

FILE NUMBER: Z212-320/Z-26-000010 **DATE FILED:** August 15, 2022

LOCATION: West corner of Hargrove Drive and Sheila Lane

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 2.45 acres **CENSUS TRACT:** 48113007206

OWNER/APPLICANT: Uplift Education, Alexander Berk

REPRESENTATIVE: Baldwin Associates, LLC, Rob Baldwin

REQUEST: An application for an amendment to Specific Use Permit No. 1997 for an open-enrollment charter school on property located within Tract 2 of Planned Development District No. 37

SUMMARY: The purpose of the request is to allow the continued use of the site as an open-enrollment charter school.

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

CPC RECOMMENDATION: Approval for a five-year period, subject to amended site plan, traffic management plan, and amended conditions.

BACKGROUND INFORMATION:

- The area of request is developed with an open-enrollment charter school [Uplift Triumph Preparatory].
- On November 14, 2012, the City Council approved Specific Use Permit 1997 for an open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods. On October 9, 2017, an application for an automatic renewal of SUP 1997 for an additional five-year time period was approved. On August 22, 2022, an application was submitted for an automatic renewal of SUP 1997 for an additional five-year period; however, the application missed the deadline timeframe. Therefore, the application is a renewal.
- The purpose of this request is for the renewal of an SUP for an open-enrollment charter school to continue to operate at this location

Zoning History:

There have been two zoning cases in the area in the last five years.

1. Z245-212: On October 22, 2025, the City Council approved an application for an amendment to SUP 2047 for a vehicle auction and storage use for a two-year period, on property zoned Tract IIC Industrial-1 District within Planned Development District 37, on the east corner of Sheila Lane and Lakefield Boulevard.
2. Z212-346: On October 25, 2023, the City Council approved an application to amend PD 37, subject to conditions, and amending and renewing SUP 2047 for a two-year period, subject to a site plan and conditions, on property zoned Tract IIC Industrial-1 District within Planned Development District 37, on the east corner of Sheila Lane and Lakefield Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Hargrove Drive	Local	50 ft.
Sheila Lane	Local	50 ft.

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

The applicant failed to provide their required traffic study updates consecutively. The applicant has provided a statement acknowledging the school operator missed required traffic study updates and a proposed action plan to comply in the future:

Uplift Education acknowledges that a review of the Transportation Management Plan (TMP) for Triumph Preparatory as required for the Special Use Permit was missed for the 2019 and 2021 years. Operating as a school in 2021 was difficult given the COVID pandemic and we believe that was a contributing factor to missing the 2021 deadline. Uplift Education hired Project Management Services Inc. (PMSI) to team with a traffic consultant to stay abreast of the timing of the next scheduled TMP Review.

The applicant submitted a traffic study for 2025, which is attached to the report.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Routes 20, 233

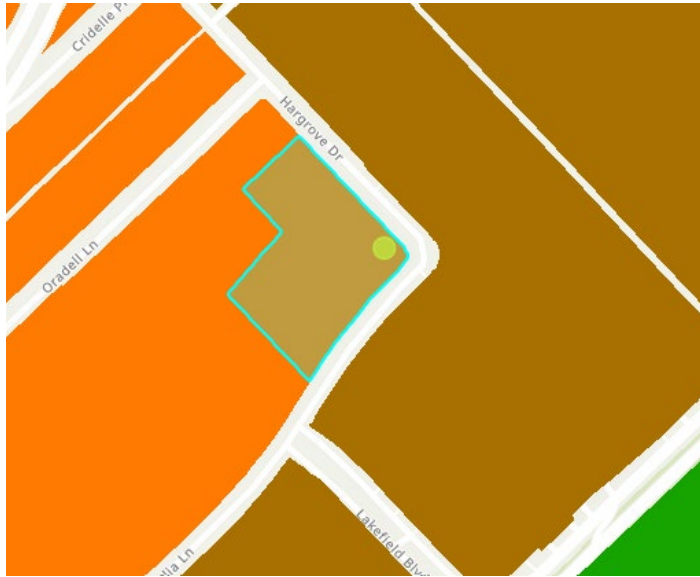
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Placetypes:

City Residential



This placetype allows for primary land uses like: Multiplex, Apartments, Mixed-Use; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Single Family Detached, Single Family Attached, Lodging, Commercial, Office, Civic/Public Institutional, Utility.

City Residential areas deliver diverse housing options, including high-rise apartments, mid-rise multifamily units, and townhomes. Located in

urban and suburban settings, they focus on connectivity, affordability, and access to transit. Mixed-use development and proximity to job centers make these neighborhoods ideal for urban living.

The applicant’s request is consistent with the characteristics of the City Residential placetype.

Land Use:

	Zoning	Land Use
Site	Tract 2 of PD 37 – SUP 1997	Open-enrollment charter school
Northeast	Tract 2 of PD 37	Auto-related use, office showroom/warehouse
Northwest	Tract 2 of PD 37	Child care facility, commercial cleaning or laundry plant
Southwest	Tract 2 of PD 37	Commercial parking lot or garage
Southeast	Tract 2C of PD 37 – SUP 2047	Auto auction

Land Use Compatibility:

The area of request is developed with a one story open-enrollment charter school building [Uplift Triumph Preparatory]. The site is surrounded by auto-related uses to the northwest, southwest, and southeast. There is an office showroom/warehouse use toward the northwest. The properties to the northwest are developed with a child care facility and commercial cleaning or laundry plant.

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 zoning request, subject to an amended site plan, an amended traffic management plan, and amended conditions. Staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Planned Development 37 and Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for all school types and levels except senior high school is 0 parking spaces. Based on the site plan, forty-four parking spaces are provided on site.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

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 within an “G” MVA area.

List of Officers

Uplift Education

Yasmin Bhatia, CEO
Alexander Berk, Chief Legal Officer
Deborah Bigham, Chief of External Affairs
Johnny Deas, Chief Operations Officer
Anne Erickson, Chief People and Innovation Officer
Dr. John Gasko, Chief Well-Being and SEL Officer
James Jahnke, Chief Financial Officer
Aurora Lora, Chief of Schools
Dr. Remy Washington, Chief Academic Officer

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John McPherson
Rev. Dr. Lael C. Melville
Andy Scripps
Michael Stack
James Stanton
Ed Tauriac

CPC Action
April 9, 2026

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1997 for an open-enrollment charter school for a five-year period, subject to an amended site plan, traffic management plan, and amended conditions, on property located within Tract 2 of Planned Development District No. 37, on the west corner of Hargrove Drive and Sheila Lane.

Maker: Carpenter
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Sims, Hampton, Herbert, Serrato,
Carpenter, Franklin, Koonce, Housewright,
Kocks, Coffman, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Wheeler-Reagan
Vacancy: 1 - District 4

Notices: Area: 300 Mailed: 11
Replies: For: 1 Against: 0

Speakers: None

PROPOSED AMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is 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 on [five years from the date of this ordinance]. ~~November 14, 2017, but is eligible for automatic renewal for additional five 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.)~~

Staff Recommendation:

3. TIME LIMIT: This specific use permit ~~has no expiration date. expires on November 14, 2017,~~ but is eligible for automatic renewal for additional five 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. ~~HOURS OF OPERATION: The open enrollment charter school may only operate normal school activities between 7:00 a.m. and 5:00 p.m. Monday through Friday.~~
3. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
4. FENCES: Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.
 - A. An open fence with a maximum height of six feet may be located in a required yard if all of the following conditions are met. (OPEN FENCE means a fence with a

minimum 50 percent open surface area in any given square foot of surface.)

- B. gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;
- C. the fence complies with the visual obstruction regulations in Section 51A-4.602;
- D. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property; and
- E. Provided the existing fences located within the required front yards on Sheila Lane and Hargrove Dr. are in good repair, the fences may remain as shown on the attached site plan; however, when this fence is repaired or replaced, fence height is limited to four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.

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

~~6. PARKING: Parking must be locations show on the attached site plan. No other ingress or egress is permitted.~~

7. PEDESTRIAN ACCESS: Pedestrian access to the property, including paved pedestrian pathways between the building and public rights of way, must be provided in the locations shown on the attached plan. At least one such pedestrian access point is required at each street abutting the property.

8. PEDESTRIAN AMENITIES:

a. Prior to the issuance of a certificate of occupancy for any redevelopment or additions after (enter the date of Council approval), each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of streets:

- 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: Prior to the issuance of a certificate of occupancy for any redevelopment or additions after (enter the date of Council approval), minimum six-foot-wide unobstructed sidewalks with a minimum of five-foot-wide buffer must be provided along the entire length of all street frontages. Existing sidewalks that are in good repair may remain; however, when an existing sidewalk is repaired or replaced, it must be replaced with a minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer.

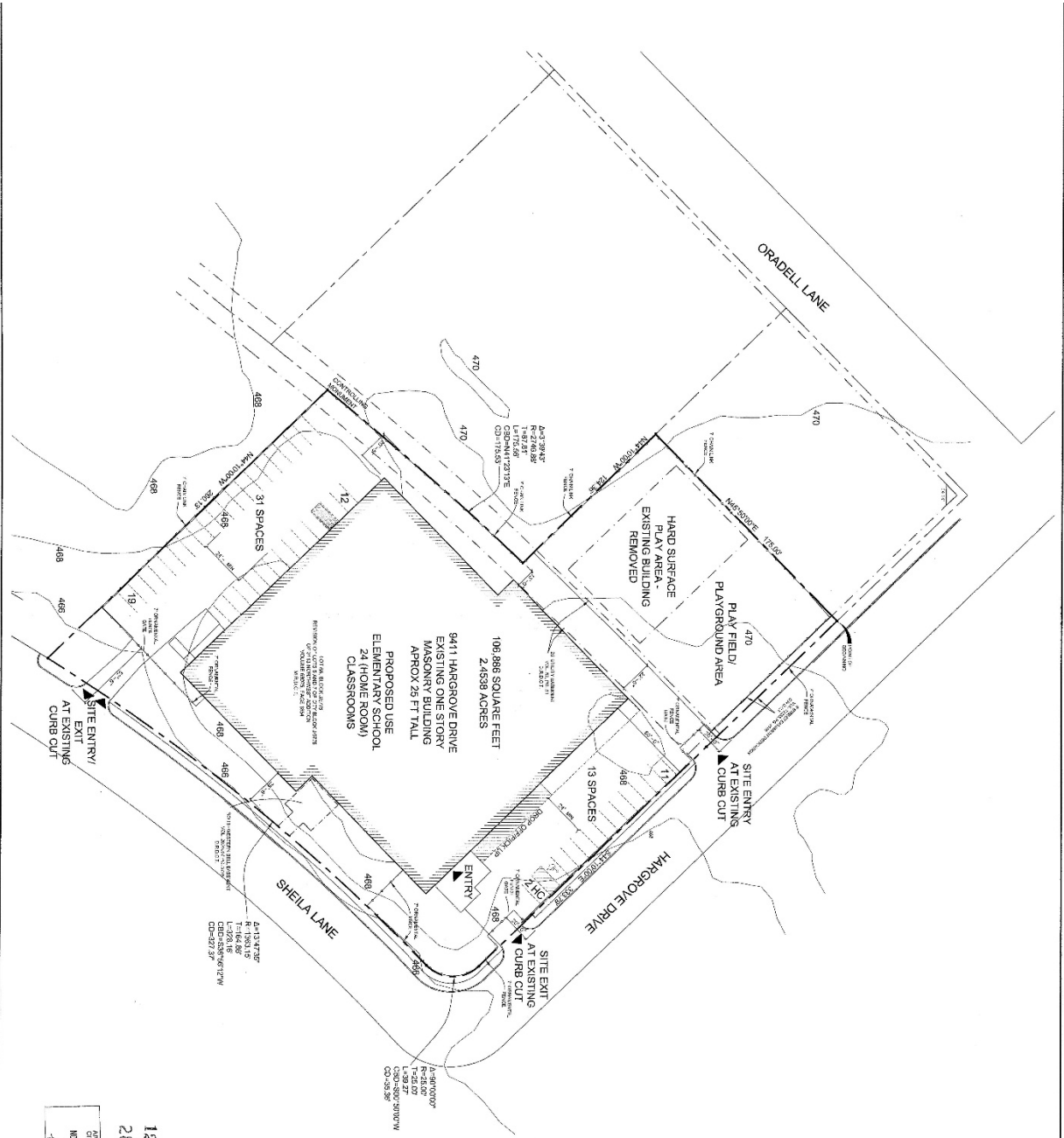
10. SIGNS: Signs for an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.
11. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of an open-enrollment charter school must comply with 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, 2027, ~~March 1, 2013~~ 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 ~~March 1~~ 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.
 - A. 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.

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



1227 89
 288 36
 DIVISION 222
 MAP 11 202
 CIVIL ENGINEER
 STATE OF TEXAS
 No. 1947
 Statewide License Permit
 No. 1947
 Approved
 City of Fort Worth
 COMMUNITY DEVELOPMENT
 No. 1947

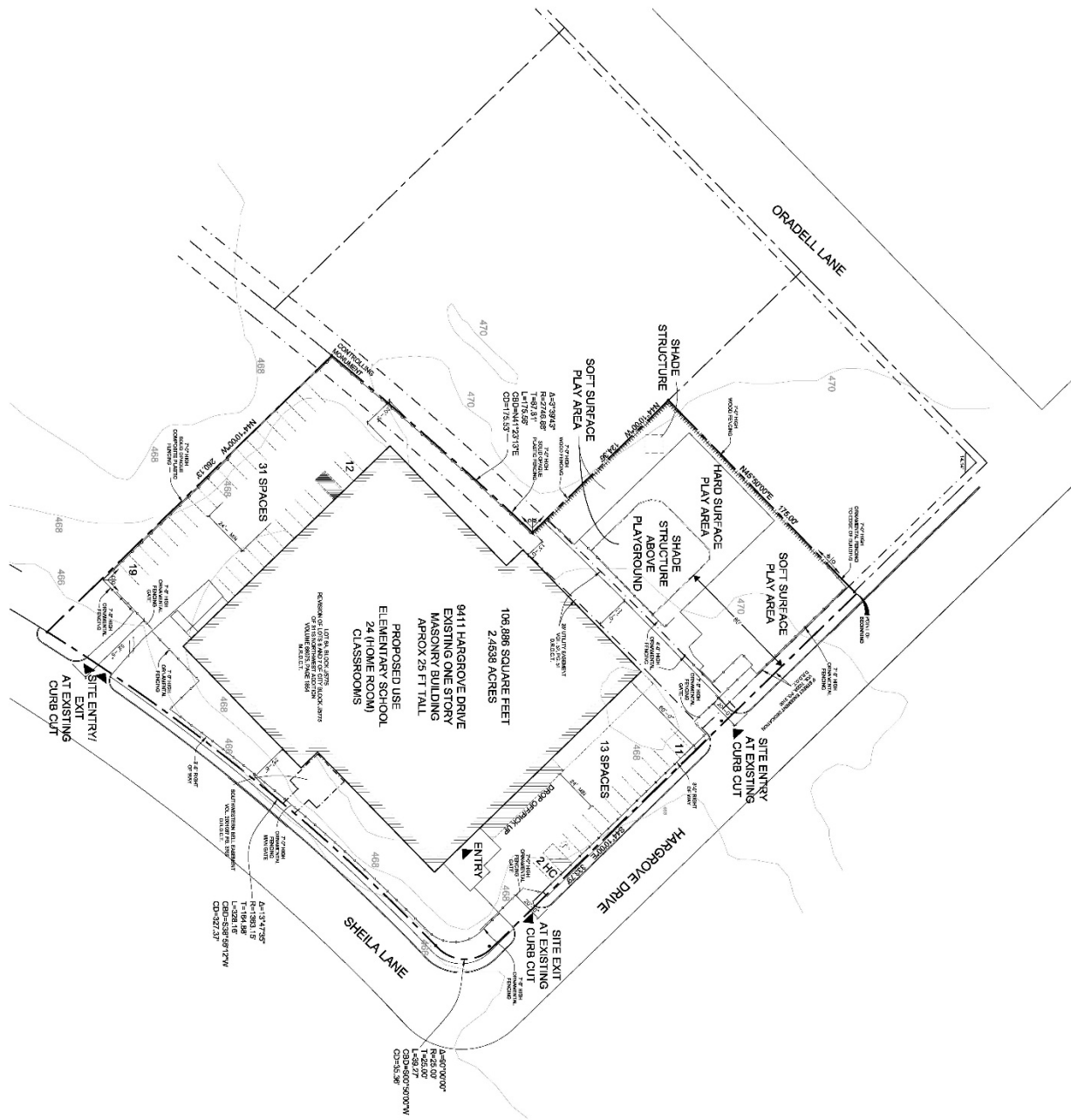
Z212-302

PARKING - SPACES 12'X1 LONG X 8'6" WIDE TYP		PARKING SPACES REMOVED	PARKING SPACES PROVIDED
SCHOOL TYPE	Elementary School	0	44
24 HOME ROOM CLASSROOMS		0	2
SITE			
PROPOSED SCHOOL SITE AREA	106,886 SF		
BUILDING SQUARE FOOT EXISTING - NO EXISTING BLDG	42,000 SF		
BUILDING FOOTPRINT	42,000 SF		
SITE PAVING & WALLS	39,400 SF		
PERVIOUS CONCRETE	16,400 SF		
TOTAL IMPERVIOUS COVERAGE	79%		
PERVIOUS COVERAGE	21%		
PERVIOUS COVERAGE ALLOWED	21%		
FLOOD TO AREA WITHIN 175' ALLOWED	3% IS		

UNIT	SCALE	SITE PLAN
EDUCATION	1" = 20'	
RESIDENTIAL	1" = 20'	
COMMERCIAL	1" = 20'	
ZONING CASE NO.		

OPEN ENROLLMENT CHARTER SCHOOL FOR UPLIFT EDUCATION
 SUBMITTED AUG. 11, 2010 - UNTERENTITLED
 8111 HARGROVE LANE, DALLAS, TX 75227
ADJACENT PROPERTY PD 37 ZONED I
 SETBACKS - 15' FRONT YARD, 0' SIDE AND REAR YARDS
 ALL BUILDINGS ARE WITHIN SETBACKS
 7'-0" HIGH FENCE TO SURROUND SCHOOL PROPERTY
 ARTICLE 6.1 LANDSCAPE REQUIREMENTS NOT REQUIRED DUE TO AMOUNT OF HARD SURFACE ADDED AND NO PD PROVISIONS

PROPOSED SITE PLAN



PARKING - SPACES 18'x4' LONG X 9'-0" WIDE TYP		PARKING REQUIRED	PARKING PROVIDED
SCHOOL TYPE	ELEMENTARY SCHOOL	(38)	44
24 HOME ROOM CLASSROOMS	1.9 PER CLASSROOM	2	2

VICINITY MAP	

OPEN ENROLLMENT CHARTER SCHOOL FOR UPLIFT EDUCATION	
UPLIFT EDUCATION	3411 HARGROVE LANE DALLAS, TX 75234
DATE SUBMITTED	AUG 13, 2012 - UPDATED 08/16/2022
SCALE	1" = 30'-0"
SUP	1097

ADJACENT PROPERTY PD 37 ZONED I	
SETBACKS - 15' FRONT YARD	0' SIDE AND REAR YARDS
ALL BUILDINGS ARE WITHIN SETBACKS	
7'-0" HIGH FENCE TO SURROUND SCHOOL PROPERTY	
ARTICLE 4.4.4.4 HARGROVE REQUIREMENTS NOT REQUIRED DUE TO ADJACENT OF HARD SURFACE ADDED AND NO PD PROVISIONS	
NOTE: SHADE STRUCTURES ARE NOT LOCATED WITHIN ANY REQUIRED SETBACKS. LANDSCAPE BUFFERS, EXEMENTS, OR IMPERMISSIBLE BUILDING LOCATION	

SITE	
PROPOSED SCHOOL SITE AREA	106,888 SF
BUILDING SQUARE FOOT EXISTING - NO NEW SQ FT	42,000 SF
BUILDING FOOT PRINT	42,000 SF
SITE (PARKING & WALLS) IMPERVIOUS COVERAGE	534,116 SF
TOTAL IMPERVIOUS COVERAGE	734,116 SF
PERCENTAGE COVERAGE	70%
FLOOR TO AREA RATIO	1.75
ALLOWED	28.9%

PROPOSED AMENDED TRAFFIC MANAGEMENT PLAN

Triumph Preparatory TMP Review February 2025

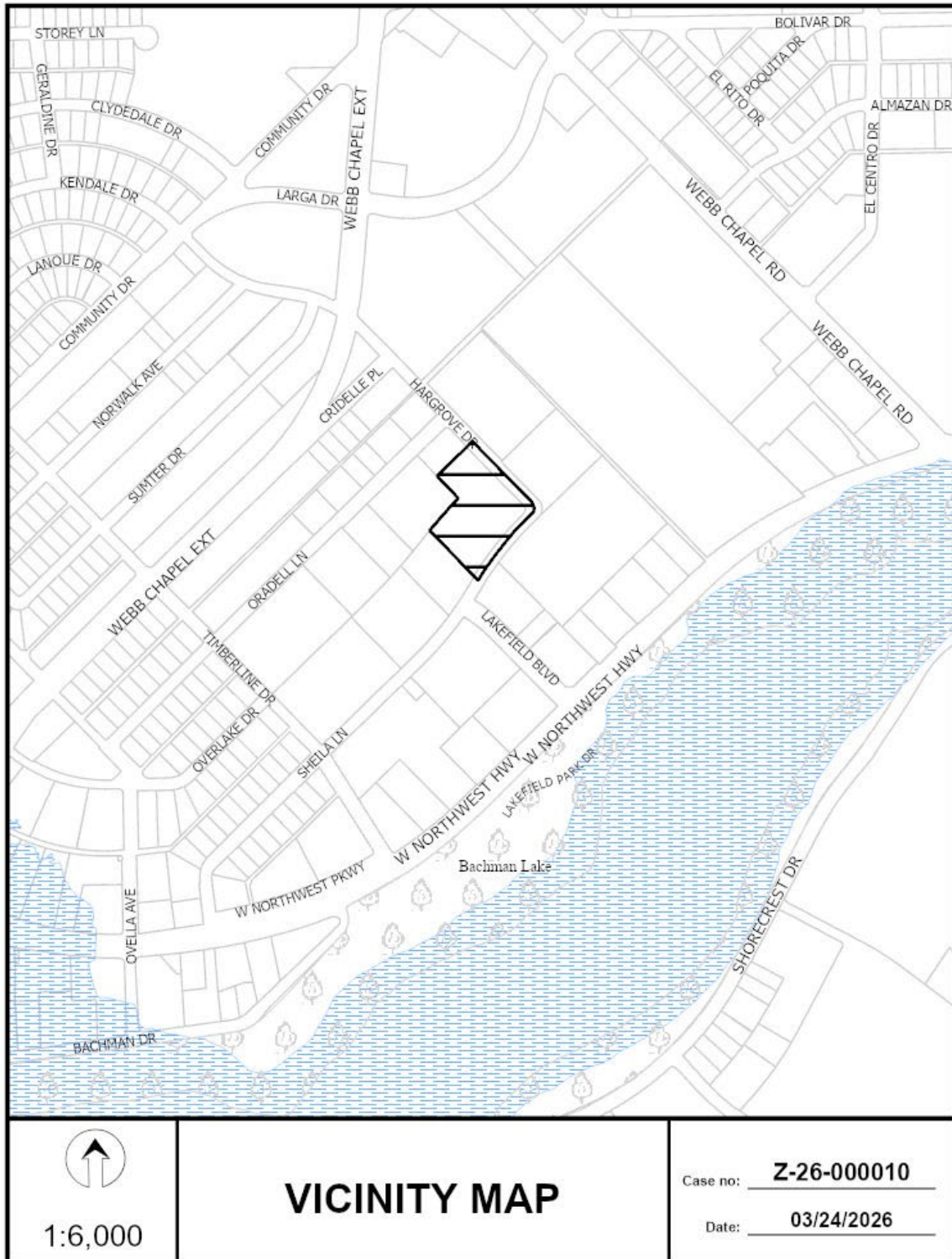


Triumph Preparatory operates from 8:00 AM to 3:30 PM on Monday, Tuesday, Thursday and Friday. Dismissal is at 2:00 on Wednesdays. The number of scholars is provided in the following table.

Triumph Preparatory Campus 2024- 2025 Operations

Grade Level	Number of Scholars	Time Classes Begin	Dismissal Time	
			Monday, Tuesday, Thursday, Friday	Wednesday
PreKindergarten	81	8:00 AM	3:30 PM	2:00 PM
Kindergarten	72	8:00 AM	3:30 PM	2:00 PM
1st	81	8:00 AM	3:30 PM	2:00 PM
2nd	76	8:00 AM	3:30 PM	2:00 PM
3rd	79	8:00 AM	3:30 PM	2:00 PM
4th	53	8:00 AM	3:30 PM	2:00 PM
5th	49	8:00 AM	3:30 PM	2:00 PM

Observations were performed on the following dates to review the existing carline operations.



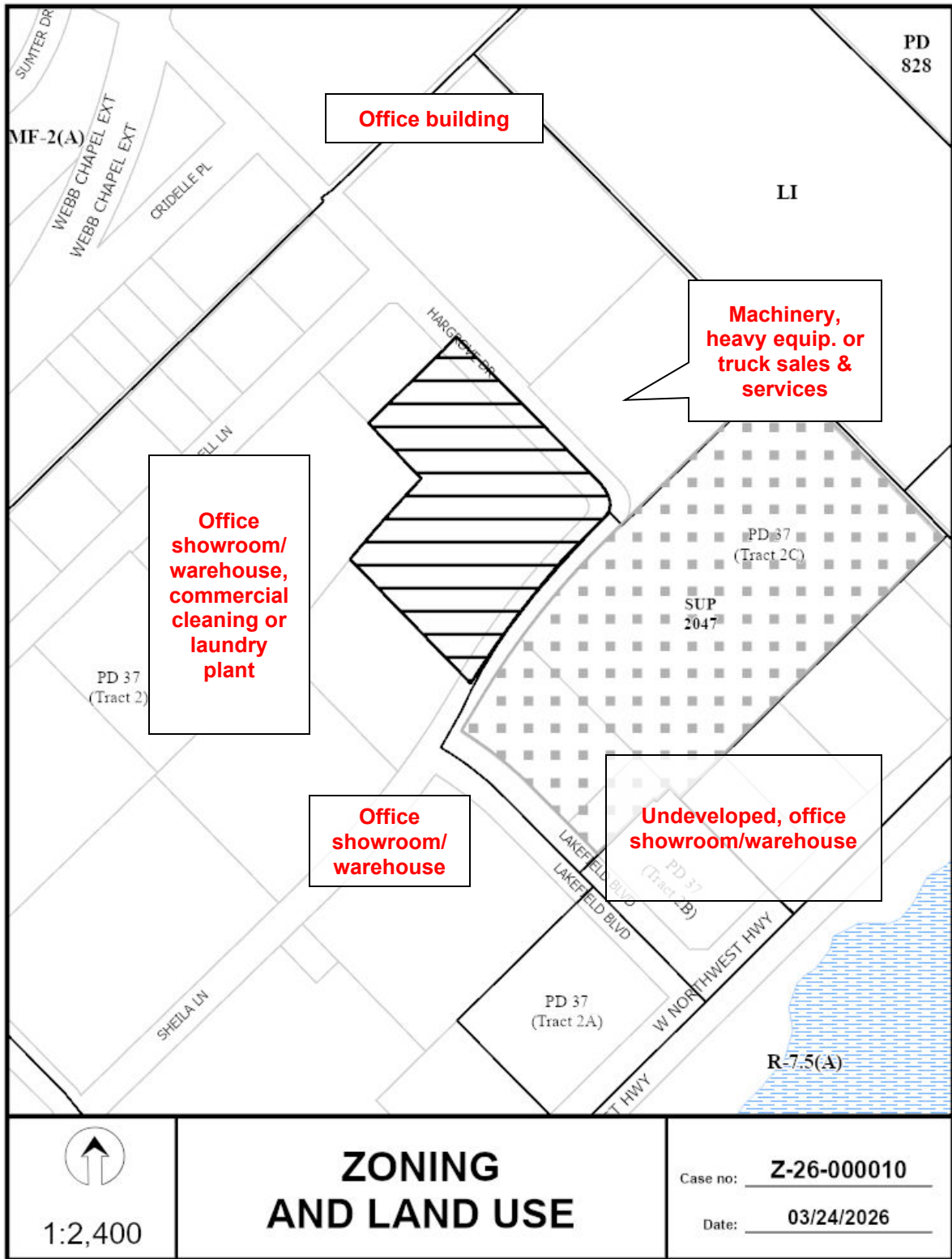


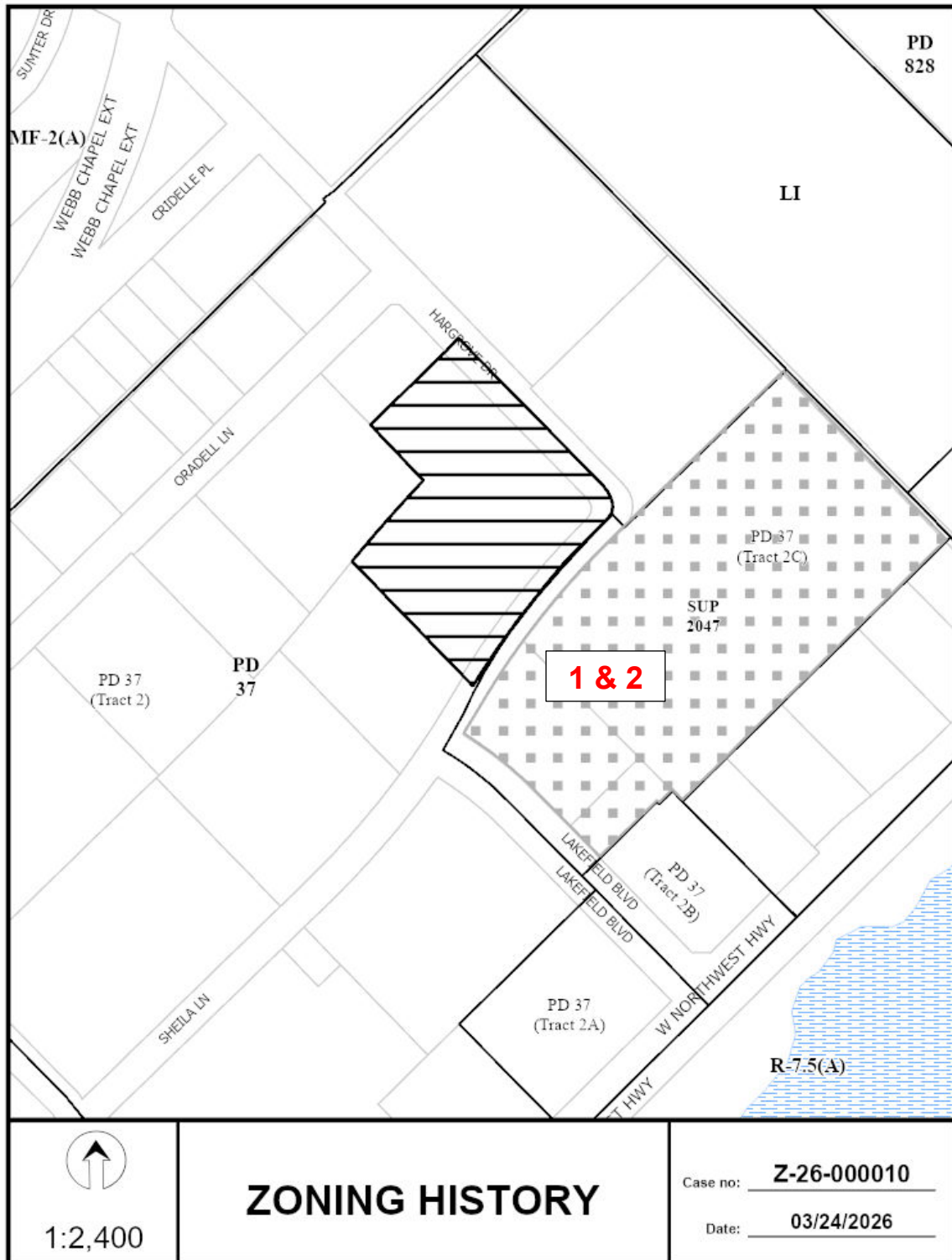
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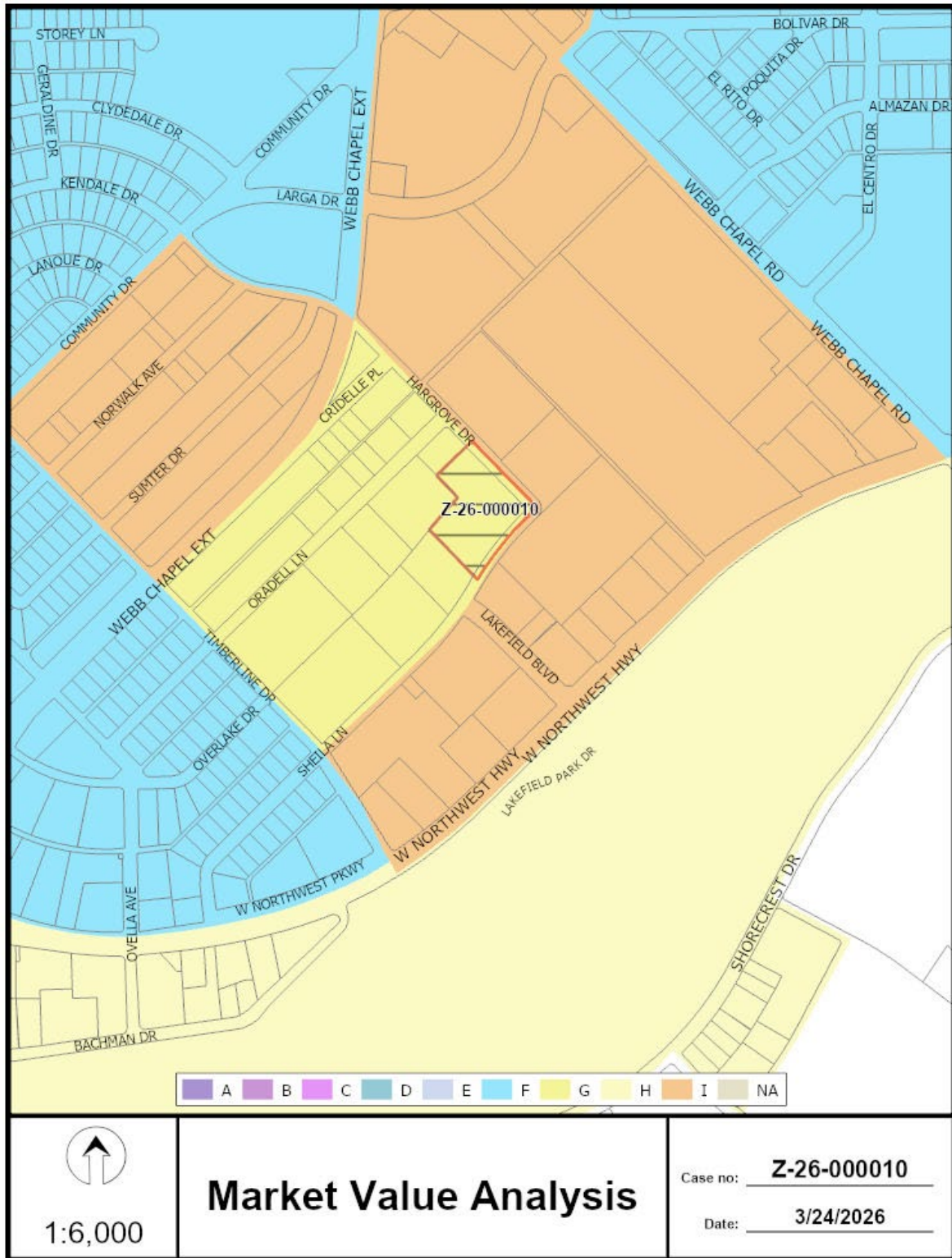
AERIAL MAP

Case no: Z-26-000010

Date: 03/24/2026









11	Property Owners Notified (17 parcels)
1	Replies in Favor (1 parcel)
0	Replies in Opposition (0 parcels)
300'	Area of Notification
4/9/2026	Date

Z212-320
CPC



1:2,400

04/08/2026

Reply List of Property Owners

Z212-320

11 Property Owners Notified

1 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3232 ORADELL LN	GODO PROPERTIES LLC
	2	3250 ORADELL LN	LOWEID INVESTMENTS LLC
O	3	9411 HARGROVE DR	UPLIFT EDUCATION
	4	3251 ORADELL LN	TWO WHITE GUYS LLC
	5	3239 ORADELL LN	SCHOTTLAENDER KEVIN
	6	3140 ORADELL LN	ERM ENTERPRISES LLC
	7	3411 SHEILA LN	RAIS HOMAYOUN
	8	3399 SHEILA LN	RPC DFW PORTFOLIO LLC
	9	9450 HARGROVE DR	SS HARGROVE DRIVE LLC
	10	9400 HARGROVE DR	COMPADRES REALTY LLC
	11	3350 SHEILA LN	EDDINS ENTERPRISES INC