

FILE NUMBER: Z189-361(PD) **DATE FILED:** September 20, 2019
LOCATION: Northwest corner of Whitehurst Drive and Meadowknoll Drive
COUNCIL DISTRICT: 10 **MAPSCO:** 27 B
SIZE OF REQUEST: ±9.54 acres **CENSUS TRACT:** 78.10

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT/OWNER: Richardson Independent School District

REQUEST: An application for an amendment to Planned Development District No. 590 for a mix of uses on property zoned Planned Development District No. 590.

SUMMARY: The applicant proposes a 4,000-square-foot expansion to an existing school [Skyview Elementary School] for a total floor area of 86,220 square feet. The proposed addition will accommodate a corridor and student collaboration work space to connect the main building to the annex building.

CPC RECOMMENDATION: Approval, subject to a revised development/landscape plan, a traffic management plan, and conditions.

STAFF RECOMMENDATION: Approval, subject to a revised development/landscape plan, a traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The site is currently developed with an 82,460-square-foot structure [Skyview Elementary] originally constructed in 1970.
- On November 8, 2000, the City Council approved PDD No. 590 for a mix of uses and a public school use.
- The applicant requests the amendment to PDD No. 590 to increase the maximum floor area for the school from 82,460 square feet to 86,220 square feet to allow the construction of a corridor to connect the main building to the annex building.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Meadowknoll Drive	Principal Arterial	100 feet
Whitehurst Drive	Principal Arterial	90 feet
Briarhurst Drive	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed traffic management plan and determined that the operational use will not significantly impact the surrounding roadway system.

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 applicant’s request complies with the following goals and policies:

LAND USE ELEMENT

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

 Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

URBAN DESIGN

GOAL 5.2 Strengthen Community and Neighborhood Identity

 Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 590	Elementary School
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility:

The request site is currently developed with a public school use built in 1970 and totals approximately 82,460 square feet. The subject site is surrounded by single family uses to the north, across Heatherdale Drive, to the east across Meadowknoll Drive, and to the south and west across Whitehurst Drove.

The applicant requests the amendment to PDD No. 590 to increase the maximum floor area for the school from 82,460 square feet to 86,220 square feet to allow the construction of a corridor to connect the main building to the annex building.

Staff considers the proposed amendment to the public school are compatible with surrounding land uses because compliance with a revised development/landscape plan and traffic management plan will be used as tools to mitigate potential negative impacts of the use on surrounding properties.

Development Standards:

The applicant requests modifications to the yard, lot, and space regulations of the existing PDD, which refers to the R-7.5(A) Single Family District standards except as modified, and to regulate setbacks for the public school use rather than defer to the development/landscape plan as the text controls over the development/landscape plan.

The site is limited to a maximum 82,460 square feet of floor area in the existing PDD and the applicant requests to increase this number to a maximum 86,220 square feet for the proposed new construction. Staff supports this request because it is considered more restrictive than the underlying zoning which does not limit floor area or floor area ratio and would allow up to 60 percent lot coverage for institutional uses in single family districts.

Second, the applicant requests to strike language that defers to the development/landscape plan and specify the regulations in the text. Staff supports this request because it is preferred that the text controls.

Parking:

Pursuant to the Dallas Development Code, the parking requirement for an elementary, middle, and high school is one and one-half, three and one-half, and nine and one-half parking spaces per classroom, respectively. The school is not proposing additional off-street spaces as no new classrooms are proposed with the request. Currently, the school requires only 66 spaces and provides 120 parking spaces.

Additionally, since parking in the front yards of all three roadways was previously granted to the site, staff does not object to maintaining this condition.

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 to orange, representing the weakest markets. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Although the subject site is not depicted as within an MVA cluster, the area of request is immediately adjacent to an “F” MVA cluster to the west across Briarhurst Drive, to the north across Heatherdale Drive, to the east across Meadowknoll Drive and a “C” MVA cluster to the south.

Landscaping:

Landscaping will be provided in accordance with the approved landscape plan. Further, the request will not trigger landscape requirements per PDD No. 590.

List of Officers

Richardson Independent School District

Board of Trustees

Jean Bono, Place 1

Kim Caston, Place 2

Karen Clardy, Place 3

Katie Patterson, Place 4

Eron Linn, Place 5

Justin Bono, Place 6

Kristin Kuhne, Place 7

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Dr. Chris Goodson, Assistant Superintendent

Dr. Kristin Byno, Assistant Superintendent

David Pate, CFO

Brenda Payne, Assistant superintendent

Chris Moore, CCO

Sandra Hayes, Assistant Superintendent

Michael Longnecker, Executive Director

Z189-361(PD)

**CPC ACTION:
November 21, 2019**

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 590 for a mix of uses, subject to a revised development/landscape plan, a traffic management plan, and conditions (as briefed) on property zoned Planned Development District No. 590, on the northwest corner of Whitehurst Drive and Meadowknoll Drive.

Maker: Brinson
Second: Carpenter
Result: Carried: 12 to 0

For: 12 - MacGregor, Johnson, Shidid, Carpenter, Brinson,
Blair, Jung, Schultz, Schwope, Murphy, Garcia,
Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 199
Replies: For: 6 Against: 1

Speakers: None

**CPC Recommended Amendment to:
ARTICLE 590.**

PD 590.

SEC. 51P-590.101. LEGISLATIVE HISTORY.

PD 590 was established by Ordinance No. 24450, passed by the Dallas City Council on November 8, 2000. Ordinance No. 24450 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24450; 25163)

SEC. 51P-590.102. PROPERTY LOCATION AND SIZE.

PD 590 is established on property located at the northwest corner of Whitehurst Drive and Meadowknoll Drive. The size of PD 590 is approximately 9.5437 acres. (Ord. Nos. 24450; 25163)

SEC. 51P-590.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A 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 51A.

(c) This district is considered to be a residential zoning district. (Ord. Nos. 24450; 25163)

SEC. 51P-590.104. EXHIBITS.

(1) Exhibit A: development/landscape plan.

(2) Exhibit B: traffic management plan.

SEC. 51P-590.104. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

- Adult day care facility. [SUP]
- Cemetery or mausoleum. [SUP]
- Child-care facility. [Limited use with no maximum floor area; separate main entrance permitted.]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Library, art gallery, or museum. [SUP]
- Private school. [SUP]
- Public school.

(e) Lodging uses.

- None permitted.

(f) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(g) Office uses.

- None permitted.

(h) Recreation uses.

- Country club with private membership. [SUP]
- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course. [SUP]

(i) Residential uses.

- Handicapped group dwelling unit. [Consider as if in an R-7.5(A) Single Family District.]
- Single family.

(j) Retail and personal service uses.

- None permitted.

(k) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter. [Consider as if in an R-7.5(A) Single Family District.]
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [Consider as if in an R-7.5(A) Single Family District.]
- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [Consider as if in an R-7.5(A) Single Family District.]
- Recycling drop-off for special occasion collection. [Consider as if in an R-7.5(A) Single Family District.]

(Ord. Nos. 24450; 25163)

SEC. 51P-590.105. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private). (Ord. Nos. 24450; 25163)

SEC. 51P-590.106. DEVELOPMENT PLAN.

(a) For a public school, development and use of the Property must comply with the development and landscape plan (Exhibit 590A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control.

(b) For all other uses permitted, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 24450; 25163)

SEC. 51P-590.107. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Front yard.

~~(1) For a public school, minimum front yard is as shown on the development and landscape plan.~~

~~(2) For all other permitted uses, minimum front yard is 25 feet.~~

(c) Side and rear yard.

~~(1) For a public school, minimum side and rear yard is as shown on the development plan.~~

~~(2) For all other permitted uses, minimum side and rear yard for single family structures is five feet; minimum side yard for other permitted structures is 10 feet; and minimum rear yard for other permitted structures is 15 feet.~~

(d) Density. No maximum dwelling unit density.

(e) Height.

~~(1) For a public school, maximum structure height is as shown on the development and landscape plan 25 feet.~~

~~(2) Maximum height for the light poles shown on the development and landscape plan is 30 feet.~~

~~(3) Except as provided in Section 51A 4.408, maximum structure height for all other permitted uses is 30 feet.~~

(f) Lot coverage.

~~(1) For a public school, maximum lot coverage is as shown on the development and landscape plan 60 percent.~~

~~(2) For all other permitted uses, maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.~~

~~(3) Surface parking lots and underground parking garages are not included in lot~~

~~coverage calculations.~~

(g) ~~Lot size. Minimum lot size for a residential use is 7,500 square feet.~~

(h) Stories.

(1) For a public school, maximum number of stories is ~~as shown on the development and landscape plan~~ one.

~~(2) For all other permitted uses, no maximum number of stories.~~

(i) Floor area.

(1) For a public school, maximum floor area is ~~82,460~~ 86,220 square feet.

~~(2) For all other uses permitted, no maximum floor area. (Ord. Nos. 24450; 25163)~~

SEC. 51P-590.108.

OFF-STREET PARKING AND LOADING.

(a) For a public school, off-street parking spaces must be provided in accordance with Section 51A-4.301. No less than ~~66~~ 120 off-street parking spaces must be provided in the locations shown on the development and landscape plan.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use.

(c) For all permitted uses, off-street loading must be provided in accordance with the Dallas Development Code, as amended. (Ord. Nos. 24450; 25163)

(d) Parking may be provided in the required front yards as shown on the development plan.

(e) A person shall not construct or maintain a parking lot or garage that has access to a public alley that abuts a residential district.

SEC. 51P-590.108.1.

TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 590B).

(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 March 1, 2020. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-

week period, and must contain an analysis of the following:

_____ (A) ingress and egress points;

_____ (B) queue lengths;

_____ (C) number and location of personnel assisting with loading and unloading of students;

_____ (D) drop-off and pick-up locations;

_____ (E) drop-off and pick-up hours for each grade level;

_____ (F) hours for each grade level; and

_____ (G) circulation.

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

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

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

_____ (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-590.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24450; 25163)

SEC. 51P-590.110. LANDSCAPING.

(a) For a public school, ~~exclusive of the area identified as "Proposed Addition,"~~ landscaping must be provided as shown on the development/landscape plan.

(b) ~~For the area identified as "Proposed Addition," a minimum of seven trees must be provided as shown on the development and landscape plan prior to a final building inspection for the structure.~~

(c) All plant material must be maintained in a healthy, growing condition.

(d) For all other permitted uses, landscaping must be provided in accordance with Article X. (Ord. Nos. 24450; 25163)

SEC. 51P-590.111. SIGNS.

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

(b) A detached premise sign may be maintained in the location shown on the development and landscape plan and may not exceed 90 square feet in effective area and nine feet in height. (Ord. Nos. 24450; 25163)

SEC. 51P-590.112. ADDITIONAL PROVISIONS.

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

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

(c) In this planned development district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of

adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this planned development district when, in the opinion of the board, the special exception will:

(1) not be contrary to the public interest;

(2) not adversely affect neighboring properties; and

(3) not be used to conduct a use not permitted in this district. (Ord. Nos. 24450;25163; 26102)

SEC. 51P-590.113. COMPLIANCE WITH CONDITIONS.

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

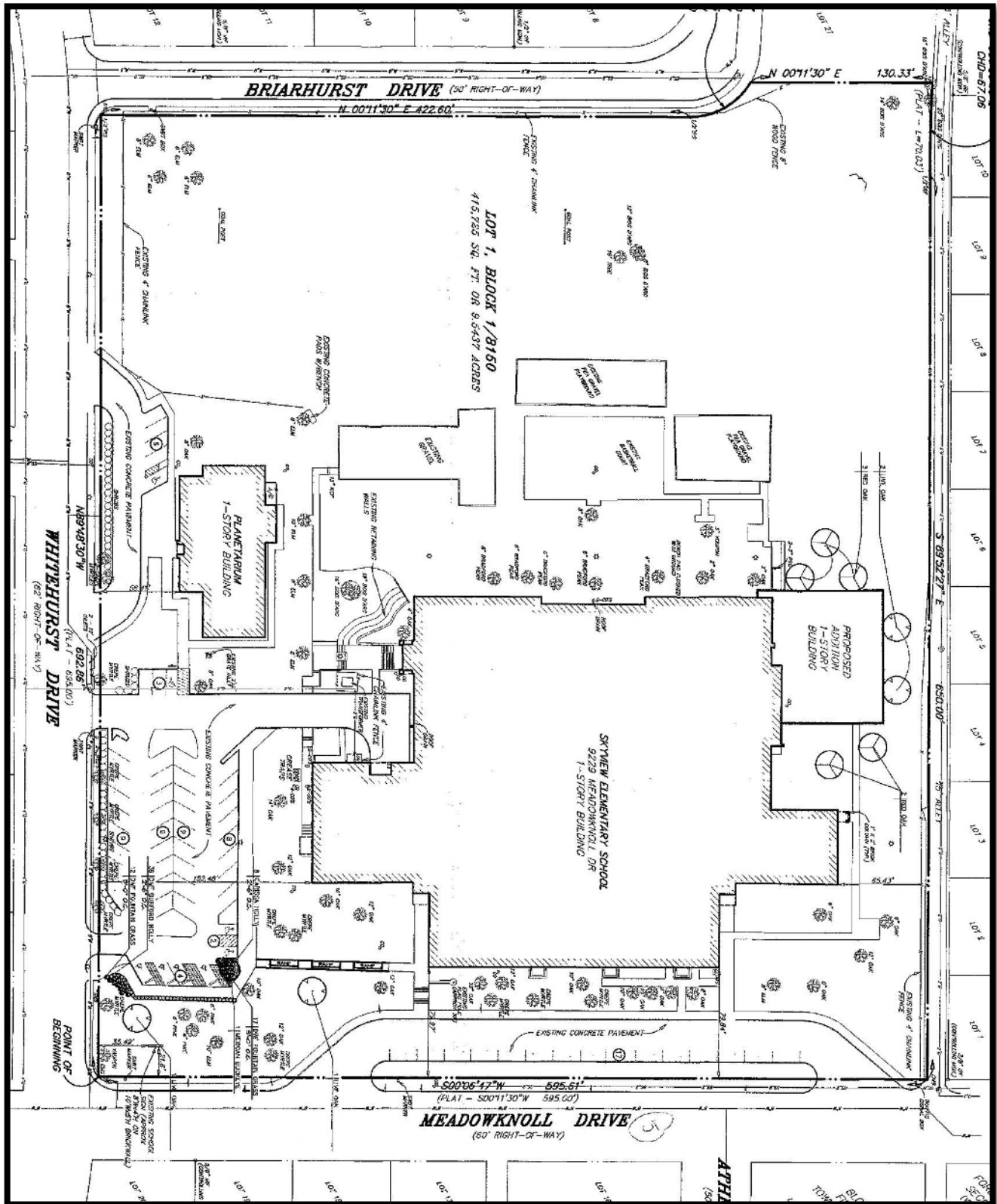
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24450; 25163; 26102)

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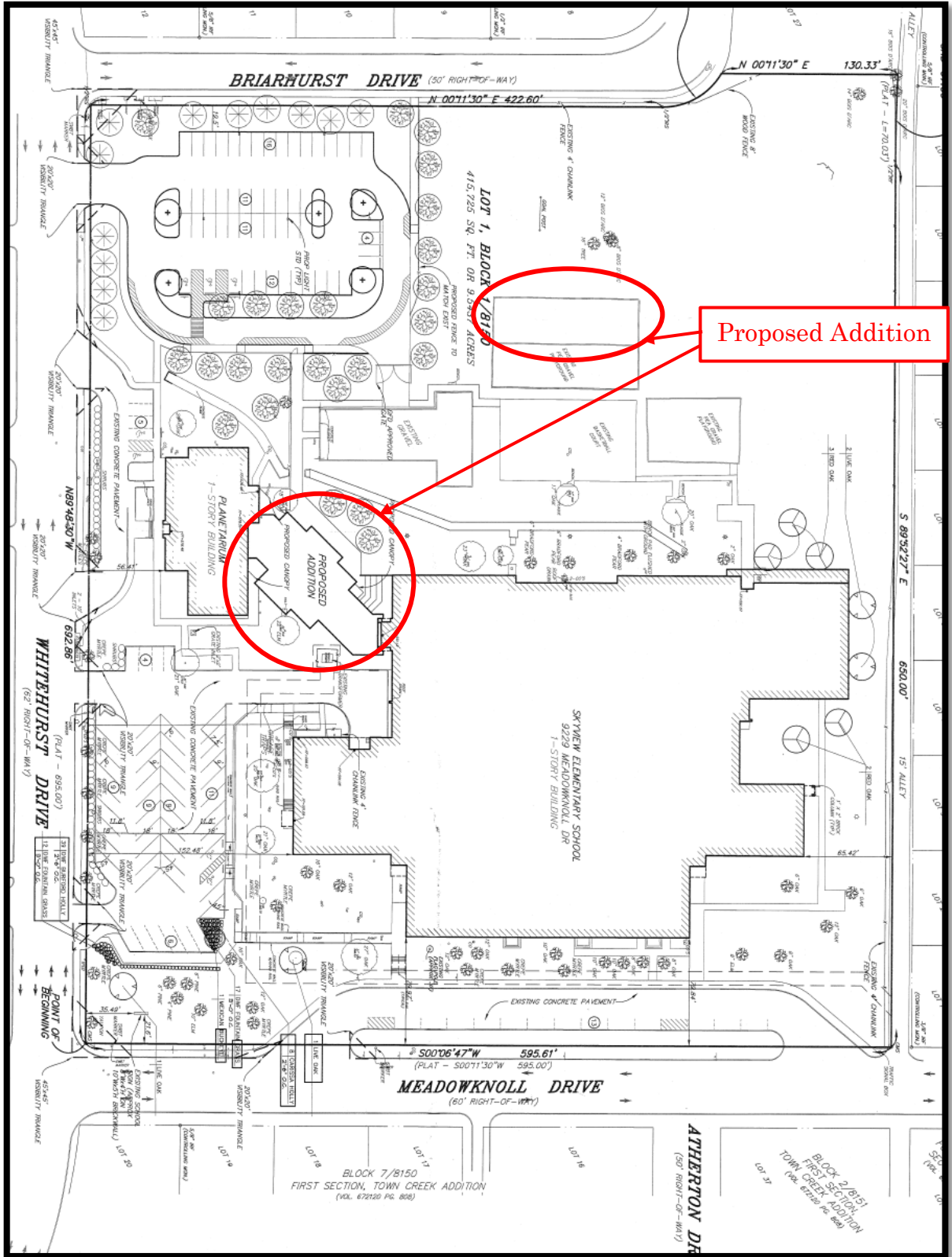
~~SEC. 51P-590.114. ZONING MAP.~~

~~PD 590 is located on Zoning Map No. E 9. (Ord. Nos. 24450; 25163)~~

EXISTING DEVELOPMENT/LANDSCAPE PLAN

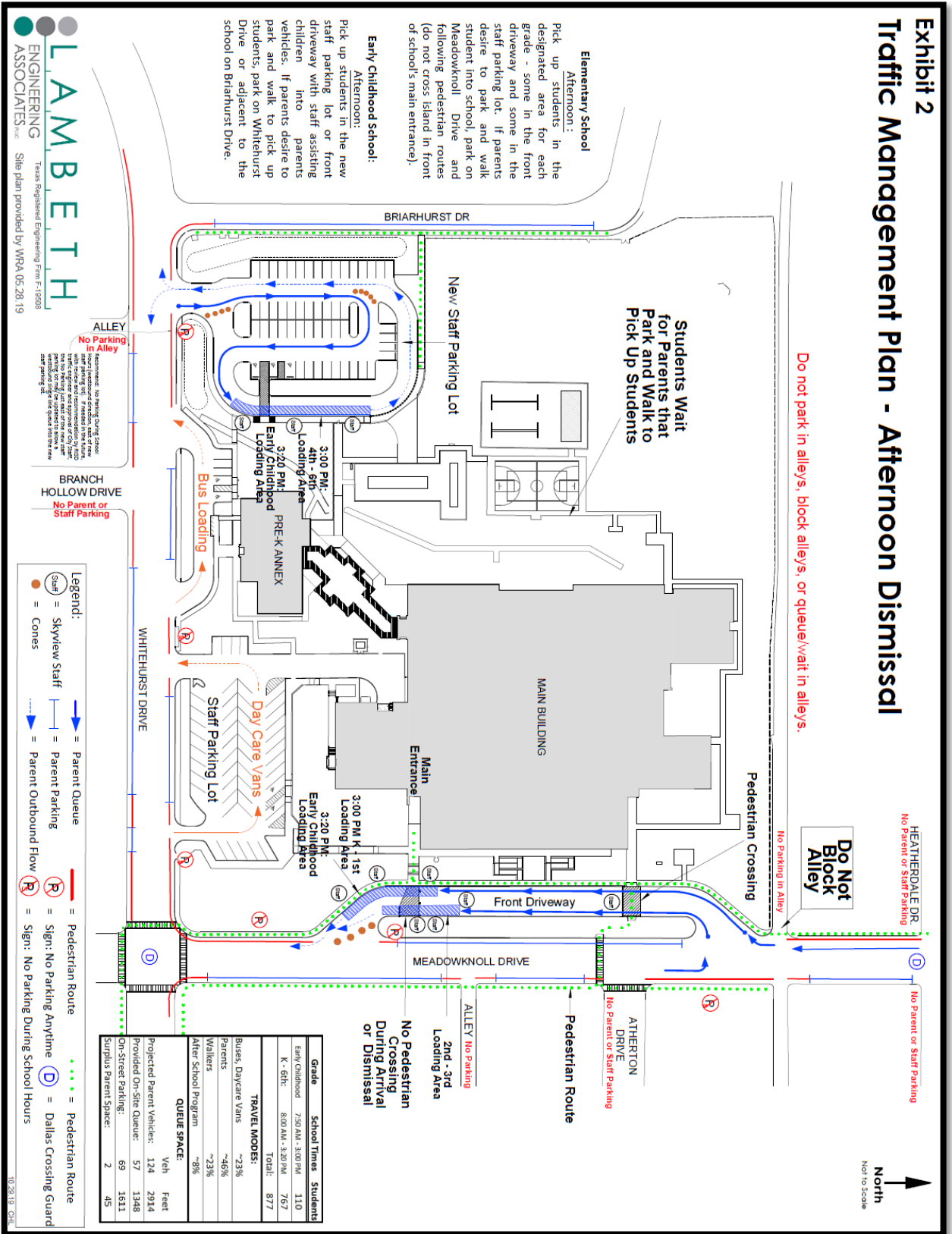


PROPOSED DEVELOPMENT/LANDSCAPE PLAN

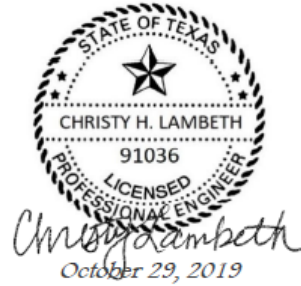


PROPOSED TRAFFIC MANAGEMENT PLAN

Exhibit 2 Traffic Management Plan - Afternoon Dismissal



PROPOSED TRAFFIC MANAGEMENT PLAN



Traffic Management Plan

To: Michael Longanecker, AIA
Richardson Independent School District

From: Christy Lambeth, P.E., PTOE
Lambeth Engineering Associates, PLLC
Texas Registered Engineering Firm F-19508

Date: October 29, 2019

Re: Parking Study and TMP for Skyview Elementary School in Dallas, Texas
(Lambeth #012DAL)

Introduction

The services of Lambeth Engineering Associates, PLLC (herein Lambeth) were retained by Richardson Independent School District (RISD) to review the current drop-off and pick-up procedures, and create a traffic management plan (TMP) for Skyview Elementary School (Skyview). Skyview is located at 9229 Meadowknoll Drive, northwest of the Meadowknoll Drive/Whitehurst Drive intersection in the city of Dallas and zoned PD 590.

Skyview currently serves Pre-K through sixth-grade students in the main school building. The Annex Building contained classrooms for the RISD Gifted and Talented (GT) program prior to the 2019-2020 school year; the classrooms will be used for an Early Childhood School for the 2019-2020 school year. On-site parking does not currently satisfy the demand of staff; a new 54-space staff parking lot is planned for construction.

The purpose of the TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods by reviewing current operations and making recommendations to for both the existing elementary school and the new Early Childhood School families.

The new staff parking lot will relieve the on-street queueing and parking. The TMP is expected to operate well traffic flow well around the school.

School Description

Skyview currently has 806 students in Pre-K through 6th-grade and 127 staff. There are about 767 students dismissed during the afternoon period. No school growth is planned.

School begins at 7:50 AM and classes are dismissed at 3:00 PM. Approximately 23% of the students walk, 13% ride the bus, 10% ride in daycare vans and others are transported by parents. About 8% of the students attend the afterschool program. Approximately 150-200 students stay for tutoring after school on Tuesdays.

The Annex Building, located on Whitehurst Drive, hosted RISD GT students in 3rd – 6th grades prior to the 2019-2020 school year. These students were bused to/from their homeschool sites; therefore, they

do not create additional traffic during Skyview's arrival/dismissal periods. The GT program had eight (8) RISD staff who parked at Skyview.

Beginning in the 2019-2020 school year, the Annex Building classrooms will be used for the Skyview Early Childhood School. The Early Childhood School is planned to have 137 full-day Pre-K students. Two of the Pre-K classes are in the main elementary building. The Early Childhood School is scheduled to begin at 8:00 AM and be dismissed at 3:20 PM.

There are currently two school buses providing service at Skyview Elementary. At this time, bus transportation is not planned to be provided for the Early Childhood School.

Skyview currently has 69 parking spaces on site, which is not enough to accommodate the current Skyview staff. Therefore, a new 54-space parking lot is being constructed. Existing parking supply is described below.

Existing Parking Supply:

- Existing staff lot: 49 spaces
- Annex Parking Lot: 5 spaces
- Front Driveway Visitor Spaces: 15 spaces (available after arrival and before dismissal)

Site Access

The school is bordered by Meadowknoll Drive, Whitehurst Drive, and Briarhurst Drive. The driveways into the school parking lots are located on Meadowknoll Drive and Whitehurst Drive.

Sidewalks are provided on both sides of Meadowknoll Drive, Whitehurst Drive and Briarhurst Drive around the school.

The school zone on Meadowknoll Drive extends from just south of Meadowknoll Drive to Millridge Drive. The school zone on Whitehurst Drive extends from Glen Springs Drive to east of Briarhurst Drive.

A new parking lot is planned to be constructed on the west side of campus to accommodate staff that currently park on street and provide additional on-site queue space for unloading/loading students. The new parking lot will have access on Whitehurst Drive.

Traffic Management Plan

Background

Prior to beginning the project, Lambeth met with the City of Dallas traffic engineering staff¹ to discuss any concerns the City might have with the school. The staff provided Lambeth with a background of the school and recent improvements—including the new all-way STOP and barrier-free ramps—and discussed opportunities to provide more walkable options for the high number of pedestrians. Other than parents blocking the alley north of the school, the staff does not have any specific concerns regarding vehicular queuing.

¹ On February 28, 2019, Christy Lambeth met with the City of Dallas staff: David Nevarez, Bahman Bahramnejad and Kierra Williams.

Below are notes of observations and recommendations to facilitate traffic flow.

Observations

Traffic observations were conducted at Skyview Elementary School². As expected, the peak queue and on-street parking occurred during the PM dismissal period. A peak queue of 48 vehicles along with 76 parent vehicles parked on the street was observed for a total of 124 vehicles. This equates to a ratio of 5.9 students per vehicle that were picking up students during the PM peak period. Observation notes are provided in the **Appendix**.

Table 1 summarizes the peak observed vehicles—both queued and parked—picking up students.

Table 1. Peak Observed Parent Vehicles

Vehicles Picking Up Students (Excludes Staff On-street Parking)	Peak Vehicles Observed
Queued Vehicles (In School Driveway and on Meadowknoll)	48
Parked On-street in Front of School (On Meadowknoll and Site Streets)	25
Parked On-street Behind/Next to School (On Whitehurst and Briarhurst)	51
Total Vehicles:	124

On-Site Recommendations:

Below is a summary of recommendations on site that are also illustrated in the TMP shown in in **Exhibit 1** and **Exhibit 2**.

Recommendations for Elementary School:

Elementary School Morning Arrival Period:

- All vehicles should pull forward in the lane adjacent to the school to the designated unloading area and students should unload from only one lane.
- School staff should assist students out of vehicles by opening/then closing doors for them.
- Parents should be prohibited from parking in the drop-off lanes; they must remain in their vehicles and continue pulling forward to the unloading area.
- Parents desiring to park on the street and accompany their child(ren) to the school should use either the northern crosswalk on Meadowknoll Drive or the crosswalk at the Meadowknoll Drive/Whitehurst Drive intersection. If pedestrians cross Meadowknoll Drive between these two locations and come to the area adjacent to the unloading area, they should be directed to cross the school's driveway at the northern crosswalk where a crossing guard will assist them. This will enable vehicles to leave the queue line more promptly since they do not have to wait for crossing pedestrians.

² Skyview traffic observations conducted on March 18, 2019 (PM), March 21, 2019 (AM and PM), March 26, 2019 (PM), March 27, 2019 (AM and PM), April 1, 2019 (PM), May 27, 2019 (PM), August 21, 2019 (PM), and September 3, 2019 (PM).



- e. Cones should continue to be placed at the driveway's exit so that motorists turn right out of the school's front driveway.

Elementary School Afternoon Dismissal Period:

Parents Picking Up Students

- a. Parking should be prohibited in the school's driveway from 7:30 AM – 8:30 AM and from 2:00 PM – 4:00 PM. Signs should be posted and the parking lot should be checked at 2:00 PM to ensure that no vehicles are parked in the parallel parking spaces. If there are parked vehicles, they need to be moved.
- b. Currently, K through second grade students (and older siblings) are picked up in the queue lane adjacent to the school, and third- through sixth-grade students are picked up in the queue lane adjacent to the island (located between the school's front driveway and Meadowknoll Drive). After the new parking lot is constructed, it is recommended to consider K through 1st grades be picked up in the front driveway adjacent to the school, 2nd and 3rd grades be picked up in the front driveway adjacent to the island, and 4th through 6th graders be picked up in the new staff parking lot. The distribution of parents should be validated with the parent information cards before the new parking lot opens and redistributed when necessary.
- c. All students should wait at the front of the driveway near the designated loading areas and not be dismissed at different locations along the entire driveway. School staff should wait with the students and help alert them when their parent is arriving.
- d. Staff should guide parents to continually pull forward into the loading area (and not allow students to load into parents' vehicles outside of the loading area).
- e. Parents should be prohibited from parking in the queue lanes; they must remain in their vehicles and continue pulling forward to the loading area.
- f. School staff should assist students into their vehicles.
- g. School staff should continually remind parents to pull forward and proceed to the loading area.
- h. If additional improvements are needed, a "walkie talkie" system could be implemented with a staff member standing at the entrance of the driveway to announce to another staff member at the loading area the parents who have arrived, who would then use a megaphone to announce that information to the students so that they are in the same order as their parents in the queue line. The queue on Meadowknoll Drive did not last more than 10-15 minutes after dismissal. Therefore, the walkie-talkie/megaphone system will likely not need to be implemented, but it is presented as an option.

Pedestrians

- i. School staff should continue to help students to cross at the crosswalk in the northern portion of the school's driveway as well as ensure that parents are not parking, and students are not loading into vehicles outside of the designated loading area.
- j. Parents who want to park and pick up their student(s) should park on Whitehurst Drive, Briarhurst Drive or Meadowknoll Drive and walk to the area behind the school (by the playground) to pick up their student(s).

- k. Students should not be permitted to walk by themselves to/from vehicles parked on the street. Parents should walk up to their student(s) rather than honk to announce their arrival.
- l. Parents who park on Meadowknoll Drive should cross the school's driveway at the northern crosswalk area where a crossing guard will assist them or utilize the crosswalks at the Meadowknoll Drive/Whitehurst Drive intersection. Pedestrians should not be permitted to cross the school's driveway at the loading area. This will enable vehicles to leave the queue line more promptly since they do not have to wait for crossing pedestrians.

School Traffic Control

- m. Cones should continue to be placed at the driveway's exit so that motorists are forced to turn right out of the school's driveway on Meadowknoll Drive.
- n. Parents should be reminded not to park within 20 feet of a driveway opening of where No Parking signs are posted so that visibility is not blocked for parents leaving the driveways.

City Traffic Control

- o. Parking should be prohibited during school arrival and dismissal on the west side of Meadowknoll Drive between the alley and Heatherdale Drive so that the queued vehicles can form a line on Meadowknoll Drive without blocking through traffic if/when the vehicular queue extends past school driveway.
- p. Parking should be prohibited during school arrival and dismissal hours on the east side of Meadowknoll Drive between Atherton Drive and the alley so that through traffic can continue to navigate along Meadowknoll Drive while vehicles are waiting to turn left into the site. (No Parking Anytime sign is in place, if residences wanted, could be changed to during school hours.)
- q. Parking should be prohibited around the new parking lot entrance as noted on the TMP. If needed in the future and the queue from the new parking lot extends out into the street, with review and recommendation by RISD traffic engineer and approval by City Staff, the No Parking just east of the new parking lot entrance may be used for a westbound, single line queue into the new staff parking lot.
- r. Parents and staff should not park on Branch Hollow Drive, Atherton Drive, Heatherdale Drive or in alleys.

Other

- s. Continue to dismiss students in a manner that separates queued vehicles, parents parking, and students walking home.
- t. Continue to have designated loading areas for buses and daycare vans separated from the queue of parents.

Recommendations for Early Childhood School:

1. Early Childhood Students should be dropped-off/picked up in the new parking lot for students located in the annex building and in the front driveway for students located in the main building.
2. The loading area should be a single queue line. The same drop-off/pick-up procedures should be used for the Early Childhood parents – all parents should pull forward to a designated unloading/loading area and staff should assist students exiting/entering vehicles.

3. The Early Childhood School should be dismissed staggered from the elementary school with a minimum of 20 minutes apart so that the new parking lot can also be used for parents picking up both Elementary and Early Childhood students.

Other Recommendations:

1. Three school buses can be accommodated in the driveway in front of the Annex Building. Even though the Early Childhood School will not provide bus transportation in the 2019-2020 school year, it is recommended that the site continue to be able to accommodate three buses so that an additional bus can be added if/when needed in the future.
2. Daycare vans currently drop off and pick up students in the existing staff parking lot. It is recommended that they continue to utilize this area.

Summary

This study evaluated Skyview Elementary School's traffic flow and provided recommendations to accommodate the new Early Childhood School, which will be located in the Annex Building that hosted GT classrooms in prior years.

Overall, traffic flows relatively smoothly other than during the first few minutes of the dismissal period when the queue is extended onto Meadowknoll Drive and vehicles are parked on both sides of the street—sometimes blocking through movements for a short time. School is released at 3:00 PM, the on-street queue was dispersed by 3:10 PM and the on-site queue was dispersed by 3:15-3:20 PM.

Recommendations to improve the morning drop-off and afternoon pick-up procedures are provided in this memo. Even with maximizing the queuing process and providing an additional parking lot, parents will still need to be able to park on the street to pick up students. It is recommended that these parents continue to park and walk up to the school to pick up their student(s); students should not be permitted to walk to vehicles parked on the street.

Early Childhood School students should be dismissed at least 20 minutes apart from the Elementary School so that the new parking lot may be used to pick up both the Early Childhood and Elementary students. Providing this queue space will significantly reduce on-street parking during the PM dismissal periods if the queue lines are operated efficiently.

It is recommended that staff assist students exiting/entering their vehicles during arrival and dismissal periods, that parents pull forward to the loading/unloading area, students be unloaded/loaded at one location near the front of the driveway instead of locations along the queue, and that parents not be permitted to park in queue lines during arrival/dismissal times. It is recommended that pedestrians do not cross the queue lines where parents are loading/unloading students.

The new parking lot will relieve both staff on-street parking and parents parking on-street to pick up students. Since the Early Childhood students are being dismissed at a separate time from the Elementary School students, they are not expected to have a significant impact to school traffic once the new parking lot is in place.

After updating the traffic procedures in accordance with these recommendations, the plan should be reviewed and updated promptly if traffic congestion or unsafe movements are present.



Table 2. Queue Summary

Grade	School Times	Students
Early Childhood	7:50 AM - 3:00 PM	110
K - 6th:	8:00 AM - 3:20 PM	767
Total:		877
TRAVEL MODES:		
Buses, Daycare Vans		~23%
Parents		~46%
Walkers		~23%
After School Program		~8%
QUEUE SPACE:		
	Veh	Feet
Projected Parent Vehicles:	124	2914
Provided On-Site Queue:	57	1348
On-Street Parking:	69	1611
Surplus Parent Space:	2	45

REVIEW AND COMMITMENT

The school traffic management plan for Skyview Elementary School 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.

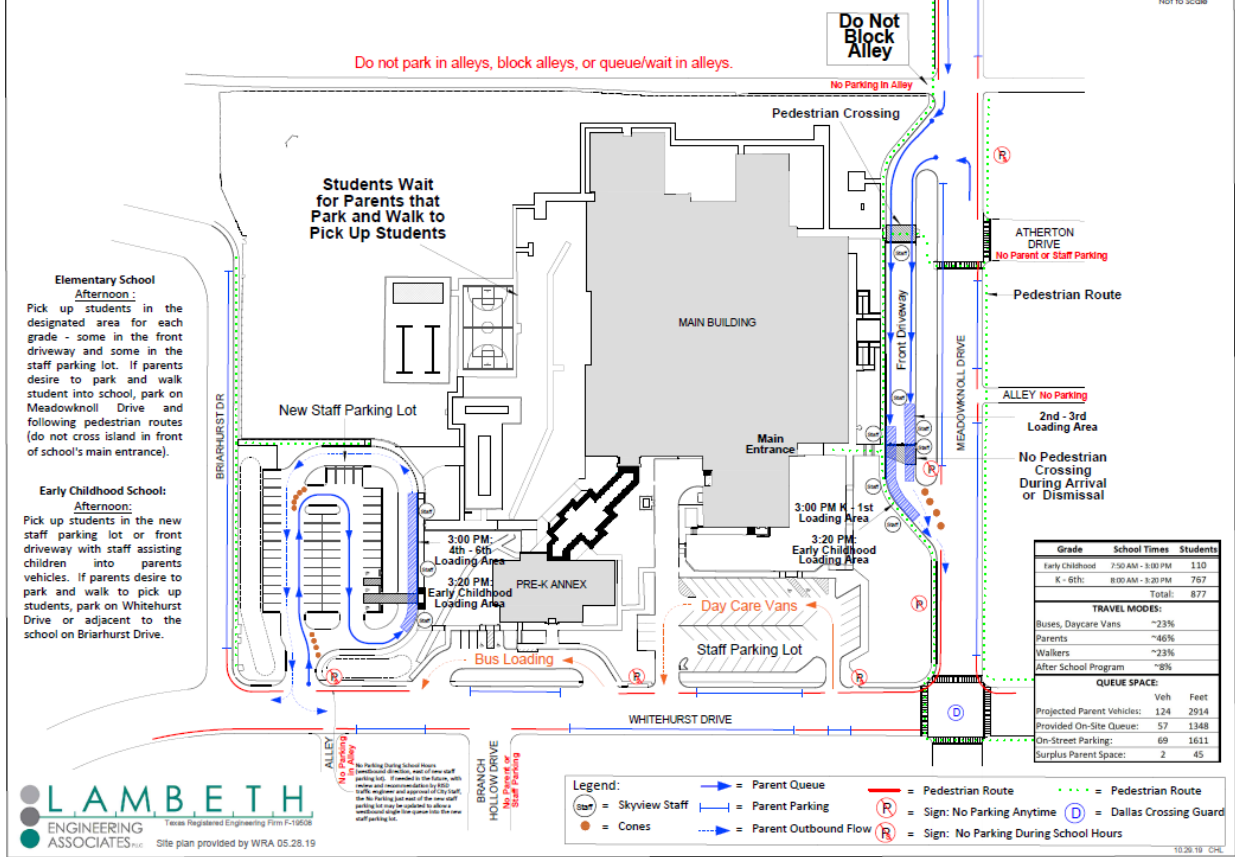
By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

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	9/25/2017 _____ Date
 _____ Name	Principal _____ Title

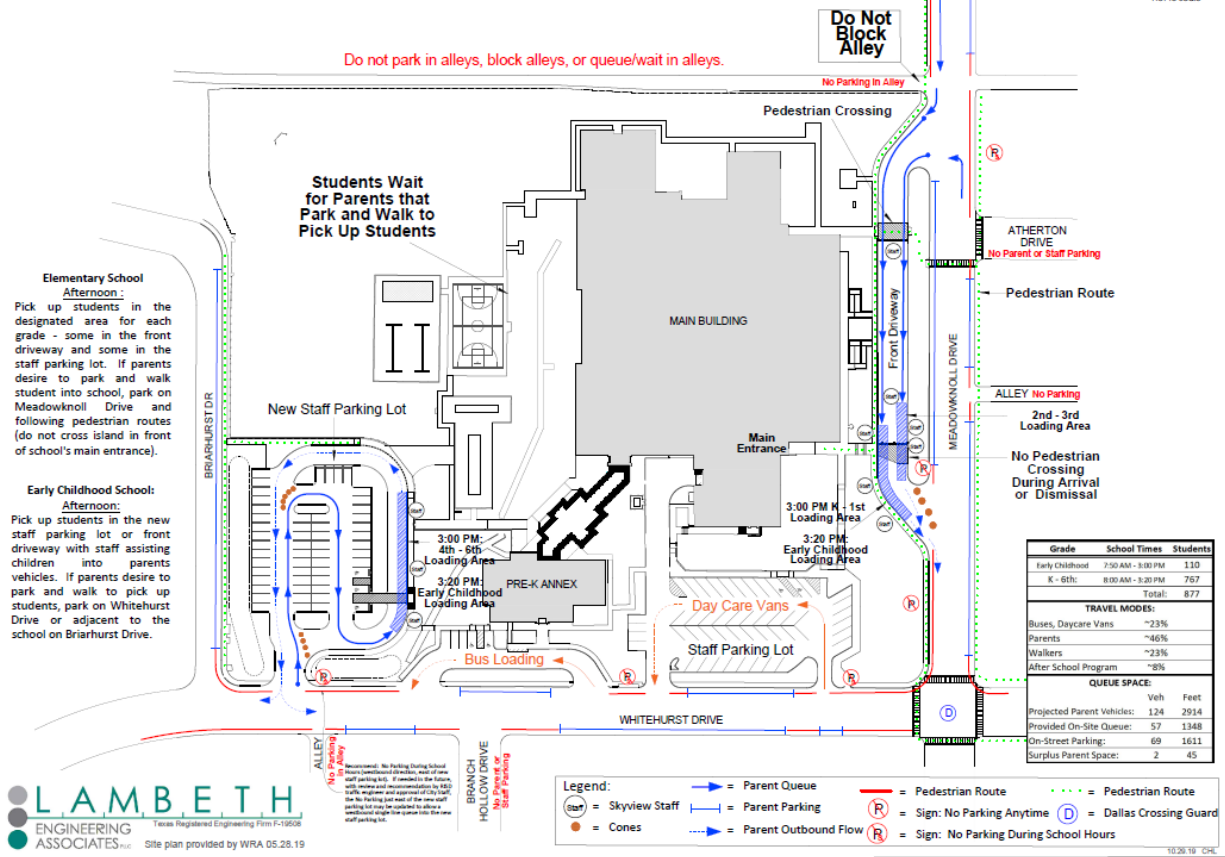
END

Exhibit 2 Traffic Management Plan - Afternoon Dismissal



LAMBETH ENGINEERING ASSOCIATES
Texas Registered Engineering Firm F-19508
Site plan provided by WRA 05.28.19

Exhibit 2 Traffic Management Plan - Afternoon Dismissal



Appendix

Queue Space

Location	Linear Feet	Provided Queue (Vehicles)	On-Street Parking (Vehicles)
Front Driveway			
Outer Lane	340	14	
Inner Lane	436	19	
New Parking Lot			
Inside Parking Lot	572	24	
Meadowknoll Dr.			
W. Side, Adjacent to Front Driveway	287		12
E. Side, South of Heatherdale, North of Alley	103		4
E. Side, South of Atherton and North of Alley	88		4
E. Side, North of Whitehurst Dr., South of Alley	235		10
Whitehurst Dr.			
N. Side, Adjacent to Staff Lot	106		5
N. Side, Adjacent to Annex Lot	90		4
S. Side, West of Meadowknoll, East of Branch Hollow	251		11
S. Side, West of Branch Hollow, East of Alley	69		3
Briarhurst Dr.			
Adjacent to School	382		16
Subtotal:	2,959	57	69
Total:			126
Projected Queue Demand For Elementary School:			124
Surplus Queue/On-Street Parking :			2

School Times:

Elementary (K- 6th): 7:50 AM – 3:00 PM

Early Childhood (Full Day Pre-K): 8:00 AM – 3:20 PM

Enrollment:

Elementary School: 727 K-6th

Early Childhood School (Pre-K): 137

On-Site Observations/Recommendations:

Below are observations and recommendations directly relating the school's current traffic management.

1. Students were polite and respectful. Students who walked home left the campus walking together—not running or acting disrespectfully. For the most part, the students followed the directions of the crossing guard.
2. The staff carefully watched over and were engaged with the students.
3. The school driveway on Meadowknoll Drive was primarily used for two queue lanes plus a middle “escape” lane. The parallel parking spaces are used for the second queue lane during afternoon pick-up period. A peak of 48 vehicles was observed queued both on the site and waiting to enter the front driveway queue line. Some afternoons it was observed that vehicles were still parked in the parallel parking spaces, creating difficulty maneuvering through the driveway during the pick-up process.
4. Many parents pulled into the driveway, parked their vehicle, and got out to help their student out of/into the vehicle. *TMP recommends staff assist students into/out of vehicles and parents remain in vehicles.*
5. Some grades were dismissed at the northern and middle sections of the driveway causing parents to navigate into/out of the middle lane to reach their destination point and pick up their child(ren). *TMP recommends all students be picked up in designated loading areas.*
6. Two Skyview staff were present in the front driveway during arrival and dismissal periods to primarily facilitate pedestrians crossing the driveway and sometimes control the traffic flow.
7. Students were dismissed at the back of the school for those parents who parked on the street and walked to pick up students. A peak of 76 parked vehicles was observed of parents picking up their student(s) in this manner.
8. Vehicles were parked in front of the school on Meadowknoll Drive and the side streets off of Meadowknoll to pick up students who were waiting in front of the school to be picked up in the carpool line. *New staff parking lot will provide additional on-site queue space. Implementing TMP recommendations to expedite queue lanes will help queue to disperse more quickly. The combination of these items is expected to alleviate parents parking on these side streets.*
9. A peak of 51 vehicles were parked behind/south of school on Whitehurst and Briarhurst.
10. Some parents parked on the west side of Meadowknoll Drive, just north of the front driveway. This makes it difficult to have clear visibility of oncoming traffic for exiting vehicles. *TMP recommends No Parking allowed here, enforce existing signs.*
11. Buses pick up in front of the building on Whitehurst Drive and daycare vans pick up in the staff parking lot on Whitehurst Drive.
12. The queue extended from the front driveway onto Meadowknoll Drive for a short time period. During this time, vehicles blocked the alley north of the school. Vehicles were also parked on Meadowknoll north of the front driveway. *TMP recommends prohibiting parking north of the school's front driveway so that queued vehicles do not block traffic flow.*
13. On-street queue from the front driveway was generally dispersed by 3:10.
14. Queue in front driveway was dispersed by 3:15 - 3:20.



Off-Site Observations/Recommendations³:

Skyview neighbors brought up several traffic and safety concerns. For reference, below are observations and recommendations.

A. Meadowknoll Drive/Whitehurst Intersection:

1. The crossing guard facilitating pedestrians should remain in place at the Whitehurst Drive/Meadowknoll Drive intersection during the arrival and dismissal periods.

B. Meadowknoll Drive/Forest Springs Drive Intersection:

1. Request that the City provide a crossing guard at the Meadowknoll Drive/Forest Springs Drive intersection to guide the 127 students that were observed walking through this intersection—many of which were unaccompanied by an adult.
 - In June 2019, the City of Dallas approved a crossing guard to be provided at the Meadowknoll Drive/Forest Springs intersection and the crossing guard is now in place.
2. Request that the City install a pedestrian crossing sign in advance of the Meadowknoll Drive/Forest Springs intersection to the north (to alert southbound vehicles).
 - City is evaluating.
3. Request that the City extend the Meadowknoll Drive School Zone through Forest Springs Drive due to the high number of pedestrians crossing the street and southbound vehicular speeds. Consideration should also be given to reducing the length of time the school zone is in effect. Lambeth understands that this would create a school zone that is longer than the City's preferred length. However, there were many young students observed crossing the street and southbound vehicles were driving faster than desired for pedestrians crossing (a speed study was not conducted; however, southbound vehicles were observed stopping abruptly to allow pedestrians to cross and upcoming vehicles were not prepared for a prompt stop).
 - City of Dallas will consider evaluating the speed issue on Meadowknoll after the new crossing guards are in place.
 - City is aware of speeds and requested evaluation.
4. Request that the City add a barrier-free ramp on Meadowknoll for pedestrians crossing to/from Forest Spring Drive to accommodate parents with strollers and pedestrians needing a ramp for accessibility.
 - A barrier free ramp is planned to be installed by the City of Dallas.

C. Meadowknoll Drive/Heatherdale Drive Intersection:

1. It is preferable for all students to cross Meadowknoll Drive at one point. However, when a crossing guard is not present at Heatherdale Drive to remind them to continue to Forest Springs Drive, it is natural that they desire to cross beforehand when they think there are appropriate gaps in traffic. Young children, however, are not able to safely make this decision. Therefore, it is recommended that the City provide a crossing guard on Meadowknoll Drive at Heatherdale Drive as well as at the crosswalks and barrier-free ramps.
2. If a crossing guard is provided at only Heatherdale Drive and not at Forest Springs Drive, unaccompanied elementary students will likely cross Meadowknoll Drive prior to reaching

³ Lambeth assisted Ms. Collins, Skyview Elementary Principal, in requesting the City of Dallas to implement the above off-site improvements. Request initially submitted to the City on April 25, 2019.

Heatherdale Drive during the morning period. Therefore, it is recommended that a crossing guard be provided on Meadowknoll Drive at both Heatherdale Drive and Forest Springs Drive.

- In June 2019, the City of Dallas approved a crossing guard to be provided at the Meadowknoll Drive/ Heatherdale Drive and Meadowknoll Drive/Forest Spring Drive intersections. Crossing guards are now in place.

D. Meadowknoll Drive/Millridge Drive Intersection:

1. It was observed during the afternoon period that approximately 74 of the 127 students walking from the school to reach Forest Springs Drive crossed Meadowknoll Drive prior to reaching Forest Springs Drive. Many were also observed crossing near Millridge Drive. Therefore, a crossing guard should be provided at Meadowknoll Drive/Millridge Drive if the City does not provide a crossing guard on Meadowknoll Drive/Heatherdale Drive.
 - In June 2019, the City of Dallas approved a crossing guard to be provided at the Meadowknoll Drive/ Heatherdale Drive intersection and a crossing guard is now in place.

E. Forest Springs/Timberleaf Drive:

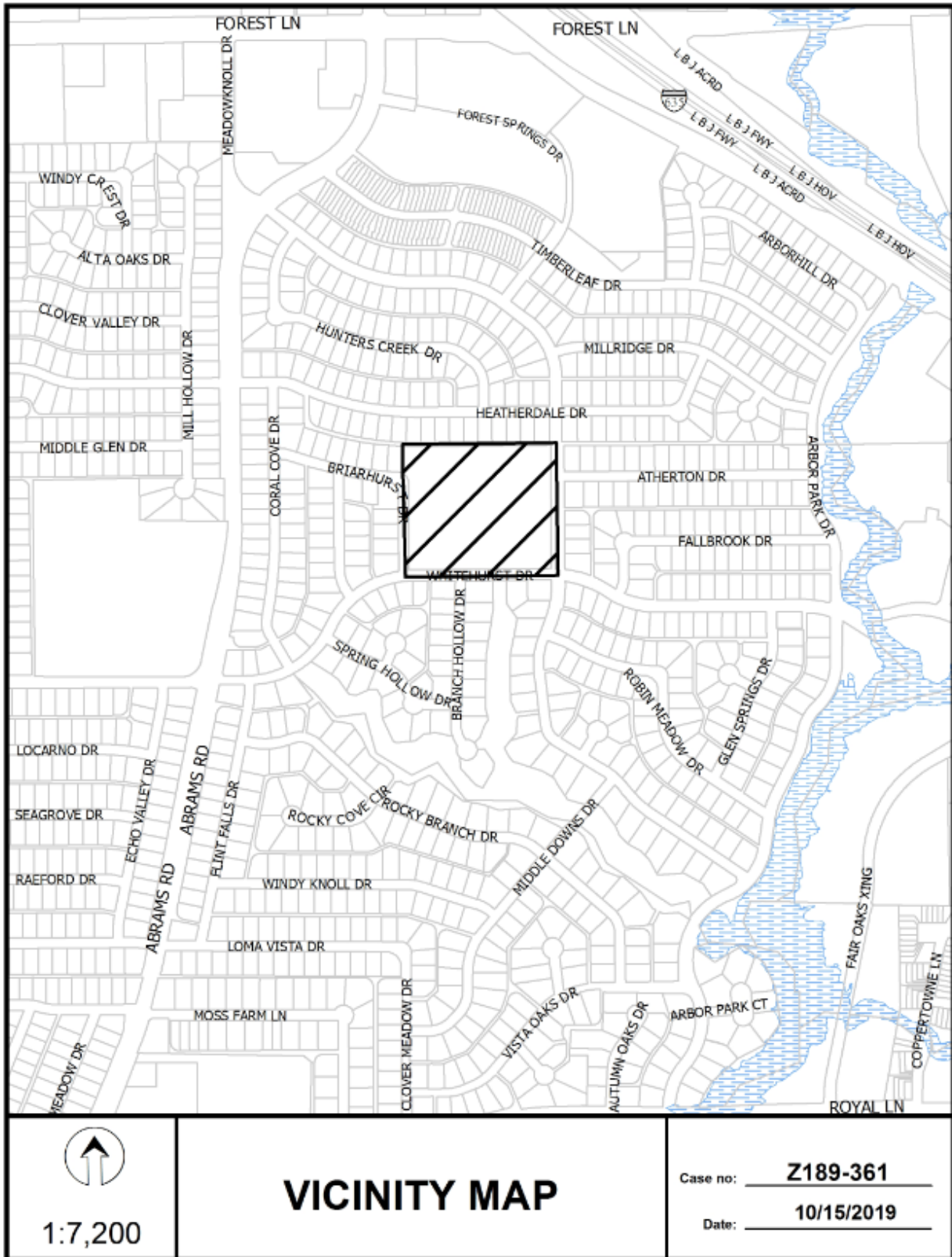
1. Request that the City install crosswalks at the following locations.
 - a. Crossing Forest Springs Drive: North of the alley and just south of the pedestrian gate to the apartments
 - b. Crossing Timberleaf Drive: On the east side of Forest Springs Drive
2. Request that the City install barrier-free ramps at the crosswalk locations noted above and at the alley intersecting with Forest Springs Drive in order to accommodate parents walking with strollers and pedestrians needing accessibility.
 - Barrier free ramps are being installed at time of this TMP update (October 28, 2019). Crosswalks should be installed after BFRs are in place.

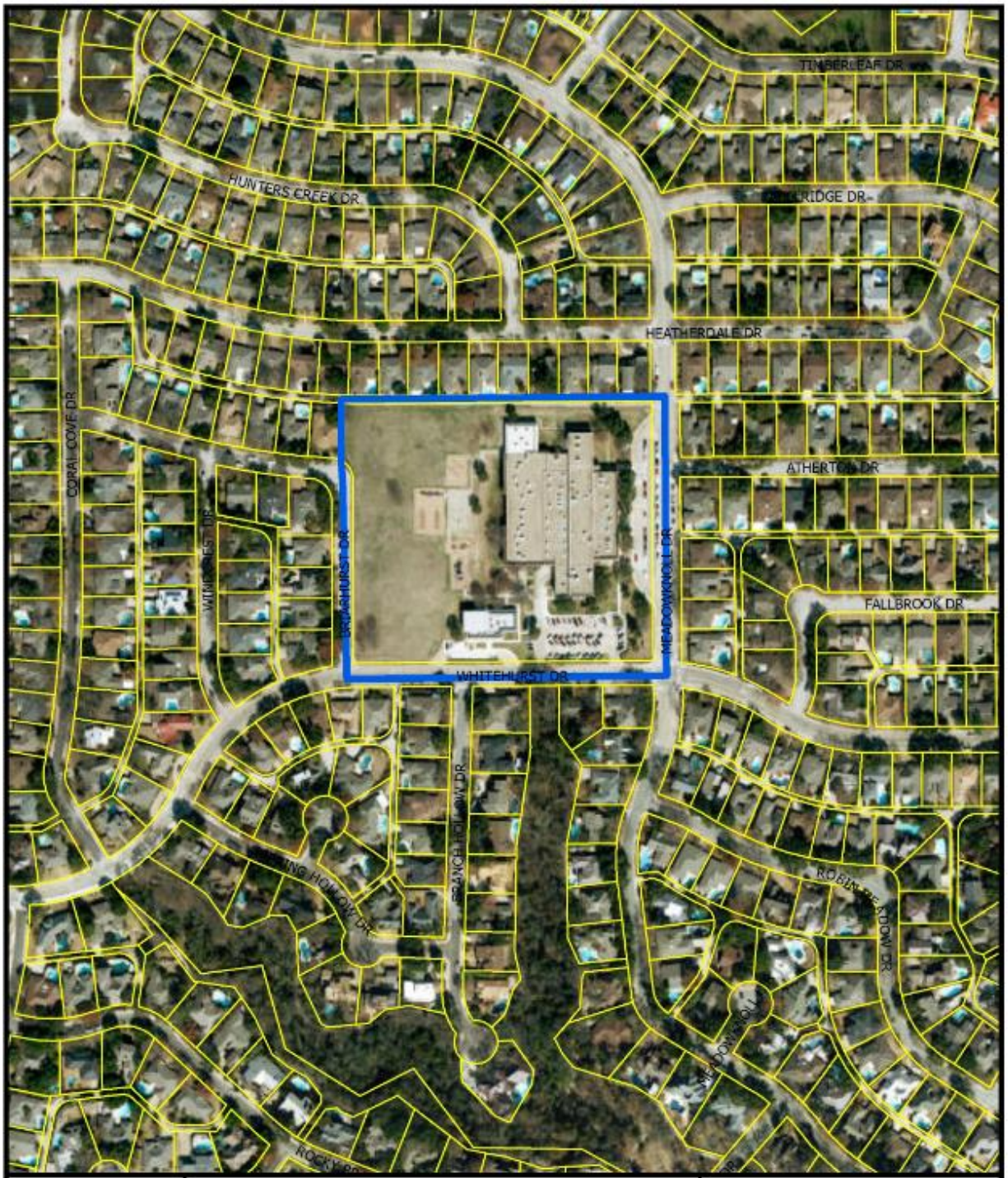
F. Whitehurst Drive/Arbor Park Drive Intersection:

1. Request that the City evaluate providing a crossing guard for the 40 students that were observed on Whitehurst Drive crossing Arbor Park Drive. The intersection has a four-way STOP and traffic volumes were very low; however, students observed were walking through the intersection without properly watching for vehicles, and many students were unsupervised.
 - In June 2019, the City of Dallas approved a crossing guard to be provided at the Whitehurst Drive/ Arbor Park Drive intersection and the crossing guard is now in place.

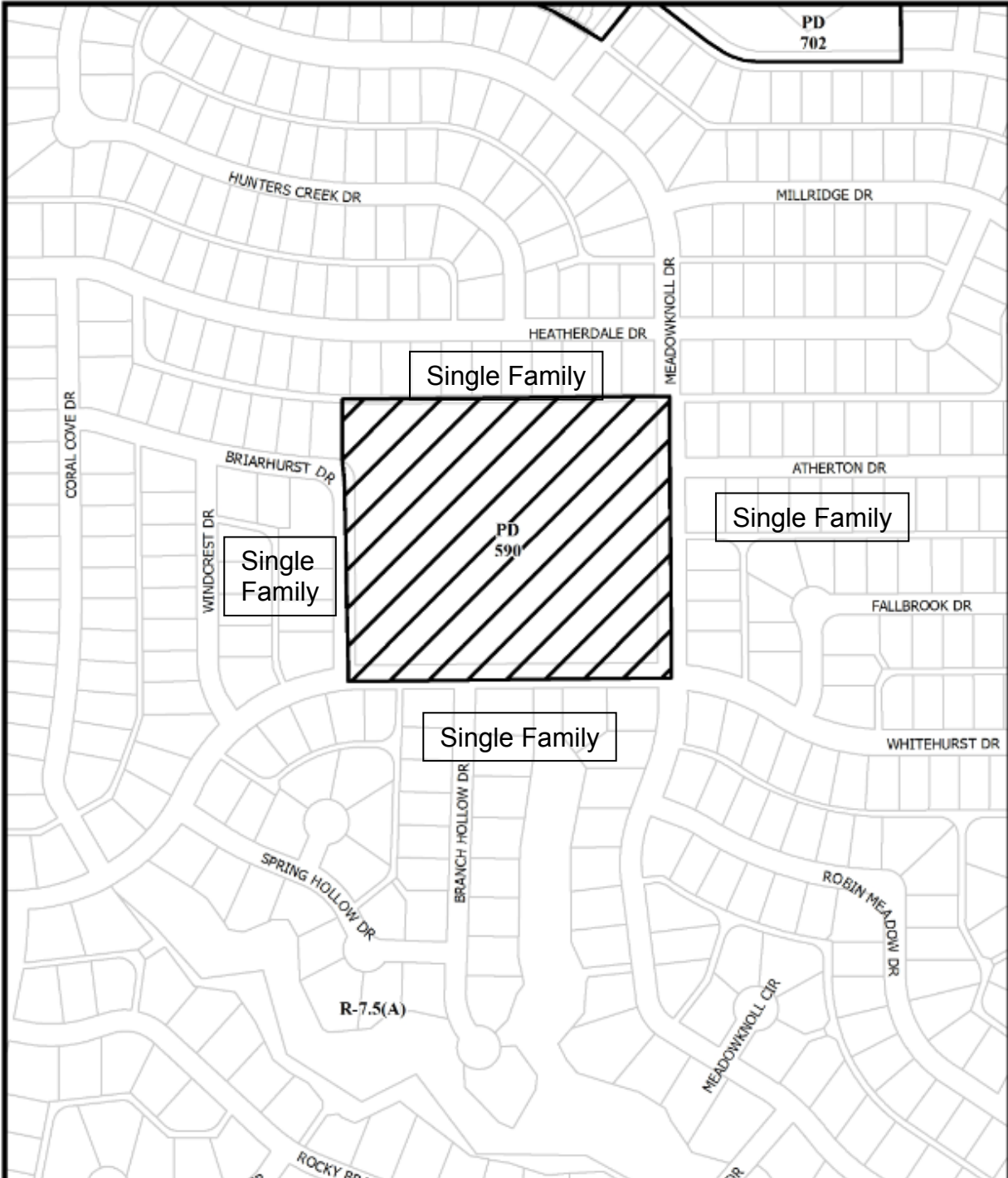
G. Meadowknoll/Alley north of School:

1. Request the City install a sign north of the alley prohibiting blocking the alley.
 - Requested in April and July 2019. No Parking signs are in place at this location.

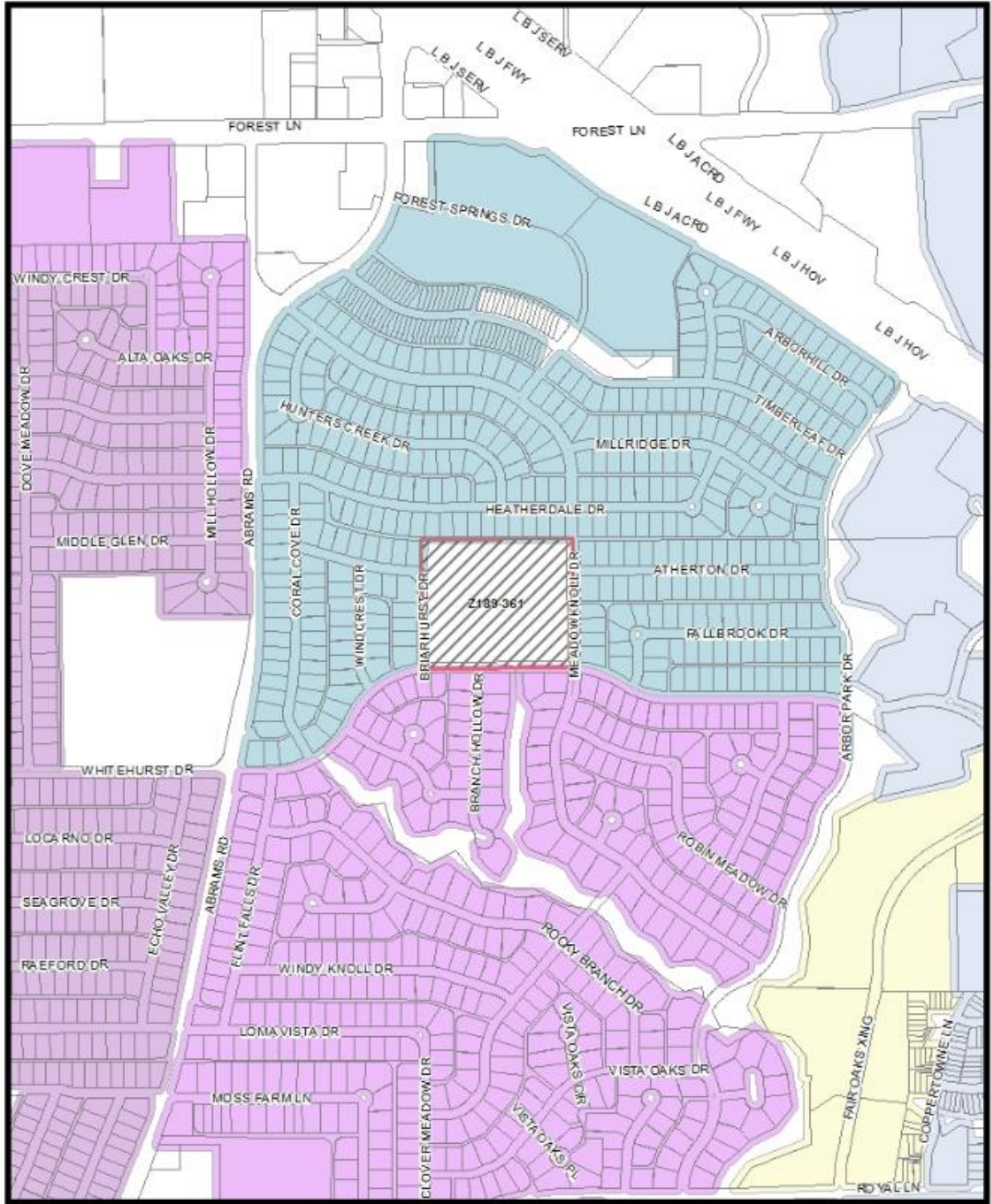




 1:3,600	<h1>AERIAL MAP</h1>	Case no: <u> Z189-361 </u> Date: <u> 10/15/2019 </u>
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 1:3,600	ZONING AND LAND USE	Case no: <u> Z189-361 </u> Date: <u> 10/15/2019 </u>
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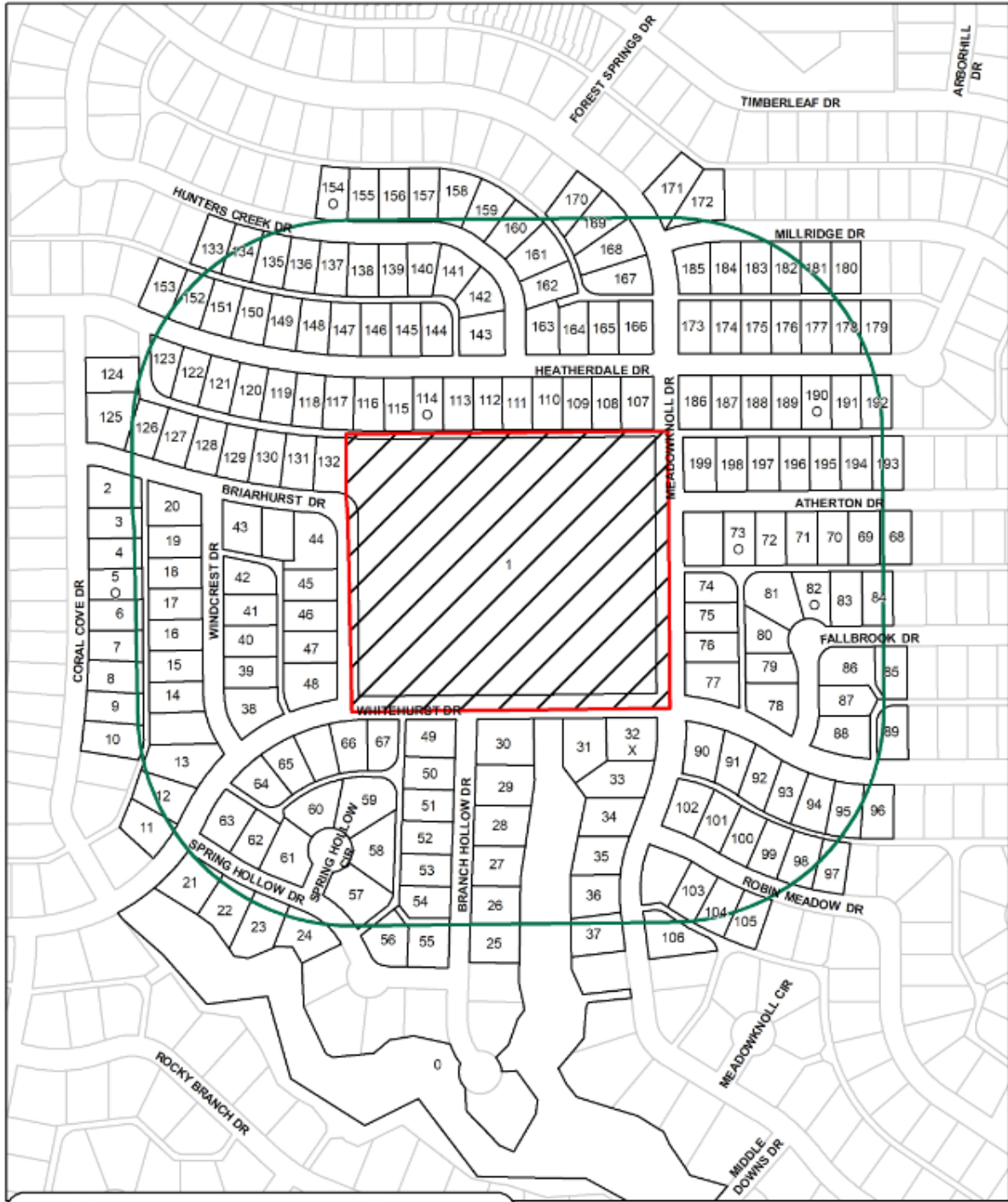
MVA Cluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/15/2019

CPC Responses



199	Property Owners Notified (205 parcels)
6	Replies in Favor (6 parcels)
1	Replies in Opposition (1 parcels)
500'	Area of Notification
11/21/2019	Date

Z189-361
CPC



1:3,600

11/20/2019

Reply List of Property Owners***Z189-361******199 Property Owners Notified 6 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9229 MEADOWKNOLL DR	RICHARDSON ISD
	2	9230 CORAL COVE DR	HOSSLER BEAU E JR
	3	9224 CORAL COVE DR	MCCRARY ANN K & RONALD L
	4	9218 CORAL COVE DR	PAULSEN JOAN
O	5	9212 CORAL COVE DR	CONNER THOMAS S &
	6	9142 CORAL COVE DR	GLASSON MARY HARRIET
	7	9136 CORAL COVE DR	SELLERS VALLI &
	8	9130 CORAL COVE DR	DARBY HOWARD E
	9	9124 CORAL COVE DR	POLVADO WENDI
	10	9118 CORAL COVE DR	KEY COURTNEY
	11	9435 WHITEHURST DR	LEDFORD H BENNY
	12	9441 WHITEHURST DR	TIDWELL KATRINA
	13	9447 WHITEHURST DR	SOTO HENRIETTA
	14	9117 WINDCREST DR	THORNE ADRIANNE E & DAVID R MORROW
	15	9123 WINDCREST DR	ROBINSON RICHARD C ETAL
	16	9129 WINDCREST DR	SOLIS MICHAEL R & ROBBIN R
	17	9135 WINDCREST DR	CONNOLLY STEVEN M &
	18	9211 WINDCREST DR	WOOD PETER A &
	19	9217 WINDCREST DR	MOIOLA RICHARD J
	20	9223 WINDCREST DR	HICKEY MATTHEW A &
	21	9402 SPRING HOLLOW DR	PARKER LANCE & TIJANA N
	22	9408 SPRING HOLLOW DR	DOGGER ALLEN J TR &
	23	9414 SPRING HOLLOW DR	RATLIFF JAMES BRETT &
	24	9428 SPRING HOLLOW DR	STRINGER PETER J &
	25	9102 BRANCH HOLLOW DR	KEOUN DIANE
	26	9108 BRANCH HOLLOW DR	GAISFORD NORMA C LIFE EST

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9114 BRANCH HOLLOW DR	MOSS MARILYN S
	28	9120 BRANCH HOLLOW DR	FALCO JOHN MAWDSLEY &
	29	9126 BRANCH HOLLOW DR	HARRIS ELLIOTT & MEREDITH
	30	9132 BRANCH HOLLOW DR	BARAB STUART & ANNE
	31	9494 WHITEHURST DR	LITTRELL SHERI CRAVENS & VAN P
X	32	9117 MEADOWKNOLL DR	SANDERS NITA
	33	9109 MEADOWKNOLL DR	BROWN HUBBERT GLEN
	34	9103 MEADOWKNOLL DR	EVERETT GARY L & CAROL L
	35	9049 MEADOWKNOLL DR	PECK WILLIAM F & ELOISE G
	36	9045 MEADOWKNOLL DR	ARAGONA ANTHONY J
	37	9041 MEADOWKNOLL DR	BROWND ROBERT N II&
	38	9100 WINDCREST DR	HOVEY DAVID MARCUS &
	39	9118 WINDCREST DR	LILAND AMBER L
	40	9124 WINDCREST DR	COALSON DAMON L &
	41	9130 WINDCREST DR	KIDDER ROBERT BRUCE &
	42	9212 WINDCREST DR	GORE CYNTHIA ELLEN
	43	9353 BRIARHURST DR	MERRITT WENDELL C III T & CHERYLLYNN
	44	9235 BRIARHURST DR	KINARD MATTHEW M & SARAH W
	45	9229 BRIARHURST DR	DARDEN DIANA R & CHRISTOPHER M
	46	9223 BRIARHURST DR	WILLIAMS CYNTHIA JILL
	47	9217 BRIARHURST DR	KAZEROONIAN SHAHIN TAJ
	48	9211 BRIARHURST DR	COKER MICHAEL W & ANDREA L
	49	9127 BRANCH HOLLOW DR	COPELAND STANLEY R &
	50	9123 BRANCH HOLLOW DR	LADEWIG JASON
	51	9119 BRANCH HOLLOW DR	JOHNSON ROBERT S JR &
	52	9115 BRANCH HOLLOW DR	HARLAN RAYMOND D
	53	9111 BRANCH HOLLOW DR	HAYMAN L WAYNE &
	54	9107 BRANCH HOLLOW DR	SMITH JAMES & JOYCE
	55	9445 SPRING HOLLOW DR	PARMA WESLEY E
	56	9435 SPRING HOLLOW DR	MARGOLIS RENATE
	57	9427 SPRING HOLLOW CIR	JCCH TRUST

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	9423 SPRING HOLLOW CIR	OBRIEN TERRENCE & MARY K
	59	9419 SPRING HOLLOW CIR	MOORE RUSSELL & HEIDI
	60	9415 SPRING HOLLOW CIR	NEATHERY CHARLES M
	61	9409 SPRING HOLLOW CIR	SEWELL VIRGIL L & JANE H
	62	9405 SPRING HOLLOW DR	WILLIAMS CINDY S
	63	9401 SPRING HOLLOW DR	GIRTON KENNETH W &
	64	9442 WHITEHURST DR	WILLIAMS DEEDRA S
	65	9448 WHITEHURST DR	WILSON LARRY W
	66	9458 WHITEHURST DR	FANTINI NICHOLAS & JENNIFER
	67	9464 WHITEHURST DR	ESSLEY DAVID D EST OF &
	68	9630 ATHERTON DR	SCHONWALD KERRY &
	69	9624 ATHERTON DR	CAVENDER NATHANIEL D &
	70	9618 ATHERTON DR	SWIMM TRACY &
	71	9612 ATHERTON DR	LEMONS BARBARA K
	72	9566 ATHERTON DR	FLOREY LYNETTE
O	73	9560 ATHERTON DR	FINCHER CHARLES J
	74	9230 MEADOWKNOLL DR	EDWARDS ELIZABETH A
	75	9224 MEADOWKNOLL DR	WERTHER KATHLEEN FARLEY
	76	9218 MEADOWKNOLL DR	BROWN AMY L
	77	9212 MEADOWKNOLL DR	ARNOLD ALVIN B
	78	9511 FALLBROOK DR	WALLING DAVID CRAIG JR
	79	9517 FALLBROOK DR	CARTER JOHN H & JENNIFER W
	80	9523 FALLBROOK DR	FAVOUR DONNA
	81	9529 FALLBROOK DR	BURDS ROBERT F
O	82	9611 FALLBROOK DR	HYLAND DELONNA E
	83	9617 FALLBROOK DR	FELTENBERGER JAMES C &
	84	9623 FALLBROOK DR	NEWTOWN JOSEPH C & TERESA M
	85	9624 FALLBROOK DR	COUGHLIN THOMAS J &
	86	9618 FALLBROOK DR	LENEVEU DIANN MARIE
	87	9518 FALLBROOK DR	PEELER LAWRENCE F &
	88	9512 FALLBROOK DR	BRADY DAVID DEAN &

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	9617 WHITEHURST DR	WHITE JON B &
	90	9512 WHITEHURST DR	SHOCKLEY MICAH & MEAGEN
	91	9518 WHITEHURST DR	KUHNER CHRISTOPHER &
	92	9524 WHITEHURST DR	MAHONEY SHANNON R & PETER A KUPFER
	93	9530 WHITEHURST DR	CASTRO STANLEY T
	94	9612 WHITEHURST DR	SCHUTTNER KIMBERLY
	95	9618 WHITEHURST DR	ESTES JOE LYNN & CATHY D
	96	9624 WHITEHURST DR	ZETTERHOLM BERT & AMPARO
	97	9523 ROBIN MEADOW DR	COUCH VERNON E & CATHERINE D
	98	9519 ROBIN MEADOW DR	WEBB STEPHEN M & TONI S
	99	9515 ROBIN MEADOW DR	CARTER RYAN CLAY &
	100	9511 ROBIN MEADOW DR	FARRELL MICHAEL & REBEKAH
	101	9507 ROBIN MEADOW DR	SKINNER STEPHEN D &
	102	9503 ROBIN MEADOW DR	TANOURY KENNETH
	103	9506 ROBIN MEADOW DR	GREEN LISA & BENJAMIN
	104	9510 ROBIN MEADOW DR	THOMAS MAXIE K
	105	9514 ROBIN MEADOW DR	SHIFLETTE ELISA M
	106	9034 MEADOWKNOLL DR	APPLEQUIST CHRISTOPHER
	107	9466 HEATHERDALE DR	TENPENNY STEPHEN &
	108	9460 HEATHERDALE DR	DOUTHIT DAVID W & MARY
	109	9454 HEATHERDALE DR	ALBAIDI AHMED M
	110	9448 HEATHERDALE DR	DEBUSK ANGELA LYNN
	111	9442 HEATHERDALE DR	GOODALL JARRED M & CHEREE D
	112	9436 HEATHERDALE DR	HUGHES SANDRA
	113	9430 HEATHERDALE DR	OWEN RICHARD D
O	114	9424 HEATHERDALE DR	MITCHELL HAZLE I
	115	9418 HEATHERDALE DR	OCONNOR CHRISTOPHER A
	116	9412 HEATHERDALE DR	DUFFY RANDY A & KORTNIE
	117	9406 HEATHERDALE DR	WILLARD BRETT S & POLLY T
	118	9362 HEATHERDALE DR	POKLADNIK CHARLES & ROBIN
	119	9358 HEATHERDALE DR	ACKELS HANNAH M & JOSEPH E JR

11/20/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	9352 HEATHERDALE DR	WALLACH ELICIA A
	121	9348 HEATHERDALE DR	BRYANT KEVIN F & ALISON N
	122	9342 HEATHERDALE DR	PENDLETON TOM E & DEBRA S
	123	9336 HEATHERDALE DR	CAMPBELL JORDAN CHRISTIAN & KATHRYN TAYLOR
	124	9324 CORAL COVE DR	MONROE JENNIFER & MATTHEW
	125	9312 CORAL COVE DR	WATTERSON BLAKE & CASEY
	126	9376 BRIARHURST DR	KRUEGER D EDWARD & ASHLEY
	127	9370 BRIARHURST DR	MCWHORTER DAVID R &
	128	9364 BRIARHURST DR	BEDENKOP GREGORY S &
	129	9358 BRIARHURST DR	EVERHEART JAMES R
	130	9352 BRIARHURST DR	ARKFELD MICHAEL E & KELLY A
	131	9346 BRIARHURST DR	RODRIGUEZ IVAN PATRICIO & MARIA ELENA SANCHEZ
	132	9340 BRIARHURST DR	ROACH ADAM B & JULIA C
	133	9374 HUNTERS CREEK DR	STEBBINS MARTHA E &
	134	9380 HUNTERS CREEK DR	SEELEY PETER C & ELINOR
	135	9386 HUNTERS CREEK DR	STANFORD ADAM DAVID
	136	9392 HUNTERS CREEK DR	KENNEDYBATTLE DANNIELLE
	137	9406 HUNTERS CREEK DR	ODELL BRAD M &
	138	9412 HUNTERS CREEK DR	TRAN DANIEL & DENISE
	139	9418 HUNTERS CREEK DR	SIMMONS CAMISHA LASHUN
	140	9424 HUNTERS CREEK DR	RIGGINS JASON &
	141	9432 HUNTERS CREEK DR	FRENKEL SCOTT B III
	142	9442 HUNTERS CREEK DR	GUARINO CARMINE & ADRIANNE
	143	9450 HUNTERS CREEK DR	SODEK LIVING TRUST
	144	9427 HEATHERDALE DR	MAYES C ROBERT &
	145	9421 HEATHERDALE DR	WELLS SEAN D
	146	9415 HEATHERDALE DR	MILLS MELANIE E
	147	9407 HEATHERDALE DR	HILL KRYSTA MICHELLE
	148	9363 HEATHERDALE DR	ESKRIDGE ANDREW THOMAS &
	149	9357 HEATHERDALE DR	KIRKPATRICK KEITH L &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	150	9351 HEATHERDALE DR	SMITH LARRY P &
	151	9345 HEATHERDALE DR	MANFROM ELEANOR N
	152	9339 HEATHERDALE DR	BRUCK SUSAN E
	153	9333 HEATHERDALE DR	WOODSON SARA J
O	154	9405 HUNTERS CREEK DR	CHILIAN RONALD D &
	155	9411 HUNTERS CREEK DR	CONDER KYLE
	156	9419 HUNTERS CREEK DR	LANTZ JOHN CHRISTOPHER &
	157	9425 HUNTERS CREEK DR	MILES TONY &
	158	9431 HUNTERS CREEK DR	ALLEN OSCAR W &
	159	9435 HUNTERS CREEK DR	DIAZ ROLDAN III &
	160	9441 HUNTERS CREEK DR	RASHTI JEANETTE AUGUSTA
	161	9445 HUNTERS CREEK DR	BUNDREN JOHN
	162	9449 HUNTERS CREEK DR	MORRIS LUCAS J
	163	9447 HEATHERDALE DR	ACCIARDO RAYMOND & ESTELA
	164	9453 HEATHERDALE DR	LAMBLUNSFORD GLENNA LIVING
	165	9459 HEATHERDALE DR	WILSON RICHARD D
	166	9465 HEATHERDALE DR	STEINBAUER MARTHA J
	167	9331 MEADOWKNOLL DR	JAQUA JOYCE
	168	9339 MEADOWKNOLL DR	MITCHELL R L
	169	9407 MEADOWKNOLL DR	GUTIERREZ JOSE JR & RACHEL K
	170	9415 MEADOWKNOLL DR	GRAYSON KATHERINE M
	171	9342 MEADOWKNOLL DR	WILEY JEREMY P &
	172	9507 MILLRIDGE DR	PECHT JENNIFER &
	173	9507 HEATHERDALE DR	HARRIS JUSTIN
	174	9515 HEATHERDALE DR	ABEL DEREK
	175	9521 HEATHERDALE DR	PRINE REBECCA A
	176	9527 HEATHERDALE DR	COBB ERIC M & ROBYN M
	177	9535 HEATHERDALE DR	WIRTH DAVID D
	178	9543 HEATHERDALE DR	LUCERN ASSETS LLC
	179	9551 HEATHERDALE DR	VENUTO JOHN & ALLISON
	180	9544 MILLRIDGE DR	MCKIBBIN JAMES & DOLORES
	181	9536 MILLRIDGE DR	HESS DAVID K & KELLY C

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	9528 MILLRIDGE DR	RUZO ANDRES
	183	9522 MILLRIDGE DR	MCGUIRE JIM & GAY
	184	9514 MILLRIDGE DR	BRITTON EMILY LYNN
	185	9506 MILLRIDGE DR	WALSH JAMES D & PAMELA J
	186	9506 HEATHERDALE DR	SKINNER ROBERT P &
	187	9514 HEATHERDALE DR	KRONBECK ARLAN P
	188	9522 HEATHERDALE DR	GARCIA JEFFREY A & LAURA W
	189	9528 HEATHERDALE DR	REED MARK & CLAUDIA RAMIREZ
O	190	9536 HEATHERDALE DR	NOEL JULIAN R JR &
	191	9544 HEATHERDALE DR	BATTS RONALD N & MARTHA HOLLYDAY
	192	9552 HEATHERDALE DR	ROBLEDO ANTHONY & BERTHA
	193	9629 ATHERTON DR	PACHECO FERNANDO A &
	194	9623 ATHERTON DR	LEBLANC RAYMOND A & ALISON M
	195	9617 ATHERTON DR	EVILSIZER RICHARD L & LOU A
	196	9611 ATHERTON DR	WEST DAVID L &
	197	9565 ATHERTON DR	SARGENT JAMES M SR
	198	9559 ATHERTON DR	MILLER JOE ZACHARY & REBECCA L
	199	9553 ATHERTON DR	POLEMENAKOS CHRISTOS A & LORIE A