

6-25-19

ORDINANCE NO. 31256

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 6042; fronting approximately 1013.56 feet along the east line of Westmoreland Road south of Mapleleaf Lane; and containing approximately 16.515 acres, from an R-10(A) Single Family District to Planned Development District No. 1018; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 1018; establishing use regulations and development standards for this planned development district; 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 the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from an R-10(A) Single Family District to Planned Development District No. 1018 on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

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SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 1018 to read as follows:

"ARTICLE 1018.

PD 1018.

SEC. 51P-1018.101. LEGISLATIVE HISTORY.

PD 1018 was established by Ordinance No. _____, passed by the Dallas City Council on June 26, 2019.

SEC. 51P-1018.102. PROPERTY LOCATION AND SIZE.

PD 1018 is established on property generally located on Westmoreland Road south of Mapleleaf Lane. The size of PD 1018 is approximately 16.515 acres.

SEC. 51P-1018.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district.

SEC. 51P-1018.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1018A: development plan.
- (2) Exhibit 1018B: traffic management plan.

SEC. 51P-1018.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 1018A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-1018.106. MAIN USES PERMITTED.

(a) Except as provided in section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school.

SEC. 51P-1018.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-1018.108. 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 in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

- (b) Public school other than an open-enrollment charter school.
 - (1) Front and side yard.
 - (A) Steps, handrails, and light poles are allowed in the required setbacks.
 - (B) Parking is allowed in the required setbacks.
 - (2) Floor area. Maximum floor area is 241,750 square feet.
 - (3) Height.
 - (A) Maximum structure height is 60 feet.
 - (B) Light poles may not exceed 30 feet in height.

SEC. 51P-1018.109. OFF STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

- (b) Public school other than an open-enrollment charter school.
 - (1) Parking lot and loading screening is not required.
 - (2) A minimum of 272 parking spaces are required for a public school other than an open-enrollment charter school to be used as a high school with up to 82 classrooms.
 - (3) Any surplus parking spaces at Sprague Field stadium east of the Property or parking that is not required for the stadium may be used by a public school other than an open-enrollment charter to be used as a high school.

SEC. 51P-1018.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-1018.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X with the exception of those provisions associated with surface parking lots, which are not required.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-1018.112. TRAFFIC MANAGEMENT PLAN

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 1018B).

(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, 2021. 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.

(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.

SEC. 51P-1018.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-1018.114. ADDITIONAL PROVISIONS.

(a) Maintenance. The Property must be properly maintained in a state of good repair and neat appearance.

(b) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Fencing for a public school other than an open-enrollment charter school.

(1) Fencing with a maximum height of six feet may be provided in the front yard setback.

(2) Baseball backstops with a maximum height of 20 feet are allowed in the front yard setback.

SEC. 51P-1018.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 3. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 4. That development of this district must comply with the full-scale version of Exhibit 1018A (development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 5. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 1018 in Chapter 51P.

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 the zoning ordinances of the City of Dallas and 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.

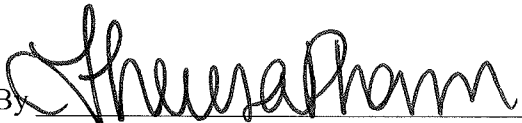
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SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

By 
Assistant City Attorney

Passed JUN 26 2019

EXHIBIT A

BEING a tract of land situated in the William M. Crow Survey, Abstract Number 298, City of Dallas, Dallas County, Texas and being a portion of that certain tract of land conveyed to the Dallas Independent School District according to deed recorded in Volume 4150, Page 247, Deed Records of Dallas County, Texas, and all of that certain tract of land conveyed to the Dallas Independent School District according to deed recorded in Volume 4183, Page 205, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING in the East right-of-way line of Westmoreland Road (100 foot width right-of-way) at the southwest corner of Lot 17, Block B/6042, Westwood Park Addition, an addition to the City of Dallas as according to the plat recorded in Volume 30, Page 81 of the Plat Records of Dallas County, Texas, from whence a 1/2 inch iron rod bears S 13°17'25" E, 1.59 feet from a 1/2 inch iron rod with TX REG NO 100189-00 and **POINT OF BEGINNING**;

THENCE S 71°52'20" E, along the south property line of said Block B/6042, Westwood Park Addition, a distance of 797.28 feet;

THENCE S 18°06'39" W, a distance of 138.68 feet;

THENCE S 07°32'49" E, a distance of 40.04 feet;

THENCE S 01°14'37" E, a distance of 234.40 feet;

THENCE S 36°14'37" E, a distance of 33.35 feet;

THENCE S 01°14'44" E, a distance of 191.51 feet;

THENCE S 88°57'22" W, a distance of 320.53 feet;

THENCE S 01°02'38" E, a distance of 537.56 feet;

THENCE S 88°13'37" W, a distance of 211.90 feet;

THENCE N 01°02'38" W, a distance of 416.44 feet;

THENCE S 88°57'22" W, a distance of 232.90 feet to a point on the east right-of-way line of Westmoreland Road;

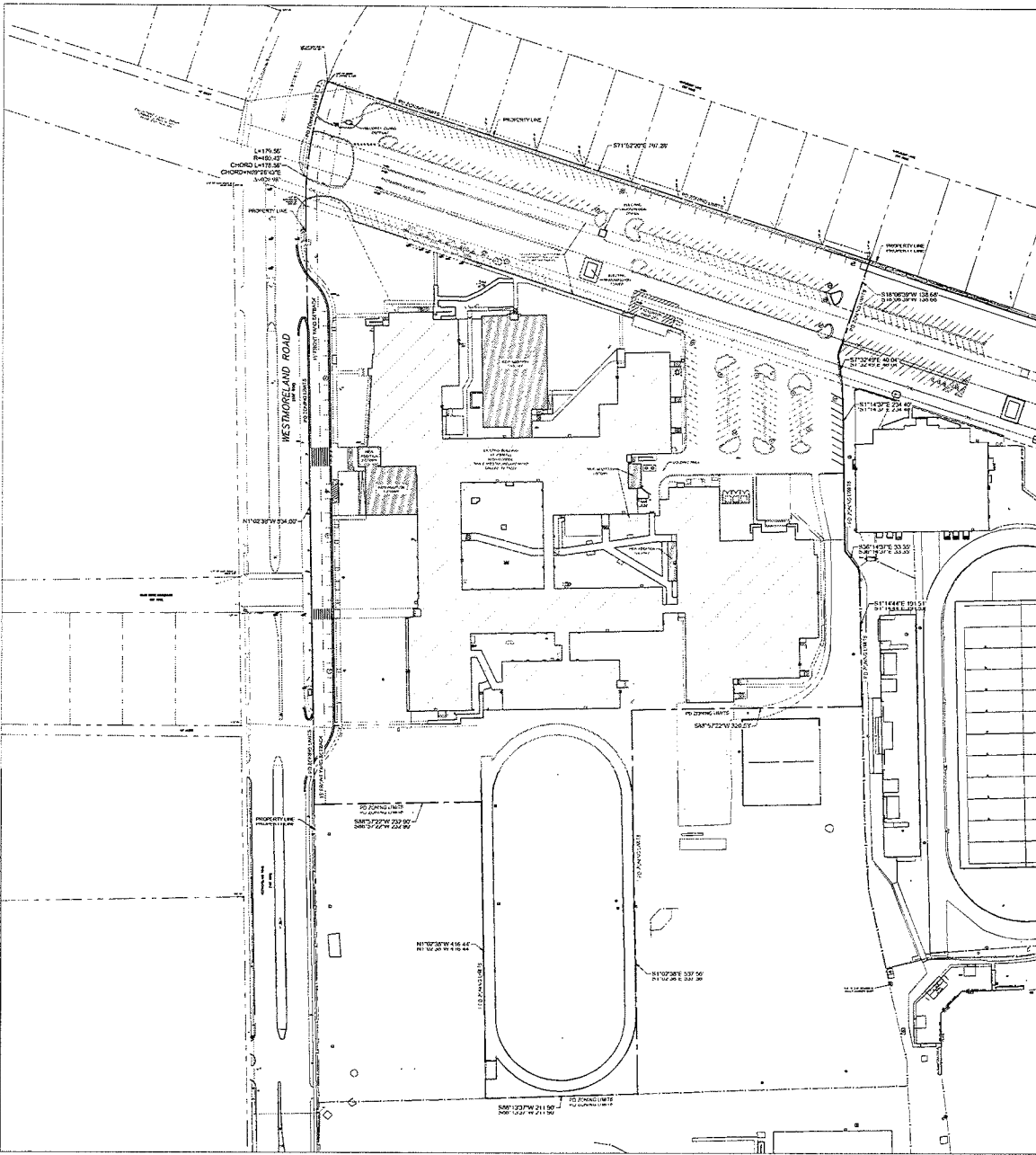
THENCE N 01°02'38" W along said right-of-way line a distance of 834.00 feet to a 1/2 inch iron rod with TX REG NO 100189-00 at the beginning of a curve to the right having a central angle of 20°58'41", a radius of 490.43 feet, a tangent length of 90.80 feet and a chord which bears N 09°26'43" E, 178.56 feet;

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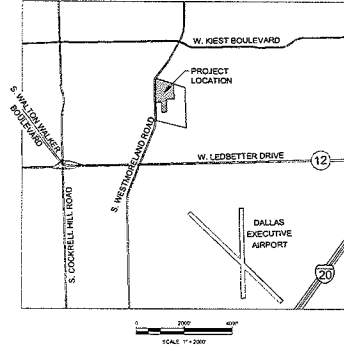
GIS_Approved

THENCE along the east right-of-way line of said Westmoreland Road and said curve to the right an arc distance of 179.56 feet to the **POINT OF BEGINNING**. Said tract contains 16.515 acres or 719,393 square feet) of land, more or less.



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 60'

VICINITY MAP



SITE SUMMARY

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TX 75204

PROPERTY:
LOT AREA: 49.013 ACRES
LOT COVERAGE: 63.1%
PD PROJECT AREA: 16.515 ACRES
15' FRONT YARD SETBACK

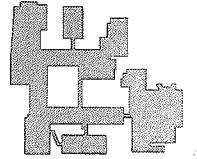
BUILDING AREA
EXISTING: 219,000 SF
NEW ADMIN ADDITION: 6,500 SF
NEW KITCHEN ADDITION: 750 SF
NEW ATHLETIC ADDITION: 1,000 SF
NEW CLASSROOM/STORM SHELTER ADDITION: 14,500 SF

CLASSROOMS
EXISTING: 82
NEW TOTAL: 82

PARKING
EXISTING: 397
6 - HANDICAP ACCESSIBLE
391 - STANDARD

REVISED TOTAL: 272
8 - HANDICAP ACCESSIBLE
264 - STANDARD

KEY PLAN



Moody Nolan
2338632
Holt-Zotter
Civil Engineer
Carpco Engineering, Inc.
SEF Engineer
Rude & Coughlin, Inc.
Civil Engineer

#	DATE	CHANGE DESCRIPTION

DISD - 2015 BOND PROGRAM
BID PKG. #204
FOR
DALLAS INDEPENDENT SCHOOL DISTRICT
5001 Spring Valley Road, Dallas, TX 75243

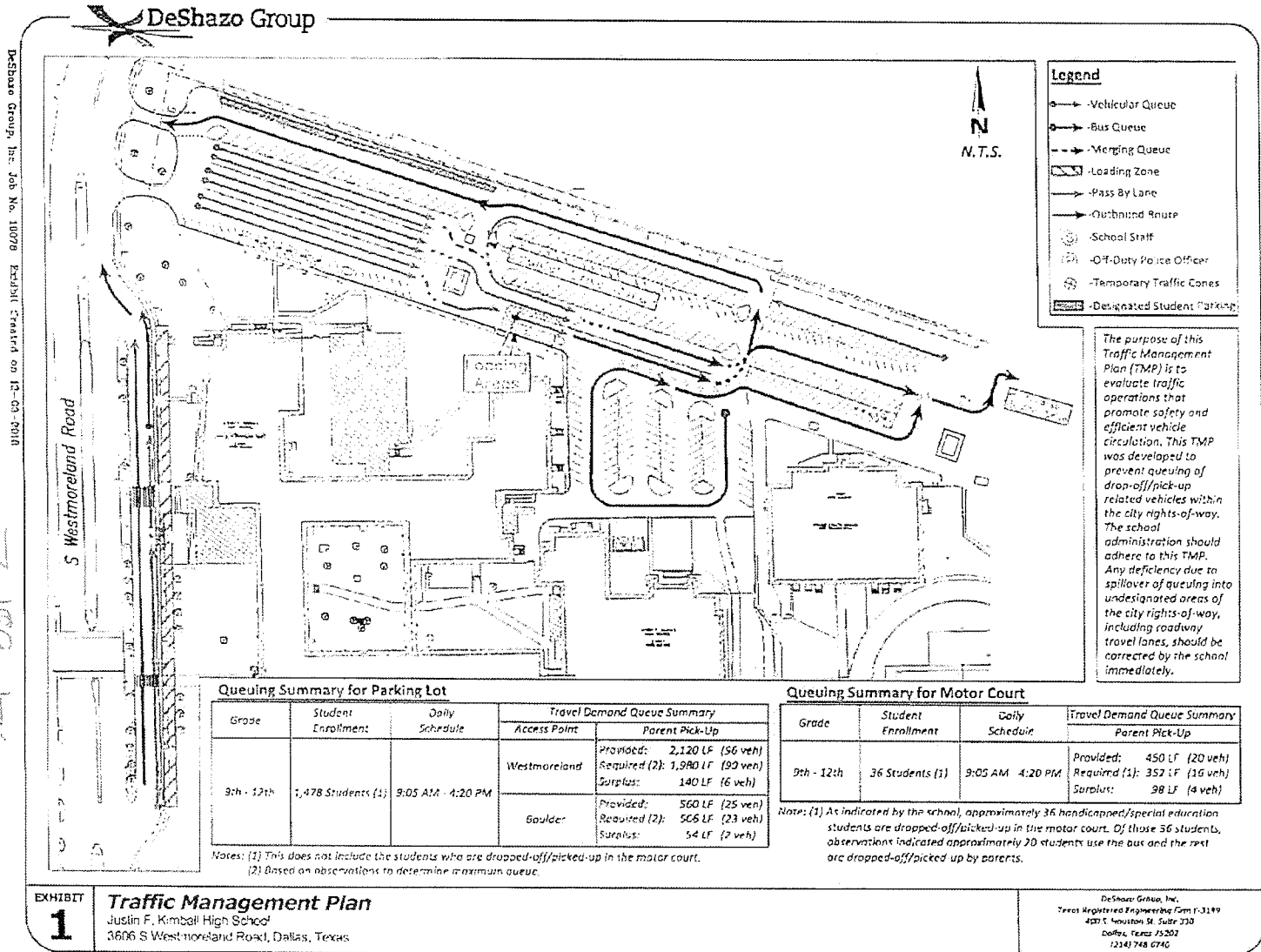
BOND
FIELD CLERK

5001 SPRING VALLEY ROAD
SUITE 225E
DALLAS, TX 75244
PHONE: (214) 377-8662

SITE DEVELOPMENT PLAN
2189-116
1220-201
DRAWN BY: OK/20
PROGRESS
DRAWING
NOT FOR
CONSTRUCTION
17218
PD-000
80% CONSTRUCTION
DOCUMENT

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The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

Queuing Summary for Parking Lot

Grade	Student Enrollment	Daily Schedule	Travel Demand Queue Summary	
			Access Point	Parent Pick-Up
9th - 12th	1,478 Students (1)	9:05 AM - 4:20 PM	Westmoreland	Provided: 2,120 LF (56 veh) Required (2): 1,980 LF (92 veh) Surplus: 140 LF (6 veh)
			Gaulder	Provided: 560 LF (25 veh) Required (2): 566 LF (23 veh) Surplus: 54 LF (2 veh)

Notes: (1) This does not include the students who are dropped-off/picked-up in the motor court.
(2) Based on observations to determine maximum queue.

Queuing Summary for Motor Court

Grade	Student Enrollment	Daily Schedule	Travel Demand Queue Summary	
			Access Point	Parent Pick-Up
9th - 12th	36 Students (1)	9:05 AM - 4:20 PM		Provided: 450 LF (20 veh) Required (1): 352 LF (16 veh) Surplus: 98 LF (4 veh)

Note: (1) As indicated by the school, approximately 36 handicapped/special education students are dropped-off/picked-up in the motor court. Of those 36 students, observations indicated approximately 70 students use the bus and the rest are dropped-off/picked up by parents.

DeShazo Group, Inc. Job No. 10078 Exhibit Created on 11-03-2011

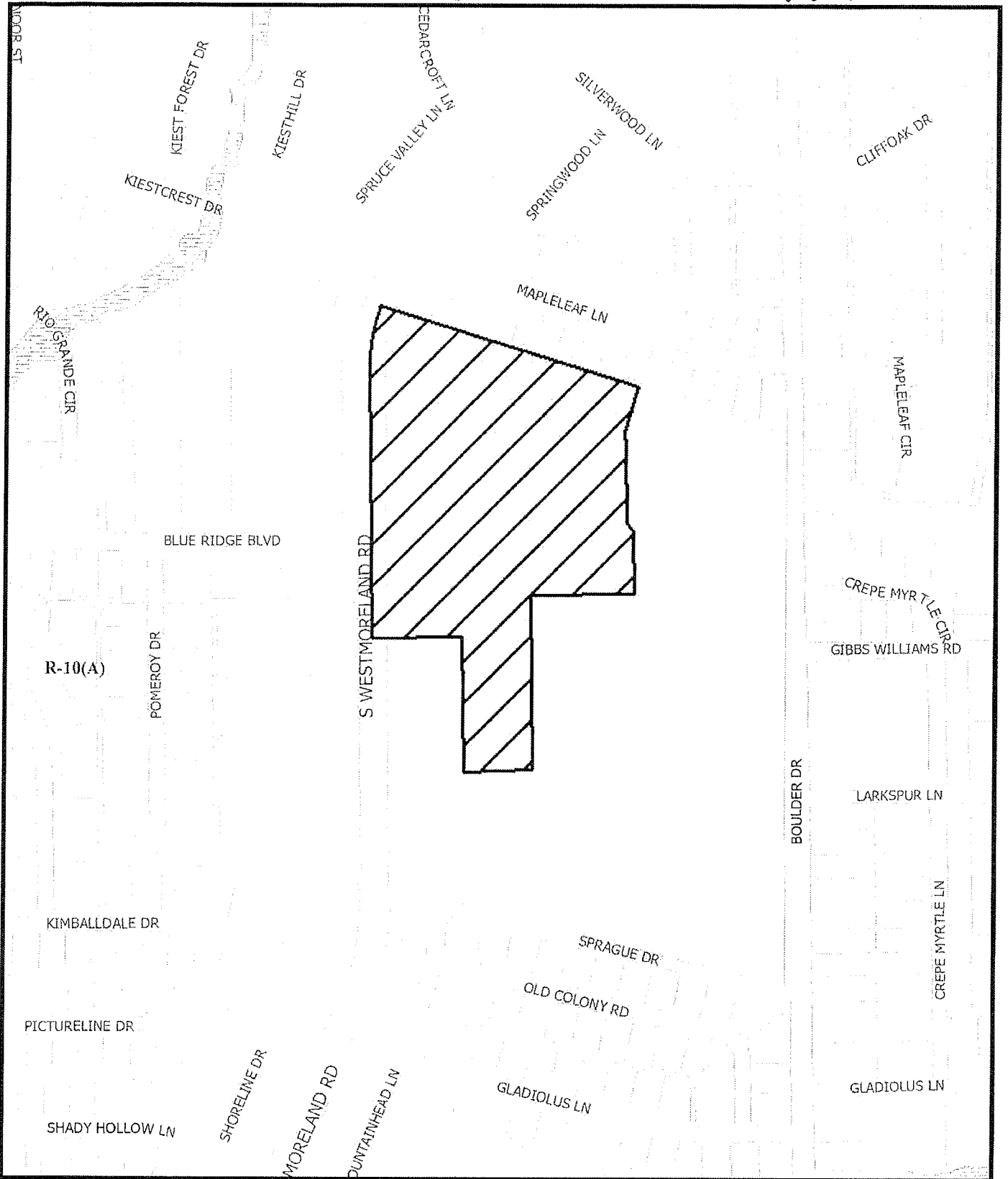
Z189-176

EXHIBIT 1
Traffic Management Plan
 Justin F. Kimball High School
 3606 S Westmoreland Road, Dallas, Texas

DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3189
 4911 E. Houston St. Suite 370
 Dallas, Texas 75202
 (214) 748-0740

31256

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1:4,800

ZONING MAP

Case no: Z189-176

Date: 3/1/2019



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 JUN 26 2019

ORDINANCE NUMBER 31256

DATE PUBLISHED JUN 29 2019

ATTESTED BY: