

**FILE NUMBER:** Z212-303(JA) **DATE FILED:** July 15, 2022

**LOCATION:** South line of Samuell Boulevard, east of South Buckner Boulevard

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** Approx. 19.92 acres **CENSUS TRACT:** 48113012207

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**APPLICANT/REPRESENTATIVE:** Terrance J. Wright

**OWNER:** First Baptist Academy

**REQUEST:** An application for an amendment to Specific Use Permit No. 1501 for a private school on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow an addition to and the expansion of an existing private school on the property. *[First Baptist Academy]*

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

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

**Single Family Districts [Ref. Sec. 51A-4.112(f) for R-7.5(A)]:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-75376](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376)

**BACKGROUND INFORMATION:**

- The area of request is zoned an R-7.5(A) Single Family District and is currently developed with a private school authorized under Specific Use Permit (SUP) No. 1501.
- The applicant proposes to remodel and construct additions to the existing school in three phases, expanding the school from 20 classrooms to a total of 39 classrooms for pre-K through 12th grades, and increasing maximum enrollment from 400 to 800 students.
- Temporary portable buildings will be placed on site during early phases of construction; however, these portables will be removed permanently prior to the final phase of expansion.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Proposed ROW
Samuell Boulevard	City of Mesquite ROW	-

**Traffic:**

A new traffic management plan (TMP) to accommodate the phased expansion of the school is included with the current request. All queuing and student drop off/pick up will occur on school property, with no spillover onto public rights of way. The proposed TMP, dated October 25, 2023, is sealed by a licensed professional engineer, and contains the signature of the First Baptist Academy Head of School. The proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by November 1, 2025 (or within six months after students first begin attending classes in the phase one addition, whichever is later) and by November 1st of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system. The Transportation Department supports the zoning request as proposed and will collaborate with school officials to enforce the TMP.

**STAFF ANALYSIS:****Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A) Single Family District w/ SUP No. 1501	Private school
<b>North</b>	City of Mesquite	Warehouse
<b>East</b>	LI Light Industrial District w/ DR; CR Community Retail District w/ D-1 overlay	Office/warehouse
<b>South</b>	LI Light Industrial District w/ DR Z989-160	Office/warehouse
<b>West</b>	PD No. 549	Special Institutional uses; foster home (Buckner Children's Home)

**Land Use Compatibility:**

The area of request is located in an R-7.5(A) Single Family District and is currently developed with a private school [First Baptist Academy], which requires an SUP to operate within single family districts.

Adjacent properties to the east and south of the site are zoned an LI Light Industrial District and are developed with office/warehouse uses. Property to the west of the site is located in Planned Development District (PD) No. 549 and is developed with institutional uses, including Buckner Children's Home and Buckner Children and Family Services. Properties to the north across Samuell Boulevard are located within Mesquite city limits and are developed with warehouse uses.

The applicant requests an amendment to SUP No. 1501 to allow for phased expansion of the existing private school from 20 classrooms to 39 classrooms for pre-K through 12th grades, increasing maximum enrollment from 400 to 800 students.

Early phases of construction will be for remodel of the existing one story gymnasium, an expansion of the gymnasium building footprint, and addition of a second floor, increasing the height at this location on the western portion of the property from 27 feet to a maximum of 42 feet. During these early phases of construction, temporary portable buildings will be placed on the eastern portion of the property to be utilized as classroom space as needed for increased enrollment. Upon completion, all temporary classroom buildings will be removed from the property. The final phase of expansion will be the construction of a three-story classroom building on the eastern portion of the property with a maximum height of 67 feet.

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.

The proposed expansion of the existing private school is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Staff finds that the current proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system. Staff supports the zoning request for a permanent time period, subject to an amended site plan, an amended traffic management plan, and amended conditions as included in the docket.

### **Development Standards:**

Because an SUP does not change the zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended.

The following table shows development standards applicable in an R-7.5(A) Single Family District.

	Setbacks		Height <sup>1</sup>	Lot Coverage <sup>2</sup>	Density/FAR
	Front	Side/Rear			
<b>R-7.5(A)</b>	25' min	5' / 5' min for single family structures 10' / 15' min for other permitted structures	30' max  Institutional uses, such as schools, may be built to any height consistent with FAA airspace limitations and the building code	45% max for residential structures  25% max for nonresidential structures  60% max for institutional uses such as schools	No max FAR  Min lot area for a residential use is 7,500 sq ft  No minimum lot area for a school

<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.

**Landscaping:**

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

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

**Parking:**

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204](#)(17)(C)(iv)]. SUP 1501 currently specifies that 109 off-street parking spaces must be provided.

With the expansion of the school, including the addition of 19 middle and high school classrooms, the applicant proposes to provide off-street parking in accordance with the standard use regulations (1.5 spaces for each elementary school classroom; 3.5 spaces for each middle school classroom; 9.5 spaces for each high school classroom). Therefore, the proposed conditions strike the previous off-street parking requirement and reference the use regulations in Sec. 51A-4.200 of the Dallas Development Code, as amended.

Site data summary table on the proposed site plan indicates 223 off-street parking spaces are required for the school at full expansion to 39 total classrooms (14 elementary, six middle school, and 19 high school); 249 spaces are proposed.

**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 currently part of an MVA cluster; however, there is an “E” MVA cluster in the vicinity to the west of the site.

**First Baptist Academy Trustees and Head of School**

School Board of Trustees:

**Meredith Cassidy** – Board Officer

**Louis Cole** – Board Officer

**Roger Comstock** – Board Officer

**Lori Hale** – Secretary

**Jackie Lavallais** – Board Officer

**Neely Munnerlyn** – Chair

**Bill Naramore** – Board Officer

**Amy Quinn** – Board Officer

**Ty Sawyer** – Vice Chair

**Jay Sedwick** – Board Officer

**Glenn Sewell** – Board Officer

**Vetta Stiles** – Board Officer

Head of School:

**Jason Lovvorn** – Head of School

**CPC Action**  
**November 2, 2023**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No.1501 for a private school for a permanent time period, subject to an amended site plan, an amended traffic management plan, and amended conditions on property zoned an R-7.5(A) Single Family District, on the south line of Samuell Boulevard, east of South Buckner Boulevard.

Maker: Wheeler-Reagan  
Second: Blair  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Anderson\*,  
Shidid, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin\*

Against: 0  
Absent: 1 - Carpenter  
Vacancy: 0

\*out of the room, shown voting in favor

**Notices:** Area: 400 Mailed: 6  
**Replies:** For: 0 Against: 0

**Speakers:** For: Terry Wright, 1430 S. Broadway St., Carrollton, TX,  
For (Did not speak): Christy Lambeth, 6301 Gaston Ave., Dallas, TX, 75214  
Against: None

### **CPC-Recommended Amended SUP Conditions**

1. USE: The only use authorized by this specific use permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan, except that the parking lots may be built in phases as long as the minimum required parking is provided.
3. TIME LIMIT: This specific use permit has no expiration date. ~~[expires on a January 25, 2027 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.)]~~
4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.
5. OFF-STREET PARKING: Parking for a private school must be provided in accordance with the use regulations in Sec. 51A-4.200 of the Dallas Development Code, as amended ~~[A minimum of 109 off street parking spaces must be provided for eight elementary classrooms, six middle school classrooms, and eight high school classrooms. Parking must be located as shown on the attached site plan].~~
6. HOURS OF OPERATION: The private school may only operate between the hours of 7:30 a.m. and 10:00 p.m., Monday through Saturday
7. ENROLLMENT: Enrollment in the private school may not exceed 800 ~~[400]~~ students.
8. FENCING: The Property must be enclosed by a minimum four-foot high fence, as shown on the attached site plan.
9. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
10. TRAFFIC MANAGEMENT PLAN:
  - A. In general. Operation of the private school 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.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the plan. The initial traffic study must be submitted to the director by November 1, 2025, or within six months after students first begin attending classes in the phase one addition, whichever is later, [2018]. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd [even] numbered year [beginning in 2020].

a. If the property owner or operator fails to submit a required initial traffic study to the director by November 1, 2025, or within six months after students first begin attending classes in the phase one addition, whichever is later, the director shall notify the city plan commission.

b. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1<sup>st</sup> of each odd-numbered year, the director shall notify the city plan commission.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two- week period, and must contain an analysis of the following:

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

b. If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

D. Amendment process.

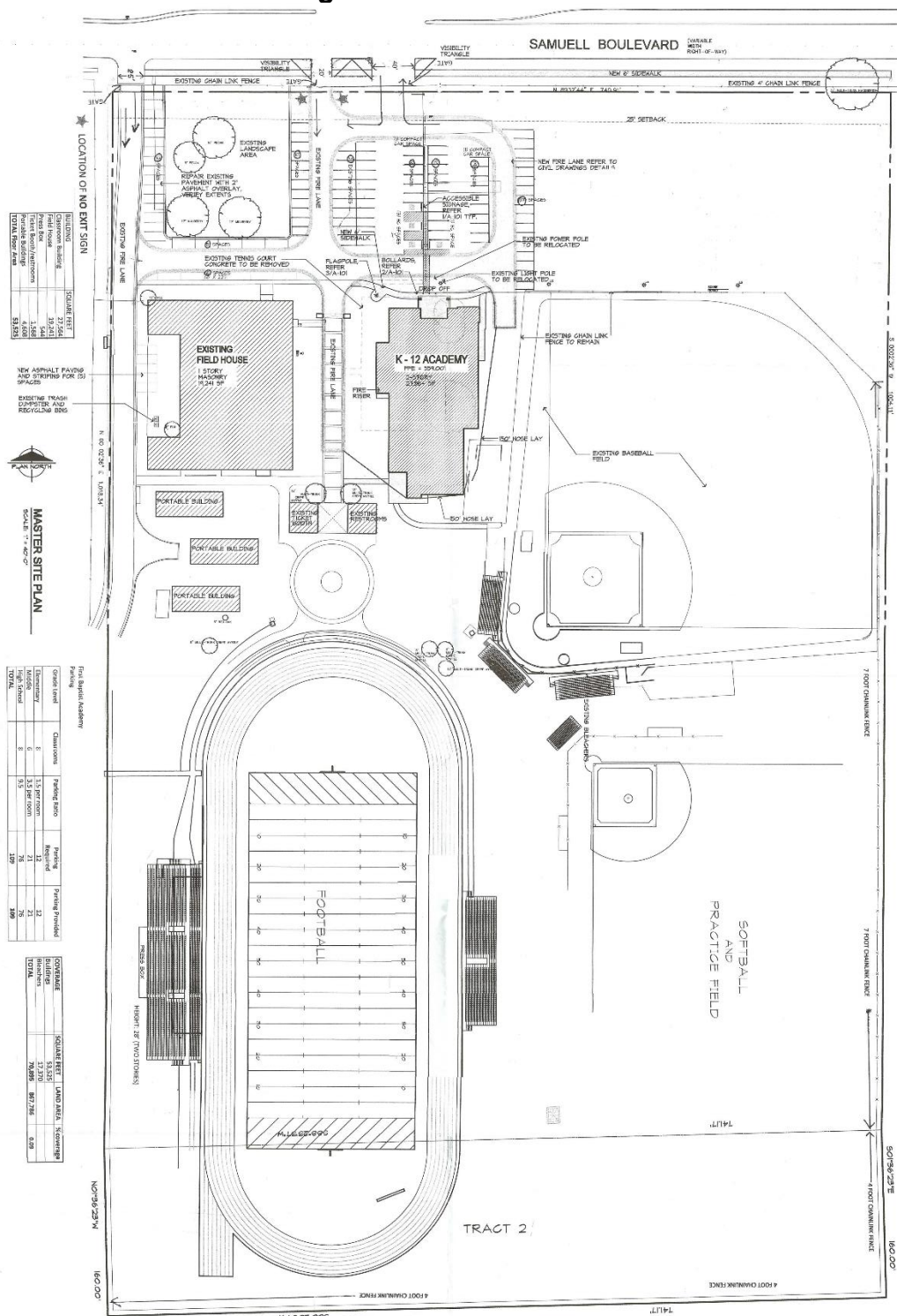
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A- 1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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

12. 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.

## Existing SUP No. 1501 Site Plan

**FIRST BAPTIST ACADEMY**

7894 Samuell Blvd  
Dallas, TX 75228

SUP 1501

Z 167-102

Specific Use Permit  
No. 1501

Approved  
City Plan Commission  
December 1, 2013

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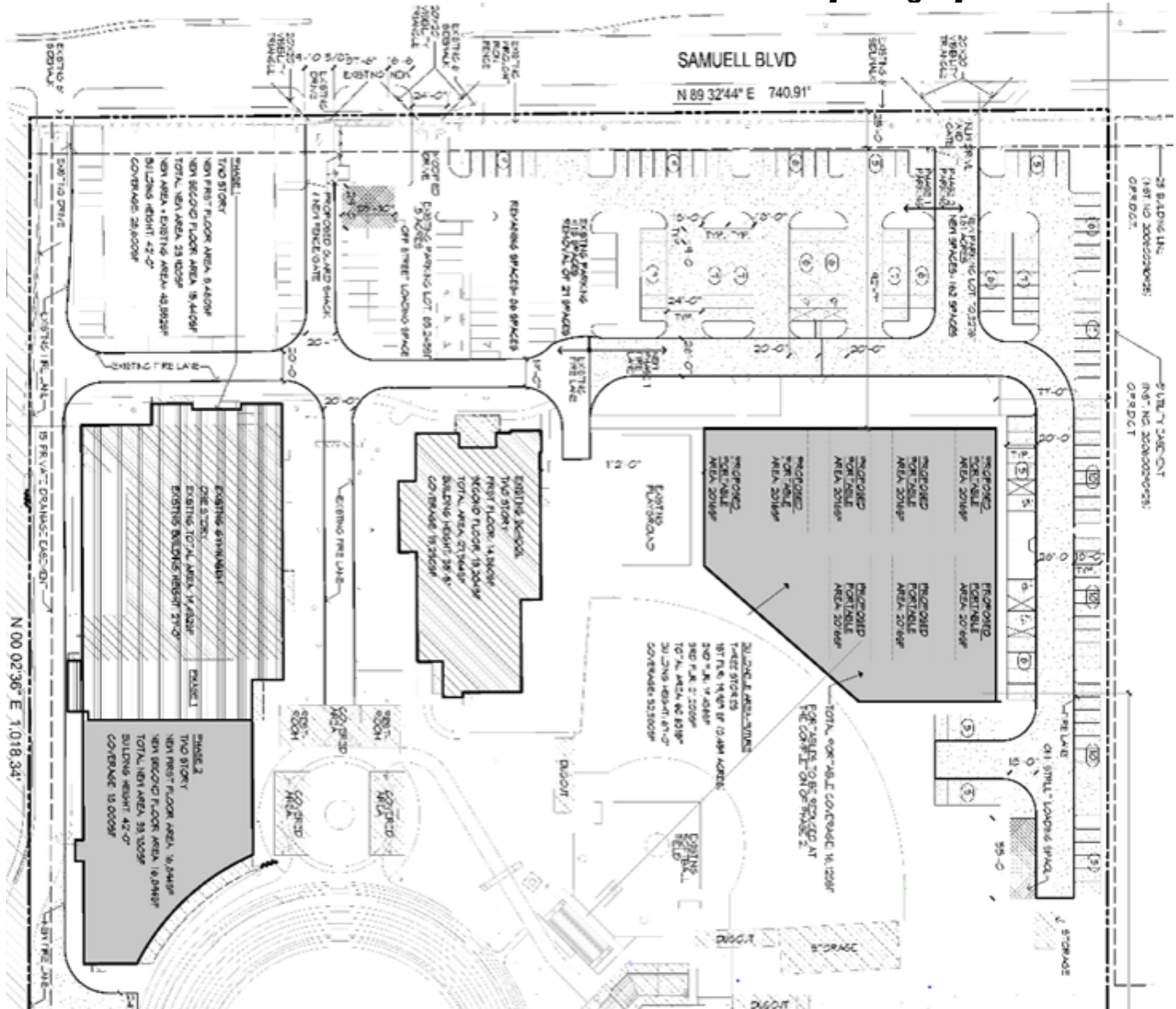
APPROVED BY  
CITY COUNCIL  
JAN 25 2017  
170234

**WRIGHT GROUP**  
ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET  
CARROLLTON, TEXAS  
75006  
(972) 242-1015



## CPC-Recommended Amended SUP No. 1501 Site Plan [Enlarged]





## CPC-Recommended Amended SUP No. 1501 Traffic Management Plan



# Traffic Management Plan First Baptist Academy

October 25, 2023

## Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth) were retained to conduct a traffic management plan (TMP) for First Baptist Academy (FBA). This proposed school improvements include a new school building and parking spaces to accommodate additional classrooms. The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about FBA.

### School:

- Location: 7898 Samuell Boulevard, Dallas, Texas 75228  
The property is located in the City of Dallas. Driveways are located on Samuell Boulevard which is in the City of Mesquite's jurisdiction.
- School Type: Private School
- FBA Principal: Jason Lovvorn, M. Ed
- Existing School Times:
  - Lower School (Elementary School: PreK – 6<sup>th</sup> Grades): 8:00 AM – 3:20 PM
  - Upper School (Middle School: 7<sup>th</sup> – 8<sup>th</sup> and High School: 9<sup>th</sup> – 12<sup>th</sup> Grades): 8:00 AM – 3:40 PM

### Zoning:

- Existing Zoning: SUP 1501; Residential, R-7.5(A)
- Proposed Zoning: SUP
- Project: To expand the current facility by adding high school classrooms in the gym building and portable buildings east of the existing school building for specialty classes.

### School Access:

- Surrounding Roadways:
  - Samuell Boulevard: Public Arterial (principal arterial), six-lane, divided roadway, approximately 80 feet wide
  - Campbell Drive: Private two-lane, undivided driveway (fire lane) extending from Samuell Boulevard to the IH 30/US 80 EBFR
- Sidewalks are provided on both sides of Samuell Boulevard. No pedestrians were observed walking to/from school or in the area.

**Students:**

- Existing Student Enrollment: 385 students
- Planned Student Capacity: 800 students

**Table 1. Student Enrollment Summary**

<b>Grade</b>	<b>2023 - 2024 Students</b>	<b>Buildout Students</b>
Pre-K	27	57
K	34	57
1st	37	57
2nd	28	57
3rd	35	57
4th	25	57
5th	33	57
6th	22	57
<b>Lower School Total:</b>	<b>241</b>	<b>456</b>
7th	34	57
8th	28	57
9th	26	57
10th	37	57
11th	18	58
12th	17	58
<b>Upper School Total:</b>	<b>160</b>	<b>344</b>
<b>Total</b>	<b>401</b>	<b>800</b>

**Traffic Management Plan**Queue

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

- Monday, February 28, 2022 – PM Dismissal
- Friday, August 26, 2022 – AM Arrival and PM Dismissal
- Monday, August 29, 2022 – PM Dismissal
- Tuesday, August 30, 2022 – PM Dismissal
- Monday, September 29, 2022 – PM Dismissal
- Tuesday, September 28, 2022 – AM Arrival

The peak queue of parent vehicles picking up at FBA occurred during the lower school dismissal period with 33 vehicles, approximately one vehicle per 7 students.

FBA is following the currently approved TMP, and when followed, there are not vehicles backing onto Samuell Boulevard. Parents are respectful of school procedures and staff is well engaged in dismissing students promptly. There is currently a security guard on site during dismissal period. A summary of existing operations is provided in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 1** below. As shown, the proposed site plan has adequate space to accommodate the parents on-site.

**Table 2. TMP Summary**

Grades	Travel Modes	Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12 <sup>th</sup>  <b>Existing Enrollment:</b> 385  <b>Student Capacity:</b> 800	Parents 87%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
	Bus 10%	3rd - 6th*	8:00 AM - 3:30 PM*	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
	Student Drivers 3%	7th - 12th	8:00 AM - 3:50 PM	344	38 Veh. (893 Feet)	42 Veh. (988 Feet)	4 Veh. (95 Feet)
		<b>Total:</b>		<b>800</b>			

### Recommendations

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

### **Students**

- Students are either picked up by parents or ride the private, FBA bus.
- Lower School: (PreK – 6<sup>th</sup> Grades):
  - All lower school students are dropped off in front of the elementary school building.
  - Students waiting for parents to pick them up should remain in the designated areas and wait for their parents' arrival.
- Upper School (7<sup>th</sup> – 12<sup>th</sup> grades):
  - All upper school students should be dropped off in front of the middle school building or high school building (gym).
  - Middle school (7<sup>th</sup> and 8<sup>th</sup> grade) students waiting for parents to pick them up currently remain in their classroom until their parents arrive.
  - High school (9<sup>th</sup> – 12<sup>th</sup> grade) students are dismissed from classes and meet their parents, stay for athletics, or drive home.
- Students should promptly unload and load to/from parent vehicles. They should not be getting items from the trunk (or back seat if sitting in front) at the loading area.
- There are currently no student walkers, and none are anticipated.
- There are currently 10 student drivers.
- No students walk to/from school.



### **Parents**

8. Parents pick up students at the following times:
  - a. Lower School (Elementary School):
    - i. Prior to School Buildout: There is room on-site to accommodate lower school being dismissed at one time. There is adequate room to accommodate parents on-site for approximately 360 lower school students. If traffic approaches Samuell Boulevard prior to enrollment of 360 students, lower school dismissal should be staggered.
    - ii. At School Buildout: In order to accommodate all parents queueing on-site, lower school students should be dismissed in staggered times, with a minimal of 20 minutes between periods. This should be continually monitored and adjusted as needed to ensure all parents are on-site and do not back onto Samuell Boulevard. Below are recommended staggering times and grades to accommodate parents on-site at the planned student buildout.
      1. PreK – 2<sup>nd</sup> Grades: 8:00 AM – 3:10 PM
      2. 2<sup>nd</sup> – 6<sup>th</sup> Grades, and Younger Siblings: 8:00 AM – 3:30 PM
  - b. Upper School (Middle School and High School):
    - i. Upper School parents should not arrive to campus before 3:50 PM. If upper school parents do arrive beforehand, they should park in the parking lot and wait for the lower school queue to disperse before entering the queue line. If upper school parents' conflict with lower school parents, dismissal times need to be staggered further apart – such as by 20 minutes.
    - ii. After students arrive at parent vehicles, parents may slowly exit the queue lane via the by-pass lane.
9. Parents should continually pull forward to the front of the queue line.
10. If student does not arrive promptly to the loading area, parents should proceed forward to the waiting area so they do not hold up the queue line.

### **Buses**

11. FBA provides a shuttle bus service that picks ups and drops off students to/from First Baptist Church in downtown Dallas.

### **Staff**

12. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
13. Staff should assist lower school students in and out of their parents' vehicles.
14. Staff are positioned at the entrance gate, 1<sup>st</sup> and 2<sup>nd</sup> floors of the school building, and in the student loading area. Staff communicate via walkie talkie to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
15. A staff member is positioned where the double queue ends to control merging and control pedestrian crossing.

### **Licensed Peace Officers**

16. There is a security guard at FBA that assist with dismissal and is planned to continue doing so.

### ***Crossing Guards***

17. No crossing guards are assigned to FBA campus. None are recommended since there are no student walkers.

### ***Parking Restrictions***

18. Parents do not currently park on Samuell Boulevard and should continue to not park on-street.

### ***School Zones***

19. Currently there are no school zones on Samuell Boulevard. Both the City of Dallas and Mesquite provide school zones to provide safety for student walkers. Since there are no students walking to/from FBA, none are recommended.

### ***Off-Site Improvements***

20. None are recommended.

## **Special Events**

Currently FBA hosts several special events during the school year that have a high attendance. Below is a summary of special events that require more than typical parking.

- Football Games
  - FBA hosts on average 13-16 home games per year.
  - Average attendance for varsity football games is currently 300-350, with the homecoming football game currently having around 550 in attendance.
- Track Meets
  - FBA hosts on average 4 track meets per year.
  - The larger meets have 35 schools in attendance, on average.
  - At these events there are normally 5-10 large buses (48 passengers) and 20 small buses (15-24 passengers). They will park on the east side of the school building.
  - Approximately 100 – 150 parents attend.
  - If parking is projected to exceed on-site parking demand, arrangements will be made with neighboring businesses.
- YMCA Sports
  - FBA hosts YMCA Sports all year round.
  - At any given sport, there can be games Friday and Saturday.
  - Attendance to these events range, is 200 on average.
- Back to School Picnic
  - FBA hosts an annual back to school picnic in August that has parents and families from all grades on campus at one time.
  - Attendance varies but ranges from 400-600.
- Christmas Program
  - FBA's Christmas program is one of their biggest indoor programs of the year. The program is carried out by lower school and middle school students. At the programs, the school has a shuttle for overflow parking across Samuell Boulevard at the Coca Cola warehouse parking lot.
  - Attendance is approximately 300-350.

- Grandpals Day
  - FBA's Grandpals Day is a during school event. Grandparents are invited to attend lower school lunch and there is a short program.
  - Attendance is approximately 300-350.

As shown, there are many events at FBA during the school year that generate a higher than typical parking demand, therefore, needing more parking than required.

## Summary

The First Baptist Academy Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus without obstructing through traffic. FBA staff is actively engaged with traffic flow and parents are respectful of the procedures. It is recommended FBA continue to actively communicate with parents to ensure safe traffic flow.

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

### REVIEW AND COMMITMENT

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

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

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

  
 \_\_\_\_\_  
 Signature  
 Jason Lovvorn  
 \_\_\_\_\_  
 Name








10/25/23  
 \_\_\_\_\_  
 Date  
 Head of School  
 \_\_\_\_\_  
 Title

END

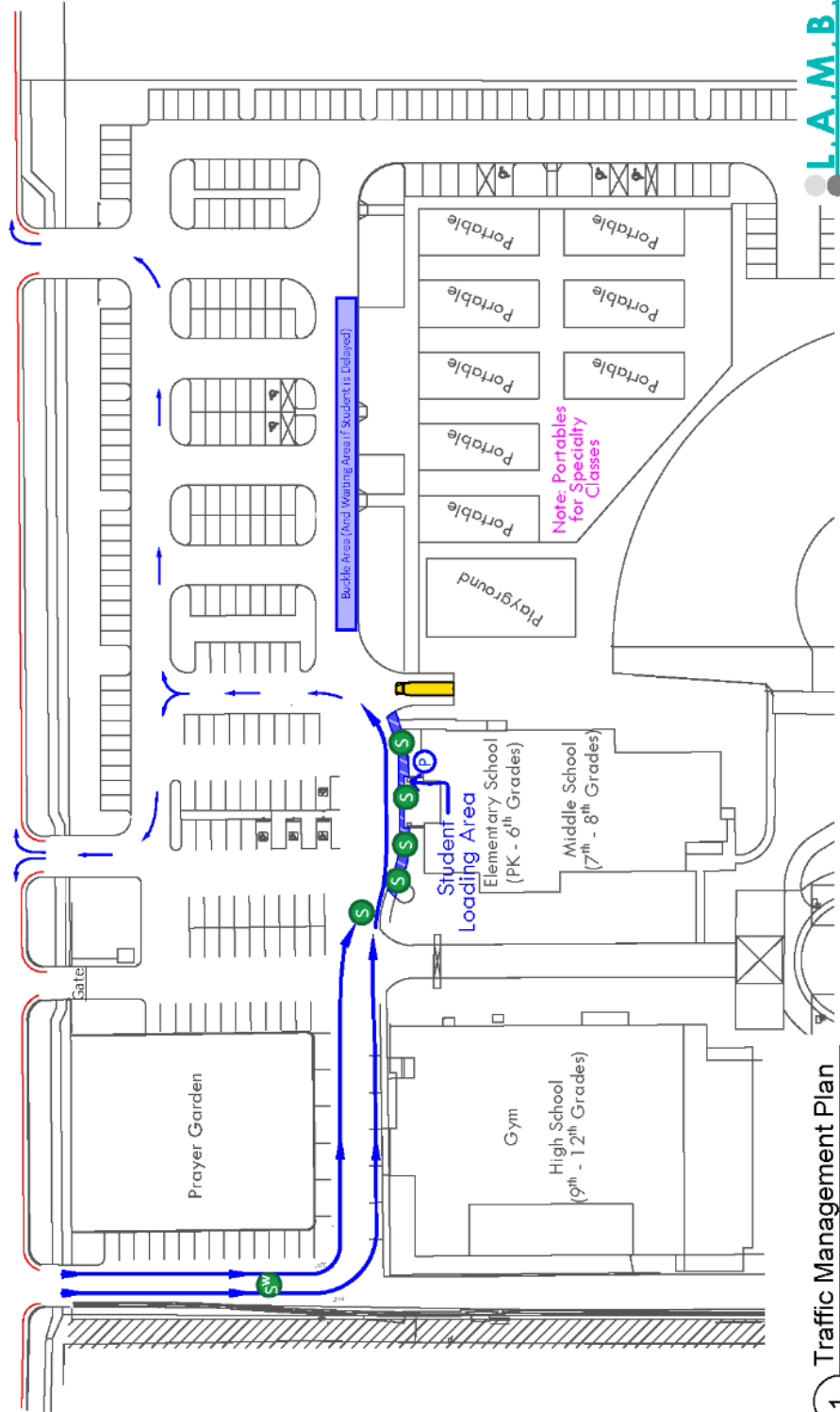
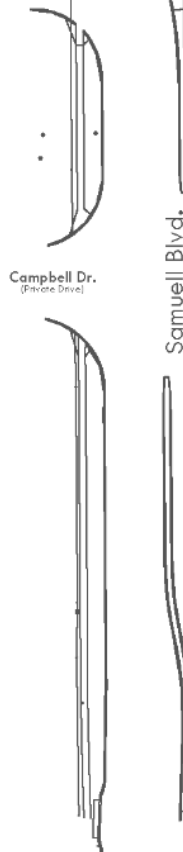
# First Baptist Academy - Lower School

7898 Samuell Boulevard, Dallas, Texas

Legend:

	Parent Queue		Student Loading Area		Staff		Bus Loading
	Traffic Flow		No Parking		Officer		Traffic Cone

Grades	Travel Modes	Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12 <sup>th</sup>	Parents 87%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Existing Enrollment: 385	Bus 10%	3rd - 6th*	8:00 AM - 3:30 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Student Capacity: 800	Student Drivers 3%	7th - 12th	8:00 AM - 3:50 PM	344	38 Veh. (893 Feet)	42 Veh. (988 Feet)	4 Veh. (95 Feet)
Total:				800			



Traffic Management Plan

Not to Scale

1



L.A.M.B.E.T.H. ENGINEERING

NOT FOR CONSTRUCTION

# First Baptist Academy - Upper School

7898 Samuell Boulevard, Dallas, Texas

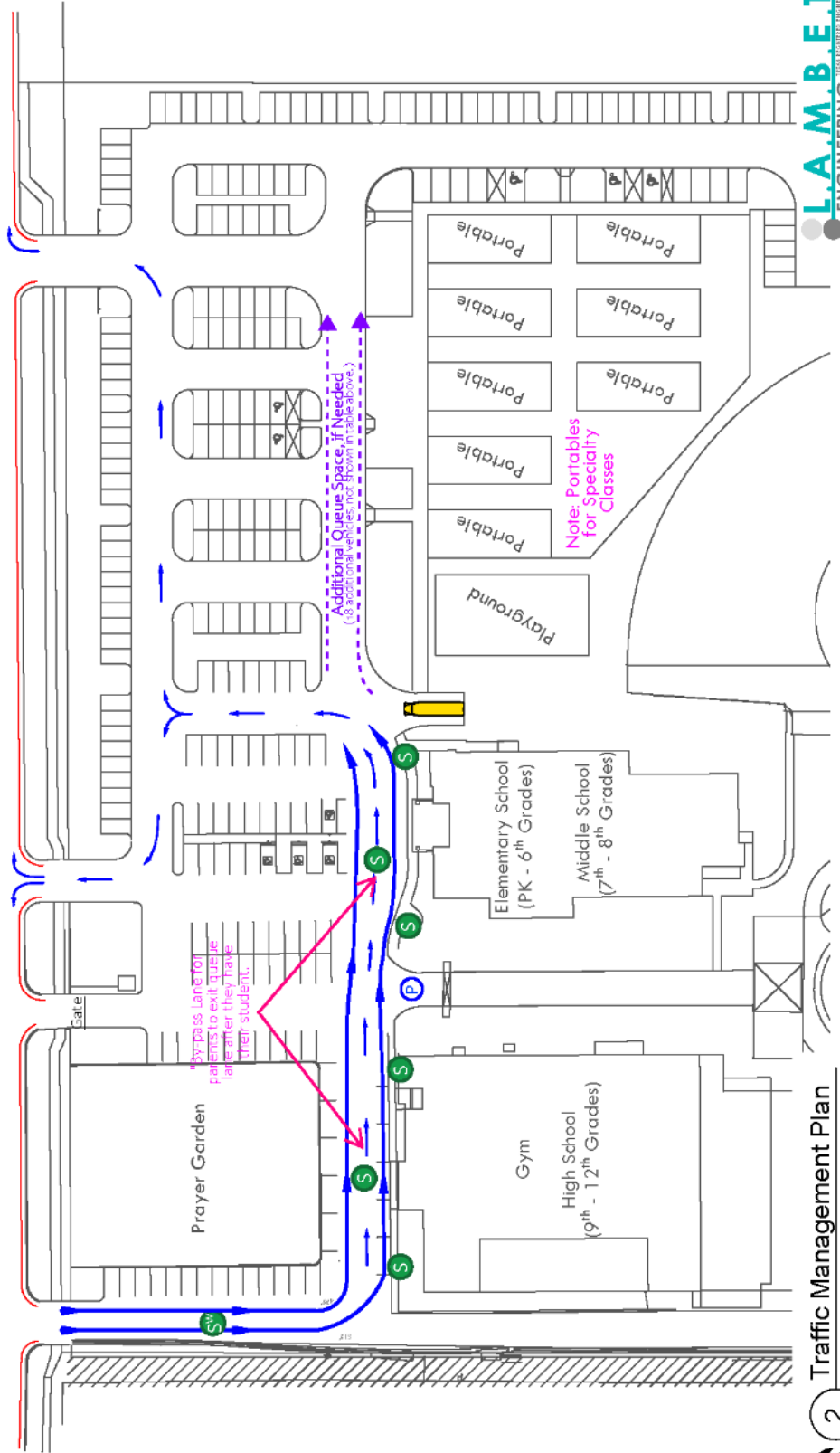
Legend:



Grades	Travel Modes	Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12 <sup>th</sup>	Parents 87%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Existing Enrollment: 385	Bus 10%	3rd - 6th*	8:00 AM - 3:30 PM*	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Student Capacity: 800	Student Drivers 3%	7th - 12th	8:00 AM - 3:50 PM	344	38 Veh. (893 Feet)	42 Veh. (988 Feet)	4 Veh. (95 Feet)
			Total:	800			

Campbell Dr.  
(Private Drive)

Samuell Blvd.



Traffic Management Plan

Not to Scale

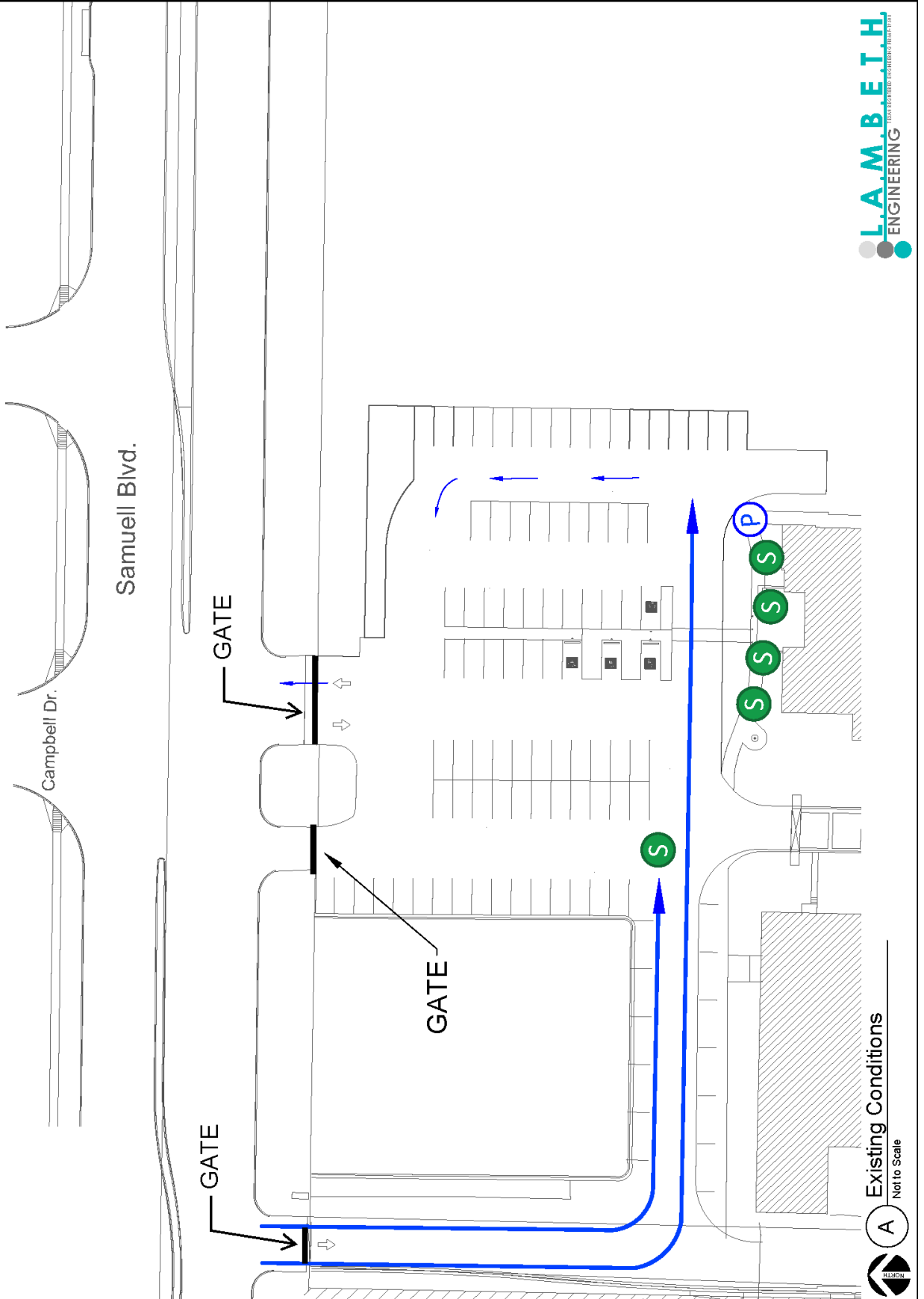
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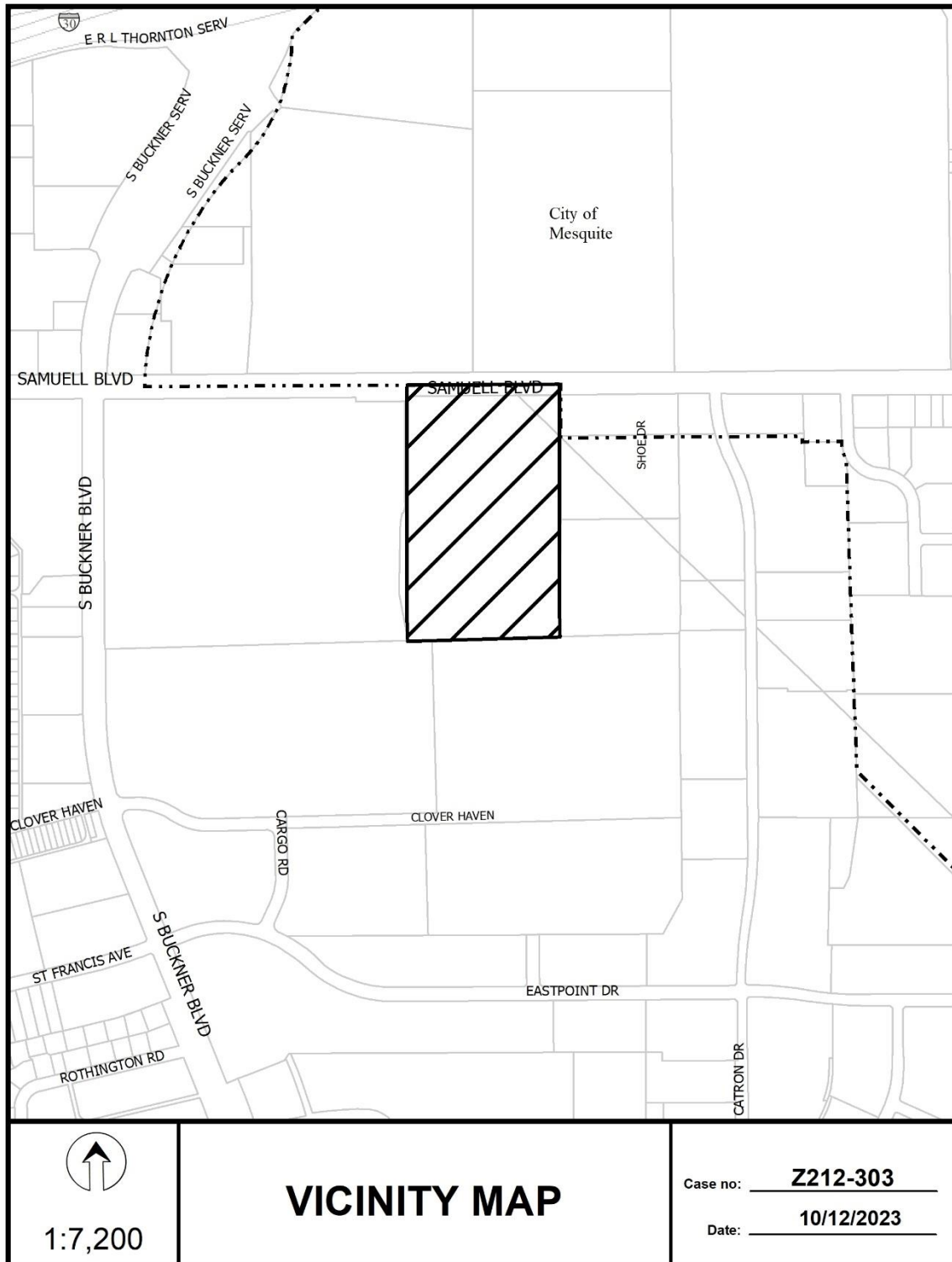


L.A.M.B.E.I.H.  
ENGINEERING  
1001 EIGHTH STREET, SUITE 100, DALLAS, TEXAS 75202

# Appendix

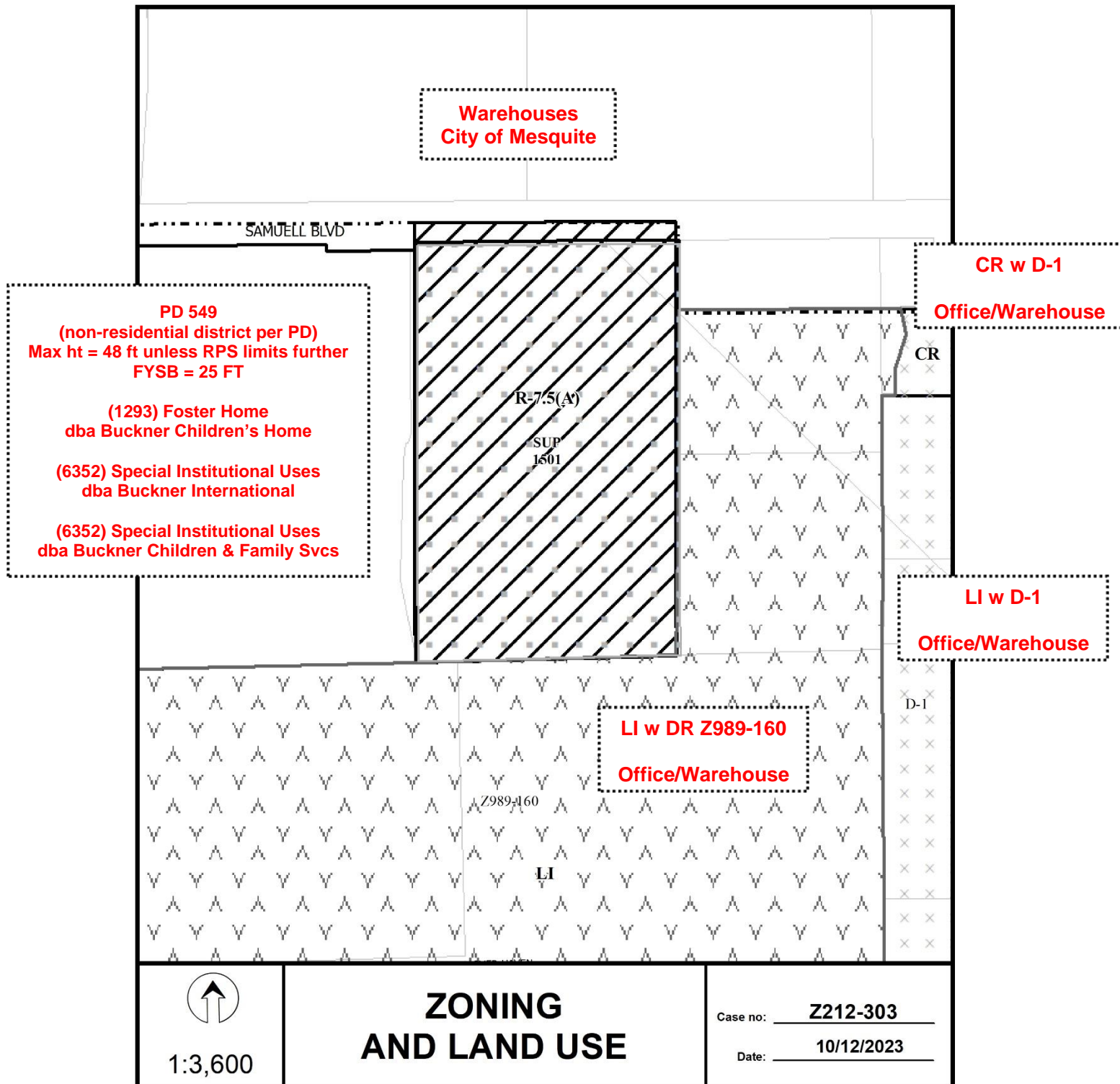
**First Baptist Academy**  
7898 Samuell Boulevard, Dallas, Texas











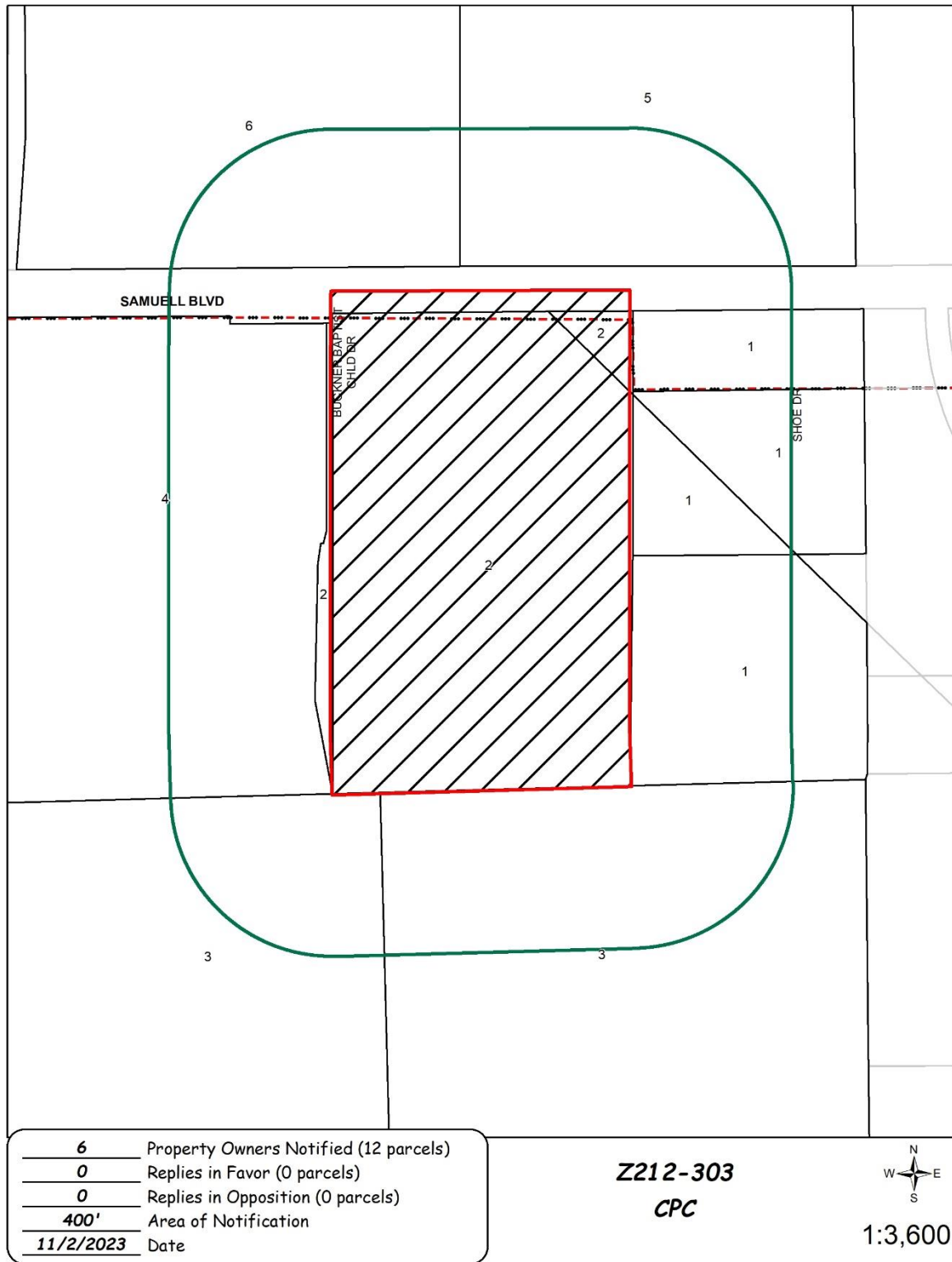


1:7,200

## Market Value Analysis

Printed Date: 10/12/2023





Z212-303(JA)

11/01/2023

***Reply List of Property Owners***

***Z212-303***

***6 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7890	SAMUELL BLVD	BUCKNER BAPTIST BENEVOLENCES
2	7898	SAMUELL BLVD	FIRST BAPTIST ACADEMY
3	4696	CLOVER HAVEN ST	POOL 2 INDUSTRIAL TX LLC
4	5202	S BUCKNER BLVD	BUCKNER BAPTIST BENEVOLENCES
5	5151	SAMUELL BLVD	PROLOGIS MACQUARIE TX LP
6	5351	SAMUELL BLVD	PROLOGIS FIRST US