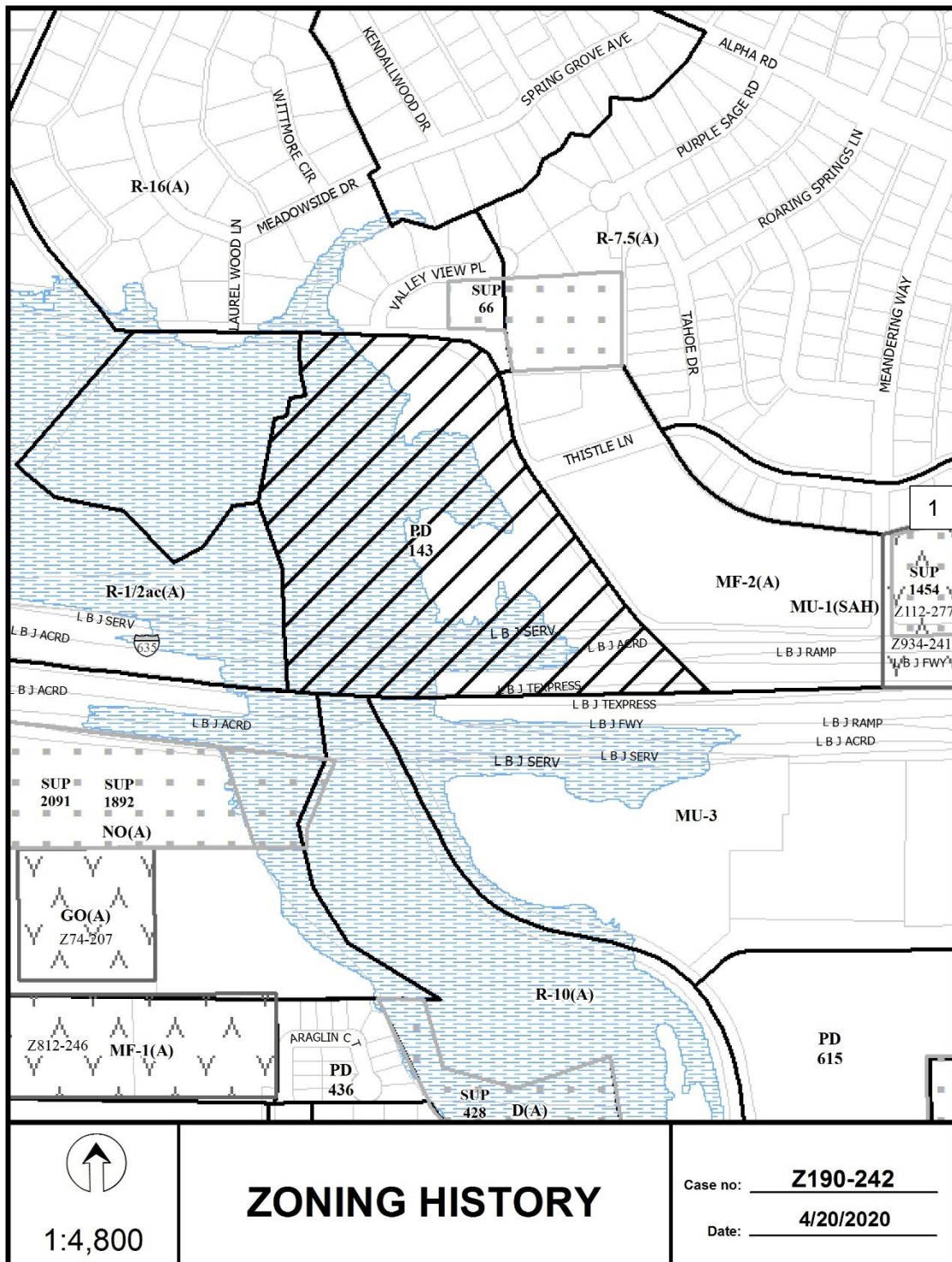
END OF MEMO

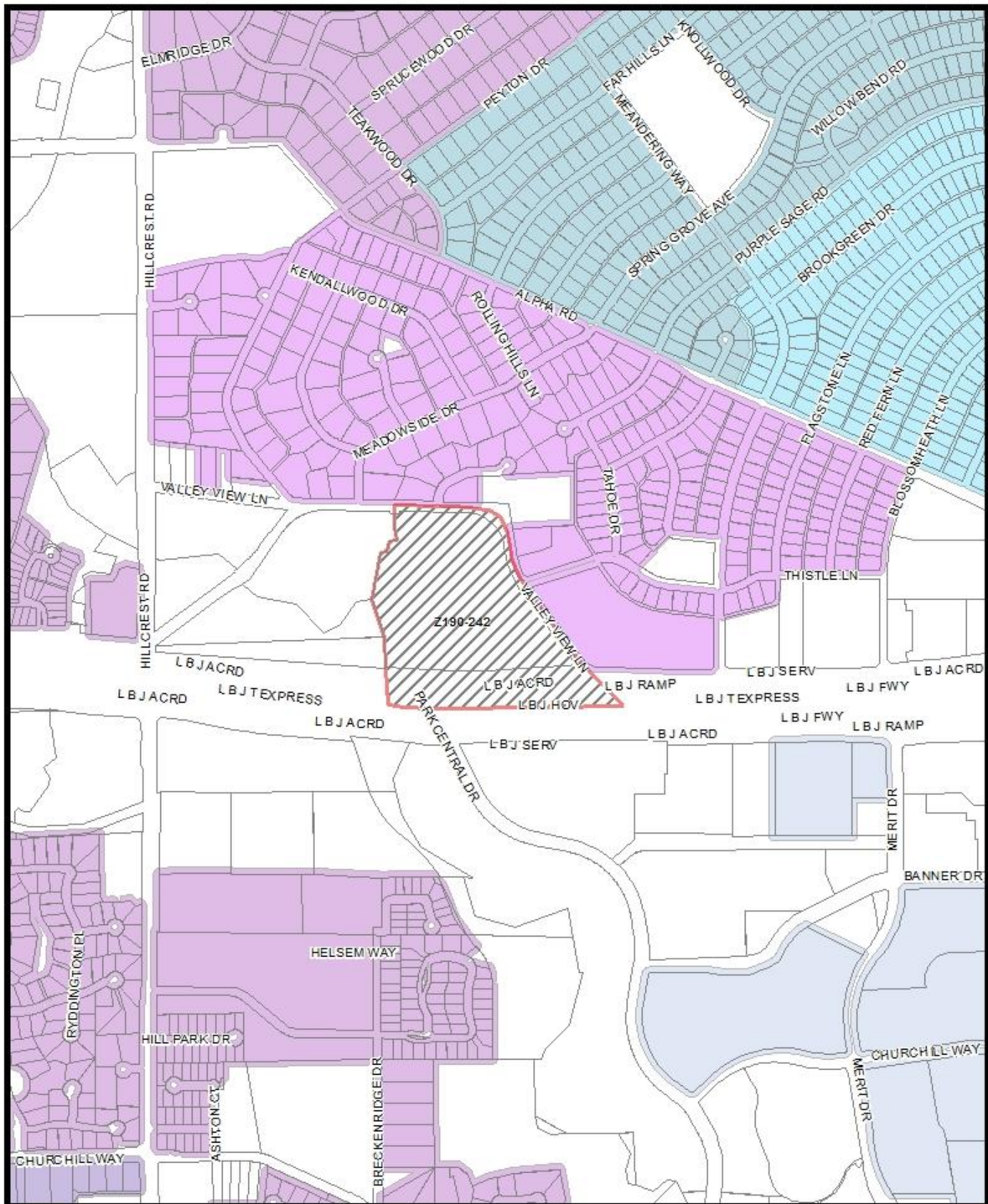
Z190-242(CT)











Market Value Analysis

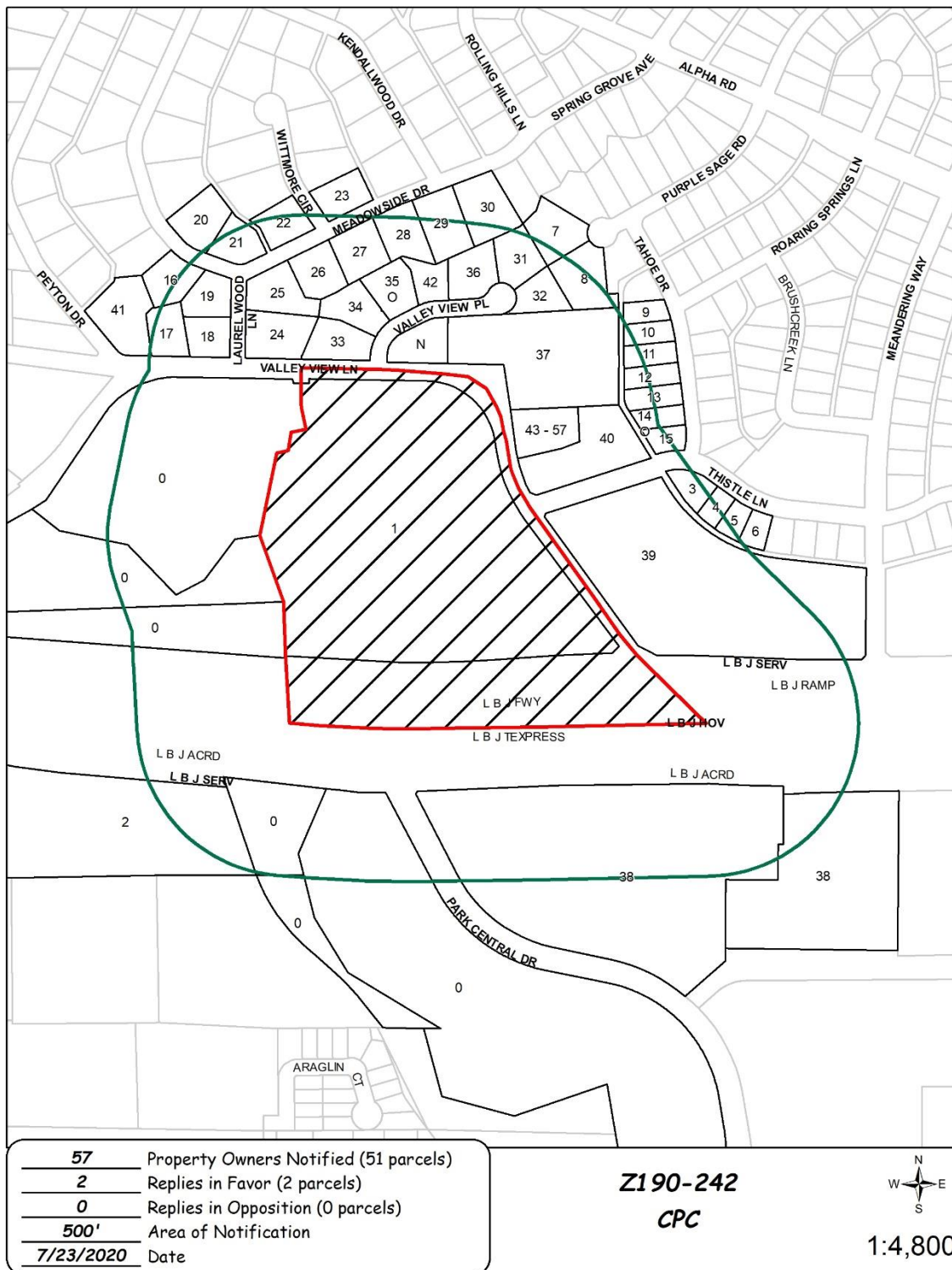


1:8,400

Market Value Analysis

Printed Date: 4/20/2020

CPC RESPONSES



07/22/2020

Reply List of Property Owners***Z190-242******57 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7300 VALLEY VIEW LN	COVENANT KNIGHTS SCHOOL
	2	12800 HILLCREST RD	HARTMAN SPE LLC
	3	7510 THISTLE LN	FRAZIN LORRIE
	4	7526 THISTLE LN	BARTHEL ROSE MARIE
	5	7532 THISTLE LN	ALIGAH IJEOMA J
	6	7540 THISTLE LN	BLACK GARY RAY & LISA M
	7	13303 PURPLE SAGE RD	THOMAS WILLIAM & EDRIS
	8	13304 PURPLE SAGE RD	HENDERSON MICHAEL CHAD
	9	13131 TAHOE DR	MYRICK MARILYN
	10	13125 TAHOE DR	HOOD JACLYN &
	11	13119 TAHOE DR	DODSON CHARLES W & PATRICIA J
	12	13115 TAHOE DR	LISA ALBERTO &
	13	13111 TAHOE DR	LYON GINA MAJLIS &
O	14	13107 TAHOE DR	SRUBAS LAWRENCE M
	15	13103 TAHOE DR	ROYER COMPANY THE LLC
	16	13319 MEADOWSIDE DR	JOWDY JOHN JEFFREY & MARY ANN
	17	7115 VALLEY VIEW LN	STRICKLAND VALERIE C
	18	13211 LAUREL WOOD LN	BRADEN BRITTANY & GREG
	19	13221 LAUREL WOOD LN	BALMER ANTHONY S &
	20	13330 MEADOWSIDE DR	MCCUEN MATTHEW & SONJA
	21	13320 MEADOWSIDE DR	HOFFMAN LEONARD E &
	22	13211 WITTMORE CIR	BOURGEOIS JOHN M
	23	13210 WITTMORE CIR	ASHER LEE D & JO ANN
	24	13210 LAUREL WOOD LN	HARRINGTON ERIK K & AMY O
	25	13220 LAUREL WOOD LN	ISTRE NICHOLAS J &
	26	13289 MEADOWSIDE DR	HILGER MICHAEL D &

07/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	13279 MEADOWSIDE DR	ROHNER JOSEPH A
	28	13269 MEADOWSIDE DR	KRAL ROBERT M JR & SYLVIA R
	29	13259 MEADOWSIDE DR	JOHNSTON BRETT &
	30	13249 MEADOWSIDE DR	COLLEY ELAINE L & ROBERT T
	31	7231 VALLEY VIEW PL	MEYER STEVEN L
	32	7235 VALLEY VIEW PL	MEDVE DANIEL &
	33	7211 VALLEY VIEW PL	KRELL PETER A
	34	7215 VALLEY VIEW PL	WOLFF ROBERT PAUL & CATHERINE ANN
O	35	7219 VALLEY VIEW PL	FREELAND NEWTON F JR &
	36	7227 VALLEY VIEW PL	LE THACH
	37	7309 VALLEY VIEW LN	MOUNT CALVARY CEMETERY
	38	7616 LBJ FWY	WATERMARK COMMUNITY CHURCH
	39	7373 VALLEY VIEW LN	CITY NORTH LLC
	40	7333 VALLEY VIEW LN	URBAN INTOWNHOMES
	41	13210 PEYTON DR	JOHNSTON COYT & ASHLEY
	42	7223 VALLEY VIEW PL	HARRIS ASHBY T TR &
	43	7333 VALLEY VIEW LN	BADE WILLIAM A
	44	7333 VALLEY VIEW LN	DOSS BREON KEITH & SHERRI H
	45	7333 VALLEY VIEW LN	MORRIS TIM & DANIEL S TODD
	46	7333 VALLEY VIEW LN	BYRD JEFFREY L & BILLIE M
	47	7333 VALLEY VIEW LN	BROWN SHANNON &
	48	7333 VALLEY VIEW LN	HARRIS JAMES R
	49	7333 VALLEY VIEW LN	SHAMLI MOHAMED N
	50	7333 VALLEY VIEW LN	FIFE WILLIAM D
	51	7333 VALLEY VIEW LN	WELCH FRANK STEPHEN
	52	7333 VALLEY VIEW LN	BLAKE JACK & BRIAN JOHNSON
	53	7333 VALLEY VIEW LN	CARDIEL EDGAR R &
	54	7333 VALLEY VIEW LN	KENNEY BILL & LINDA
	55	7333 VALLEY VIEW LN	CARMOEBEL LAURENCE
	56	7333 VALLEY VIEW LN	HOWELL ALISON HOUP
	57	7333 VALLEY VIEW LN	NGUYEN LUAN Q