

12-5-18

ORDINANCE NO. 31065

An ordinance amending Article 467, "PD 467," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the yard, lot, and space regulations, and off-street parking and loading regulations in Sections 51P-467.107 and 51P-467.109 of Article 467; adding Section 51P-467.103.1, "Exhibits"; adding Section 51P-467.109.1, "Traffic Management Plan"; deleting Section 51P-467.119, "Zoning Map"; providing a new development plan; providing a new landscape 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 the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 467 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Article 467, "PD 467," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-467.103.1, "Exhibits," to read as follows:

"SEC. 51P-467.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 467A: development plan.
- (2) Exhibit 467B: landscape plan.
- (3) Exhibit 467C: traffic management plan."

SECTION 2. That Section 51P-467.107, "Yard, Lot, and Space Regulations," of Article 467, "PD 467," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-467.107. 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 [contained] in Division 51A-4.400. If there is [~~in the event of~~] a conflict between this section and Division 51A-4.400, this section controls.)

"(a) Setbacks.

(1) Setbacks for main structures are as follows:

- (A) Church Road. Minimum setback is 100 feet.
- (B) White Rock Trail. Minimum setback is 80 feet.
- (C) North side yard. Minimum setback is 20 feet.
- (D) East side yard. Minimum setback is 600 feet.

(2) No setbacks are required for accessory structures. [~~Setbacks must be provided as shown on the development plan.]~~

(b) Floor area. Maximum floor area is 687,422 square feet.

[(1) Maximum floor area for Building A is 165,000 square feet.

- (2) ~~Maximum floor area for Building B is 348,000 square feet.~~
 - (3) ~~Maximum floor area for Building C is 3,500 square feet.~~
 - (4) ~~Maximum floor area for Building D is 17,000 square feet.~~
 - (5) ~~Maximum floor area for Building E is 2,650 square feet.~~
 - (6) ~~Maximum floor area for Building F is 1,200 square feet.~~
 - (7) ~~Maximum floor area for Building G is 1,000 square feet.]~~
- (c) Height. Except as provided in this section, maximum structure height is 57 feet.
- (1) Maximum height for poles supporting exterior lights for the baseball and softball fields is 70 feet.
 - (2) Maximum height for accessory buildings [~~Buildings E, F, and G~~] is 20 feet.
- (d) Lot coverage.
- (1) Maximum lot coverage is 45 percent.
 - (2) Surface parking lots and underground parking structures are not included in lot coverage calculations.
- (e) Lot size. No minimum lot size.
- (f) Stories.
- (1) Maximum number of stories for main buildings [~~Building A~~] is three.
 - (2) Maximum number of stories for accessory buildings is one [~~Building B is two~~].
 - [~~(3) Maximum number of stories for Building C is two.~~
 - ~~(4) Maximum number of stories for Building D is two.~~
 - ~~(5) Maximum number of stories for Buildings E, F, and G is one.]”~~

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SECTION 3. That Section 51P-467.109, "Off-Street Parking and Loading," of Article 467, "PD 467," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-467.109. OFF-STREET PARKING AND LOADING.

A minimum of 998 [~~1,064~~] off-street parking spaces for the public school must be provided in the locations shown on the development plan."

SECTION 4. That Article 467, "PD 467," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-467.109.1, "Traffic Management Plan," to read as follows:

"SEC.51P-467.109.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school must comply with the traffic management plan (Exhibit 706C).

(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, 2020. 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 even-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:

- (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.”

SECTION 5. That Section 51P-467.119, “Zoning Map,” of Article 467, “PD 467,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is deleted as follows:

“~~SEC. 51P-467.119. ZONING MAP.~~

~~PD 467 is located on Zoning Map No. E-9.]”~~

SECTION 6. That the development plan, Exhibit 467A of Article 467, “PD 467,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 467A attached to this ordinance.

SECTION 7. That the landscape plan, Exhibit 467B of Article 467, “PD 467,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 467B attached to this ordinance.

SECTION 8. That development of this district must comply with the full-scale versions of Exhibit 467A (development plan) and Exhibit 467B (landscape 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 9. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

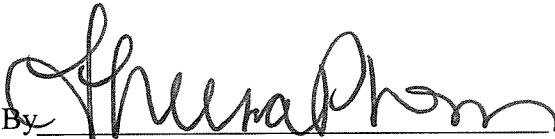
SECTION 10. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 11. 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 12. 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

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EXHIBIT A

BEGINNING at a point at the intersection of the northerly right-of-way line of Church Road (60 feet wide) and the easterly line of White Rock Trail (70 foot wide easement);

THENCE with the said easterly line of said White Rock Trail, the following courses and distances:

Northerly with a curve to the left whose center bears N 87°28'26" West, a distance of 493.37 feet, through a central angle of 18°39'00" and an arc length of 160.59 feet to a point at the beginning of a curve to the right;

Northerly with said curve to the right whose center bears North 73°52'34" East, a distance of 423.37 feet, through a central angle of 29°44'31" and an arc length of 219.77 feet to a point at the beginning of a curve to the right;

Northerly with said curve to the right whose center bears South 76°22'54" East, a distance of 1,312.69 feet, through a central angle of 37°45'24" and an arc length of 865.03 feet to a point on the southerly right-of-way line of a Dallas Power and Light Company right-of-way as conveyed by deed recorded in Volume 4861, Page 85, Deed of Records, Dallas County, Texas;

THENCE South 44°57'44" East with the said southerly line of the Dallas Power and Light Company right-of-way, a distance of 86.60 feet to a point for angle point;

THENCE South 89°42'44" East, continuing with the said southerly right-of-way line of the Dallas Power and Light Company right-of-way, a distance of 1,685.14 feet to a point for corner at the northwesterly corner of the Lake Highlands Square Addition, an addition to the City of Dallas, Dallas County, Texas;

THENCE South 00°38'00" West with the westerly line of said Lake Highlands Square Addition, a distance of 905.69 feet to a point for corner in the northerly right-of-way line of Church Road;

THENCE with the northerly right-of-way line of said Church Road, the following courses and distances;

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South 87°05'39" West, a distance of 488.89 feet;

South 86°29'13" West, a distance of 1,027.95 feet;

THENCE North 00°09'46" East, a distance of 499.92 feet to a point for corner;

THENCE North 62°38'57" West, a distance of 68.11 feet to a point for corner;

THENCE South 87°43'26" West, a distance of 369.40 feet to a point for corner;

THENCE South 27°47'16" West, a distance of 63.03 feet to a point for corner;

THENCE South 02°19'48" East, a distance of 370.50 feet to a point for corner;

THENCE South 08°17'45" East, a distance of 104.53 feet to a point for corner;

THENCE South 01°14'00" East, a distance of 7.66 feet to a point on the said northerly right-of-way line of Church Road;

THENCE with the northerly right-of-way line of said Church Road, the following courses and distances;

South 88°19'05" West, a distance of 90.35 feet;

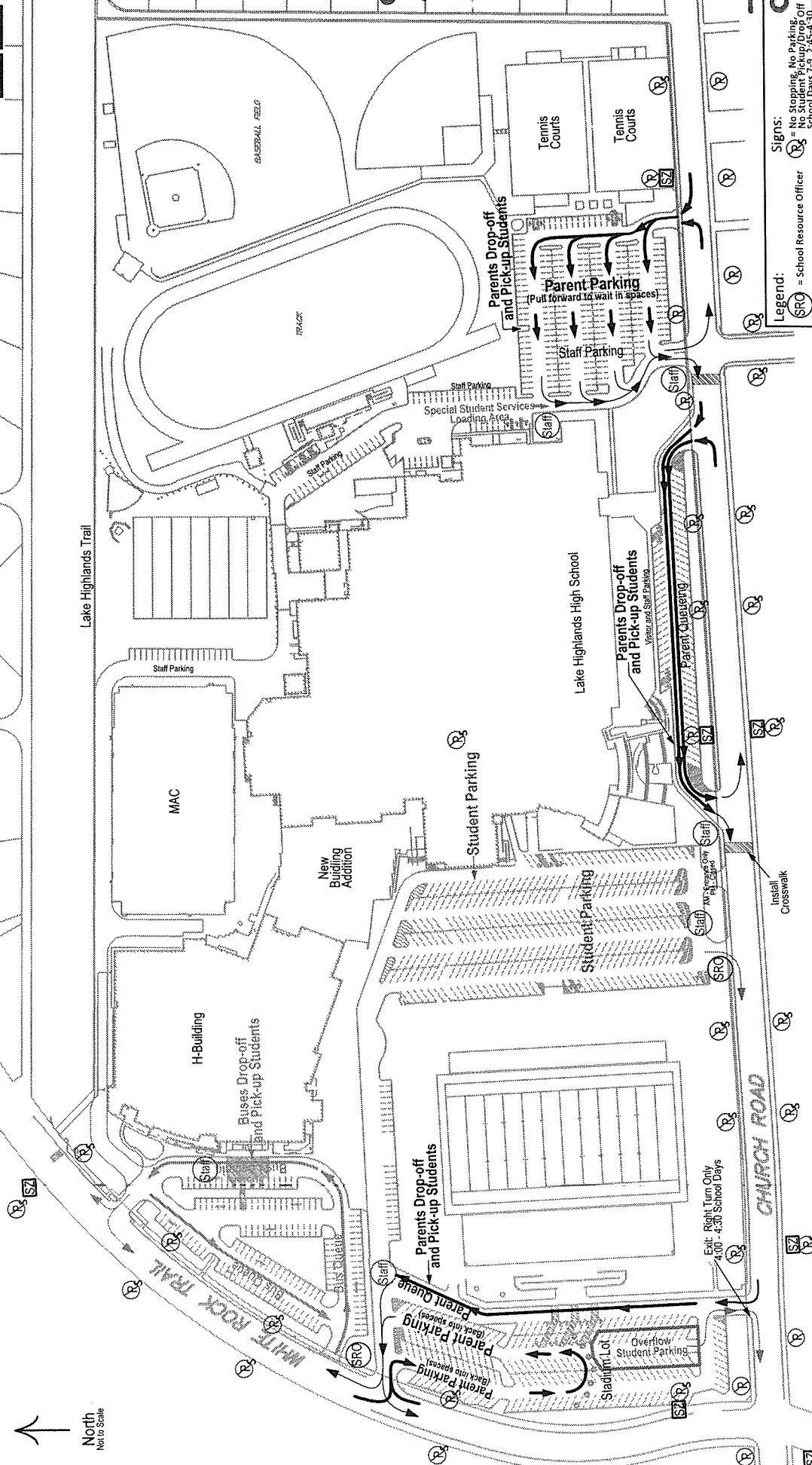
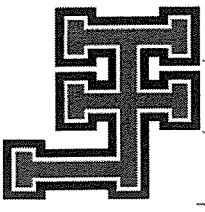
South 87°27'41" West, a distance of 137.28 feet to the POINT OF BEGINNING, and containing 802,743 square feet or 41.39 acres of land, more or less.

Planned Development
District No. 467

Traffic Management Plan Lake Highlands High School

Dallas #178-317; PD 467

No student drop-off or pick-up on
Church Road, White Rock Trail, Fieldcrest Drive or
Lake Highlands North Recreation Center.

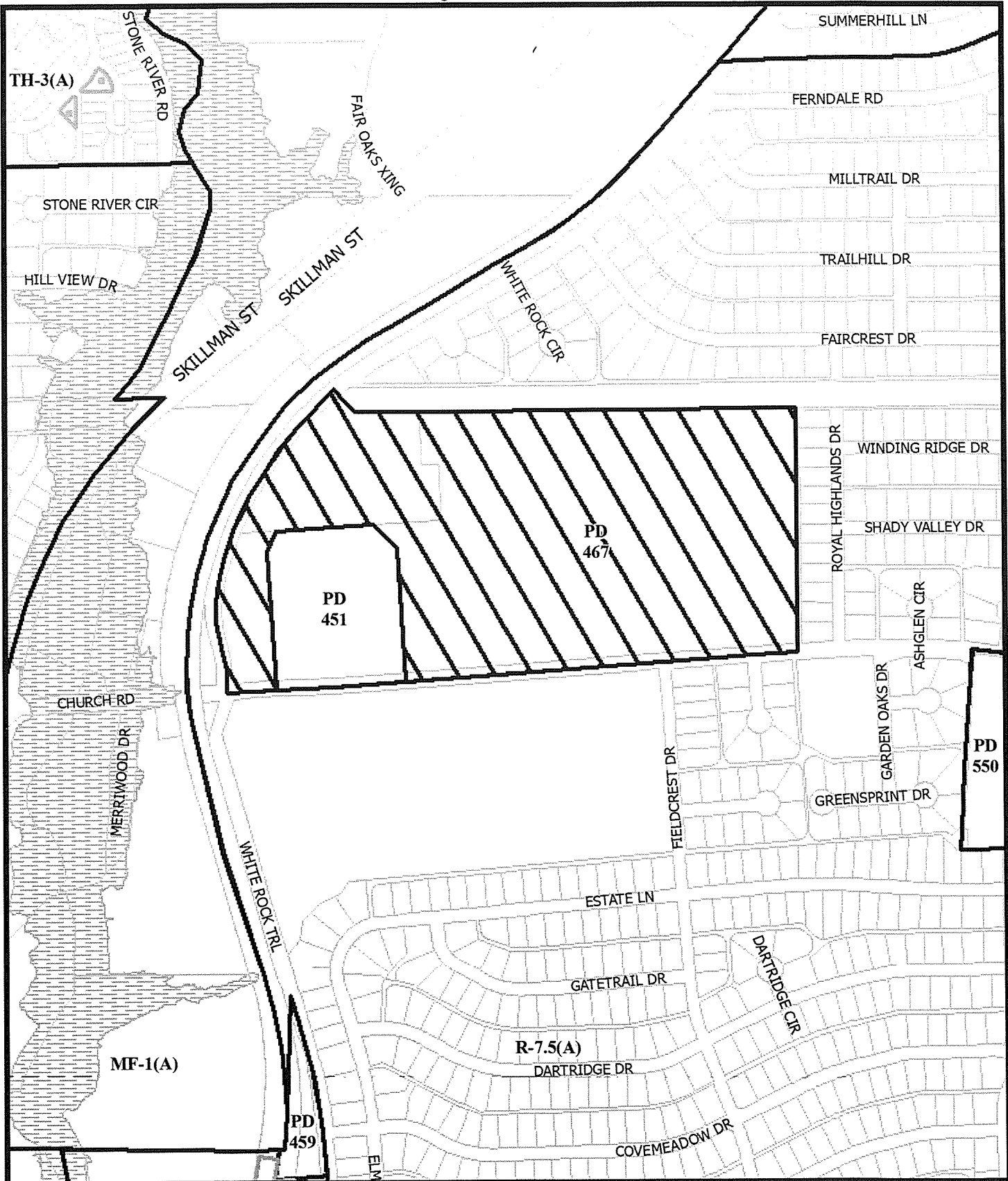


Areas for Parent Pickup/Queue	Queueing Feet	Queueing Vehicles	Parent Pickup Parking Spaces	Total	Total Parent Pickup/Queue Spaces
Stadium Lot (north of islands) - Parking			59	59	
Stadium Lot (south of islands) - Parking	497	21	34	34	114 Stadium Lot
Stadium Lot - Adjacent to field - Queue	651	28	28	28	
Front Lot - North Queue Lane	602	26	26	26	54 Front Driveway
Front Lot - South Queue Lane			120	120	120 Tennis Lot
Tennis Court Parking Lot - Parking Spaces			213	213	
Total:	1,750	75	288	288	288 Vehicles

Planned Students/Grade	School Times	Travel Modes	Projected Queue (Vehicles)	Provided Queue (Vehicles)	Surplus Queue (Vehicles)
9 th	968	Buses 35%	16	20	4
10 th	909	Parents ~25%	282	288	6
11 th	818	Student Drivers 10%	353	--	--
12 th	698	Walkers ~30%	--	--	--
Total:	3,393	Staff and Visitors	404	--	--

Legend:
 SRQ = School Resource Officer
 Staff = Lake Highlands Staff
 = Cones
Signs:
 R = No Stopping, No Parking, No Student Pickup/Drop Off School Days 7-9, 2:45-4:15
 R = No Parking Anytime
 S7 = 20 MPH School Zone

LAMBERT
 ENGINEERING
 ASSOCIATES
 Texas Registered Engineering Firm #23806
 Site plan provided by RLG Engineering 08/20/18.

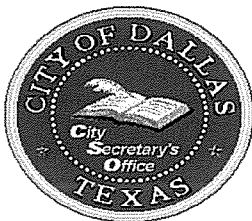


1:6,000

ZONING MAP

Case no: Z178-317

Date: 9/18/2018



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 31065

DATE PUBLISHED DEC 15 2018

ATTESTED BY: