

6-25-19

ORDINANCE NO. 31258

An ordinance amending Ordinance No. 22928, passed by the Dallas City Council on October 23, 1996, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1305 for a public school other than an open-enrollment charter school; amending the property description in Section 1 of that ordinance; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a revised 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 Specific Use Permit No. 1305; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1305; Now, Therefore,

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

SECTION 1. That the property description in Section 1 of Ordinance No. 22928 is replaced with the following property description:

BEING all of Lot 2 in City Block 11/8725; fronting approximately 1,221.03 feet along the south line of Maribeth Drive; fronting approximately 734.75 feet along the south line of Osage Plaza Parkway; fronting approximately 537 feet along the east line of Dickerson Street; and containing approximately 21.2356 acres.

SECTION 2. That the conditions in Section 2 of Ordinance No. 22928 are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a p[P]ublic school other than 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 has no expiration date.
4. LANDSCAPING:
 - A. Landscaping must be provided as shown on the attached landscape plan.
 - B. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms is 60, limited to sixth through eighth grade [use is limited to 55 classrooms].
6. FENCING: A minimum six-foot-high fence must be provided in the location as shown on the attached site plan.
7. HOURS OF OPERATION: The public school other than an open-enrollment charter school may only operate between 6:30 a.m. and 7:00 p.m., Monday through Friday, and between 7:30 a.m. and 12:30 p.m. on Saturday.
8. INGRESS-EGRESS: Ingress and egress must be provided in the location [as] shown on the attached site plan. No other ingress or egress is permitted.
- 9[8]. LIGHTING: Exterior lighting must be directed away from adjoining properties.
- 10[9]. PARKING: [~~Off street~~] P[p]arking must be located as shown on the attached site plan.
- [10. ~~ROAD IMPROVEMENTS: Required median reconfiguration must be constructed as shown on the attached site plan prior to issuance of a certificate of occupancy for a public school use.~~]
11. SCREENING: Screening of off-street parking must be provided as shown on the attached landscape plan.

12. TRAFFIC MANAGEMENT PLAN:

- A. In general. Operation of the public school other than 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 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.
- 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 the traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

~~[SIDEWALKS: Prior to issuance of certificate of occupancy for a public school use, sidewalks must be provided along Osage Parkway, Maribeth Drive, and Dickerson Street, as shown on the attached site plan.]~~

- 13. MAINTENANCE: The Property [~~entire premises~~] must be properly maintained in a state of good repair and neat appearance.
- 14. 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 the site plan attached to Ordinance No. 22928 is replaced by the site plan attached to this ordinance.

SECTION 4. That the landscape plan attached to Ordinance No. 22928 is replaced by the landscape plan attached to this ordinance.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

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.

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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:

CHRISTOPHER J. CASO, Interim City Attorney

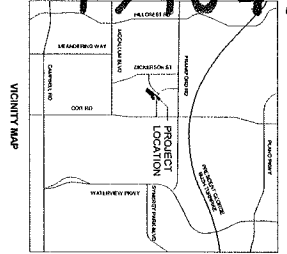
By 
Assistant City Attorney

Passed JUN 26 2019

Site Plan

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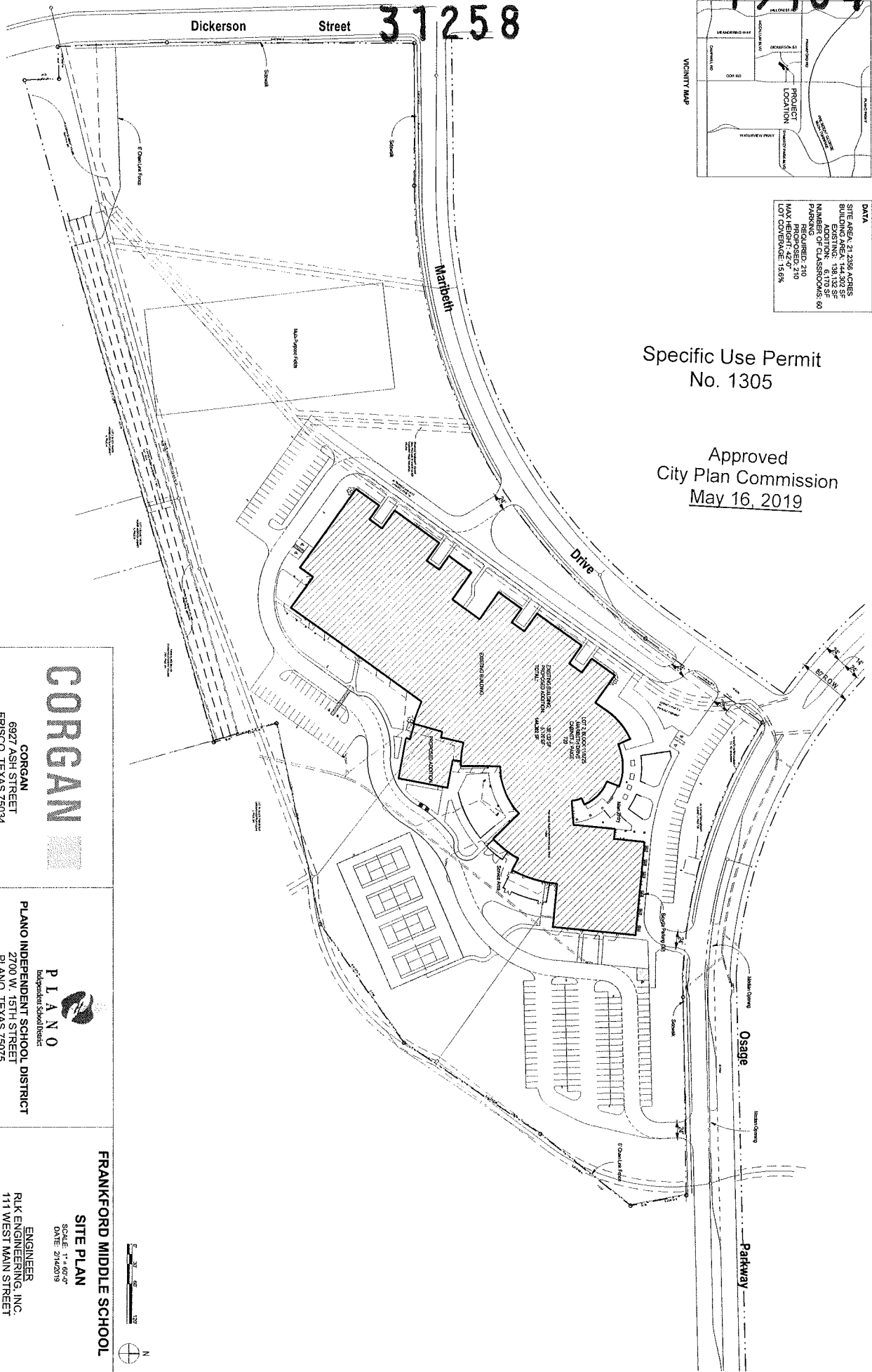


DATA

SITE AREA: 21,238 ACRES	REQUIRED: 210
SITE AREA: 138,132 SF	PROPOSED: 210
EXISTING: 138,132 SF	ADDITION: 5,170 SF
NUMBER OF CLASSROOMS: 40	PARKING
MAX HEIGHT: 42'-0"	LOT COVERAGE: 15.6%

Specific Use Permit
No. 1305

Approved
City Plan Commission
May 16, 2019



CORGAN

CORGAN
6827 ASH STREET
FRISCO, TEXAS 75034
TEL 214.748.2000

PLANO

Independent School District
PLANO INDEPENDENT SCHOOL DISTRICT
2700 W. 15TH STREET
PLANO, TEXAS 75075
TEL 469.752.8100

FRANKFORD MIDDLE SCHOOL

SITE PLAN
SCALE: 1"=60'-0"
DATE: 2/14/2019

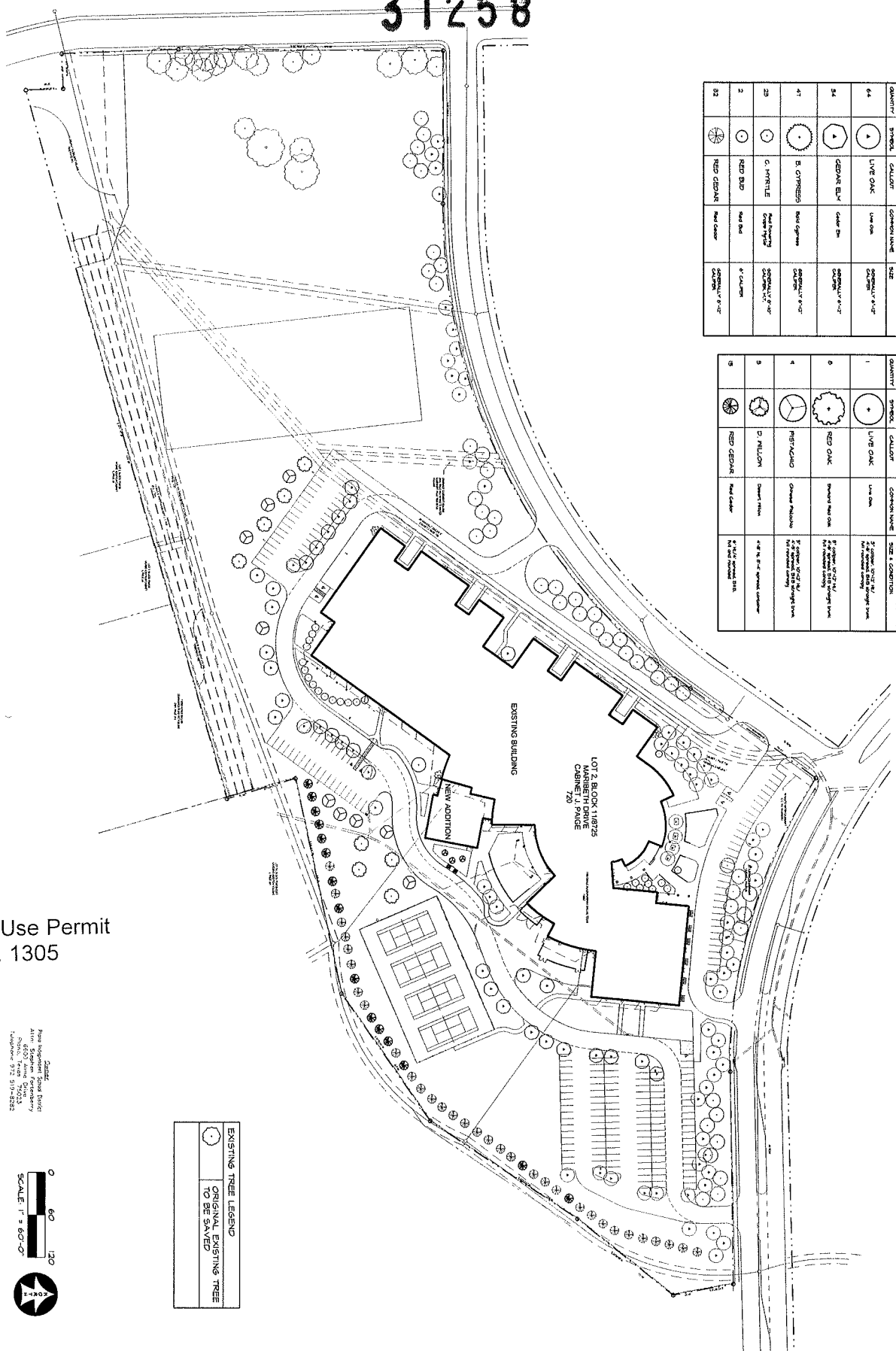
ENGINEER
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TX 75013
TEL 972.359.1733

EXISTING TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SIZE
64	(Symbol: Circle with 'A')	LIVE OAK	Live Oak	8" DBH
84	(Symbol: Circle with 'B')	CELANO BLUE	Cedar Elm	8" DBH
41	(Symbol: Circle with 'C')	B. CYPRESS	Bald Cypress	8" DBH
29	(Symbol: Circle with 'D')	C. MYRTLE	Red Swamp Cypress	8" DBH
2	(Symbol: Circle with 'E')	RED BUD	Red Bud	6" CALIPER
22	(Symbol: Circle with 'F')	RED CEDAR	Red Cedar	8" CALIPER

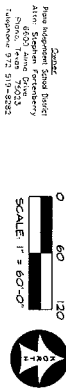
PROPOSED TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SIZE & CONDITION
1	(Symbol: Circle with 'A')	LIVE OAK	Live Oak	8" DBH
9	(Symbol: Circle with 'B')	RED OAK	Pinus strobus	8" DBH
4	(Symbol: Circle with 'C')	PERSEA	Orange Thicket	8" DBH
9	(Symbol: Circle with 'D')	D. MILLON	Shorea robusta	8" DBH
5	(Symbol: Circle with 'E')	RED CEDAR	Red Cedar	8" DBH



EXISTING TREE LEGEND

(Symbol: Circle with 'A')	ORIGINAL EXISTING TREE
(Symbol: Circle with 'B')	TO BE SAVED



Approved
City Plan Commission
May 16, 2019

Specific Use Permit
No. 1305

ISSUES/
REVISIONS

DATE: 1/01/2018
SCALE: 1" = 60'-0"

SHEET NO.
L 1

FRANKFORD MIDDLE SCHOOL FINE ARTS ADDITION AND RENOVATIONS
7706 OSAGE PLAZA PKWY DALLAS, TX 75252
SUP LANDSCAPE PLAN

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISS ENG WELLS CT.
FRIEDRICH, TEXAS 75643-5555
PHONE: (972) 255-0080
FAX: (972) 255-5430
EMAIL: ARL@RAMSEYLANDSCAPE.COM

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Z189-214(PD)

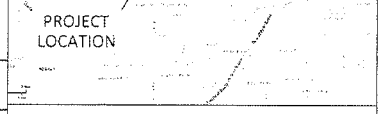
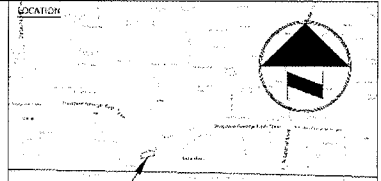
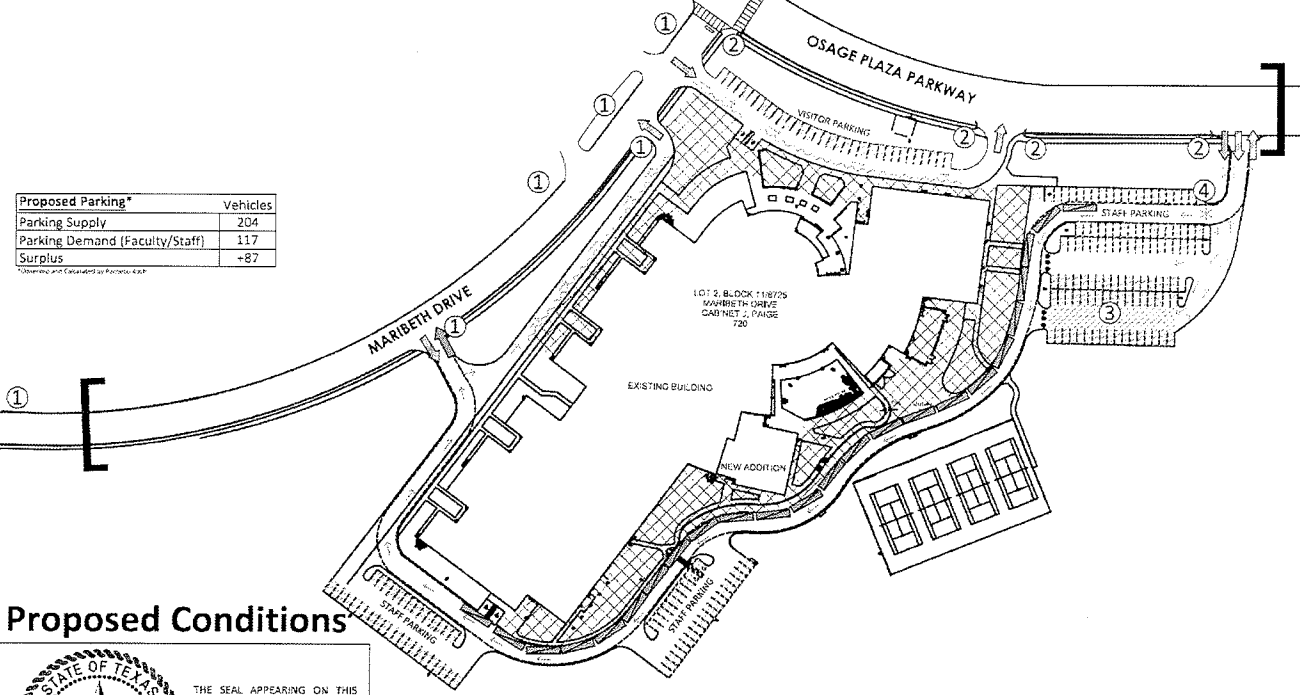
GENERAL NOTE: The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.

BACKGROUND:
 Event Information:
 Approving Agency: City of Plano
 Event/Type: Public School (Middle School)
 Event Organizer: PISD Public School
 Event Time(s)/Date (s): Weekday mornings & evenings (seasonal)
 Event Frequency: Recurring
 On-Site Contact: Randy McDowell/CFO/(469) 752-8113

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

Proposed Parking*	Vehicles
Parking Supply	204
Parking Demand (Faculty/Staff)	117
Surplus	+87

*Observing and Calculated by Pacheco Koch



- Parking**
- No On-Street Parking Allowed (Existing)
 - No On-Street Parking Allowed (Proposed)
 - Off-Street Allowed
 - Access Point
- Queuing/Loading**
- Parent Waiting and Loading Area
 - Queue Area (Unmanaged)
 - Circulation/Flow
 - Access Point
 - School Bus Loading/Unloading
 - School Bus Access Point
 - School Bus Circulation/Flow
 - Staff Assistance
- Pedestrian/Other**
- Crosswalk
 - Student Waiting Area
 - School Zone
 - Traffic Cone
 - Stop Line

Proposed Conditions

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 04/08/2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

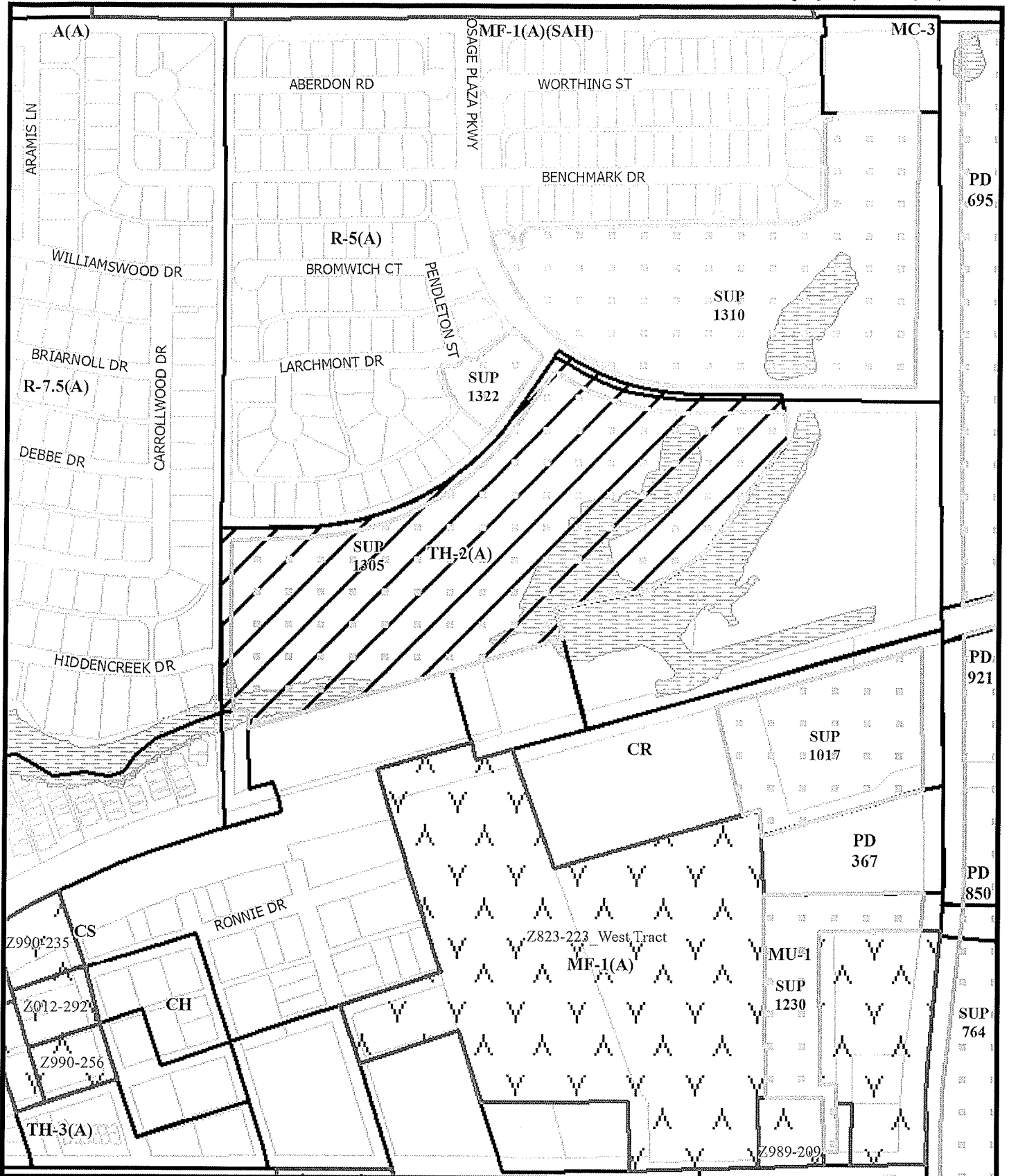
- RECOMMENDATIONS**
- Enforce Existing, On-street Parking Restrictions During School Traffic Periods
 - Install Parking Restrictions During School Traffic Periods
 - Allocate Parking Area Located Within Staff Parking Lot to Parent Waiting/Loading Area
 - Provide Staff Assistance to Restrict Access to Buses Only

Vehicle Accumulation/Capacity	Notes
Projected Enrollment	1,027 Students
Deductions:	
By School Bus (66%)	668 Students (PISD Estimated)
By Walking (15%)	51 Students (PISD Estimated)
Other (19%)	0 Students (PISD Estimated)
Students by Pick-up/Drop-off	308 Students
City-Adopted Rate:	1.32 If at max. Cubes per student
Average Length of Vehicle:	23.5 #/veh. (Pacheco Koch Observed)
Projected Maximum Vehicle Accumulation	47 Vehicles (1,575 ft)
Projected Capacity:	60 Vehicles (1,800 ft)
SURPLUS	+13

EXHIBIT 1 Z189-214
Traffic Management Plan
Proposed Conditions
 PISD Public School, Dallas, Texas

Approved
 City Plan Commission
 May 16, 2019

Specific Use Permit
 No. 1305



1:4,800

ZONING MAP

Case no: Z189-214
 Date: 3/8/2019



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 31258

DATE PUBLISHED JUN 29 2019

ATTESTED BY: