

CITY PLAN COMMISSION

THURSDAY, APRIL 24, 2025

Planner: Jenniffer Allgaier, M. Arch, AICP

FILE NUMBER: Z234-200(JA) **DATE FILED:** March 29, 2024

LOCATION: East corner of Elsie Faye Heggins Street and Malcolm X Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 21.993 acres **CENSUS TRACT:** 48113020800

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District) and partially within the H/74 Lincoln High School Historic Overlay District No. 74.

SUMMARY: The purpose of the request is to allow for an addition to an existing public high school. [*Lincoln High School*]

STAFF RECOMMENDATION: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.

Planned Development District No. 595:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>

Lincoln High School Historic Overlay District No. 74 (H/74):

https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/lincoln_high_school.aspx

<https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/DC/H%20documents/pdf/22550.pdf>

BACKGROUND INFORMATION:

- The area of request is predominantly zoned an R-5(A) Single Family Subdistrict within Planned Development District (PD) No. 595 – the South Dallas/Fair Park Special Purpose District – and is currently developed with two public high schools. [Lincoln High School and Career Institute East]
- Approximately one half of the request site (southeastern portion of the property containing CI East) is also within the Lincoln High School Historic Overlay District No. 74 (H/74).
- The applicant proposes to construct an approximately 3,800 square foot addition to the existing public high school (Lincoln) on the portion of property not covered by the historic overlay.
- Athletic field lighting for the football field is included with the current request. However, since the football field is located within the portion of the property covered by the historic overlay district, the applicant must obtain a Certificate of Appropriateness authorizing the athletic field lighting before it can be installed on site.
- Although a small portion of the request site (at the corner of Elsie Faye Heggins Street and Malcolm X Boulevard) is zoned an NC Neighborhood Commercial Subdistrict within PD No. 595, this portion of the property is currently undeveloped and no development is proposed within this area as part of the current request.
- On March 6, 2025, City Plan Commission recommended approval of the request. On April 9, 2025, City Council remanded the request to City Plan Commission due to a notification error (notifications for the previous CPC and CC hearings did not include the NC Neighborhood Commercial Subdistrict in their captions).

Zoning History:

There has been one zoning change request in the area within the last five years.

1. **Z212-299:** On December 13, 2023, City Council denied an application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Hatcher/Elsie Faye Heggins Street (2 nd to Botham Jean)	Minor Arterial	Minimum-6 lanes-Divided 100' ROW; bike plan
Malcolm X Boulevard	Local	-

Traffic:

The proposed traffic management plan (TMP), dated March 6, 2025, is sealed by a licensed professional engineer, and contains the signature of the Lincoln High School principal. The proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by September 30, 2027 (or within six months after a certificate of occupancy is issued for the building addition, whichever is later) and by September 30th of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning application and supports the request as proposed.

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

In September 2024, *forwardDallas! (2.0)*, an update to the 2006 Comprehensive Plan, was adopted by City Council.

The current area of request is within the Community Residential (CR) Placetype, which is primarily made up of single-family homes; however, a mix of sensitively integrated housing types can be found in many of these areas.

Parks, schools, and places of worship interspersed throughout these areas provide focal points for community activity.



Land Use Compatibility:

The area of request is located in an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within PD No. 595, the South Dallas Fair Park Special Purpose District and is currently developed with two public high schools. The southeastern half of the property is also within Lincoln High School Historic Overlay District No. 74. Surrounding properties are also within PD No. 595, and are developed with a mix of uses, predominantly residential. Historic Butler Nelson Cemetery is adjacent to the northeast.

A Specific Use Permit (SUP) is required for schools to operate in the district. The applicant requests an SUP in order to construct an addition to the existing high school

and to add athletic field lighting at the existing football field. The use remains compatible with the surrounding properties and uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request, subject to a site plan, a traffic management plan, and conditions as provided in this report.

Development Standards:

Because an SUP does not change the zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located. For the R-5(A) Single Family Subdistrict within PD No. 595, the regulations for the R-5(A) Single Family District, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended, generally apply. The only exceptions are that in the R-5(A) Single Family Subdistrict within PD No. 595 (1) a market garden is allowed by SUP, and (2) surface accessory remote parking is permitted by SUP for institutional uses and Section 51A-4.324(b), which prohibits special parking in residential districts, does not apply.

The following table shows development standards applicable for R-5(A) Single Family Subdistricts within PD No. 595, in general, and development standards for the proposed school at the request site in an R-5(A) Single Family Subdistrict within PD No. 595.

	Setbacks		Height ¹	Lot Coverage ²	Density/FAR	Special Standards
	Front	Side/Rear				
R-5(A) Subdistrict in general	20' min	5' / 5' min for single family structures 10' / 10' min for other permitted structures	30' max Institutional uses, such as schools, may be built to any height consistent with FAA airspace limitations and the building code No max stories	45% max for residential structures 25% max for nonresidential structures 60% max for institutional uses such as schools	No max FAR Min lot area for a residential use is 7,500 sq ft No minimum lot area for a school	Continuity of blockface Parking must comply w FYSB* Max 4' tall fence in front yard
Proposed school at this R-5(A) Subdistrict site in particular	20' min at Elsie Faye Heggins Street 20' min at Malcolm X Boulevard	10' min at interior side yards This property does not have a "rear yard"	Any height consistent with FAA airspace limitations and the building code No max stories	60% max for institutional uses such as schools	No max FAR No min lot area for a school	Continuity of blockface Parking must comply w FYSB* Max 6' tall fence in front yard if approved by board of adjustment

¹Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

²Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

*FYSB = Front Yard Setback

Landscaping:

For the R-5(A) Subdistrict within PD No. 595, landscaping and tree preservation must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

The city arborist reviewed the current zoning request and anticipates that the site can conform to Article X. A landscape plan will be required for review at permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

Parking:

The Dallas Development Code determines the off-street parking requirement for a school using the following criteria: 1) the number of classrooms, and 2) the grade level of the school's students (e.g., elementary, middle, or high school). Parking for a high school is typically required at nine- and one-half spaces per high school classroom. At this standard ratio, a total of 760 off-street parking spaces would be required for the site [9.5 x 80 high school classrooms].

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204](#)(17)(C)(iv)]. Based on the parking analysis provided, the applicant proposes a reduced parking ratio of 3.5 spaces per high school classroom. At this reduced ratio, a total of 280 off-street parking spaces would be required for the site [3.5 x 80 high school classrooms]. The parking summary on the proposed SUP site plan indicates 292 spaces will be provided on site.

Staff supports the proposed reduction based on projected demand of 236 to 262 total spaces as determined by the applicant's engineer.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The area of request is part of an "I" MVA cluster, which extends to the east and northeast. Areas to the north, west, and south of the site are located within an "H" MVA cluster. In the wider vicinity to the east and southeast is an "F" MVA area.

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Proposed SUP Conditions

1. **USE**: The only use authorized by this specific use permit is a public 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**: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **FENCES**: Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section 51A-4.602.

A. An open fence with a maximum height of six feet may be located in a required yard if all of the following conditions are met. (OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.)

B. gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;

C. the fence complies with the visual obstruction regulations in Section 51A-4.602;

D. the fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property; and

E. for fences within required front yards (Elsie Faye Heggins and Malcolm X Boulevard), fence height is limited to four feet unless a six-foot open fence is approved by the Board of Adjustment for these locations.

6. **INGRESS-EGRESS**: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. **LIGHT STANDARDS FOR ATHLETIC FIELDS**: Light standards may be provided for the athletic fields shown on the attached site plan with the following conditions:

A. The light standards may not be located within a required yard.

B. The light standards may not exceed 80 feet in height. Residential proximity slope does not apply to the light standards.

C. The light standards may only operate Monday through Saturday between 6:00 a.m. and 10:00 p.m.

D. Lighting is limited to a practice involving a Dallas Independent School District athletic team or other University Interscholastic League organizations.

E. The lighting must meet the International Dark Sky Association standards for community-friendly sports lighting design.

8. **OFF-STREET PARKING:** Three and one-half off-street parking spaces must be provided for each classroom.

9. **PEDESTRIAN AMENITIES:**

A. The following pedestrian amenities must be provided prior to the issuance of a certificate of occupancy:

i. Type A. A minimum of 1 bench and 1 trash receptacle must be provided in areas marked “Type A” on the attached site plan.

ii. Type B. A minimum of 4 bicycle racks must be provided in areas marked “Type B” on the attached site plan.

B. Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

10. **SIDEWALKS/BUFFER:** Except as provided in this paragraph, prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with a minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

A. Elsie Faye Heggins. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along Elsie Faye Heggins may remain as shown on the site plan; however, when this sidewalk is repaired or replaced, it must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

B. Malcolm X Boulevard. Provided the sidewalk is in good repair and ADA compliant, the existing sidewalk along Malcolm X Boulevard may remain as shown on the site plan; however, when this sidewalk is repaired or replaced, it must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

11. **SIGNS:** Signs for a public school other than an open-enrollment charter school must comply with the Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site 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 as shown on the attached traffic management plan. Except for bus loading and unloading where shown on the attached traffic management plan, 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 September 30, 2027, or within six months after a certificate of occupancy is issued for the building addition, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by September 30th of each odd-numbered year.

a. If the Property owner or operator fails to submit the required initial traffic study to the director by September 30, 2027, or within six months after a certificate of occupancy is issued for the building addition, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by September 30th of each odd-numbered year, the director shall notify the city plan commission.

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.

13. **MAINTENANCE**: The Property 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.

Proposed Traffic Management Plan



Traffic Management Plan Lincoln High School

Z234-200(JA)

March 6, 2025

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Lincoln High School and Humanities/Communications Magnet (Lincoln HS). The Career Institute East (CI East) is also on this campus, southeast of Lincoln HS. All students attending CI East are transported to the school via buses after/before Lincoln HS dismisses. Therefore, CI East does not have impact to the Lincoln HS TMP.

The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about Lincoln HS.

School:

- Location: 2826 Elsie Faye Heggins Street, Dallas, Texas 75215
- School District: Dallas Independent School District
- There are two schools on the site – Lincoln HS and CI East.

Lincoln High School:

- Lincoln HS is traditional high school with 9th – 12th grade students.
- Lincoln HS School Times: 9:10 AM – 4:30 PM
- Lincoln HS students are dropped off before CI East buses arrive. Lincoln HS students' parents and buses arrive to pick up students after CI East buses have already departed taking the CI East students back to their campus.

Carrer Institue East:

- CI East is adjacent to Lincoln High School. CI East students ride school buses to/from their main campus to the CI East campus. CI East students attend this location on four different "sessions" (two on A Day and two on B Day) morning and afternoon.
- CI East buses arrive and depart at different times than Lincoln HS parents. CI East students are all bused to/from their main high school to CI East. Buses arrive at different times from the Lincoln HS buses and parents.
- CI East operates with eleven (11) buses, of which only seven (7) are on campus at one time. Session, one buses arrive to drop off CI East students at 9:15 AM and arrive to pick up students at 12:15 PM. Session two buses arrive to drop off CI East students at 1:00 PM and arrive to pick up students between 3:50 – 4:00 PM.
- The current traffic flow for CI East is shown in **Exhibit 2** and CI East bus routes are shown in the **Appendix**.

Zoning:

- Existing Zoning: PD 595 P(A)
- Project: Additions for new entry, new administrative offices, and new locker rooms. Renovations to the auditorium and lecture hall. Interior refresh to other areas. This project does not include the addition of classrooms.

Students:*Lincoln High School*

- 2023-2024 Student Enrollment: 658 students in 9th – 12th grades
- 2024-2025 Student Enrollment: 577 students in 9th – 12th grades
- Projected Student Enrollment: 800 students in 9th – 12th grades (*There is no planned growth, estimated increase to be conservative for TMP.*)
- **Table 1** summarizes the total number of students per grade.

Table 1. Lincoln HS Students per Grade

Grade	2023-2024 Enrollment	2024-2025 Enrollment	Estimated Future
9	198	170	200
10	193	166	200
11	140	118	200
12	127	123	200
Total:	658	577	800

Carrer Institute East

- 2023-2024 Student Enrollment: 1,500 CI East students - approximately 750 CI East students on campus per day, about 375 in the morning and 375 in the afternoon.
- Projected Student Enrollment: CI East is planned to accommodate up to 800 students at one time, all students will be bused to/from campus.

School Access:

- Adjacent Roadways:
 - Elsie Faye Heggins Street: Six-lane, divided roadway
 - S. Malcolm X Boulevard: Two-lane, undivided roadway
- Sidewalks are provided adjacent to the school.



Traffic Management Plan

Queue

Lambeth Engineering met with DISD staff and the school principal during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Tuesday, August 22, 2023 – PM Dismissal
- Wednesday, August 23, 2023 – AM Arrival
- Wednesday, August 23, 2023 – PM Dismissal
- Thursday, August 24, 2023 – PM Dismissal
- Wednesday, October 4, 2023 – PM Dismissal
- Wednesday, April 17, 2024 – PM Dismissal
- Thursday, December 12, 2024 – PM Dismissal (CI East)

The peak queue of parent vehicles picking up students was observed to be about 72 vehicles.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus and adjacent streets within fifteen (15) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2**. As shown, the proposed site plan does not have adequate space to accommodate parent vehicles on-site and adjacent to the school on S. Malcolm X Boulevard without using the CI East bus loading area. The CI East buses depart **prior** to Lincoln HS parent's arrival. Therefore, parents could park in this area. Using this additional area would allow all parent vehicles to be accommodated on-site plus adjacent to the school.

Queue lanes are shown to extend onto S. Malcolm X Boulevard, on the north side of the road, adjacent to the school. S. Malcolm X Boulevard is four lanes wide with low through traffic; parent parking/queueing on the north side of the S. Malcolm X Boulevard, adjacent to the school, is not projected to create traffic congestion. For reference, parents currently park on both sides of S. Malcolm X Boulevard and through vehicles can continue to pass by in both directions.

Table 2. TMP Summary

Student Capacity	School Times	Travel Modes	Projected Parent Vehicles	Provided Queue Space for Parents On-Site	Provided Queue Space for Parents on S. Malcolm X, Adjacent to School	Provided Queue Space for Parents on S. Malcolm X, Across the School	Total Provided Queue Space for Parents	On-Site Deficit for Parents	On-Site & On-Street Total Surplus for Parents <small>(Excludes On-Site Deficit)</small>
800 Students	Beginning: 9-10 AM	Parents 42%	88 Veh. (1,068 Feet)	71 Veh. (1,668 Feet)	4 Veh. (104 Feet)	22 Veh. (513 Feet)	97 Veh. (2,291 Feet)	-17 Veh. (-400 Feet)	9 Veh.* (223 Feet)*
	Dismissal: 9 th - 12 th Grades	Walkers 47%							
	Dismissal: 4-30 PM	Buses 6%							
		Student Drivers 5%							

* Option of using additional queuing space on Malcolm X Blvd. when CI East buses are not present allows for an additional 242 LF, and gives additional queuing space for 10 vehicles.



Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. 9th – 12th Grade Students: Drop off and pick up in the L-shaped driveway and in the school's main parking lot.
2. Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross mid-block.

Parents

3. Parents pick up students in the following locations:
 - a. Main Parking Lot: Parents will use the southeast driveway of the school's main parking lot via S. Malcolm X Boulevard joining the designated queue lane. After picking up their student, parents may use the bypass lane to exit via the middle driveway onto S. Malcolm X Boulevard.
 - b. L-Shaped Driveway: Parents will use the northwest driveway entrance via S. Malcolm X Boulevard joining the designated queue lanes. After picking up their student, parents may use the bypass lane to exit to Elsie Faye Heggins Street.
 - c. Parents will queue through the parking lots to wait for their students to come to them. Parents should pull all the way forward, as shown in the TMP, to maximize the number of vehicles on-site.
 - d. Parents may park on both sides of S. Malcolm X Boulevard, as shown in the TMP.
 - e. Parents may park in surplus parking spaces that are not blocked by queue lanes.
4. Parents should not block both lanes in the parking aisle or driveways, so that other parents may use as a bypass lane if their student arrives earlier.
5. Parents may not park in parking spaces near buses or queuing lanes during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.
6. Parents should be discouraged from parking on the residential streets (Lawrence Street, Maurine F. Bailey Way, and Hunter Street)

Buses

7. Three (3) school buses are planned to serve Lincoln HS.
8. Buses will drop off and pick up students in the L-shaped drive via S. Malcolm X Boulevard.
9. Since CI East students ride on DISD buses to/from their main HS campus to CI East, the class schedule at CI East starts later and ends earlier than at Lincoln HS. Therefore, CI East buses arrive and depart at different times from when Lincoln High School parents drop off or pick up their students. This ensures that CI East buses and Lincoln High School parents are not on campus simultaneously, avoiding any conflicts. Lincoln HS and CI East bus routes are included in the **Appendix**, for reference.

Staff

10. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
11. Staff should monitor student walkers exiting the campus onto the adjacent sidewalks and encourage students to cross in groups.



12. Staff should keep student riders within the campus gates to encourage parents to use designated queuing system on-site.
13. Staff should monitor pedestrians at crosswalks on-site.
14. Staff should send out the traffic flow at the beginning of every school year in order to show and remind parents of the traffic flow.

Licensed Peace Officers

15. A designated, licensed peace officer is assigned to Lincoln High School.

Crossing Guards

16. A designated crossing guard is not assigned to Lincoln High School, as the City does not provide crossing guards for high schools.

Parking Restrictions

17. Parents should be reminded not to park around the driveway openings.
18. It is recommended to install a "No Parking – Anytime" sign on S. Malcolm X Boulevard, adjacent to the school, between the mid-campus parking lot driveway entrances.
19. It is recommended that parents do not park in parking spaces near buses or queuing lanes during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces..

School Zones

20. Currently there are school zones on Elsie Faye Heggins Street and S. Malcolm X Boulevard. It is recommended these remain.

Off-Site Improvements

21. Signing and striping plan will be provided with full engineering review.
22. Review of the pedestrian access at the adjacent traffic signal will be reviewed with review of Civil engineering plans.

On-Site Improvements

23. It is recommended to install two (2) "Exit Only" and two (2) "Do Not Enter" signs at the northwest driveway, on Elsie Faye Heggins Street.
24. It is recommended to install two (2) "No Right Turn" signs at each of the new parking addition openings so that vehicles continue in the correct direction through the one-way driveway.

Summary

The Lincoln HS Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, by the school, without blocking through traffic. CI East buses arrive/depart after/before Lincoln HS buses and parents, they traffic flow from the two schools on the same campus do not conflict with one another.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

**REVIEW AND COMMITMENT**

The Lincoln High School traffic management plan (TMP) was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.



 Signature
Lance Williams

 Name

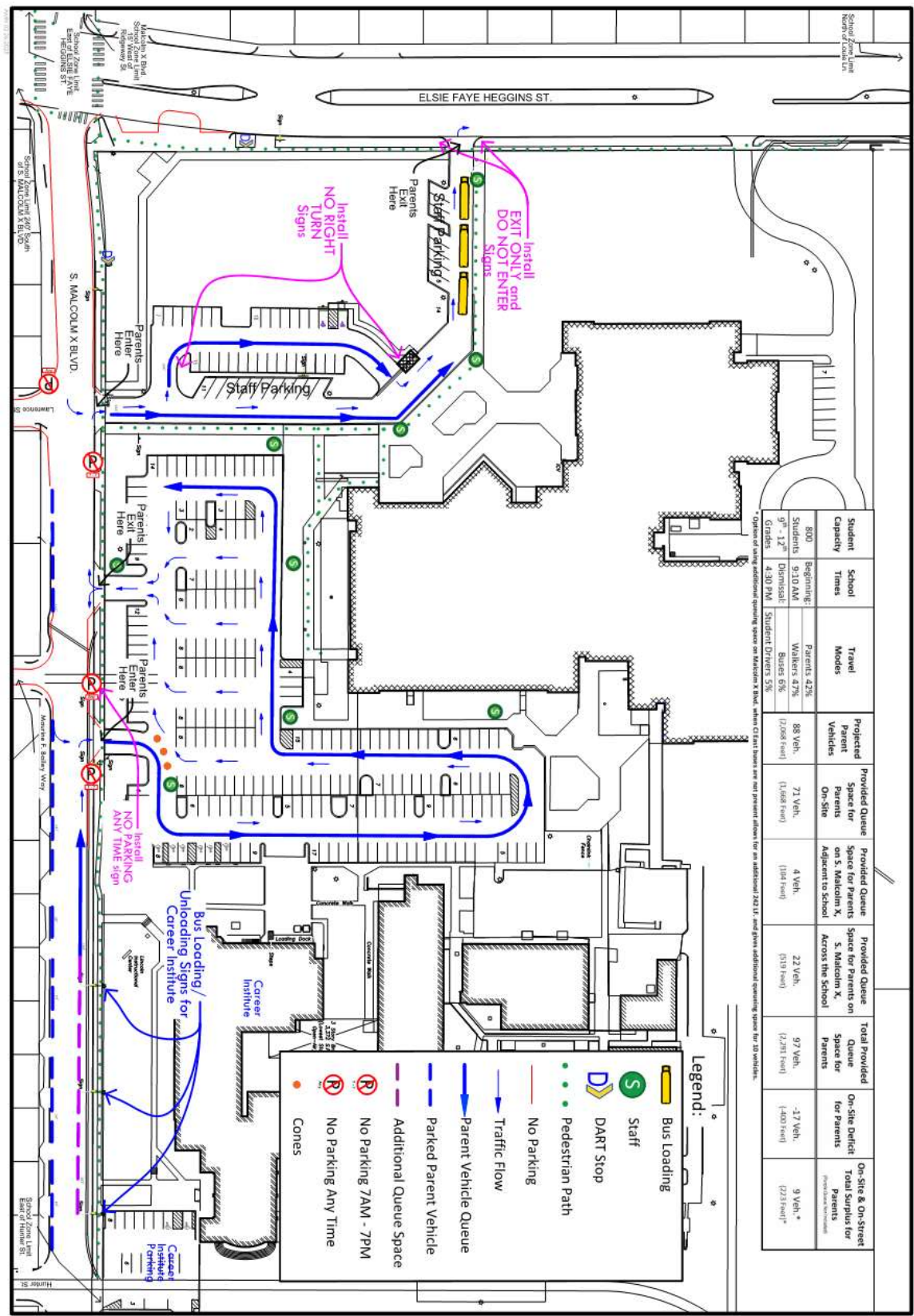
11/28/23

 Date
Principal

 Title



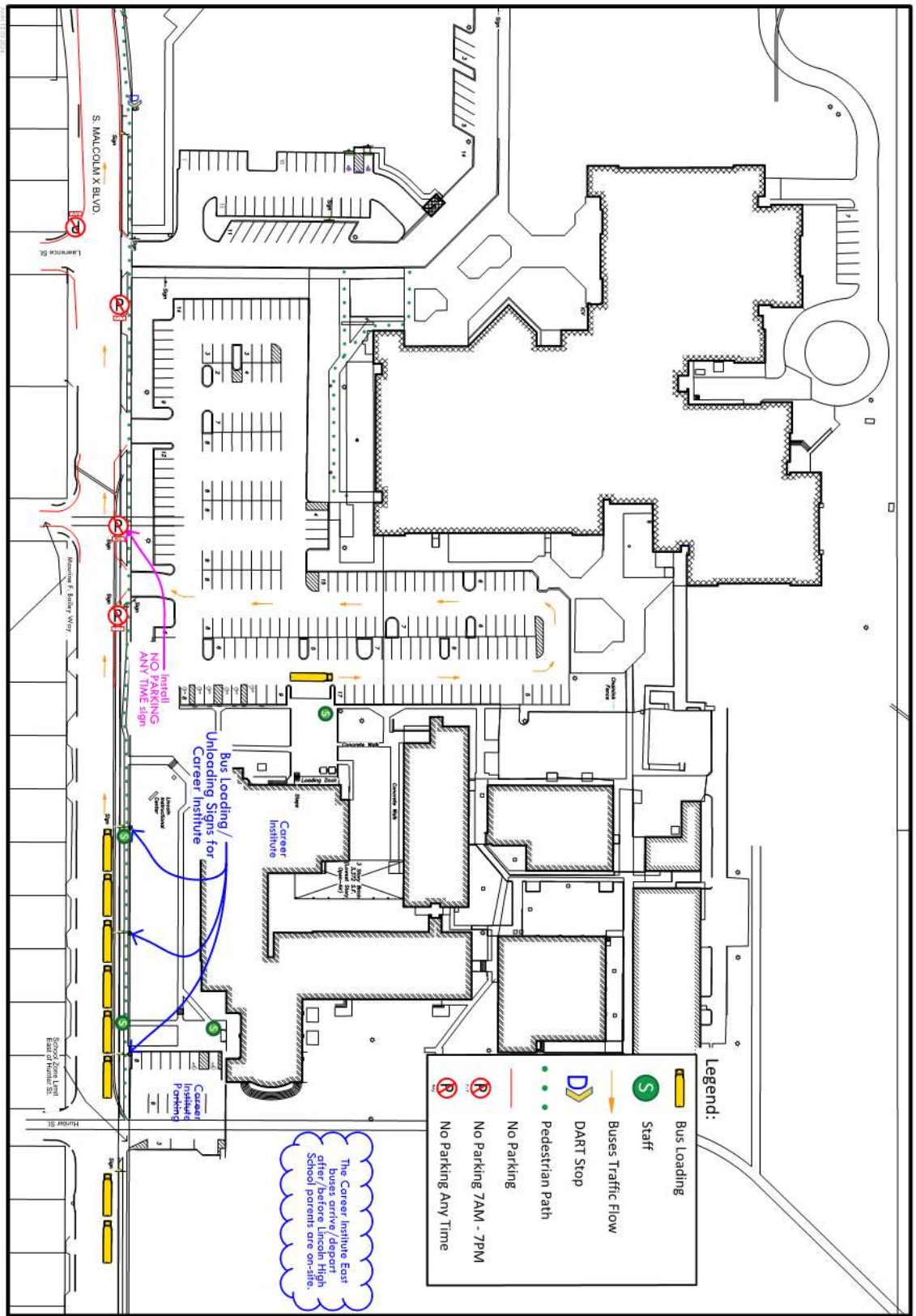
Lincoln High School TMP Exhibit



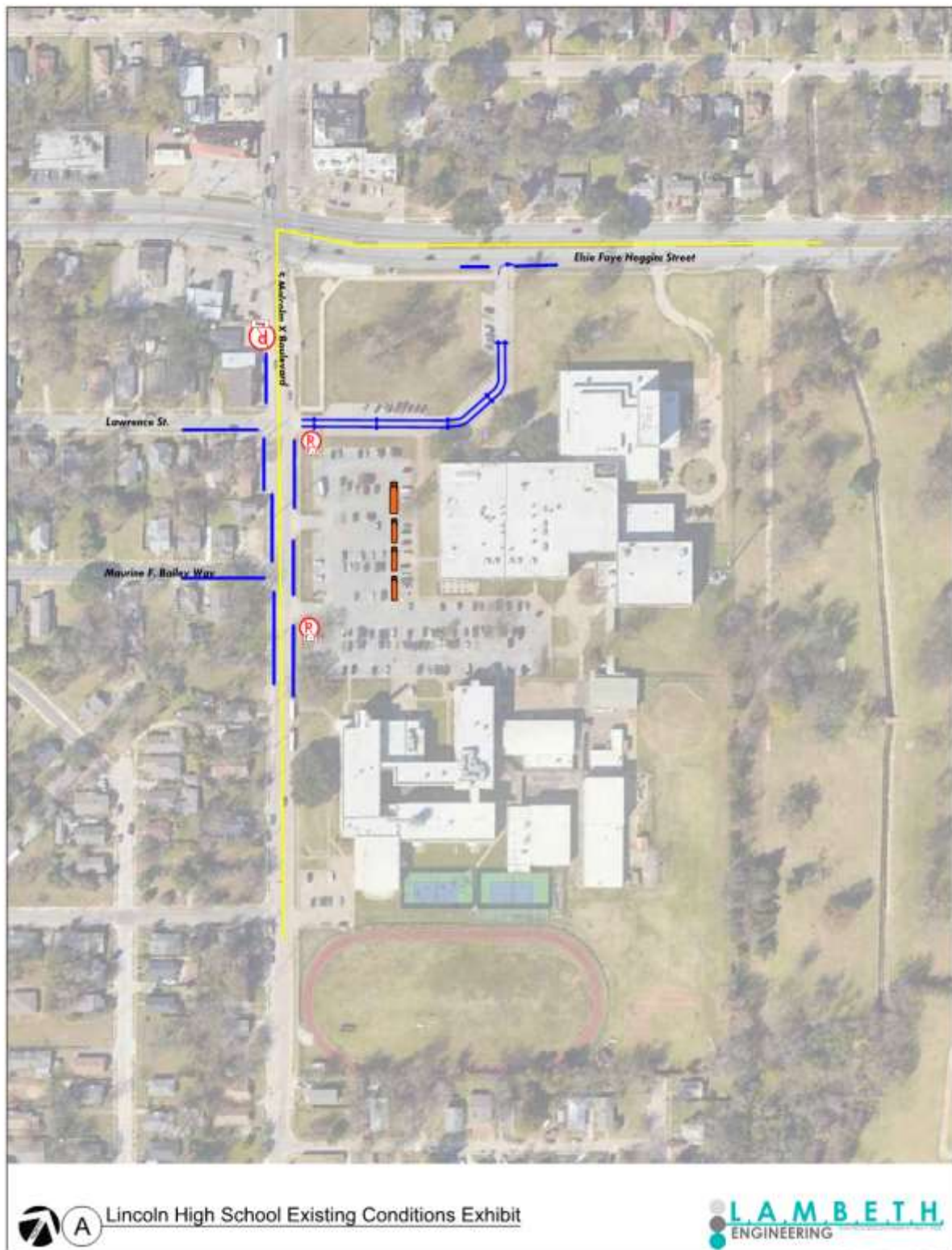
Map Data Provided from Google Earth/Google Maps on 01/19/17



2 Career Institute East Current Traffic Flow



Appendix





Existing Lincoln HS and CI East Bus Routes



2023-2024

Lincoln Humanities/Communications Magnet HS

All posted times for bus stops are approximate as there are several variables which may contribute to arrival times such as weather, traffic and other unexpected factors. Students should arrive at their assigned bus stop at least 5-10 minutes before the scheduled pick-up time.

ROUTE	AM PICK-UP TIME	STOP(S) PICK-UP & DROP-OFF LOCATION	PM DROP-OFF	Early Dismissal	Route Overview	Drop off/pick up at Linden High School
1201	7:55 AM 8:12 AM 8:25 AM 8:30 AM	WILLER HUTCHINS HS ARRIVE @ ROOSEVELT HS ARRIVE @ LINCOLN HS ARRIVE @ MADISON HS	5:18 PM 4:58 PM 4:45 PM 4:40 PM	2:13 PM 1:53 PM 1:40 PM 1:35 PM		
Route 1201 Google Map Notes: No change needed						
1206	7:53 AM 8:07 AM 8:16 AM 8:29 AM 8:40 AM	SEAGOVILLE HS SPRUCE HS SAMUEL HS ARRIVE @ LINCOLN HS ARRIVE @ ROOSEVELT HS	5:25 PM 5:12 PM 5:03 PM 4:49 PM 4:40 PM	2:20 PM 2:07 PM 1:58 PM 1:44 PM 1:35 PM		
Route 1206 Google Map Notes: No change needed						
2046	8:08 AM 8:19 AM 8:35 AM 8:40 AM	B. ADAMS HS SKYLINE HS ARRIVE @ LINCOLN PIU ARRIVE @ MADISON	5:11 PM 4:59 PM 4:45 PM 4:40 PM	2:06 PM 1:54 PM 1:40 PM 1:35 PM		
Route 2046 Google Map Notes: No change needed						
4097	7:49 AM 8:06 AM 8:16 AM 8:32 AM 8:40 AM	CARTER HS KIRKALL HS ADAMSON HS ARRIVE @ MADISON HS ARRIVE @ LINCOLN HS	5:27 PM 5:14 PM 5:00 PM 4:45 PM 4:40 PM	2:22 PM 2:09 PM 1:55 PM 1:40 PM 1:35 PM		
Route 4097 Google Map Notes: No change needed						

Bus Routes from DISD Transportation Website 12.07.23: <https://docs.google.com/spreadsheets/d/rttSowudKw0Dqst08ZHVAZhuysYr9FCONHhR7g/edit#gid=13080341>
Maps from Google Maps 12.07.23

LANCE P. WILLIAMS, M.Ed.
PRINCIPAL OF LINCOLN HIGH SCHOOL



September 11, 2023

TO: Lincoln High School Student, Parents, Alumni and Fans
FROM: Lance Williams, Principal of Lincoln High School
SUBJECT: Lincoln / Career Institute East

To Whom It May Concern,

As requested, here is a letter stating the amount of staff and students that drive, walk, get picked up by parents or ride the bus. We will have a google system to record the amount of staff and students that drive to work. We will record their vehicle information and issue a placard for them to place in their window to identify them as a staff or student of Lincoln High School. Below are the number of staff and students as requested :

Lincoln HS

Bus Riders – 40
Car Drivers – 30
Walkers - 300
Bike Riders – 10
Parent Dropped Off - 270
Current Enrollment – 650
Staff – 110

Career Institute East

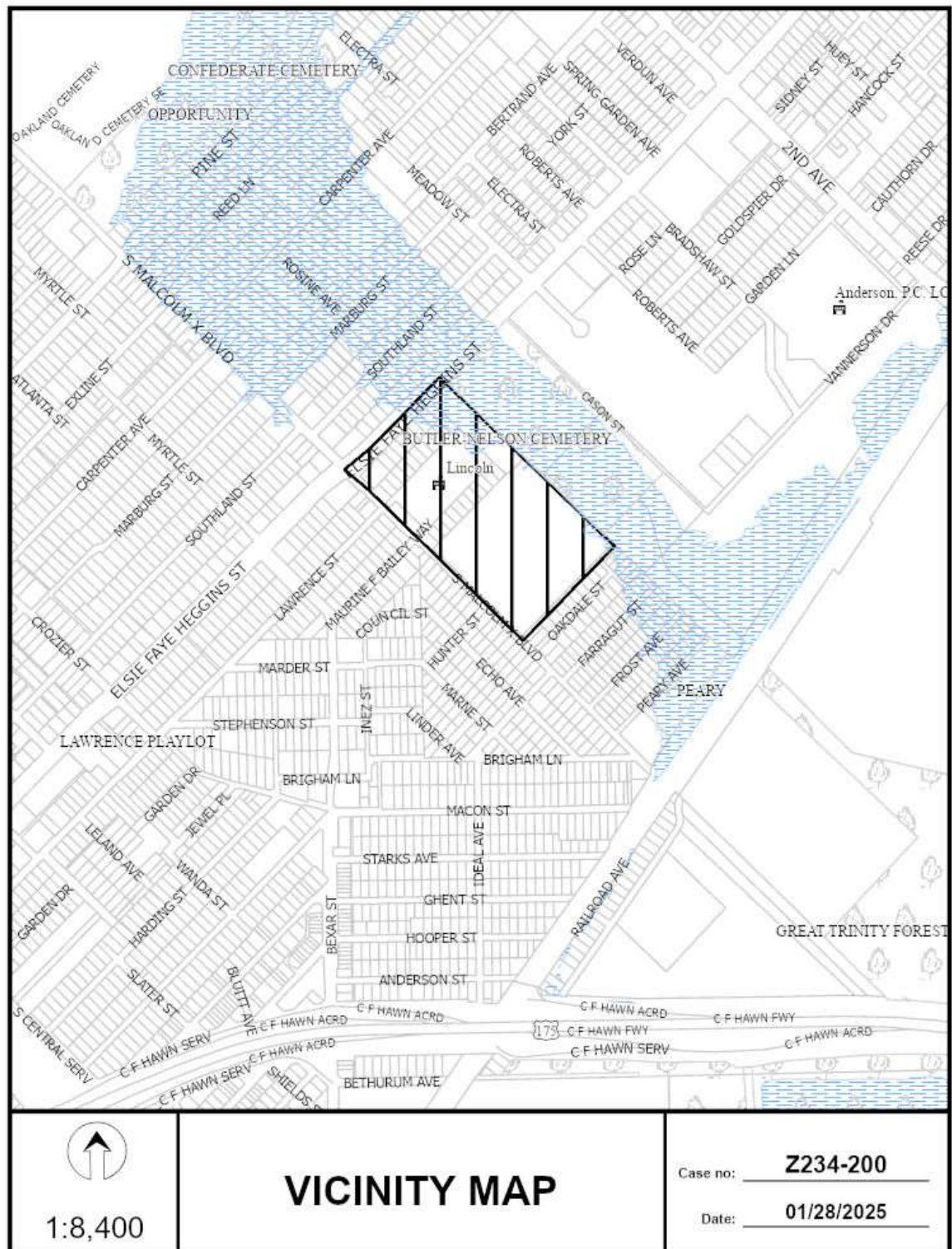
Bus Riders – 1500
Car Driver – 0
Walkers / Bike Riders – 0
Parent Dropped Off – 0
Current Enrollment – 1500
Staff Members – 60

Please let me know if anything further is needed.

Educationally yours,

A handwritten signature in black ink, appearing to read "Lance Williams".

Mr. Lance P. Williams, M.Ed.
Principal of The Legendary Lincoln High School

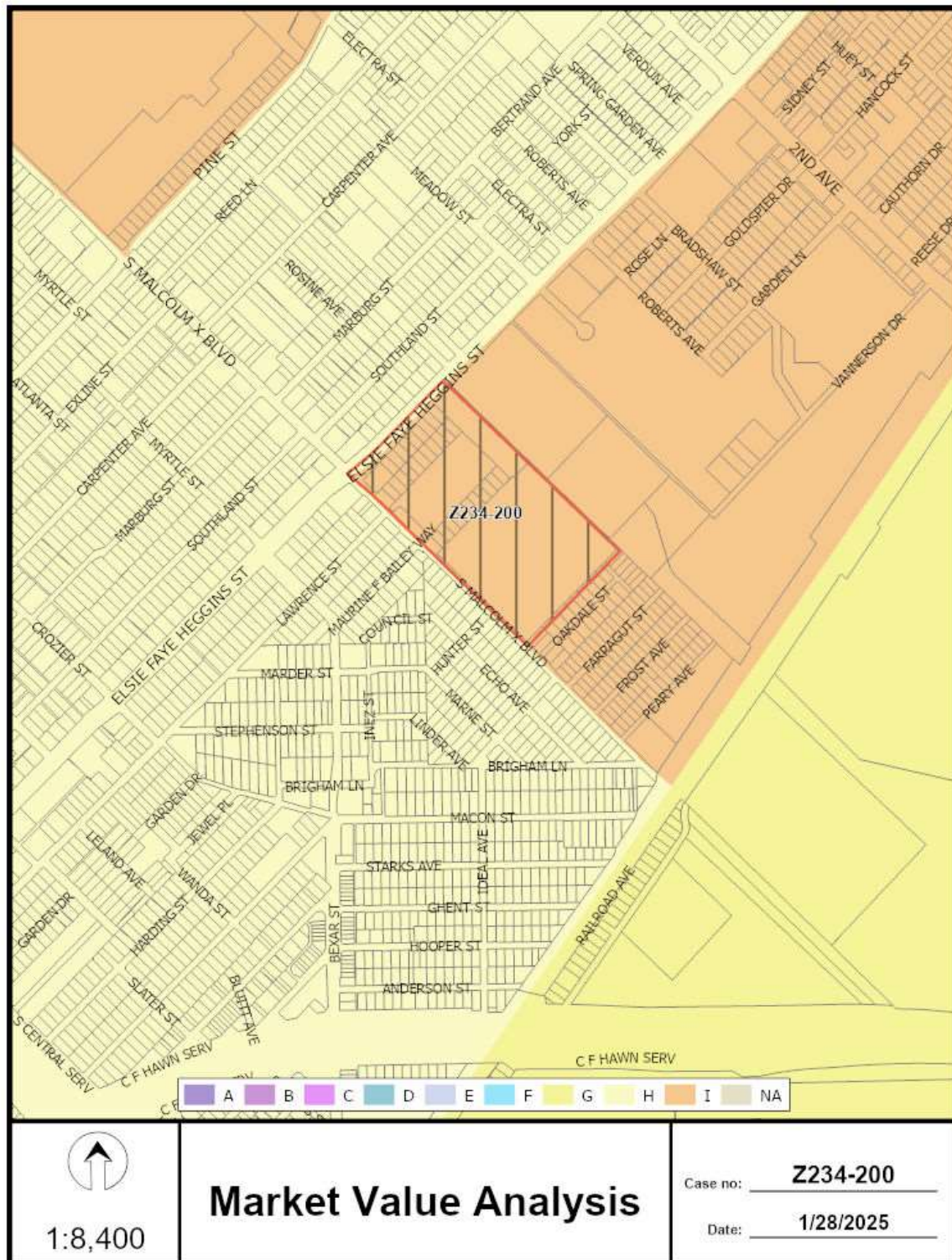


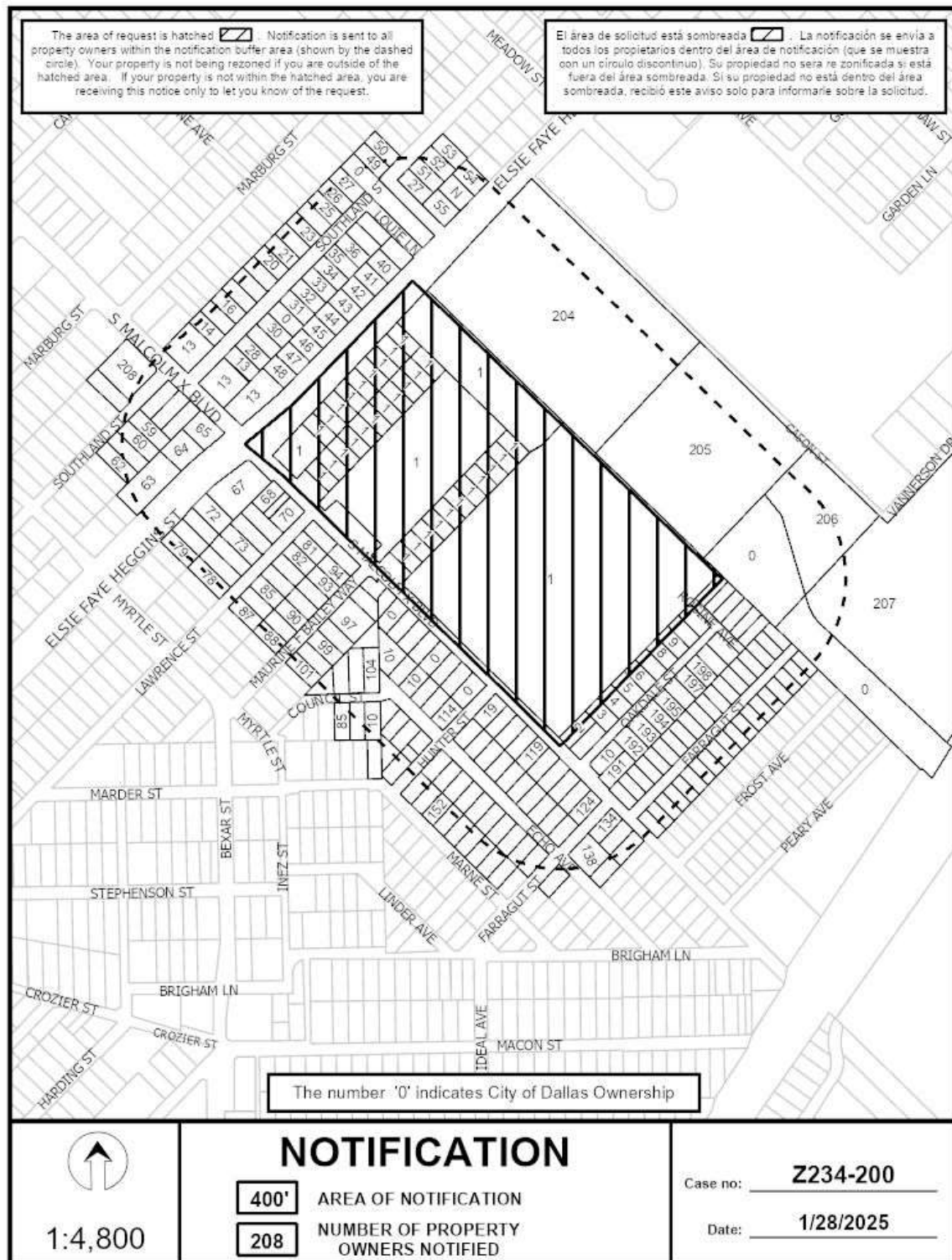






Z234-200(JA)





01/28/2025

Notification List of Property Owners***Z234-200******208 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2808 ELSIE FAYE HEGGINS ST	Dallas ISD
2	5124 S MALCOLM X BLVD	SPISOL LLC
3	2815 OAKDALE ST	ALLEN BRIAN
4	2817 OAKDALE ST	PRICE ANTOINE SR
5	2827 OAKDALE ST	Taxpayer at
6	2829 OAKDALE ST	RCGA LLC
7	2835 OAKDALE ST	HARRIS JUANITA
8	2837 OAKDALE ST	ANDERSON FRANCIS MAE
9	2839 OAKDALE ST	BUSBY JOHNNIE FAYE
10	2726 COUNCIL ST	SAFNA REALTY LLC
11	2845 OAKDALE ST	3018 ROCHESTER LLC
12	5118 ROSINE AVE	Taxpayer at
13	4516 S MALCOLM X BLVD	JINTEC REAL ESTATE LLC
14	2811 SOUTHLAND ST	BRAVO MARIO C
15	2815 SOUTHLAND ST	MMCP LLC
16	2819 SOUTHLAND ST	POPE GENELL N
17	2823 SOUTHLAND ST	EIKNER GEORGE A EST OF
18	2827 SOUTHLAND ST	POSADA NOE
19	2831 SOUTHLAND ST	PLINDSEY PROPERTIES LLC
20	2835 SOUTHLAND ST	CHINCHILLA NUBIA
21	2839 SOUTHLAND ST	PERRY CHRISTOPHER
22	2843 SOUTHLAND ST	COOK JO HAZEL
23	2847 SOUTHLAND ST	MCCALL HARDIE
24	2903 SOUTHLAND ST	FLORES JOSE
25	2907 SOUTHLAND ST	CUMMINGS MAE G ESTATE OF
26	2911 SOUTHLAND ST	ERVIN ANTHONY W SR &

01/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2915 SOUTHLAND ST	CHUA ERIC
28	2814 SOUTHLAND ST	VALDERRAMA DAYSI VALDEZ
29	2818 SOUTHLAND ST	NEMONS CHARLES A & SHELIA
30	2822 SOUTHLAND ST	DAVID GUERA BEN INC
31	2830 SOUTHLAND ST	LA CITTA GROUP LLC
32	2834 SOUTHLAND ST	THAMES REAL ESTATE INC
33	2838 SOUTHLAND ST	Taxpayer at
34	2842 SOUTHLAND ST	HILL FREDERICK GLENN
35	2846 SOUTHLAND ST	WARD WATLER JR &
36	2902 SOUTHLAND ST	GOMEZ JUAN CARLOS S
37	2906 SOUTHLAND ST	MORROW LOUIS & LOURBRIA
38	2910 SOUTHLAND ST	STRANGE ALMA J EST OF
39	2923 ELSIE FAYE HEGGINS ST	ALEXANDER ERVIN JAMES &
40	2919 ELSIE FAYE HEGGINS ST	WILLIS PORSCHA NICHOLE &
41	2913 ELSIE FAYE HEGGINS ST	ALVAREZ EPIFANIO &
42	2909 ELSIE FAYE HEGGINS ST	VELASQUEZ TRINIDAD MORALES &
43	2903 ELSIE FAYE HEGGINS ST	STADIA HOMES LLC
44	2837 ELSIE FAYE HEGGINS ST	LISTER BETTY JO
45	2833 ELSIE FAYE HEGGINS ST	ABDULKHAALIQ ANWAR
46	2827 ELSIE FAYE HEGGINS ST	DESOTO REAL ESTATE RESOURCES LLC
47	2823 ELSIE FAYE HEGGINS ST	RNL BELLA LLC
48	2819 ELSIE FAYE HEGGINS ST	AKHTAR SYED M
49	2923 SOUTHLAND ST	GARCIA JOAQUIN H &
50	2927 SOUTHLAND ST	SAN IGNACIO PROPERTY
51	3002 SOUTHLAND ST	ZUNIGA ANNETT
52	3006 SOUTHLAND ST	MEDINA JAVIER
53	3010 SOUTHLAND ST	WOODS DORIS F LIFE EST
54	3015 ELSIE FAYE HEGGINS ST	PENAGRAPH THOMAS
55	3003 ELSIE FAYE HEGGINS ST	CLARK PHYLLIS F
56	2735 SOUTHLAND ST	BAIG MANAGEMENT CORP
57	4605 S MALCOLM X BLVD	MORENO GLORIA JAIMEZ

01/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4611 S MALCOLM X BLVD	JAIMES GLORIA
59	2734 SOUTHLAND ST	TRIMBLE BILLY E
60	2730 SOUTHLAND ST	BANDA ROBERT
61	2726 SOUTHLAND ST	SHEPPARD JOHNNYE JEWELL
62	2722 SOUTHLAND ST	M6 HOMES LLC
63	2729 ELSIE FAYE HEGGINS ST	2729 SHAGA LLC
64	2735 ELSIE FAYE HEGGINS ST	SGHAYER AMMAR
65	2743 ELSIE FAYE HEGGINS ST	SGHAYER AMMAR
66	4719 S MALCOLM X BLVD	KIDANE TEFAMARIAM
67	2738 ELSIE FAYE HEGGINS ST	KIDANE TEFAMARIAM G
68	4715 S MALCOLM X BLVD	WALKER GARY L &
69	2739 LAWRENCE ST	OMNIAH LLC
70	4721 S MALCOLM X BLVD	BELAI KIBROM
71	2735 LAWRENCE ST	HISLAND CORP
72	2732 ELSIE FAYE HEGGINS ST	MARIAM KIDANE
73	2731 LAWRENCE ST	RODRIGUEZ ECRICKA
74	2727 LAWRENCE ST	PEREZ ESTHELA VEGA
75	2726 ELSIE FAYE HEGGINS ST	KIDANE MARIAM
76	2723 LAWRENCE ST	DALLAS HOUSING ACQUISITION & DEV CORP
77	2722 ELSIE FAYE HEGGINS ST	MOORE T ESTATE OF
78	2719 LAWRENCE ST	LEE GLORIA SAHNGEUN
79	2718 ELSIE FAYE HEGGINS ST	MARIAM KIDANE G
80	4803 S MALCOLM X BLVD	TOPLETZ INVESTMENTS
81	2742 LAWRENCE ST	GONZALES TOMAS & CATALINA RODRIGUEZ
82	2738 LAWRENCE ST	THOMAS KEVIN
83	2734 LAWRENCE ST	HARRIS CHAUNCEY
84	2730 LAWRENCE ST	ABARUKUNDO ALAIN &
85	2726 LAWRENCE ST	CONFIA HOMES LLC
86	2722 LAWRENCE ST	NELSON LACREZIA
87	2718 LAWRENCE ST	JUSTICE ALVIN III &
88	2719 MAURINE F BAILEY WAY	JOHNSON ALICIA WARREN

01/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2723 MAURINE F BAILEY WAY	TUTT MARGARET &
90	2727 MAURINE F BAILEY WAY	MITCHELL VARNICE & YVETTE R
91	2731 MAURINE F BAILEY WAY	EVBOMOEN NATHANIA OLOHITARE &
92	2735 MAURINE F BAILEY WAY	TODD LONNIE III & LA TU
93	2739 MAURINE F BAILEY WAY	BANKS RANDY
94	2743 MAURINE F BAILEY WAY	DAVIS ERNEST
95	4817 S MALCOLM X BLVD	WCP RETIREMENT PLAN
96	2742 MAURINE F BAILEY WAY	PLEASANT STANLEY SR
97	2738 MAURINE F BAILEY WAY	JACKSON WILLIAM & JOYCE
98	2730 MAURINE F BAILEY WAY	MEEKS BOURLAND
99	2726 MAURINE F BAILEY WAY	OLAYODE JOY
100	2722 MAURINE F BAILEY WAY	HARMON NORMA J
101	2718 MAURINE F BAILEY WAY	COOPER JASON
102	2746 MAURINE F BAILEY WAY	BRADFORD CHRISTOPHER
103	2722 COUNCIL ST	ANTHONY AISHA
104	2731 COUNCIL ST	WHITE WILLIAM E
105	2727 COUNCIL ST	HOLBERT GREGORY L & VIRGINIA A
106	2719 COUNCIL ST	FRANKLIN CASSANDRA
107	2729 COUNCIL ST	ROBINSON BYRDESTA
108	2827 MARDER ST	BREWSTER RUDY &
109	5003 S MALCOLM X BLVD	MARIN JULIO FLOREZ
110	5011 S MALCOLM X BLVD	JAIMES ROLANDO &
111	5015 S MALCOLM X BLVD	BROWN JOYCE MARIE
112	5019 S MALCOLM X BLVD	DAVIS SAMUEL ANTHONY
113	5027 S MALCOLM X BLVD	JOHNSON KAREN &
114	4934 ECHO AVE	JMD HOLDINGS LLC
115	4926 ECHO AVE	MORALES MANUEL RODRIGUEZ &
116	5107 S MALCOLM X BLVD	BAKER RICKY &
117	5111 S MALCOLM X BLVD	BARAMUS LLC
118	5113 S MALCOLM X BLVD	RENDON EZEQUIEL ROCHA &
119	5119 S MALCOLM X BLVD	WOLFORD KARNITA RENEE

01/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5123 S MALCOLM X BLVD	Taxpayer at
121	5125 S MALCOLM X BLVD	DUNN JACK O
122	5131 S MALCOLM X BLVD	HAYES PERVIS W EST OF
123	5135 S MALCOLM X BLVD	ROBERTSON MILDRED
124	5139 S MALCOLM X BLVD	WHITE ANDREA
125	5038 ECHO AVE	TAYLOR MEMORIAL CHURCH OF GOD
126	5028 ECHO AVE	PORCHIA MALVIN EARL SR &
127	5026 ECHO AVE	PICKENS SHARON
128	5022 ECHO AVE	TEFFERA BINIAM
129	5018 ECHO AVE	DALLAS CITY OF COUNTY OF
130	5014 ECHO AVE	UNDERWOOD WANDA
131	5010 ECHO AVE	Taxpayer at
132	5006 ECHO AVE	CAMACHO DOMINGO ROCHA &
133	5002 ECHO AVE	OTA ENTERPRISES LLC
134	5203 S MALCOLM X BLVD	CARRIZALES JUAN M &
135	5207 S MALCOLM X BLVD	WILLIAMS KENNETH D
136	5211 S MALCOLM X BLVD	GOSSOM KASSIE DUNCAN &
137	5110 ECHO AVE	SPJ PORTFOLIO 2020 LLC
138	5100 ECHO AVE	KING THOMAS EDWARD JR &
139	5101 ECHO AVE	ETHAN TMAC PROPERTIES LLC
140	5007 ECHO AVE	TUCKER DENISE
141	5011 ECHO AVE	ANDERSON BARBARA DIAN
142	5019 ECHO AVE	UNDERWOOD RUBY JEWEL EST OF
143	5023 ECHO AVE	WILLIAMS PHILLIP
144	5027 ECHO AVE	HARDEN THELMA
145	5031 ECHO AVE	SAUCEDO ARMANDO TORRES
146	5035 ECHO AVE	BRODERICK STREET HOMES LLC
147	5036 MARNE ST	MCMATH JOHN LIFE ESTATE
148	5034 MARNE ST	ABDU KAMILAH
149	5030 MARNE ST	GOMEZBARCENAS JAIME
150	5026 MARNE ST	VARGHESE RUBIN MATHAI &

01/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5018 MARNE ST	Taxpayer at
152	5010 MARNE ST	RCGA LLC
153	5002 MARNE ST	CISNEROS DINA ARELY &
154	4931 ECHO AVE	SOUTH DALLAS RENTALS
155	4935 ECHO AVE	CHATMAN WILLIAM ESTATE
156	2711 HUNTER ST	HINTON KENNETH A
157	2831 MARDER ST	BADGER MARY W
158	2803 FARRAGUT ST	TAPIA YONESI
159	2807 FARRAGUT ST	THOMAS VELMA
160	2811 FARRAGUT ST	CHANEY NATION LLC
161	2815 FARRAGUT ST	MCLEMORE MARCELLA ELAINE &
162	2819 FARRAGUT ST	WILLIAMS GREGORY
163	2823 FARRAGUT ST	RODRIGUEZ JOSEPH &
164	2825 FARRAGUT ST	GUADARRAMA EMILY
165	2829 FARRAGUT ST	OLIVER ALLA MAE
166	2833 FARRAGUT ST	TERRELL ENTERPRISES INC
167	2837 FARRAGUT ST	SCULLY SEAN
168	2843 FARRAGUT ST	BULLISH BUSINESS LLC
169	2845 FARRAGUT ST	DALLAS HOUSING ACQUISITION &
170	2847 FARRAGUT ST	LAGOW DEVELOPMENT PROJECT LLC
171	2859 FARRAGUT ST	POLARIN CAPITAL LLC
172	2865 FARRAGUT ST	DALLAS CITY PROPERTY MGMT
173	2802 FARRAGUT ST	ROBERTSON LEROY EST OF
174	2804 FARRAGUT ST	PERKINS ELAINE
175	2806 FARRAGUT ST	JONES C W FAMILY TRUST
176	2810 FARRAGUT ST	KELLEY DAPORSCHA
177	2812 FARRAGUT ST	DALLAS HOUSING ACQUISITION &
178	2814 FARRAGUT ST	GREEN JESSICA
179	2830 FARRAGUT ST	BURTON JETTIE C
180	2834 FARRAGUT ST	RUIZ JUAN ANTONIO RODRIGUEZ &
181	2838 FARRAGUT ST	BATTLE LARRY

01/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2842 FARRAGUT ST	BAKER PATRICK J
183	2844 FARRAGUT ST	DUROSIER AREMAN
184	2850 FARRAGUT ST	DAUBEN CARLESS A &
185	2854 FARRAGUT ST	WILLIAMS WESLEY BERNARD EST OF &
186	2858 FARRAGUT ST	ROCKWELL HOLDINGS LLC
187	2866 FARRAGUT ST	PHILLIPS ARTHUR L EST OF
188	2870 FARRAGUT ST	TORRES FRANCISCO JAVIER R
189	2874 FARRAGUT ST	SOCIETY OF ST VINCENT DE
190	5126 S MALCOLM X BLVD	GIRON WALTER M
191	5138 S MALCOLM X BLVD	STEEN TRACY
192	2814 OAKDALE ST	LUNA JOSE RAUL ISLAS
193	2816 OAKDALE ST	Taxpayer at
194	2818 OAKDALE ST	CAVADIAN PROPERTIES LLC
195	2830 OAKDALE ST	QUIROZ JAVIER &
196	2834 OAKDALE ST	MIRAMAR MCB DFW SFR I LP
197	2838 OAKDALE ST	Taxpayer at
198	2840 OAKDALE ST	SALDANA ANDREA C
199	2842 OAKDALE ST	CRUZ GUSTAVO MARTINEZ
200	2844 OAKDALE ST	STM HOLD CO 2 LLC
201	5124 ROSINE AVE	HARRIS DOUGLAS EST OF &
202	5130 ROSINE AVE	KINYA MUNGA
203	5132 ROSINE AVE	JONES LEROY
204	2900 ELSIE FAYE HEGGINS ST	WOODLAND CEMETERY
205	5000 CASON ST	HILL GROVE CEMETERY
206	5053 CASON ST	GLEN OAKS MEM CEMETERY
207	5219 2ND AVE	SJR SECOND AVE REALTY LP
208	4523 S MALCOLM X BLVD	DALLAS AREA RAPID TRANSIT