

11-5-12

ORDINANCE NO. 28836

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as Tract II within Planned Development District No. 37:

BEING Lots 5B and 6A in City Block J/5775; fronting approximately 333.79 feet on the southwest line of Hargrove Drive; fronting approximately 328.16 feet on the northwest line of Sheila Lane; and containing approximately 2.45 acres,

to be used under Specific Use Permit No. 1997 for an open-enrollment charter school; providing that this specific use permit shall be granted subject to certain conditions; 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 specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; 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 following property ("the Property"), which is presently zoned as Tract II within Planned Development District No. 37, to be used under Specific Use Permit No. 1997 for an open-enrollment charter school:

BEING Lots 5B and 6A in City Block J/5775; fronting approximately 333.79 feet on the southwest line of Hargrove Drive; fronting approximately 328.16 feet on the northwest line of Sheila Lane; and containing approximately 2.45 acres.

SECTION 2. That this specific use permit is granted on the following 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 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.
5. 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 located as shown on the attached site plan.

7. TRAFFIC MANAGEMENT PLAN:

- A. In general. The 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 March 1, 2013. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each 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.

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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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 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 6. 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 7. 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.

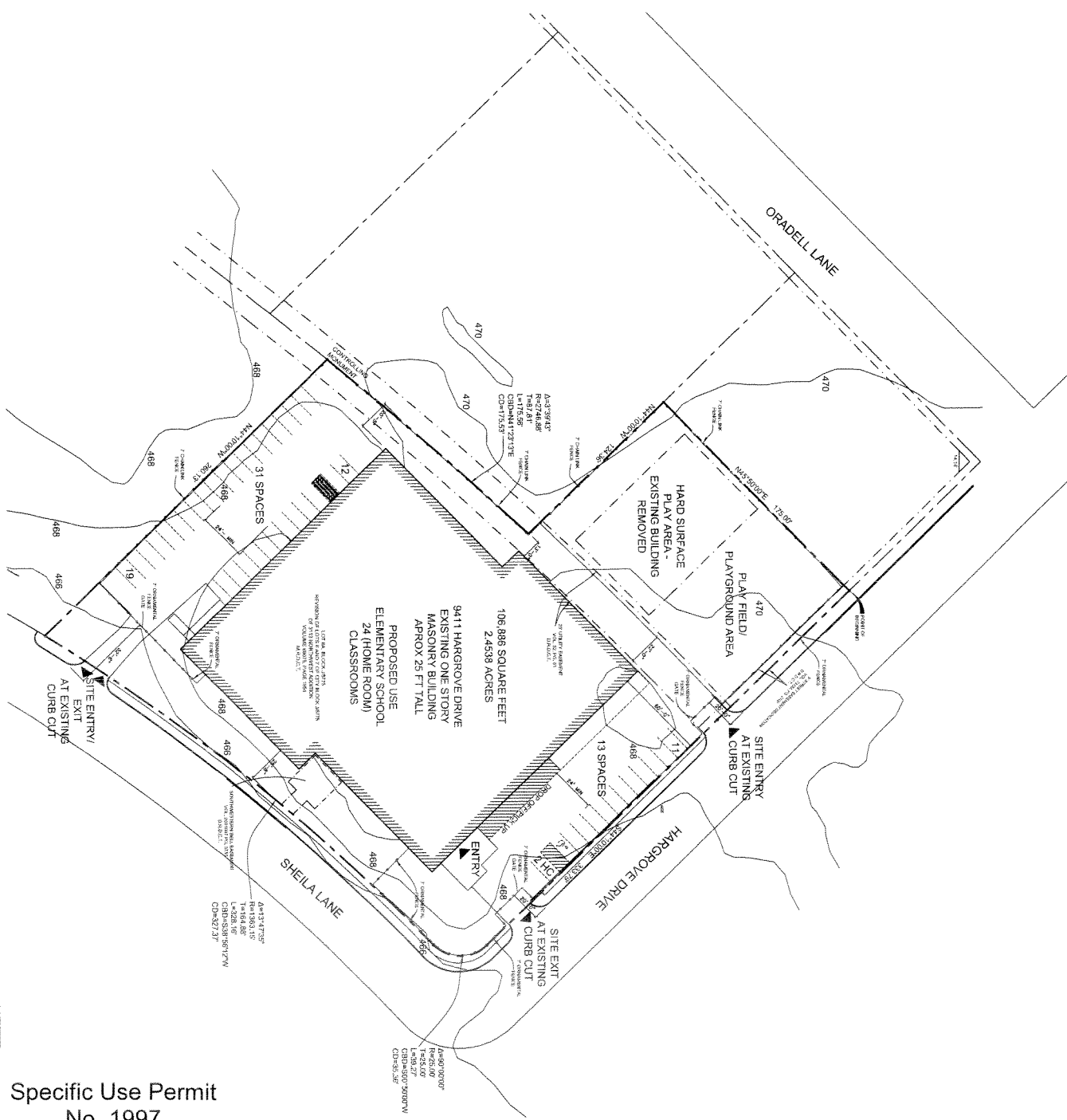
SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

BY Casey Blythe
Assistant City Attorney

Passed NOV 14 2012



Specific Use Permit
No. 1997

Approved
City Plan Commission
October 4, 2012

**PARKING - SPACES 18'-0" LONG
X 9'-0" WIDE TYP**

SCHOOL TYPE	SPACES REQUIRED	SPACES PROVIDED
ELEMENTARY SCHOOL	15 PER CLASS	44
24 HOME ROOM CLASSROOMS		
HC	2	2

SITE

PROPOSED SCHOOL SITE AREA	106,886 SF
BUILDING SQUARE FOOT (EXISTING - NO NEW SCLTY)	42,000 SF
BUILDING FOOTPRINT	42,300 SF
SITE PARKING & WALKED IMPERVIOUS COVERAGE	33,400 SF
TOTAL IMPERVIOUS COVERAGE	75,400 SF
IMPERVIOUS COVERAGE PERCENTAGE (ON ALLOWED FLOOR TO AREA RATIO, 1/5 ALLOWED)	70 %
	38 %

VICINITY MAP
(NOT TO SCALE)

**OPEN ENROLLMENT CHARTER SCHOOL
FOR UPFLT EDUCATION**

SUBMITTED AUG 13, 2015, APPROVED OCT 7/12

9411 HARGROVE LANE, DALLAS, TX 75244

UPFLT EDUCATION
HKS
SCALE 1" = 30'-0"
DATE: 10/7/12
ZONING CASE NO: 12-000000

ADJACENT PROPERTY
PD 37 ZONED 1

SETBACKS - 45' FRONT YARD,
10' SIDE AND REAR YARDS.
ALL BUILDINGS ARE WITHIN SETBACKS
PROPERTY
7'-0" HIGH FENCE TO SURROUND SCHOOL

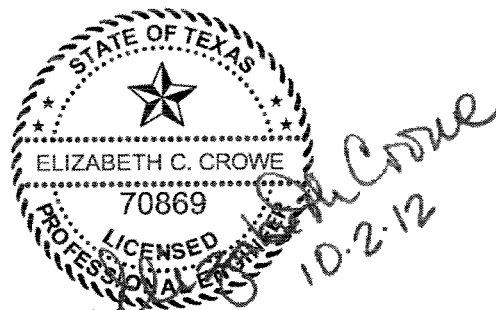
ARTICLE X LANDSCAPE REQUIREMENTS NOT
REQUIRED DUE TO AMOUNT OF HARD SURFACE
ADDED AND NO PD PROVISIONS

28836

Traffic Management Plan

Uplift Education – Hargrove Site

Zoning Case No: Z112-302MW
Dallas, Texas



Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

Specific Use Permit
No. 1997

Prepared for
Uplift Education

Prepared by
WALTER P MOORE

Walter P. Moore and Associates, Inc.
1845 Woodall Rodgers Freeway, Suite 1650
Dallas, Texas 75201

Approved
City Plan Commission
October 4, 2012

October 2012

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INTRODUCTION

Uplift Education is proposing to develop 9411 Hargrove Lane for a Kindergarten through 5th grade elementary school. This site is within PD 37 of the City of Dallas and currently operates in a light industrial area. The school is planned with 24 classrooms to accommodate a maximum enrollment of 550 students. Uplift plans to convert the existing building at 9411 Hargrove Drive to suit their needs and provide a playground facility at the adjacent property at 9439 Hargrove Lane. Uplift Education acquired the services of Walter P Moore (WPM) to provide a traffic management plan (TMP) for the proposed school.

TRAFFIC MANAGEMENT PLAN

WPM conducted field observations to review the site. Since the existing site is not currently utilized as a school, observations consisted of evaluating existing and proposed conditions. The anticipated morning start time for the school is 8:00 AM and the afternoon release time is 3:30 PM. Elements of the proposed traffic management plan are outlined below.

Family Identification Numbers

As currently is the practice at several Uplift school campuses, it is recommended to provide a carpool identification card for each family. The parents should be instructed to have the identification card visible for the administrator located at the campus entry. This system allows administrators to relay the specific parent's arrival information to the staff inside the building to alert the students.

Ingress & Egress

Three driveways provide access to the site, two on Hargrove Drive and one on Sheila Lane. During Pick-up/Drop-off operations, vehicles will enter the site via the Sheila Lane driveway which will function as a one-way "enter only" driveway. Once on the site, vehicles will follow a clockwise path around the building proceeding from the southwest side of the building to the northwest side of the building as illustrated on the **TMP Exhibit 1**. During non-Pick-up/Drop-off hours the driveway at Sheila lane will function as a two-way driveway for Uplift staff.

Pick-up/Drop-off activities will take place at the front of the building, parallel to Hargrove Drive. Vehicles will exit the site via the driveway on Hargrove Drive closest to Sheila Lane. During Pick-up/Drop-off operations, this driveway will function as a right-turn exit only so that vehicles may proceed more freely with only yielding to the vehicles on Hargrove. Traffic cones are recommended to direct exiting vehicles for a right-turn only movement. A traffic cone is also recommended to restrict incoming vehicles at the northern driveway on Hargrove Drive.

Pick-up/Drop-off Locations

The student Pick-up/Drop-off location will be at the front of the building parallel to Hargrove Drive. While parallel parking spaces may be provided in this area, no parallel parking will be allowed in these spaces during Pick-up/Drop-off operations.

Administrative Officials

Administrators assisting Pick-up/Drop-off operations will be stationed at the loading/unloading area, the driveway entry-point near Sheila Lane, at the turning point at the back of the building and inside the building where the students are assembled. The **TMP Exhibit 1** illustrates four administrators at the loading/unloading zone to assist children into and out of their parent's vehicles and insure that the operations are kept moving. One administrator at the Sheila Lane driveway will keep entering traffic operating in an orderly fashion and radio to the administrator inside the building to alert the students of the arrival of their parents. The students can then be lined up in the order by which their parents' vehicles are in line.

When necessary, the administrator at Sheila Lane will facilitate directing motorists to begin a second queue line (Line 2) if Line 1 reaches the end of the parking lot area. If line 2 forms, an administrator located at the turning point at the back of the school will facilitate allowing parents to proceed in the order in which they arrived to the campus. A method to "re-use" the areas provided in Line 1 and Line 2, is for the administrator at Sheila lane to attach a "Last Car" adhesive note to the last car in Line 1 and Line 2. As the loading of students at the front of school begins and vehicles begin to proceed forward, Line 1 will begin to diminish. The administrator at Sheila Lane can direct new entering vehicles to advance to Line 1 if Line 2 is full. This will create a first come, first served order of operation and allow for more vehicles to be staged on-site after the carpool operations have begun.

Queuing Analysis

The Traffic Operations and Safety at School Study prepared by the Texas Transportation Institute recommends parent Drop-off/Pick-up zone on-site stacking length for an elementary school in Texas with a population of 500 or more is between 750 and 1,500 linear feet. See **Table 1** for summary of the Texas Transportation Institute's recommendation for stacking length's at elementary schools as well as the calculated length for the Hargrove site elementary campus.

Table 1 Recommended Parent Drop-off/Pick-up Zone On-Site Stacking Length Uplift Education - Hargrove Site Dallas, Texas		
School Type	Student Population	Loop Drive Stacking Length (linear feet)
Elementary	Less than 500	400 - 750
	500 or more	750 - 1500
	550	825

Based on the guidance in **Table 1**, a minimum on-site stacking length of 825 linear feet is recommended for the elementary school at the Hargrove site. As illustrated on **Figure 1**, the length provided by Line 1 (denoted in green) for on-site queuing from the beginning of the Pick-up/Drop-off location to the end of the parking area near Sheila Lane measures 616 feet. In the event that additional stacking is necessary, a second line of vehicles may form on the southwest side of the building in the staff parking location, denoted by the orange line (Line 2). Line 2 provides an additional 246 feet of stacking space for a total of 862 feet of on-site vehicle storage.

The dynamics of the families at the school may change from year to year and the administration will strive to adjust the system to accommodate the peak queuing conditions.

Circulation

As previously mentioned Pick-up/Drop-off traffic will enter the site via Sheila Lane, circulate clockwise around the building, Pick-up/Drop-off children at the front of the building, and exit via a right-turn-only at the southernmost Hargrove Drive driveway. This circulation pattern as well as the double stacking of queue vehicles on the southwest side of the building will provide sufficient on-site stacking room to accommodate the anticipated queue.

SUMMARY

See **Exhibit 1** for the Traffic Management Plan. Based on the information provided by the school representatives and best planning practices, the provided circulation and queuing plan should be sufficient to provide for the peak queued vehicles to be accommodated on site. No queuing will be allowed on the street right-of-way and Uplift administrators are responsible for immediately implementing any correction deemed necessary by City staff to correct any spill of queuing in the City of Dallas right of way.

Strategies to minimize afternoon peak queuing conditions on school campuses include:

- Instruct parents not to arrive at the school too early,
- Have parents visibly display their family name or carpool number to be easily identified by school staff,
- Encourage the parents to queue up closely to the vehicle in front of them to provide more vehicular space on campus,
- Provide additional staff members to assist with unloading/loading the students, and/or
- Stagger release times for different grade levels.

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Traffic Management Plan

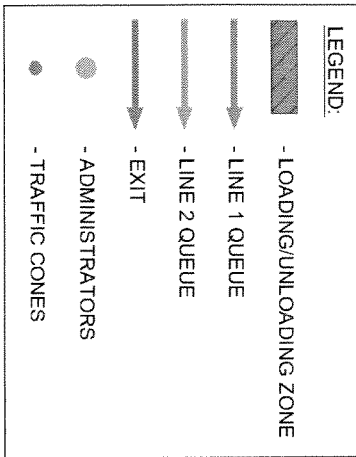
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Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Elizabeth Crowe, P.E. #70869, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the Hargrove elementary school site will extend onto City of Dallas rights-of-way. In order to ensure that all queuing of vehicles is completely accommodated on school property, Uplift Education administrative officials should implement the proposed Traffic Management Plan, monitor the operations on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

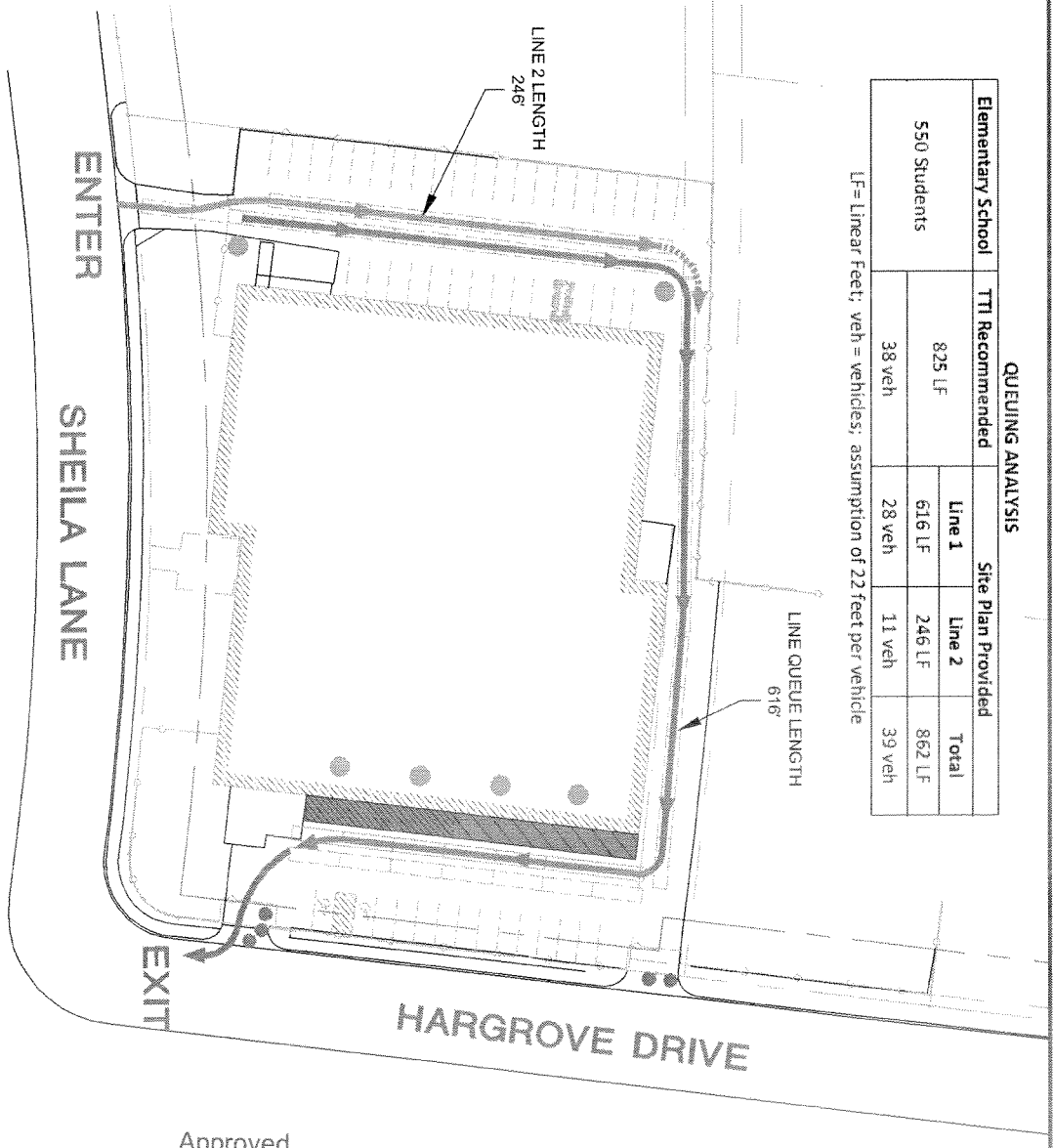
28836

Assumed Hours of School Operation:
7:30 AM - 4:30 PM



QUEUING ANALYSIS				
Elementary School	TTI Recommended	Site Plan Provided		
		Line 1	Line 2	Total
550 Students	825 LF	616 LF	246 LF	862 LF
	38 veh	28 veh	11 veh	39 veh

LF = Linear Feet; veh = vehicles; assumption of 22 feet per vehicle



WALTER P MOORE

WALTER P. MOORE AND ASSOCIATES, INC.
1845 WOODALL RODGERS FREEWAY, SUITE 1650
DALLAS, TEXAS 75201.2287

PHONE: 214.740.6200 FAX: 214.740.6300

SCALE: 1"=80'



Project Name:

HARGROVE UPLIFT SCHOOL

Sheet Title:

TRAFFIC MANAGEMENT PLAN

WPMA P.N.I.:

T04-12003-00

Designed by:

CLW

Sheet No.

Date:

OCTOBER 2012

Drawn by:

DPC

EXHIBIT 1

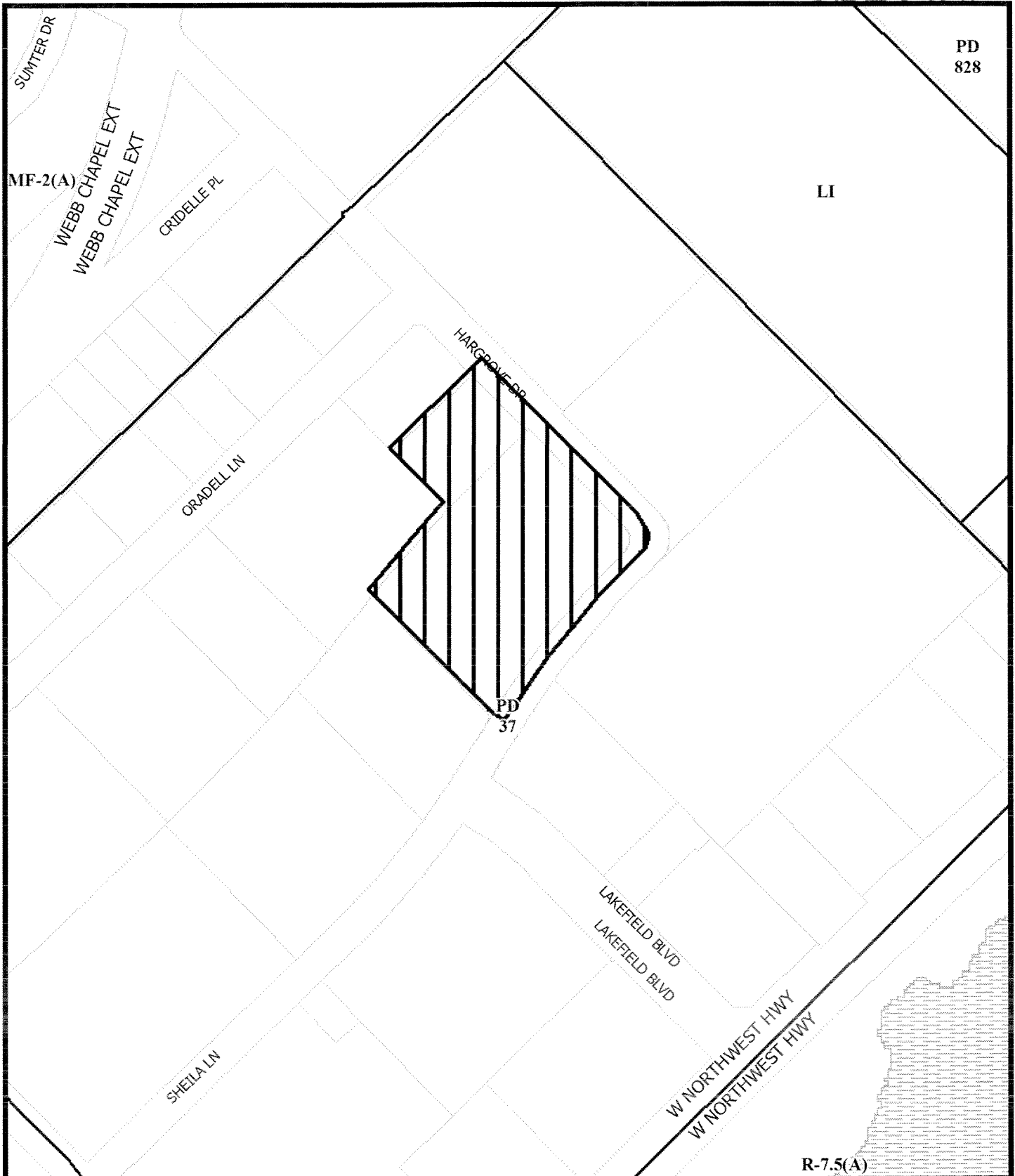
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Approved
City Plan Commission
October 4, 2012

Specific Use Permit
No. 1997

28836

12278.9



PD
828

LI

HARGROVE DR

ORADELL LN

PD
37

LAKEFIELD BLVD
LAKEFIELD BLVD

W NORTHWEST HWY
W NORTHWEST HWY

R-7.5(A)



1:2,400

ZONING AND LAND USE

Case no: Z112-302

Date: 10/22/2012