

6-11-20

ORDINANCE NO. 31575

An ordinance amending Ordinance No. 30147, passed by the Dallas City Council on August 10, 2016, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 2204 for a private school; amending the conditions in Section 2 of that ordinance; 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. 2204; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 2204; 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. 30147 are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on June 24, 2021 [~~August 10, 2020~~].
4. CLASSROOMS: The maximum number of classrooms is 17.
5. ENROLLMENT: The maximum number of students allowed on the school campus at any one time is 250.

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6. FLOOR AREA: The maximum floor area is 46,256 square feet.
7. HEIGHT: No structure may exceed 30 feet in height.
8. HOURS OF OPERATION: Except for special events, the private school may only operate between 8:00 a.m. and 4:00 p.m., Monday through Friday. SPECIAL EVENT means school-related or school-sponsored functions other than normal classroom operations.
9. INGRESS AND EGRESS: Vehicular curb cuts that do not reflect ingress and egress points used in the Traffic Management Plan must be closed to school traffic during drop-off and pick-up times as well as special events.
10. NEIGHBORHOOD NOTIFICATIONS: The Property owner or operator shall send a copy of any of the following applications, at least 30 days prior to filing the applications with the city, to the Valley View Homeowners Association at the address P.O. Box 800214, Dallas TX 75380:
 - A. a zoning change with respect to the private school.
 - B. an application for a minor amendment to an approved site plan.
 - C. an application to the board of adjustment for a variance or special exception.
 - D. an amendment to the traffic management plan.
11. OUTDOOR LIGHTING:
 - A. Lighting is permitted throughout the Property solely for the purpose of security and not for the purpose of illuminating athletic events, practices, or other special events.
 - B. Light poles may not exceed 30 feet in height.
 - C. Light fixtures must be hooded, shielded, and directed downward.
12. OUTDOOR AMPLIFICATION: Loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.
13. SECURITY: A peace officer must be on duty at the school exit along LBJ Freeway during student drop-off times.

14. STADIUMS AND OUTDOOR BLEACHERS: Stadiums and outdoor bleachers are prohibited.
15. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the private 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 and to the Valley View Homeowners Association by November 1, 2017 or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director and to the Valley View Homeowners by November 1, 2020 [~~of each year~~]. The Property owner or operator shall send submissions to the Valley View Homeowners Association to the address P.O. Box 800214, Dallas, Texas 75380.
 - 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 a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

- 16. TRASH PICK-UP: Trash pick-up is limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Sunday.
- 17. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 18. 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 a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. 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 4. 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 5. 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, City Attorney

By Casey Byles
Assistant City Attorney

Passed JUN 24 2020

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PL N0°04'49"W 510.46'



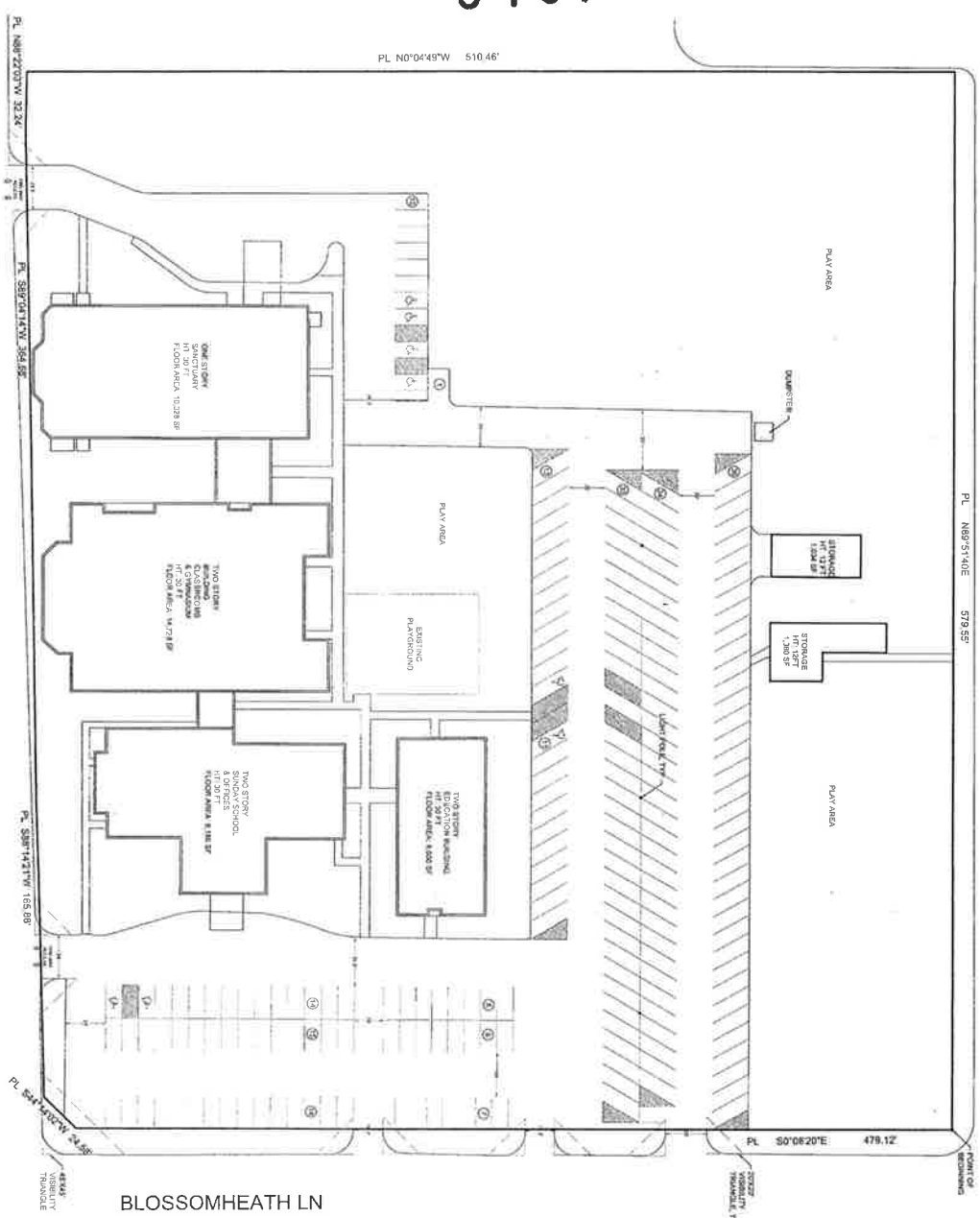
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CORAM DEO SUP SITE PLAN

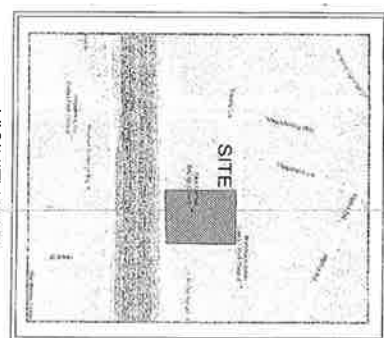
SCALE: 1" = 30'-0"

LBJ FREEWAY SERVICE ROAD

THISTLE LANE



BLOSSOMHEATH LN



VICINITY MAP



SITE INFORMATION:

SITE AREA: 6.7172 ACRES
 PROPOSED LAND USE: PRIVATE SCHOOL
 EXISTING ZONING: R-7.5(A)

GRADES: PRE-K THRU 12
 CLASSROOMS: 17
 PRE-K THRU 6TH GRADES: 11
 GRADES 7TH THRU 9TH: 3
 GRADES 10TH THRU 12TH: 3

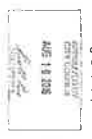
REQUIRED PARKING:

CHURCH: 129.5
 PRE-K THRU 6TH GRADES: 16.5
 GRADES 7TH THRU 9TH GRADES: 10.5
 GRADES 10TH THRU 12 GRADES: 28.5

REQUIRED PARKING: 185
 PROVIDED PARKING: 202

TOTAL FLOOR AREA: 46,266 SF
 COVERAGE: 15.80%

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161222 8

Z190-174 CASE #Z156-174

7777 LBJ FREEWAY
 CITY OF DALLAS, TEXAS

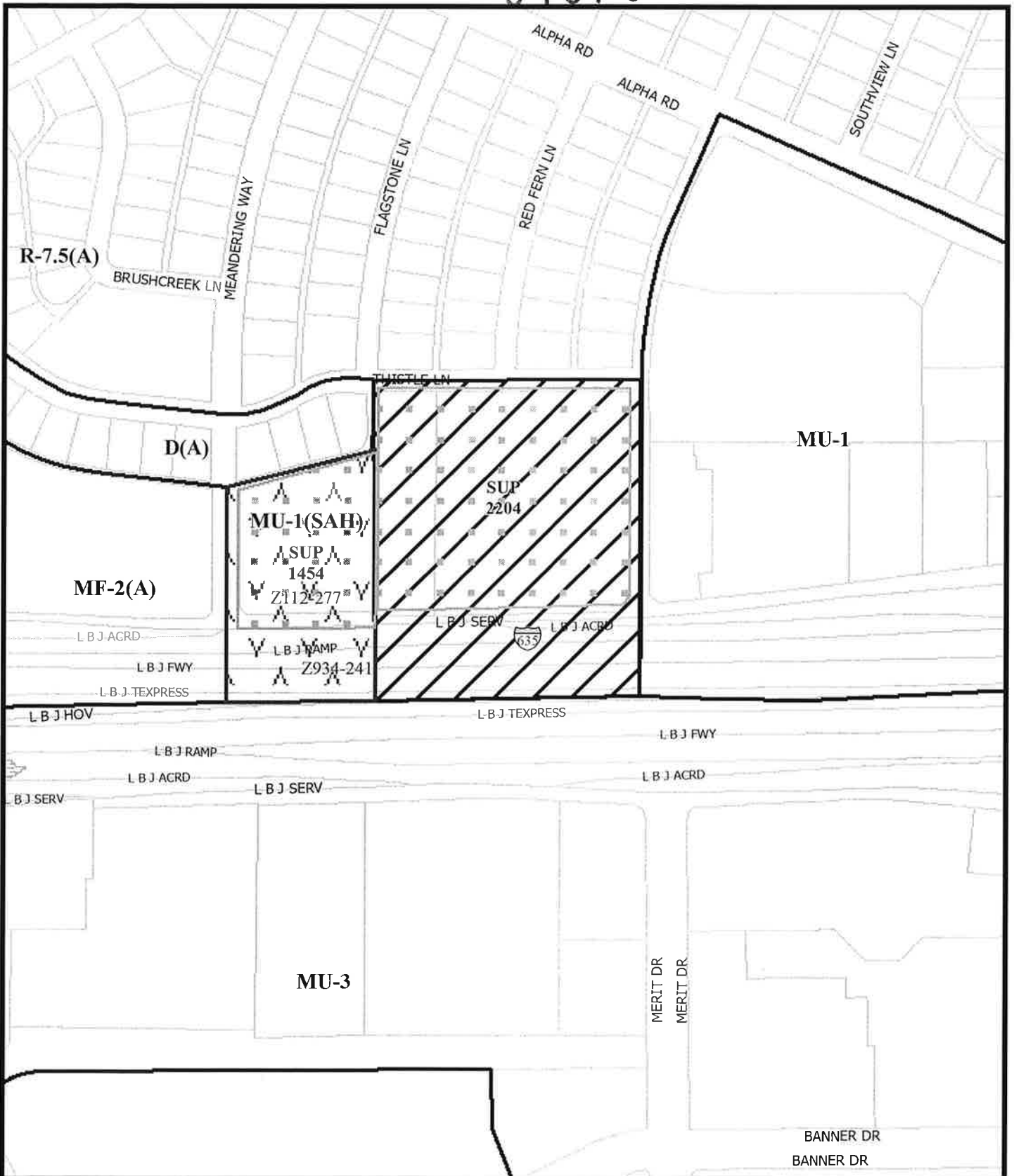


BALDWIN ASSOCIATES
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 rob@baldwinplanning.com

DATE	12/23/2015
REVISION DATE	3/11/2016
CASE NUMBER	Z156-174

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1:3,600

ZONING MAP

Case no: Z190-174

Date: 1/21/2020



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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 24 2020

ORDINANCE NUMBER 31575

DATE PUBLISHED JUN 27 2020

ATTESTED BY: