

ORDINANCE NO. 27399

An ordinance changing the zoning classification on the following property:

BEING all of Lots 11 through 14 in Block 5080 at the northwest corner of Rosa Road and Midway Road, fronting approximately 387.71 feet on the north line of Rosa Road, fronting approximately 443.62 feet on the west line of Midway Road, and containing approximately 3.63 acres,

from an R-10(A) Single Family District to Planned Development District No. 803; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 803; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from an R-10(A) Single Family District to Planned Development District No. 803 on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 803 to read as follows:

**"ARTICLE 803.**

**PD 803.**

**SEC. 51P-803.101. LEGISLATIVE HISTORY.**

PD 803 was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on November 10, 2008.

**SEC. 51P-803.102. PROPERTY LOCATION AND SIZE.**

PD 803 is established on property located at the northwest corner of Rosa Road and Midway Road. The size of PD 803 is approximately 3.63 acres.

**SEC. 51P-803.103. CREATION OF TRACTS.**

This district is divided into two tracts, Tracts A and B, as shown on the development plan (Exhibit 803A).

**SEC. 51P-803.104. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, GARDEN PAVILION means a structure not exceeding 900 square feet that has a roof, but no walls.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

**SEC. 51P-803.105. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit 803A: development plan.

**SEC. 51P-803.106. DEVELOPMENT PLAN.**

(a) For a private school, development and use of the Property must comply with the development plan (Exhibit 803A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. 57.P-803.107. MAIN USES.**

The only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in the Chapter 51A. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district; etc.

**SEC. 51P-803.108. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-803.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Private school.

- (1) Maximum lot coverage on Tract A is 35 percent.
- (2) Maximum lot coverage in Tract B is 25 percent.

(3) Aboveground parking structures are included in the lot coverage calculations; surface parking lots and underground parking structures are not.

**SEC. 51P-803.110. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Private school.

(1) One-and-one-half space for each kindergarten/elementary school classroom;

(2) Three-and-one-half spaces for each junior high/middle school classroom;  
and

(3) Seven-and-one-half spaces for each senior high classroom.

**SEC. 51P-803.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-803.112. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) For a private school, a maximum of five garden pavilions are permitted in Tract B.

**SEC. 51P-803.113. CLASSROOMS AND ENROLLMENT FOR A PRIVATE SCHOOL.**

(a) Classrooms.

(1) Maximum number of classrooms for pre-kindergarten through fifth grades is 12.

(2) Maximum number of classrooms for sixth through eighth grades is three.

(3) Maximum number of classrooms for ninth through twelfth grades is four.

(b) Enrollment.

- (1) Maximum enrollment for grades ninth through twelfth is 48 students.
- (2) Maximum total enrollment is 250 students.

**SEC. 51P-803.114. SIGNS.**

(a) Tract A.

(1) Except as provided in this section, signs must comply with the provisions for non-business zoning district in Article VII.

(2) For a private school, detached premise signs may be located in the locations shown on the development plan.

(b) Tract B. Signs must comply must comply with the provisions for non-business zoning district in Article VII.

**SEC. 51P-803.115. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-803.116. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structure, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance for that use with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**SEC. 51P-803.117. ZONING MAP.**

PD 803 is located on Zoning Map No. F-6.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 803A (development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That the director of development services shall correct Zoning District Map No. F-6 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 803 in Chapter 51P.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

27399

083103

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By   
Assistant City Attorney

Passed NOV 10 2008

27399

**\* METES & BOUNDS DESCRIPTION \*****3.630 ACRES****WILSON BAKER SURVEY, ABSTRACT NO. 54****AND THE****JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455****CITY OF DALLAS BLOCK NO. 5080,****DALLAS COUNTY, TEXAS.**

BEING a lot, tract or parcel of land located in the Wilson Baker Survey, Abstract No. 54, and the James L. Farquhar Survey, Abstract No. 455, City of Dallas Block No. 5080, Dallas County, Texas, and being a portion of Lot 1 of the Cochran Homestead Partition, an unrecorded plat, as set aside for Mary A. Cochran, according to the deed and plat filed for record in Volume 1715, Page 1, Deed Records, Dallas County, Texas (D.R.D.C.T.), said portion of Lot 1 being all of a 2.63 acre tract of land described as Tract 1, and a 1.000 acre tract of land described as Tract 2 in the Special Warranty Deed to The Oak Hill Academy, filed for record in Volume 2005182, Page 7528, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at the south end of a corner clip located at the intersection of the north right-of-way line of Rosa Road and the westerly right-of-way line of Midway Road;

THENCE West, along said north right-of-way line, at 268.11 feet passing the southwest corner of said Tract 1 and the southeast corner of said Tract 2, and continuing in all a distance of 375.15 feet, to the southwest corner of said Tract 2, and being the southeast corner of that certain tract of land described in the deed to Margaret Ruth Garey, filed for record in Volume 98109, Page 1450, D.R.D.C.T.;

THENCE North  $13^{\circ} 13' 00''$  West, departing said north right-of-way line and along the common line of said Tract 2 and said Garey tract, at 182.65 feet passing the northeast corner of said Garey tract and the southeast corner of Edith Addition III, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 99127, Page 27, D.R.D.C.T., and continuing along the common line of said Tract 2 and said Edith Addition III, in all a distance of 405.79 feet, and being the northwest corner of said Tract 2 and an interior ell corner of said Edith Addition III;

THENCE North  $76^{\circ} 47' 00''$  East, along the common line of said Tract 2 and said Edith Addition III, at 54.87 feet passing the most easterly corner of said Edith Addition III, and continuing along the common line of said Tract 2 and the most northerly south line of Lot 6, Block A/5080, Edith Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 87228, Page 6365, D.R.D.C.T., in all a distance of 104.20 feet, to the northeast corner of said Tract 2 and the most easterly southeast corner of said Edith Addition III, and



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being on the westerly line of Wards Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 86135, Page 1692, D.R.D.C.T.;

THENCE South 13° 13' 00" East, along the common line of said Tract 2 and said Wards Addition, a distance of 38.18 feet to the southwest corner of said Wards Addition and the northwest corner of the aforementioned Tract 1;

THENCE North 76° 47' 00" East, along the common line of said Wards Addition and said Tract 1, a distance of 270.42 feet, to the westerly right-of-way line of the aforementioned Midway Road;

THENCE South 13° 13' 00" East (Basis of Bearings), along said westerly right-of-way line, a distance of 436.09 feet, to the beginning of a curve to the left whose center bears North 76° 47' 00" East, said curve having a radius of 3,759.06 feet;

THENCE continuing along said westerly right-of-way line and in a southeasterly direction with said curve to the left, through a central angle of 00° 06' 53", for an arc length of 7.53 feet, said curve also having a long chord which bears South 13° 16' 27" East, a chord distance of 7.53 feet, to the north end of the aforementioned corner clip located at the intersection of said westerly right-of-way line and the north right-of-way line of the aforementioned Rosa Road;

THENCE South 30° 46' 10" West, along said corner clip, a distance of 13.56 feet, to the POINT OF BEGINNING and containing 3.630 acres (158,115 square feet) of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and was prepared from information obtained from the Dallas County Clerk's Deed Records. This document shall not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. This metes and bounds description was prepared from record information only.

*William C. Haddock*

11-10-08

William C. Haddock, R.P.L.S.

Date

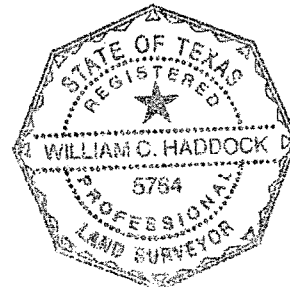
Texas Registration No. 5764

JDJR Engineers & Consultants, Inc.

2500 Texas Drive, Suite 100

Irving, Texas 75062

(972) 252-5357



27399

Exhibit 803A

083103

LOT AREA			
TRACT A	2.63 acres	114,574 s.f.	
TRACT B	1.00 acre	43,558 s.f.	
TOTAL	3.63 acres	158,132 s.f.	

**LOT COVERAGE**

Per PD Conditions

**MAX. BUILDING HEIGHT** 30 feet

Subject to Residential Proximity Slope Regulation

**PARKING PROVIDED**

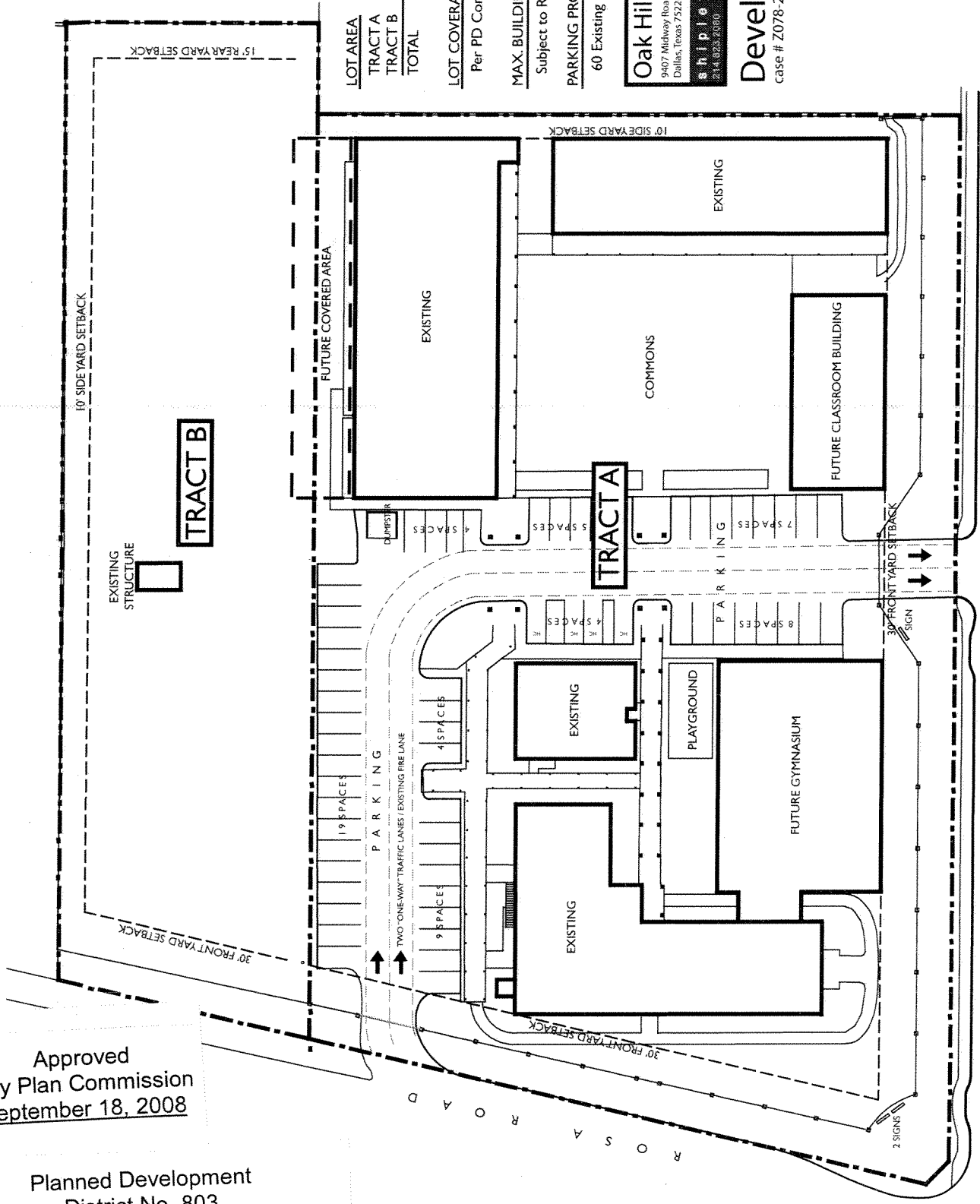
60 Existing Spaces

**Oak Hill Academy**  
 9407 Midway Road  
 Dallas, Texas 75220

**shibley architects**  
 214.923.2080  
 www.shibleyarchitects.com

**Development Plan**

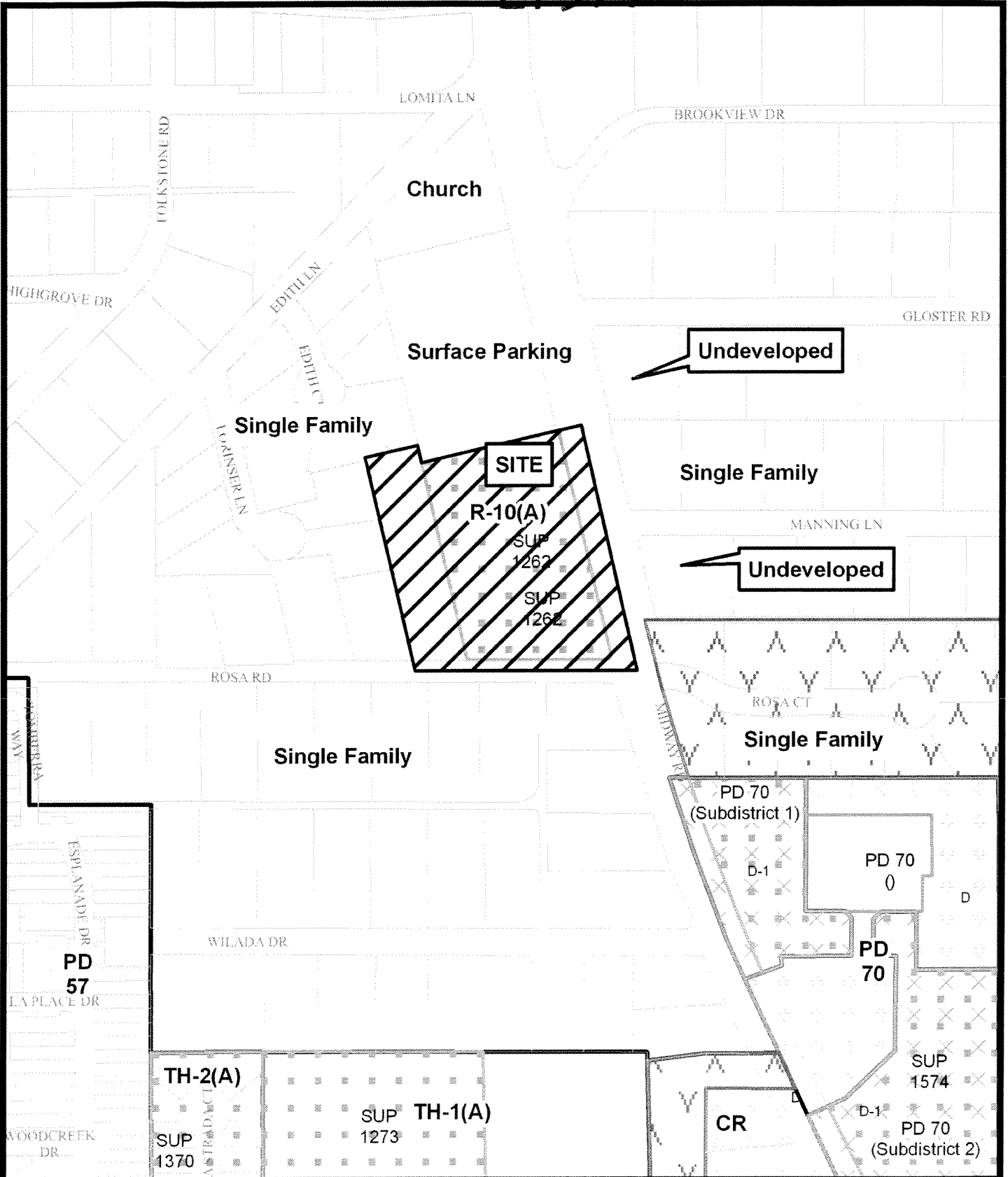
case # Z078-246 (WE)




M I D W A Y R O A D

Approved  
City Plan Commission  
September 18, 2008

Planned Development  
District No. 803



  
 1:3,000

# ZONING AND LAND USE

Map no:           F-6            
 Case no:           Z078-246 WE

11-10-08

ORDINANCE NO. 27400

An ordinance amending Ordinance No. 22580, passed by the Dallas City Council on October 11, 1995, as amended by Ordinance No. 25131, passed by the Dallas City Council on December 11, 2002, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1262 for a private school; permitting the following additional property, which is presently zoned as an R-10(A) Single Family District:

BEING all of Lot 14 in Block 5080, fronting approximately 107 feet on Rosa Road, having a depth of approximately 430 feet, and containing approximately 43,500 square feet of land, to be used under Specific Use Permit No. 1262; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a traffic management plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1262; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1262; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as an R-10(A) Single Family District, to be used under Specific Use Permit No. 1262 for a private school.

SECTION 2. That the conditions in Section 2 of Ordinance No. 22580, as amended by Ordinance No. 25131, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a private school limited to grades pre-kindergarten through twelfth [~~eighth~~].
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on November 10, 2010. [~~is approved for a five-year period and 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. In order 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. LANDSCAPING: Landscaping must be provided in accordance with Article X [~~of Chapter 51A~~] of the Dallas Development Code, [~~Ordinance No. 19455,~~] as amended. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: No more than 20 [~~37~~] classrooms are permitted.
6. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. Driveway gates must remain open Monday through Friday between the hours of 6:30 a.m. to 8:30 a.m., and 3:00 p.m. to 6:00 p.m. Egress from the property onto Rosa Road is not permitted. Stacking of vehicles in the Rosa Road deceleration lane is permitted, but stacking of vehicles is not permitted in the two main lanes of Rosa Road.
7. ROAD IMPROVEMENTS:
  - a. Rosa Road deceleration lane. A right-turn deceleration lane must be maintained [~~constructed~~] on westbound Rosa Road, as shown on the attached site plan, prior to the issuance of a certificate of occupancy for a p[~~P~~]rivate school.

- b. Do-not-enter sign. A do-not-enter sign must be installed by the P[~~p~~]roperty owner at the Midway Road exit prior to the issuance of a certificate of occupancy for a p[~~P~~]rivate school.
  - c. No standing sign. “No Standing” signs must be installed by the Property owner along Midway Road, subject to the approval of the director of public works and transportation, prior to the issuance of a certificate of occupancy for a private school.
8. SCREENING: Screening of off-~~street~~[~~steer~~] parking must be provided as shown on the attached site plan. All garbage areas and dumpsters must be screened from any public street by a minimum six-foot-high solid screening fence.
9. ENROLLMENT:
- a. Enrollment in the private school may not exceed 140 students, with grades ninth through twelfth limited to 48 students, until a traffic study has been submitted to and deemed sufficient by the Director.
  - b. After a traffic study has been deemed sufficient by the Director, enrollment in the private school may not exceed 250 students, with grades ninth through twelfth limited to 48 students.
10. TRAFFIC MANAGEMENT PLAN:
- a. In general. The operation of the private 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.
    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 November 1<sup>st</sup>, 2009. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1<sup>st</sup> of each 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.
- d. 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.
11. MAINTENANCE: The [entire] Property must be properly maintained in a state of good repair and neat appearance.
- 12[+0]. 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.”

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of development services shall correct Zoning District Map No. F-6 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That the site plan attached to Ordinance No. 22580, as amended, is replaced by the site plan attached to this ordinance.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.



27400

SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By   
Assistant City Attorney

Passed NOV 10 2008

27400

**\* METES & BOUNDS DESCRIPTION \*****3.630 ACRES****WILSON BAKER SURVEY, ABSTRACT NO. 54****AND THE****JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455****CITY OF DALLAS BLOCK NO. 5080,****DALLAS COUNTY, TEXAS.**

BEING a lot, tract or parcel of land located in the Wilson Baker Survey, Abstract No. 54, and the James L. Farquhar Survey, Abstract No. 455, City of Dallas Block No. 5080, Dallas County, Texas, and being a portion of Lot 1 of the Cochran Homestead Partition, an unrecorded plat, as set aside for Mary A. Cochran, according to the deed and plat filed for record in Volume 1715, Page 1, Deed Records, Dallas County, Texas (D.R.D.C.T.), said portion of Lot 1 being all of a 2.63 acre tract of land described as Tract 1, and a 1.000 acre tract of land described as Tract 2 in the Special Warranty Deed to The Oak Hill Academy, filed for record in Volume 2005182, Page 7528, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at the south end of a corner clip located at the intersection of the north right-of-way line of Rosa Road and the westerly right-of-way line of Midway Road;

THENCE West, along said north right-of-way line, at 268.11 feet passing the southwest corner of said Tract 1 and the southeast corner of said Tract 2, and continuing in all a distance of 375.15 feet, to the southwest corner of said Tract 2, and being the southeast corner of that certain tract of land described in the deed to Margaret Ruth Garey, filed for record in Volume 98109, Page 1450, D.R.D.C.T.;

THENCE North 13° 13' 00" West, departing said north right-of-way line and along the common line of said Tract 2 and said Garey tract, at 182.65 feet passing the northeast corner of said Garey tract and the southeast corner of Edith Addition III, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 99127, Page 27, D.R.D.C.T., and continuing along the common line of said Tract 2 and said Edith Addition III, in all a distance of 405.79 feet, and being the northwest corner of said Tract 2 and an interior ell corner of said Edith Addition III;

THENCE North 76° 47' 00" East, along the common line of said Tract 2 and said Edith Addition III, at 54.87 feet passing the most easterly corner of said Edith Addition III, and continuing along the common line of said Tract 2 and the most northerly south line of Lot 6, Block A/5080, Edith Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 87228, Page 6365, D.R.D.C.T., in all a distance of 104.20 feet, to the northeast corner of said Tract 2 and the most easterly southeast corner of said Edith Addition III, and

27400

being on the westerly line of Wards Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat filed for record in Volume 86135, Page 1692, D.R.D.C.T.;

THENCE South 13° 13' 00" East, along the common line of said Tract 2 and said Wards Addition, a distance of 38.18 feet to the southwest corner of said Wards Addition and the northwest corner of the aforementioned Tract 1;

THENCE North 76° 47' 00" East, along the common line of said Wards Addition and said Tract 1, a distance of 270.42 feet, to the westerly right-of-way line of the aforementioned Midway Road;

THENCE South 13° 13' 00" East (Basis of Bearings), along said westerly right-of-way line, a distance of 436.09 feet, to the beginning of a curve to the left whose center bears North 76° 47' 00" East, said curve having a radius of 3,759.06 feet;

THENCE continuing along said westerly right-of-way line and in a southeasterly direction with said curve to the left, through a central angle of 00° 06' 53", for an arc length of 7.53 feet, said curve also having a long chord which bears South 13° 16' 27" East, a chord distance of 7.53 feet, to the north end of the aforementioned corner clip located at the intersection of said westerly right-of-way line and the north right-of-way line of the aforementioned Rosa Road;

THENCE South 30° 46' 10" West, along said corner clip, a distance of 13.56 feet, to the POINT OF BEGINNING and containing 3.630 acres (158,115 square feet) of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and was prepared from information obtained from the Dallas County Clerk's Deed Records. This document shall not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. This metes and bounds description was prepared from record information only.

*William C. Haddock*

11-10-08

William C. Haddock, R.P.L.S.

Date

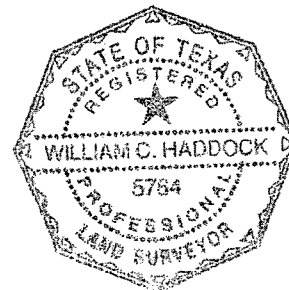
Texas Registration No. 5764

JDJR Engineers & Consultants, Inc.

2500 Texas Drive, Suite 100

Irving, Texas 75062

(972) 252-5357



<p style="text-align: center;"><b>OAK HILL ACADEMY TRAFFIC MANAGEMENT PLAN</b></p>
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The Oak Hill Academy traffic management plan (TMP) will be as shown in Exhibit 9. The TMP was in operation for the existing school operations as documented in the June 10, 2008 traffic impact analysis. There is no functional change to the traffic patterns with the school's providing all grade levels, only increases to the number of repetitions of the pick-up phase.

When student drop-offs or pick-ups are not in progress, the gates facing Midway Road are closed. At these off-peak times, two-way vehicle access is via Rosa Road. During peak times, the gate is opened and traffic flows one-way through the site as shown in the TMP. Vehicles exiting to Midway Road are restricted to right turns only by school policy.

**Drop-Off:**

Morning drop-offs are a less demanding operation than the afternoon loading, since the vehicles are arriving at random intervals and being serviced immediately. Drop-offs begin at 7:30 AM under the school's extended care program, with the majority of the drop-offs occurring between 8:05 AM and the start of classes at 8:30 AM. Two staff members receive incoming students during the morning unloading operation.

**Pick-Up:**

Afternoon departures are staggered by grade level. Students up to grade 3 depart starting at 3:00 PM. Grades 4 through Middle School depart at 3:20 PM. The Upper School departs at 3:40. Additional divisions can be made as necessary, maintaining at least 15 minutes of separation between pick-up times.

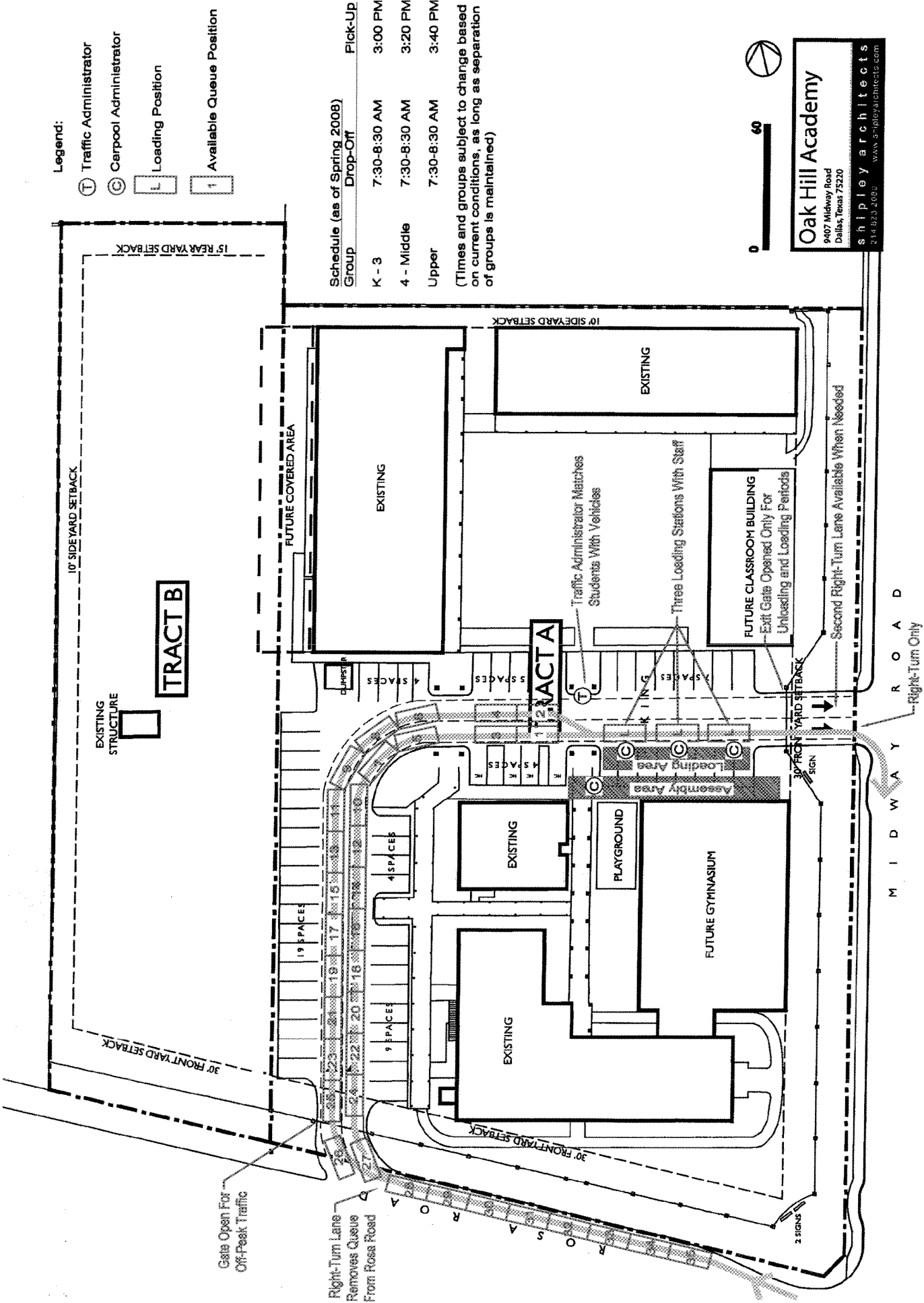
Vehicles arriving before their specified pick-up time form a double queue in the internal circulation aisle. The start of the queue is the western covered crosswalk. Tightly packed, 21 vehicles can be accommodated between the crosswalk and the entry to the site, or 25 if the space between the two crosswalks was used. Another 10 vehicles can be accommodated on the right-turn lane on Rosa Road without interfering with Rosa Road traffic.

The students are collected in the assembly area, which is adjacent to the single line of three loading stations. A traffic administrator is stationed near the head of the vehicle queue. Each loading station has a carpool administrator who assists the student into the vehicle as much as necessary. At least one other carpool administrator monitors the assembly area.

For each vehicle arriving, the traffic administrator identifies the student to be picked up by means of a numbered hang tag on each vehicle. The two lanes of the driveway are narrowed to a single lane in an alternating fashion. The administrator calls out the student(s) name and the loading station to be used, so that the student can be staged at

the loading station by the carpool administrator before the vehicle arrives. In this way, three vehicles can be loaded at one time, and the loading generally proceeds in three-vehicle groups.

After the last loading operation, the remaining students were moved to the extended care rooms, where students can be supervised until 5:30 PM. These students are picked up individually.



Legend:

- T Traffic Administrator
- C Carpool Administrator
- L Loading Position
- 1 Available Queue Position

Group	Drop-Off	Pick-Up
K - 3	7:30-8:30 AM	3:00 PM
4 - Middle	7:30-8:30 AM	3:20 PM
Upper	7:30-8:30 AM	3:40 PM

(Times and groups subject to change based on current conditions, as long as separation of groups is maintained)



**Oak Hill Academy**  
 9407 Midway Road  
 Dallas, Texas 75220  
**shiple architects**  
 214.929.2099 www.shiplearchitects.com



# EXHIBIT 9 - Updated Traffic Management Plan (TMP)

Oak Hill Academy TIA, Dallas, Texas

M I D W A Y R O A D  
 Right-Turn Only

27400

Site Plan

083103

LOT AREA	2.63 acres	114,574 s.f.
TRACT A	1.00 acre	43,558 s.f.
TRACT B	3.63 acres	158,132 s.f.
TOTAL		

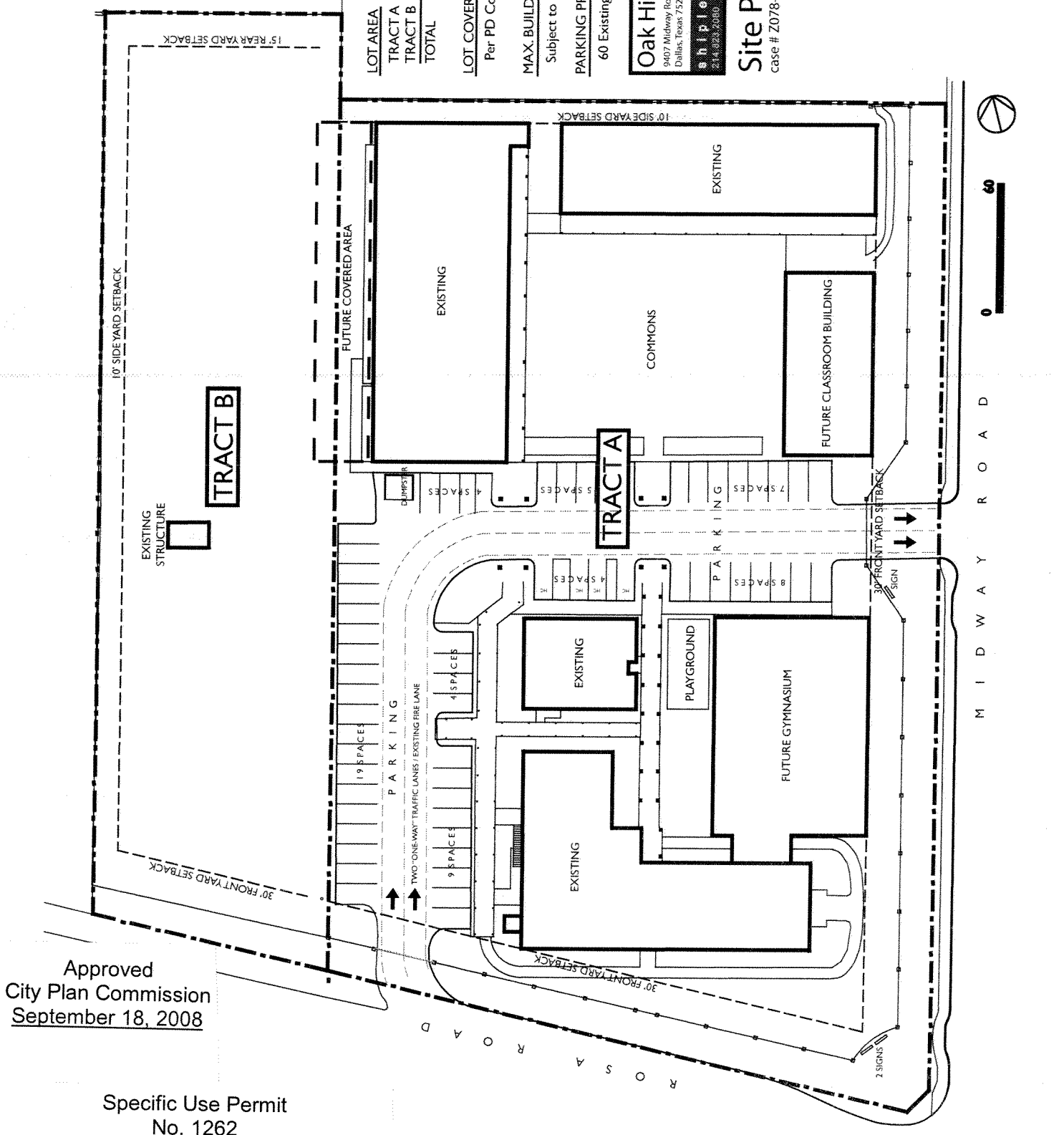
LOT COVERAGE  
Per PD Conditions

MAX. BUILDING HEIGHT  
Subject to Residential Proximity Slope Regulations  
30 feet

PARKING PROVIDED  
60 Existing Spaces

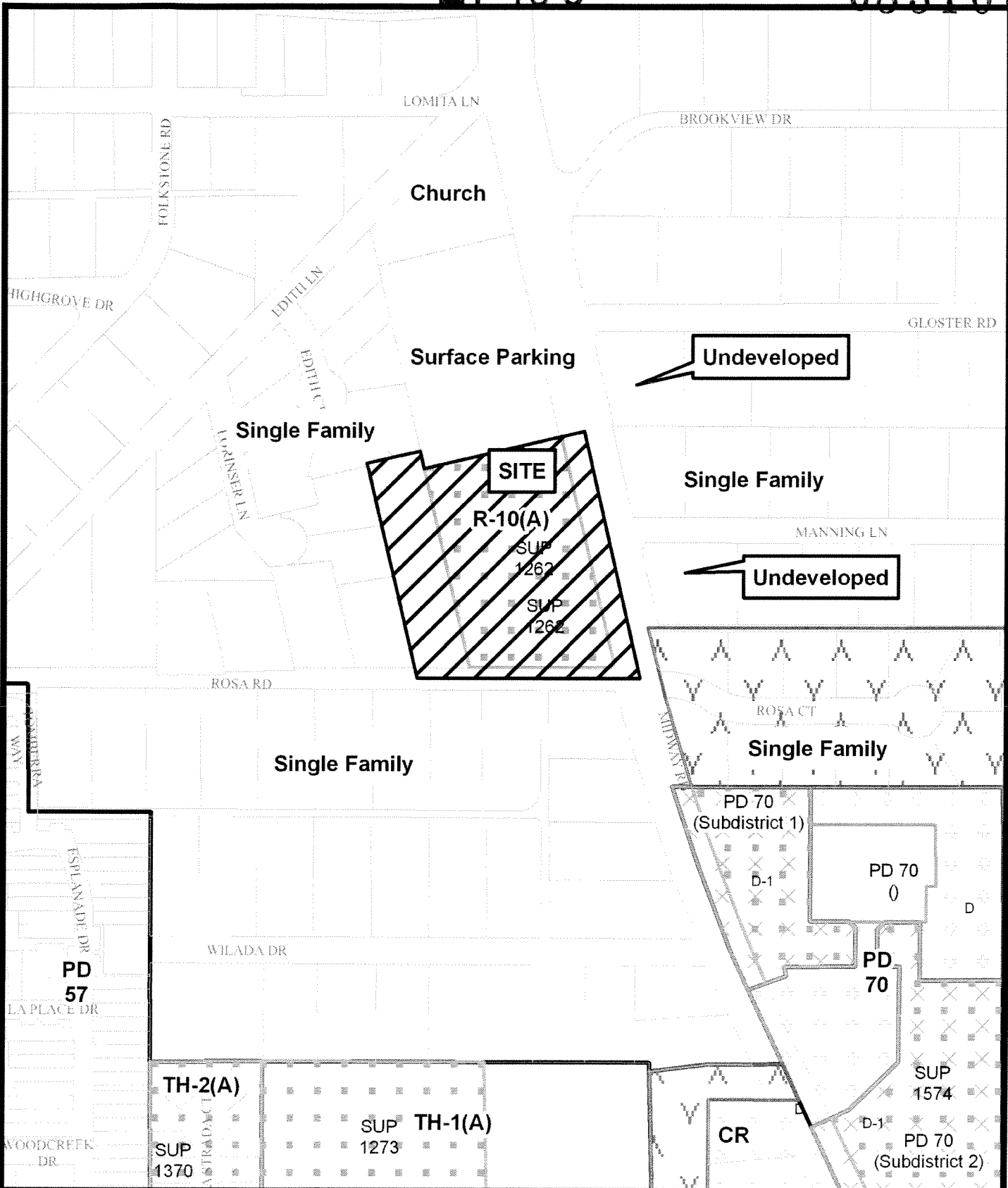
**Oak Hill Academy**  
 9407 Midway Road  
 Dallas, Texas 75220  
**shopley architects**  
 214.923.2080  
 www.shopleyarchitects.com

Site Plan  
case # 2078-246 (WE)



Approved  
City Plan Commission  
September 18, 2008

Specific Use Permit  
No. 1262



# ZONING AND LAND USE



1:3,000

Map no: F-6  
 Case no: Z078-246 WE