

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 1, 2023**

**Planner: Jenniffer Allgaier, M. Arch, AICP Candidate**

**FILE NUMBER:** Z212-276(JA) **DATE FILED:** June 3, 2022

**LOCATION:** Property bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive, and on the north line of Palisade Drive, between North Prairie Creek Road and Greendale Drive.

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** Approx. 33.12 acres **CENSUS TRACT:** 48113009204

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**REPRESENTATIVE:** Karl Crowley, Masterplan

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for an amendment to Planned Development District No. 825.

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

**STAFF RECOMMENDATION:** **Approval**, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.

**Planned Development District No. 825:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=825>

## **BACKGROUND INFORMATION:**

- On May 12, 2010, City Council approved an ordinance changing the zoning classification of the area of request from an R-7.5(A) Single Family District to Planned Development District (PD) No. 825, consisting of Tracts 1 and 2.
- PD 825 allows R-7.5(A) uses, except that a public school other than an open-enrollment charter school is allowed by right, and a youth and family center is allowed by right as an accessory use. The existing public school [Samuell High School] was in operation on the property at the time the PD was established and remains in operation currently.
- Tract 1 of PD 825 is the area bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive. Tract 1 has an approved preliminary plat (S212-156) that will be relied upon to establish a building site for construction of an addition to the school.
- Tract 2 of PD 825 is the area on the north side of Palisade Drive, between North Prairie Creek Road and Greendale Drive. This portion of the area of request remains unplatted and is not part of the preliminary plat noted above.
- While all buildings for the public-school use are located on Tract 1, PD 825 specifies that the surface parking lot located across Palisade Drive on Tract 2 may be used to meet the off-street parking requirements for the school.
- On March 22, 2018, City Plan Commission approved a minor amendment to the development plan, allowing paving for additional parking spaces, ADA-compliant ramps, parking islands and curbs, and new bus drop off, as well as two new exterior light poles on the south side of the school building (Tract 1). An associated traffic management plan (TMP) was also approved at that time.
- The applicant requests approval for a gymnasium addition to the existing public high school, installation of athletic field lighting adjacent to the practice football field located at the northwest corner of Prairie Creek Road and Tonawanda Drive, and an update to the TMP.

## **Zoning History:**

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

1. **Z190-213:** On June 18, 2020, City Plan Commission recommended denial without prejudice of an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the south line of Bruton Road and the west line of North St. Augustine Drive.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type               | Proposed ROW                                   |
|---------------------|--------------------|------------------------------------------------|
| Palisade Drive      | Local Street       | -                                              |
| Prairie Creek Road  | Principal Arterial | Minimum-6 lanes-Divided<br>100' ROW, bike plan |
| Tonawanda Drive     | Local Street       | -                                              |
| Greendale Drive     | Local Street       | -                                              |

**Traffic:**

Student drop off and pick up operations for the existing school occur almost exclusively within public rights-of-way, predominantly on both the north and south sides of Palisade Drive, which operates in one-direction east-bound during school zone hours. School bus loading and unloading occurs on the north-bound side of Greendale Drive, just south of the intersection at Palisade Drive, with additional queue area for automobiles behind the buses at this location. The westernmost portion of the surface parking lot on Tract 2 of the school property serves as a parent waiting/loading area.

The traffic management plan (TMP) submitted with the current zoning request maintains current operations substantially unchanged. However, in considering planned traffic signal operations to include a left turn from Prairie Creek Road onto Palisade Drive, the applicant updated the TMP to include two-way traffic on Palisade Drive. Staff supports continuation of current queuing locations in lieu of increasing paved areas internal to the school site.

The proposed TMP, dated May 22, 2023, is sealed by a licensed professional engineer, and contains the signature of the school principal. Proposed PD conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by March 1, 2026, or within six months after students first begin attending classes (whichever is later), and by March 1st of each even-numbered year thereafter.

The Transportation Division of the Transportation Department has reviewed the current zoning application and supports the zoning request as proposed. The Transportation Department will collaborate with school officials to enforce the TMP.

**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.

*With the inclusion of staff's recommended conditions*, 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.

1. 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.

### Surrounding Land Uses:

|       | Zoning                               | Land Use           |
|-------|--------------------------------------|--------------------|
| Site  | Planned Development District No. 825 | Public high school |
| North | R-7.5(A)                             | Single family      |
| East  | R-7.5(A)                             | Single family      |
| South | R-7.5(A)                             | Single family      |
| West  | R-7.5(A)                             | Single family      |

**Land Use Compatibility:**

The area of request is currently developed with a public school other than an open-enrollment charter school [Samuell High School]. The Property is surrounded on all sides by single family uses in an R-7.5(A) Single Family District.

The applicant proposes a gymnasium addition to the existing public high school internal to the site, installation of athletic field lighting adjacent to the practice football field located at the northwest corner of Prairie Creek Road and Tonawanda Drive, and an updated traffic management plan. There is no proposed increase in the number of classrooms.

The request is consistent with the Comprehensive Plan goals to provide greater access to schools and to compatibility for school facilities in neighborhoods. Additionally, the applicant's proposal together with staff's recommended conditions will promote a more pedestrian friendly streetscapes and support the City Council adopted Comprehensive Environmental and Climate Action Plan (CECAP), which calls for 33% or more tree canopy cover citywide and a 20% reduction in the urban heat island index by 2030.

Staff recommends approval of the request, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.

**Development Standards:**

Except as provided in Sec. 51P-825.108, the yard, lot, and space regulations for the R-7.5(A) Single Family District shown in the table below apply on the Property.

|                                                                                               | Setbacks |               | Height <sup>1</sup>                                                       | Lot Coverage <sup>2</sup>                      | Density/FAR                                           |
|-----------------------------------------------------------------------------------------------|----------|---------------|---------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------|
|                                                                                               | Front    | Side/Rear     |                                                                           |                                                |                                                       |
| <b>General standards for a public-school use in reference R-7.5(A) Single Family District</b> | 25' min  | 10' / 15' min | Any height consistent with FAA airspace limitations and the building code | 60% max for institutional uses such as schools | No max FAR<br><br>No min lot area for a public school |

<sup>1</sup>Institutional 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.

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

For a public school other than an open-enrollment charter school, the following modified development standards are specified in the PD 825 ordinance. Except as noted below, R-7.5(A) standards apply.

- Minimum front yard on Tract 1 is 20 feet along Palisade Drive, Prairie Creek Road, and Tonawanda Drive, and 40 feet along Greendale Drive;
- The applicant proposes to increase the maximum allowed floor area from 298,000 square feet to 300,000 square feet;

- Maximum structure height is 45 feet, except that the applicant proposes to allow four light standards up to a height of 80 feet at the practice football field on the southeast portion of the Property;
- Maximum lot coverage is 20 percent; and
- The maximum number of stories above grade is two.

### **Landscaping:**

Initial development of the school and accessory surface parking lots on Tracts 1 and 2 predates Article X, and the existing text of the PD ordinance further limits landscaping requirements now standard under Article X. Consequently, both Tracts are substandard with respect to current landscaping requirements.

For the currently proposed addition, Article X conditions will apply minimal landscaping to the area of construction central to the site and to where the driveway approaches Prairie Creek. The artificial lot in Article X internalizes the project from the street frontages.

In an effort to rectify these deficiencies, the applicant is intending to provide a grove of trees between the football and baseball fields to provide a carbon sink, and staff recommended conditions seek to codify this requirement.

Additionally, given that the PD allows surface parking on Tract 2 (a separate building site from the main campus on Tract 1) to be used in meeting the off-street parking requirements for the school, staff requested that the applicant explore opportunities to provide tree coverage on Tract 2 as well. If this requirement is not codified as part of the current zoning request, it is unlikely that anything in the foreseeable future would trigger any landscaping upgrades to that portion of the school property.

The applicant proposes to provide street trees within the parkway on both the north and south sides of Palisade Drive. Staff further recommends that trees be planted in created landscape medians through the center of the lot, sufficient to ensure that all parking spaces are within typical required distance from shade trees.

### **Parking:**

In accordance with Sec. 51P-109, for a public school other than an open-enrollment charter school, a minimum of 562 off-street parking spaces must be provided in the locations shown on the development plan. The current request does not trigger additional parking requirements; however, if additional classrooms are constructed in the expansion areas shown on the development plan, four spaces per additional classroom are required. No off-street parking is required for an accessory youth and family center.

Although not part of the same building site for development purposes, Tracts 1 and 2 are considered one lot for purposes of meeting the off-street parking requirements for a public school other than an open-enrollment charter school use. 598 parking spaces are provided, with the majority of these spaces located on Tract 2 (north side of Palisade Drive).

For all other uses, parking must be provided per the use regulations in Division 51A-4.200.

**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 not part of an MVA cluster; however, PD 825 is surrounded on all sides by property within an “F” MVA cluster. There are “G” and “H” MVA clusters in the wider vicinity to the north, south, and west of the request site.

## **Dallas ISD Trustees and Administration**

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## **Proposed PD Conditions**

### **ARTICLE 825.**

#### **PD 825.**

#### **SEC. 51P-825.101. LEGISLATIVE HISTORY.**

PD 825 was established by Ordinance No. 27871, passed by the Dallas City Council on May 12, 2010. (Ord. 27871)

#### **SEC. 51P-825.102. PROPERTY LOCATION AND SIZE.**

PD 825 is established on property generally bounded by Prairie Creek Road, Tonawanda Drive, Greendale Drive, and property on both sides of Palisade Drive. The size of PD 825 is approximately 33.12 acres. (Ord. 27871)

#### **SEC. 51P-825 .103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a school as an accessory use to the school use where a combination of social, recreational, welfare, health, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and their family members.

*Staff Recommendation:*

(2) OPEN FENCE means a fence with a minimum of 50 percent open surface area in any given square foot of surface.

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. 27871)

#### **SEC. 51P-825.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 825A: development plan.
- (2) Exhibit 825B: traffic management plan. (Ord. 27871)

**SEC. 51P-825.105. DEVELOPMENT PLAN.**

(a) For a ~~private~~ **public** school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 825A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply. (Ord. 27871)

**SEC. 51P-825.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) A public school other than an open-enrollment charter school is permitted by right. (Ord. 27871)

**SEC. 51P-825.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) A youth and family center is permitted by right. (Ord. 27871)

**SEC. 51P-825.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Public school other than an open-enrollment charter school.

(1) Front yard. In Tract 1, minimum front yard is 20 feet along Palisade Drive, Prairie Creek Road, and Tonawanda Drive, and 40 feet along Greendale Drive.

- (2) Floor area. Maximum floor area is ~~298,000~~ **300,000** square feet.
- (3) Height. Maximum structure height is 45 feet.
- (4) Lot coverage. Maximum lot coverage is 20 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (5) Stories. Maximum number of stories above grade is two. (Ord. 27871)

**SEC. 51P-825.109. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Public school other than an open-enrollment charter school.

- (1) A minimum of 562 off-street parking spaces must be provided in the locations as shown on the development plan.
- (2) If additional classrooms are constructed in the expansion areas shown on the development plan, four spaces per each additional classroom are required.
- (3) Parking is permitted in the required yards.
- (4) For purposes of this subsection, Tracts 1 and 2 are considered one lot.
- (5) For a youth and family center, no off-street parking is required.
- (6) Screening of off-street parking is not required. (Ord. 27871)

**SEC. 51P-825.110. TRAFFIC MANAGEMENT PLAN.**

(a) In general. The operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 825B).

(b) Queuing. Queuing is only permitted ~~inside the Property~~ **as shown on the attached traffic management plan**. Student drop-off and pick-up ~~are not permitted~~ **are permitted** within city rights-of-way **only in the locations shown on the traffic management plan**.

(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 ~~November 1, 2012~~ March 1, 2026, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by ~~November~~ March 1 of each even-numbered year.

(A) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2026, or within six months after students first begin attending classes, 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 March 1st of each even-numbered year, the director shall notify the city plan commission.

(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 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.

(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.

- (l) A traffic management plan may be amended using the 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. (Ord. 27871)

**SEC. 51P-825.111. FENCING.**

*Staff Recommendation:*

~~For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards. An open fence with a height greater than four feet is allowed in the required front yard.~~ (Ord. 27871)

(a) Unless otherwise specifically provided for in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public school other than an open-enrollment charter school, an open fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The Property complies with the visual obstruction regulations in [Sec. 51A-4.602\(d\)](#); and

(3) Fences shall not be erected or maintained in a location that inhibits compliance with landscaping, sidewalk/buffer, or other regulations applicable to the Property.

*Applicant's Request:*

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards. An open fence with a height greater than four feet is allowed in the required front yard. (Ord. 27871)

**SEC. 51P-825.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 27871)

**SEC. 51P-825.113. LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

*Staff Recommendation:*

**(b) Palisade Drive**

(1) When landscaping in accordance with Article X is required in Tract 1, a landscape plan for the street frontage of Tract 1 and Tract 2 along Palisade Drive that complies with Section 51A-10.123 must be submitted to and approved by the building official prior to obtaining a building permit.

(2) Tree planting and irrigation is allowed in the Palisade Drive right-of-way adjacent to Tract 1 and Tract 2. If upon finding by department review that planting in the parkway will unreasonably impair the public use of the right-of-way, the property owner shall provide the required tree in the front yard as near as practicable to the front lot line. Soil and planting area requirements and tree location requirements of Section 51A-10.104 shall be applied.

(3) One large or medium street buffer tree must be provided for every 40 linear feet of frontage of Palisade Drive.

(4) Large or medium trees must have a minimum caliper of three inches.

(5) When existing conditions prohibit planting large trees or medium trees, the building official may approve two small trees be substituted for each large or medium tree.

(5) An automatic irrigation system must be installed capable of maintaining the plant materials in a healthy, growing condition at all times.

(6) Tract 2 and Tract 1 planting and irrigation along Palisade Drive must be installed and inspected prior to a final certificate of occupancy for the Tract 1 addition. The Tract 2 and Tract 1 landscaping along Palisade Drive must be maintained in a healthy, growing condition at all times.

**(c) Athletic Field Grove**

(1) The open space between the baseball, softball, and football fields of no less than one acre shall be reserved for the minimum placement of required large trees to be spaced according to tree location requirements in Section 51A-10.104.

(2) A landscape plan for the grove must be submitted to and approved by the building official prior to the final inspection of the Palisade Drive tree planting.

(3) A minimum of one required large tree must be provided for each 4,000 square feet of lot area designated on the landscape plan, except as restricted by plant location restrictions under Section 51A-10.104.

(4) Trees must be planted to be inspected with the planting for Palisade Drive. If the property owner provides the building official with documented assurance that the Athletic Field Grove landscaping will be completed within six months of the inspection, the building official may permit the property owner to complete the landscaping during the six-month period.

*Applicant's Request:*

(b) Landscaping for Palisades Drive frontage is as follows:

(1) Landscaping on the north side of Palisades Drive is limited to compliance with Section 51A-10.125(b)(1)(C). Tree planting is allowed within the street right of way.

(2) Landscaping on the south side of Palisades Drive is limited to compliance Section 51A-10.125(b)(1)(C), except two small trees may be substituted for each large or medium tree.

(3) Irrigation must comply with Section 51A-10.106

~~(b) For a public school other than an open enrollment charter school.~~

~~(1) Cafeteria expansion. Landscaping is not required for the cafeteria expansion shown on the development plan.~~

~~(2) Parking lot trees. Parking lot trees are not required.~~

~~(3) Foundation planting strip. A foundation planting strip must be provided for facades facing a public street within six months after the issuance of a building permit for any new structure erected in the expansion area shown on the development plan.~~

~~(4) Street trees. For the expansion area shown on the development, street trees must be:~~

~~(A) planted within a 300-foot radius of structures existing as of May 12, 2010 or any new structures;~~

~~(B) provided by May 12, 2014 for existing structures and within six months after the issuance of a building permit for any new structure;~~

~~(C) a minimum of three caliper inches in size and planted a maximum of 30 feet apart on center;~~

~~(D) irrigated by an automatic irrigation system that complies with industry standards and planted within 100 feet of a verifiable water supply; and~~

~~(E) trees that are listed in Section 51A-10.134(2).~~

(c) Maintenance. Plant materials must be maintained in a healthy, growing condition.

(d) Tree removal permit. A tree removal permit may be issued by the building official before the issuance of a building permit. (Ord. 27871).

**SEC. 51P-825.114. SIGNS.**

*Staff Recommendation:*

Signs for a public school other than an open enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached development plan.

~~(a) — Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(b) — For a public school other than an open enrollment charter school, one detached sign with a maximum height of 25 feet and an effective area of 150 square feet is permitted in the location shown on the development plan. (Ord. 27871)~~

*Applicant's Request:*

(a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) For a public school other than an open-enrollment charter school, ~~one detached sign with a maximum height of 25 feet and an effective area of 150 square feet is permitted in the location shown on the development plan.~~ On the Palisade Drive frontage, of Tract 1, one detached sign may have a ten-foot setback, provided the sign does not exceed 50 square feet in effective area or 25 feet in height. Sec. 51A-7.403(a)(4), does not apply to this sign. All other signs must comply with the provisions for non-business zoning districts in 51A-7.403. Signs for a public school other than an open enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached development plan (Ord. 27871)

**SEC. 51P-825.115. ADDITIONAL PROVISIONS.**

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27871)

*Staff Recommendation:*

(c) SIDEWALKS/BUFFER: Prior to the issuance of a certificate of occupancy for any use on Tract 1 or Tract 2 of the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all Tract 1 and Tract 2 street frontage. Sidewalks must be completed and accepted prior to final inspection of the new building addition shown on the development plan approved on Xxxx.

*Applicant's Request:*

(c) Existing sidewalks as shown on the attached development plan can remain. All sidewalks must be in good repair and ADA compliant

( ) New sidewalks with a minimum width of six (6) feet and a street buffer width is five (5) feet must be provided along the Prairie Creek Road and Palisades Drive frontage as shown on the attached development plan. The new sidewalks must be completed and accepted prior to the final inspection of the new building addition shown on the development plan approved on Xxxx.

*Staff Recommendation:*

(d) PEDESTRIAN AMENITIES: Prior to the issuance of a certificate of occupancy for any use on Tract 1 or Tract 2, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of Tract 1 street frontage and Tract 2 street frontage at Palisade Drive:

- (A) bench;
- (B) trash receptacle; and
- (C) bike rack.

~~A minimum of six (6) benches, three trash cans and three bicycle racks must be provided. The amenities may be grouped together with the final location determined at permitting.~~

*Applicant's Request:*

(d) PEDESTRIAN AMENITIES: Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided: along the frontage of Palisades Drive on Tract 1:

- (A) bench;
- (B) trash receptacle; and
- (C) bike rack.

A minimum of six (6) benches, three trash cans and three bicycle racks must be provided. The amenities may be grouped together with the final location determined at permitting.

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. Construction of the amenities must be completed prior to the final inspection of the new building addition shown on the development plan approved on Xxxx.

*Staff Recommendation:*

(e) LIGHT STANDARDS FOR ATHLETIC FIELDS. A maximum of four (4) light standards that exceed 15 feet in height may be provided for accessory athletic fields in the location shown on the attached development plan. Light standards exceeding 15 feet in height must provide a minimum setback of 15 feet may not be located in a required yard. Maximum height of these light standards is 80 feet, and residential proximity slope does not apply. Athletic field light standards exceeding 15 feet in height may only operate Monday through Thursday, no later than between 7:30 a.m. and 9:30 p.m. Lighting is limited to practice involving a Dallas Independent School District athletic team.

*Applicant's Request:*

(e) LIGHT STANDARDS FOR ATHLETIC FIELDS. A maximum of four (4) light standards that exceed 15 feet in height may be provided for accessory athletic fields in the location shown on the attached development plan. Light standards exceeding 15 feet in height must provide a minimum setback of 15 feet. Maximum height of these light standards is 80 feet, and residential proximity slope does not apply. Athletic field light standards exceeding 15 feet in height may only operate Monday through Thursday, no later than 9:30 p.m. Lighting is limited to practice involving a Dallas Independent School District athletic team

*Staff Recommendation:*

**SEC. 51P-825.116. PRIVATE LICENSE.**

Private License granted. The city council hereby grants a private license to the owner for the purpose of authorizing compliance with the landscape provisions of this article. A property owner is not required to pay an initial or annual fee for this license. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right of way or whenever the purpose or use of this license is likely to become a nuisance. Upon the installation of landscaping in the public rights of way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1CN, Dallas, Texas, 75201, and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy. (Ord. xxxxx)

*Applicant's Request:*

**SEC. 51P-825.116. PRIVATE LICENSE.**

Private License granted. The city council hereby grants a private license to the owner for the purpose of authorizing compliance with the landscape provisions of this article. A property owner is not required to pay an initial or annual fee for this license. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever

in its judgment the purpose or use of this license is inconsistent with the public use of the right- of-way or whenever the purpose or use of this license is likely to become a nuisance. Upon the installation of landscaping in the public rights-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1CN, Dallas, Texas, 75201, and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy. (Ord. xxxxx)

**SEC. 51P-825.116. COMPLIANCE WITH CONDITIONS.**

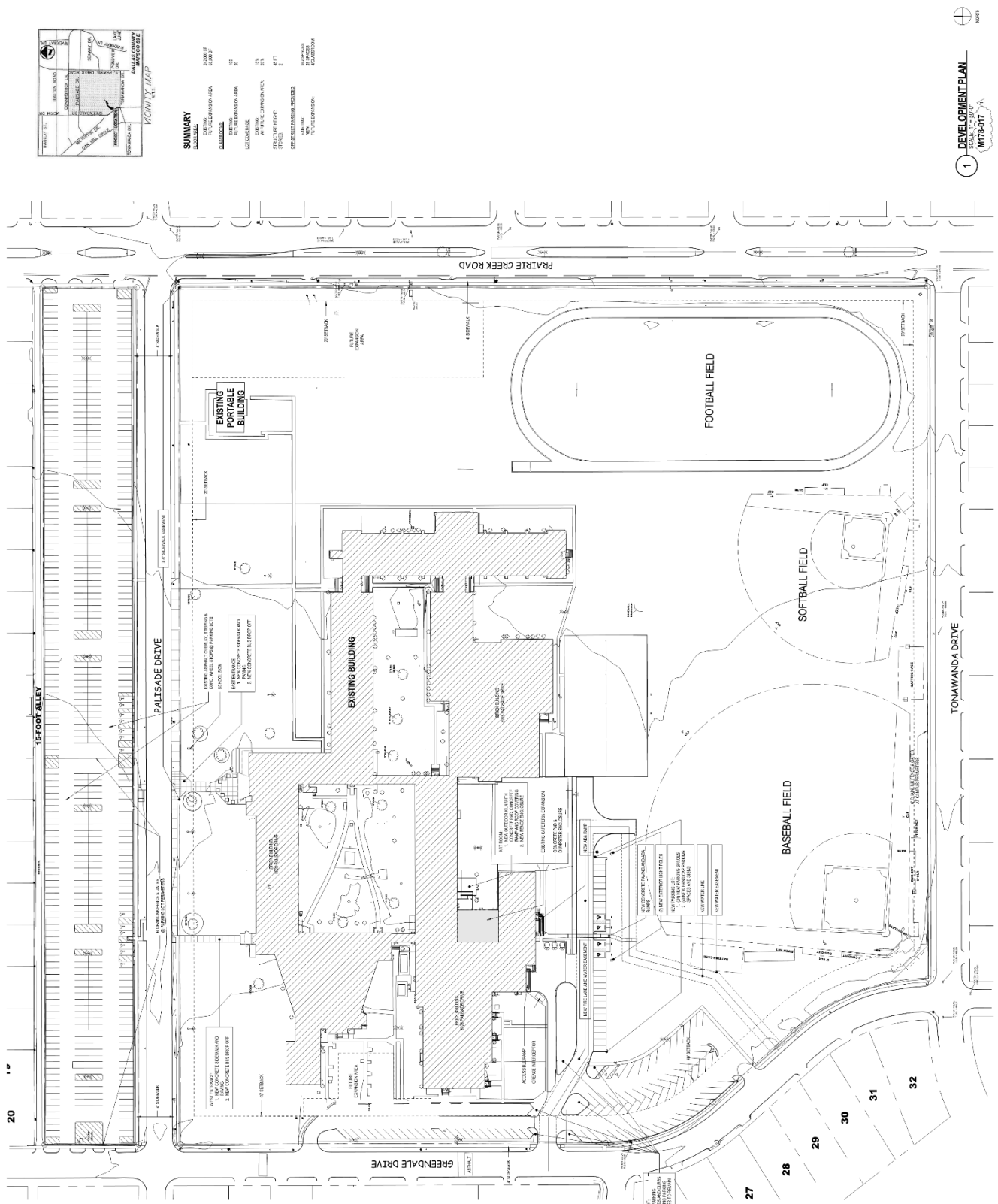
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27871)

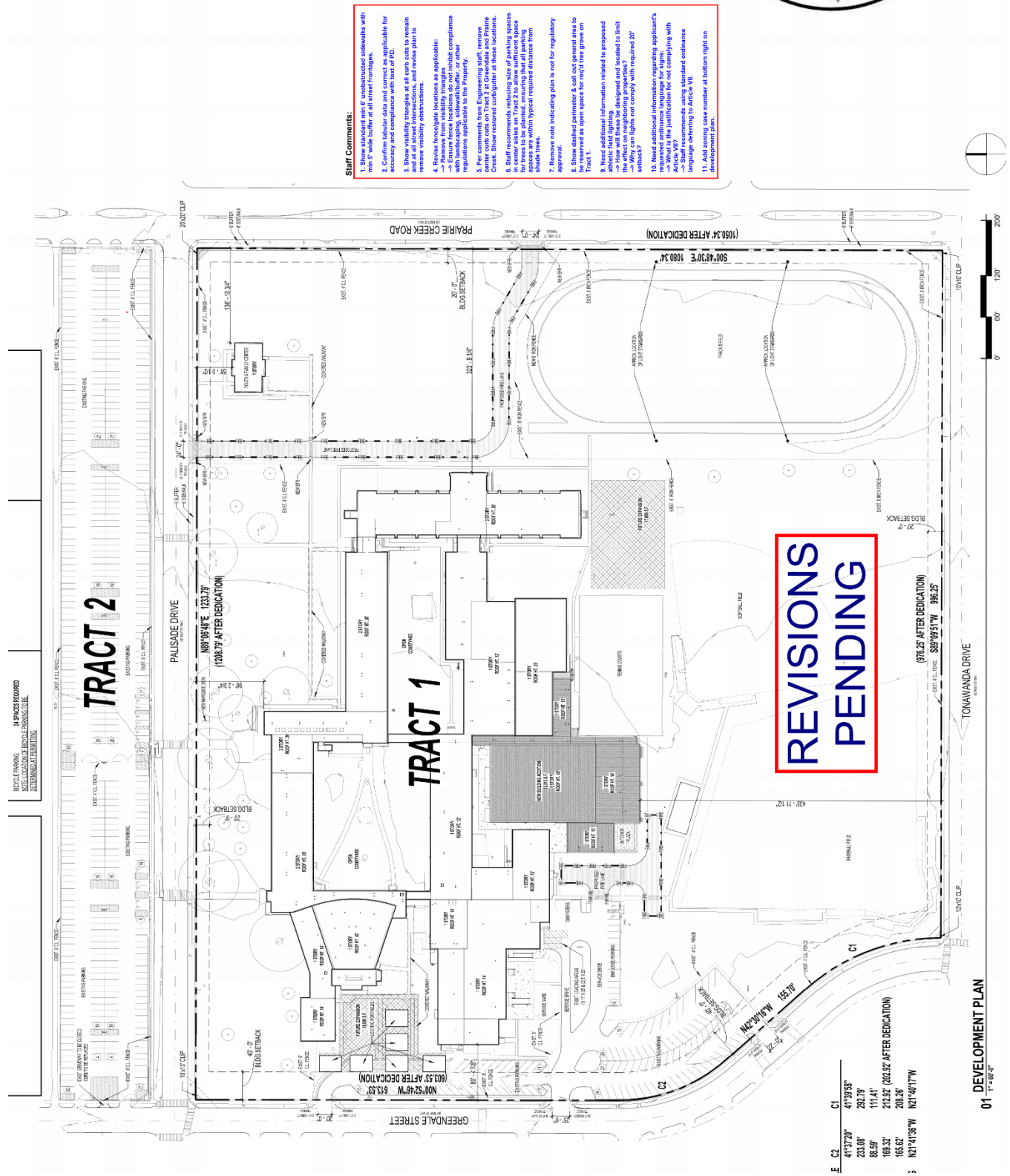
**SEC. 51P-825.117. ZONING MAP.**

PD 825 is located on Zoning Map Nos. L-10 and L-11. (Ord. 27871)

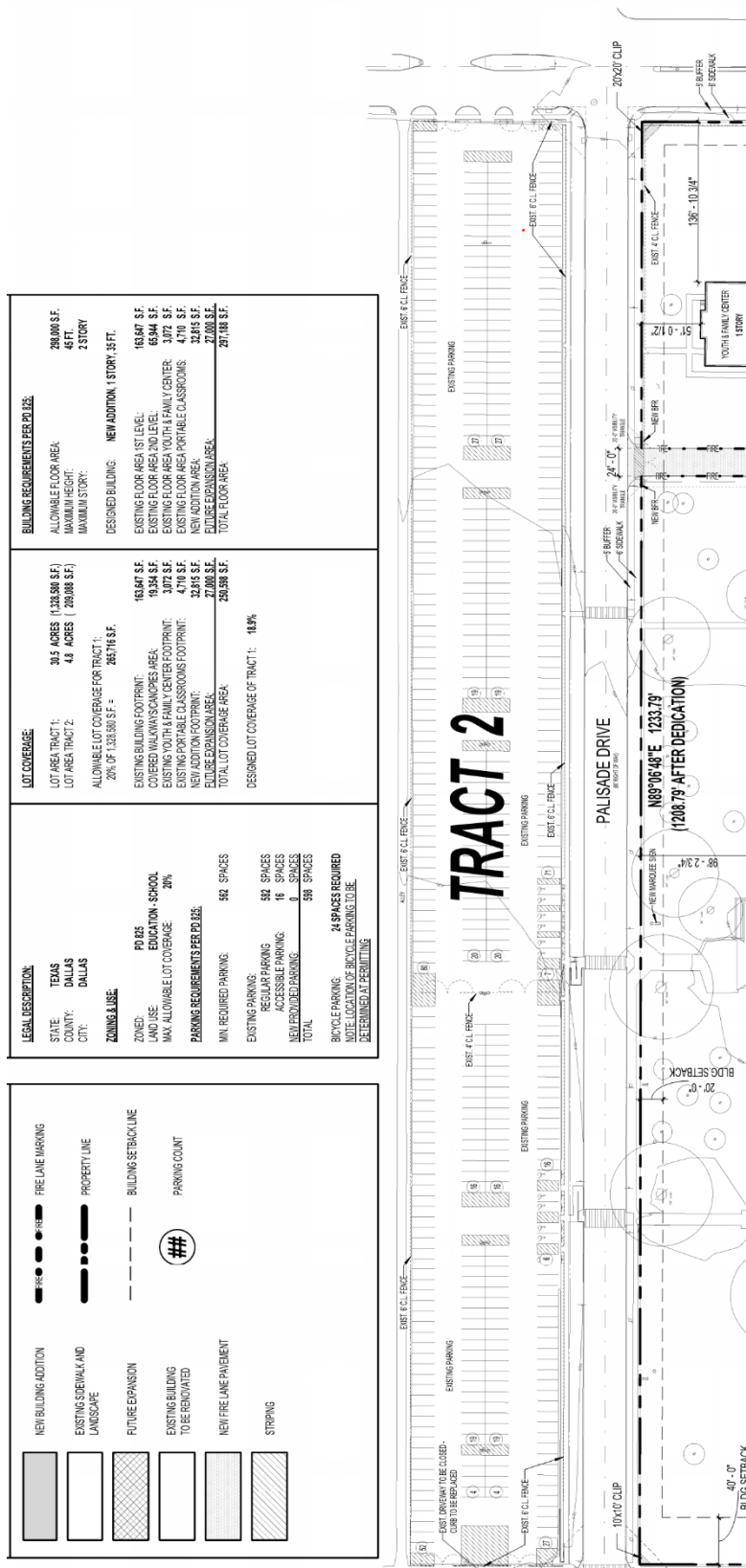
**Existing PD No. 825 Development Plan  
(approved 3.22.18 under M178-017)**



## Proposed Development Plan



## Proposed Development Plan [*Project Data Tables*]



## Proposed Traffic Management Plan

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May 22, 2023

PK# 3003-21.551

# TRAFFIC MANAGEMENT PLAN

Z212-276



A handwritten signature in blue ink that reads "Hunter W. Lemley".

DISD W.W. Samuell High School  
CITY OF DALLAS

### Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing W.W. Samuell High School described below. The school has an existing enrollment of 1,770 students and is anticipated to remain after improvements are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Monday, April 4<sup>th</sup>, 2022 and Tuesday, April 5<sup>th</sup>, 2022 during morning and afternoon periods that validates all information in this report.

### 1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 [www.pkce.com](http://www.pkce.com)  
TX.REG: ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100080-00

May 22, 2023

## 2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 8928 Palisade Drive, Dallas, Texas
- **Description of adjacent roadways:**
  - Adjacent Streets:
    - Prairie Creek Road:
      - Cross-section: Six lanes, two-way operation, median divided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 35 mph [School Zone of 20 mph]
    - Palisade Drive:
      - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]
    - Greendale Drive:
      - Cross-section: Two lanes, two-way operation [northbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]
  - **Adjacent Intersections:**
    - Prairie Creek Road and Palisade Drive - Marked crosswalk on south leg, barrier free ramps provided on all corners.
    - Greendale Drive Road and Palisade Drive - Marked crosswalks on the west, south, and east legs, barrier free ramps provided on all corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed

May 22, 2023

inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

### 3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**

- Greendale Drive: Three Driveways (Existing and Proposed)
- The access points for the parking lot to the north of Palisade Drive are located along Greendale Drive. The access points along N Prairie Creek Road are gated.

Faculty staff park within the west portion of the parking lot entering and exiting throughout the entire day. Students park within the east portion of the parking lot entering in the morning and exiting in the afternoon. All traffic enters from the south and exits towards the north as Greendale Drive operations as one-way northbound during school hours.

- **Student (Building) Ingress/Egress Points:**

- Main student pedestrian access is/will be located at the main entrance on the north side of the school building.

### 4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Monday, April 4<sup>th</sup>, 2022 and Tuesday, April 5<sup>th</sup>, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

May 22, 2023

Table 1. Queuing Summary Table

| Dismissal Period<br>(Loading Zone) | Grades                             | Start/<br>End Times* | Total Enrollment |          | Maximum Vehicle Accumulation | (On-Site) Storage Capacity (veh) | Surplus /Deficit (veh) |
|------------------------------------|------------------------------------|----------------------|------------------|----------|------------------------------|----------------------------------|------------------------|
|                                    |                                    |                      | Existing         | Proposed | Proposed (Existing)          |                                  |                        |
| 1                                  | 9 <sup>th</sup> – 12 <sup>th</sup> | 9:00 AM – 4:35 PM    | 1,770            | 1,770    | 154 (154)                    | 27 (27)                          | -127 (-127)            |

\*All times are subject to change

## 5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

### - Description of Existing Conditions

#### On-Site Circulation:

Parent traffic enters the area traveling from Prairie Creek Road through Tonawanda Drive and Greendale Drive. Parent traffic queues/stands on the northbound and southbound curb lanes on Prairie Creek Road. Also, queuing/standing occurs along both curbsides of Palisade Drive with traffic traveling eastbound (one-way) and queuing/standing occurs along the northbound curbside of Greendale Drive with traffic traveling northbound (one-way).

School buses load and unload students along the south curbside of Palisade Drive adjacent to the site.

Student and visitor parking lots are provided north of the school building. Staff parking is provided west of the school building. In order to cross Palisade Drive to enter into the parking lot for student drivers accessing their vehicles, three midblock crosswalks are located along Palisade Drive with applicable ADA accessible ramps.

#### Temporary traffic control devices:

- Temporary traffic control devices are not used for this TMP in order to facilitate drop-off/pick-up operations.

### - Description of Proposed Conditions

#### On-Site Circulation:

Parent traffic is to enters the area traveling from Prairie Creek Road and turns into Palisade Drive. A traffic signal is proposed to be installed at the intersection of N Prairie Creek Road and Palisade Drive, resulting in a recommended removal of the one-way operations of Palisade Drive.

May 22, 2023

Before the traffic signal is to be installed, school parent traffic should be organized to queue/stand along both curbsides of Palisade Drive with traffic traveling both eastbound and westbound. In addition, parent traffic is to queue/stand along the northbound curbside of Greendale Drive with traffic traveling northbound (one-way). Parent traffic is to also use the visitor parking lot north of the site for pick-up/drop-off.

School buses load and unload students along the south curbside of Palisade Drive adjacent to the site.

Student and visitor parking lots are provided north of the school building. Staff parking is provided west of the school building. In order to cross Palisade Drive to enter into the parking lot for student drivers accessing their vehicles, three midblock crosswalks are located along Palisade Drive with appropriate ADA accessible ramps.

**Temporary traffic control devices:**

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

## 6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Passenger ID system:**

- Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

- **Separation of modes of transportation:**

- Bus: 30%
  - Walk: 20%
  - Student Drivers: 10%
  - Picked Up by Parent: 40%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 9:00 AM – 4:35 PM (9<sup>th</sup>-12<sup>th</sup>)

May 22, 2023

## 7. SCHOOL STAFF ASSISTANCE

- Number:
  - Observed: 1-2 Staff Members
  - Desired: 1-2 Staff Members
- Location:
  - Observed: North of school building
  - Desired: North of school building
- Staff Requirements and expectations:
  - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

## 8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
  - Observed: none
- Location:
  - Desired: N/A

May 22, 2023

## 9. SCHOOL ADMINISTRATION INPUT STATEMENT

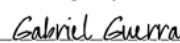
The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

### REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD W.W. Samuell High School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

DocuSigned by:  
  
 4268A711F044D21 Principal Signature 5/23/2023  
Date

Name: Gabriel Guerra

Title: Principal

## 10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

May 22, 2023

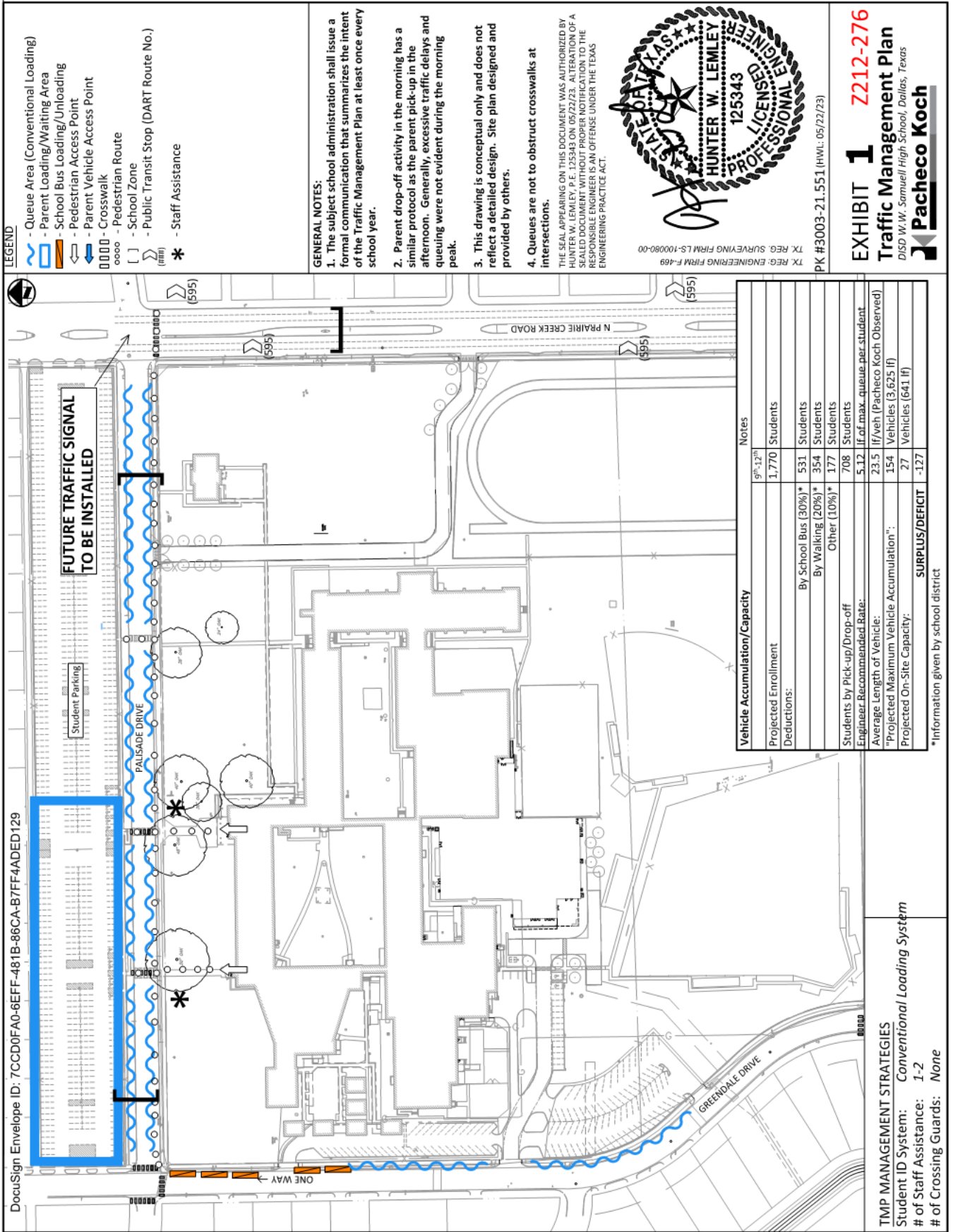
## 11. REPORT FORMAT

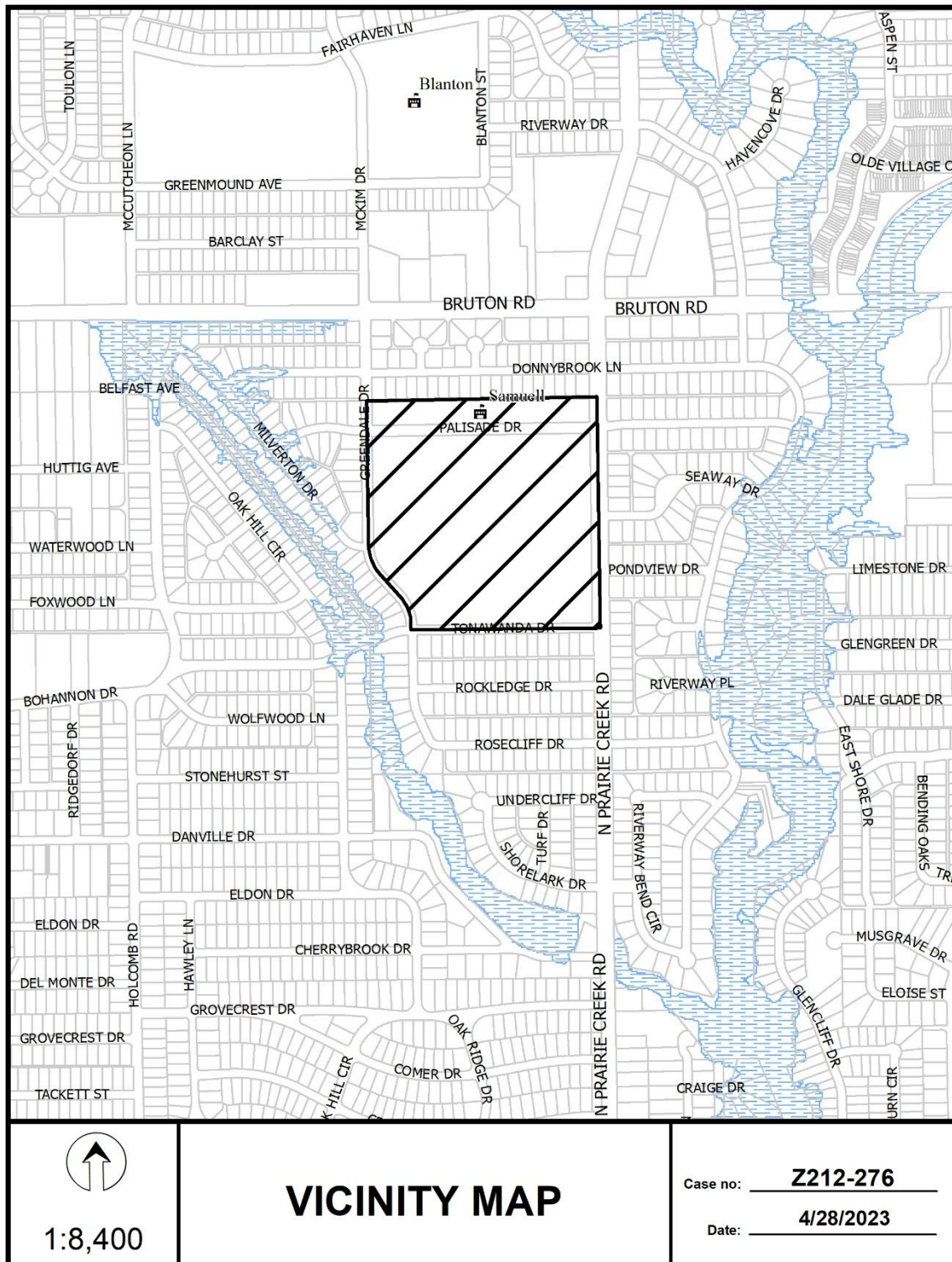
This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

## 12. OTHER ITEMS WHERE APPLICABLE

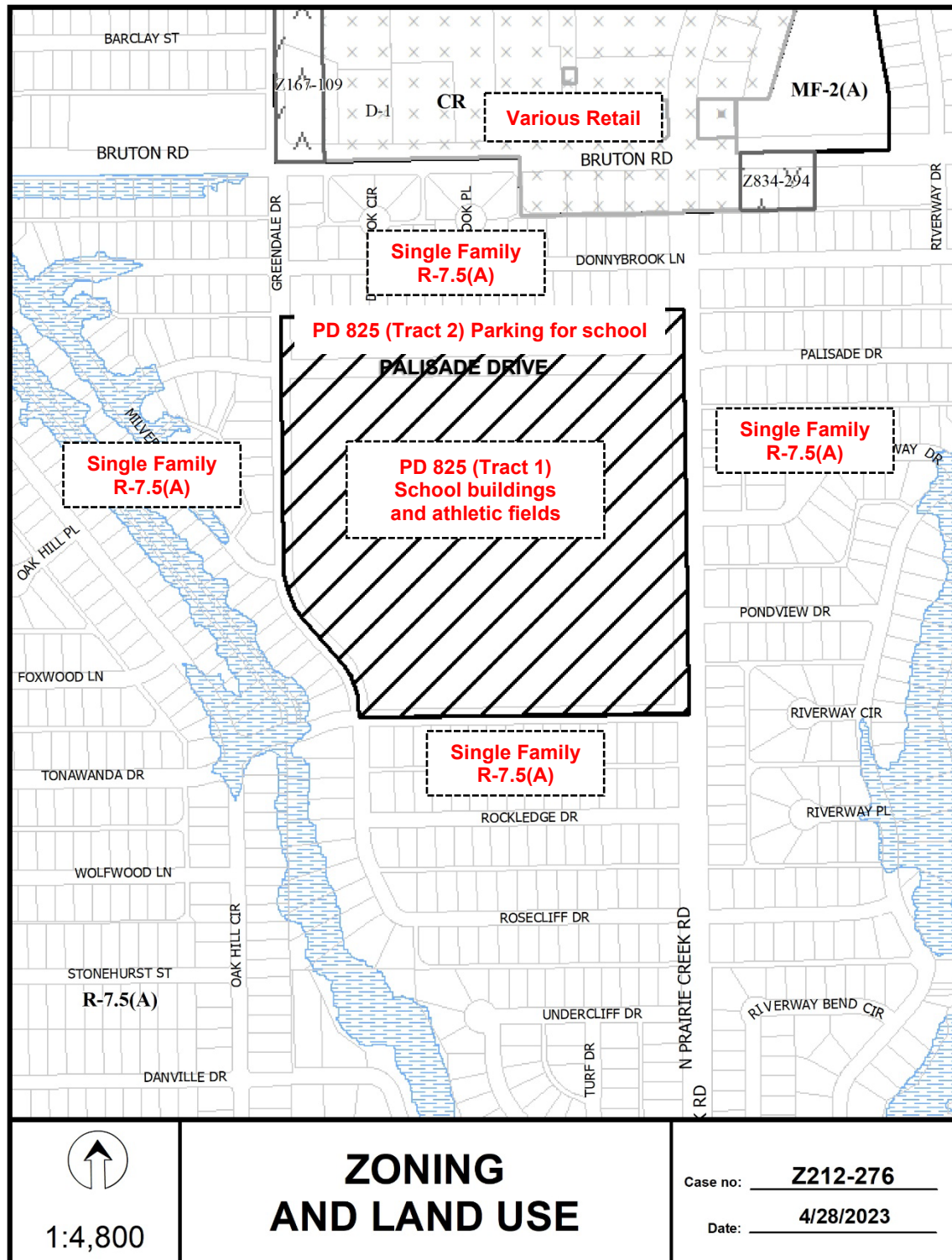
- a) School Bus Operations: (See Section 5)
- b) Methodology:
  - a. Engineer Recommended Rate: 5.12 linear feet per student
  - b. Average Length of Vehicle: 23.5 feet
  - c. Separation of modes of transportation:
    - i. Bus: 30%
    - ii. Walk: 20%
    - iii. Students Drivers: 10%
    - iv. Picked Up by Parent: 40%
- NOTE: Information provided by DISD and validated with field observations
- d. Projected maximum vehicle accumulation: 154
- e. Projected on-site storage capacity: -27
- f. Surplus/Deficit: -127
- c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Palisade Drive.
- d) Proposed Parking Management Strategies:
  - a. On-street parking restrictions: On Prairie Creek Road, on Palisade Drive during school hours
  - b. Faculty Parking: west of school building
  - c. Visitor Parking: north of school building
  - d. Student Parking: north of school building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

END OF MEMO

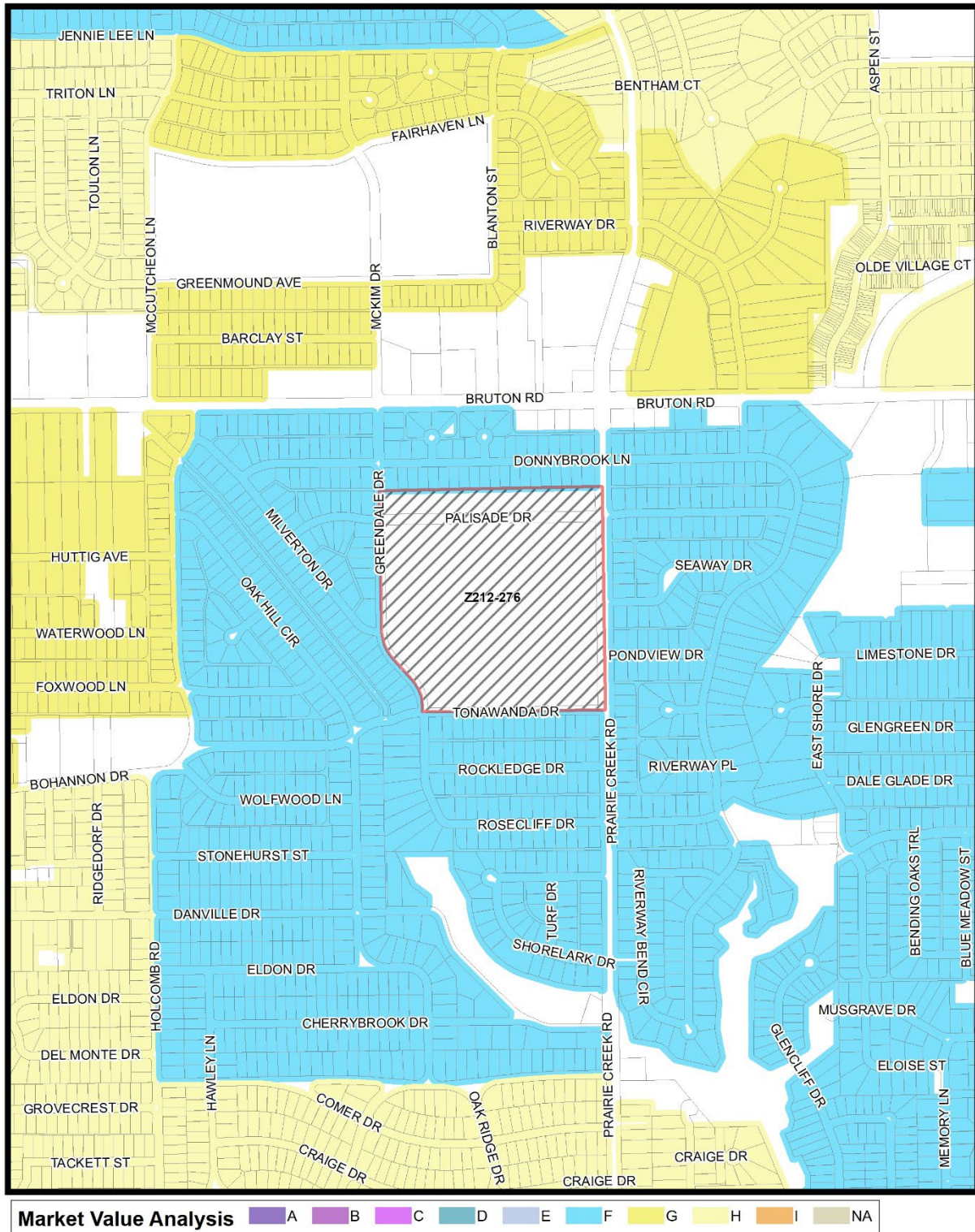


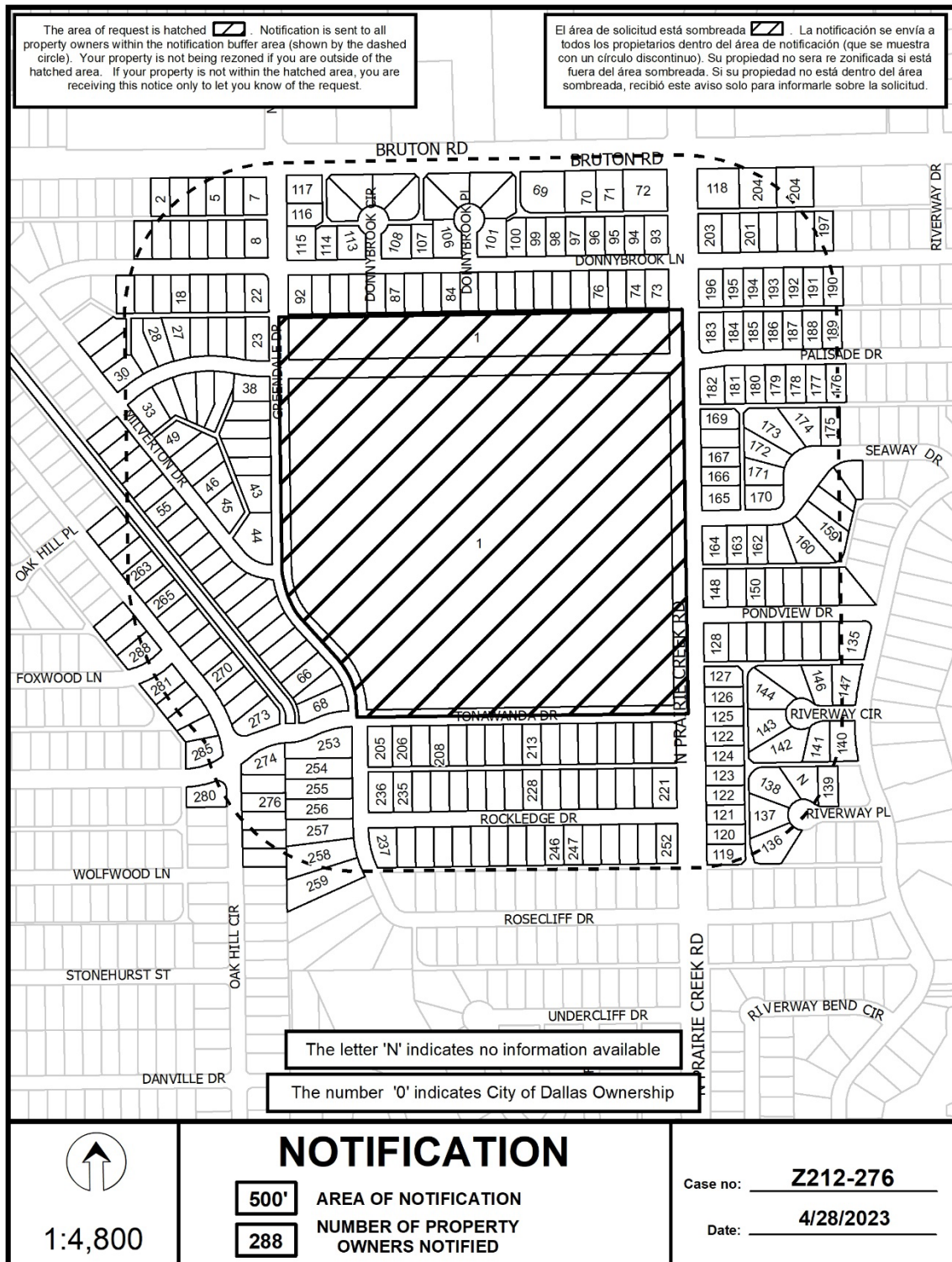












04/28/2023

***Notification List of Property Owners******Z212-276******288 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>           |
|-----------------------|-----------------------|-------------------------------|
| 1                     | 8928 PALISADE DR      | Dallas ISD                    |
| 2                     | 8814 BRUTON RD        | GARCIA JUSTIN                 |
| 3                     | 8818 BRUTON RD        | VELAZQUEZ FIDEL               |
| 4                     | 8822 BRUTON RD        | SANCHEZ JEREMY A              |
| 5                     | 8826 BRUTON RD        | MEANS JEFFREY                 |
| 6                     | 8830 BRUTON RD        | MURILLO ILEANA GOMEZ          |
| 7                     | 8836 BRUTON RD        | PEREZ IGNACIO & ROSALBA       |
| 8                     | 8857 DONNYBROOK LN    | SANTOS OMAR                   |
| 9                     | 8851 DONNYBROOK LN    | JETER DAVID P II              |
| 10                    | 8847 DONNYBROOK LN    | CARAVEO HERMENEGILDO ALONZO & |
| 11                    | 8843 DONNYBROOK LN    | MONJARAS SERGIO               |
| 12                    | 8839 DONNYBROOK LN    | FELIP CELINA                  |
| 13                    | 8835 DONNYBROOK LN    | CRUZ ANDRES LOPEZ             |
| 14                    | 8831 DONNYBROOK LN    | GUTIERREZ J ENCARNACION &     |
| 15                    | 8826 DONNYBROOK LN    | WALKER DAVID EDWARD JR        |
| 16                    | 8830 DONNYBROOK LN    | RODRIGUEZ GUADALUPE CATALAN   |
| 17                    | 8834 DONNYBROOK LN    | FEYRER FAITH                  |
| 18                    | 8838 DONNYBROOK LN    | HERNANDEZMORALES ANNA G &     |
| 19                    | 8842 DONNYBROOK LN    | PACHECO MARIA RUBIO &         |
| 20                    | 8846 DONNYBROOK LN    | SILVESTRE JOSE &              |
| 21                    | 8850 DONNYBROOK LN    | ORTIZ MIGUEL & JUANITA        |
| 22                    | 8856 DONNYBROOK LN    | HARTPRINTERS SONYA &          |
| 23                    | 8837 PALISADE DR      | LINN BERND HAROLD             |
| 24                    | 8831 PALISADE DR      | VITAR FRANCISCO               |
| 25                    | 8827 PALISADE DR      | GUERRA ANA M                  |
| 26                    | 8823 PALISADE DR      | VALERIO JUVENCIO              |

04/28/2023

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                |
|----------------|-------------------|-----------------------------|
| 27             | 8819 PALISADE DR  | LICEA JESUS                 |
| 28             | 8815 PALISADE DR  | RAMIREZ XOCHITL SOLEDA      |
| 29             | 8811 PALISADE DR  | BOYKIN MARY                 |
| 30             | 8805 PALISADE DR  | VALLADARES JUAN & LEONOR    |
| 31             | 8751 MILVERTON DR | GONZALEZ NAOMI &            |
| 32             | 8745 MILVERTON DR | BELTRAN DANIEL JR           |
| 33             | 8806 PALISADE DR  | GLENDORA PROPERTIES LLC     |
| 34             | 8812 PALISADE DR  | LICEA RICARDO & EMETERIA    |
| 35             | 8818 PALISADE DR  | ORDUNA EDUARDO              |
| 36             | 8822 PALISADE DR  | GARCIA RAUL & ISABEL        |
| 37             | 8828 PALISADE DR  | BEAVERS LAVETA &            |
| 38             | 1947 GREENDALE DR | SMITH MICHAEL G & CAROLYN   |
| 39             | 1941 GREENDALE DR | GARCIA MIREYA               |
| 40             | 1937 GREENDALE DR | GONZALEZ ELEAZAR &          |
| 41             | 1931 GREENDALE DR | Taxpayer at                 |
| 42             | 1927 GREENDALE DR | COOPER MARTHA ANN           |
| 43             | 1921 GREENDALE DR | DUNCAN ROBERT B & MERCILE   |
| 44             | 1911 GREENDALE DR | GONZALEZ JOSE ROBERTO &     |
| 45             | 8841 MILVERTON DR | JIMENEZ GABINO              |
| 46             | 8831 MILVERTON DR | PERSPECTIVE PLUS LLC        |
| 47             | 8827 MILVERTON DR | ESTRADA ROGELIO &           |
| 48             | 8821 MILVERTON DR | LAWSON TRACIE               |
| 49             | 8817 MILVERTON DR | MARTINEZ GRISEL HERNANDEZ & |
| 50             | 8806 MILVERTON DR | CHAIRES NORMA DELIA         |
| 51             | 8810 MILVERTON DR | Taxpayer at                 |
| 52             | 8816 MILVERTON DR | LOPEZ ROBERTO &             |
| 53             | 8820 MILVERTON DR | LOPEZ VIRGINIA PEREZ        |
| 54             | 8826 MILVERTON DR | CORONA JAIME F & ASUNCION A |
| 55             | 8830 MILVERTON DR | ROMERO YAMILETH VENTURA &   |
| 56             | 8836 MILVERTON DR | HERNANDEZ ERNESTO &         |
| 57             | 8840 MILVERTON DR | SANDERS W J & AUDREY        |

04/28/2023

| <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                                    |
|----------------|--------------------|-------------------------------------------------|
| 58             | 8846 MILVERTON DR  | DAVIDSON JUDITH GAIL                            |
| 59             | 8850 MILVERTON DR  | BARFIELD JAMES A                                |
| 60             | 8856 MILVERTON DR  | GLORIA ISIDORO                                  |
| 61             | 8862 MILVERTON DR  | GONZALEZ FEDERICO ET AL                         |
| 62             | 1869 GREENDALE DR  | PULIDO JOSE GUADALUPE &                         |
| 63             | 1865 GREENDALE DR  | LOPEZ RAUL                                      |
| 64             | 1859 GREENDALE DR  | WILSON FAMILY TRUST                             |
| 65             | 1853 GREENDALE DR  | AYALA RICHARD JR &                              |
| 66             | 1843 GREENDALE DR  | GREENDALE                                       |
| 67             | 1839 GREENDALE DR  | CATALAN DAVID &                                 |
| 68             | 1833 GREENDALE DR  | GREATER VALLEY ENTERPRISE LLC                   |
| 69             | 9110 BRUTON RD     | BARAKAT MAHMOUD                                 |
| 70             | 9116 BRUTON RD     | BRUTON SRGM HOLDINGS LLC                        |
| 71             | 9180 BRUTON RD     | MONA & NADA CORPORATION                         |
| 72             | 9190 BRUTON RD     | MONA AND NADA CORPORATION                       |
| 73             | 9158 DONNYBROOK LN | ORTEGA JUAN CARLOS ESPINOSA &                   |
| 74             | 9152 DONNYBROOK LN | WHITAKER RANDALL SCOTT                          |
| 75             | 9146 DONNYBROOK LN | JANEK FRANCES M                                 |
| 76             | 9140 DONNYBROOK LN | LAMBETH RANDY TR & SHEILA TR                    |
| 77             | 9134 DONNYBROOK LN | JACKSON RICKEY L & HELEN                        |
| 78             | 9128 DONNYBROOK LN | NEGRETE HOMERO & CRISTIAN A                     |
| 79             | 9122 DONNYBROOK LN | LUNA VASNTI                                     |
| 80             | 9116 DONNYBROOK LN | TIDEWALKER PROPERTIES LLC                       |
| 81             | 9110 DONNYBROOK LN | DELGADO JUAN MANUEL SR                          |
| 82             | 9104 DONNYBROOK LN | MARTINEZ MONICO & THERESA                       |
| 83             | 9036 DONNYBROOK LN | ROWI TX I LLC                                   |
| 84             | 9028 DONNYBROOK LN | JEFFERSON JANET M                               |
| 85             | 9022 DONNYBROOK LN | AGUILAR JESUS LEMER                             |
| 86             | 9014 DONNYBROOK LN | JARAMILLO HORTENCIA                             |
| 87             | 9008 DONNYBROOK LN | ESPINOZA DANIEL                                 |
| 88             | 8934 DONNYBROOK LN | ALVAREZGONZALEZ JOEL & IRIS S<br>RIVEROSANTIAGO |

04/28/2023

| <i>Label #</i> | <i>Address</i>          | <i>Owner</i>                    |
|----------------|-------------------------|---------------------------------|
| 89             | 8926 DONNYBROOK LN      | NEAL LARRY GENE                 |
| 90             | 8920 DONNYBROOK LN      | DAVIS LAWRENCE C                |
| 91             | 8914 DONNYBROOK LN      | BROWN SEVARIA D                 |
| 92             | 8906 DONNYBROOK LN      | MARTINEZ MARIA GLORIA           |
| 93             | 9157 DONNYBROOK LN      | ROBINSON JOHNNY                 |
| 94             | 9151 DONNYBROOK LN      | PORCAYO JUAN & PORCAYO LEOPOIDA |
| 95             | 9145 DONNYBROOK LN      | DODD ELBA LIFE ESTATE           |
| 96             | 9139 DONNYBROOK LN      | SHORT RICHARD LEON              |
| 97             | 9133 DONNYBROOK LN      | WOOTEN JAMES                    |
| 98             | 9127 DONNYBROOK LN      | INGRAM RODNEY                   |
| 99             | 9121 DONNYBROOK LN      | LOPEZ ROSA DELIA &              |
| 100            | 9115 DONNYBROOK LN      | WOOD W G ESTATE OF              |
| 101            | 9107 DONNYBROOK LN      | PIERCE EMMA D W                 |
| 102            | 9045 DONNYBROOK PL      | NUNEZ JOSE NEGRETE              |
| 103            | 9041 DONNYBROOK PL      | TERRELL FRANKIE L               |
| 104            | 9037 DONNYBROOK PL      | MORRISON JEROME RODNEY          |
| 105            | 9033 DONNYBROOK PL      | MENCHACA MAURICIO JR            |
| 106            | 9023 DONNYBROOK LN      | AGUILAR ANGEL HERNANDEZ &       |
| 107            | 9015 DONNYBROOK LN      | Taxpayer at                     |
| 108            | 9009 DONNYBROOK LN      | SANTOS JULIAN                   |
| 109            | 8943 DONNYBROOK CIR     | SALCEDO JESUS                   |
| 110            | 8939 DONNYBROOK CIR     | HICKEY PEGGY LEE                |
| 111            | 8935 DONNYBROOK CIR     | PADRON JUAN & EMMA LUZ AGUILAR  |
| 112            | 8931 DONNYBROOK CIR     | COOKS JOSEPH C JR               |
| 113            | 8921 DONNYBROOK LN      | MENDEZ JUAN & ROSA              |
| 114            | 8915 DONNYBROOK LN      | CRUZ TOBIAS & ALBA L CRUZ       |
| 115            | 8907 DONNYBROOK LN      | PALOMINO SILVA JOSE R &         |
| 116            | 2038 GREENDALE DR       | AYALA SAUL ANTONIO              |
| 117            | 2044 GREENDALE DR       | QUIRINO SALUSTIO M              |
| 118            | 9206 BRUTON RD          | KZK BUSINESS ENTERPRISE INC     |
| 119            | 1814 N PRAIRIE CREEK RD | PARRA YANELI                    |

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| <i>Label #</i> | <i>Address</i>          | <i>Owner</i>                             |
|----------------|-------------------------|------------------------------------------|
| 120            | 1818 N PRAIRIE CREEK RD | LAZARO JUVENAL &                         |
| 121            | 1824 N PRAIRIE CREEK RD | OLLARZABAL ALVARO &                      |
| 122            | 1828 N PRAIRIE CREEK RD | ADVANCE EMPIRE GROUP INC                 |
| 123            | 1834 N PRAIRIE CREEK RD | NAVA JESUS & GLORIA A                    |
| 124            | 1838 N PRAIRIE CREEK RD | AGUILAR STACEY                           |
| 125            | 1848 N PRAIRIE CREEK RD | BAENA ELVER MICLOS                       |
| 126            | 1854 N PRAIRIE CREEK RD | RAMIREZ PRISCILLA                        |
| 127            | 1858 N PRAIRIE CREEK RD | GEORGE RAYMOND                           |
| 128            | 9206 PONDVIEW DR        | SALGADO ANTONIO P                        |
| 129            | 9212 PONDVIEW DR        | RODRIGUEZ GUSTAVO &                      |
| 130            | 9216 PONDVIEW DR        | JESSIE LUCION III                        |
| 131            | 9222 PONDVIEW DR        | BATISTAOVALLES ZUANI M                   |
| 132            | 9226 PONDVIEW DR        | WILLIAMS PAULA W                         |
| 133            | 9232 PONDVIEW DR        | HALLEY MATTHEW & PATRICIA                |
| 134            | 9236 PONDVIEW DR        | MADKINS RUTH                             |
| 135            | 9242 PONDVIEW DR        | BENITEZ ROGER FLORES & TRINIDAD S FLORES |
| 136            | 1831 RIVERWAY PL        | LOPEZ SANTIAGO III & SONIA               |
| 137            | 1835 RIVERWAY PL        | BENT INVESTMENTS LLC                     |
| 138            | 1839 RIVERWAY PL        | VINYARD JACK C &                         |
| 139            | 1847 RIVERWAY PL        | PADDOCK REBECCA L                        |
| 140            | 1859 RIVERWAY CIR       | RENTAL TRANSITION LLC                    |
| 141            | 1863 RIVERWAY CIR       | SELMON PIERRE &                          |
| 142            | 1867 RIVERWAY CIR       | REZA PEDRO                               |
| 143            | 1871 RIVERWAY CIR       | TSGPM LLC                                |
| 144            | 1875 RIVERWAY CIR       | RUIZ DAVID                               |
| 145            | 1879 RIVERWAY CIR       | SOLIS SABINO                             |
| 146            | 1883 RIVERWAY CIR       | CHAVEZ ISRAEL &                          |
| 147            | 1887 RIVERWAY CIR       | MITCHELL LEE C & JANICE V                |
| 148            | 9205 PONDVIEW DR        | RIVERA RAFAEL I                          |
| 149            | 9211 PONDVIEW DR        | RODRIQUEZ AGUSTINA                       |
| 150            | 9215 PONDVIEW DR        | KIRKWOOD DEBRA                           |

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| <i>Label #</i> | <i>Address</i>          | <i>Owner</i>                  |
|----------------|-------------------------|-------------------------------|
| 151            | 9221 PONDVIEW DR        | PEREZ FAUSTINO                |
| 152            | 9225 PONDVIEW DR        | PENDLETON DOMINIQUE & ADAM R  |
| 153            | 9231 PONDVIEW DR        | HUNTON SHIRYL L               |
| 154            | 9235 PONDVIEW DR        | RAMBO ARTHUR R SR             |
| 155            | 9241 PONDVIEW DR        | SHELTON GLENDA                |
| 156            | 9252 SEAWAY DR          | MILLER DAVID W                |
| 157            | 9242 SEAWAY DR          | GRACE JONATHAN & RACHEL       |
| 158            | 9232 SEAWAY DR          | VALLEJO NORMA GABRIELA P &    |
| 159            | 9228 SEAWAY DR          | ROMERO DOMINGA ESPERANZA      |
| 160            | 9224 SEAWAY DR          | HOUSTON JOHNNY LEE            |
| 161            | 9220 SEAWAY DR          | HARRISON KEITH K              |
| 162            | 9216 SEAWAY DR          | QUIROZ NOE ROSALIO B &        |
| 163            | 9210 SEAWAY DR          | RYAN TIM                      |
| 164            | 9206 SEAWAY DR          | FREEMAN NAKIA &               |
| 165            | 1930 N PRAIRIE CREEK RD | REYES HECTOR HERNANDEZ &      |
| 166            | 1934 N PRAIRIE CREEK RD | GARCIAGIL MIREYA              |
| 167            | 1940 N PRAIRIE CREEK RD | DEL CASTILLO ROBERTO          |
| 168            | 1944 N PRAIRIE CREEK RD | CASTELLANOS DANIEL &          |
| 169            | 1950 N PRAIRIE CREEK RD | LUEVANOS ROBERTO VILLARREAL & |
| 170            | 9227 SEAWAY DR          | CONTRERAS JOSUE &             |
| 171            | 9231 SEAWAY DR          | MARTINEZ ADRIANA              |
| 172            | 9235 SEAWAY DR          | Taxpayer at                   |
| 173            | 9239 SEAWAY DR          | IBARRA CASIMIRO S             |
| 174            | 9243 SEAWAY DR          | DELACRUZ AARON G              |
| 175            | 9249 SEAWAY DR          | MORALES GONZALO T             |
| 176            | 9236 PALISADE DR        | COX RICKY L                   |
| 177            | 9230 PALISADE DR        | POWELL BERNADINE              |
| 178            | 9226 PALISADE DR        | ARMSTEAD CECIL L & SHERRY     |
| 179            | 9220 PALISADE DR        | LOPEZ SANDRA                  |
| 180            | 9216 PALISADE DR        | MUNOZ RODRIGO D &             |
| 181            | 9210 PALISADE DR        | PADRON JOSE &                 |

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|----------------|--------------------|------------------------------|
| 182            | 9206 PALISADE DR   | JONAS LINDA NELL             |
| 183            | 9205 PALISADE DR   | FORD KASSONDRA DENISE        |
| 184            | 9209 PALISADE DR   | Taxpayer at                  |
| 185            | 9215 PALISADE DR   | FLORES EUFRACIO              |
| 186            | 9219 PALISADE DR   | JOHNSON LASONIA              |
| 187            | 9225 PALISADE DR   | HARRISON CHRISTINE           |
| 188            | 9229 PALISADE DR   | RAMIREZ ARISTEO              |
| 189            | 9235 PALISADE DR   | NOVASIS LLC                  |
| 190            | 9236 DONNYBROOK LN | CARTER ROBERTA               |
| 191            | 9230 DONNYBROOK LN | MEDINA LETICIA G             |
| 192            | 9226 DONNYBROOK LN | GONZALEZ PORFIRIO &          |
| 193            | 9220 DONNYBROOK LN | SANCHEZ JOSE RAFAEL          |
| 194            | 9216 DONNYBROOK LN | SHURTLEFF PRESTON            |
| 195            | 9210 DONNYBROOK LN | SAUCEDO SERGIO R             |
| 196            | 9206 DONNYBROOK LN | MAJALCA LUIS                 |
| 197            | 9231 DONNYBROOK LN | MENDIETA ANTONIO             |
| 198            | 9227 DONNYBROOK LN | DIAZ GERARDO ANTONIO &       |
| 199            | 9223 DONNYBROOK LN | MONJARAS JUAN &              |
| 200            | 9219 DONNYBROOK LN | WALKER DAVID JR              |
| 201            | 9215 DONNYBROOK LN | ALBARRAN JORGE &             |
| 202            | 9209 DONNYBROOK LN | VILLALBA LIVIS M             |
| 203            | 9205 DONNYBROOK LN | BARRIENTOS JUAN GABRIEL M    |
| 204            | 9222 BRUTON RD     | DELMAR PARTNERS LP           |
| 205            | 8906 TONAWANDA DR  | HERNANDEZ NORBERTO &         |
| 206            | 8910 TONAWANDA DR  | HEARNE PHYLLIS               |
| 207            | 8916 TONAWANDA DR  | PRICE MICHAEL                |
| 208            | 8920 TONAWANDA DR  | FOLEY INETT                  |
| 209            | 8926 TONAWANDA DR  | SALAZAR CESAR &              |
| 210            | 8930 TONAWANDA DR  | BROTHERS JIMMA               |
| 211            | 8936 TONAWANDA DR  | GONZALEZ JORGE A             |
| 212            | 8940 TONAWANDA DR  | GARCIA TERESA NOEMI MARTINEZ |

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|----------------|-------------------|----------------------------------------|
| 213            | 8946 TONAWANDA DR | CASTLEBERRY SHANTY                     |
| 214            | 8950 TONAWANDA DR | ROJAS FRANCISCO JAVIER                 |
| 215            | 8956 TONAWANDA DR | MOLINA INCENTE &                       |
| 216            | 8960 TONAWANDA DR | ESNER J J                              |
| 217            | 8966 TONAWANDA DR | ALVAREZ GERARDO MURILLO                |
| 218            | 8970 TONAWANDA DR | GARCIA MARCOS LEYVA                    |
| 219            | 8976 TONAWANDA DR | DIAZ MARCIAL                           |
| 220            | 8982 TONAWANDA DR | PACHECO RICARDO TELLEZ &               |
| 221            | 8985 ROCKLEDGE DR | RODRIGUEZ STEVE                        |
| 222            | 8979 ROCKLEDGE DR | MONDRAGON JUANITA                      |
| 223            | 8973 ROCKLEDGE DR | TRUJILLO ALEJANDRO                     |
| 224            | 8969 ROCKLEDGE DR | MENDEZ OSCAR &                         |
| 225            | 8963 ROCKLEDGE DR | BROWN JAMEKA                           |
| 226            | 8959 ROCKLEDGE DR | FLORESCONTRERAS RAFAEL                 |
| 227            | 8953 ROCKLEDGE DR | DELGADO LUIS &                         |
| 228            | 8949 ROCKLEDGE DR | WILLIAMS LE WILBURNE M &               |
| 229            | 8943 ROCKLEDGE DR | FLORES ISAIAS GAMALIEL & PERIA MIRASOL |
| 230            | 8939 ROCKLEDGE DR | STRANGE DAROLYN                        |
| 231            | 8933 ROCKLEDGE DR | CELESTINO ENEREIDA &                   |
| 232            | 8929 ROCKLEDGE DR | TAYLOR EDDIE JR                        |
| 233            | 8923 ROCKLEDGE DR | HARDY RICHARD & TERESA                 |
| 234            | 8919 ROCKLEDGE DR | HARRIS NATHANIEL LEE &                 |
| 235            | 8915 ROCKLEDGE DR | Taxpayer at                            |
| 236            | 8907 ROCKLEDGE DR | WEED KELLY                             |
| 237            | 8908 ROCKLEDGE DR | TULE BALDEMAR                          |
| 238            | 8912 ROCKLEDGE DR | GAONA ADRIAN &                         |
| 239            | 8918 ROCKLEDGE DR | ALVAREZ JOSE SOCORRO CARREON           |
| 240            | 8922 ROCKLEDGE DR | WILLIAMS GAY & ERIC                    |
| 241            | 8928 ROCKLEDGE DR | SOTO ARMANDO ORTIZ &                   |
| 242            | 8932 ROCKLEDGE DR | Taxpayer at                            |
| 243            | 8938 ROCKLEDGE DR | DANIELS JAMES R                        |

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| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                    |
|----------------|-------------------|---------------------------------|
| 244            | 8942 ROCKLEDGE DR | MORALES PATRICIA                |
| 245            | 8948 ROCKLEDGE DR | SMART JOSEPH                    |
| 246            | 8952 ROCKLEDGE DR | CASTELLON ROMULOANTONIO &       |
| 247            | 8958 ROCKLEDGE DR | ROGERS ELMER G E &              |
| 248            | 8962 ROCKLEDGE DR | HUBACECK BRENDA SUE             |
| 249            | 8968 ROCKLEDGE DR | HERNANDEZ EUSTOLIA              |
| 250            | 8972 ROCKLEDGE DR | ROSS JANICE & KERRY             |
| 251            | 8978 ROCKLEDGE DR | HUTCHINSON MARGARITA E R        |
| 252            | 8984 ROCKLEDGE DR | PENALOZA JOSE                   |
| 253            | 1821 GREENDALE DR | KNOWLES R FRED                  |
| 254            | 1815 GREENDALE DR | BATES SHELIA A                  |
| 255            | 1809 GREENDALE DR | SHEFFIELD ROBERTA               |
| 256            | 1803 GREENDALE DR | ROBINSON JOANN                  |
| 257            | 1745 GREENDALE DR | PINNT SCOTT BENJAMIN &          |
| 258            | 1731 GREENDALE DR | NAVARRO HECTOR &                |
| 259            | 1727 GREENDALE DR | MCADAMS JONETHAN                |
| 260            | 1930 OAK HILL CIR | YOUNG R D JR                    |
| 261            | 1924 OAK HILL CIR | JACKSON JERRY &                 |
| 262            | 1920 OAK HILL CIR | TAMAYO FELIPE & ELVIRA          |
| 263            | 1916 OAK HILL CIR | AGUILAR RAMON                   |
| 264            | 1912 OAK HILL CIR | ORTIZ MARIA DEL SOCORRO         |
| 265            | 1908 OAK HILL CIR | SANCHEZ MARCO ANTONIO HERNANDEZ |
| 266            | 1904 OAK HILL CIR | GAMEZ RICARDO                   |
| 267            | 1862 OAK HILL CIR | BURGETT LARRY N &               |
| 268            | 1858 OAK HILL CIR | JUSTICE LORINE                  |
| 269            | 1854 OAK HILL CIR | RAMIREZ ARISTEO                 |
| 270            | 1850 OAK HILL CIR | VAZQUEZ FERNANDO                |
| 271            | 1846 OAK HILL CIR | GARY THERESA N                  |
| 272            | 1842 OAK HILL CIR | MARTINEZ JUAN SOTO ET UX        |
| 273            | 1838 OAK HILL CIR | WILLIAMS ARTHUR CLARK &         |
| 274            | 1828 OAK HILL CIR | ROBLES MARIA ADAME              |

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| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                     |
|----------------|-------------------|----------------------------------|
| 275            | 1824 OAK HILL CIR | MIRAMONTES TEODORA               |
| 276            | 1820 OAK HILL CIR | FUNACE ONIKA R                   |
| 277            | 1816 OAK HILL CIR | PAUL DERRIC M & NICOLE S COLEMAN |
| 278            | 1810 OAK HILL CIR | VERA ARTURO D & MONIRA ESQUIVEL  |
| 279            | 1806 OAK HILL CIR | ALMAZAN BENITA J                 |
| 280            | 1821 OAK HILL CIR | MENDEZ HECTOR &                  |
| 281            | 1857 OAK HILL CIR | GABALDON CRESCENCIO R &          |
| 282            | 1853 OAK HILL CIR | TUNZI VINCENT                    |
| 283            | 1845 OAK HILL CIR | VILLA AGUSTIN AGUILAR            |
| 284            | 1841 OAK HILL CIR | SCHWARTZ GOLDMAN                 |
| 285            | 1837 OAK HILL CIR | LARA JOSE A JR &                 |
| 286            | 1911 OAK HILL CIR | JONES TIMOTHY A &                |
| 287            | 1907 OAK HILL CIR | BELTRAN JOSE &                   |
| 288            | 1903 OAK HILL CIR | SAMANIEGO CARLOS R               |