

3-27-12

ORDINANCE NO. 28589

An ordinance amending Ordinance No. 21120, passed by the Dallas City Council on November 13, 1991, as amended by Ordinance No. 24868, passed by the Dallas City Council on March 27, 2002, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1090 for a public school; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a revised landscape 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. 1090; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1090; Now, Therefore,

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

SECTION 1. That the conditions in Section 2 of Ordinance No. 21120, as amended, are amended to read as follows:

- “1. SITE PLAN: Use and development of the Property must comply with the attached site[~~landscape~~] plan.
2. LANDSCAPE PLAN: Landscaping must be provided in accordance with the attached [site/]landscape plan. [~~All landscaping must be installed in accordance with the provisions contained in Article X of the Dallas Development Code.~~]
3. USE: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.

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4. TIME LIMIT: This specific use permit has no expiration date.
5. MODULAR BUILDINGS AND PORTABLE CLASSROOMS: Modular buildings and portable classrooms placed on the Property during construction must be removed within six months after completion of construction.
6. SCREENING: The off-street parking spaces located at the southwest corner of the Property adjacent to Voss Road and Briargrove Lane must be screened as shown on the landscape plan. Screening must consist of one row of large evergreen shrubs planted at a minimum of 36 inches on-center and must have a minimum height of 48 inches above the adjacent parking surface at the time of installation and at all times thereafter.
7. 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, 2013. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.
 - ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:
 - a. ingress and egress points;
 - b. queue lengths;
 - c. number and location of personnel assisting with loading and unloading of students;
 - d. drop-off and pick-up locations;
 - e. drop-off and pick-up hours for each grade level;

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- 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.

8[5]. MAINTENANCE: The [~~entire~~] Property must be properly maintained in a state of good repair and neat appearance [~~at all times~~].

9[6]. GENERAL REQUIREMENTS: Use of the Property must comply with all [~~applicable~~] federal and state laws and regulations, and with all [~~applicable~~] ordinances, rules, and regulations of the City of Dallas.”

SECTION 2. That the site/landscape plan attached to Ordinance No. 24868 is replaced by the site plan and landscape plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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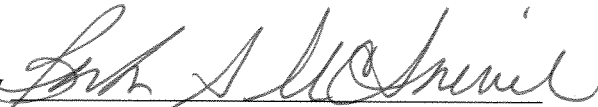
SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. 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.

SECTION 6. 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

MAR 28 2012

Passed _____

Site Plan 28589



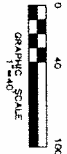
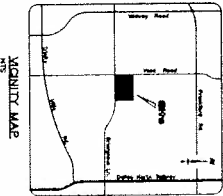
Specific Use Permit
No. 1090

Approved
City Plan Commission
February 2, 2012

Block 18/8705
Dent Tree West No. 4

SITE SUMMARY

Zone: R-7 (K/A) (SAP 1000)
Lot Area: 10,000 Acres
Building Area: 80,850 Sq. Ft.
Total Floor Area: 161,700 Sq. Ft.
Lot Coverage: 80.85%
HC Parking Required: 100 Spaces
HC Parking Provided: 100 Spaces
Impervious Area: 228,800 Sq. Ft.



O.T. MITCHELL
ADDITION

TRACT 2, BLOCK 14
4223 Briargrove Lane
10,000 Acres Situated in The
EDWIN ALLEN SURVEY ~ ABST. 8
DALLAS, COLLIN COUNTY, TEXAS

Owner: O.T. Mitchell
Address: 4223 Briargrove Lane
Dallas, Texas 75244
Telephone: 972-339-1735
February 16, 2012

2112-134

TMP Plan

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Traffic Management Plan and Queuing Analysis
 Mitchell Elementary School
 November 17, 2011

Mitchell Elementary School is located at 4223 Briargrove Lane. It provides educational services for approximately 700 students in grades K through 5 as follows:

	Classes		Number of Students
	Present	Proposed	
KG	5	7	120
1 st Grade	6	7	120
2 nd Grade	5	7	120
3 rd Grade	5	7	120
4 th Grade	6	6	120
5 th Grade	5	6	120
Total:	32	40	720

The school provides two points of drop-off and pick-up. Parent drop-off is located on the south side of the school, and Bus drop-off on the west side (reference site plan). The traffic management plan provides for on-site queuing of 23 vehicles in a single row with one single lane loading and unloading in drop-off/pick-up zone. During drop-off/pick-up the school expects to have a maximum of 15 to 20 vehicles in the queuing spaces provided at any given time. This is based on the past 5 years experience at this present location.

Morning drop-off is from 7:15 to 7:45am, and afternoon pick-up is from 2:45 to 3:15pm. Traffic flow is as follows:

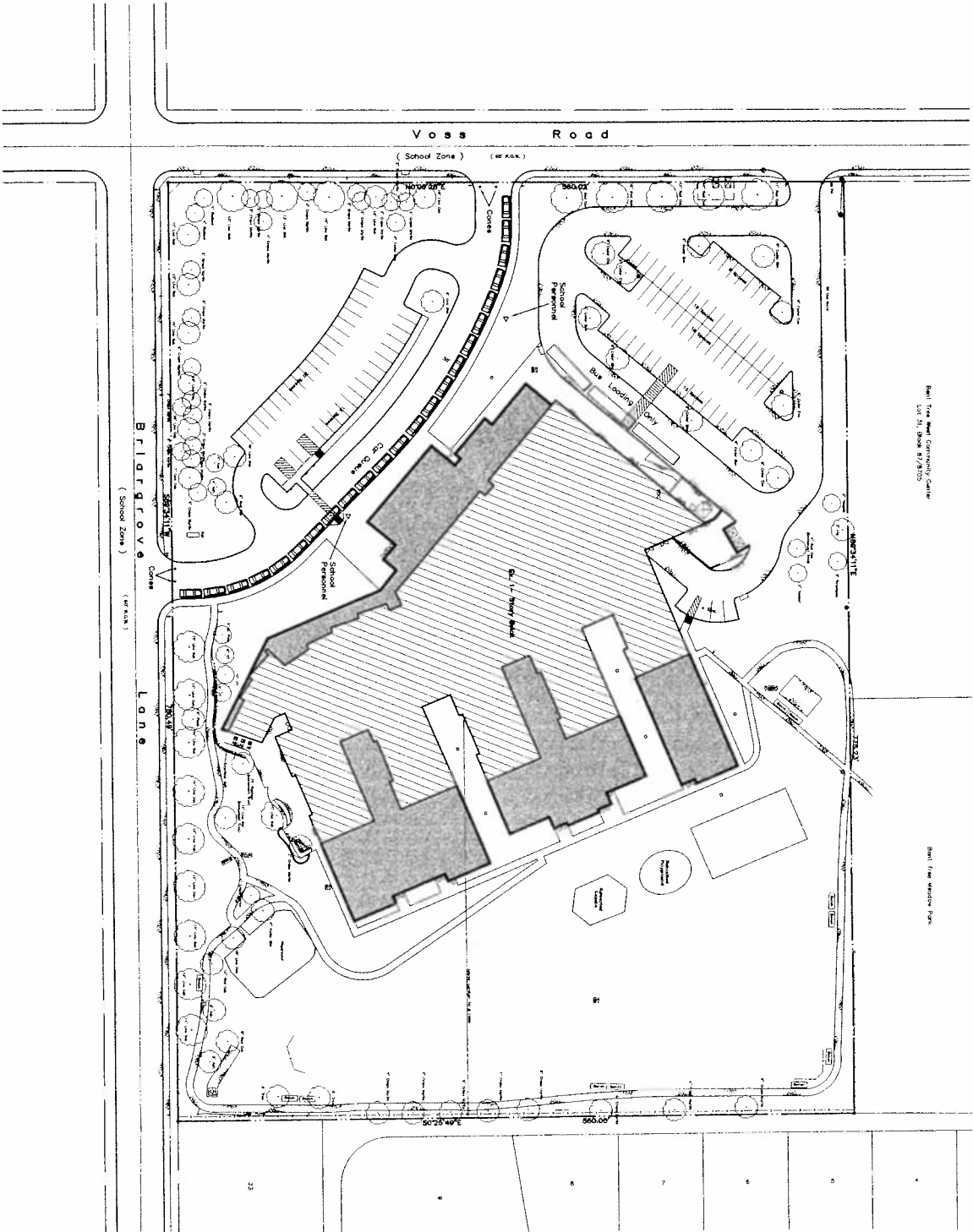
- Cars enter the Parent drop-off by turning in from Briargrove Lane.
- A school Administrator will be present at morning drop-off and afternoon pick-up to provide supervision, and to ensure safety procedures are followed.
- During traffic periods the school will provide traffic cones to direct one way traffic flow.
- The school will provide security personnel to assist with traffic management as needed.
- During drop-off/pick-up, up to 15 to 20 vehicles may be loaded or unloaded in the drop-off/pick-up zone. Although there is queuing space for 23 cars as shown per the attached site plan. This will be conducted single file with no students crossing a drive lane to load or unload a vehicle.
- Exiting from the campus is provided along the west side of the campus out onto Voss Road.
- Vehicles enter the Bus drop-off by turning in from Voss Road.
- During drop-off/pick-up four buses and one Special Education bus are loaded or unloaded in the drop-off/pick-up zone. This will be conducted single file with no students crossing a drive lane to load or unload a vehicle.
- The buses will make the loop exiting from the campus back out on Voss Road.

Parents who park and escort their children into the building, as well as visitors to the school park where indicated on the plans. All families are educated on the traffic flow plan of the school through the

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annually published Parent Handbook, and reinforced throughout the year by means of student orientation, parent/teacher meetings and notices to parents from the school.

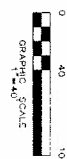
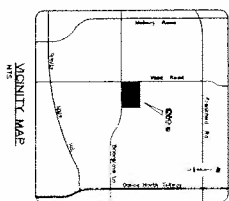
TMP Plan



East Tree West Community Center
Lot 31, Block 4, 7/2/2012

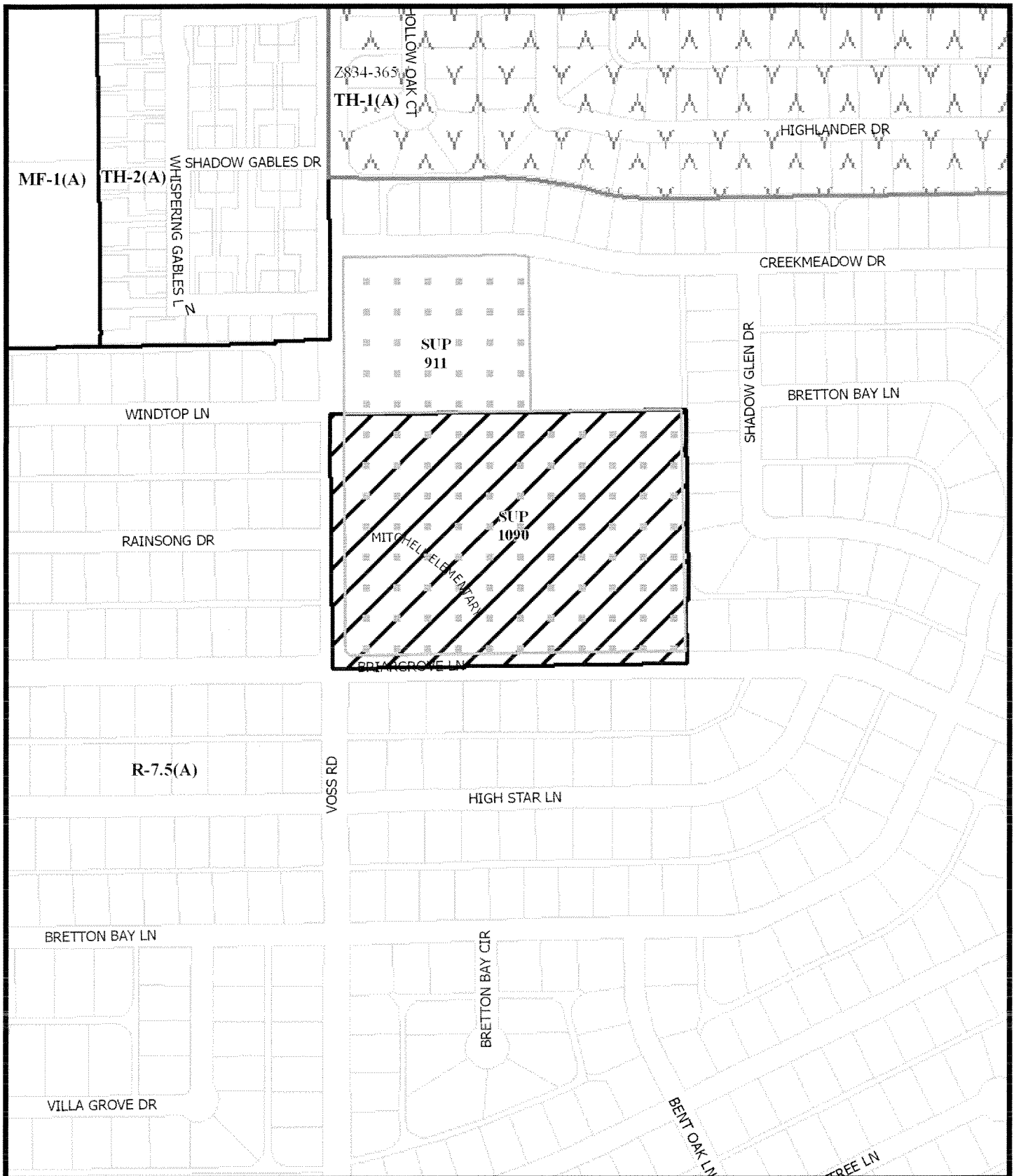
East Tree West Community Center
Lot 31, Block 4, 7/2/2012

Block 18/5/2012
East Tree West No. 4



MICHELL ELEMENTARY SCHOOL
MIDPOINT MAP

DISCIPLINE	INTEGRATED	NO. OF STUDENTS
ART	2	120
PE	2	120
SCIENCE	2	120
LANGUAGE	2	120
MUSIC	2	120
TECHNOLOGY	2	120
PHYSICAL EDUCATION	2	120
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ZONING AND LAND USE

Case no: **Z112-134**Date: **12/19/2011**