



AGENDA

- 1 Introductions
- 2 Schedule
- 3 Zoning
- 4 Site Analysis
- 5 Placemaking
- 6 Priorities

SCHEDULE

Design Completion.....	Q4 2025
Construction start.....	Q4 2025 & Q1 2026
Construction complete.....	Q2/Q3 2027
1 st Day of School.....	August 2027





Zoning Overview

Elsie Thurman

Land Use Planning & Zoning Services

- Zoning refers to municipal or local laws that regulate how real property can be used in specific geographic areas, such as residential, commercial, or industrial zones.
- The City of Dallas requires zoning regulations on where we can develop, such as, we can put a project here but not over there so the zoning is compatible and not conflicting.
- This school has a zoning of PD 512, R-1/2 Acre SFR-Single Family Residential. Which means the residential lots are half acre – give or take a little. Which is the correct zoning.
- Seagoville PK-8 Elementary School also carries the same residential base zoning of R-1/2 Acre SFR with a Planned Development District No. 512 zoning overlay. For us to build a brand-new school for our students, we must amend the PD 512 zoning. We will keep all the required setbacks as-is.
- There are two public hearings we must be approved for in order to develop the new school: City Plan Commission and City Council.

Seagoville PK-8 School

Dallas Independent School District / Community Meeting / June 26th, 2025

INTRODUCTIONS



Derwin
Principal



Catherine
K-12 Market Leader



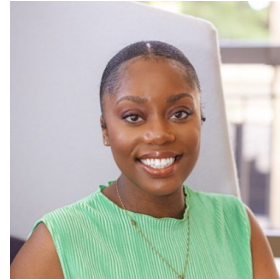
Brandon
Project Manager



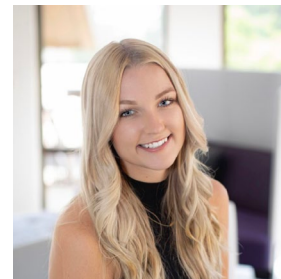
Seme
Project Architect



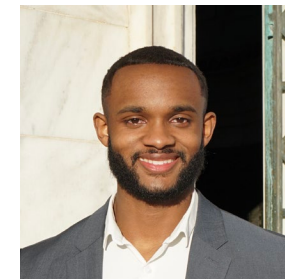
Jeremy
Project Designer



LaPorshe'
Interior Designer



Anna
Designer

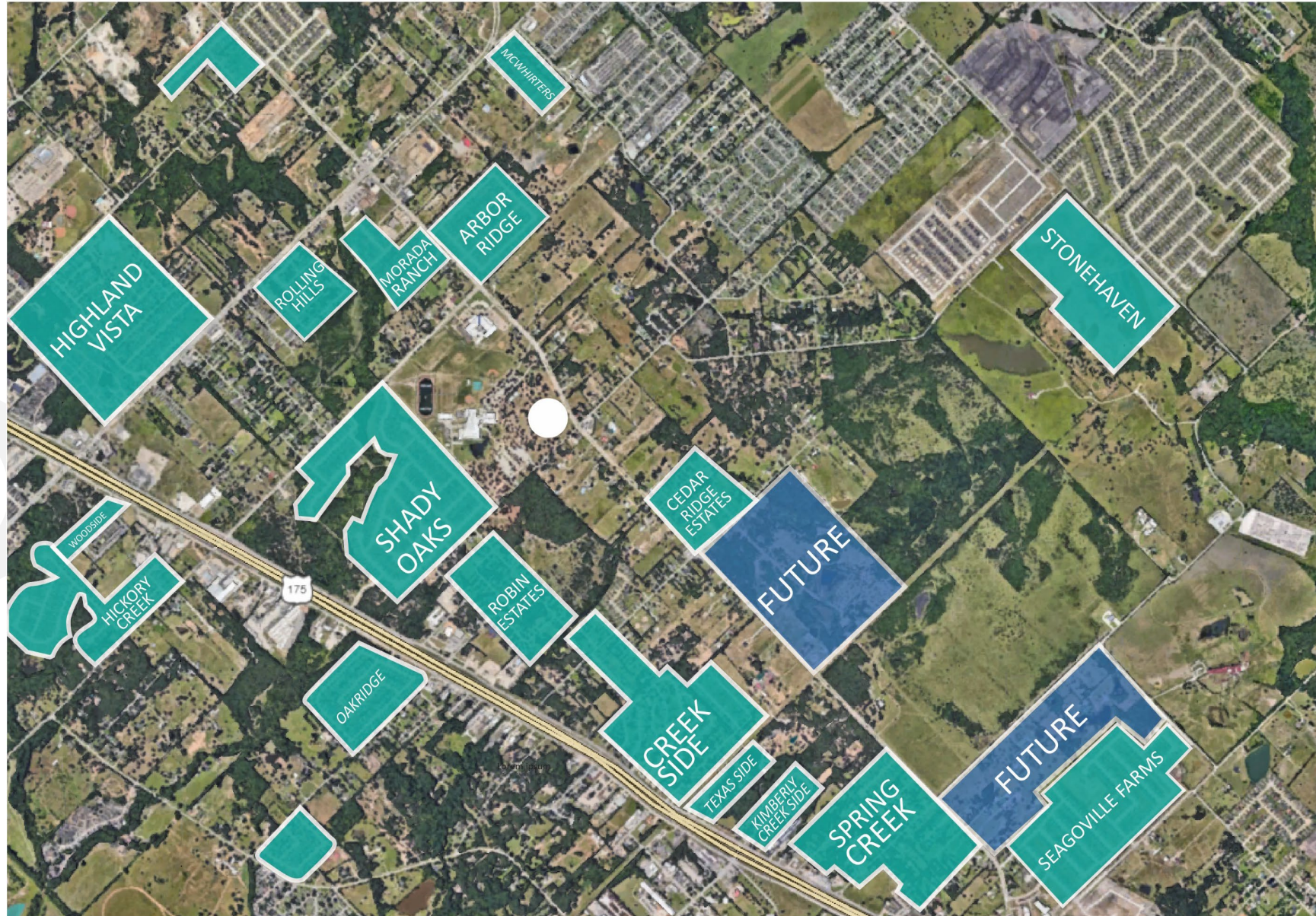


Charles
Designer

SITE ANALYSIS

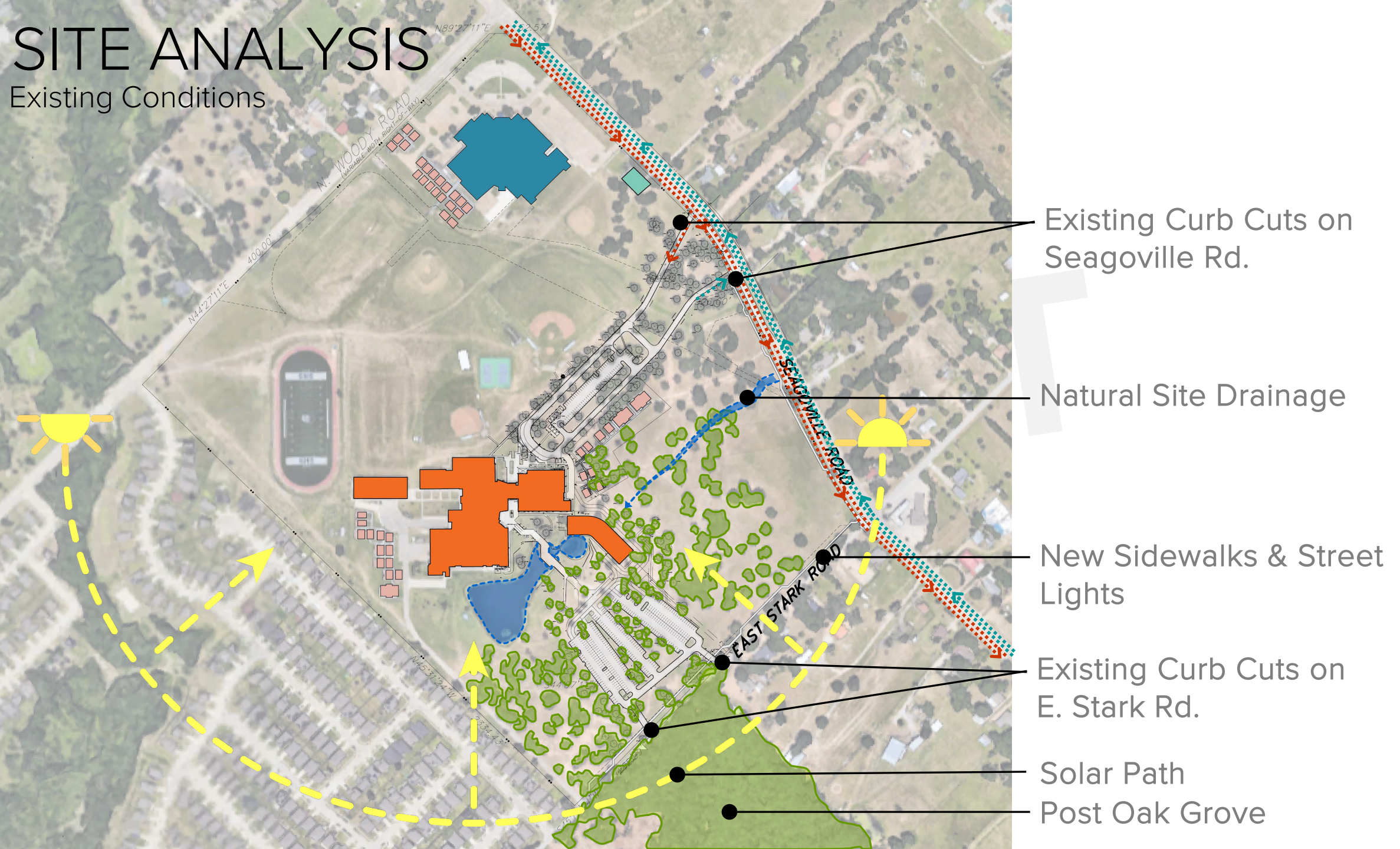
Neighborhood Context

- **Cottonwood Creek** – 217 houses
- **Greenawalt** – 365 houses / 77 condominiums
- **Edmond Ranch** – 93 houses
- **Lakes of Rolling Meadows** – 570 houses / 130 cottages
- **Lakes of Serenity** – 430 houses / 93 cottages
- **The Savoy** – 116 houses)
- **Stonehaven** – 850 houses
- **Santorini** – 1945 houses / 2000 apartments
- **Summer Lakes** – 288 houses
- **KRR Addition** – 225 apartments
- **The Reserve** – 240 apartments
- **The Butler at Seagoville** – 180 apartments
- **Treadway** – 69 houses
- **Seagoville Farms** – 372 houses
- **Caldwell Lakes** – 73 houses
- **Heritage Court** – 7 townhomes



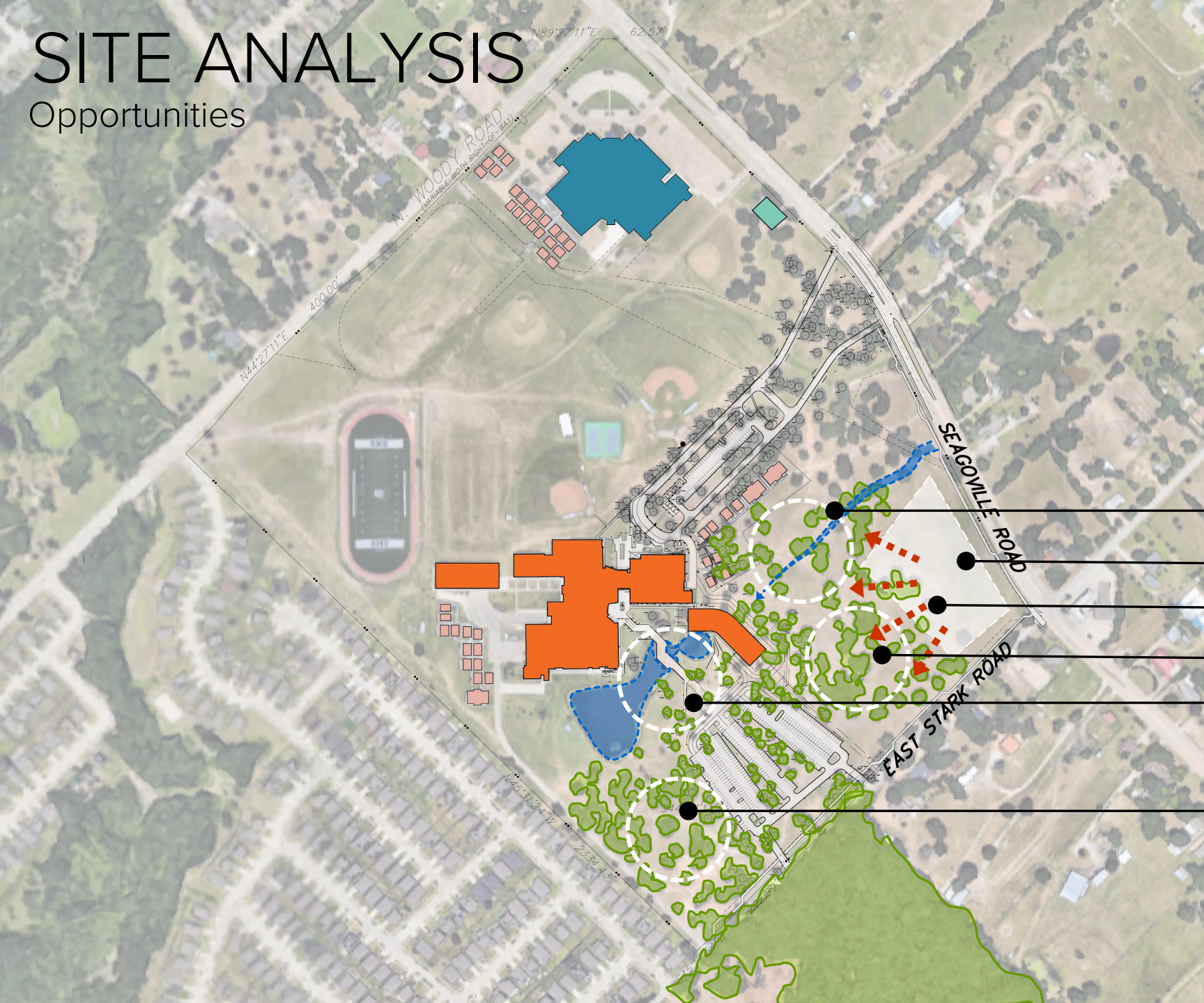
SITE ANALYSIS

Existing Conditions



SITE ANALYSIS

Opportunities



Bioswale – Rainwater

Buildable Area

Views

Wellness trail – Post Oaks

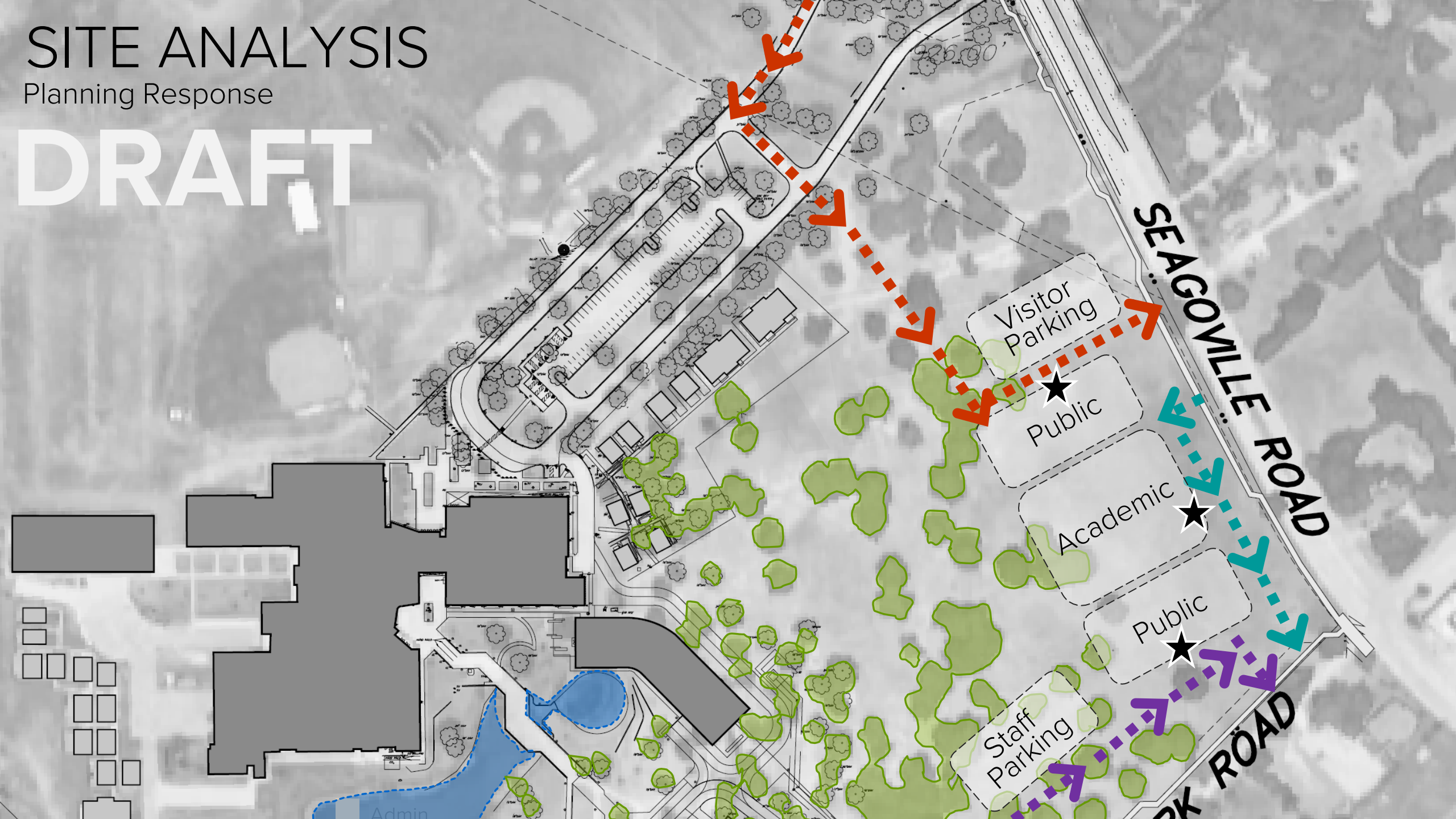
Pond - Ecosystems

Walking trail – Post Oaks

SITE ANALYSIS

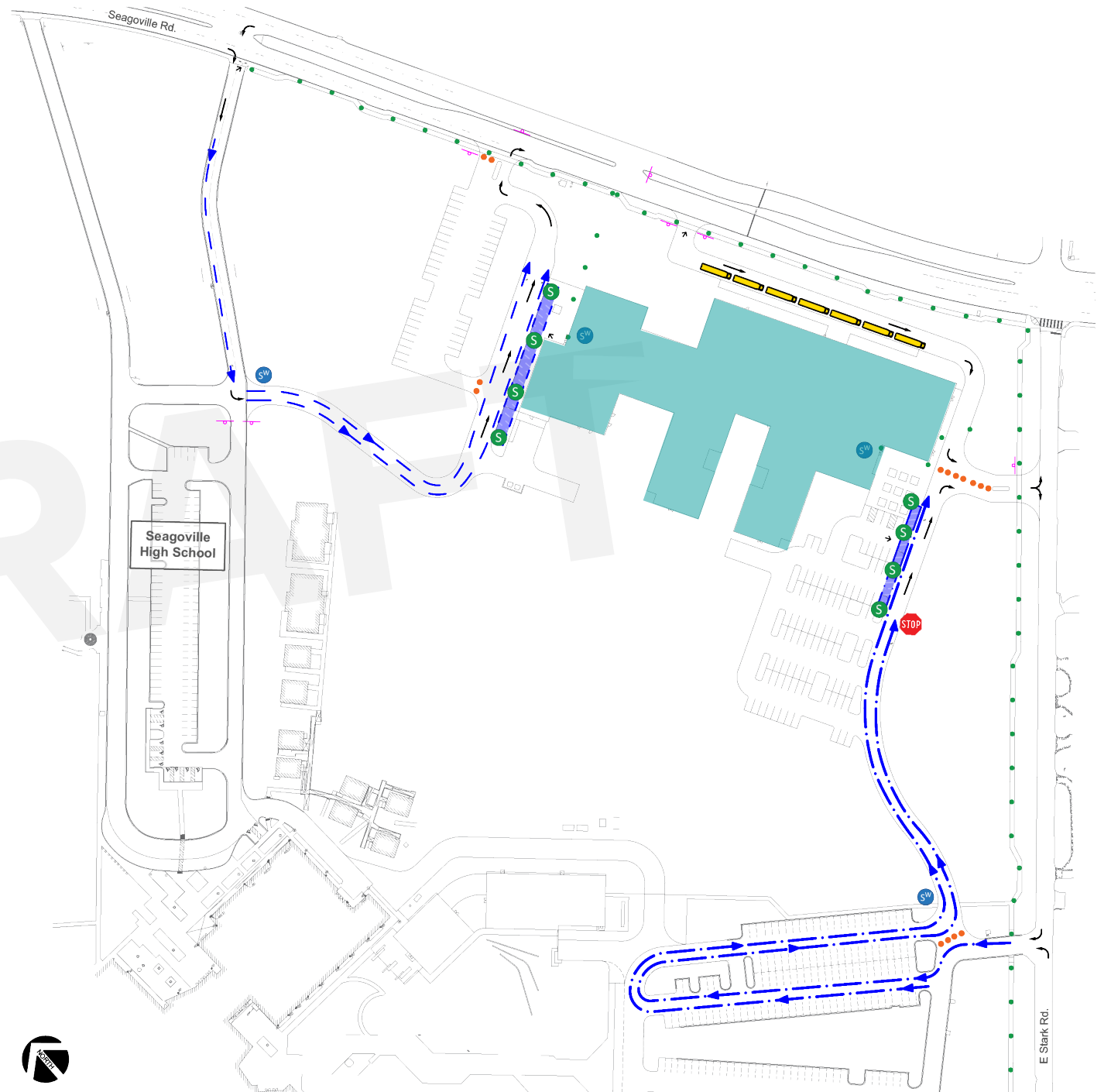
Planning Response

DRAFT



Legend:

	Staff		Elementary School & Sibling Loading Area
	Staff w/ Walkie-Talkie		Traffic Flow
	Middle School Queue		Sidewalk Path
	Middle School Loading Area		Cones
	Elementary School & Sibling Queue		School Bus

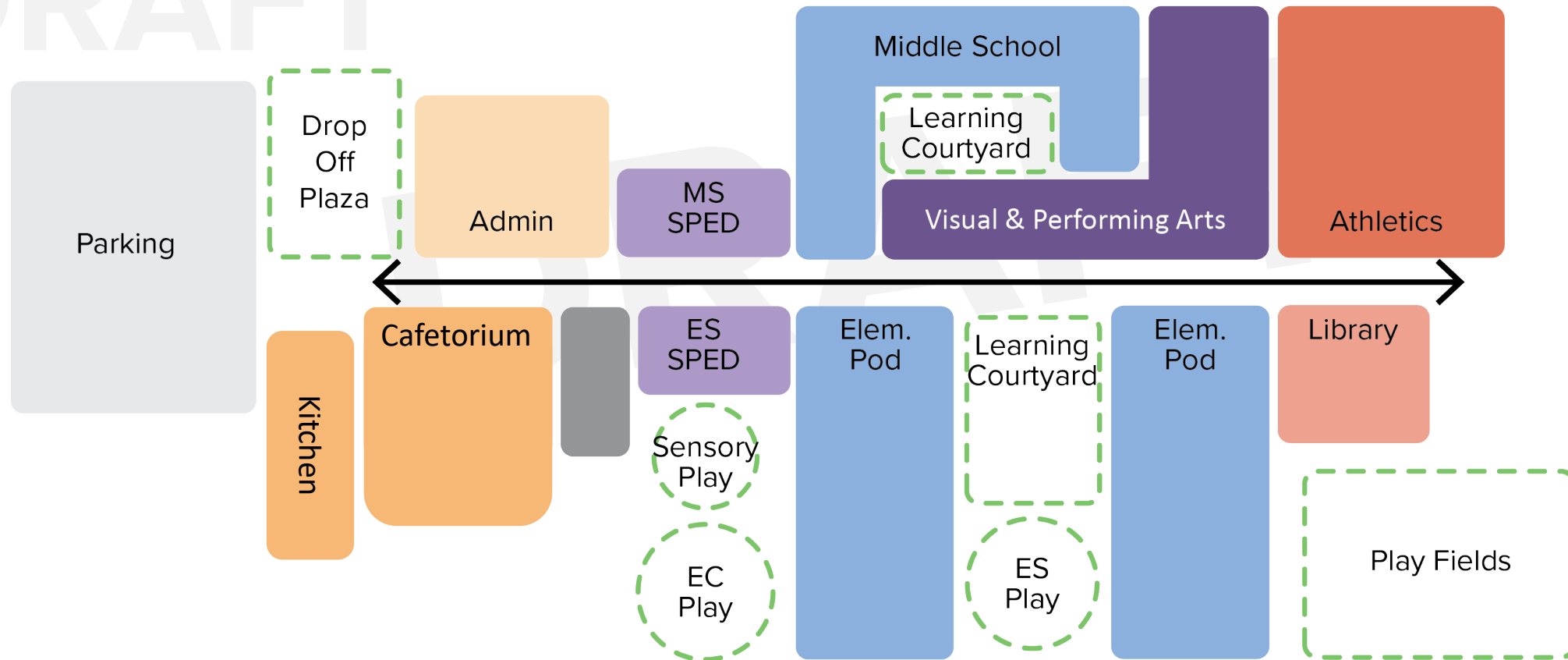


Layout

Bubble Diagram

SEAGOVILLE ROAD

EAST STARK ROAD



PLACEMAKING

Poll Question 01

What opportunities or concerns should we be mindful of as we move forward?



PLACEMAKING

Poll Question 02

With one word, what is the
impression you want this learning
place to make



PLACEMAKING

Poll Question 03

When this school opens its doors,
what would make you most proud as
a community?



PLACEMAKING

Poll Question 04

What are your community's biggest hopes and aspirations for the children and families who will learn here?



INSPIRATION

Exterior – **Exciting, Playful**

Wood
Tones

Playful
Mullion

Low
Entry

Colorful

Variety
in Scale



INSPIRATION

Exterior – **Tectonic, Earthy**

Dark Mullions

Exposed Structural
Elements

Metal Accents

Light Brick Tones
w/ Variation



INSPIRATION

Exterior – **Formal, Modern**

Metal Panel

Sloping Roofline

Overhang



INSPIRATION

Exterior Poll



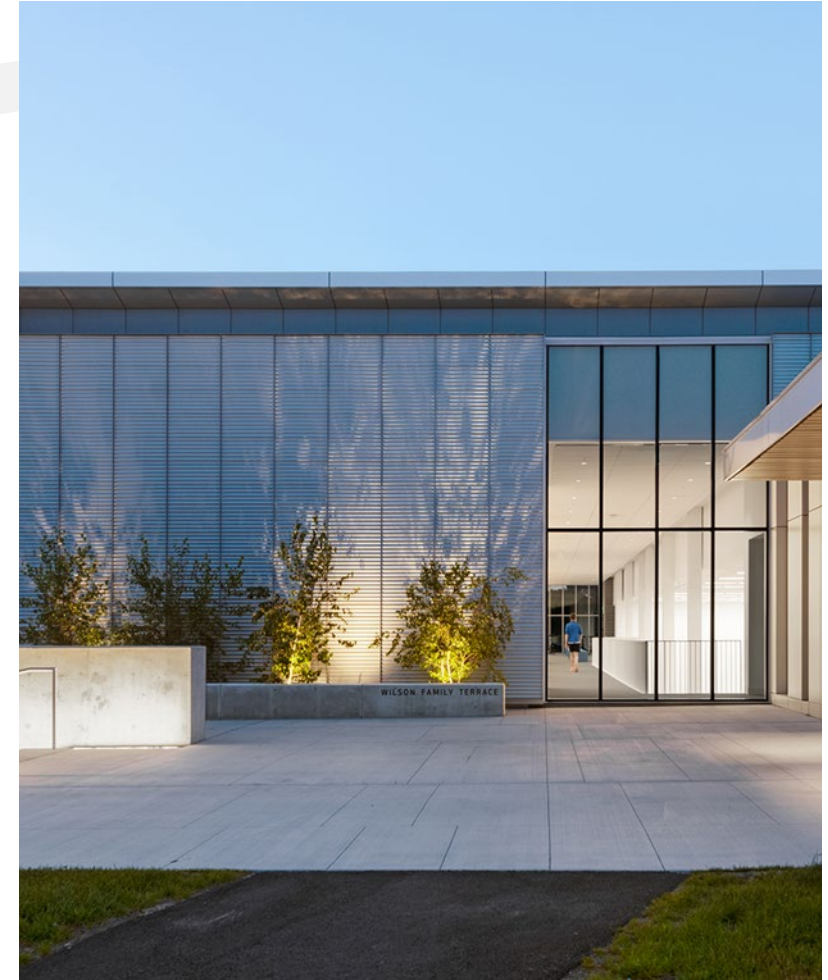
Exciting, Playful



Tectonic, Earthy

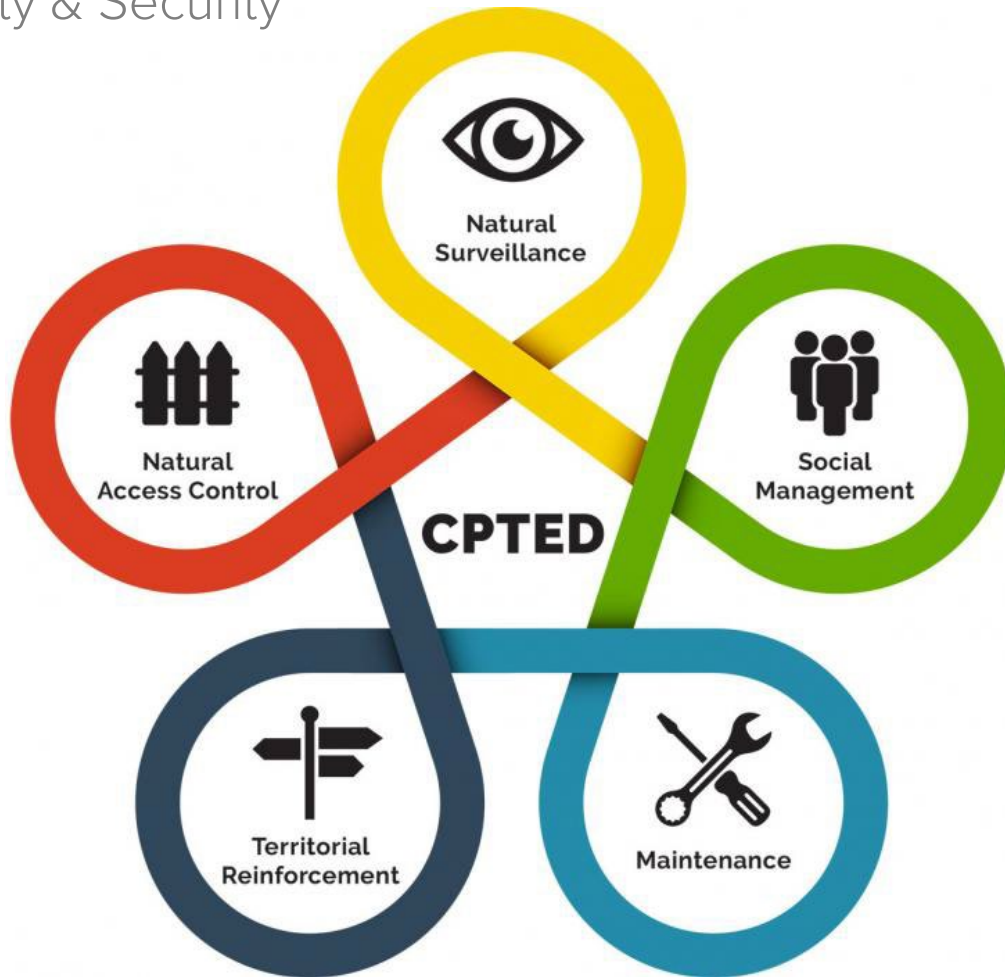


Formal, Modern



PRIORITY #1

Safety & Security



**Safety & Security is ALWAYS
the #1 priority at DISD**

Natural Surveillance

1. Site Lighting
2. Placement of Admin and Main Entry
3. Perimeter Visibility

Natural Access & Control

1. One Public Entry
2. Public Entry has 3 secure checkpoints
3. Additional exits required for code will be secured with card access entry only

Territorial Reinforcement

1. Demarcation between public and private spaces
2. Fencing adjacent to the main building
3. Site Fencing
4. Views from the second floor for surveillance

PRIORITIES

Daylighting

DRAFT



PRIORITIES

Connection to Nature

DRAFT



PRIORITIES

Sustainability

DRAFT



PRIORITIES

Transparency

DRAFT



PRIORITIES

Student Well-being

DRAFT



PRIORITIES

Flexibility/Adaptability

DRAFT



PRIORITIES

Ranking Poll



Daylighting



Connection to Nature



Sustainability



Transparency



Student Well-being



Flexibility/Adaptability

