

**FILE NUMBER:** Z234-351(LL) **DATE FILED:** September 20, 2024

**LOCATION:** Southwest corner of West Illinois Avenue and Chalmers Street, on the south line of Bakersfield Street, and on the north line of Engle Avenue

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** 5.4 Acres **CENSUS TRACT:** 48113010804

**OWNER:** Golden Rule Schools, Inc.

**APPLICANT:** Rob Baldwin

**REQUEST:** An application for the amendment and renewal of Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned R-7.5(A) Single Family District

**SUMMARY:** The purpose of the request is to allow the existing open-enrollment charter school to continue to operate on the property [Golden Rule Charter School]

**CPC RECOMMENDATION:** Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions.

**STAFF RECOMMENDATION:** Approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned R-7.5(A) Single Family District with SUP 1450 for an open-enrollment charter school [Golden Rule Charter School] and is developed with nine buildings and one small storage building (total size approx. 65,610 sq. ft.).
- Geographically located in Southwest Dallas.
- The existing approved development plan allows construction of a 10th and 11th building, as shown on the Development Plan.
- The total number of classrooms requested remains unchanged, with a maximum of 34 general classrooms and 21 specialty classrooms.
- Classrooms are currently limited to PreK-3 through Eighth grades.
- An updated traffic management plan is included with this SUP renewal application.
- The child-care facility can continue to operate without the need for an SUP and is not included in this SUP renewal because child-care facilities are now allowed by-right in an R-7.5(A) district when located on a property with a school.
- On January 12, 2022, City Council approved an amendment to Specific Use Permit No. 1450 for the renewal of the open-enrollment charter school for a three-year period.
- The purpose of this request is to renew Specific Use Permit 1450 for an open-enrollment charter school and update the traffic management plan.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
W. Illinois Avenue	PA – Principal Arterial	100'
Chalmers Street	Local Street	-
Bakersfield Street	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will review engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* (1.0) was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request, since the application was filed prior to September 26, 2024.

The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

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

**Policy 1.1.2** Focus on Southern Sector development opportunities.

**Implementation 1.1.2.2** Focus on developing strong middle-class neighborhoods anchored by successful schools and supported with sufficient retail.

**Policy 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**Implementation 1.1.5.3** Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

**Implementation 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 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.3** Support efforts to grow retail and residential opportunities in the Southern Sector.

**Implementation 2.1.3.1** Focus economic development efforts on encouraging the development of strong neighborhoods in the Southern Sector that include housing for all income segments, quality schools and recreational amenities.

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

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

**Implementation 2.5.1.1** Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools and libraries.

**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.

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**NEIGHBORHOOD PLUS**

**POLICY 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) with SUP 1450 for an open-enrollment charter school	Open-enrollment charter school and child-care facility
<b>North</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family
<b>West</b>	R-7.5(A)	Single Family

**Land Use Compatibility:**

The area of request is currently developed with nine (9) buildings (approx. 65, 610 square feet total in size), zoned R-7.5(A) Single Family District with SUP 1450 for an open-enrollment charter school, on the southwest corner of W. Illinois Avenue and Chalmers Street, and the north side of Engle Avenue. The site includes a child-care facility located in a previous church building that was included in the previously approved SUP 1450, that is not included in this SUP renewal because the child-care use is now allowed without an SUP.

To the north, west, and south of the property are single family uses. To the east of the property is an existing church. Since this property has been developed with an existing open-enrollment charter school for approximately 23 years and is surrounded by residential uses to support the community school, staff finds the applicant’s request to be appropriate and compatible with the surrounding area.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would continue to serve the existing neighborhood. Further, the applicant is not proposing any further expansion of buildings beyond what is allowed per the existing development plan or increasing the number of existing allowable classrooms to ensure appropriate scale and compatibility with the surrounding area, as well as the existing underlying subdistrict of R-7.5(A).

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 because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site. Staff supports the request, because staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended and the attached landscape plan.

**Parking:**

Pursuant to 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)]. The off-street parking requirement for school use pursuant to Section 51A-4.204(17) is that each kindergarten or elementary school classroom requires one and one-half parking spaces. Since the school includes a total of 25 kindergarten/elementary (5 kindergarten and 20 elementary) school classrooms the typical minimum parking requirement for those classrooms would be 38 parking spaces. Three and one-half parking spaces are required for middle school or junior high school classrooms and the school includes 9 junior high school classrooms requiring 32 parking spaces. Based on the site plan, the total parking required for all classroom uses on the site is 70. To ensure adequate parking spaces, the applicant has provided a total of 131 parking spaces.

**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 currently in an “H” MVA area. To the north, south, east and west of the site is the “H” MVA area.

**List of Officers**

Golden Rules Charter School, Inc.

Board President  
Darrell Pilcher

Board-Vice President  
Gamaliel Solares

Board Secretary  
Sarah Elizondo

Board Member  
Lupita Kassi

Superintendent/CEO  
Dr. Vincente Delgado

Deputy Superintendent  
Ernie Amaton

Curriculum Superintendent  
Diana Lara

Illinois Principal  
Dania Gomez

**CPC Action:  
February 6, 2025**

**Motion:** It was moved to recommend approval of an amendment and renewal of Specific Use Permit No. 1450 for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions, on property zoned R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street, on the south line of Bakersfield Street, and on the north line of Engle Avenue.

Maker: Hampton  
Second: Housewright  
Result: Carried: 11 to 0

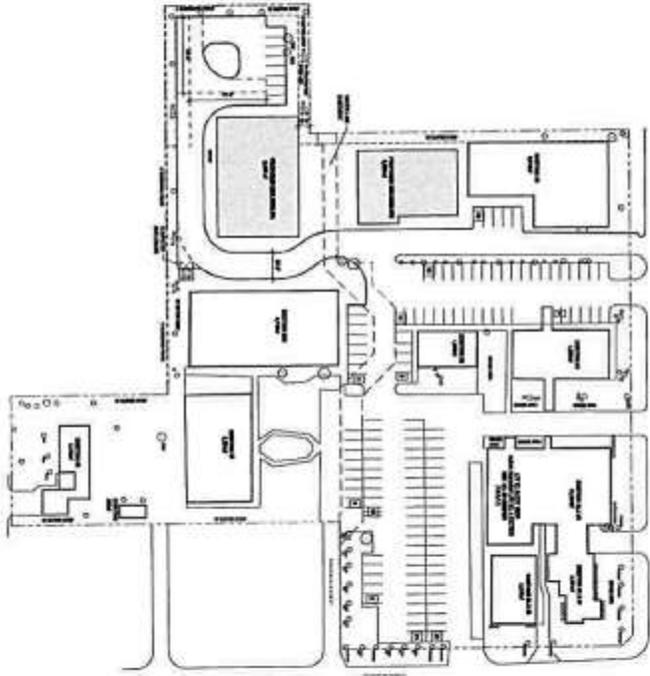
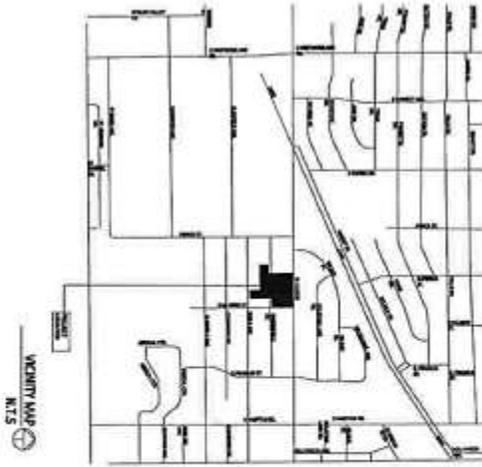
For: 11 - Hampton, Forsyth, Shidid, Carpenter,  
Wheeler-Reagan, Franklin, Housewright,  
Nightingale, Hall, Kingston, Rubin

Against: 0  
Absent: 4 - Chernock, Herbert, Sleeper, Haqq  
Vacancy: 0

**Notices:** Area: 500 Mailed: 45  
**Replies:** For: 1 Against: 0

**Speakers:** For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226  
Against: None

EXISTING SUP SITE AND LANDSCAPE PLAN



Approved  
 City Plan Commission  
 November 18, 2021

SUP No. 1450 Site Plan

① SITE AND LANDSCAPE PLAN SUP

ZONING CASE #  
 Z201-238 (SM)

GENERAL NOTES  
 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE AND THE CITY OF DALLAS SUBDIVISION ACT.  
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.  
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.

ZONING CASE #  
 Z201-238 (SM)

PARKING TABULATION

TYPE	NO. OF SPACES	REMARKS
STREET	0	
LOT	0	
TOTAL	0	

BUILDING AREA & HEIGHT TABULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FEET)
1	CLASSROOM	10,000	15
2	OFFICE	5,000	15
3	CAFETERIA	8,000	15
4	GYMNASIUM	15,000	15
5	LIBRARY	3,000	15
6	ART ROOM	2,000	15
7	MUSIC ROOM	2,000	15
8	RESTROOM	1,000	15
9	STORAGE	1,000	15
10	MECHANICAL	1,000	15
11	LANDSCAPE	10,000	15
12	PARKING	10,000	15
13	DRIVEWAY	1,000	15
14	WALKWAY	1,000	15
15	SCREENING WALL	1,000	15
16	LANDSCAPE	10,000	15
17	PARKING	10,000	15
18	DRIVEWAY	1,000	15
19	WALKWAY	1,000	15
20	SCREENING WALL	1,000	15
21	LANDSCAPE	10,000	15
22	PARKING	10,000	15
23	DRIVEWAY	1,000	15
24	WALKWAY	1,000	15
25	SCREENING WALL	1,000	15
26	LANDSCAPE	10,000	15
27	PARKING	10,000	15
28	DRIVEWAY	1,000	15
29	WALKWAY	1,000	15
30	SCREENING WALL	1,000	15
31	LANDSCAPE	10,000	15
32	PARKING	10,000	15
33	DRIVEWAY	1,000	15
34	WALKWAY	1,000	15
35	SCREENING WALL	1,000	15
36	LANDSCAPE	10,000	15
37	PARKING	10,000	15
38	DRIVEWAY	1,000	15
39	WALKWAY	1,000	15
40	SCREENING WALL	1,000	15
41	LANDSCAPE	10,000	15
42	PARKING	10,000	15
43	DRIVEWAY	1,000	15
44	WALKWAY	1,000	15
45	SCREENING WALL	1,000	15
46	LANDSCAPE	10,000	15
47	PARKING	10,000	15
48	DRIVEWAY	1,000	15
49	WALKWAY	1,000	15
50	SCREENING WALL	1,000	15
51	LANDSCAPE	10,000	15
52	PARKING	10,000	15
53	DRIVEWAY	1,000	15
54	WALKWAY	1,000	15
55	SCREENING WALL	1,000	15
56	LANDSCAPE	10,000	15
57	PARKING	10,000	15
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59	WALKWAY	1,000	15
60	SCREENING WALL	1,000	15
61	LANDSCAPE	10,000	15
62	PARKING	10,000	15
63	DRIVEWAY	1,000	15
64	WALKWAY	1,000	15
65	SCREENING WALL	1,000	15
66	LANDSCAPE	10,000	15
67	PARKING	10,000	15
68	DRIVEWAY	1,000	15
69	WALKWAY	1,000	15
70	SCREENING WALL	1,000	15
71	LANDSCAPE	10,000	15
72	PARKING	10,000	15
73	DRIVEWAY	1,000	15
74	WALKWAY	1,000	15
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86	LANDSCAPE	10,000	15
87	PARKING	10,000	15
88	DRIVEWAY	1,000	15
89	WALKWAY	1,000	15
90	SCREENING WALL	1,000	15
91	LANDSCAPE	10,000	15
92	PARKING	10,000	15
93	DRIVEWAY	1,000	15
94	WALKWAY	1,000	15
95	SCREENING WALL	1,000	15
96	LANDSCAPE	10,000	15
97	PARKING	10,000	15
98	DRIVEWAY	1,000	15
99	WALKWAY	1,000	15
100	SCREENING WALL	1,000	15

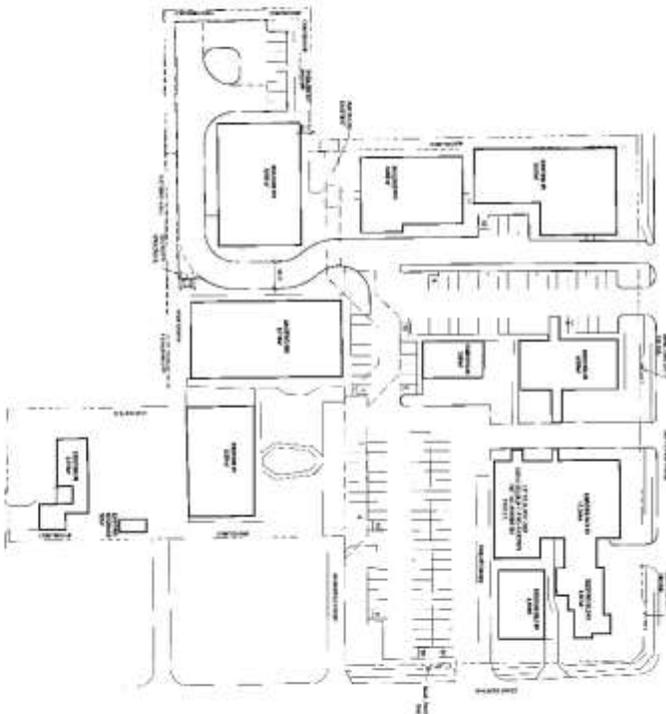
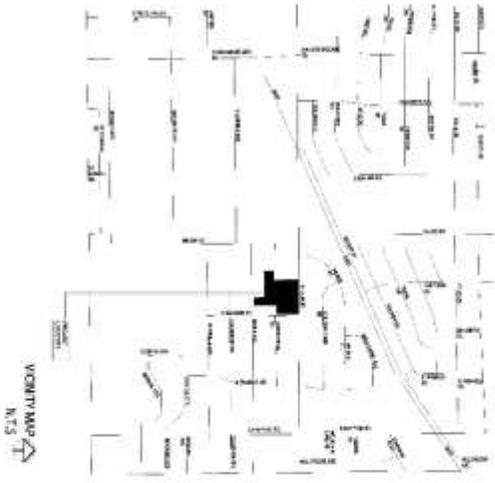
JOB NO. 1450  
 SUP SITE AND LANDSCAPE PLAN  
 2021  
 AS1 8 5

ARCHITECT FOR  
**GOLDEN RULE  
 CHARTER SCHOOL**  
 2602 WILLIAMS AVENUE  
 DALLAS, TX 75228

**callaway**  
 architecture  
 2817 HOPKINS LANE, SUITE 100, BECKLEY, TEXAS 75008  
 PHONE: 972.382.5415

32108

CPC RECOMMENDED AMENDED SUP SITE PLAN



① SITE PLAN SUP

ZONING CASE #:  
Z234-351 (LL)

**GENERAL NOTES**  
1. THIS PLAN IS THE PROPERTY OF CALLAWAY ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CALLAWAY ARCHITECTURE, P.C.

ZONING CASE #:  
Z234-351 (LL)

**PARKING TABULATION**

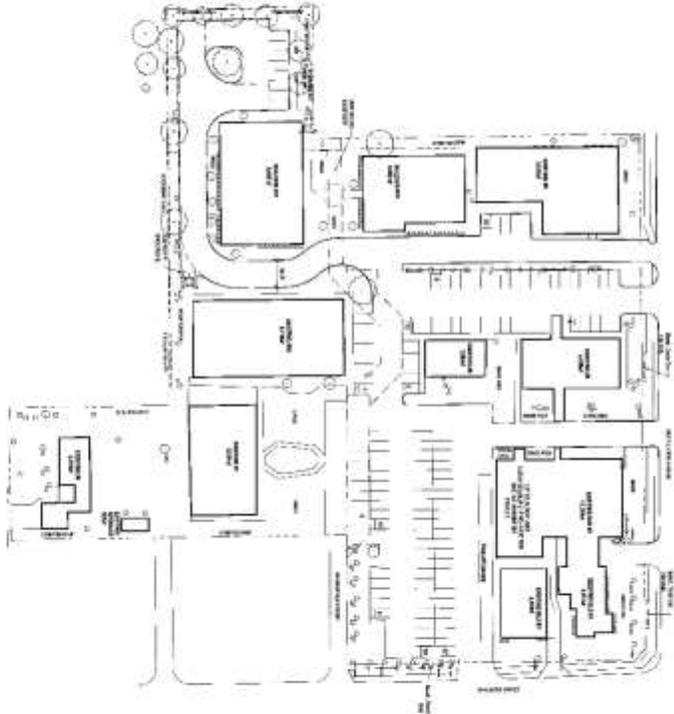
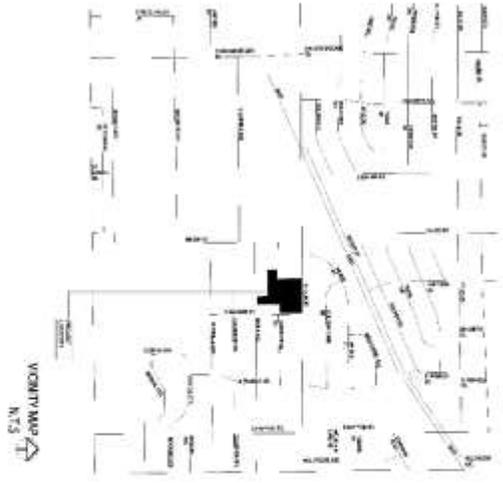
TYPE	NO. OF SPACES	REMARKS
STREET	0	
LOT	11	
TOTAL	11	

**BUILDING AREA & HEIGHT TABULATION**

NO.	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FEET)
1	CLASSROOM	1,200	12
2	CLASSROOM	1,200	12
3	CLASSROOM	1,200	12
4	CLASSROOM	1,200	12
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100	CLASSROOM	1,200	12

<p>AS1</p>	<p>DATE: 05/14/2024</p>	<p>DESIGNED BY:</p> <p><b>GOLDEN RULE CHARTER SCHOOL</b></p> <p>3622 W. ILL. BACKS AVENUE DALLAS, TX 75223</p>	<p><b>callaway</b> architecture</p> <p>1227 HARRIS LANE, SUITE 100, FORT WORTH, TX 76104 PHONE: 817.342.1234</p>
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CPC RECOMMENDED AMENDED (SEPARATE) LANDSCAPE PLAN



LANDSCAPE PLAN SHIP

ZONING CASE #:  
Z234-351 (LL)

**GENERAL NOTES**  
 1. THIS PLAN IS THE PROPERTY OF CALLAWAY ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.  
 2. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ZONING CASE #:  
Z234-351 (LL)

**PARKING TABULATION**

TYPE	NO. OF SPACES	REMARKS
TOTAL	100	
REQUIRED	100	
PROVIDED	100	

**BUILDING AREA & HEIGHT TABULATION**

NO.	DESCRIPTION	AREA (SQ. FT.)	HEIGHT (FEET)
1	OFFICE	10,000	15
2	CLASSROOM	20,000	15
3	RECEPTION	5,000	15
4	LABORATORY	15,000	15
5	STORAGE	5,000	15
6	MECHANICAL	5,000	15
7	UTILITY	5,000	15
8	OTHER	5,000	15
TOTAL		70,000	

<p>ARCHITECT FOR</p> <p><b>GOLDEN RULE CHARTER SCHOOL</b></p> <p>2622 WILLAMOS AVENUE DALLAS, TX 75233</p>	<p><b>callaway</b> architecture</p> <p>2217 SANDHURST LN STE 100, DALLAS, TX 75228 PHONE: 214.361.1121</p>
<p>DRAWING CHECKED</p>	<p>DATE: 02/14/2014</p>
<p>SCALE: AS SHOWN</p>	<p>PROJECT: LANDSCAPE PLAN SHIP</p>
<p>DATE: 02/14/2014</p>	<p>PROJECT: LANDSCAPE PLAN SHIP</p>

## EXISTING TRAFFIC MANAGEMENT PLAN

32108

220185

KCI Technologies, Inc. | 5021 Lakawana Street, Suite 501 | Dallas, TX 75247 | main: 927.957.3016 | www.kci.com

### MEMORANDUM

**To:** David Nevarez, P.E., City of Dallas

**From:** Beth Ostrowski, P.E., P.T.O.E. (Tennessee), KCI Technologies, Inc.  
 Kyle Jones, P.E., KCI Technologies, Inc. (TBPE Firm #10573)

**Re:** Golden Rule School – Illinois Campus – Traffic Management Plan

**Date:** February 15, 2021



### Introduction

This purpose of this memo is to provide a traffic management plan (TMP) for the Golden Rule School – Illinois campus. The school is located on West Illinois Avenue, west of Chalmers Street in Dallas, Texas. Specifically, the school is located at 2602 West Illinois Avenue, Dallas, TX 75233, and the phone number is 214-333-9330. The student population will remain unchanged. The school campus includes two existing vehicular access points on West Illinois Avenue and one access point on Chalmers Street.

The TMP exhibit, attached, consists of a site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. Specifically, the TMP is intended to promote strategies to manage all modes of transportation and maintain student safety at all times.

### Traffic Operations

The following roadways provides access to the Golden Rule School - Illinois campus:

- West Illinois Avenue is an east-west roadway with three lanes in each direction. The posted speed limit on West Illinois Avenue near the school is 35 mph. During drop-off and pick-up traffic enters the school on West Illinois Avenue.
- Chalmers Street is a north-south direction roadway with width for one lane in each direction. The speed limit is not posted on Chalmers Street near the school. During drop-off and pick-up traffic exits the school to Chalmers Street.

The Golden Rule School – Illinois campus has a current enrollment of 746 full-time students. The existing enrollment includes 45 Pre-K students during either the morning hours (arrive at 7:30 AM, dismiss at 12:00 PM) or the afternoon hours (arrive at 12:00

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**MEMORANDUM**

**Date:** February 15, 2021

**Re:** Golden Rule School – Illinois Campus – Traffic Management Plan

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PM and dismiss at 3:45 PM). The remainder of the student population consists of elementary and middle school students. Elementary students arrive at 7:30 AM and dismiss at 3:45 PM, while middle school students arrive at 8:00 AM and dismiss at 4:15 PM. There are no school buses associated with the school, and students arriving on alternative modes of travel are minimal and discouraged by the school.

During drop-off and pick-up traffic enters the school through the West Illinois Avenue access point. Vehicles circulate internally to the main drop-off/pick-up point in the parking lot located on the eastern portion of the property and then exit out the Chalmers Street access point. Additionally, parking is available via a separate access on West Illinois Avenue. This parking should be utilized primarily for Pre-K pick-up and drop-off.

The school has an identification system in place for dismissal that involves student name signs displayed in vehicles and radio communications in order to coordinate students with their vehicles as they arrive. There are three peace officers that direct traffic during arrival and dismissal periods. Six school staff members assist in walking students to/from vehicles during arrival and dismissal periods. School officials will identify parents' vehicles as they wait in the queue and communicate via radio to have students ready for car entry as each parent arrives at the pick-up point. School officials will be positioned in strategic locations throughout the travel path in order to efficiently identify parents' vehicles as they are waiting in the queue.

Currently, there are approximately 10-15 walkers among the student population. In order to safely accommodate walkers, a questionnaire will be required in order for a student to be allowed to walk home to/from school. Students who are approved to walk to/from school will be issued badges. The badge requirement will allow peace officers and school officials to easily identify which students are allowed to walk to/from the campus. A walker dismissal time will be implemented approximately 10 minutes after the middle school dismissal time. The badge system is also expected to mitigate any possibility of students attempting to walk off the campus to vehicles parked on Chalmers Street or Engle Avenue to the south of the property.

Furthermore, a day care center operates from 6:30 AM-6:00 PM in the adjacent church to the west of the school. The day care center includes approximately 32 enrollees, along with 22 students that attend the after-school program. It should be noted that all 22 after-school students attend the Golden Rule School. There are no specific arrival or dismissal periods for the day care center, and enrollees arrive/dismiss at their parents' convenience.

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**TMP Exhibit and Summary**

The TMP Summary below details school enrollment and arrival and dismissal details.

**TABLE 1: SUMMARY OF TMP**

FEATURE	Existing Conditions	Projected Conditions
Student Arrival Time:	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM
Student Dismissal Time:	Elementary – 12:00 PM (Pre-K only), 3:45 PM Middle School – 4:15 PM	Elementary – 12:00 PM (Pre-K only), 3:45 PM Middle School – 4:15 PM
School Enrollment:	PK3 – 15 students PK4 – 30 students KG – 62 students Gr. 1 – 78 students Gr. 2 – 75 students Gr. 3 – 70 students Gr. 4 – 82 students Gr. 5 – 99 students Gr. 6 – 79 students Gr. 7 – 81 students Gr. 8 – 75 students	Same as Existing Enrollment
Number of School Staff Assisting Loading/Unloading:	6	6
Number of Crossing Guards and/or Peace Officers:	3	3
Storage Capacity:	910 feet	1,650 feet

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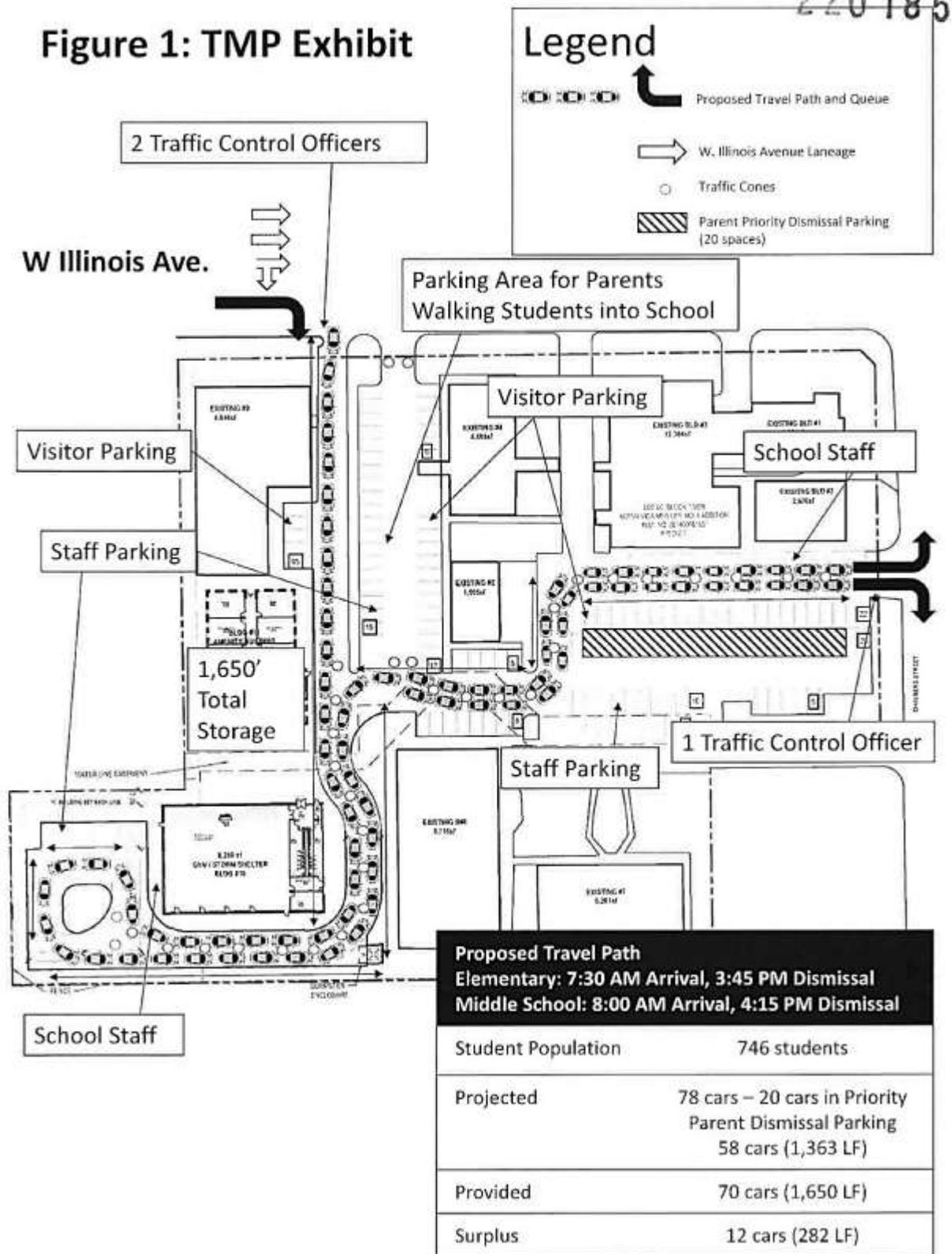
The TMP exhibit is shown on the next page. The TMP exhibit shows the following features of the Illinois campus:

- Building footprints, curbs, parking, pavement markings, designated student drop-off and pick-up locations.
- School site location and all ingress and egress points of access for motor vehicles or pedestrians.
- On-site traffic circulation, including any temporary traffic control devices.
- Location of school staff assisting with unloading and loading students, as well as location of school crossing guards and/or peace officers. Existing peak hour traffic volumes are presented on a figure at the end of the report.

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**Figure 1: TMP Exhibit**



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As shown in the TMP Exhibit, the new traffic pattern for the student population is planned to travel through the western entrance on West Illinois Avenue southbound toward the new building, loop back north, and exit out of the existing access drive located on Chalmers Street. The staggered arrival/dismissal schedule along with the additional storage, totaling 1,650 feet, provided by the new travel path should help mitigate potential queueing. Through coordination with the City of Dallas, a ratio of one vehicle per six students included during a dismissal period was suggested as an equation to project a maximum possible queue length. As shown, the projected maximum queue length based on the suggested ratio would be approximately 58 vehicles (~1,363 linear feet).

Additionally, the surplus of approximately 287 feet should help accommodate any parents picking up enrollees at the adjacent day care center during the Golden Rule arrival or dismissal periods. As previously mentioned, these parents can drop-off and pick-up their day care students at any time from 6:30 AM-6:00 PM. It is expected that this will not affect the dismissal period, as day care students are more likely to be picked up at later times in the day. If day care students are dropped off during the Golden Rule arrival period, the parents should travel in the queue and park in either the parking spots near the existing church or the parking lot to the west of the Golden Rule school. The vehicles should then follow the queue throughout the campus and exit on Chalmers Street.

The projected queue is anticipated to be less than the provided queue of 1,650 feet due to the recommended implementation of 20 parking spaces identified as Priority Parent Dismissal Parking. These spaces should be designated for specific parents via an incentive rewards program. In the event these spaces are not filled at the time the queue approaches Illinois Avenue; staff should direct drivers near the Priority spaces to park; in order to fill all spaces and limit any potential queueing onto Illinois Avenue. Vehicles parked in the Priority spaces will also be provided priority egress by the Traffic Control Officer.

Finally, the Texas Transportation Institute's *Traffic Operations and Safety at Schools: Recommended Guidelines* was reviewed to determine if the provided storage length will be adequate to accommodate the school. This study provides recommended storage lengths based on student population size for elementary, middle, and high schools. According to the guidelines, it is recommended that 1,200-1,500 feet of storage be provided for elementary/middle schools with student populations greater than 600 students. Therefore, the proposed travel path with 1,650 feet of storage should be sufficient.

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**Sight Distance**

Sight distance measurements were conducted on West Illinois Avenue at the site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 35-mph speed on West Illinois Avenue, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 250 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object. Within the project vicinity, this sight distance is available.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto West Illinois Avenue without requiring a motorist on West Illinois Avenue to significantly reduce speed. For example, for a speed of 35 mph, the design value for intersection sight distance for a motorist turning right from a stop is 335 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the west of the site access drive onto West Illinois Avenue.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives onto West Illinois Avenue.

**Conclusions and Recommendations**

The analyses presented in this memo that safe and efficient traffic operations can be achieved by implementing the following recommendations:

- Maintain existing traffic management plan characteristics, including 6 school staff members, 3 crossing guards, temporary traffic control equipment, and student identification system. Parking off-campus for pick-up and drop-off should be prohibited.
- Shift the front of the dismissal queue for the travel path to maximize storage. This shift will push the front of the queue approximately 110 feet west of its current location.
- Stagger arrival and dismissal times with as much time between phases as possible to avoid queueing issues.
- Implement the proposed travel path (shown on TMP Exhibit) for the entire student population.

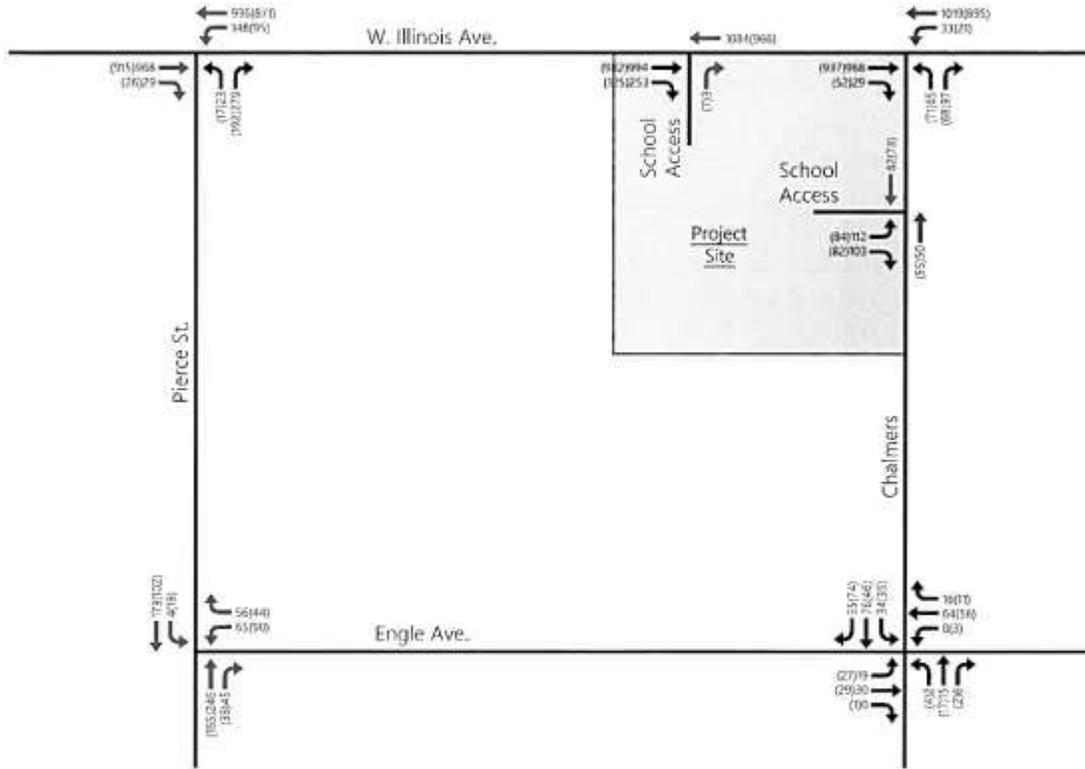
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- No parking, standing, or stopping on West Illinois Avenue is allowed. Any observed vehicular queue on West Illinois Avenue should be immediately mitigated.
- The school should implement an incentive program for students who carpool to/from school.
- The incentive program should include assignment of the 20 Parent Priority Dismissal Parking spaces.
- School staff members and peace officers on-site should wear safety vests during arrival/dismissal, as well as utilizing reversible hand-paddle signs (STOP/SLOW) and audible warnings such as whistles when directing traffic.
- Students should be required to be an approved walker by the school in order to walk to/from the campus. As previously mentioned, the badge identification system will be utilized to enforce this restriction.
- The crossing guard stationed at the Chalmers Street access point should restrict this access drive to vehicular use, exclusively. The crossing guard should prohibit any pedestrians from utilizing this access point.
- All parents who desire to park and walk students into the school should access the property using the proposed travel path for pick-up/drop-off. These vehicles can exit the travel path and park in the parking lot located on the north side of the property to the west of the school building (shown on TMP exhibit). When leaving the property, these vehicles should re-enter the proposed travel path and exit using the Chalmers Street access point.
- A peace officer should be employed by the school to manage traffic operations on Chalmers Street during arrival and dismissal periods. According to school officials, a peace officer has been hired.
- Vehicles should be allowed to enter the school before school arrival and dismissal times in order to mitigate possible queuing on West Illinois Avenue. As previously discussed, vehicles that enter the campus early will be required to park and wait for the scheduled dismissal time before entering the queue.



XXX - AM Peak Hour Traffic Volumes  
 (XXX) - PM Peak Hour Traffic Volumes



Existing Peak Hour Traffic Volumes  
 (Not to Scale)

Figure 3.

## CPC RECOMMENDED AMENDED TRAFFIC MANAGEMENT PLAN



### Traffic Management Plan Update Golden Rule Charter School - Illinois Campus September 9, 2024

<u>General School Information</u>	<u>Observations</u>
<p><b>Administrative Assistant:</b> Johnny Pecina <b>Location:</b> 2602 W. Illinois Avenue; Dallas, TX 75233 <b>Type:</b> Charter School <b>Existing Zoning:</b> SUP 1450 <b>Prior TMP:</b> January 12, 2022</p>	<p><b>Dates Observed:</b> Wednesday, November 15, 2023 – PM Dismissal Monday, December 11, 2023 – PM Dismissal Tuesday, December 12, 2023 – PM Dismissal Thursday, December 14, 2023 – AM Arrival Tuesday, September 3, 2024 – PM Dismissal Thursday, September 5, 2024 – AM Arrival</p> <p><b>Peak Queue:</b> 48 Vehicles <b>Available Queue:</b> ~ 69 Vehicles <b>Surplus:</b> 21 Vehicles</p>

### Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) update for Golden Rule Charter School - Illinois Campus (here in Golden Rule Illinois). The purpose of this TMP update is to renew the current SUP and is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods at the school.

Lambeth Engineering communicated with Francisco Garza, Assistant Principle, and Johnny Pecina, Administrative Assistant to the Superintendent, throughout the process of updating this TMP. Below is general information about Golden Rule Illinois.

#### **School:**

- **Location:** Golden Rule Illinois is located at 2602 W. Illinois Avenue in Dallas.
- **School Times:**
  - Pre-K – 5<sup>th</sup> Grade; 8:00 AM – 3:30 PM
  - 6<sup>th</sup> – 8<sup>th</sup> Grade; 8:30 AM – 4:00 PM

- Students: Golden Rule Illinois currently has 489 students in the Pre-K through 8<sup>th</sup> grades, of which all attend in-person. The total number of students per grade is summarized in **Table 1**.

**Table 1. Student Enrollment**

Grade	Current Student Enrollment
PK3	19
PK4	38
KG	40
1 <sup>st</sup>	42
2 <sup>nd</sup>	41
3 <sup>rd</sup>	42
4 <sup>th</sup>	47
5 <sup>th</sup>	46
<b>PK3 - 5<sup>th</sup>:</b>	<b>315</b>
6 <sup>th</sup>	63
7 <sup>th</sup>	55
8 <sup>th</sup>	56
<b>6<sup>th</sup> - 8<sup>th</sup>:</b>	<b>174</b>
<b>Total:</b>	<b>489</b>

- Modes of Transportation: 100% of the students are transported by parents.

### Traffic Management Plan

Lambeth Engineering met with the school staff, who were assisting students and parents with loading and unloading, several times during the process of developing the TMP. The peak queue of parent vehicles picking up students was observed to be about 48 vehicles. As expected, the peak period of parent vehicles accumulated during the afternoon dismissal period. Most of the traffic clears the campus within five (5) to seven (7) minutes after each dismissal period.

The current traffic patterns have been modified from the previously approved TMP due to construction. The existing conditions during the construction phase are shown in the attached exhibit.

**Students**

1. Drop-Off:
  - a. Pre-K – 5<sup>th</sup> grade students are dropped off via the designated queue lanes in the southeast parking lot.
  - b. 6<sup>th</sup> – 8<sup>th</sup> grade students are dropped off via the designated queue lane north of building 6.
2. Pick-Up :
  - a. All students are picked up via the designated queue lanes in the southeast parking lot.
3. Students waiting for parents to pick them up remain in the designated area and wait for their parents' arrival.

**Parents**

4. Parents enter the campus via the driveway off W. Illinois Avenue queuing in the designated lanes. Parents will then exit via the school driveway on Chalmers Street.

**Staff**

5. Staff should continue managing students where parents are picking up students until all students are dismissed.
6. Staff should continue using system to notify staff in holding areas to release student to the loading area once parent has arrived.

**Summary**

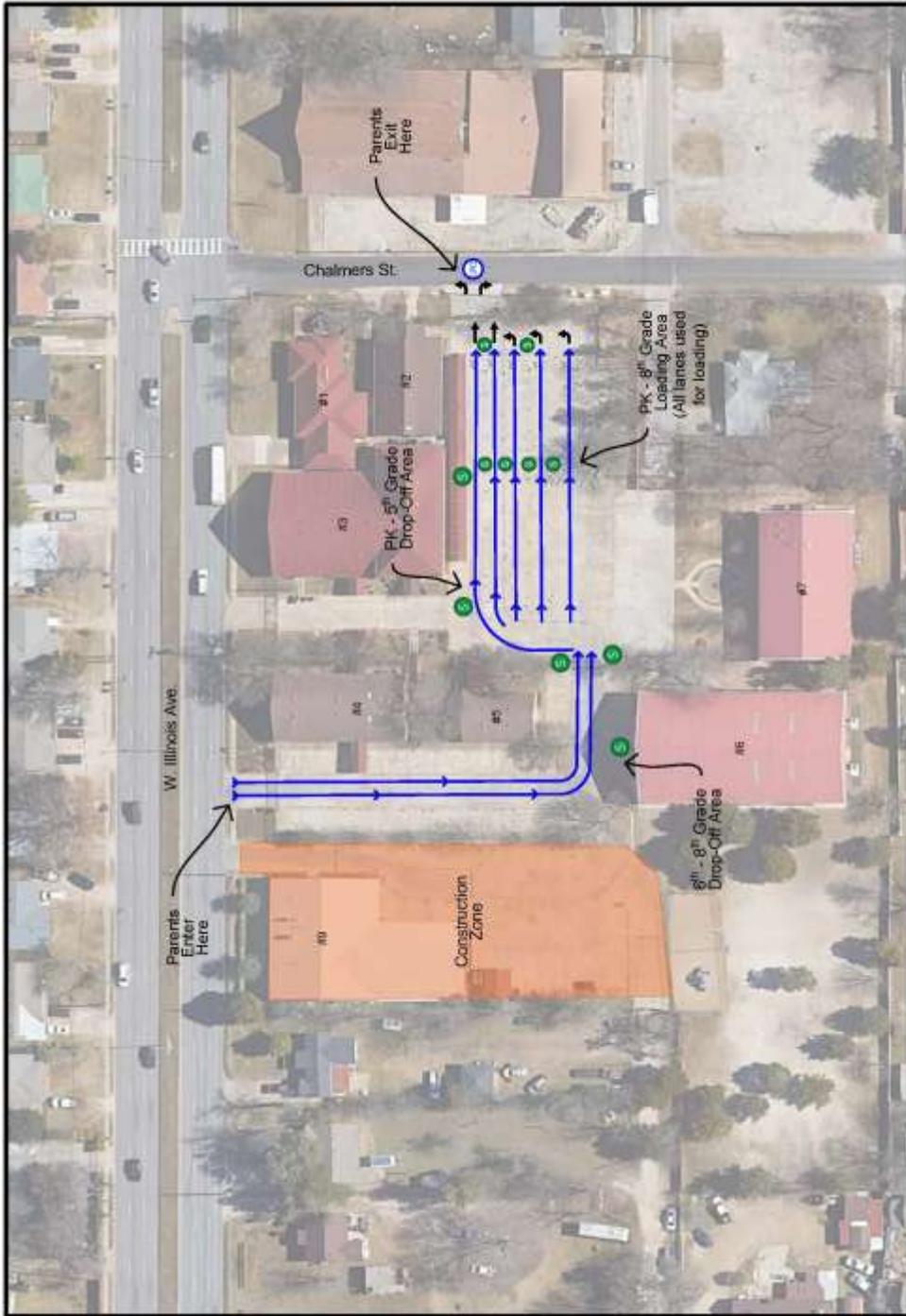
The Golden Rule Charter School Illinois Traffic Management Plan is designed to provide safe vehicular and pedestrian movement and to accommodate the projected vehicular queues on-site with a surplus of parking and queue space. The school is currently following a modified procedure while construction is taking place. This modified procedure provides sufficient space for all parent vehicles on-site and is carried out in a safe manner. It is our understanding that once the construction phase is complete there may be some shifting around of classrooms and grades in each of the buildings. It is recommended that Lambeth Engineering review traffic flow after construction is complete and assist in updating traffic flow procedures.

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

**END**



<b>REVIEW AND COMMITMENT</b>	
<p>The traffic management plan update for <b>Golden Rule Charter School</b>, located at <b>2602 W Illinois Avenue</b>, was reviewed with the intent of ensuring the approved TMP is being followed and that vehicular traffic queues generated during school peak hours operate safely. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.</p>	
<p>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.</p>	
<p>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.</p>	
 Signature	<u>9/9/2024</u> Date
<u>JOHNNY PECCOLA</u> Name	<u>CHIEF EXECUTIVE ASST.</u> Title



 Golden Rule - Illinois Campus - Existing, Construction TMP  
NOT TO SCALE

### CPC RECOMMENDED SUP CONDITIONS

1. USE: The only use[s] authorized by this specific use permit {are} is an open-enrollment charter school [~~and a child-care facility~~].
2. SITE [~~AND LANDSCAPE PLAN~~]: Use and development of the Property must comply with the attached site [~~and landscape~~] plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) [~~January 12, 2025~~].
4. LANDSCAPING: Landscaping must be provided as shown on the attached {site and} landscape plan.
5. ~~[CLASSROOMS: The maximum number of general classrooms is 34 and the maximum number of specialty classrooms is 21.]~~
- 6.5. 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. ~~6.~~ OFF-STREET PARKING: A minimum of 104 off-street parking spaces must be provided in the location shown on the attached site [~~and landscape~~] plan.
7. SIDEWALKS AND PEDESTRIAN PATHS:

(A) Prior to the issuance of a certificate of occupancy for any redevelopment or additions on the Property, the following sidewalks and pedestrian paths are required.

(B) Sidewalks. A minimum six-foot-wide unobstructed sidewalk located a minimum of five feet from the curb along the entire length of the property abutting all streets is required.

(C) Existing sidewalks that are in good repair may remain; however, when an

existing sidewalk is replaced, it must be replaced with a minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer.

(D) Pedestrian pathways. A pedestrian pathway that complies with subparagraphs (i) through (v) is required. If the path is located behind a fence, a pedestrian gate made accessible to staff and students is required.

(i) A minimum four-foot-wide, permeable paving unobstructed pathway is required to connect a primary entrance of each main building and off-street parking spaces. No parking space may be located more than 65 feet from a connected pathway.

(ii) Unobstructed sidewalks located in the public right of way may count toward subparagraph (i) when all criteria in this subsection are met. Sidewalk connections to pathways must be no more than 130 linear feet apart.

(iii) When abutting parking spaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the pathway.

(iv) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

(v) The pathway with the shortest distance between a primary entrance and a lot line on the opposite side of the parking lot from the building must connect to the sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

8. PEDESTRIAN AMENITIES:

(A) Prior to the issuance of a certificate of occupancy for any redevelopment or additions, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of streets: i. bench; ii. trash receptacle; and iii. bike rack

(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.

~~40.9.~~ TRAFFIC MANAGEMENT PLAN:

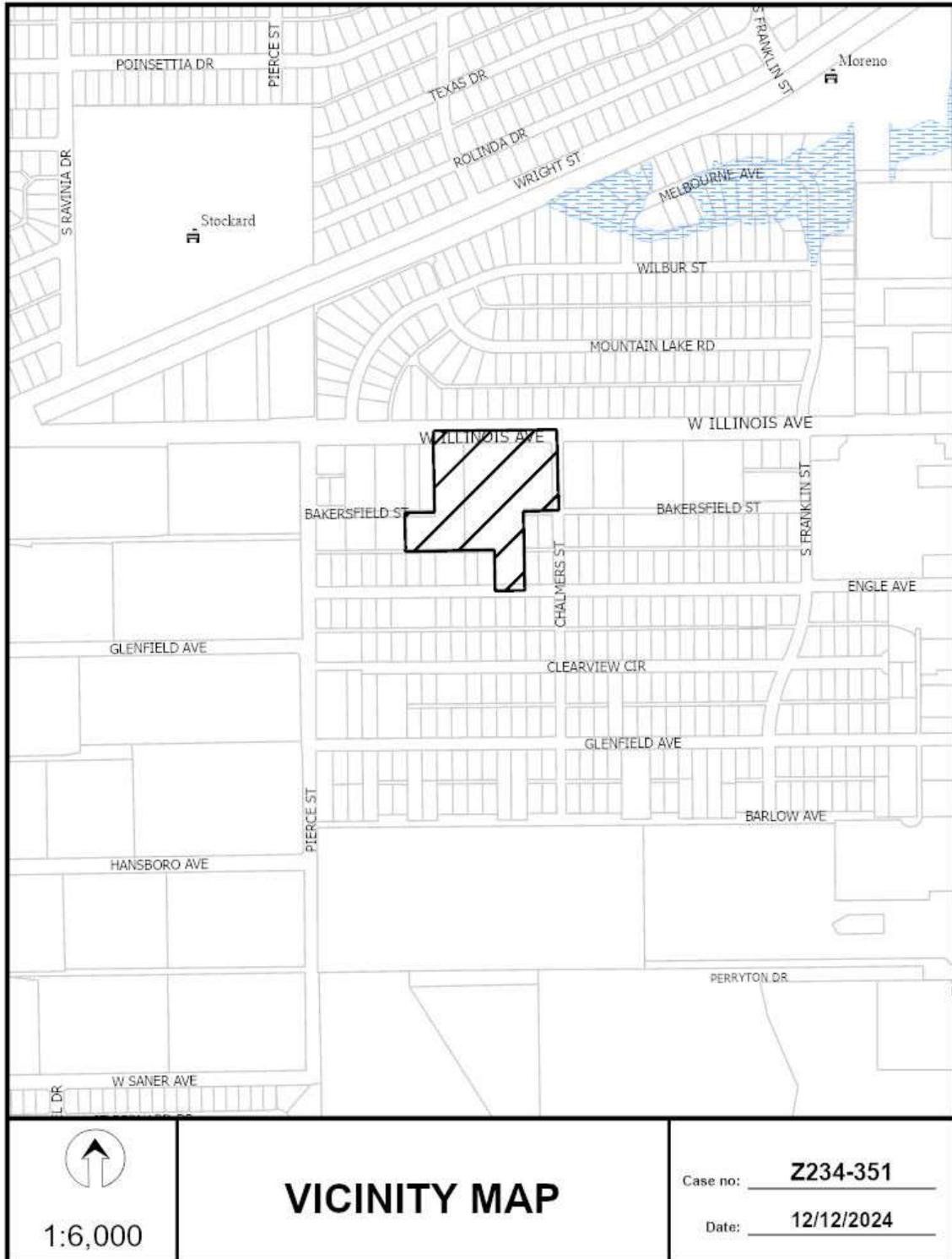
- a. In general. The operation of the uses must comply with the attached traffic management plan.
- b. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
- c. Traffic study.

- 1) 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 August 1, 2022. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by August 1st of each year.
  - 2) 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 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.
  - 3) 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.
- 1) A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

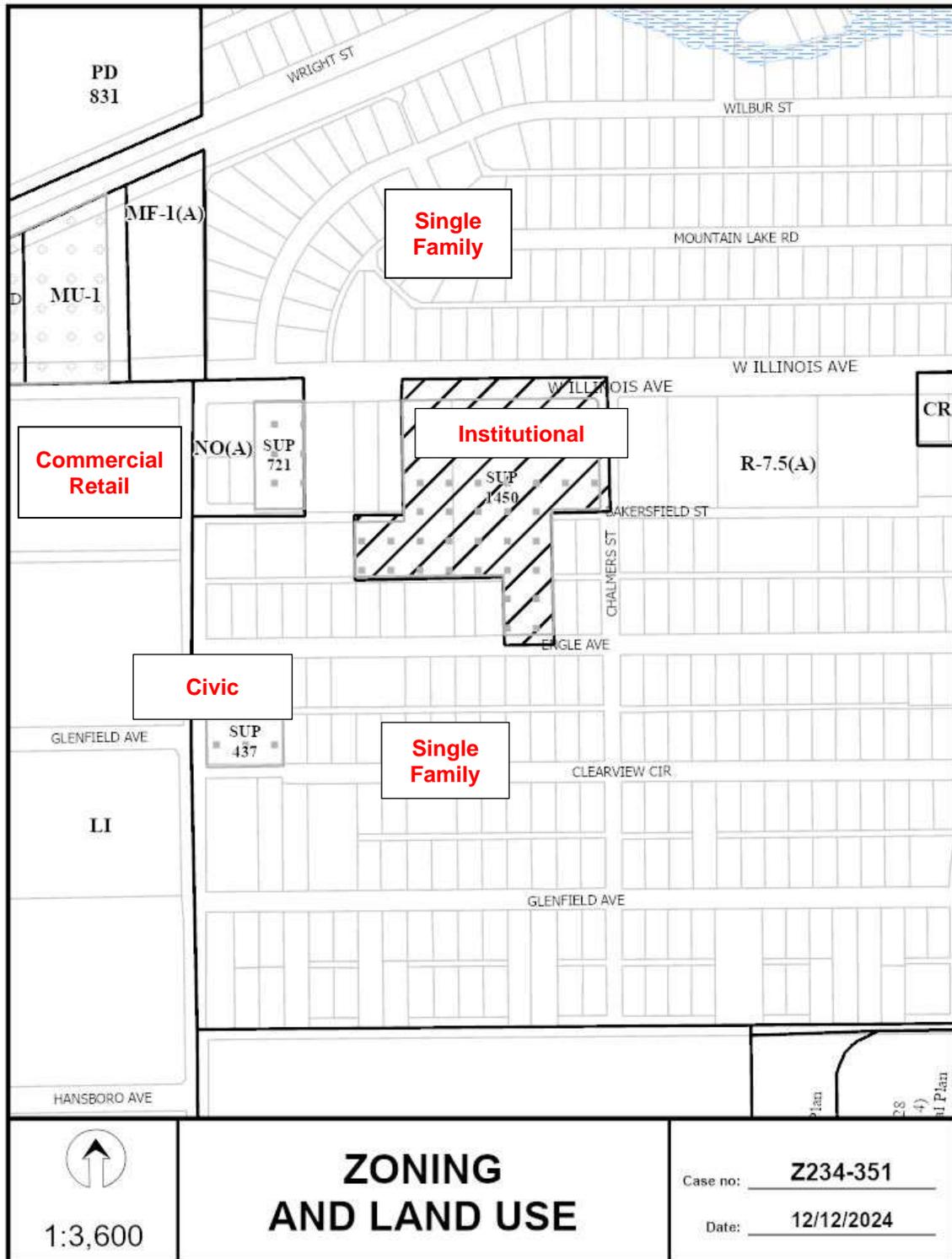
- 2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

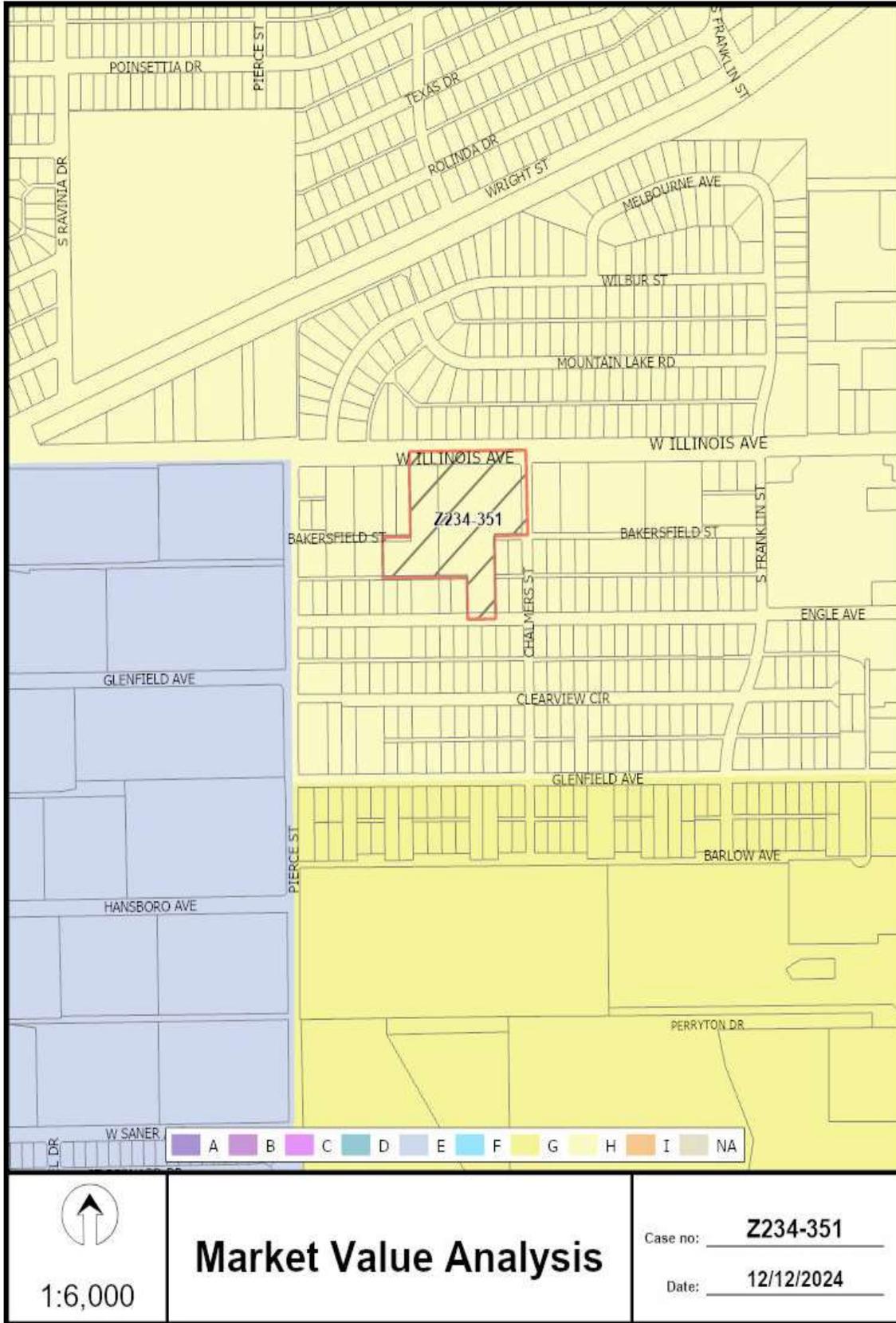
~~41~~.10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

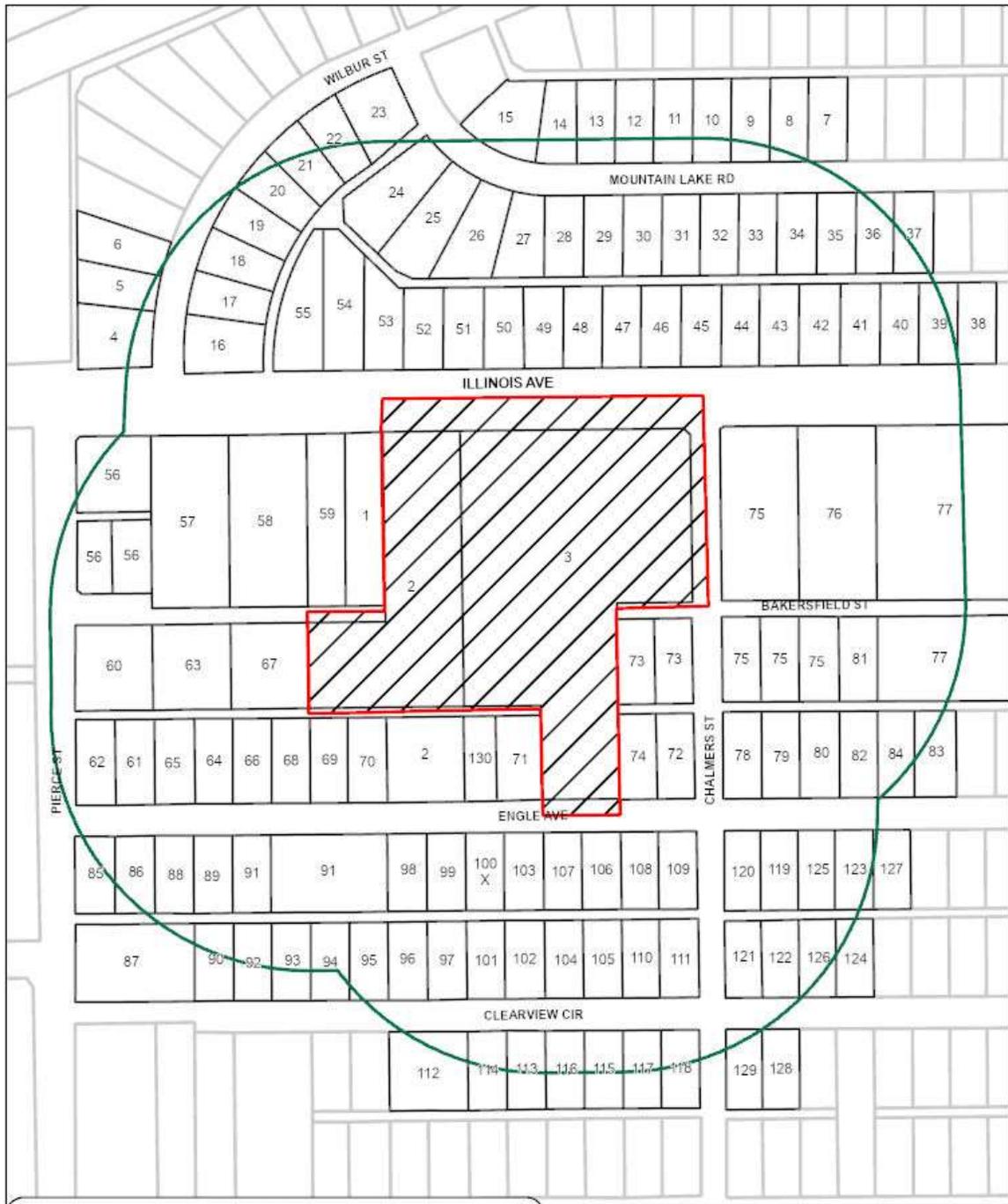
~~42~~.11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas~~[-]~~.











<b>130</b>	Property Owners Notified (139 parcels)
<b>0</b>	Replies in Favor (0 parcels)
<b>1</b>	Replies in Opposition (1 parcel)
<b>400'</b>	Area of Notification
<b>2/6/2025</b>	Date

**Z234-351**  
**CPC**



1:2,400

02/05/2025

***Reply List of Property Owners******Z234-351******130 Property Owners Notified******0 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2702	W ILLINOIS AVE	REYES GAMALIEL MEJIA
2	2634	W ILLINOIS AVE	GOLDEN RULE CHARTER SCHOOL
3	2602	W ILLINOIS AVE	GOLDEN RULE SCHOOLS INC
4	2757	WILBUR ST	JACKSON CHRISTINE LIFE ESTATE
5	2751	WILBUR ST	CARDOZA ALFONSO G
6	2747	WILBUR ST	NORRELL MARILYN KAY &
7	2607	MOUNTAIN LAKE RD	RODRIGUEZ DIMAS
8	2611	MOUNTAIN LAKE RD	MAYEN MARGARITA S
9	2615	MOUNTAIN LAKE RD	AGUINAGA JUAN GARCIA &
10	2621	MOUNTAIN LAKE RD	ORTIZ JUAN P &
11	2625	MOUNTAIN LAKE RD	CHAMBERS JAMES K & TINA M
12	2631	MOUNTAIN LAKE RD	STUART KELLY ANN
13	2635	MOUNTAIN LAKE RD	GONZALEZ EMA &
14	2641	MOUNTAIN LAKE RD	GARCIA DANIEL & CRUZ
15	2651	MOUNTAIN LAKE RD	MARTINEZ SILVERI
16	2754	WILBUR ST	CASTILLEJO CELESTINO &
17	2746	WILBUR ST	DEORTIZ MARIA AMELIA PEREZ
18	2740	WILBUR ST	ESCOBEDOROSALES JAVIER ALEJANDRO &
19	2734	WILBUR ST	MONTENEGRO J FELIX &
20	2726	WILBUR ST	VEGA ADELINA REGALADO
21	2720	WILBUR ST	SOLORZANO TOMAS &
22	2712	WILBUR ST	MEDINA MARIA DELOS ANGELES C
23	2706	WILBUR ST	ALVAREZ DAVID F
24	2660	MOUNTAIN LAKE RD	ZACARIAS NOHEMI
25	2654	MOUNTAIN LAKE RD	MARTINEZ JOSE
26	2650	MOUNTAIN LAKE RD	DURAN OSVALDO

2/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2646	MOUNTAIN LAKE RD	MORAN ERICK ENRESTO DE LA T &
28	2640	MOUNTAIN LAKE RD	RAMIREZ SAN JUANA
29	2636	MOUNTAIN LAKE RD	DELAROSA MONICA
30	2630	MOUNTAIN LAKE RD	MEJIA ALLAN JOEL DEL CID &
31	2626	MOUNTAIN LAKE RD	ALDANA LUIS ANGEL GONZALEZ &
32	2620	MOUNTAIN LAKE RD	GREGORIO NEFTALI
33	2616	MOUNTAIN LAKE RD	GUILLEN ANTONIA
34	2610	MOUNTAIN LAKE RD	MIRELES BASILIO
35	2606	MOUNTAIN LAKE RD	GONZALES MARCELINA
36	2602	MOUNTAIN LAKE RD	GONZALEZ ALBERTO G & SOCORRO C
37	2560	MOUNTAIN LAKE RD	BANDA ROGELIO C &
38	2545	W ILLINOIS AVE	ARELLANO FREDDY
39	2551	W ILLINOIS AVE	OCCM INC
40	2555	W ILLINOIS AVE	LEYVA AMADOR & MARIA
41	2561	W ILLINOIS AVE	TORRES DARLENE
42	2565	W ILLINOIS AVE	LOPEZ RAFAEL & SILVIA REYNOSO
43	2571	W ILLINOIS AVE	JIMENEZ CYNTHIA
44	2575	W ILLINOIS AVE	Taxpayer at
45	2581	W ILLINOIS AVE	Taxpayer at
46	2603	W ILLINOIS AVE	COMPEAN GUILLERMO &
47	2607	W ILLINOIS AVE	SEPULVEDA JUAN CARLOS
48	2611	W ILLINOIS AVE	BACCHUS ANTOINETTE
49	2617	W ILLINOIS AVE	MARTINEZ ALBERTO
50	2621	W ILLINOIS AVE	ALBARANGEL JOSE MARCELO
51	2625	W ILLINOIS AVE	ZAVALA ROSENDA N
52	2631	W ILLINOIS AVE	GOMEZ RAMON JR
53	2635	W ILLINOIS AVE	ESQUIVEL ANTHONY
54	2703	W ILLINOIS AVE	HERNANDEZ VICTORIA
55	2709	W ILLINOIS AVE	CASTILLEJO TRACY &
56	2600	PIERCE ST	KANASE HEENA N &
57	2726	W ILLINOIS AVE	2726 WEST ILLINOIS AVE DALLAS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2712 W ILLINOIS AVE	DELGADO ANTONIO
	59	2706 W ILLINOIS AVE	DURON JOSE ALEJANDRO &
	60	2636 PIERCE ST	CHURCH OF GOD OF PROPHECY
	61	2731 ENGLE AVE	LULE ROBERT
	62	2737 ENGLE AVE	JIMENEZ ALBERTO JR & MARY
	63	2624 BAKERSFIELD ST	GUZMANFLORES RODRIGO & MARIA CONCEPTION
	64	2723 ENGLE AVE	MAPLES ANTHONY LEE
	65	2727 ENGLE AVE	CARDONA DAVID &
	66	2719 ENGLE AVE	GARCIA ROLANDO & BLANCA E
	67	2718 BAKERSFIELD ST	VILLANUEVA ROSALINDA
	68	2717 ENGLE AVE	SANCHEZ JAVIER
	69	2707 ENGLE AVE	GOMEZ DONNA M
	70	2703 ENGLE AVE	TILLEY JERRY
	71	2623 ENGLE AVE	DELGADO ANTONIO & MARTHA
	72	2603 ENGLE AVE	MARTINEZ JUAN RAUL
	73	2608 BAKERSFIELD ST	VALDEZ LUPE
	74	2607 ENGLE AVE	CABRERA AGUSTIN & MELBA
	75	2574 W ILLINOIS AVE	FIRST PENTECOSTAL CHURCH OF GOD IN CHRIST
	76	2558 W ILLINOIS AVE	ESPINOZA JOSEFATH & DELFINA
	77	2550 W ILLINOIS AVE	PALABRA DE VIDA MINISTRIES INC
	78	2577 ENGLE AVE	ENGLE LLC
	79	2571 ENGLE AVE	DOMINGUEZ CUAUHEMOC &
	80	2567 ENGLE AVE	Taxpayer at
	81	2558 BAKERSFIELD ST	PINEDA ALBA M &
	82	2561 ENGLE AVE	GOMEZ ENRIQUE
	83	2551 ENGLE AVE	VERDIN JOSE C & ROSA
	84	2557 ENGLE AVE	RUIZ RAMIRO
	85	2736 ENGLE AVE	CANCINO MISAEL CRUZ
	86	2730 ENGLE AVE	CORDERO ALFREDO & BLANCA
	87	2710 PIERCE ST	BUTTON DAVID R LIVING TRUST
	88	2726 ENGLE AVE	SILVA JUAN C & MARIA B

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2722 ENGLE AVE	RODRIGUEZ LOUIS
	90	2719 CLEARVIEW CIR	LOPEZ JUAN A & BERTHA
	91	2710 ENGLE AVE	CANAAN CHURCH OF GOD
	92	2715 CLEARVIEW CIR	RANGEL MICHAEL ETAL
	93	2711 CLEARVIEW CIR	ESCAMILLA ROY
	94	2707 CLEARVIEW CIR	VALTIERRA SERGIO R &
	95	2703 CLEARVIEW CIR	OSORIO PEDRO &
	96	2631 CLEARVIEW CIR	CRUZ GISELA
	97	2627 CLEARVIEW CIR	REYES JORGE & MARIA
	98	2636 ENGLE AVE	GARCIA JOEL H & HILARIA
	99	2634 ENGLE AVE	GARCIA JOSE G
X	100	2626 ENGLE AVE	KUGLER VALERIE J
	101	2623 CLEARVIEW CIR	RAMIREZ JOSE L &
	102	2619 CLEARVIEW CIR	GONZALES RIGOBERTO &
	103	2620 ENGLE AVE	Taxpayer at
	104	2615 CLEARVIEW CIR	GONZALEZ MARCELINO ET AL
	105	2611 CLEARVIEW CIR	CONTRERAS EFRAIN &
	106	2610 ENGLE AVE	GARCIA PEDRO JR & IRMA G
	107	2616 ENGLE AVE	HERNANDEZ JOSE LUIS
	108	2606 ENGLE AVE	ACUNA JOSE A & MARTINA C
	109	2602 ENGLE AVE	TAPIA JUAN MARTIN
	110	2607 CLEARVIEW CIR	Taxpayer at
	111	2603 CLEARVIEW CIR	MUNOZ RODOLFO & MAYELA
	112	2628 CLEARVIEW CIR	MENDOZA OCTAVIO BEIZA &
	113	2620 CLEARVIEW CIR	MENDOZA OCTAVIO &
	114	2624 CLEARVIEW CIR	CASANAZ CARLOS A
	115	2612 CLEARVIEW CIR	FERNANDEZ ROMULO & NORMA
	116	2616 CLEARVIEW CIR	ALONZO HUGO & ROSA
	117	2608 CLEARVIEW CIR	CASTANEDA OSIEL ISAI
	118	2604 CLEARVIEW CIR	YESCAS CONCEPCION
	119	2572 ENGLE AVE	BENITEZ RUBEN A C & REYNA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2576 ENGLE AVE	ESPINOZA JESUS &
	121	2567 CLEARVIEW CIR	PORRAS LOUIS A JR
	122	2563 CLEARVIEW CIR	LOPEZ HUGO &
	123	2560 ENGLE AVE	MENDOZA MARIA S
	124	2553 CLEARVIEW CIR	GUTIERREZ BRISA
	125	2566 ENGLE AVE	CARTAGENA ARACELIS
	126	2559 CLEARVIEW CIR	LOPEZ HUGO &
	127	2556 ENGLE AVE	OLGUIN ONESIMO
	128	2562 CLEARVIEW CIR	PINEDA ALBERTO
	129	2566 CLEARVIEW CIR	MORGADO SERGIO C &
	130	2627 ENGLE AVE	LEYVA PRESILIANO &