

**FILE NUMBER:** Z-25-000060 **DATE FILED:** June 30, 2025

**LOCATION:** West line of Cheyenne Road, south of Rockingham Street

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 6.01 acres **CENSUS TRACT:** 48113011902

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**REPRESENTATIVE:** Robert Baldwin- Baldwin Associates, LLC

**OWNER/ APPLICANT:** Nueva Vida New Life Assembly

**REQUEST:** An application for a new Specific Use Permit for an open-enrollment charter school on property zoned R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow for an open-enrollment charter school within an existing building.

**STAFF RECOMMENDATION:** Approval, subject to a site plan, traffic management plan, and conditions.

**CPC RECOMMENDATION:** Approval, for a three year period, subject to a site plan, traffic management plan, and conditions.

**BACKGROUND INFORMATION:**

- The site is currently developed with a church built in 1970.
- The area of the request is a private school within R-7.5(A) Single-Family District.
- The purpose of this request is to allow for an open-enrollment charter school within an existing church campus.
- The campus will consist of an existing church, two school buildings, a storm shelter, an office building, storage building, and gymnasium.
- The open-enrollment charter school will serve grades 5<sup>th</sup> through 8<sup>th</sup> grade.
- The applicant is offering a total of 15 classrooms. Three classrooms per grade and three specialty classrooms.
- The SUP conditions will include fence requirements, outdoor lighting, pedestrian amenities, sidewalk and buffer requirements, and traffic management plan language. These changes are typical standards recently included on all school facilities.
- The main entrance for the church and school will be from Cheyenne Road.
- The area of request is located within 9 miles southeast of downtown Dallas.

**Zoning History:**

There have been zero zoning cases in the area of notification in the past five years.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Cheyenne Road	Minor Arterial	

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Staff has reviewed the TMP on April 1, 2026 May 26, 2026. The TMP projects a maximum queue of 66 vehicles and includes 79 queuing spaces, resulting in a queue surplus of 13.

**Transit Access:**

The following transit services are located within ½ mile of the site:

DART Route 30

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

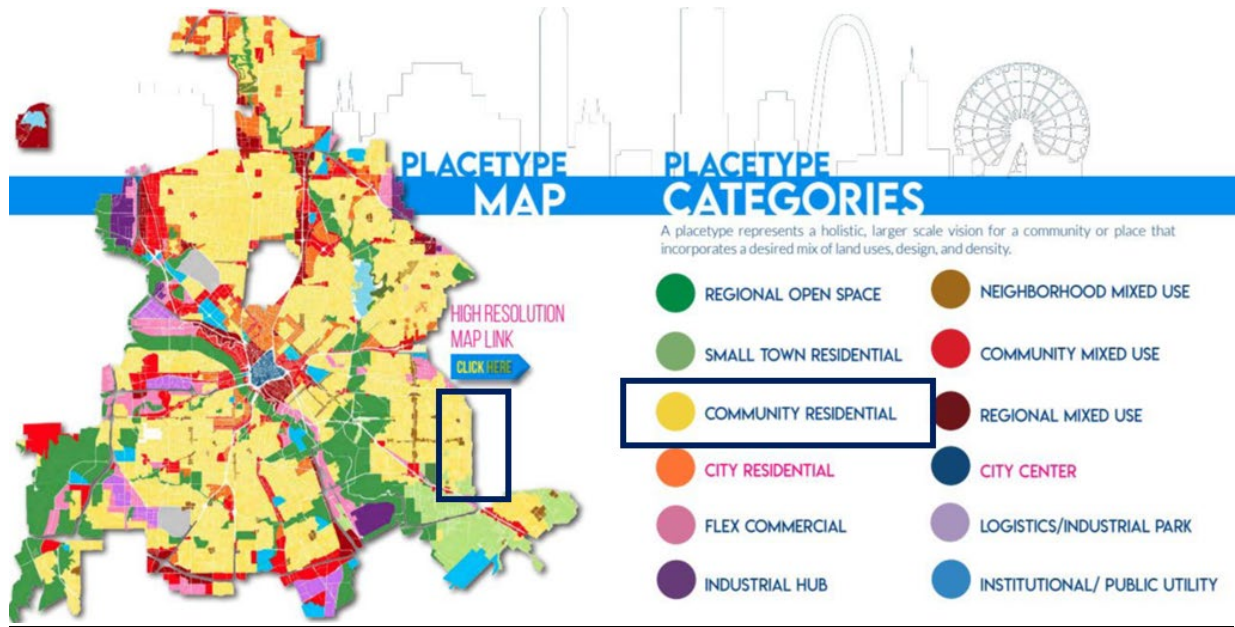
The request would comply with the following placetype and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the **Community Residential** Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached, in conjunction with supporting land uses which includes: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype primary focus on creating vibrant, family-friendly environments. Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. The plan for this placetype is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization.

Institutional uses in the Community Residential placetype are considered as supporting uses. The existing church at this location was built in 1970 and has served the community and neighborhood for the last 56 years. The new open-enrollment charter school will serve students from 5<sup>th</sup> to 8<sup>th</sup> grade to the community. The proximity of the open-enrollment charter school will offer neighbors a closer commute for students within the neighborhood, while enhancing the character and goals of the Community Residential Placetype.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



**Land Use:**

	Zoning	Land Use
<b>Site</b>	R-7.5 Single-Family District	Church & open-enrollment charter school
<b>North</b>	TH-2(A) Townhouse District	Single-Family
<b>East</b>	R-7.5 Single-Family District	Single-Family
<b>South</b>	Planned Development District 265	Residential units for ambulatory persons 55 years of age or older & Single Family
<b>West</b>	R-7.5 Single-Family District	Single-Family

**Land Use Compatibility:**

The request site is approximately 6.01 acres in R-7.5(A) Single-Family District located on the west line of Cheyenne Road, south of Rockingham Street. The site is surrounded by TH-2(A) Townhouse District to the north, R-7.5 Single-Family District west and east, and Planned Development District 265 to the south.

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 regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the applicant's request for a new specific use permit for a open-enrollment charter school. The new open-enrollment charter school will serve as an addition to the existing church to serve students in the surrounding single-family homes. This request fits into the fabric of the character of the Community Residential Placetype. The Community Residential Placetype calls for institutional uses to be placed within the fabric of single-family neighborhoods. With a track record of 56 years of serving the community and the surrounding neighborhood as a existing church, the SUP for the open-enrollment charter school will continue to further enhance the environment for which Dallas' single-family neighborhoods in close proximity to the open-enrollment charter school. Additionally, the new SUP conditions will limit development and enhance the public realm. The application of an SUP will bring the site into compliance with a traffic management plan, which has not been the case in the past on the site.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X of the Dallas Development Code, as amended.

**Parking:**

Per Dallas Development Code, May 14, 2025, amendment code, there are no minimums requirements for an open-enrollment charter school institutional use. The applicant is proposing a total of 70 parking spaces for the open-enrollment 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is currently "H" in an MVA area. Further southwest of the request area are "H" MVA areas. Northeast of the site is a "H" MVA area.

**LIST OF PARTNERS/PRINCIPALS/OFFICERS**

**Nueva Vida/ New Life Assembly, Inc.**

**135 W. Wintergreen Road, DeSoto, Texas 75115**

Gonzalez, Registered Agent  
Vicente Delgado, Director  
Antonio Delgado, Director  
Fernando Rodrigues, Director  
Juan Velazquez, Director  
Johnny Pecina, Director

**Golden Rule Schools, Inc.**

135 W. Wintergreen Road, DeSoto, Texas 75115

Dr. Vicente Delgado, Superintendent  
Darrell Pilcher, Director  
Gamaliel Solares, Director  
Sarah Elizondo, Director

**CPC Action**  
**JUNE 11, 2026**

**Motion:** It was moved to recommend **approval** of a new Specific Use Permit for an open-enrollment charter school for a three-year period, subject to a site plan, traffic management plan, and conditions, on property zoned R-7.5(A) Single Family District, on the west line of Cheyenne Road, south of Rockingham Street.

Maker: Serrato  
Second: Sims  
Result: Carried: 11 to 0

For: 11 - Sims, Hampton, Herbert, Serrato, Carpenter, Koonce, Housewright, Kocks, Coffman, Hall, Kingston  
Against: 0  
Absent: 3 - Wheeler-Reagan, Franklin, Rubin  
Vacancy: 0

\*\*\* District 4 appointment not in attendance in accordance with Section 8-20(e) of the Dallas City Code.

**Notices:** Area: 400 Mailed: 125  
**Replies:** For: 0 Against: 2

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None



## PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This Specific Use Permit expires in [three years].

**Staff Recommendation:**

**3. TIME LIMIT:** This Specific Use Permit has no expiration date.

4. **HOURS OF OPERATION:** Operation of the public school other than an open-enrollment charter school may only operate normal school activities between 7:00 a.m. and 5:00 p.m. Monday through Friday.
5. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

6. **FENCES:**

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.

(b) If the board of adjustment grants a special exception to allow a maximum six-foot-tall fence in a required yard, all of the following conditions must be met:

(1) The fence must be constructed to be a minimum 50 percent open in any given square foot of surface.

(2) Gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb.

(3) The fence must not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property

7. **INGRESS-EGRESS:** Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

8. **PEDESTRIAN AMENITIES:**

A. Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of all street frontage:

- i. bench;
- ii. trash receptacle; and
- iii. bicycle rack.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

C. Construction of the amenities must be completed prior to final inspection on the building permit and prior to the issuance of a certificate of occupancy.

9. **SIDEWALKS/BUFFER**: Except as specifically noted below, prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

A. The minimum buffer width may be reduced to zero feet at drop off / pick up locations as shown on the attached site plan, provided that a minimum ten-foot-wide unobstructed sidewalk is provided in these locations.

B. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along Cheyenne Road frontage may remain as shown on the attached site plan; however, when this sidewalk is repaired or replaced it must have a minimum unobstructed width of six-feet and a minimum five-foot-wide buffer is required along that segment.

10. **SIGNS**: Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

11. **TRAFFIC MANAGEMENT PLAN**:

A. In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way

C. Traffic study.

i. 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 November 1, 2026, or within six months after students first begin attending classes, whichever is later. 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.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2026, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1st of each odd-numbered year, the director shall notify the city plan commission.

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.

D. Amendment process.

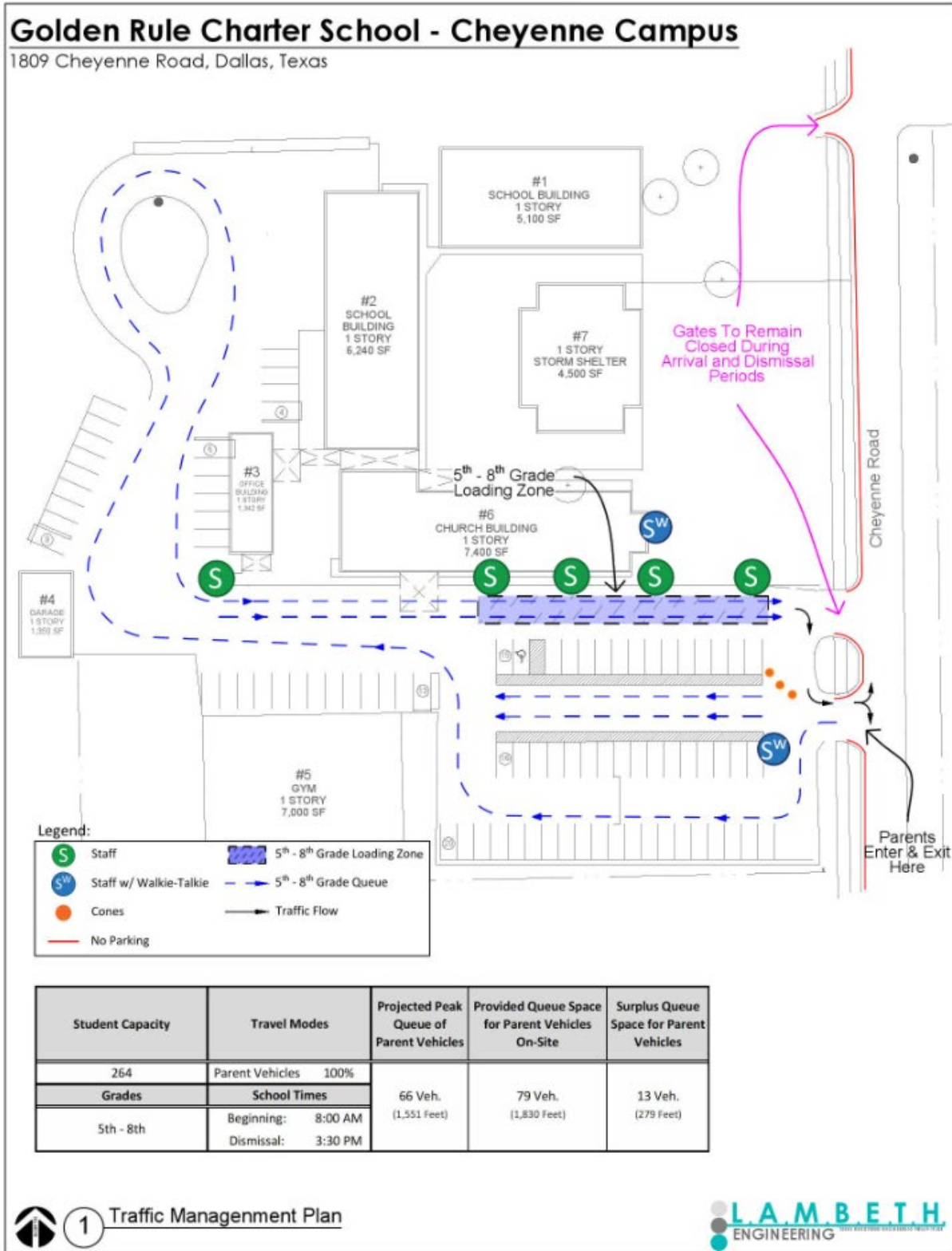
i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

ii. 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.

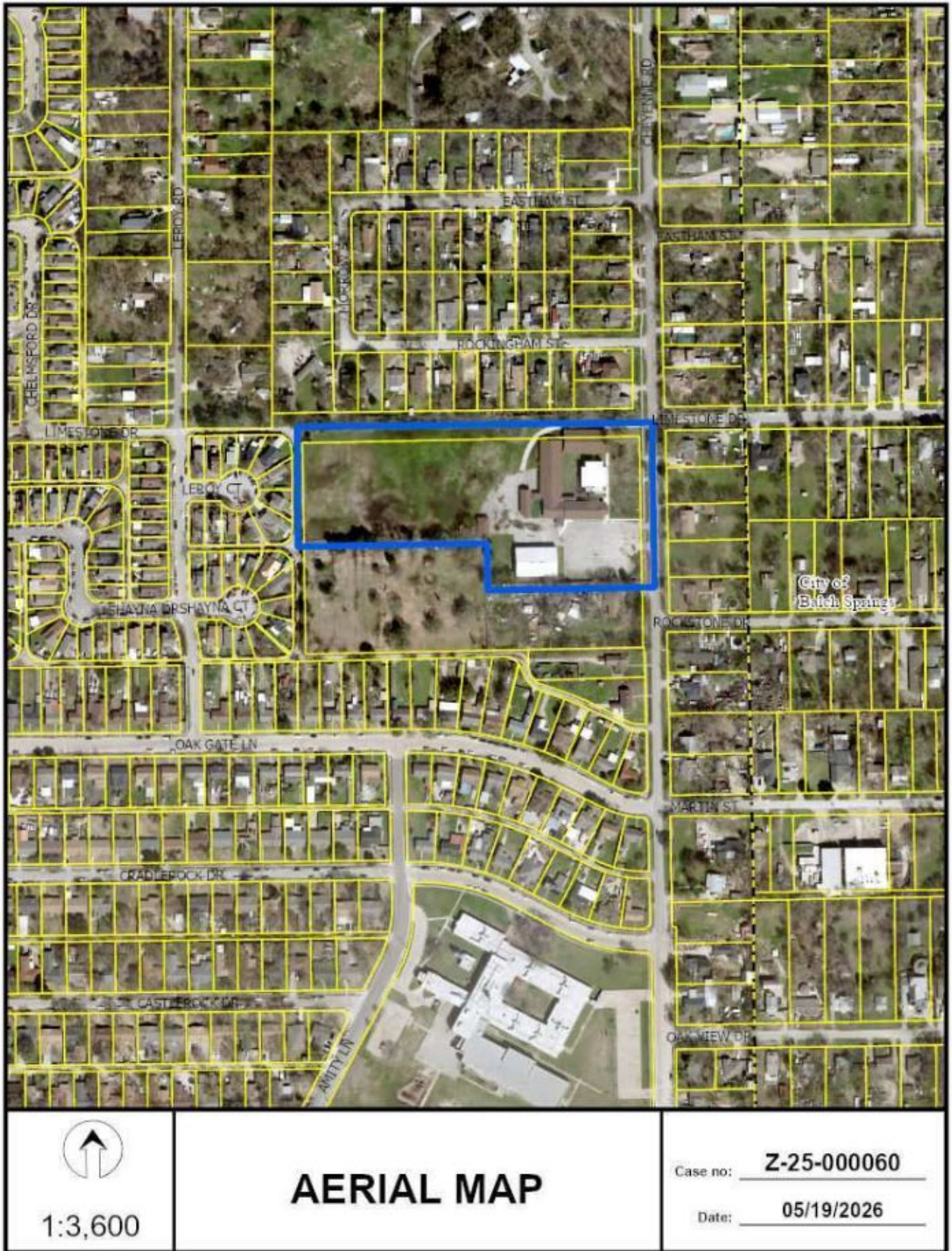
12. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

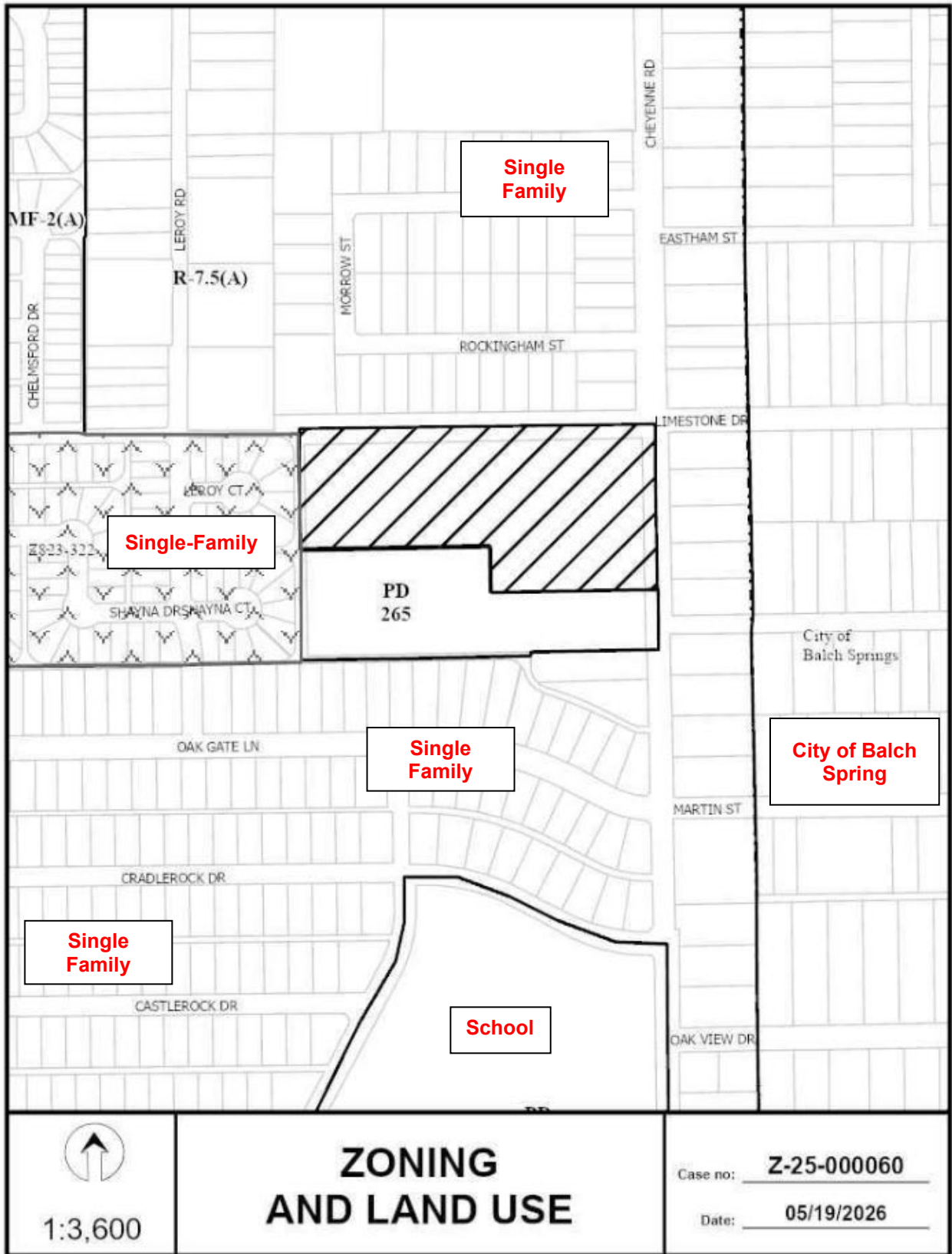
13. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

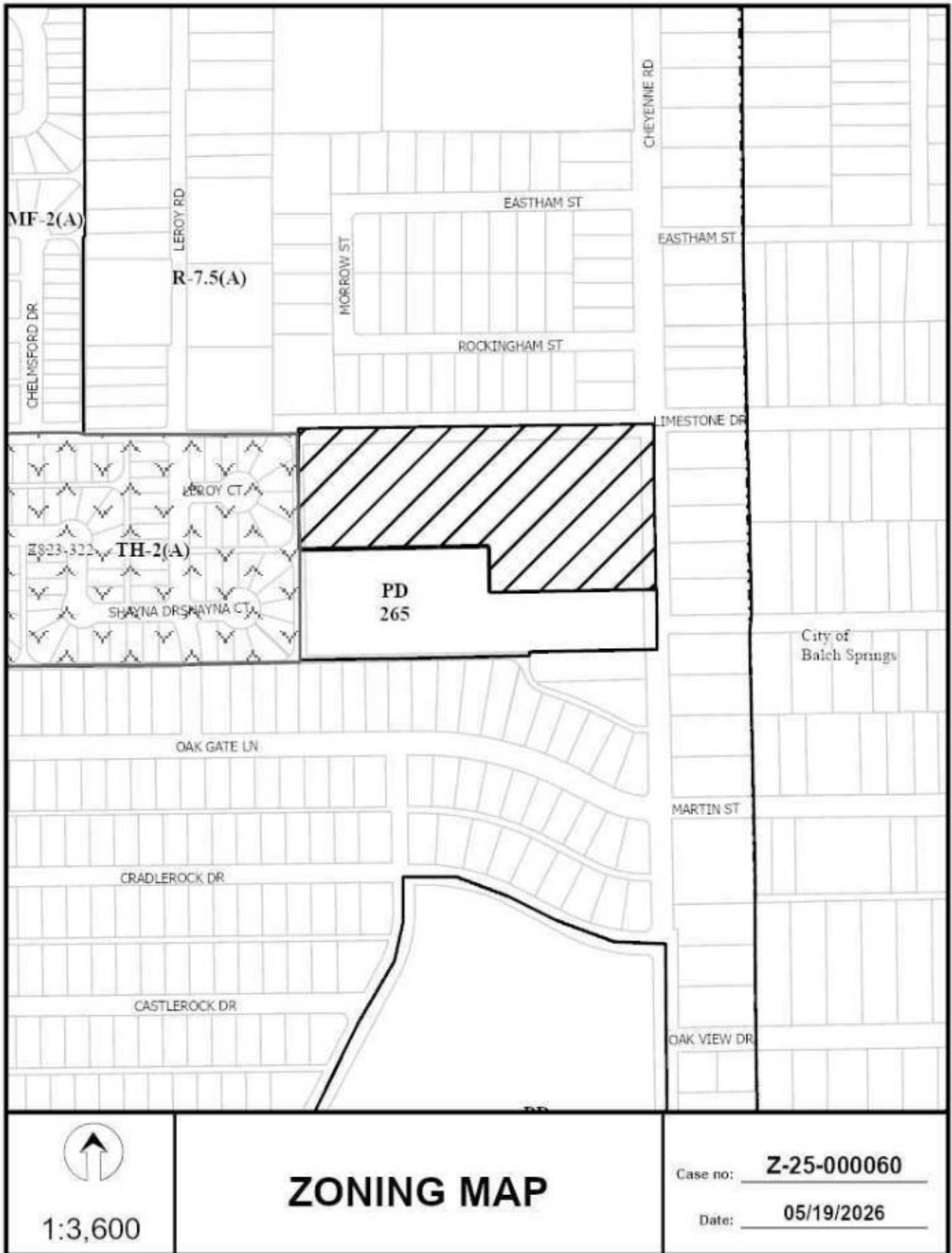
## PROPOSED TRAFFIC MANAGEMENT PLAN DIAGRAM

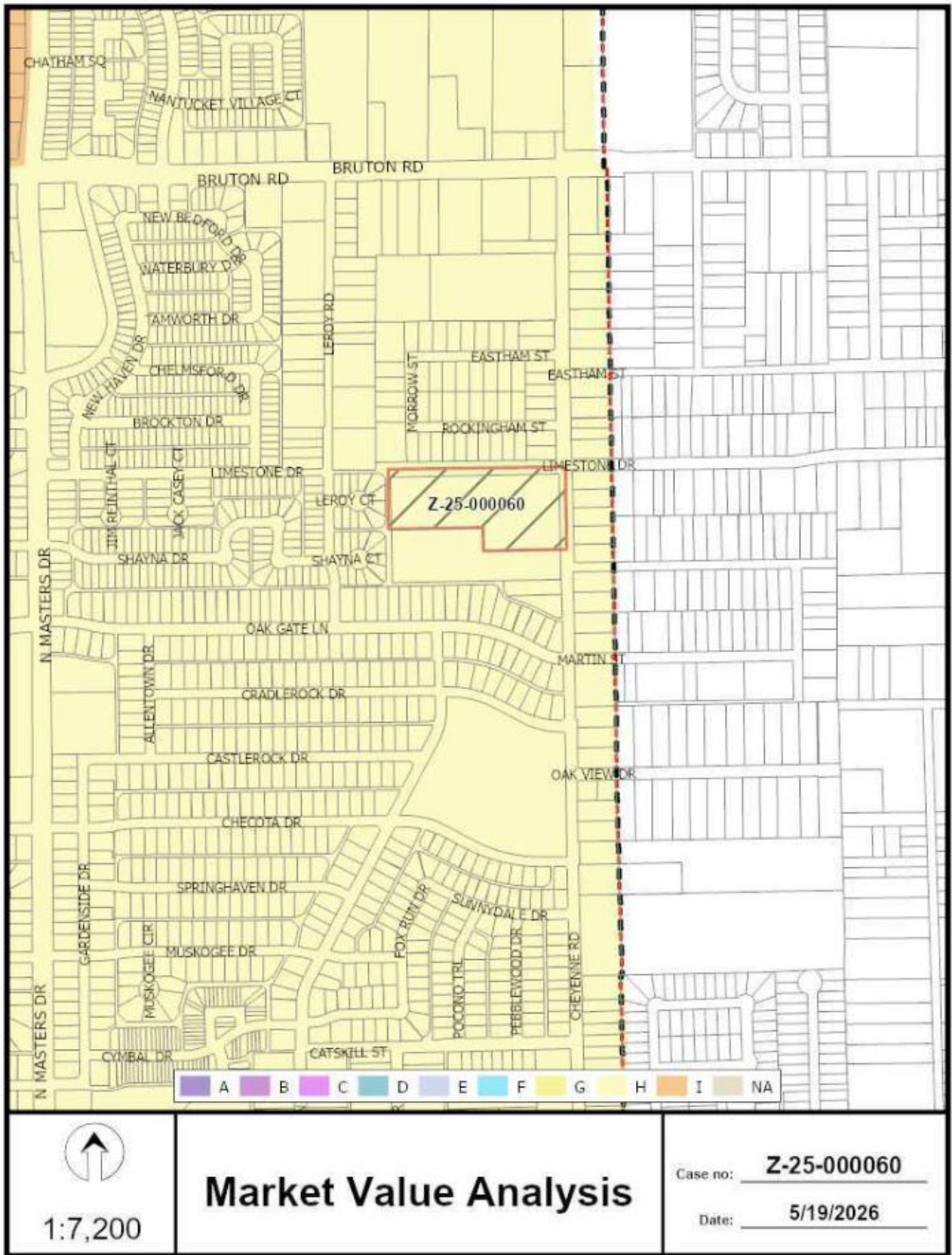


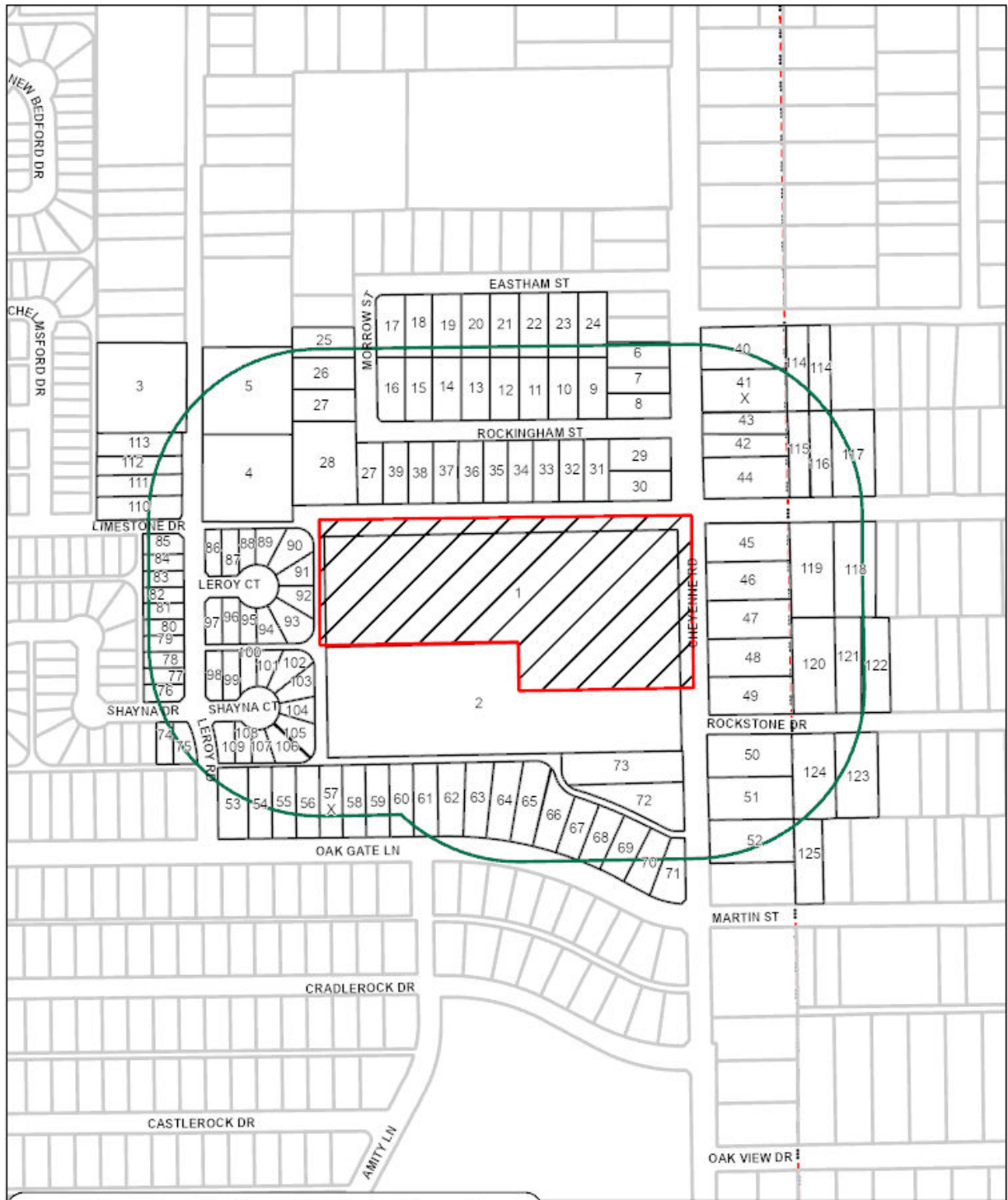












<b>125</b>	Property Owners Notified (127 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>2</b>	Replies in Opposition (2 parcels)
<b>400'</b>	Area of Notification
<b>6/11/2026</b>	Date

**Z-25-000060**  
**CPC**



1:3,600

06/10/2026

## *Reply List of Property Owners*

**Z-25-000060**

*125 Property Owners Notified    0 Property Owners in Favor    2 Property Owners Opposed*

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1809 CHEYENNE RD	NUEVA VIDA NEW LIFE ASSEMBLY
	2	1731 CHEYENNE RD	FLORES EPIFANIO C &
	3	1909 LEROY RD	MYERS DEBRA &
	4	1842 LEROY RD	MORALES MARIA T &
	5	1912 LEROY RD	CANTU MARK
	6	1911 CHEYENNE RD	REYES ARMANDO &
	7	1907 CHEYENNE RD	MENDEZ LEONARDO M
	8	1903 CHEYENNE RD	PEREZ JESSICA A
	9	10815 ROCKINGHAM ST	MENDEZ LEONARDO EST OF
	10	10809 ROCKINGHAM ST	MURILLO MARTHA A
	11	10803 ROCKINGHAM ST	COLLAZO MARINA
	12	10729 ROCKINGHAM ST	MONROY JOSE E GARCIA
	13	10723 ROCKINGHAM ST	COMPIAN ALEJANDRO
	14	10717 ROCKINGHAM ST	SALVATION ARMY
	15	10711 ROCKINGHAM ST	NINO MARTIN SALAS
	16	10707 ROCKINGHAM ST	HOMESIDE LENDINGINC
	17	10706 EASTHAM ST	RENFRO BOBBY CHARLES& PAULA
	18	10712 EASTHAM ST	LARA KARA
	19	10716 EASTHAM ST	CASTILLO VICTOR A FLORES &
	20	10722 EASTHAM ST	SASSER CLARA ESTATE OF
	21	10728 EASTHAM ST	GONZALEZ DULCE MARIA SUAREZ &
	22	10802 EASTHAM ST	LIRA CARLOS C
	23	10808 EASTHAM ST	GARCIA NOEL MUNOS
	24	10814 EASTHAM ST	Taxpayer at
	25	1917 MORROW ST	LINARES MARTA E
	26	1911 MORROW ST	HERNANDEZ DENNIS

06/10/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1905 MORROW ST	DELATORRE JORGE
	28	1849 MORROW ST	DELATORRE JORGE
	29	1849 CHEYENNE RD	ROCHA RODOLFO & ROCIO E
	30	1841 CHEYENNE RD	SOTO CATARINO
	31	10814 ROCKINGHAM ST	CHAVEZ JESUS GREGORY
	32	10808 ROCKINGHAM ST	VARA JAMES &
	33	10802 ROCKINGHAM ST	MEDRANO DARO R
	34	10728 ROCKINGHAM ST	FIGUEROA LUCINDA L
	35	10726 ROCKINGHAM ST	RODRIGUEZ VANESSA M &
	36	10722 ROCKINGHAM ST	CUTZ JOSE SIMON & LEYDI
	37	10716 ROCKINGHAM ST	W STREETS LLC
	38	10710 ROCKINGHAM ST	GRAHAM CLAUDE STEVEN
	39	10706 ROCKINGHAM ST	CUTZ JOSE S
	40	1912 CHEYENNE RD	SOTO ADOLFO
X	41	1906 CHEYENNE RD	JONES ROBERT & SHEILA
	42	1850 CHEYENNE RD	DELAROSA MARIA ANTONIA
	43	1854 CHEYENNE RD	ROBLEDO HECTOR &
	44	1842 CHEYENNE RD	BERNAL ISAI &
	45	1832 CHEYENNE RD	TARRAZAS CELEDONIO
	46	1826 CHEYENNE RD	TERRAZAS CELEDONRO
	47	1812 CHEYENNE RD	BELL WILLIE DAVID &
	48	1808 CHEYENNE RD	BELL WILLIE DAVID & LEE E
	49	1802 CHEYENNE RD	VASQUEZ ANDREZ & DIANA MORALES
	50	1726 CHEYENNE RD	VILLANUEVA ALBERTO &
	51	1718 CHEYENNE RD	RODRIGUEZ MANUEL
	52	1710 CHEYENNE RD	GOMEZ BELEN & JOSE
	53	10503 OAK GATE LN	MORENO EVA
	54	10509 OAK GATE LN	SANCHEZ ALFREDO
	55	10515 OAK GATE LN	LEE OUIEDA K
	56	10521 OAK GATE LN	CERVANTES ARTEMIO V &
X	57	10527 OAK GATE LN	NEEDUM PATSY R

06/10/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10533	OAK GATE LN	TEMBLADOR SERGIO
59	10539	OAK GATE LN	MENDOZA ERACLEO
60	10545	OAK GATE LN	MINGO WILMA F
61	10551	OAK GATE LN	FIELDS MAE FRANCES
62	10603	OAK GATE LN	GUZMAN CELSO VILLARREAL &
63	10609	OAK GATE LN	MARQUEZ ANTONIO &
64	10615	OAK GATE LN	CUELLAR YOLAND LETICIA
65	10621	OAK GATE LN	MENDOZA CARLOS
66	10627	OAK GATE LN	RH PARTNERS OWNERCO LLC
67	10633	OAK GATE LN	WATERS KARITA ROMONA
68	10639	OAK GATE LN	HERNANDEZ JAIME L
69	10645	OAK GATE LN	GARCIA RAFAEL
70	10651	OAK GATE LN	SALAZAR MOISES B
71	10657	OAK GATE LN	ESTRADA MARIA GUADALUPE
72	1733	CHEYENNE RD	HARRINGTON ROBERT LEE &
73	1737	CHEYENNE RD	ESPINOZA MARIA GUADALUPE &
74	10454	SHAYNA DR	WALKER ALFRED L & CAROL R
75	10458	SHAYNA DR	MACEDO SIMON BENITEZ
76	1703	LEROY RD	SMITH RICHARD L TRUST THE
77	1707	LEROY RD	EMZ REAL ESTATE SERIES 9
78	1711	LEROY RD	ALVAREZ ANA MARIA
79	1715	LEROY RD	ACEVEDO CORINA
80	1719	LEROY RD	SANDOVAL LUIS E
81	1723	LEROY RD	CHOCTAW AMERICAN INSURANCE
82	1727	LEROY RD	STUBBS LINDA M
83	1731	LEROY RD	BEARN GROUP LLC THE
84	1735	LEROY RD	GARCIA JOSE MANUEL ALVAREZ
85	1739	LEROY RD	HERNANDEZ MARGARITA
86	10503	LEROY CT	RESICAP TEXAS OWNER LLC
87	10507	LEROY CT	PEREZ JORGE GARCIA &
88	10511	LEROY CT	WONG RAUL MICHEL & YESENIA

06/10/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	10515 LEROY CT	HERNANDEZMARTINEZ J REFUGIO
	90	10519 LEROY CT	ELMORE PATRICIA
	91	10523 LEROY CT	REI NATION LLC
	92	10524 LEROY CT	GONZALEZ JOSE C & ALICIA
	93	10520 LEROY CT	OROZCO MARIA
	94	10516 LEROY CT	JIMENEZ FILIMON & GRACIELA
	95	10512 LEROY CT	CHAVEZ ANTONIO
	96	10508 LEROY CT	ESCOBAR ELIACER &
	97	10504 LEROY CT	GALARZA MANUEL MATA &
	98	10503 SHAYNA CT	GARCIA DANIEL
	99	10507 SHAYNA CT	CHAVEZ ALONSO &
	100	10511 SHAYNA CT	CASTILLO ARTURO & YOLANDA
	101	10515 SHAYNA CT	LINDSEY NORMA JEAN
	102	10519 SHAYNA CT	SALAS GUADALUPE
	103	10523 SHAYNA CT	ARMIJO JOAQUINA C
	104	10524 SHAYNA CT	RAMIREZ FILIBERTO TORRIJOS
	105	10520 SHAYNA CT	CHUNG LYDWIN G &
	106	10516 SHAYNA CT	HOEH ZACHARY C
	107	10512 SHAYNA CT	GARCIA JUVENTINO &
	108	10508 SHAYNA CT	SORKIN STEVE
	109	10504 SHAYNA CT	SAPIEN YOLANDA
	110	1803 LEROY RD	CAPUCHINO HERIBERTO AMAYA
	111	1807 LEROY RD	CRUZMORENO VALENTINA &
	112	1811 LEROY RD	GUERRERO FRANK G &
	113	1815 LEROY RD	GUERRA MARTIN MORIN &
	114	10922 EASTHAM ST	ALVA PEDRO
	115	10919 LIMESTONE DR	POUNDS ROBERT G &
	116	10923 LIMESTONE DR	ALMANZA MARGARITA
	117	10927 LIMESTONE DR	Taxpayer at
	118	10922 LIMESTONE DR	BASLER PROPERTIES LLC
	119	10918 LIMESTONE DR	RAMIREZ LUIS ARMANDO GOLLAS &

Z-25-000060

06/10/2026

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	10923 ROCKSTONE DR	VILLANUEVA GERARDO
	121	10925 ROCKSTONE DR	GUEVARA TOMAS RUIZ JR &
	122	10927 ROCKSTONE DR	ASENCIO YARIMA BERINISE A
	123	10928 ROCKSTONE DR	CANO MIGUEL &
	124	10918 ROCKSTONE DR	MEDINA PATRICIA ANN
	125	10915 MARTIN ST	REYNA JOSE P & MAGALI P