

10-14-15

29901

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Ordinance No. 6499, passed by the Dallas City Council on March 21, 1955, as amended by Ordinance No. 19650, passed by the Dallas City Council on August 26, 1987, Ordinance No. 22045, passed by the Dallas City Council on May 11, 1994, Ordinance No. 24306, passed by the Dallas City Council on June 28, 2000, and Ordinance No. 29093, passed by the Dallas City Council on August 14, 2013, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 7 for a private school; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a revised 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. 7; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 7; 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. 6499, as amended, are amended to read as follows:

“(1) SITE PLAN: Use and development of the Property must comply with the attached site plan.

- (2) LANDSCAPING:
- A. Landscaping must be provided as shown on the attached site plan.
  - B. Plant materials must be maintained in a healthy, growing condition.
  - C. All new landscaping must be installed in accordance with Article X of the Dallas Development Code, as amended.
- (3) USES: The only use authorized by this specific use permit is a private school [~~with pre school, kindergarten, and first through fourth grades~~].
- (4) INGRESS-EGRESS: A circular drive or similar area must be provided for the off-street maneuvering of vehicles in the location [~~loading and unloading of children as~~] shown on the attached site plan. The owner of the Property shall ensure that access to and egress from the Property through the residential alley to the south is prohibited.
- (5) CLASSROOMS: The maximum number of classrooms is 36 limited to pre-kindergarten, kindergarten, and first through fourth grades.
- (6) INDOOR AREA: A minimum of 50 square feet of indoor area must be provided for each child in attendance.
- (7) OUTDOOR PLAY AREA: A minimum of 100 square feet of play area must be provided for each child in the outdoor play area at one time. The outdoor play area must be located as shown on the attached site plan.
- (8) TIME LIMIT: This specific use permit expires on October 14, 2045, but is eligible for automatic renewal for additional 30-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.)[~~has no expiration date.~~]
- (9) REFUSE PICK-UP: The owner shall ensure that refuse pick-up is limited to the hours between 8:00 a.m. and 6:00 p.m.

(10) TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the private school must comply with the attached traffic management plan.

B. Access to Forest Lane. In order to comply with the traffic management plan, a copy of a license providing vehicular access to Forest Lane must be provided to the building official prior to the issuance of a certificate of occupancy for the additions shown on the attached site plan.

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

D~~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 March 1, 2015. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of each odd-numbered 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:
  - i. ingress and egress points;
  - ii. queue lengths;
  - iii. number and location of personnel assisting with loading and unloading of students;
  - iv. drop-off and pick-up locations;
  - v. drop-off and pick-up hours for each grade level;
  - vi. hours for each grade level; and
  - vii. circulation;
3. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

- i. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
- ii. 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.

E[Ð]. 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) of Chapter 51A of the Dallas City Code, as amended.
  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 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.”

SECTION 2. That the site plan attached to Ordinance No. 29093 is replaced by the site plan attached to this ordinance.

SECTION 3. That the traffic management plan attached to Ordinance No. 29093 is replaced by the traffic management plan attached to this ordinance.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

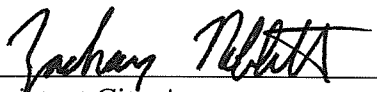
SECTION 5. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. 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 7. 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:

WARREN M.S. ERNST, City Attorney

By   
Assistant City Attorney

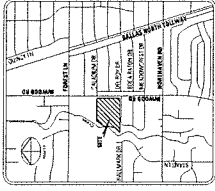
Passed OCT 14 2015

# LAMPLIGHTER SCHOOL

11611 INWOOD ROAD  
DALLAS, TEXAS 75229

Owner: LAMPLIGHTER SCHOOL  
11611 INWOOD ROAD  
DALLAS, TEXAS 75229  
Tel: 214-352-3044

Architect: **Talley Associates**  
12725-Judith, Suite 400  
Dallas, Texas 75244  
Tel: 214-497-7200  
Fax: 214-497-7206



VICINITY MAP

### SUP NO. 7

LOT 2, BLOCK A, 2007  
HOCKADAY SCHOOL, VOL. 200020, PG. 36  
1. Existing Land Use: Private School with Pre-School, Kindergarten, and First through Fourth Grades  
2. Gross Acreage: 13.189 ac., 573,265 sf (Gross)  
12.86 ac., 551,479 sf (Net, Excluding Street Easement)

### GENERAL NOTES:

#### SQUARE FOOTAGE OF BUILDINGS

Existing:	(sf)
Classrooms	50,148
Library	3,415
Administration	2,828
Drop-offs	1,439
Lower School Replacement	3,150
Activities Building	12,238
Media Lab	2,300
<b>TOTAL EXISTING</b>	<b>75,518</b>
Proposed:	
Innovation Lab	11,000
Student Services	5,000
Spanish Addition	1,000
Canopy	1,500
Playground	1,500
Bridge Connection	1,500
Drama	1,500
Bath	2,500
<b>TOTAL PROPOSED</b>	<b>100,120</b>

### MAXIMUM HEIGHT & STORIES

Facility	Max. Height (ft.)	Stories
Classrooms	24	2
Library	30	1
Activities Building	32 (top of gable)	2
Media Lab	12	1
Proposed:		
Innovation Lab	30	1
Student Services	20	2
Spanish Addition	15	1
Canopy	12	1
Playground	30	2
Bridge Connection	15	1
Drama	30	2
Bath	30	2

### LOT COVERAGE

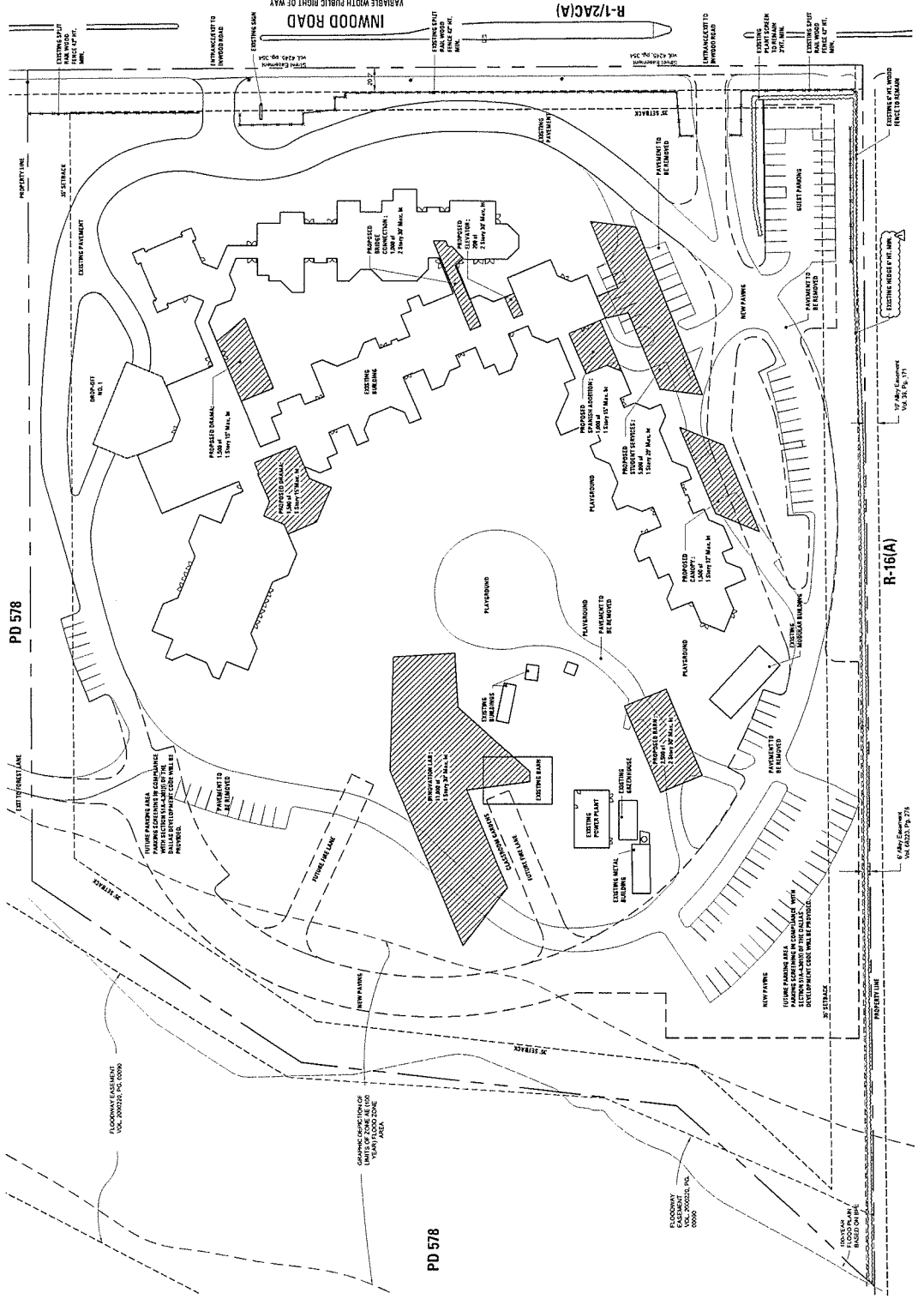
Facility	Percent (%)
Existing Buildings	63.3
Open Space	62.9
Paved Area	22.5
Proposed:	
Open Space	12.5
Paved Area	41.4
Paved Area	40.9

### PARKING

Spaces	Existing	Proposed
Spaces	109	109

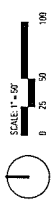
### PERMITS

Permit	Number
Site Plan	L1
Site Plan	Z145-290



## Site Plan (Revised) Specific Use Permit No. 7

Approved  
City Plan Commission  
September 3, 2015



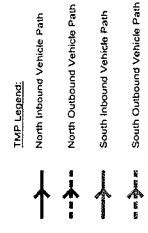
SCALE: 1" = 50'

PD 578

PD 578

File: \\yadda\c\1511-LAMPLIGHTER SCHOOL\SUP 7\INWOOD-2015\PD LANDSCAPE-DEVELOPMENT PLANS.dwg  
Plot: Aug 18, 2015 - 4:19pm  
User: j...  
Plot Size: Aug 04, 2015 - 2:28pm

GRAPHIC SCALE  
 1" = 40' on 24x36 Plot



**Enrollment:** 450 Students

Grade	# of Students	Dismissal Time
North (Kindergarten, 1, 2nd, 3rd, 4th)	236	3:15 PM
South (Pre-K, 1st)	214	3:15 PM

There will be no additional students added with the proposed expansion of the school. The queue length will remain the same as in the existing scenario. The total available queue length in the North pick-up group is 1940' or 87 vehicles. The total available queue length in the South pick-up group is 2360' or 119 vehicles.

The available queue length for the North Loading Area can accommodate up to 77 vehicles in a single pick-up period. An additional 20 vehicles can be accommodated in the North Pick-Up Secondary Lane. The available queue length for the South Loading Area can accommodate up to 119 vehicles in a single pick-up period.

Projected maximum queue demand is 3000 feet (150 vehicles) for 450 students at any one point in time. There is 1300' of excess queue length available after the projected maximum queue demand. The proposed maximum queue demand is based on one car in one lane. The cars shown in Auto Queue Position are just for visualization purposes and do not represent the actual number of cars that can be accommodated in the queue.

Group	Direction	Available Queue	Projected Queue	Excess Queue	Capacity (Vehicles)
North (Kindergarten, 1, 2, 3, 4)	SB Lane	1940'	236'	1704'	87
	NB Lane	1940'	236'	1704'	87
South (Pre-K, 1st)	SB Lane	2360'	214'	2146'	119
	NB Lane	2360'	214'	2146'	119

Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Mark G. Goode, P.E. #43336, certify that the results indicate that no queuing vehicles dropping off or picking up students at this school will extend onto City of Dallas right-of-way as a result of internal queuing constraints.

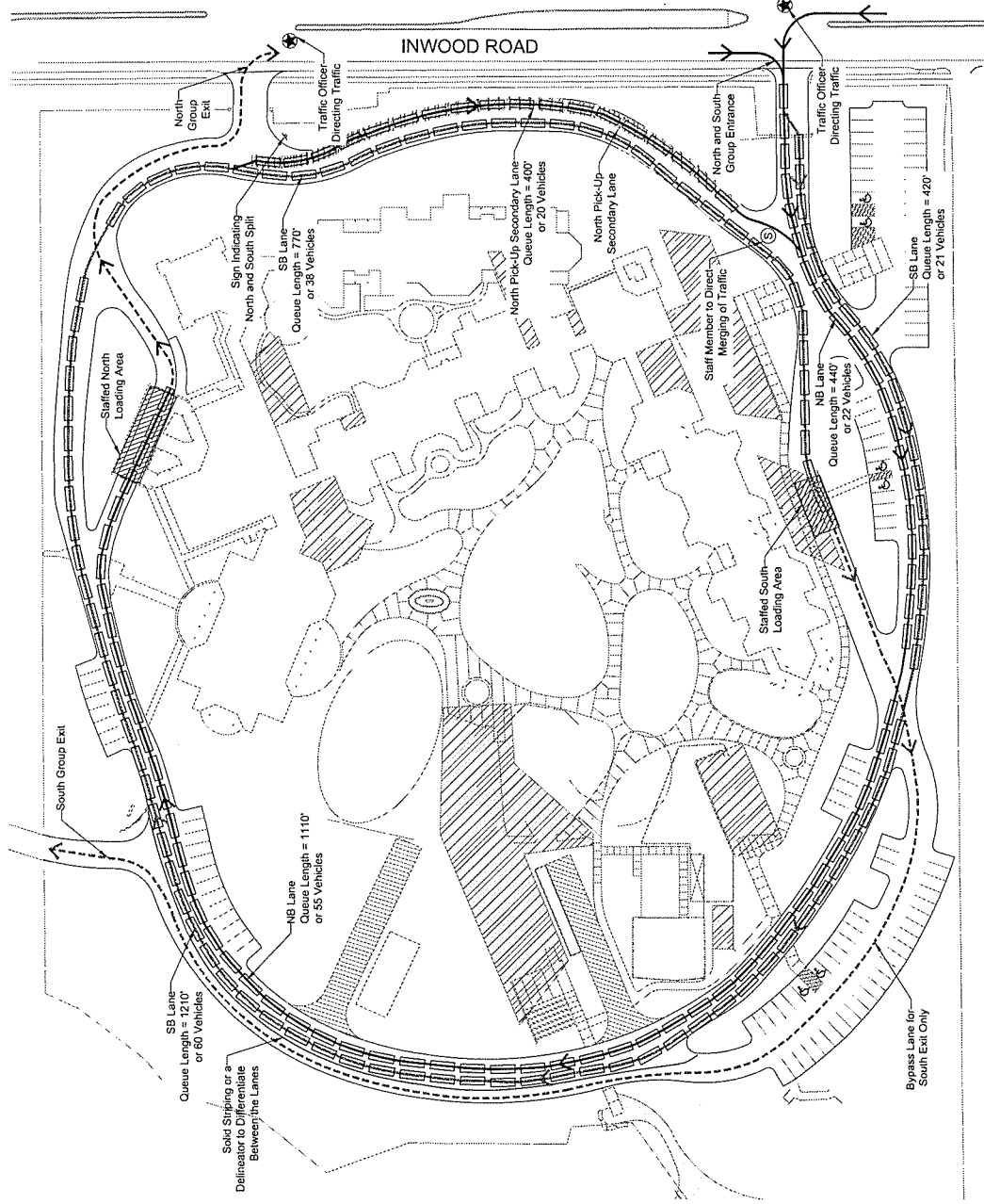
**Traffic Management Plan (Revised)**  
**Specific Use Permit No. 7**

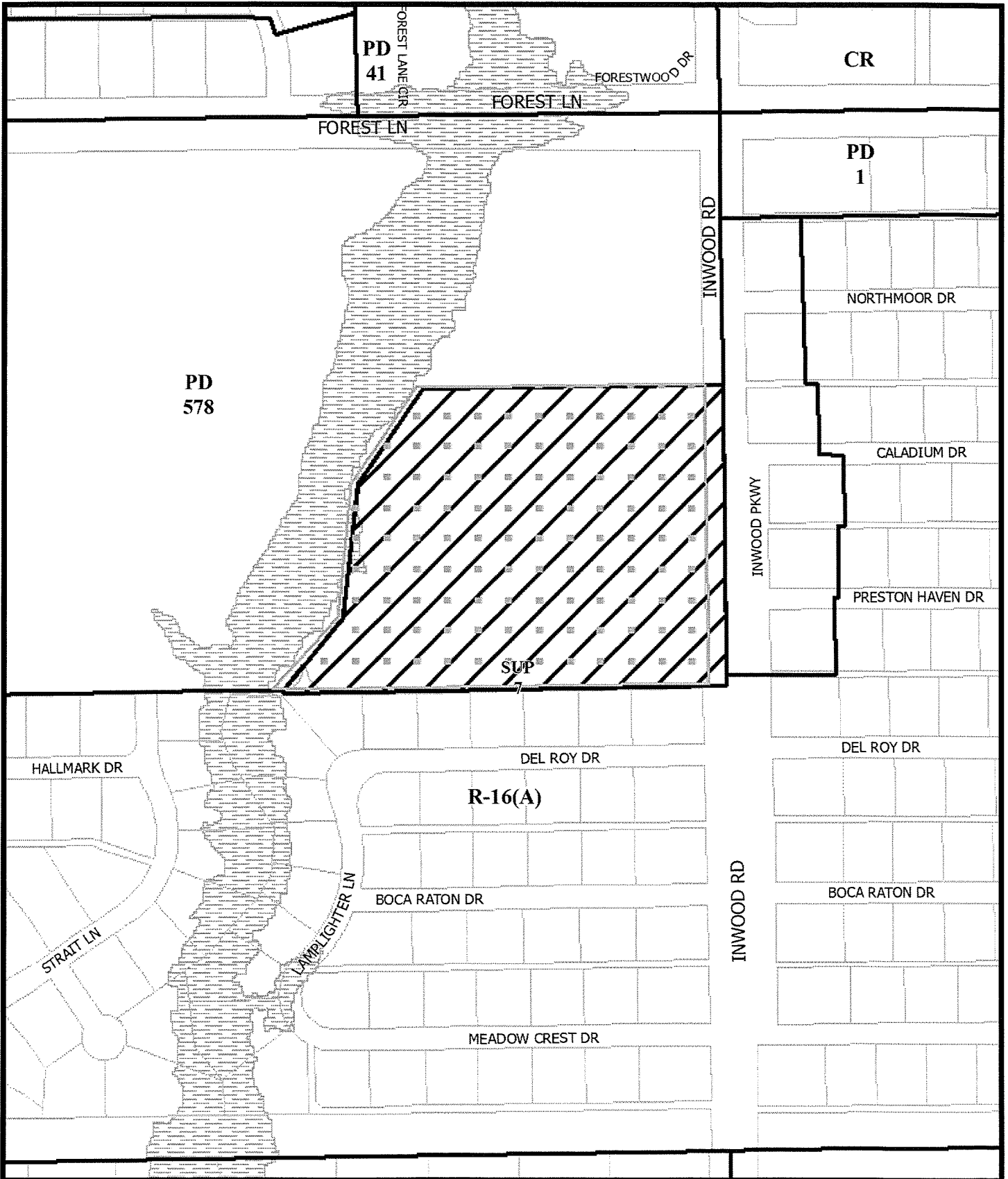
School Traffic Management Plan (TMP)  
 The Lamplighter School  
 11611 Inwood Rd, Dallas, TX 75229

Sheet No. **TMP-1**

Approved  
 City Plan Commission  
 September 3, 2015

**PROPOSED BUILDING SCENARIO**





1:3,600

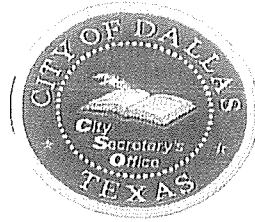
# ZONING MAP

Case no:           Z145-290          

Date:           8/18/2015



151900



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL OCT 14 2015

ORDINANCE NUMBER 29901

DATE PUBLISHED OCT 17 2015

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".