

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, OCTOBER 26, 2022

ACM: Majed Al-Ghafry

FILE NUMBER: Z201-134(HC)

DATE FILED: November 18, 2020

LOCATION: North of West Camp Wisdom Road and west of Interstate 35E Freeway

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ± 18.882 acres

CENSUS TRACT: 111.03

APPLICANT/OWNER: Uplift Education

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of and an amendment to Specific Use Permit No. 2170 for an open-enrollment charter school use on property zoned an RR Regional Retail District.

SUMMARY: The purpose of the request is to continue to allow an open-enrollment charter school [Uplift Education] and amend the site plan to reflect a newly constructed fence and modified parking layout.

CPC RECOMMENDATION: **Approval** for a two-year period, subject to a traffic management plan and conditions.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to a site plan, a traffic management plan, and conditions.

BACKGROUND INFORMATION

- The property is presently zoned an RR Regional Retail District with Specific Use Permit No. 2170 for an open enrollment charter school. The SUP for the charter school was approved on January 27, 2016, with a maximum of 66 classrooms, for a five-year period with eligibility for automatic renewal for additional ten-year periods.
- On November 18, 2020, the applicant filed an application for automatic renewal of the SUP. This was past the date to file for automatic renewal; however, it was accepted. At the beginning of the pandemic, State of Emergency regulations were issued regarding a halt on action for certain applications, allowing for extension of required filing dates.
- During review of the application, staff found that no annual updates of the traffic study had been submitted as required per the SUP conditions and the site did not align with the originally approved SUP site plan. Modifications had been made to the site that consisted of construction of a fence and a change in the parking layout to account for the new fence.
- The applicant was advised of their options to either bring the property into compliance with the originally approved SUP site plan or amend the site plan to reflect the fence and parking changes, along with submitting an updated TMP. The applicant opted to amend the site plan to reflect the fence and parking changes. Due to the need to amend the site plan, they are required to go through the standard renewal process.
- The applicant proposes to **1)** continue to allow an open-enrollment charter school [Uplift Education]; **2)** update the site plan to reflect a newly constructed fence and modified parking layout.
- On June 2, 2022 this item was held under advisement until July 21, 2022 to allow the applicant time to address existing traffic issues, meet with the community, and amend their TMP to provide solutions that will allow the school to complement the surrounding uses, and not be detrimental to the public health, safety, or general welfare.
- On July 21, 2022, the City Plan Commission held this item under advisement until September 1, 2022 to allow the applicant additional time to address the existing traffic issues, meet with the community, amend their TMP and assess its efficiency after the start of school.
- On July 29, 2022 an updated TMP was submitted. The plan provides enough space for queueing to occur on campus, preventing backup along the southbound service road of South R.L. Thornton Freeway. Staggering of the start and release times between the Secondary Middle School and the Secondary High School have been introduced to lessen the amount of vehicles queueing. Additionally, the plan

provides for a uniformed traffic officer to be at the driveway access along southbound R.L. Thornton Freeway service road and the driveway access at Comp Wisdom Road, during arrival and release times.

- On September 1, 2022, CPC recommended to approve the request for a two-year period, subject to conditions with an updated traffic management plan to show cone placement on the most northern side of the traffic study from the middle school forcing the traffic down to the most western side of the building subject to conditions. The applicant has submitted the revised TMP to reflect the cone placement per City Plan Commission.

Zoning History: There have been no recent zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
West Camp Wisdom	Major Arterial	100'
US Highway 35	Freeway	Variable

Traffic:

The initial Traffic Management Plan (TMP) was submitted per the conditions of the SUP which was approved on January 27, 2016. The TMP was designed to create a vehicular circulation route for parents to drop-off and pick-up their children during the critical morning and afternoon times associated with the beginning and dismissal of school. It is designed to maintain all queued vehicles within the school property during both the AM and PM peak periods and not impede the flow of traffic on adjacent streets.

SUP 2170 requires the school operator to submit annual updates of the traffic study to the director by November 1 of each even number year. Staff found no record of any study update since 2016 or compliance of the SUP traffic study update condition. The applicant submitted a proposed update to the TMP as part of their SUP renewal application in August 2021. At that time, staff from Engineering Division of Development Services and the Transportation Department coordinated meetings with applicant representatives and neighbors to revise the report. Since that time traffic issues were brought to staff's attention.

On July 29, 2022 an updated TMP was submitted. The Transportation Development Services Division of the Transportation Department has reviewed and approved the updated Traffic Management Plan.

STAFF ANALYSIS:

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Land Use:

	Zoning	Land Use
Site	RR	Open Enrollment Charter School
North	R-7.5 (A)	Single Family
South	R-7.5 (A)	Single Family
East	RR	Restaurant with Drive-Thru
West	R-7.5 (A)	Single Family

Land Use Compatibility:

The site is located within a predominately low-density residential neighborhood on the northwest of the intersection of West Camp Wisdom Road and I35E. A variety of more intense uses are located at each intersection. Because the site is adjacent to or directly

across an alley from a single family residential district, additional code regulations are triggered. These limitations dictate an increased side and rear setback of 20 feet, residential proximity slope restrictions with a 1 to 3 slope angle of projection restricting higher portions of the building farther away from the perimeter and added screening and visual intrusion provisions.

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.

Landscaping: The request does not trigger any landscape changes. All development on the property will require landscaping per Article X of the Dallas Development Code.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom along with three and one-half parking spaces for every junior high/middle school classroom and nine and one-half spaces for each senior high school classroom. The school has 24 elementary, 30 middle, and 12 high school classrooms, which would require a total of 255 parking spaces. The applicant has provided 277 parking spaces.

Market Value Analysis:

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies 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). While the subject site is not located within a designated market type, Category G can be found north, south, and west of the site, and Category F to the east of RL Thornton Freeway.

List of Partners

Cristina Barbosa	Community Volunteer
John Beckert	Ex-officio member, Chair of the Development Committee, Operating Partner, Highlander Partners, L.P.
Michielle Benson	Educator
W. Carey Carter	Retired Partner, Deloitte & Touche
Cullum Clark*	Vice Chairman of the Board & President, Prothro Clark Company, Director of SMU Economics Center
George Conant	Partner, Tortilis Partners
Adam Cox	Global Social Impact Practice Manager, Bain & Company
Cathleen Crews	Director at Matter Family Office
Pilar Davies	Community Volunteer
Tony Dona	Partner and Co-Founder, Thackeray Partners
Cathy Estrada*	Chair of the Tarrant County School Engagement Committee
Ossa Fisher	Chief Operating Officer, iStation
Richard Frapart*	Chairman of the Board & Consultant, Stratford Land
Ardo Fuentes*	Chair of the Governance Committee & Financial Advisor, Merrill Lynch & Co.
Ricky Garcia	Senior Program Manager, Schwab Community Services & Charles Schwab Foundation
Cameron Johnson*	Chair of the Real Estate & School Development Committee & CEO, Nickson
Dawn Mann*	Director of Advertising, Alpha Business Images, LLC
Andre McEwing*	Supplier Diversity Manager, Tarrant County Community College
John McPherson*	Chair of the Strategic Planning Committee & Vice Chairman, Forterra, Inc.
Rev. Dr. Lael C. Melville*	Chair of the Dallas County School Engagement Committee & CEO, The Melville Family Foundation
Andy Scripps	Deputy Director of Strategy, Educate Texas
Michael Stack*	Chair of the Finance Committee & Chief Investment Officer & Managing Director, Genus Holdings, LLC
James Stanton*	Chair of the Advocacy Committee & Partner, Stanton LLP
Ed Tauriac*	Chair of the Audit Committee & Retired Partner, Deloitte & Touche
Josh Terry	President, The Garden Group

(*) denotes voting Executive Committee

**CPC ACTION
SEPTEMBER 1, 2022**

Motion: It was moved to recommend **approval** of the renewal of and an amendment to Specific Use Permit No. 2170 to allow for an open enrollment charter school use for a two-year period, subject to conditions with an updated traffic management plan to show cone placement on the most northern side of the traffic study from the middle school forcing the traffic down to the most western side of the building on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway.

Maker: Blair
Second: Rubin
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter, Vann*,
Blair, Jung, Housewright, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 1 - Popken,
Vacancy: 2 - District 3, District 11

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 139
Replies: For: 1 Against: 2

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Yasmin Bhatia, 4230 Beechwood Ln., Dallas, TX, 75220
Against: Isaac Steen, 4810 Haywood Pkwy, Dallas, TX, 75232

CPC Recommended Conditions

1. **USE**: The only use authorized by this specific use permit is an open-enrollment charter school.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on ~~(two years from passage of the ordinance). January 27, 2021 but is eligible for automatic renewal for additional (ten)-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 and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **CLASSROOMS**: The total maximum number of classrooms is 66, with the following maximum classrooms per grade level:
 - A. Kindergarten/Elementary, 24.
 - B. Junior high/middle school (MS), 30.
 - C. Senior High school (HS) classrooms, 12.
6. **PLAY FIELD**: Use of the playing fields as shown on the site plan is prohibited between the hours of 8:00 p.m. and 6:00 a.m.
7. **TRAFFIC MANAGEMENT PLAN**:
 - A. **In general**. Operation of the open-enrollment charter 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 traffic management plan. The initial traffic study must be submitted to the Director by November 1, 2016. After the initial traffic study, the Property

owner or operator shall submit annual updates of the traffic study to the Director by November 1st of each even-numbered year.

(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.

(1) 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.

(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.

8. PARKING: Off-street parking must be located as shown on the attached site plan.

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

10. 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.

CPC Recommended Traffic Management Plan

Uplift Wisdom Preparatory Traffic Management Plan 2022
Dallas, Texas

Special Use Permit - Zoning Case Number: Z201-134



Prepared by

Elizabeth Crowe Engineering Associates, PLLC
TBPE Firm Registration No. 20105

September 2022

Traffic Management Plan

The initial Traffic Management Plan (TMP) was prepared in Summer 2015 for Uplift Pinnacle Preparatory prior to campus construction. Uplift Wisdom Preparatory opened in 2017 at this campus and the total targeted enrollment of 1,518 scholars is estimated for the 2022-2023 school year in grades Pre-Kindergarten through Grade 12.

The Wisdom Preparatory campus TMP was designed to create a vehicular circulation route for parents to drop-off and pick-up their children during the critical morning and afternoon times associated with the beginning and dismissal of school. It is designed to maintain all queued vehicles within the school property during both the AM and PM peak periods and not impede the flow of traffic on adjacent streets.

Since campus construction including phase 2 in 2019, the current TMP has developed with staff input. The TMP in Figure 1 graphically provides specific circulation operations for the Pre-Kindergarten, Primary and the Secondary school scholars. City of Dallas Planning Commission representatives, along with Dallas Police, and Uplift leadership worked together to make updates to the current TMP. Those modifications are reflected in this submitted TMP.

Family Identification Numbers

The school currently utilizes a passenger identification system for pick-up operations. The parents are instructed to have the identification card visible for the administrator collecting this information to relay the specific parent’s arrival information to the staff to alert the scholars. *Driveline* is the school scholar dismissal software.

Updated Release Times

The Uplift Wisdom Preparatory School provided the following hours of school arrival and dismissal for the upcoming 2022 – 2023 school year.

Uplift Wisdom Preparatory School Hours

Grade Level	Start Time	Dismissal Time	
		M, T, Th, F	Wednesday
Primary School	7:50 AM	3:20 PM	2:00 PM
Secondary Middle School	7:50 AM	3:35 PM	2:32 PM
Secondary High School	8:00 AM	3:55 PM	2:47 PM

The school had previously operated on a staggered release time for the Primary and the Secondary school. The staggering between the Secondary Middle School and the Secondary High School is being introduced to lessen the number of vehicles arriving to the campus at the same time, thereby lessening the peak queued vehicles on campus and eliminating queuing on the IH 35E SBFR.

Administrative Officials

Staff assist during the morning drop-off and afternoon pick-up operations. Staff members are posted along the Primary School and the Secondary School paths to collect the motorists' family names as displayed on the vehicles' windshields. The family names are input into the *Driveline* software provided to staff with the Primary and Middle School scholars so that they are queued up and ready to load into the vehicles. The school has devised a system of 5 numbered cones in the Primary School pick-up area as shown in the photo. Staff are stationed along the curb line to assist with directing motorists and loading scholars.



On the TMP Figure, a potential staff member is illustrated at the location where the Primary School car line is exiting and the Pre-Kindergarten line (if still in operation) proceeds through. This staff may most likely only be necessary during the AM drop-off operations as the dismissal times are staggered.

Traffic officer assistance is currently provided at both school driveways at the IH 35 SBFR and at Camp Wisdom Road across from Wilcox Drive and at Cherry Point and the IH 35E SBFR. To ensure that, at no point, vehicles are queued on the IH 35E SBFR beyond the school driveway deceleration lane, the traffic officer at Cherry Point will be monitoring and releasing motorists to proceed to the school entry.

Ingress & Egress

Two driveways currently provide access to the site as illustrated in the TMP Figure. The driveway along IH 35 SBFR on the northeast side of the school primarily serves the Secondary School carline. The driveway on the southern end of the campus at Camp Wisdom Road opposite Wilcox Drive primarily serves entry and exit for the Primary School and sibling carline.

The gates at these locations are open and manned with uniformed traffic officer assistance during the AM arrival time for scholar drop-off and the afternoon dismissal time for scholar pick-up.

The school had previously opened the gates 30 minutes prior to the beginning of the school day and dismissal times for parents to enter the campus. In December 2021, the school began opening the gates 45 minutes prior to the start of the school day. To respect City of Dallas Plan Commissioner requests, the school has agreed to open the gates one hour prior to the beginning of school and dismissal times for parents to enter the campus.

At other times of the day, the gates are closed with access provided to staff with a security card or entry code. Visitors to the campus may request access via the keypads at both entry driveways.

A proposed Stop Sign is illustrated on the TMP figure at the Camp Wisdom school driveway exit.

A third point of access is located on the south side of the campus that runs parallel to Camp Wisdom Road to Brierfield Drive. This access may provide auxiliary exit access from the school campus.

Drop-off/Pick-up Locations

As depicted in Figure 1, three scholar Drop-off/Pick-up locations are provided on the school campus. Two areas are located on the south side of the school buildings serving Pre-Kindergarten (pink area) and the Primary School scholars Kindergarten through Grade 5 (green area).

One extended zone on the north and north/east side of the campus serves the Secondary School scholars (purple area). The staggering of the arrival and dismissal times between the Secondary Middle School and the Secondary High School allows for this entire drop-off and pick-up zone to be utilized twice.

The Pre-Kindergarten pick-up area is “re-utilized” for pick-up operations for Secondary School scholar siblings of the Primary School scholars. With the staggered dismissal times between the Pre-Kindergarten and the Secondary Schools, this area is well suited for re-use.

Circulation

Circulation through the campus to the drop-off/pick-up locations follows protocol of first in, first served. Uplift Education staff and **traffic officers** assist in directing on-site traffic flow and traffic management.

Pre-Kindergarten and Primary School

Pre-Kindergarten and Primary School motorists are instructed to enter and depart the campus with right turns via westbound Camp Wisdom Road at the school driveway opposite Wilcox Drive.

After entering the school site, the motorists follow either the pink path (Pre-Kindergarten) or the green path (Kindergarten through Grade 5) to the respective drop-off/pick-up areas as illustrated in Figure 1.

The parents for Primary School scholars form two lines as shown in the following photo.



A shaded area where the two distinct car lines cross each other is indicated on the TMP figure. The Pre-Kindergarten School motorists must leave this area free (non-queued area) and yield and follow staff directions prior to crossing the Primary School motorists’ vehicle path.

Sibling Pick-Up

The families with scholars in both the Primary and the Secondary Schools should not arrive to campus until the oldest scholar dismissal time. These families will utilize the school driveway from Camp Wisdom and circulate through the Primary School area. Primary scholars will be held at a designated location on campus until their Secondary sibling(s) are dismissed. Once Secondary siblings are dismissed, they will move in pods to the Primary School to find their vehicle as their Primary sibling is dismissed from their designated location.

Secondary School

The vehicles for Secondary School drop-off and pick-up operations enter the site through the north driveway from the southbound IH 35E frontage road with a right turn. A right turn deceleration lane was constructed at the beginning of the school project.

The staggered arrival and dismissal times for the Secondary Middle School and Secondary High School were specifically updated to lessen the number of vehicles arriving to the campus at the same time, to therefore reduce the peak queuing conditions.

The Secondary School carline proceeds counterclockwise around the parking lots north of the Secondary School building, as shown on the TMP figure. During pick-up of scholars, two lines of vehicles form as indicated. Motorists in the purple line proceed to the purple drop-off/pick-up area. After either dropping off or picking up the scholar(s), motorists depart the campus via a right turn onto IH 35E southbound frontage road from the school driveway.

A traffic officer is posted at the IH 35 southbound frontage road school driveway to assist with departing vehicles to the southbound frontage road. To respect City of Dallas Planning Commissioner requests, the school will no longer utilize cones to assist vehicles exiting onto the IH 35E SBFR from the campus.

An additional traffic officer will be posted at Cherry Point Drive and the IH 35E SBFR to monitor school related vehicle activity. The traffic officer will ensure cars are not stacking on IH 35E SBFR and will issue warnings to parents not abiding by the TMP. No parking on Cherry Point Drive for school purposes will be allowed. Families are not to arrive early and “wait” on Cherry Point Drive and no blocking of residential driveways is acceptable. This will continue to be communicated to families and the school will have an additional traffic officer for the first two weeks of school monitoring Cherry Point Drive.

The school currently keeps the interior gate at the Secondary School area closed to assist with traffic circulation. Pylons or cones are utilized to direct motorists’ paths for entering and exiting as shown below at the school driveway at the IH 35 southbound frontage road. A Knox Box on the gate provides for emergency vehicle access and/or school buses for field trips.



Queuing

Table 2 provides the detailed calculations of the estimated maximum queuing storage for Buildout conditions with potential maximum enrollment. As previously stated, the school’s targeted enrollment for the 2022 – 2023 school year is 1,518 scholars.

Table 2. Full Buildout Queuing

Grade Level (Pick-up Area)	Maximum # of Scholars	Queue Rate Length per Scholar (ft)	Linear Feet of Queuing Storage, LF		
			Calculated	TMP Provided on Site Plan	Above Calculated
Pre-Kindergarten	80	5	400	1,045*	
K – 5	600	4	2,400	2,244*	
Total Primary	680		2,800	3,289	489
Sibling Area**	-	-	-	800**	
Secondary Middle School	504	3.2	1,613	2,600***	
Secondary High School	672	3.2	2,150	2,600***	
Total Secondary	1,176		3,763	6,000***	2,237***
Total	1,856		6,563	9,289***	2,726***

*Primary scholar parents may utilize the Pre-Kindergarten lane from Camp Wisdom if needed.

**Sibling pick-up operations will utilize the Pre-K area after Pre-K pick-up complete (3:35 PM).

***Secondary High School re-uses the Secondary Middle School area with staggered dismissal.

The “queue rates per scholar” are estimates derived from data gathered at multiple Uplift Education Charter School campuses. The table calculations are based on the full enrollment of Primary and Secondary School scholars; no reduction was made in the number of Secondary scholars who will be picked-up at the sibling area.

School zone for a school crosswalk on Camp Wisdom at Brierfield Drive begins in the westbound direction at the Uplift school driveway opposite Wilcox Drive. The School Speed Limit 20 when flashing sign (photo right) is posted for the westbound direction of travel.

The photo below is eastbound on Camp Wisdom just west of the school driveway.



The photo shows the END SCHOOL ZONE Speed Limit 40 signs posted on Camp Wisdom at the school driveway across from Wilcox Drive.



It is recommended to extend the School Zone eastward to include the frontage of the Uplift Wisdom Preparatory School campus.

Pedestrians

After address verification of destination less than 0.5 mile from the school campus, Secondary Scholars must provide a completed pedestrian “walker” form to be allowed to walk off campus. Uplift will continue to partner with local businesses to alleviate scholars and parents from utilizing the businesses for places to drop-off and pick-up scholars.

Scholar Parking

Fewer than 20 High School scholars driving and parking on campus are anticipated. There were 10 scholars who drove and parked on campus in 2022. The scholars park in the north parking area.

Reminder Tips

Parents and/or guardians of the Uplift Education scholars should follow the protocols presented in the Traffic Management Plan for the safety of the scholars, the staff, and the traveling public and a more efficient and safer car line experience.

- Follow the directions of administration, staff, traffic officers and posted signage.
- Be respectful of local businesses and do not use their property as a drop-off or pick-up location for approved walkers.
- If you are dropping off a scholar, pull forward as directed by staff until they signal scholars to exit your vehicle.
- Scholars should be prepared to immediately exit their vehicles when directed to do so. This may be more difficult for younger scholars the first few weeks of school, so please arrive during times of less traffic to help alleviate traffic during car line.
- Keep your car line number in the window until all occupants have been loaded.
- Drive carefully and be aware of other motorists, staff members and scholars. The posted Speed Limit is 5 MPH on campus.
- Handheld cell phone usage is prohibited.
- Drivers: do not exit your vehicle unless you are in a parking space.



ABOVE ALL, BE PATIENT. Set a good example for others by following the instructions. The beginning of the school year is typically a learning experience and staff, parents, and scholars will be adjusting to the updated 2022 – 2023 school year arrival and dismissal times. If everyone fully cooperates, car line will go much more swiftly.

Uplift Wisdom Preparatory campus was established in 2017 and has shown over the last five years how the staff and administrators have adapted to work with the parents and scholars to provide safe and efficient campus operations associated with scholar drop-off and pick-up.

The Uplift Education Operations Director and administration will continue to monitor observance of vehicle circulation and queuing. The school administration is acutely aware of the Transportation Management Plan and familiar with the general characteristics of the traffic needs of the school. The illustrated TMP figure and intended operations will be provided to staff and the traffic officers who provide traffic control assistance for the school. The following administration and staff signatures are provided for Uplift Wisdom Preparatory School.

SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Yasmin Bhatia
Title: Chief Executive Officer
Signature: Yasmin Bhatia

SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Alyssa Biasetti - (214) 453-6900 X105 abiasetti@uplifteducation.org
Title: Operations Director
Signature: Alyssa Biasetti

SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Dr. Bernadette Hall
Title: Primary School Academic Director
Signature: Dr. Bernadette Hall

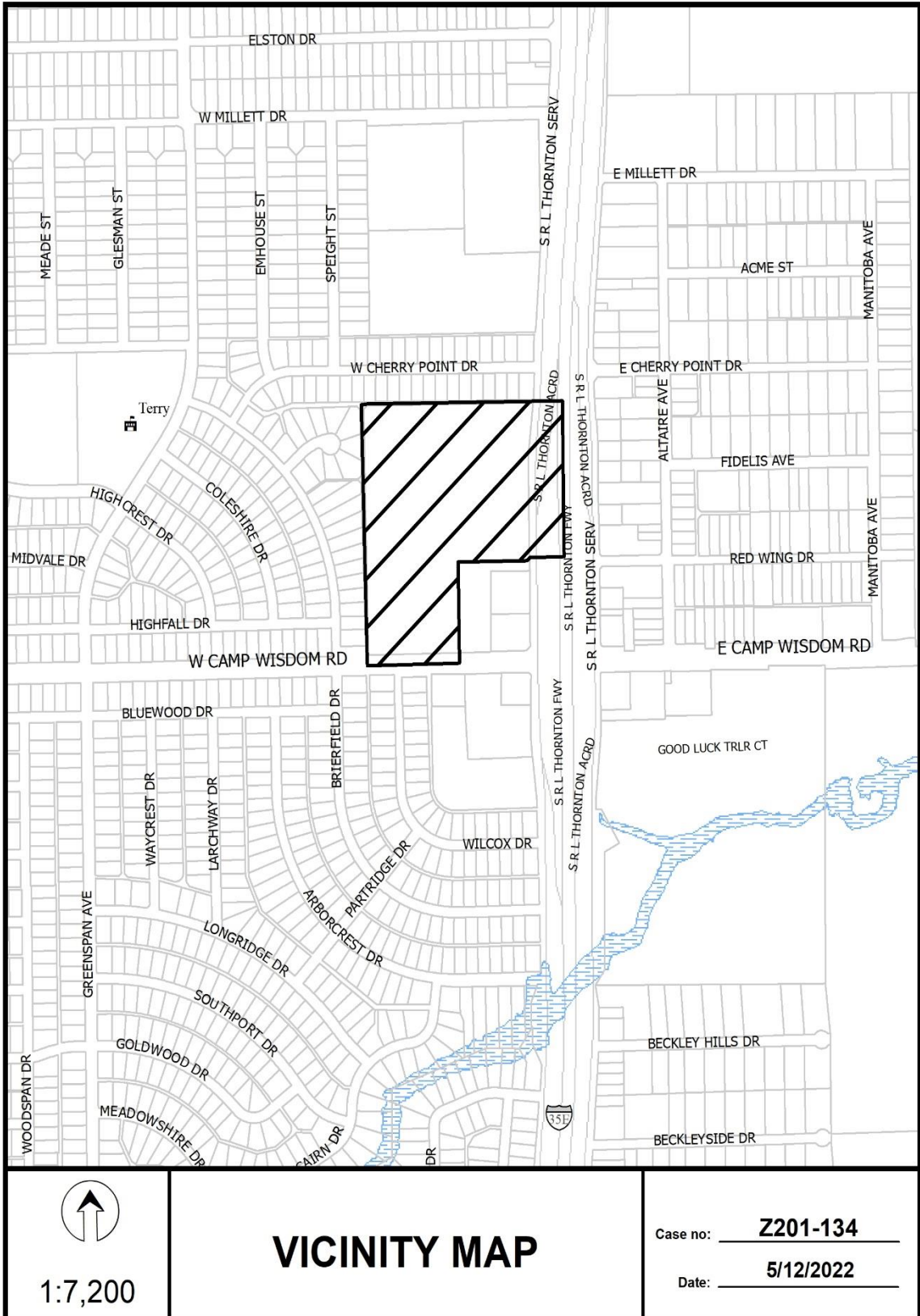
SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Barry Sapp
Title: Middle School Academic Director
Signature: Barry Sapp

SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Raquel Galvan
Title: High School Academic Director
Signature: Raquel Galvan

END



1:7,200

VICINITY MAP

Case no: Z201-134

Date: 5/12/2022

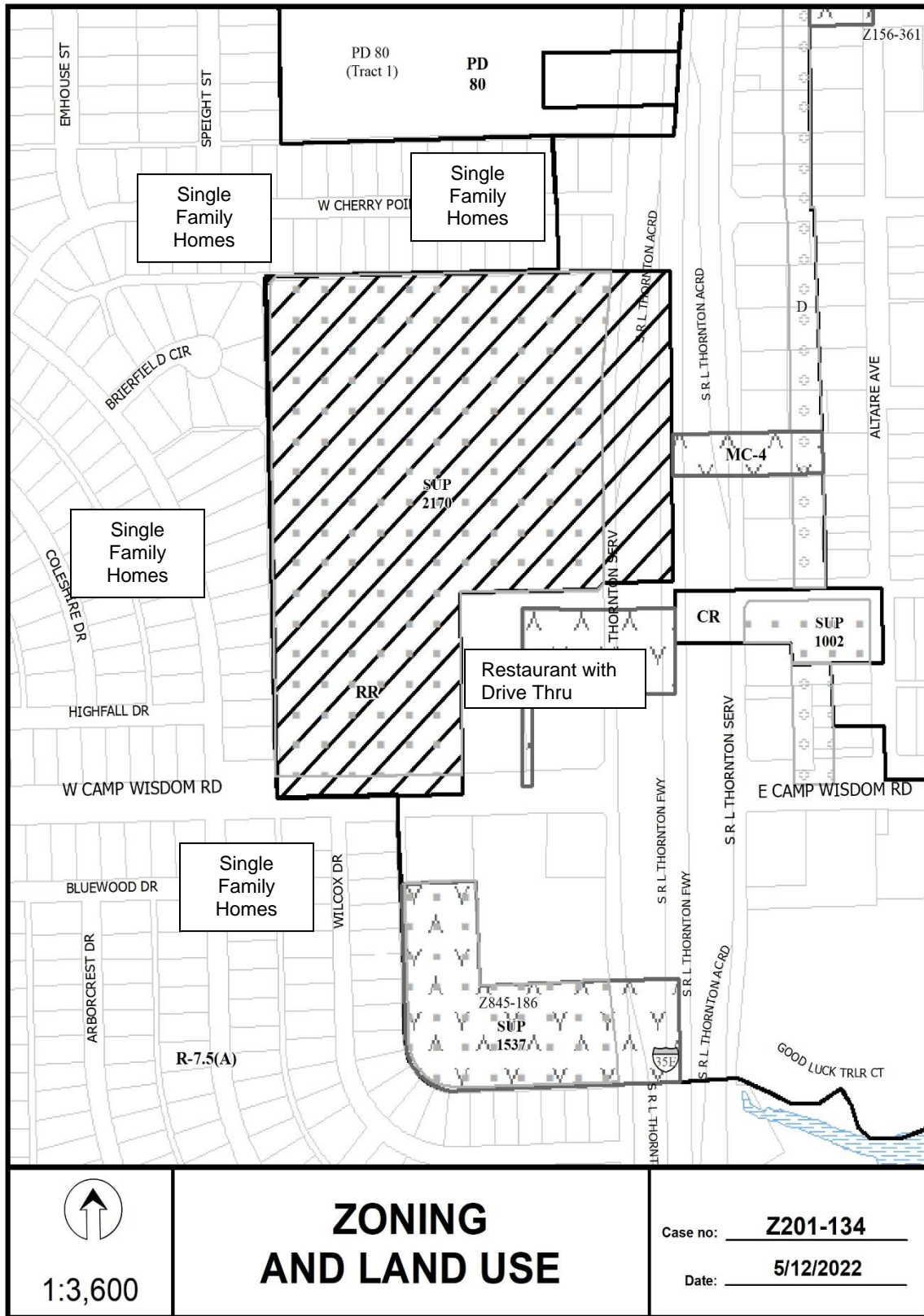


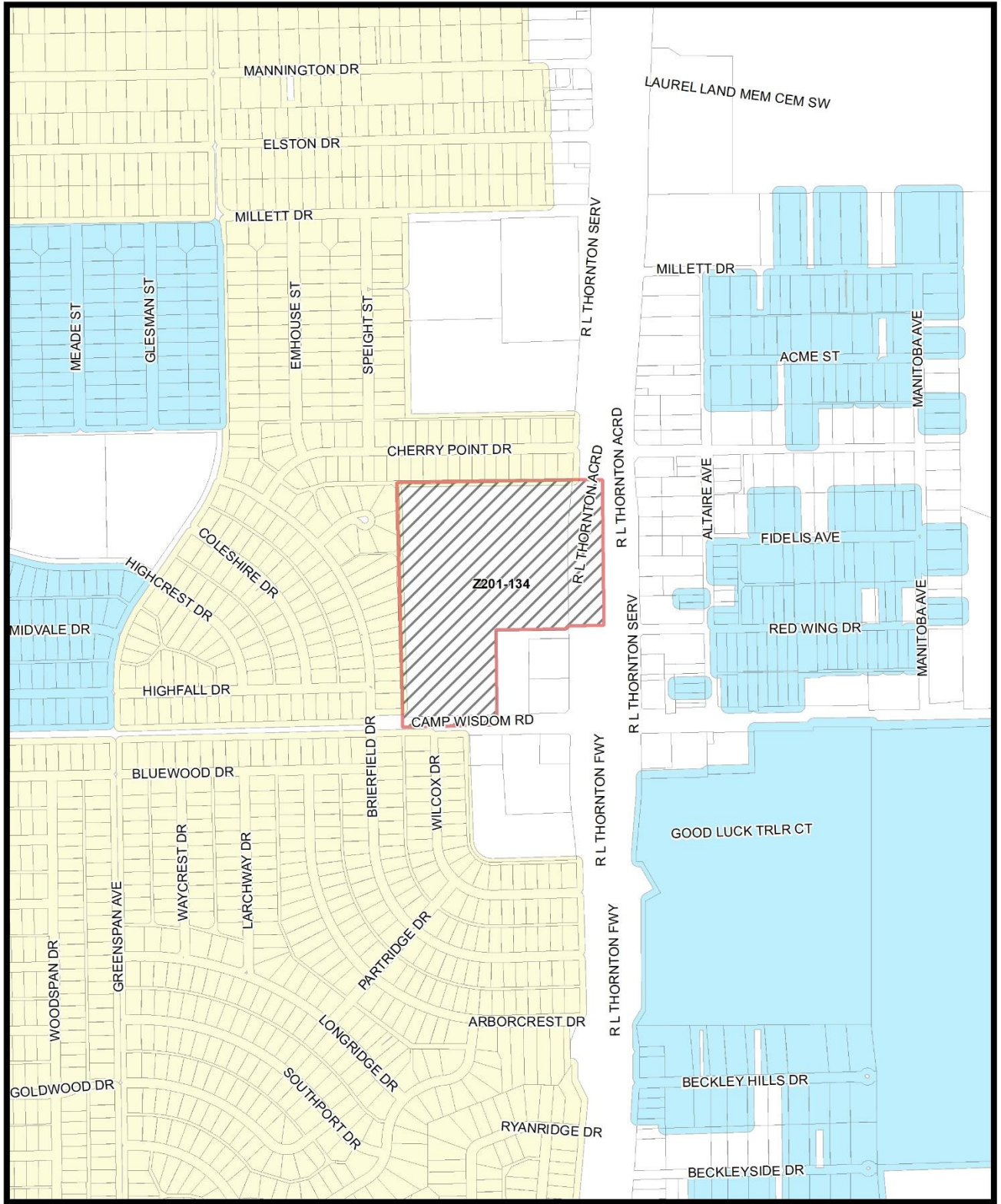
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AERIAL MAP

Case no: Z201-134

Date: 5/12/2022



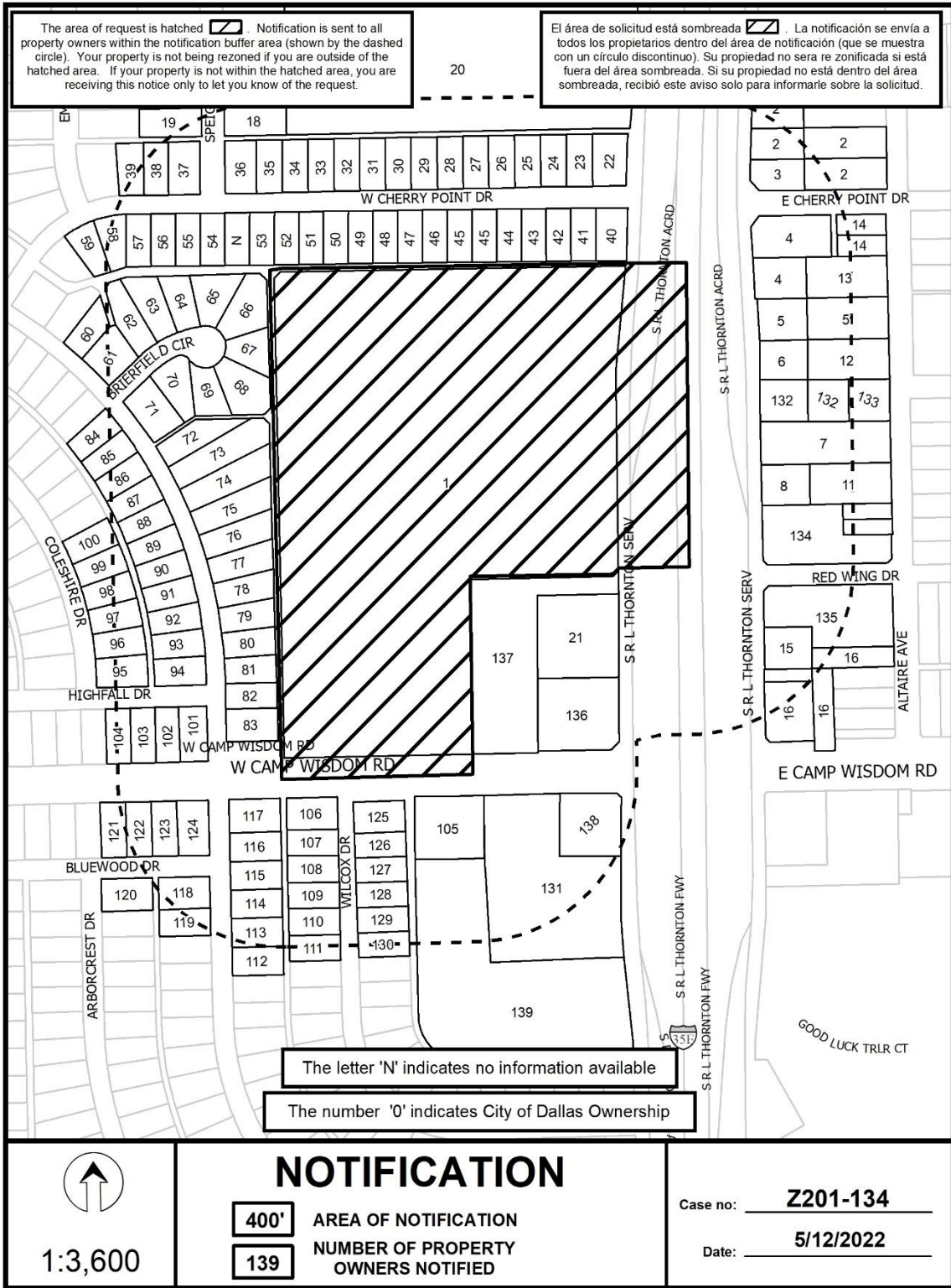


Market Value Analysis A B C D E F G H I NA



Market Value Analysis

Printed Date: 5/12/2022



05/12/2022

Notification List of Property Owners***Z201-134******139 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	301 W CAMP WISDOM RD	UPLIFT EDUCATION
2	6718 S R L THORNTON FWY	TRUE VINE OF HOLINESS MISSIONARY
3	6734 S R L THORNTON FWY	TRUE VINE OF HOLINESS MISSIONARY BAPTIST
4	6802 S R L THORNTON FWY	MAGEE A INV INC
5	6822 S R L THORNTON FWY	DELEON THOMAS
6	6830 S R L THORNTON FWY	VELASQUEZ TOBIAS &
7	6910 S R L THORNTON FWY	TOLOCKO MARK
8	6918 S R L THORNTON FWY	JORDAN WILLIE L
9	6929 ALTAIRE AVE	DAVIS FAMILY LIVING TRUST
10	6925 ALTAIRE AVE	GUTIERREZ ELISA MARIE &
11	6923 ALTAIRE AVE	JORDAN WILLIE L
12	6831 ALTAIRE AVE	VELASQUEZ TOBIAS &
13	6815 ALTAIRE AVE	VELASQUEZ TOBIAS ETUX
14	6807 ALTAIRE AVE	MAGEE A INV INC
15	7010 S R L THORNTON FWY	HOWARD MARSHALL & GRACEY
16	7014 S R L THORNTON FWY	EOR INVESTMENTS LLC
17	6632 SPEIGHT ST	LONGORIA ROBERTO &
18	6636 SPEIGHT ST	MORIN SAN JUANA DIAZ
19	6637 SPEIGHT ST	GORDON CLAY
20	6601 S R L THORNTON FWY	INSPIRING BODY OF CHRIST
21	7015 S R L THORNTON FWY	AMERCO REAL ESTATE CO
22	105 W CHERRY POINT DR	CALDWELL VICKI
23	109 W CHERRY POINT DR	RAMOS ALEX TOLY &
24	115 W CHERRY POINT DR	PEREZ MARGARITA
25	119 W CHERRY POINT DR	GONZALEZ RONALDO RAMIREZ
26	125 W CHERRY POINT DR	KARIKAL GEORGE J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	129	W CHERRY POINT DR SOLIS TIBURCIO CAMPOS
28	135	W CHERRY POINT DR RAMIREZ LETICIA
29	139	W CHERRY POINT DR GREVING RYAN & MARISOL
30	205	W CHERRY POINT DR HERNANDEZ JOSE LUIS
31	209	W CHERRY POINT DR WOODS LORENE
32	215	W CHERRY POINT DR CORTEZ ARMANDO
33	219	W CHERRY POINT DR JONES AMOS D
34	223	W CHERRY POINT DR MENDEZ JOSE D
35	227	W CHERRY POINT DR HOLLINS DANIEL SR
36	235	W CHERRY POINT DR FINN LARRY LEROY SR
37	305	W CHERRY POINT DR FRIAS REYNA MOJICA &
38	311	W CHERRY POINT DR PAULIN SALVADOR & MA JEROMNIMA
39	317	W CHERRY POINT DR CHILDERS ROY L
40	106	W CHERRY POINT DR BRIONES GREGORIO T
41	110	W CHERRY POINT DR DUARTE TERESO
42	116	W CHERRY POINT DR WORTHAM MISHA L &
43	120	W CHERRY POINT DR SKINNER CHARLES RAY
44	126	W CHERRY POINT DR HOUSTON VERNON LLC
45	130	W CHERRY POINT DR JEHOVAH JIREH STEWARDSHIP LLC
46	140	W CHERRY POINT DR COLEMAN MICHAL DEWYAN
47	204	W CHERRY POINT DR PALACIOS LAURA
48	208	W CHERRY POINT DR ANDRADE JUAN F
49	214	W CHERRY POINT DR KING CHARLENE & JOE LEE
50	218	W CHERRY POINT DR COLEMAN JAMES
51	224	W CHERRY POINT DR GREEN MARIE R
52	228	W CHERRY POINT DR DIADEM HEARTS INC
53	234	W CHERRY POINT DR Taxpayer at
54	244	W CHERRY POINT DR COLEMAN ROMMIE
55	304	W CHERRY POINT DR GUILLEN ANTONIO &
56	310	W CHERRY POINT DR MARTINEZ MARIA L & NICANOR HERNANDEZ
57	316	W CHERRY POINT DR MARTIN SHERLYN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	320 W CHERRY POINT DR	PRICE NOMOREE
59	326 W CHERRY POINT DR	WILSON JERRY D
60	6816 BRIERFIELD DR	QUINONEZ CHRISTINE
61	6822 BRIERFIELD DR	Taxpayer at
62	6828 BRIERFIELD CIR	MARTINEZ LUIS E & CARMELA
63	6832 BRIERFIELD CIR	BANKS JAMES & THELMA
64	6836 BRIERFIELD CIR	BANKS JAMES & THELMA
65	6840 BRIERFIELD CIR	JJB III INVESTMENTS INC
66	6844 BRIERFIELD CIR	6844 BRIERFIELD CIR TRUST
67	6848 BRIERFIELD CIR	LONDON RODERICK L MAR
68	6852 BRIERFIELD CIR	PEREZ MIGUEL EST OF
69	6856 BRIERFIELD CIR	Taxpayer at
70	6860 BRIERFIELD CIR	PAULIN ADRIAN
71	6864 BRIERFIELD CIR	LEWIS ROBERT B JR
72	6914 BRIERFIELD DR	DUARTE MARTIN &
73	6920 BRIERFIELD DR	PINA MARCO A RODRIGUEZ &
74	6924 BRIERFIELD DR	SANTOYO JULIO
75	6930 BRIERFIELD DR	MONDRAGON ISMAEL C &
76	6934 BRIERFIELD DR	AVILLA ROBERTO JR
77	6940 BRIERFIELD DR	CLARK FREEMAN CO LLC
78	7004 BRIERFIELD DR	WILLIAMS LEWILBURNE &
79	7010 BRIERFIELD DR	AUSTIN BILLY
80	7014 BRIERFIELD DR	Taxpayer at
81	7020 BRIERFIELD DR	BROWN AUDREY SMITH
82	7024 BRIERFIELD DR	HERRERA GAUDENCIO BARRIOS
83	7030 BRIERFIELD DR	ANDREWS RUBY EST
84	6903 BRIERFIELD DR	CONTRERAS KENNEDY A
85	6909 BRIERFIELD DR	DANIELS H PAUL
86	6915 BRIERFIELD DR	BUSBY WANDA
87	6919 BRIERFIELD DR	LOPEZ DARLENE
88	6923 BRIERFIELD DR	ORTEGA LEOPOLDO & MARIA LOURDES

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6929 BRIERFIELD DR	ESCUADRA JAVIER T.
90	6933 BRIERFIELD DR	RAMIREZ JOEL R &
91	7005 BRIERFIELD DR	SANTACRUZ ALVARO BAUTISTA &
92	7011 BRIERFIELD DR	AGUILAR DANIEL &
93	7015 BRIERFIELD DR	GSGS LLC
94	7019 BRIERFIELD DR	BATTS SHARON
95	7028 COLESHIRE DR	HARPER SHIRLEY ANN
96	7022 COLESHIRE DR	POSADA FRANCISCO J &
97	7018 COLESHIRE DR	ALLISON BRIAN
98	7012 COLESHIRE DR	TAYLOR AMOS JR &
99	7008 COLESHIRE DR	YOUNG ROBERT
100	7002 COLESHIRE DR	MITCHELL LOUIS H &
101	406 HIGHFALL DR	ANDERSON KATRINA &
102	410 HIGHFALL DR	JEFFERSON WILLIE L ESTATE
103	416 HIGHFALL DR	BROWN ERIC D &
104	420 HIGHFALL DR	ALLEN DOROTHY
105	110 W CAMP WISDOM RD	B & A CAMP WISDOM GROUP LLC
106	7105 WILCOX DR	WRIGHT LEWIS W &
107	7111 WILCOX DR	REVEST PROPERTIES
108	7115 WILCOX DR	VILLEGAS JESUS
109	7121 WILCOX DR	JOHNSON ROYDELL
110	7125 WILCOX DR	FIELDS BETTYE J LIFE ESTATE
111	7131 WILCOX DR	ROSEBOROUGH MICHAEL & CHYREL E
112	7130 BRIERFIELD DR	ESPINOZA MARCELVI E
113	7126 BRIERFIELD DR	MCCLENDON BERTHA L
114	7120 BRIERFIELD DR	SCARBER FRED & MAE LAND
115	7116 BRIERFIELD DR	BENCHMARK CAPITAL INV LLC S2
116	7110 BRIERFIELD DR	FERNANDEZ MIRIAM
117	7106 BRIERFIELD DR	VILLAREAL RENE
118	7119 BRIERFIELD DR	GARDNER WILLIAM & LUCY
119	7125 BRIERFIELD DR	FONTENOT ROOSEVELT JR &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7104 ARBORCREST DR	HILL TERESA A
121	421 BLUEWOOD DR	THRIVE INVESTMENT GROUP LLC
122	417 BLUEWOOD DR	VALIENTE DANIELA
123	411 BLUEWOOD DR	BROWN KENNARDS C &
124	405 BLUEWOOD DR	ESPINOZA ROBERTO M
125	7104 WILCOX DR	7104 WILCOX DRIVE TRUST
126	7110 WILCOX DR	PALMER GLADYS M
127	7114 WILCOX DR	MCGEE STEVEN B
128	7120 WILCOX DR	TIMOTHY PROPERTIES LLC
129	7124 WILCOX DR	MCGEE STEVEN B
130	7130 WILCOX DR	CONNER WILLIAM C
131	220 W CAMP WISDOM RD	GOKUL GROUP CORPORATION
132	6906 S R L THORNTON FWY	VELASQUEZ TOBIAS & ABELINA
133	6907 ALTAIRE AVE	VELASQUEZ TOBIAS & ABELINA
134	6928 S R L THORNTON FWY	DAVIS WM B & CONSTANCE TR
135	7006 S R L THORNTON FWY	RAM LAXMAN INC
136	7027 S R L THORNTON FWY	GHALA PETROLEUM INC
137	125 W CAMP WISDOM RD	MCDONALDS CORP 042 0425
138	7107 S R L THORNTON FWY	RL THORNTON FUEL CNT LP
139	7227 S R L THORNTON FWY	I 35 WAREHOUSE ASSOC LTD