

FILE NUMBER: Z212-164(RM) **DATE FILED:** January 11, 2022

LOCATION: West line of Stults Road, north of Vanguard Way

COUNCIL DISTRICT: 10

SIZE OF REQUEST: Approx. 12.46 acres **CENSUS TRACT:** 78.05

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Lutheran Secondary Association of Dallas

REQUEST: An application for an amendment to Planned Development District No. 220.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, height, lot coverage, parking, landscaping, and fencing to allow for the expansion of an existing private school.

CPC RECOMMENDATION: **Approval**, subject to a development plan, a traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, a traffic management plan, and conditions.

PD No. 220: <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=220>

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 220 and is developed with a private school.
- Portions of the existing school buildings were substantially damaged by a tornado in October 2019. The site currently has several temporary buildings being used as classrooms.
- The applicant proposes to remove the temporary buildings and add permanent structures for additional classrooms, instructional labs, a storm shelter, a chapel/performing arts building, and athletic fields with field lighting.
- To accomplish this, the applicant proposes to modify the development standards of PD No. 220 primarily related to setbacks, height, lot coverage, parking, landscaping, and fencing.

Zoning History:

There have been two zoning cases in the area in the last five years.

1. **Z178-108:** On August 8, 2018, City Council denied a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District southeast of Vanguard Way, west of Whittenburg Gate.
2. **Z201-193:** On July 15, 2021, City Plan Commission recommended denial without prejudice of a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center on property zoned an R-10(A) Single Family District at the southwest corner of Forest Lane and Stults Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Stults Road	Local Street	-
Vanguard Way	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.1.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 220	Private school
North	R-10(A) Single Family District	Single family, place of worship
East	R-10(A) Single Family District	Single family
South	R-10(A) Single Family District	Single family
West	Planned Development District No. 379 with SUP No. 1271 for a mini-warehouse	Mini-warehouse, general merchandise or food store greater than 3,500 square feet, animal shelter or clinic

Land Use Compatibility:

The area of request is currently surrounded by single-family uses to the north, east, and south. There is also a place of worship north of the site. West of the request area are mini-warehouse, general merchandise or food store greater than 3,500 square feet, and animal shelter or clinic uses. Staff assesses the applicant's request as compatible with surrounding uses in the area.

With this requested amendment to PD No. 220, the applicant proposes to modify the existing development standards primarily related to setbacks, height, lot coverage, parking, landscaping, and fencing.

Concerning setbacks, the site is currently subject to the standard setbacks of an R-10(A) Single Family District: a minimum front yard of 30 feet, a minimum side yard of 10 feet for non-residential structures, and a minimum rear yard of 15 feet for non-residential structures.

The applicant proposes that a private school is not subject to these setbacks and grants a few other exceptions to these setbacks. Competitive athletic field accessory structures such as lighting, retaining walls, protective athletic field netting with supporting poles, and goals would be permitted in the side and rear yard. Additionally, ornamental structures for a private school use must provide a minimum setback of 50 feet. The applicant defines ornamental structures as a campanile, cupola, dome, spire, steeple, tempietto, or dome, or similar architectural feature.

The applicant proposes that the maximum fence height in a front yard setback is six feet. Otherwise, a fence could not be erected in the front yard that exceeded four feet in height. The applicant also proposes parking may be located within a front yard setback, whereas parking in a standard residential district would require parking to be located behind a required front building line.

Concerning height, the applicant proposes to allow additional structures to exceed the current maximum height of 36 feet. Ornamental structures for a private school use would be permitted up to a maximum height of 85 feet and would not be subject to residential proximity slope restrictions. To mitigate this increased height, the applicant has volunteered a condition that would limit ornamental structures above 36 feet in height to a footprint of 500 square feet in the area shown on the development plan.

The maximum height for competitive athletic field accessory structures would be 80 feet, and these structures would also not be subject to residential proximity slope restrictions. The existing allowance for a radio, television, or microwave tower up to 83 feet would also now include a provision that it would not be subject to residential proximity slope restrictions. Lastly, the applicant proposes to increase the maximum lot coverage from 30 percent to 35 percent.

Development Standards:

Following is a comparison table showing differences in the existing development standards of PD No. 220 and the applicant's proposed amendments to these standards.

District	Setback ¹		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: PD 220	30'	Side: 10' Rear: 10'	1 du/10,000 sf No max FAR	30' 36' for private school	30%		Single family, private school by right
Proposed: PD 220	30' ^{2,3}	Side: 10' ⁴ Rear: 10' ⁴	1 du/10,000 sf No max FAR	30' 36' for private school ¹	35%	Proximity Slope ⁵	Single family, private school by right

¹ Ornamental structures limited to max height of 85' and must provide minimum setback of 50'

² Maximum fence height in front yard setback is 6'

³ Parking may be located within front yard setback

⁴ Competitive athletic field accessory structures permitted in side and rear yard

⁵ Competitive field accessory structures, ornamental structures, and tower not subject to residential proximity slope.

Overall, staff supports the applicant's request because it will allow new development on the site while maintaining compatibility with surrounding uses in the area.

Landscaping:

PD No. 220 currently requires that all landscaping be installed in conformance with the existing landscape plan (Exhibit 220B). With this request, the applicant proposes to remove the landscape plan so that landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

PD No. 220 currently requires that off-street parking must be provided in compliance with the Dallas Development Code, except that no parking spaces other than those indicated on the existing development plan (Exhibit 220A) are permitted within 40 feet of the boundary line of the property along Stults Road and Vanguard Way. With this request, the applicant proposes to remove this provision and just require that parking must meet the standard requirements in Section 51A-4.200.

Under these standard requirements, 3.5 spaces are required for each middle school classroom, and 9.5 spaces are required for each high school classroom. The six middle

school classrooms proposed by the applicant would require a minimum of 21 spaces. The 12 high school classrooms would require a minimum of 114 spaces. As indicated on the proposed development plan, the site will provide a total of 135 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). The area of request is not currently within an MVA cluster. North and south are “D” MVA clusters. To the east and southeast are “D” and “E” MVA clusters. Further north is an “H” MVA cluster.

List of Officers

Lutheran Secondary Association of Dallas

Board of Directors

Mindy Hail, President
Rhonda Chaney, Secretary
Carole Allred
Rev. Mark Couser
Daniel Dunsworth
Roger Harkins
Corey Moss
Rick Myers
Bryan Warrick

CPC ACTION
APRIL 21, 2022

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 220, subject to a development plan, traffic management plan and conditions with "ornamental tower" language to be included on the west line of Stults Road, north of Vanguard Way.

Maker: Housewright

Second: Carpenter

Result: Carried: 14 to 0

For: 14 - Anderson, Shidid, Carpenter, Blair*, Jung,
Housewright, Gibson*, Kingston,
Rubin, Popken, Stanard, Haqq, Hampton,
Vann

Against: 0

Absent: 0

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 89

Replies: For: 3 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm Street, Dallas TX 75226

Against: None

CPC ACTION
APRIL 7, 2022

Motion: In considering an application for an amendment to Planned Development District No. 220, on the west line of Stults Road, north of Vanguard Way, it was moved to **hold** this case under advisement until April 21, 2022.

Maker: Housewright
Second: Hampton
Result: Carried: 12 to 0

For: 12 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Popken, Stanard,
Kingston, Rubin, Anderson

Against: 0
Absent: 1 - Haqq
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 89
Replies: For: 2 Against: 0

Speakers: For: None
For (Did not speak): Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

PROPOSED CONDITIONS

ARTICLE

220.

PD 220.

SEC. 51P-220.101. LEGISLATIVE HISTORY.

PD 220 was established by Ordinance No. 18932, passed by the Dallas City Council on November 6, 1985. Ordinance No. 18932 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 18932 was amended by Ordinance No. 22558, passed by the Dallas City Council on September 27, 1995, and Ordinance No. 23836, passed by the Dallas City Council on March 24, 1999. (Ord. Nos. 10962; 18932; 22558; 23836; 25711)

SEC. 51P-220.102. PROPERTY LOCATION AND SIZE.

PD 220 is established on property generally located at the northwest corner of Stults Road and Jerry Street Vanguard Way. The size of PD 220 is approximately 13.417 12.46 acres. (Ord. Nos. 18932; 25711)

SEC. 51P-220.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- .103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 220A: development plan.

(2) Exhibit 220B: traffic management plan.

SEC. 51P-220.104. DEVELOPMENT PLAN.

All development must comply with the development plan (Exhibit 220A). (Ord. Nos. 22558; 23836; 25711) Development and use of the Property must comply with the development plan (Exhibit 220A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-220.105. PERMITTED USES.

The only **main** uses permitted on the Property are:

- (1) a radio, television, or microwave tower and supporting equipment facilities;
- (2) a private school; and
- (3) those uses permitted in an R-10 Single-Family District (“R-10 uses”).

SEC. 51P-220.106. STRUCTURE SETBACKS.

(a) **Ornamental tower.** Minimum permitted setback for the tower is:

- (1) 255 feet from the northern boundary line of the Property; and
- (2) 560 feet from the boundary line of the Property along Stults Road.

(b) **Gymnasium.** Gymnasium buildings must provide a minimum setback of:

- (1) 60 feet from the nearest right-of-way line of **Jerry Street Vanguard Way**; and
- (2) 130 feet from the nearest right-of-way line of Stults Road.

(c) Competitive athletic field accessory structures. Lighting, retaining walls, protective athletic field netting with supporting poles, and goals are permitted in the side and rear yard.

(d) **R-10 uses.** Except as provided above, structures containing R-10 uses must comply with the minimum setback provisions of the R-10 Single-Family District as set forth in Chapter 51.

(e) Vanguard Way. The Vanguard Way street frontage is considered a side yard.

SEC. 51P-220.107. HEIGHT.

(a) **Private school buildings.**

(1) Except as provided. Maximum permitted height of the private school buildings is 36 feet.

(2) Ornamental tower for a private school use are limited to a maximum height of 85 feet, are not subject to Residential Proximity Slope, and must provide a minimum setback of 50 feet. Ornamental structure means a campanile, cupola, dome, spire, steeple, tempietto, or dome, or similar architectural feature. Ornamental tower above 36 feet in height are limited to the area shown on the development plan and must not exceed a footprint of 500 square feet for that portion.

(3) Maximum height for competitive athletic field accessory structures is 80 feet and are not subject to Residential Proximity Slope.

(4) Tower. Maximum permitted height of the ornamental tower is 83 feet and is not subject to residential proximity slope.

SEC. 51P-220.108. MAXIMUM LOT COVERAGE.

Lot coverage may not exceed 30 35 percent of the lot area. (Ord. Nos. 18932; 25711)

SEC. 51P-220.109. ACCESS.

Curb cuts for vehicular ingress-egress are limited to the number and approximate locations shown on the development plan. (Ord. Nos. 18932; 25711)

SEC. 51P-220.110. OFF-STREET PARKING.

Off-street parking must be provided in compliance with the Dallas Development Code except that no parking spaces other than those indicated on the development plan are permitted within 40 feet of the boundary line of the Property along Stults Road and Jerry Street. (Ord. Nos. 18932; 25711)

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-220.111. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must comply with the requirements of the Dallas Development Code.

(b) 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. (Ord. Nos. 18932; 25711)

SEC. 51P-220.112. SIGNS.

All signs must comply with the provisions for non-business zoning districts contained in Article VII, "Sign Regulations." (Ord. Nos. 18932; 25711)

SEC. 51P-220.113. LANDSCAPE PLAN.

All landscaping must be installed in conformance with the landscape plan (Exhibit 220B). Landscaping adjacent to the new classrooms, as shown on the landscape plan, must be installed within six months after final inspection of the new classrooms by the building official. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22558; 25711)

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P-220-113.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of private school must comply with the traffic management plan (Exhibit B).

(b) 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 DATE. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 every five years after the initial staff study.

(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;

(G) circulation;

(H) total number of motor vehicles generated by school traffic during peak hours; and

(I) a school campaign that sets a specified goal to reduce the total number of vehicles participating in drop-off and pick-up operations. The traffic study must list the locations of signs displayed around the school that promote the campaign and list what incentives are available for student and family participation. The traffic study must include metrics to achieve a reduction in vehicular traffic by encouraging carpooling, walking, biking, and other practices.

(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.

(c) Amendment process.

(1) 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.

SEC. 51P-220-113.2. ADDITIONAL PROVISIONS FOR A PRIVATE SCHOOL USE.

(a) Maximum fence height in a front yard setback is six feet.

(b) Parking may be located within a front yard setback.

SEC. 51P-220.114. GENERAL REQUIREMENTS.

Development of the property within this PD must comply with all ordinances, rules, and regulations of the city. (Ord. Nos. 18932; 25711)

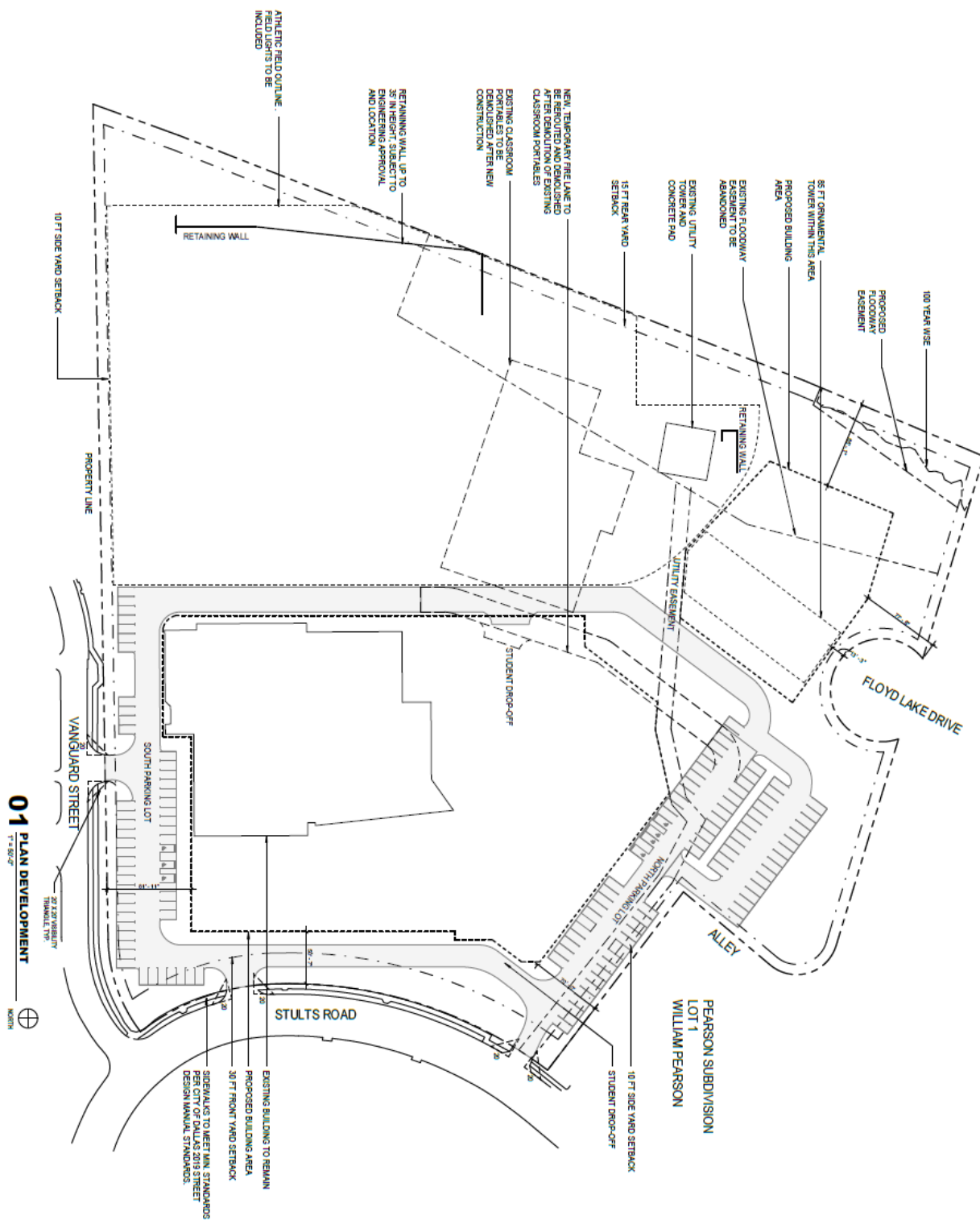
SEC. 51P-220.115. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 18932; 25711)

~~SEC. 51P-220.116. ZONING MAP.~~

~~PD 220 is located on Zoning Map No. E-8. (Ord. Nos. 18932; 25711)~~

PROPOSED DEVELOPMENT PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN



Traffic Management Plan Dallas Lutheran School



January 27, 2022

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Dallas Lutheran School (Dallas Lutheran). 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 Dallas Lutheran School.

School:

- Location: 8494 Stults Road, Dallas, Texas 75243
- School Type: Private
- School Times: 8:30 AM – 3:30 PM

Zoning:

- Existing Zoning: PD 220
- Proposed Zoning: Amend PD with updated development program.
- Project: Portions of the school buildings were substantially damaged during the October 2019 tornado. This TMP is required as part of the process of reconstructing the school building(s).

Students:

- Existing Student Enrollment: 162 students in 7th–12th grades
- Planned Student Capacity: 360 students

Table 1. Student Enrollment

Enrollment by Grade		
Grade	Existing	Projected
7th	12	45
8th	28	45
9th	18	67
10th	39	67
11th	33	68
12th	32	68
Total	162	360

School Access:

- Surrounding Roadways:
 - Stults Road: Four-lane, undivided roadway. However, due to a severe curve in the roadway where it intersects Vanguard Way, Stults Road is reduced to one-lane in each direction, providing safer maneuvering around the curve. The narrowing of Stults Road begins about 300 feet in each direction approaching the school.
 - Vanguard Way: Two-lane, undivided roadway
- Sidewalks are provided on all streets adjacent to the school.

Traffic Management PlanQueue

Lambeth Engineering met with Dallas Lutheran staff, the high school principal, Mr. Todd Nitz, and the middle school principal, Mr. Bradley Krause, during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Friday, December 12, 2021 – PM Dismissal
- Monday, December 13, 2021 – PM Dismissal
- Tuesday, December 14, 2021 – AM Arrival
- Thursday, December 16, 2021 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be about 22 vehicles. As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within five (5) minutes once school is dismissed.

The projected vehicular accumulations are summarized in **Table 2** below. As shown, the proposed site plan has adequate space to accommodate the projected parents on-site. In addition, the site has an room to accommodate an additional 10 vehicles on-site, if needed.

Table 2. TMP Summary

School Times	Travel Modes	Grade	Current Number of Students	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
Beginning: 8:30 AM Dismissal: 3:30 PM	Parents ~70%	7 th - 8 th	40	90	21 Veh. (494 Feet)	22 Veh. (506 Feet)	1 Veh. (12 Feet)
	Student Drivers ~30%	9 th - 12 th	122	270	29 Veh. (682 Feet)	31 Veh. (740 Feet)	2 Veh. (58 Feet)
	Walkers 0%	Total	162	360	50 Veh. (1,176 Feet)	53 Veh. (1,246 Feet)	3 Veh. (70 Feet)

Note: Extra queue space (10 vehicles/230 LF) not included in queue lengths above.



Recommendations

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

Parents

1. Parents pick up students in the following locations:
 - a. On-site: 7th – 8th grades on the west side of the building and 9th – 12th grades on the east side of the building
 - b. 7th – 8th grades: Parents may enter through the southern entrance on Stults Road or through the entrance on Vanguard Way, follow the internal access road to the east side of the building to pick up students, and exit through the northern entrance on Stults Road.
 - c. 9th – 12th grades: Parents may enter through the southern entrance on Stults Road or through the entrance on Vanguard Way, follow the internal access road to the east side of the building to pick up students, and exit through the southern driveway on Stults Road.
 - d. Parents may not park in the visitors' parking spaces in front of the school during arrival or dismissal since queue lanes will prevent backing up to exit the parking spaces.

Students

2. Students waiting for parents to pick them up should remain in the designated area and wait for their parents' arrivals.

Staff

3. Staff should monitor students at each area where parents are picking up students until all students are dismissed.

Buses

4. No school buses are planned to serve Dallas Lutheran.

Licensed Peace Officers

5. A designated, licensed peace officer is not assigned to Dallas Lutheran, and none are recommended.

Crossing Guards

6. Currently there are no crossing guards assigned to Dallas Lutheran, and none are recommended.

Parking Restrictions

7. Formal parking restrictions are not recommended. Parents were not observed parking on-street; there is sufficient room on site. Parents should be reminded to not park on-street or around the driveway opening, as illustrated in the TMP exhibit.

School Zones

8. Currently there are no school zones on either roadway; however, due to the safety reasons of maneuvering the sharp curve on Stults Road, there are existing, advisory "sharp curve ahead" and advisory reduced speed limit 20 MPH signs and flashing beacons in both directions on Stults Road where the lane reduction begins. These devices are effective in warning the motorists to drive at a slower speed in front of the school; therefore, they seem like a school zone. Installation of an official school zone on either roadway is not necessary at this time.



Off-Site Improvements

9. Installation of additional chevron and object marker signs within the curve on Stults Road is recommended, as shown on **Exhibit 2**.

TMP Summary

The Dallas Lutheran School Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from the school and accommodate the projected vehicular queues on campus and on-street, adjacent to the school, without blocking through traffic. The proposed TMP provides extra on-site queue space, if needed.

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

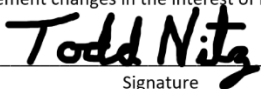
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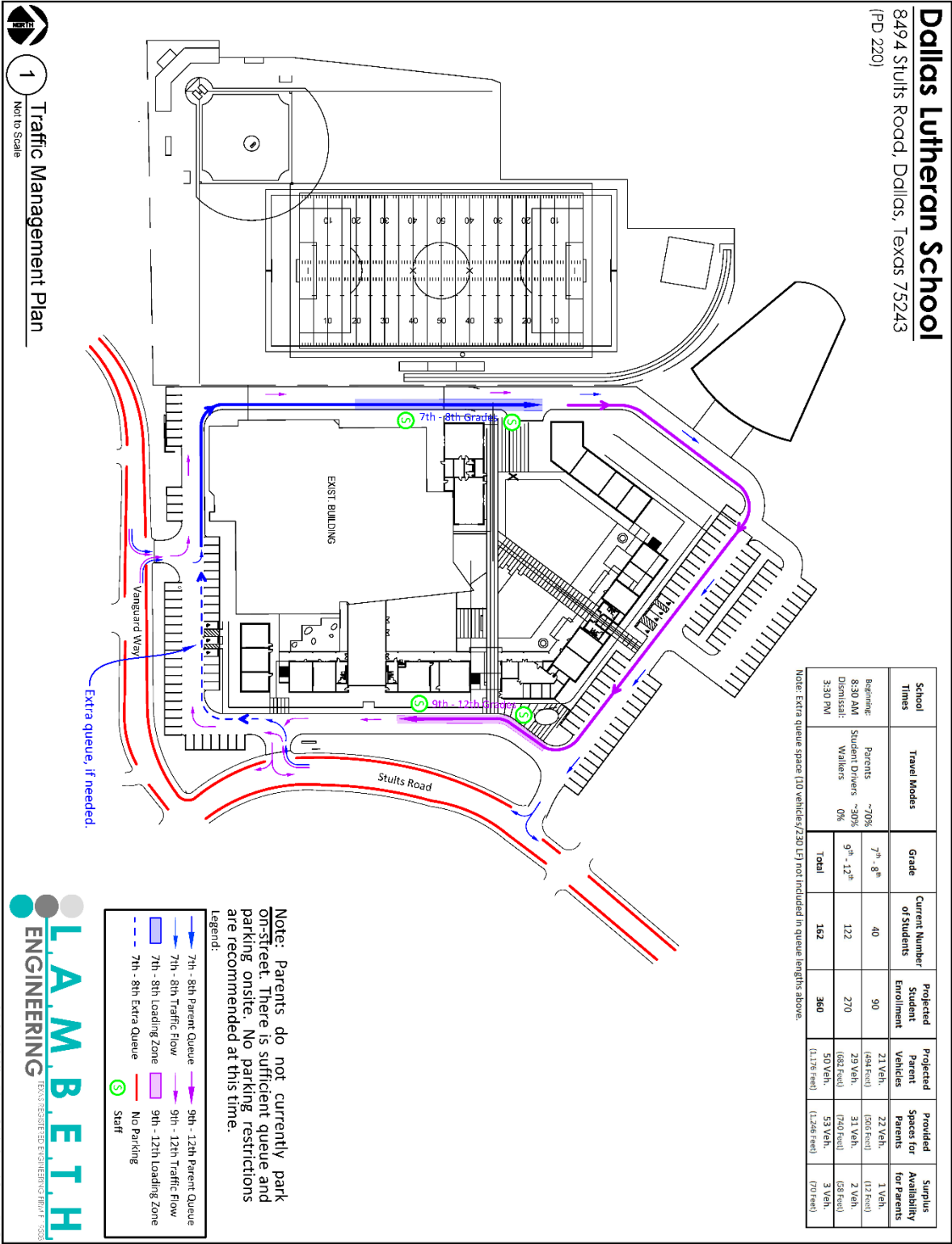
REVIEW AND COMMITMENT

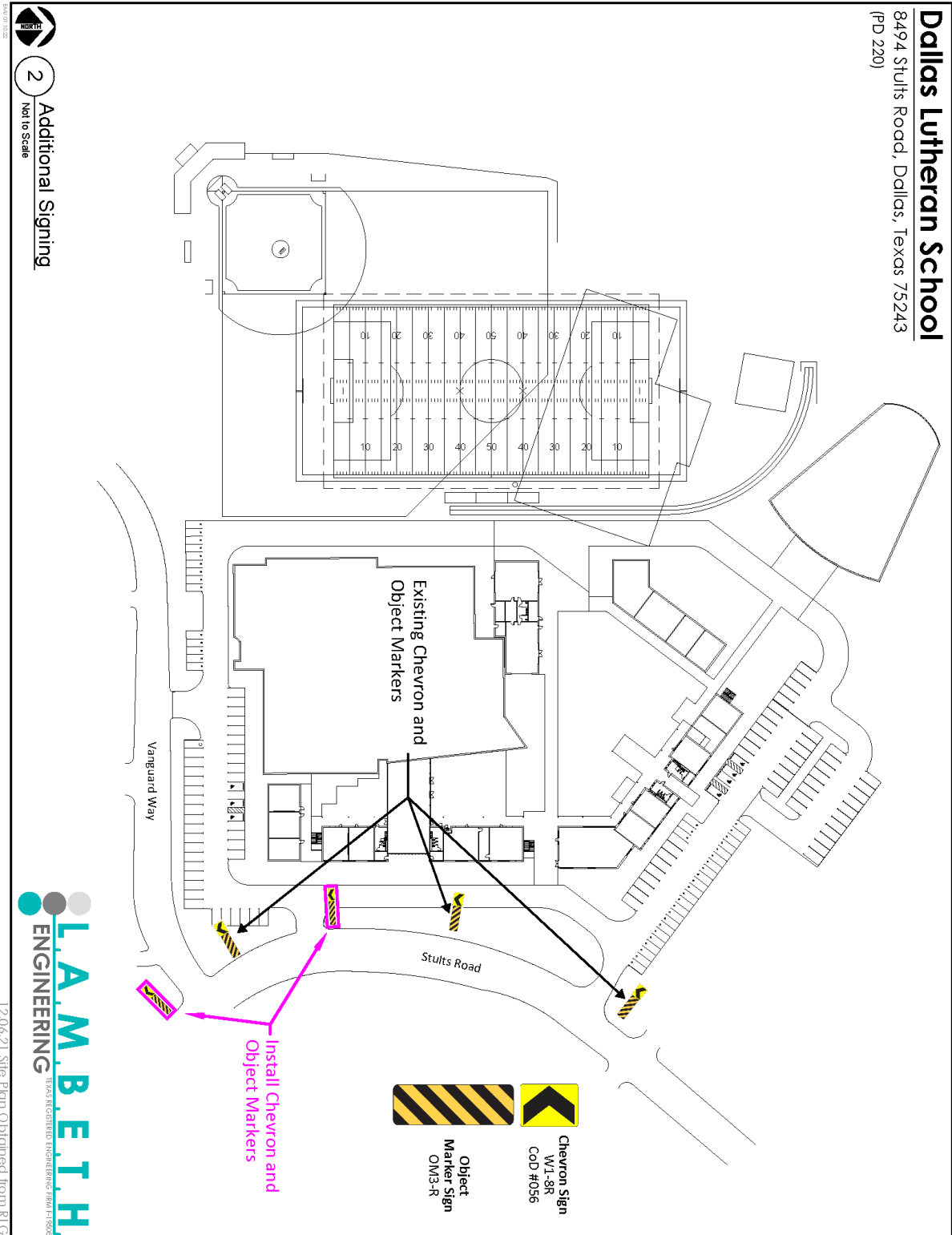
The **Dallas Lutheran School** traffic management plan (TMP) for was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and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

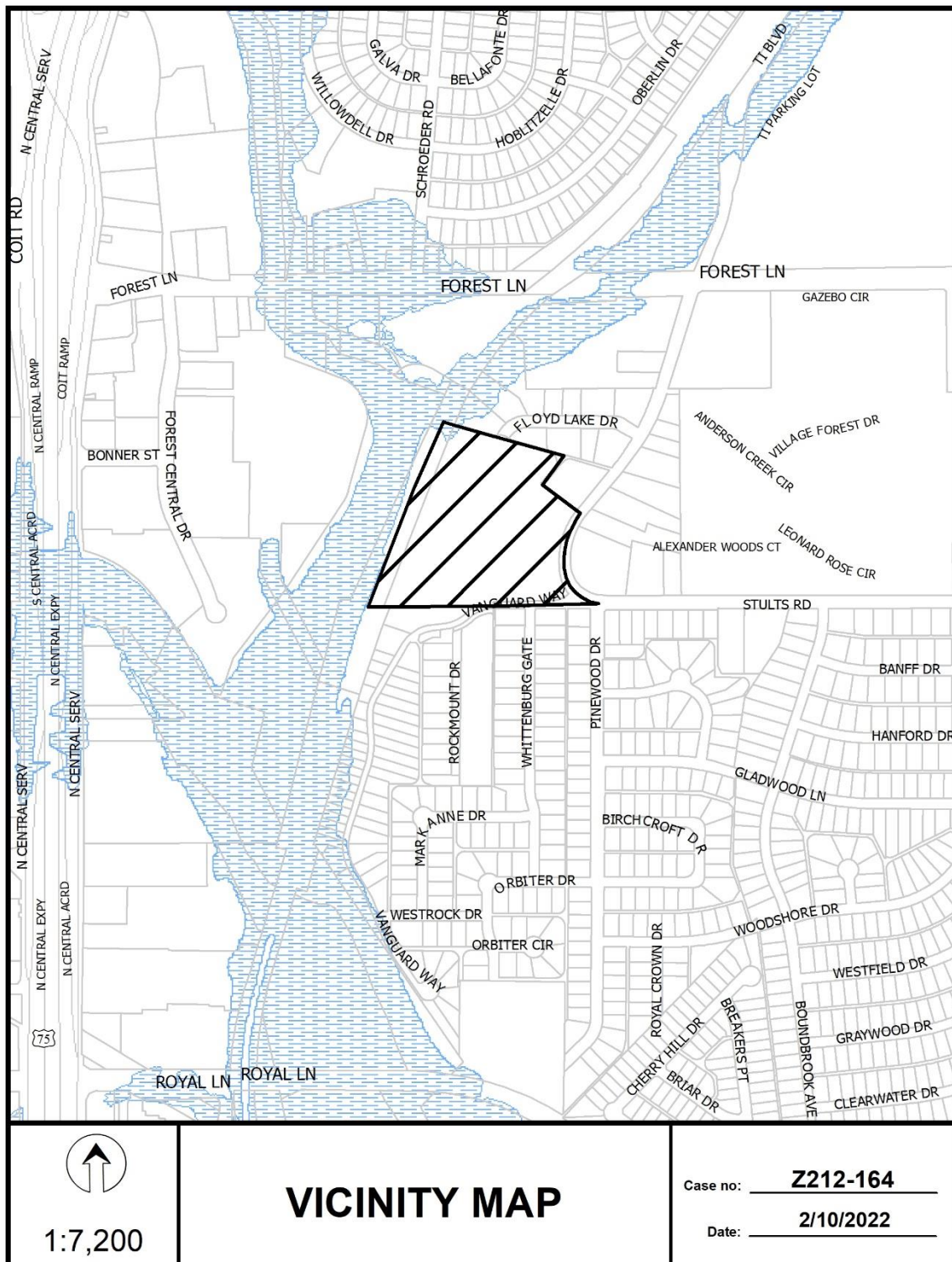
By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

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.

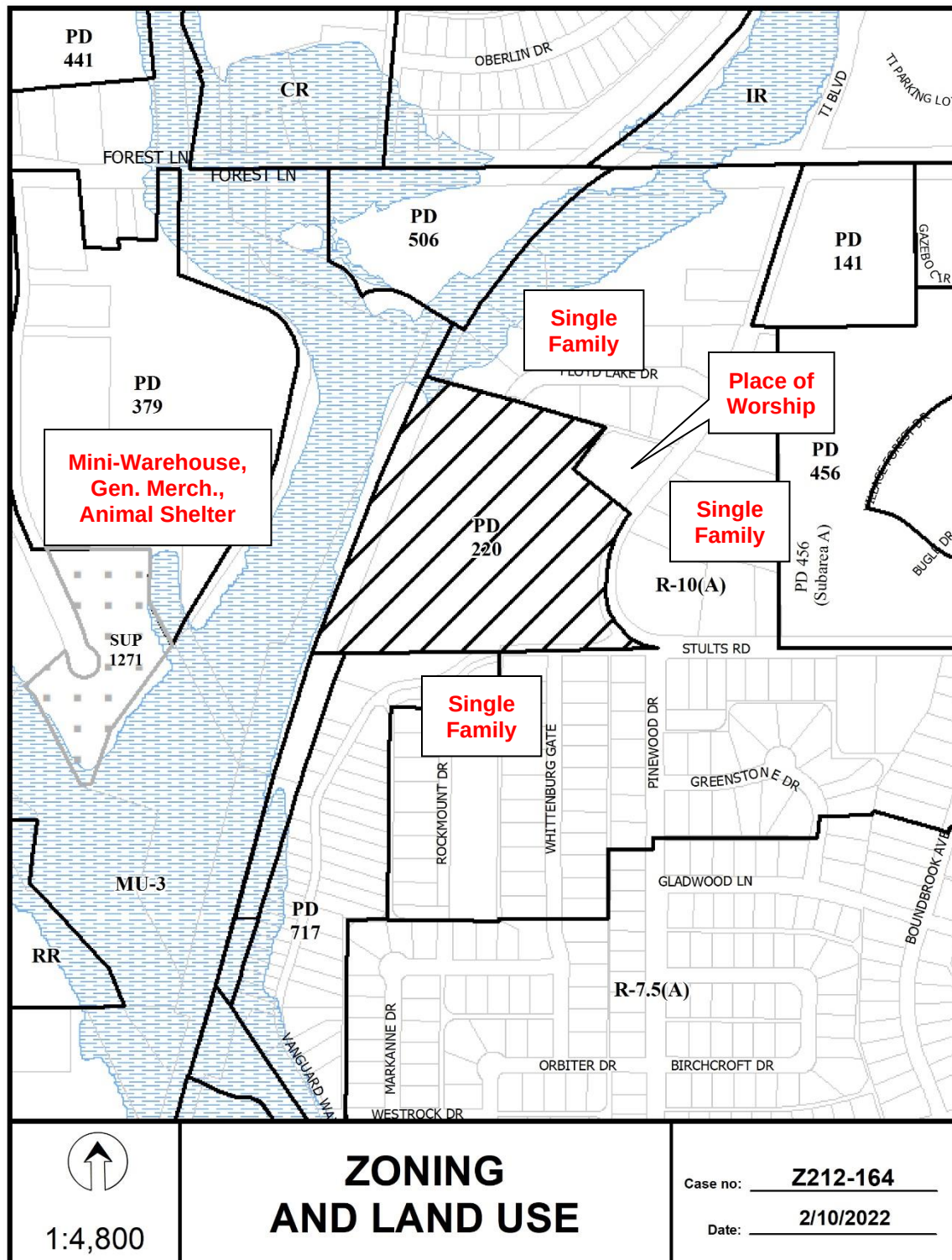
 _____ Signature Todd Nitz _____ Name	 _____ Date High School Principal _____ Title
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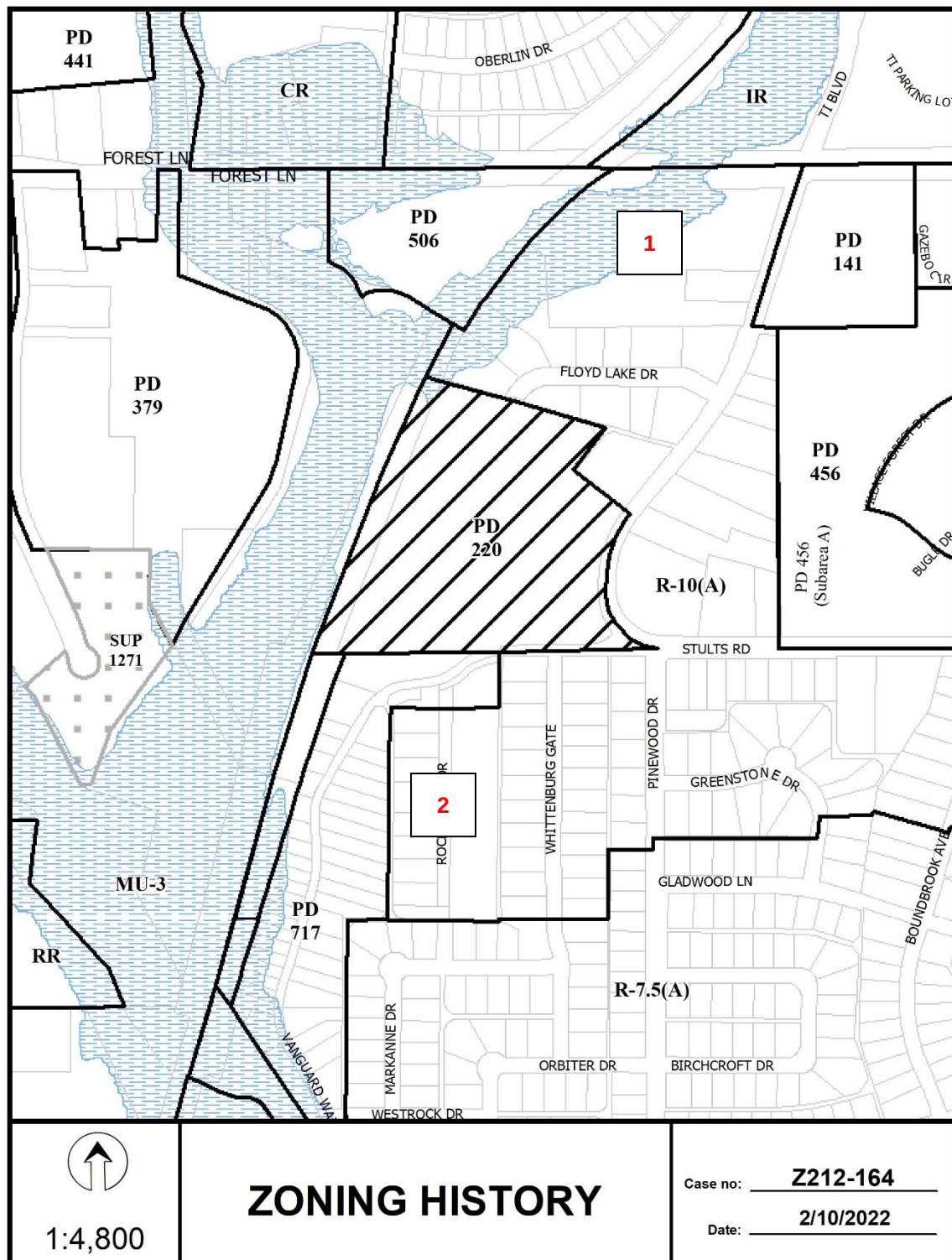


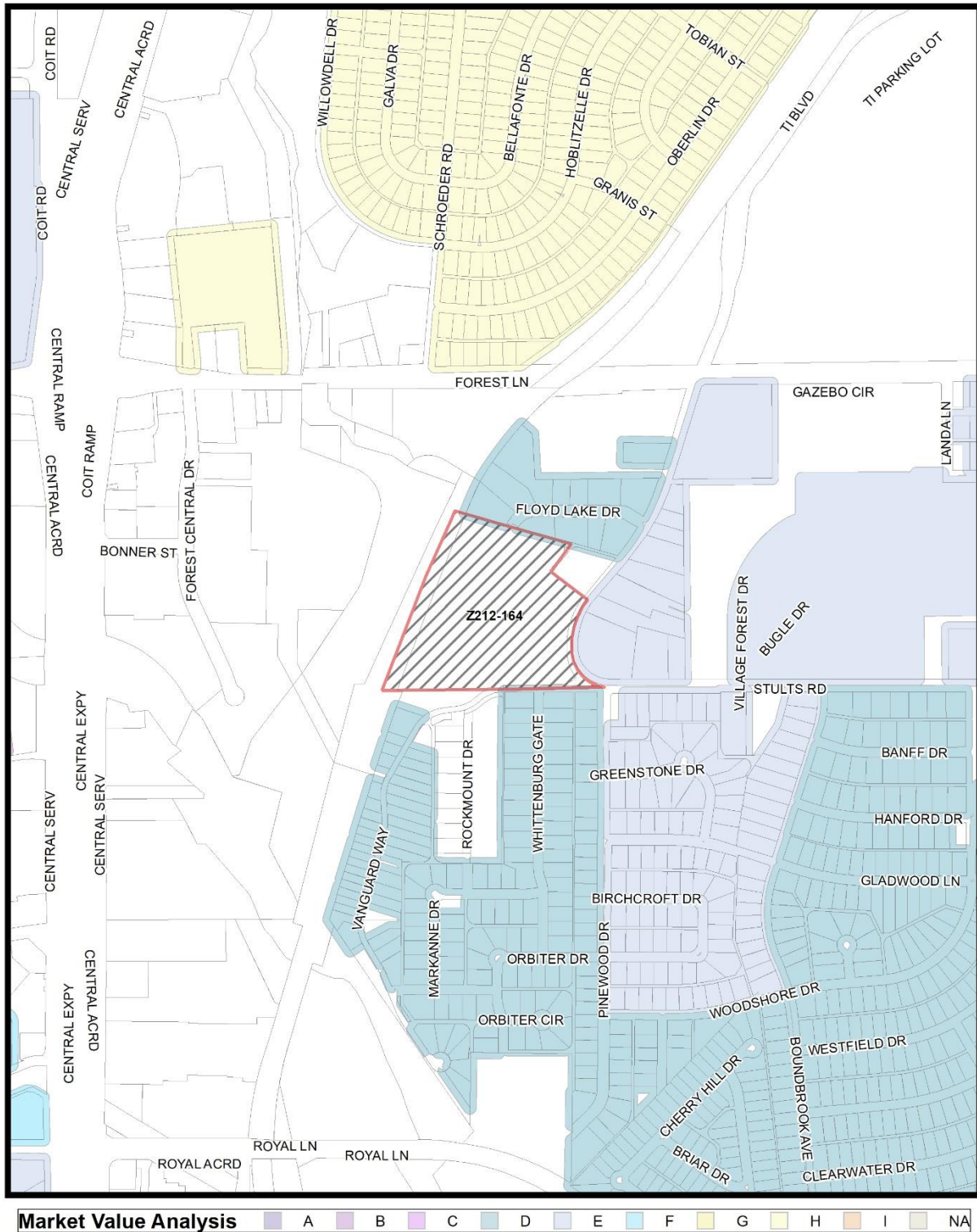






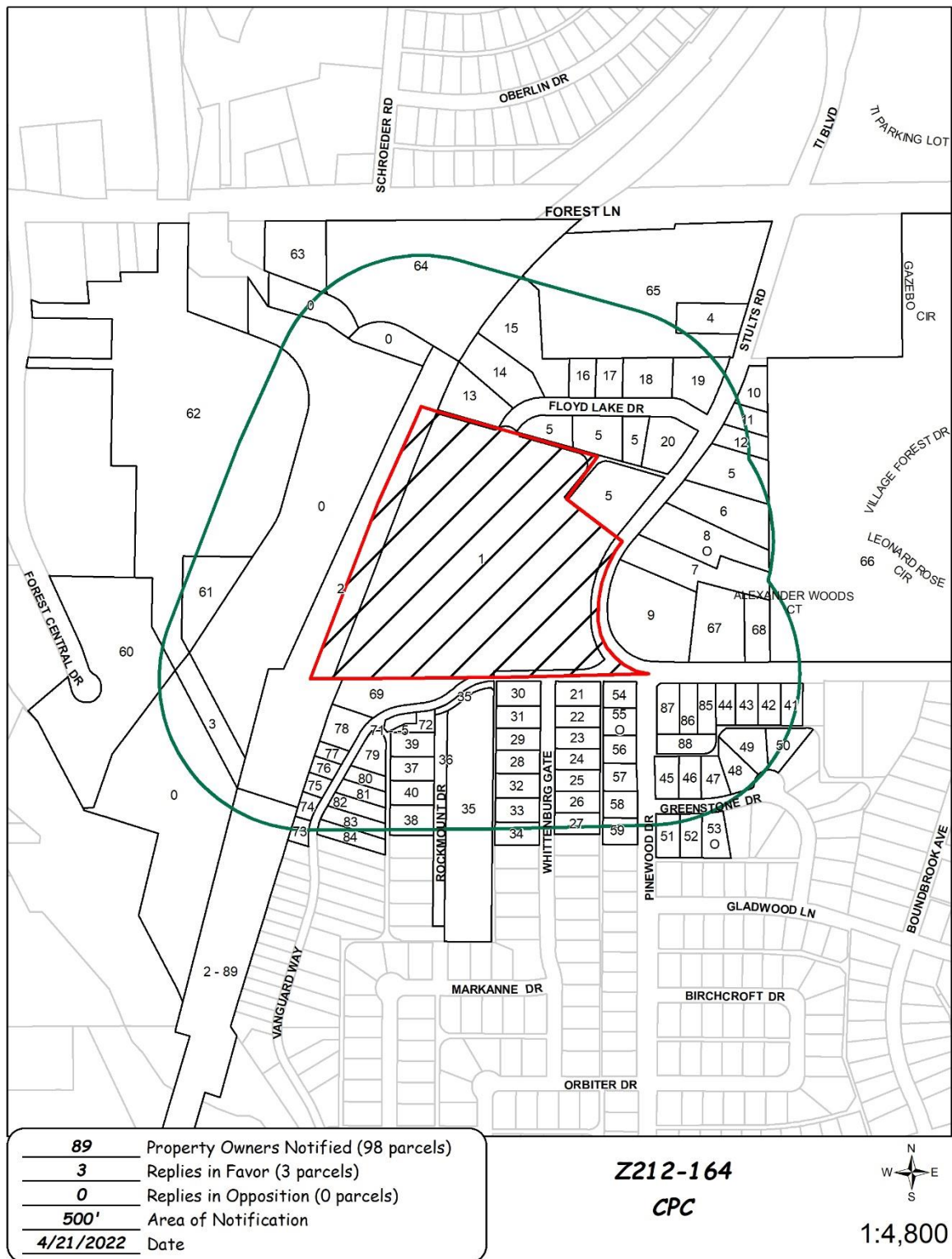






Market Value Analysis

Printed Date: 2/10/2022



04/20/2022

Reply List of Property Owners***Z212-164******89 Property Owners Notified 3 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8494 STULTS RD	LUTHERAN SECONDARY ASSOC
	2	401 S BUCKNER BLVD	DART
	3	11600 FOREST CENTRAL DR	ONCOR ELECRTIC DELIVERY COMPANY
	4	8440 STULTS RD	GARCIA MAURILIO NAVA & MARIA DOLORES NAVA
	5	8469 STULTS RD	BUDDHIST CENTER OF DALLAS
	6	8473 STULTS RD	CARVAJAL MARY ELLEN
	7	8487 STULTS RD	SINGH NONA
O	8	8483 STULTS RD	HOWELL THOMAS A & PAULA R
	9	8499 STULTS RD	BAKER JAY KEITH &
	10	8443 STULTS RD	NAJERA BULMARA
	11	8447 STULTS RD	SMITH BENNETT
	12	8453 STULTS RD	ROBERTS PAULA E
	13	8305 FLOYD LAKE DR	ECHOLS JYME D
	14	8311 FLOYD LAKE DR	DENNIS COREY CHISTOPHER &
	15	8319 FLOYD LAKE DR	LERVISIT SUMRITTI
	16	8325 FLOYD LAKE DR	MCDONALD MAUREEN R
	17	8331 FLOYD LAKE DR	GOMEZ 2017 IRREVOCABLE TRUST
	18	8341 FLOYD LAKE DR	SEPANIK HOLDINGS INC
	19	8353 FLOYD LAKE DR	MONTGOMERY FAMILY LIVING TRUST THE
	20	8350 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
	21	9430 WHITTENBURG GATE AVE	EVERETT RUBY
	22	9426 WHITTENBURG GATE AVE	HARRISON IKE A JR
	23	9422 WHITTENBURG GATE AVE	TU KUANCHIEH & TOSHIKI MORI
	24	9418 WHITTENBURG GATE AVE	TU PAU LY
	25	9412 WHITTENBURG GATE AVE	MORRIS JAMES MICHAEL &
	26	9406 WHITTENBURG GATE AVE	ABBRUZZESE KARA & ALAN

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	27	9338 WHITTENBURG GATE AVE	CLASEN MARLENE LF EST
	28	9417 WHITTENBURG GATE AVE	EASTER KELVIN ANTHONY &
	29	9421 WHITTENBURG GATE AVE	RAMSEY MARIE
	30	9429 WHITTENBURG GATE AVE	SMYLIE JOHN A & ELIZABETH
	31	9425 WHITTENBURG GATE AVE	GARGIULO LORAIN H
	32	9411 WHITTENBURG GATE AVE	BURRELL EMANUEL C
	33	9405 WHITTENBURG GATE AVE	YOUNG LESTER B
	34	9335 WHITTENBURG GATE AVE	PEEPLS HENRY
	35	8496 STULTS RD	TAYLOR MORRISON OF TX INC
	36	8494 STULTS RD	LUTHERAN SECONDARY
	37	9417 CLASSON DR	Taxpayer at
	38	9405 CLASSON DR	Taxpayer at
	39	9421 CLASSON DR	Taxpayer at
	40	9411 CLASSON DR	Taxpayer at
	41	8546 STULTS RD	TRATTER ANGELICA
	42	8542 STULTS RD	Taxpayer at
	43	8538 STULTS RD	BROWN DAVID
	44	8534 STULTS RD	JOHNSON JOHN P ETAL
	45	8405 GREENSTONE DR	HERNANDEZ BENITO
	46	8411 GREENSTONE DR	CAUDELL DENNIS L
	47	8417 GREENSTONE DR	MARTINEZ JOSEPH F
	48	8423 GREENSTONE DR	DOHEARTY REAL ESTATE LLC
	49	8427 GREENSTONE DR	REYNA MARIO & MARY I
	50	8431 GREENSTONE DR	CLEAVELAND KELLIE
	51	8406 GREENSTONE DR	PALMER KARA
	52	8412 GREENSTONE DR	GRIGSON CLAY T
O	53	8418 GREENSTONE DR	WINKLER NATHA LEE
	54	9433 PINWOOD DR	SCHMITZ NANCY J
O	55	9425 PINWOOD DR	MATUS GREGORY J & JUDY S MARTINS
	56	9417 PINWOOD DR	MCGOWANMCCLELLAN RACHEL E
	57	9411 PINWOOD DR	DALLAS METRO HOLDINGS LLC

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58	9405	PINEWOOD DR	HUANG POWEN PHILIP
59	9321	PINEWOOD DR	LIESTMAN KATIE & GREGORY
60	11550	FOREST CENTRAL DR	Taxpayer at
61	11680	FOREST CENTRAL DR	R V FITZPATRICK D V M
62	11682	FOREST CENTRAL DR	HD DEVELOPMENT PROPERTIES LP
63	8124	FOREST LN	7 ELEVEN INC
64	8206	FOREST LN	DALLAS AREA RAPID TRANSIT
65	8350	FOREST LN	GREATER CORNERSTONE BAPTIST
66	8600	SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
67	8533	STULTS RD	TURNER PAUL E &
68	8541	STULTS RD	LANE JOHN DENNIS JR &
69	101	VANGUARD WY	URBAN RESERVE HOA INC
70	201	VANGUARD WY	URBAN RESERVE HOA INC
71	201	VANGUARD WY	URBAN RESERVE HOA INC
72	201	VANGUARD WY	TAYLOR MORRISON OF TEXAS INC
73	17	VANGUARD WY	RIVAS JOSE &
74	15	VANGUARD WY	DEWAN MASHRUR
75	11	VANGUARD WY	CASTANEDA JAEL ANDREA &
76	9	VANGUARD WY	LEE SHI JIN
77	7	VANGUARD WY	URBAN EDGE DEVELOPERS LTD
78	1	VANGUARD WY	CHEATHAM DIANE T &
79	2	VANGUARD WY	CRAWFORD PATRICK &
80	6	VANGUARD WY	KIM DANIEL J
81	10	VANGUARD WY	L & M FAMILY TRUST
82	12	VANGUARD WY	LUNA YANUARIA D & JOSE ANTONIO LUNA JR
83	14	VANGUARD WY	SOUTHERN PAUL M JR & PAMELA
84	16	VANGUARD WY	THIELE AURELIE C
85	8530	STULTS RD	OSHMANN LINDA
86	8526	STULTS RD	RODRIGUEZ RICHARD & CEDRIC MAHE
87	8522	STULTS RD	HIPPMAN THOMAS PETER &
88	9418	PINEWOOD DR	MALONE KATHRYN J &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	401 S BUCKNER BLVD	DART