

12-05-18

ORDINANCE NO. 31062

An ordinance amending Article 823, "PD 823," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the off-street parking and loading and traffic management plan regulations in Sections 51P-823.109 and 51P-823.110 of Article 823; providing a new development and landscape plan; providing a new 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 the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 823 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Subsection (b), "For a Public School Other Than an Open-Enrollment Charter School," of Section 51P-823.109, "Off-Street Parking and Loading," of Article 823, "PD 823," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Paragraph (3) to read as follows:

"(3) Seven spaces are required for each senior high school classroom."

SECTION 2. That Paragraph (1) of Subsection (c), "Traffic Study," of Section 51P-823.110, "Traffic Management Plan," of Article 823, "PD 823," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(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, 2020 [2013]. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year."

SECTION 3. That the development and landscape plan, Exhibit 823A of Article 823, "PD 823," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 823A attached to this ordinance.

SECTION 4. That the traffic management plan, Exhibit 823B of Article 823, "PD 823," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 823B attached to this ordinance.

SECTION 5. That development of this district must comply with the full-scale versions of Exhibit 823A (development and landscape plan) and Exhibit 823B (traffic management plan) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That 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 8. 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 9. 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.

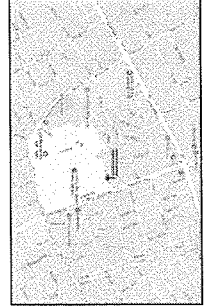
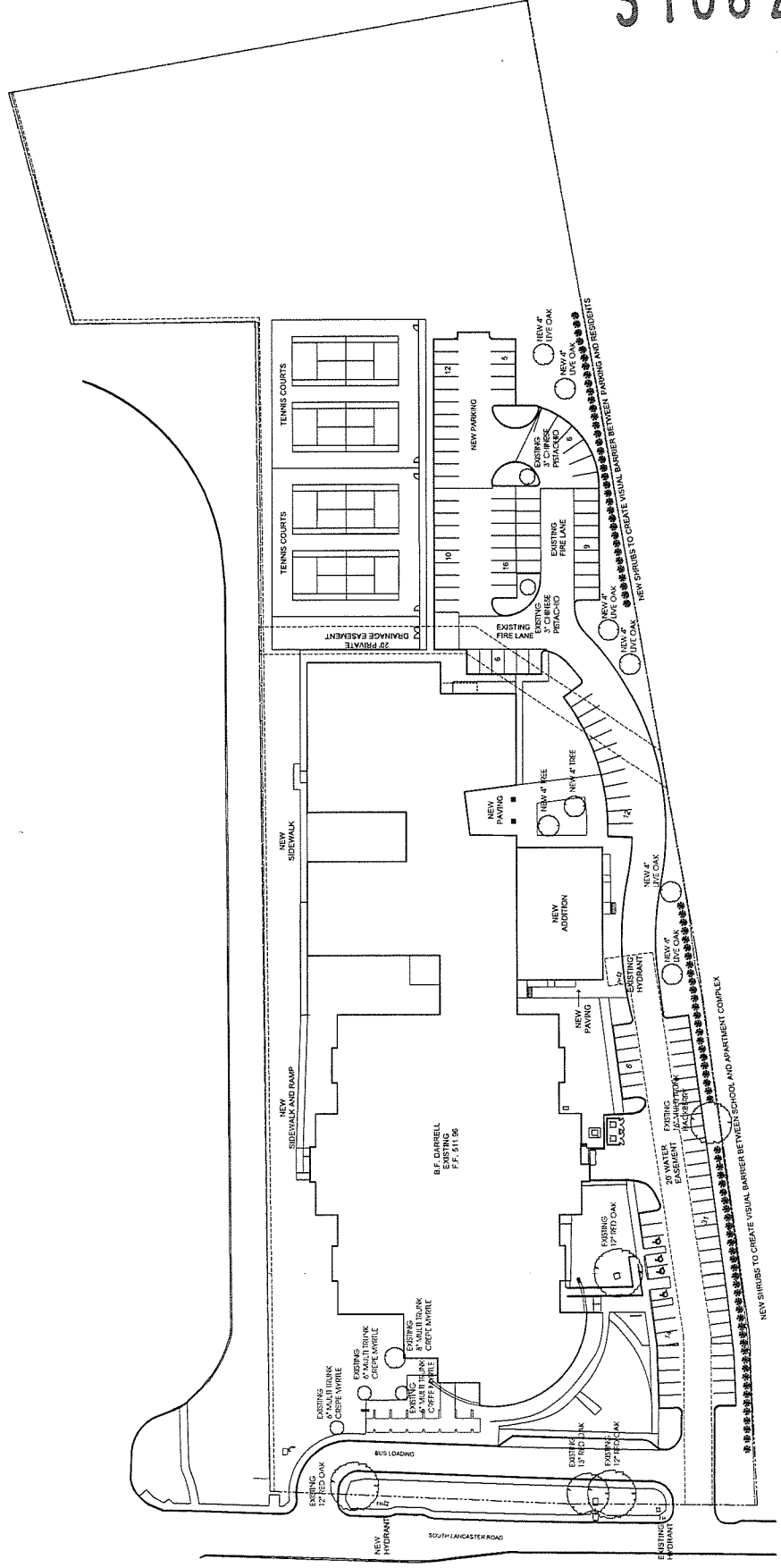
APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

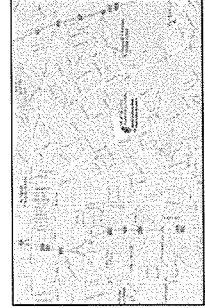
By 
Assistant City Attorney

Passed DEC 12 2018

31062



LOCATION MAP



VICINITY MAP

BUILDING CODE DATA

Occupancy Type - Educational (E) (Section 305)	
Construction Type - Type II-B Unlimited (Full Auto Fire Sprinkler Coverage)	
Building Area - Existing A & B:	43,420 sf
Building Area - Existing C:	13,853 sf
Building Area - Existing D:	15,347 sf
Total Building Area - Existing:	72,620 sf
Building Area E - New Addition:	6,000 sf
Allowable No. of Stories - Two	
Actual No. of Stories - One	
Allowable Building Height - 55 ft. (Table 503)	
Actual Building Height - 25'-0"	

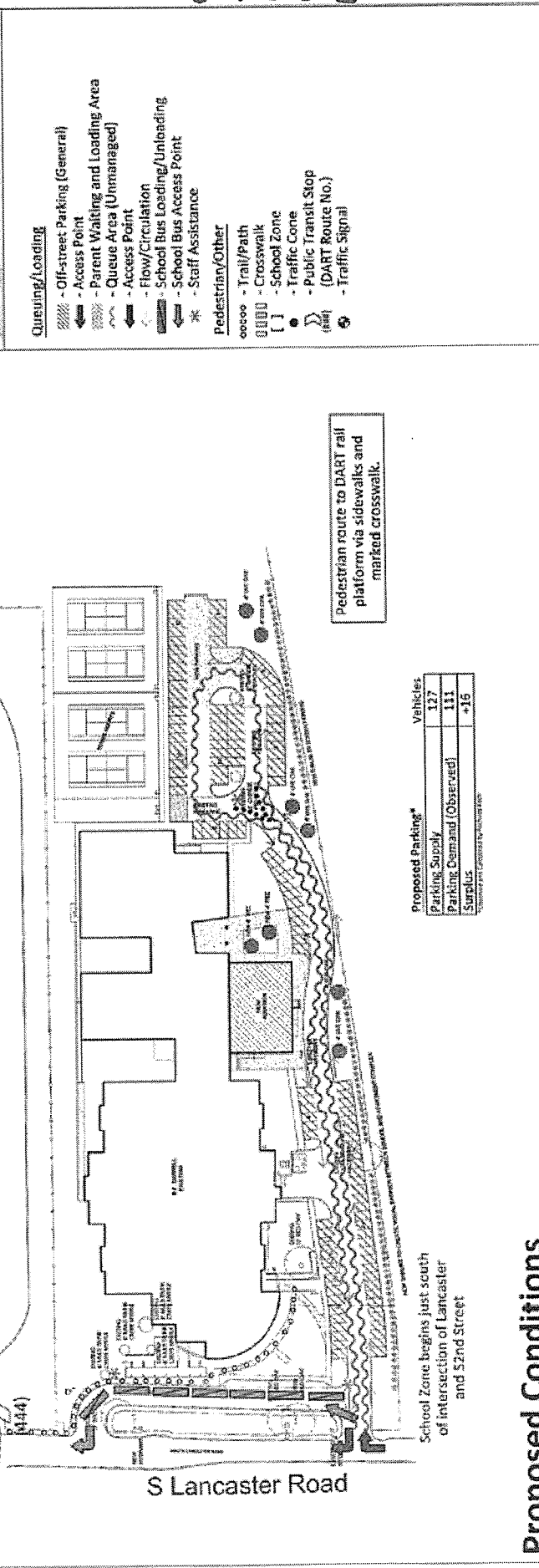
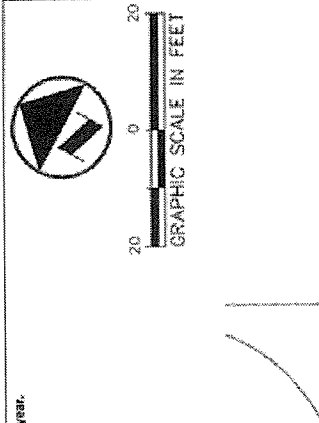
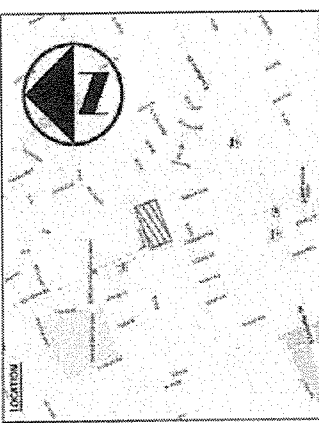
SITE DATA TABLE

USE:	PUBLIC SCHOOL OTHER THAN OPEN ENROLLMENT CHARTER SCHOOL
ZONING:	PD 823
LAND AREA:	7.812 ACRES
PROPOSED FLOOR AREA:	78,620 SQFT
LOT COVERAGE:	24%
PROPOSED ADDITION HEIGHT:	20'-0"
TOTAL CLASSROOMS:	18
NEW CLASSROOMS:	NONE
REQUIRED PARKING SPACES	7 SPACES PER CLASSROOM
REQUIRED SPACES	126
SPACES PROVIDED:	127

GENERAL NOTE: The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.

DART Rail Station located
approx. 1,350 feet north of
school entrance.

Vehicle Accumulation Capacity	
Proposed Event	300 Students
Distribution:	
By Student Body (75%)	225 Students (75% of 300)
By Visitors (25%)	75 Visitors (25% of 300)
Student by Pick-up/Drop-off:	
Student by Pick-up	150 Students
Student by Drop-off	150 Students
Average Length of Vehicle:	
Projected Maximum Vehicle Accumulation*	71 Vehicles (11,609 SF)
Projected Capacity:	281 Vehicles (17,217 SF)
SURPLUS: 110	



31062

181841

Proposed Conditions

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HENRY W. HENLEY, P.E. 35343 ON 12/10/2018. ALTERATION OF A SEALS REGISTERED TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PK #21816-17-409 PK #21816-17-409
PK RES. SURVEYING FIRM # 00308-00 HWL: 11/09/18

BACKGROUND:

City of Dallas
Public School (High School)
New Tech High School
Event Name: Wednesday Morning & Evening (Seasonal)
Event Frequency: 1
On-Site Contact: Mr. Charles Pringle (214) 932-2600

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EXHIBIT 1 Z178-259
Traffic Management Plan
Proposed Conditions
DISD New Tech High School, Dallas, Texas
Pacheco Koch

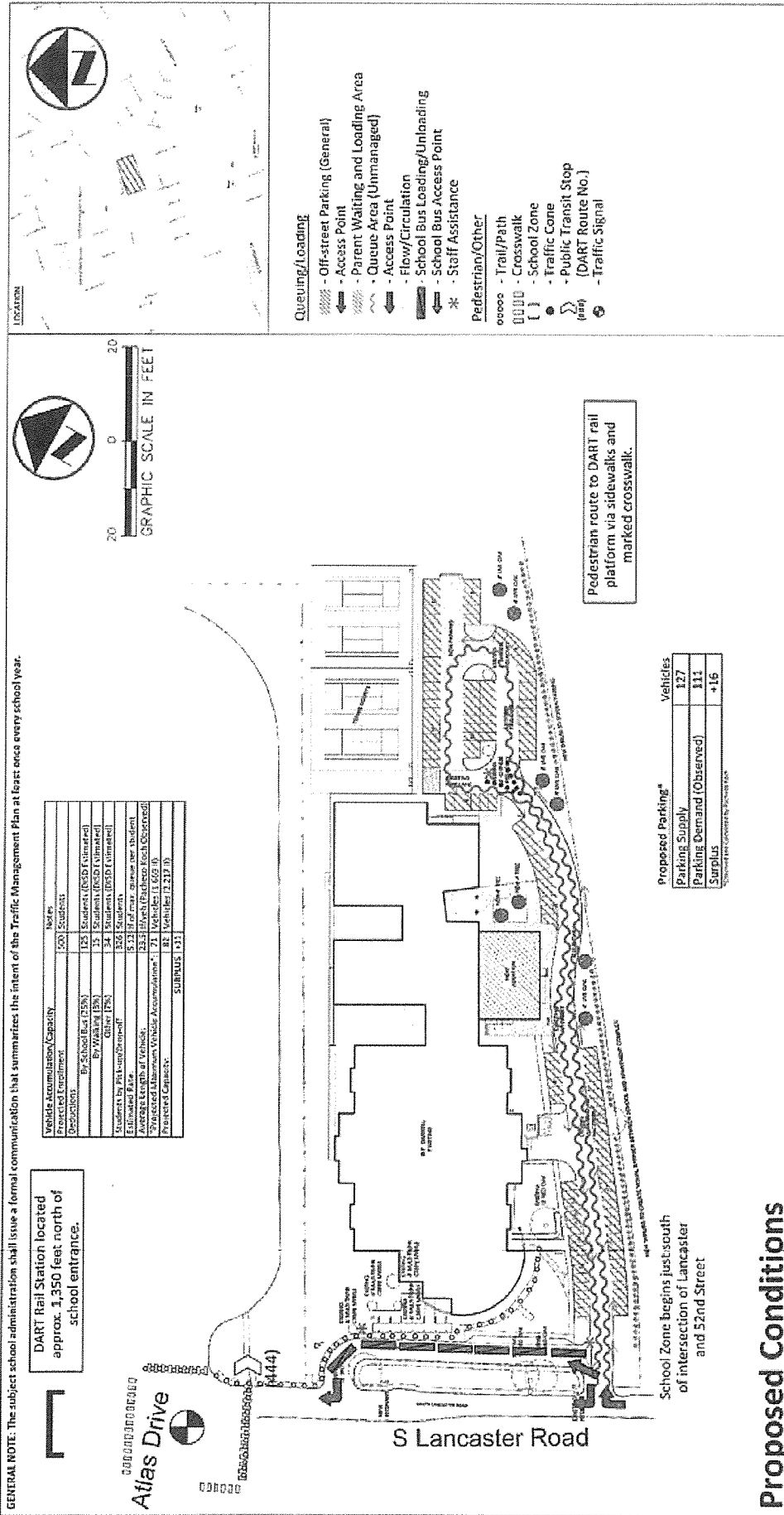


EXHIBIT 1 Z178-259
Traffic Management Plan
Proposed Conditions
 DISD New Tech High School, Dallas, Texas
Pacheco Koch

Proposed Conditions

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. TUCKER, P.E. 125343 ON SEPTEMBER 11, 2018. I HEREBY CERTIFY THAT I AM THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFICER UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PK 01810-17, 460 (HWL-11/09/181)
 PK 01810-17, 460 (HWL-11/09/181)

NOTE: This drawing is conceptual only and does not reflect a detailed design.

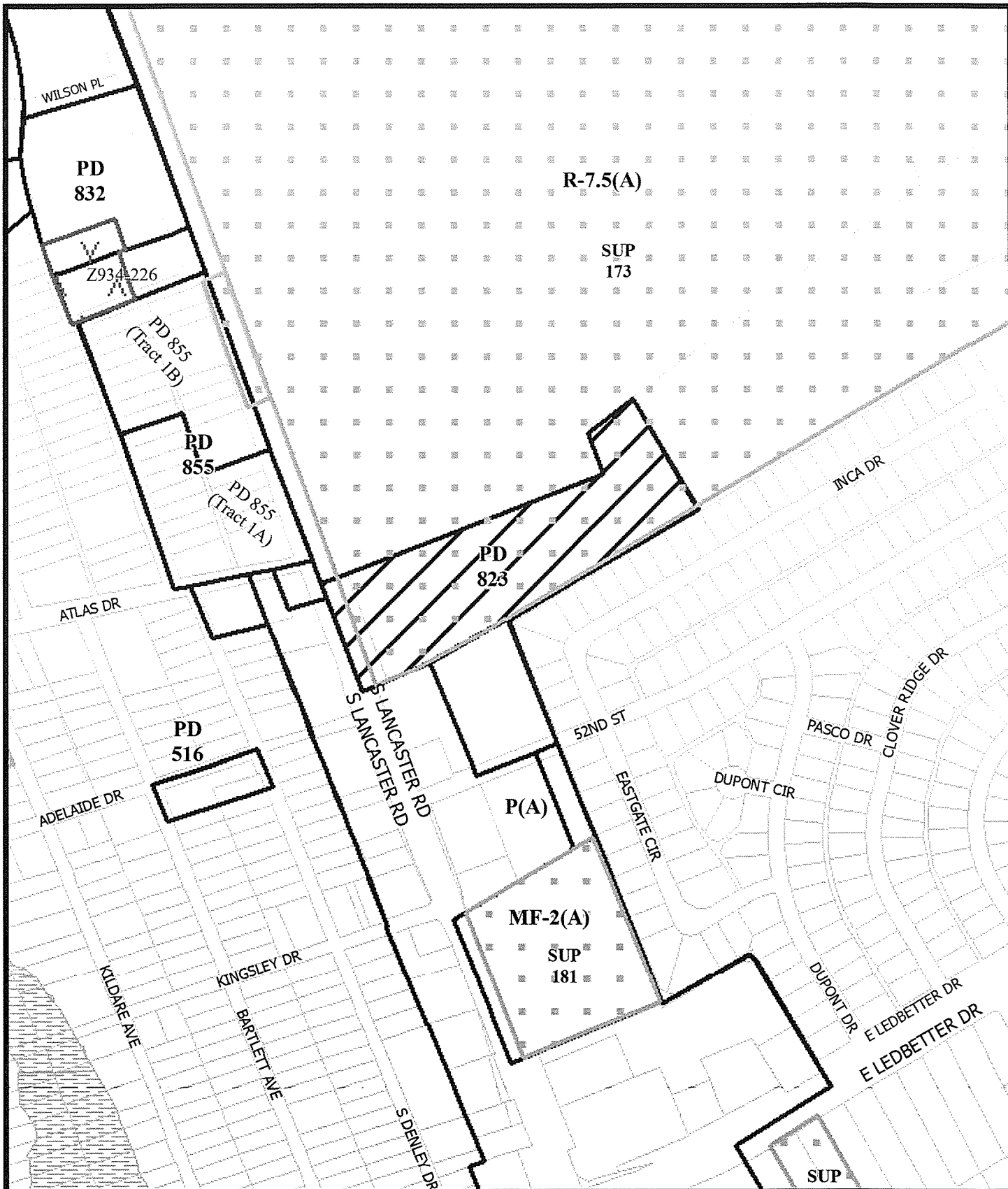
BACKGROUND:

City of Dallas
 Public School (High School)
 New Tech High School
 Website: www.nthhs.org
 Event Name: www.nthhs.org
 Event Time/Date: 12/14/18 7:00 AM
 Contact: Ms. Elizabeth Prichard (214) 932-7500

City of Dallas
 Public School (High School)
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 Website: www.nthhs.org
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Exhibit 823B
 Planned Development
 District No. 823

Approved
 City Plan Commission
 November 1, 2018

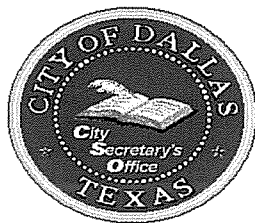


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ZONING MAP

Case no: Z178-259

Date: 6/15/2018



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 DEC 12 2018

ORDINANCE NUMBER 31062

DATE PUBLISHED DEC 15 2018

ATTESTED BY: