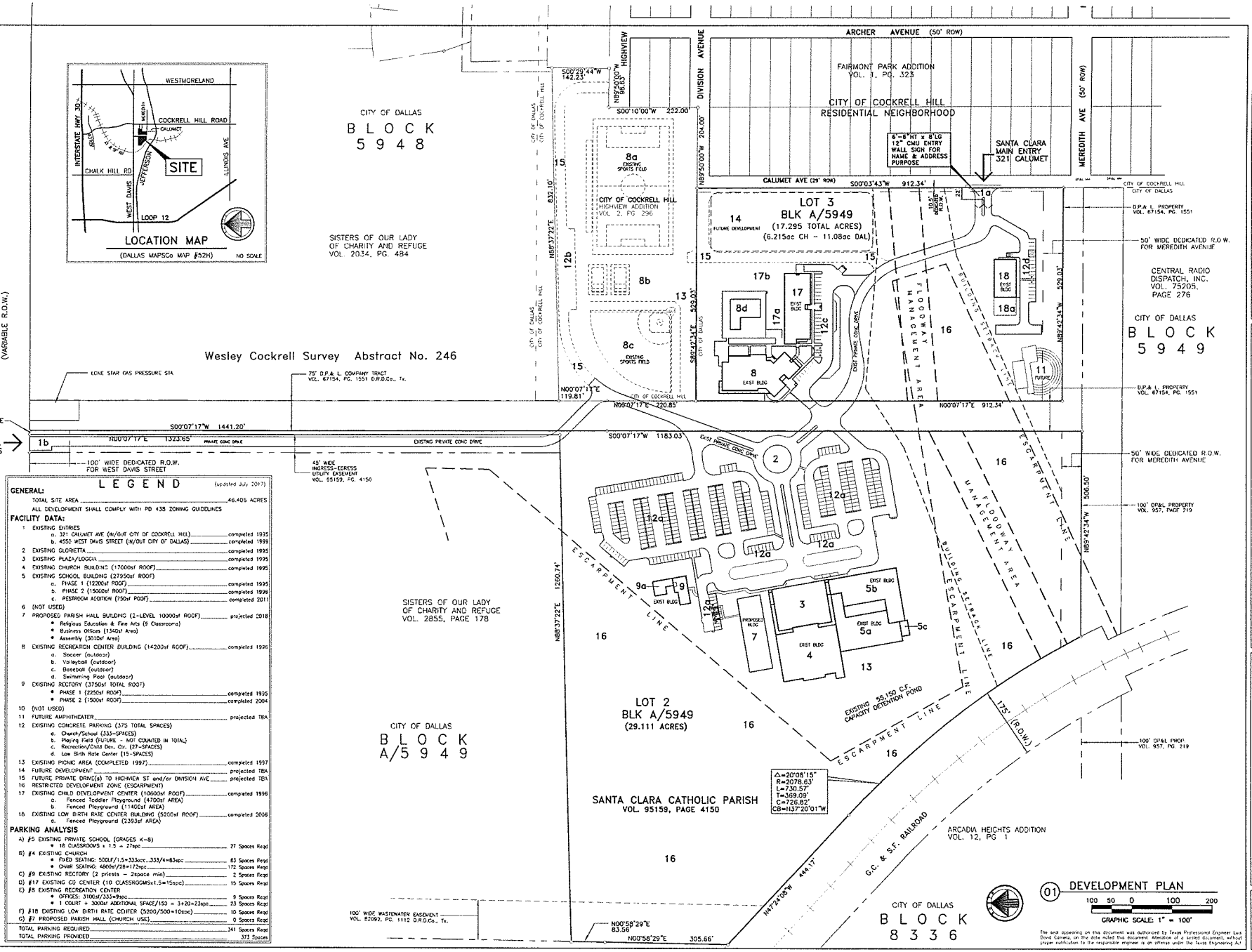
Approved
City Plan Commission
August 3, 2017

Z167-316

30633

Exhibit 438A

Planned Development
District No. 438



LEGEND

(updated July 2017)

GENERAL:

TOTAL SITE AREA ..... 46.406 ACRES

ALL DEVELOPMENT SHALL COMPLY WITH PD 438 ZONING GUIDELINES

FACILITY DATA:

1 EXISTING ENTRIES
- a. 321 CALUMET AVE (IN/OUT CITY OF COCKRELL HILL) ..... completed 1925
- b. 4550 WEST DAVIS STREET (IN/OUT CITY OF DALLAS) ..... completed 1999

2 EXISTING GLORIETTA ..... completed 1995

3 EXISTING PLAZA/LOGGIA ..... completed 1995

4 EXISTING CHURCH BUILDING (17000sf ROOF) ..... completed 1995

5 EXISTING SCHOOL BUILDING (27950sf ROOF)
- a. PHASE 1 (12200sf ROOF) ..... completed 1995
- b. PHASE 2 (15000sf ROOF) ..... completed 1998
- c. RESTROOM ADDITION (750sf ROOF) ..... completed 2011

6 (NOT USED)

7 PROPOSED PARISH HALL BUILDING (2-LEVEL 10000sf ROOF) ..... projected 2018
- * Religious Education & Fine Arts (8 Classrooms)
- * Business Offices (1340sf Area)
- * Assembly (3010sf Area)

8 EXISTING RECREATION CENTER BUILDING (14200sf ROOF) ..... completed 1926
- a. Soccer (outdoor)
- b. Volleyball (outdoor)
- c. Baseball (outdoor)
- d. Swimming Pool (outdoor)

9 EXISTING RECTORY (3750sf TOTAL ROOF)
- * PHASE 1 (2250sf ROOF) ..... completed 1925
- * PHASE 2 (1500sf ROOF) ..... completed 2304

10 (NOT USED)

11 FUTURE AMPHITHEATER ..... projected TBA

12 EXISTING CONCRETE PARKING (375 TOTAL SPACES)
- a. Church/School (333-SPACES)
- b. Playing Field (FUTURE - NOT COUNTED IN TOTAL)
- c. Recreation/Child Dev. Ctr. (27-SPACES)
- d. Low Birth Rate Center (15-SPACES)

13 EXISTING PICNIC AREA (COMPLETED 1997) ..... completed 1997

14 FUTURE DEVELOPMENT ..... projected TBA

15 FUTURE PRIVATE DRIVE(S) TO HIGHVIEW ST and/or DIVISION AVE ..... projected TBA

16 RESTRICTED DEVELOPMENT ZONE (ESCARPMENT)

17 EXISTING CHILD DEVELOPMENT CENTER (10600sf ROOF) ..... completed 1996
- a. Fenced Toddler Playground (4700sf AREA)
- b. Fenced Playground (11400sf AREA)

18 EXISTING LOW BIRTH RATE CENTER BUILDING (5200sf ROOF) ..... completed 2006
- a. Fenced Playground (2393sf AREA)

PARKING ANALYSIS

A) #5 EXISTING PRIVATE SCHOOL (GRADES K-8)
- * 18 CLASSROOMS x 1.5 = 27spc ..... 27 Spaces Req'd

B) #4 EXISTING CHURCH
- * FIXED SEATING: 500LF/15=333spc...333/4=83spc ..... 83 Spaces Req'd
- * CHAIR SEATING: 4800sf/28=172spc ..... 172 Spaces Req'd

C) #9 EXISTING RECTORY (2 priests - 2space min) ..... 2 Spaces Req'd

D) #17 EXISTING CD CENTER (10 CLASSROOMSx1.5=15spc) ..... 15 Spaces Req'd

E) #8 EXISTING RECREATION CENTER
- * OFFICES: 3100sf/333=9spc ..... 9 Spaces Req'd
- * 1 COURT + 3000sf ADDITIONAL SPACE/150 = 3+20=23spc ..... 23 Spaces Req'd

F) #18 EXISTING LOW BIRTH RATE CENTER (5200/500=10spc) ..... 10 Spaces Req'd

G) #7 PROPOSED PARISH HALL (CHURCH USE) ..... 0 Spaces Req'd

TOTAL PARKING REQUIRED ..... 341 Spaces Req'd

TOTAL PARKING PROVIDED ..... 373 Spaces

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Signed Luis D. Cabrera
STATE OF TEXAS
LUIS D. CABRERA
85182
REGISTERED
PROFESSIONAL ENGINEER
Date: 11-14-2017
Sheet

Santa Clara Catholic Church
LOTS 2 & 3 BLOCK A/5949
321 Calumet Avenue Dallas, Texas 75211

SHEET TITLE	DEVELOPMENT PLAN		
PROJECT No.	DATE	REVISION	DESCRIPTION
C-2784	10x2017	21-Dec-2017	Revision A - Updated Overall Plan
DRAWN BY	CHECKED BY	14-Jan-2018	Revision B - Updated Overall Plan
CCEI	CCEI		

SHEET No.
PD100
REVISION B

ZONING CASE Z167-316