

FILE NUMBER: Z234-271(LL) **DATE FILED:** July 1, 2024

LOCATION: Northwest corner of IH-635 and Valley View Lane

COUNCIL DISTRICT: 11

SIZE OF REQUEST: 18.10 Acres **CENSUS TRACT:** 48113013610

OWNER: The Covenant Knights School

APPLICANT: Suzan Kedron and Victoria Morris, Jackson Walker, LLP

REQUEST: An application for an amendment to Planned Development District No. 143.

SUMMARY: The purpose of the request is to allow a new guardhouse to be constructed within the front setback at the entrance along Valley View Lane, add a new surface parking area along Valley View Lane, and a revised development plan and conditions.

STAFF

RECOMMENDATION: Approval, subject to amended development, landscape, and traffic management plans, and conditions.

PLANNED DEVELOPMENT DISTRICT No. 143

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=143>

BACKGROUND INFORMATION:

- The area of request is currently zoned PD No. 143 (PD 143) for a private school [The Covenant Knights School] and is developed with seven (7) buildings (approx. 136,240 sq. ft. of building coverage), an athletic field, and a detention pond.
- Geographically located in Far North Dallas.
- The athletic field, high school buildings, and several storage buildings are located on the private school campus nearest IH-635 and Valley View Lane. The elementary and middle schools are located just north of these facilities within zone 3 of Planned Development No. 143.
- No changes to the existing uses are proposed for the property. However, the existing approved development conceptual plan does not allow the requested construction of a guard house within the front yard setback at the entrance or allow new surface parking to be located off of Valley View Lane as proposed.
- An updated traffic management plan is being submitted with this PD amendment application.
- On September 9, 2020, City Council approved an amendment to Planned Development No. 143 for a private school, subject to a site plan, landscape plan, traffic management plan, and conditions.
- The purpose of the request is to allow a new guardhouse to be constructed within the front setback at the entrance along Valley View Lane, add a new surface parking area along Valley View Lane, and a revised development, landscape, and traffic management plan, and conditions.

Zoning History:

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

1. **Z190-242:** On September 9, 2020, City Council approved an amendment to Planned Development No. 143 (PD 143) for definitions, uses, floor area, height, and setbacks, athletic fields, and private school pick-up/drop off regulations, a revised development/landscape plan, and a new traffic management plan for the private school zoned PD 143 on the northwest corner of IH-635 (LBJ Fwy) and Valley View Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
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IH 635 (LBJ Fwy)	Freeway	-
Valley View Lane	Local Street	-

Traffic:

The Transportation Development Services Division of the Planning and Development Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* (1.0) was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request, since the application was filed prior to September 26, 2024.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Implementation 1.1.2.2 Focus on developing strong middle-class neighborhoods anchored by successful schools and supported with sufficient retail.

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

Implementation 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Implementation 1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Implementation 2.1.1.6 Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

Implementation 2.5.1.1 Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools and libraries.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use:

	Zoning	Land Use
Site	PD 143 for a private school with an athletic field	Private school and athletic field
North	R-16(A)	Single Family, cemetery
South	MU-3 and R-10(A)	Pedestrian Trail (White Rock) and Church
East	MF-2(A)	Multi Family
West	R-1/2ac(A) and R-10(A)	Park (Valley View) and Recreation Facility

Land Use Compatibility:

The area of request currently has seven (7) buildings (approx. 136,240 square feet of building coverage), an athletic field (Frank Miller Field) and a detention pond zoned PD 143 for a private school designated Zone 3 or B on the development/concept plan on the northwest corner of IH-635 (LBJ Fwy.) and Valley View Lane.

To the north of the site is single family and a cemetery. To the south across LBJ Freeway is White Rock Creek with a pedestrian trail and a church. To the east is multifamily and to the west is a park and recreational facility (Valley View Park) and south of the property are single family uses. To the east of the property is an existing church. Since the private school has been operating for a number of years and is surrounded by residential uses and recreational, public uses to support the community school, staff finds the applicant's request to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would continue to serve the existing neighborhood. The applicant is not proposing any further expansion of buildings beyond what is allowed per the existing development plan or increasing the number of existing allowable classrooms to ensure appropriate scale and compatibility with the surrounding area. Staff is supportive of the proposed conditions, including the addition of a guard house within the front yard setback for safety at the entrance of the site at Valley View Lane as it will not disturb any existing landscaping or pervious surface. Also, allowing the bleachers for the athletic field to be located facing Valley View with no height restriction as shown on the concept plan will still require the bleachers to be setback 75' from Valley View as required.

The applicant's request to remove the hours of operation for the classrooms will allow the school to determine the appropriate operations for the school facility while the Traffic Management Plan will still determine the appropriate separation of dismissal times for the pre-K through sixth and seventh through twelfth grades for optimal traffic flow. Finally, staff is supportive of the applicant's request to remove the requirement in the PD for the right-turn deceleration lane at the proposed entrance. If a right-turn lane is determined to be required at the time of permitting, the building permit will be subject to that requirement as appropriate.

Staff supports the request because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system. Staff supports the zoning request, subject to an amended development plan/concept plan, and amended conditions. Staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, concept plan, and a Traffic Management Plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future.

Landscaping:

Landscaping must be provided in accordance with Article X and the landscaping requirements in PD 143, as amended and the attached landscape plan.

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. Required parking for the site is 271 parking spaces. The requirement is met as there are currently, approximately 286 parking spaces for the school.

The applicant is proposing an additional approximately 68 parking spaces in a surface parking lot near the corner of IH-635 and Valley View Lane for parents. Staff is supportive of the request as the applicant is mitigating any tree removal or the new parking area, meeting the required number of street trees required, and exceeding the number of on-site trees required. The site only has 17% lot coverage, far below the maximum 40% and has significant open space and landscaping to provide permeability. The applicant is also providing pervious pedestrian pathways through the parking lot to allow safe pedestrian movement through the parking areas to connect to the existing pedestrian pathway to the nearest building. Staff is supportive of the request.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in a “D” MVA area. To the north, southwest, east, and west of the site is the “D” MVA area. To the southeast of the of the site is the “F” MVA area.

Z234-271(LL)

List of Officers

The Covenant School

Head of School
Robert Littlejohn, Ph.D.

Chairman of the Board
Amy W. Anderson

Vice-Chairman
Issac Haas

Secretary
Elise Harper

Treasurer
Ray Sperring

Proposed Amended PD 143 Conditions

ARTICLE 143.

PD 143.

SEC. 51P-143.101. LEGISLATIVE HISTORY.

PD 143 was established by Ordinance No. 17685, passed by the Dallas City Council on February 2, 1983. Ordinance No. 17685 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17685 was amended by Ordinance No. 19483, passed by the Dallas City Council on February 25, 1987. (Ord. Nos. 10962; 17685; 19483; 25508; 26137)

SEC. 51P-143.102. PROPERTY LOCATION AND SIZE.

PD 143 is established on property generally located at the northwest corner of the Lyndon B. Johnson Freeway and Valley View Lane. The size of PD 143 is approximately 18.10 acres. (Ord. Nos. 17685; 25508; 26137)

SEC. 51P-143.103. DEFINITIONS.

(a) For the purpose of this article:

(1) ASSOCIATIONS means the Valley View Neighborhood Association and the Valley View Place Association.

(2) ATHLETIC EVENT means any sanctioned interscholastic sporting contest between two schools and specifically excludes sports practice, scrimmages, and preparatory activities.

(3) COVENANT DRIVE means that portion of former Valley View Lane, south of Thistle Lane, that has been reconfigured and renamed as Covenant Drive as shown on Conceptual Plan B.

(4) **GUARD HOUSE means a building used to accommodate security personnel.**

~~(4)~~(5) LBJ FREEWAY means Lyndon Baines Johnson Freeway.

~~(5)~~(6) MECHANICAL PENTHOUSE means a floor or a structure on top of a building used as a mechanical equipment room.

~~(6)~~(7) PLANT NURSERY means the following:

- (A) Garden shop, plant sales, or greenhouse, and florist store.
- (B) A facility for the display and retail sale of outdoor, patio and garden furniture, lighting, swimming pools, and pool supplies.
- (C) Display and sale of gifts, antiques, art objects, and garden ornaments.
- (D) Offices and storage facilities for a landscaping, architecture, landscape architecture, and interior design business.

~~(7)~~(8) RETAIL USES means those uses listed in Section 51-4.211.

~~(8)~~(9) STORY means that portion of a building between any two successive floors, excluding mechanical penthouses.

(b) Unless otherwise indicated, all definitions in Chapter 51 apply to this article. (Ord. Nos. 19483; 25508; 26137; 31624)

SEC. 51P-143.104. INTERPRETATIONS.

(a) Unless otherwise stated, the 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. (Ord. Nos. 25508; 26137)

SEC. 51P-143.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 143A: conceptual plan A.

- (2) Exhibit 143B: site plan.
- (3) Exhibit 143C: conceptual plan B.
- (4) Exhibit 143D: ~~landscape~~ development plan
- (5) Exhibit 143E: traffic management plan.
- (6) Exhibit 143F: landscape plan. (Ord. 31624)

SEC. 51P-143.105. CONCEPTUAL PLAN.

(a) For all uses other than a private school, use and development of the Property must comply with Conceptual Plan A (dividing the Property into three zones) (Exhibit 143A).

(b) For a private school, use and development of the Property must comply with Conceptual Plan B (Exhibit 143C). The hike and bike trail shown on Conceptual Plan B may be relocated off the Property and this area may be developed as indicated in General Note 1 on Conceptual Plan B.

(c) The Property has frontage on the north line of the LBJ Freeway westbound service road. If the Texas Department of Transportation acquires land for highway improvements along LBJ Freeway in the shaded area shown on Conceptual Plan B, required setbacks will be measured from the amended property line. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.106. PHASE I, EXISTING DEVELOPMENT.

For all uses other than a private school, the following regulations apply. The existing plant nursery, as shown on the site plan (Exhibit 143B) is recognized as Phase I of PD 143. The existing plant nursery has a floor area of 69,887 square feet. This existing floor area should not be counted toward maximum permitted floor area under this article. If any of the existing floor area ceases to be used as a plant nursery, as defined in this article, any replacement of such floor area must be counted toward maximum permitted floor area. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.107. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development~~landscape~~ plan (Exhibit 143D). If there is a conflict between the text of this article and the development~~landscape~~ plan, the text of this article controls. (Ord. Nos. 19483; 25508; 26137; 31624)

SEC. 51P-143.108. LANDSCAPE PLAN.

- (a) For all uses other than a private school, the following landscape regulations apply:

(1) A landscape plan in conformance with Article X must be submitted with each detailed development plan and approved by the city plan commission prior to issuance of a certificate of occupancy for any use on that portion of the Property.

(2) The first landscape plan submitted must include landscaping for all portions of the landscape easement, as shown on Conceptual Plan A. The landscape easement must be planted with grass, evergreen shrubbery, and trees to provide a visual barrier. This visual barrier must screen Valley View Lane from any automobiles and parking structures in the area designated as setback area on Conceptual Plan A. Landscaping for the landscape easement must be installed prior to the issuance of a certificate of occupancy for any use on the Property. All other landscaping must be installed in accordance with the landscape plan prior to the issuance of a certificate of occupancy for any use on the portion of the Property covered by the landscape plan.

(3) All plant materials must be maintained in a healthy, growing condition at all times.

- (b) For a private school, the following landscape regulations apply:

(1) Except as provided in this subsection, landscaping must be provided as shown on the [development/]landscape plan (Exhibit 143D). If there is a conflict between the text of this article and the [development/]landscape plan, the text of this article controls.

(2) A minimum 25-foot-wide landscape buffer must be provided along the Valley View Lane frontage, north of its intersection with Thistle Lane, as shown on Conceptual Plan B. The landscape buffer must include plant materials that will obtain a solid appearance within three years.

(3) A solid screening wall, maintained at a minimum height of six feet, must be located behind the landscape buffer as shown on Conceptual Plan B.

(4) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 19483; 25508; 26137; 31624)

SEC. 51P-143.109. USES, FLOOR AREA, HEIGHT, AND SETBACKS.

(a) The entire Property must be developed with any single use or combination of uses as outlined in Subsection (b) or a private school, but not a combination of a single use or combination of uses outlined in Subsection (b) and a private school.

(b) For all uses other than a private school, the following regulations apply:

(1) Zone 1.

(A) Uses.

(i) The only uses permitted are the following:

(aa) Those uses permitted by right, those uses permitted as limited uses by right, and those uses permitted as retail-related uses by right in a GO General Office District.

(bb) Plant nursery.

(ii) Single-family, duplex, and multiple-family uses are prohibited.

(B) Floor area. Maximum permitted floor area is 130,000 square feet.

(C) Heights. No structure may exceed 60 feet in height.

(D) Stories. No structure may exceed four stories.

(E) Special buffer zone. A 200-foot-wide buffer zone, as shown on Conceptual Plan A, must be provided along the south right-of-way line of Valley View Lane. The only structures permitted in this buffer zone are those structures shown on the site plan and parking structures that do not exceed a height elevation greater than the highest elevation of the portion of the Valley View Lane roadway adjacent to the buffer zone.

(F) Setbacks. Minimum setback for structures on Zone 1 is 25 feet.

(2) Zone 2.

(A) Uses.

(i) The only permitted uses are the following:

(aa) Those uses permitted by right, those uses permitted as limited uses by right, and those uses permitted as retail-related uses by right in a GO General Office District.

(bb) Plant nursery.

(ii) Single-family, duplex, and multiple-family uses are prohibited.

(B) Floor area. Maximum permitted floor area is 260,000 square feet.

(C) Height. No structure may exceed 90 feet in height.

(D) Stories. No structure may exceed six stories.

(E) Special buffer zone. A 100-foot-wide buffer zone, as shown on Conceptual Plan A, must be provided along the west right-of-way line of Valley View Lane. The only structures permitted in this buffer zone are those structures shown on the site plan and parking structures that do not exceed a height elevation greater than the highest elevation of the portion of the Valley View Lane roadway adjacent to the buffer zone.

(F) Setbacks. Minimum setback for structures on Zone 2 is 25 feet.

(3) Zone 3.

(A) Uses.

(i) The only permitted uses are the following:

(aa) Those uses permitted in an SC Shopping Center District and a GO General Office District.

(bb) Plant nursery.

(ii) Single-family, duplex, and multiple-family uses

are prohibited.

- (B) Floor area. Maximum permitted floor area is 650,000 square feet.
- (C) Height. No structure may exceed 120 feet in height.
- (D) Stories. No structure may exceed eight stories.
- (E) Setbacks. Minimum setback for structures on Zone 3 is 25 feet.

(c) For a private school, the following regulations apply:

- (1) Floor area. Maximum permitted floor area is 200,000 square feet.
- (2) Height. No structure may exceed 60 feet in height.
- (3) Stories. No structure may exceed four stories.
- (4) Setbacks.

(A) Front yard. Except as provided in this subparagraph, minimum front yard is 25 feet. ~~[In addition, no structures may be located within:]~~

(i) For a guard house, no front yard is required. ~~[the 200-foot wide setback along the southern line of Valley View Lane as shown on Conceptual Plan B; or]~~

(ii) Along the southern line of Valley View Lane as shown on Conceptual Plan B, the minimum front yard is 200 feet. ~~[the 100-foot wide setback along the western line of Valley View Lane as shown on Conceptual Plan B.]~~

(iii) Along the western line of Valley View Lane as shown on Conceptual Plan B, the minimum front yard is 100 feet.

(B) Side and rear yard. Minimum side and rear yard is 25 feet.

(5) Pedestrian pathways.

(A) A minimum four-foot-wide unobstructed, permeable paving pathway is required to connect a primary entrance of each main building and off-street

parking spaces. No parking space may be located more than 65 feet from a connected pathway.

(B) Unobstructed sidewalks located in the public right-of-way may count toward Subparagraph (i) when all criteria in this paragraph are met. Sidewalk connections to pathways must be no more than 130 linear feet apart.

(C) When abutting parking spaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the pathway.

(D) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

(E) The pathway with the shortest distance between a primary entrance and a lot line on the opposite side of the parking lot from the building must connect to the sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

(F) A pedestrian pathway that complies with Subparagraphs (A) through (E) is required. A pedestrian pathway that complies with subparagraphs (A) through (E) is required for the surface parking area located nearest the intersection of IH 635 and Valley View Lane. If the path is located behind a fence, a pedestrian gate made accessible to staff and students is required.

(6) Lighting.

(A) Security lighting. Security lighting is permitted throughout the Property, provided that the lighting:

- (i) does not exceed 45 feet in height;
- (ii) is limited to hooded and shielded light fixtures directed vertically downward; and
- (iii) is solely for the purpose of security and not for the purpose of illuminating any athletic fields, events, or practices.

(7) Light standards. Light standards for any parking lots located between Valley View Lane and any building on the Property are subject to the conditions in Subparagraph (A), except that that they may not exceed 30 feet in height.

- (8) Bell towers. Bell towers or any other tower which emits bell-type tones are prohibited.
- (9) Outdoor sound.
(A) Except as otherwise provided in this paragraph, loudspeakers, public address systems, school bells, and buzzers (other than fire warning systems) may only be sounded internally within the structures on the Property.

(B) Loudspeakers and public address systems may be sounded externally in response to emergency situations only.
- (10) Existing pond. The existing pond shown on Conceptual Plan B will be retained on the Property in the location generally shown on Conceptual Plan B. In accordance with federal, state and local regulations, improvements to the pond may be made to its configuration, size, and location, but in no event shall the minimum surface area of the pond be less than 24,428 square feet.
- (11) Overflow parking. A private school must maintain a written agreement with an off-site property owner to provide sufficient overflow parking when parking capacity available on the school parking lots is insufficient. A copy of the agreement must be provided to the associations upon request. (Ord. Nos. 19483; 25508; 26137; 31624)

SEC. 51P-143.110. COVERAGE.

(a) For all uses other than a private school, no more than 513,000 square feet of the Property may be covered by a roof, floor, or other structure, including above-grade parking structures, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.

(b) For a private school, maximum lot coverage is 40 percent. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.111. SPECIAL FLOOR AREA RESTRICTIONS.

(a) For all uses other than a private school:

(1) Maximum permitted floor area for all uses on the Property is 400,000 square feet until the Park Central Extension is constructed as shown on Conceptual Plan A and approved by the director of public works and transportation.

- (2) Maximum permitted floor area in Zones 1 and 2 combined is 260,000 square feet.
 - (3) Maximum permitted floor area in Zones 1, 2, and 3 combined is 650,000 square feet.
 - (4) Maximum permitted floor area on the Property for all bar and restaurant uses and retail uses combined is 40,000 square feet.
- (b) For a private school, maximum floor area is 200,000 square feet. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.112. BAR AND RESTAURANT USES AND RETAIL USES.

All bar and restaurant uses, professional, personal service, and custom craft uses, and retail uses, excluding the existing plant nursery, must be located in a building containing office uses that collectively comprise at least 10 percent of the total floor area of the building. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.113. DEVELOPMENT/STREET IMPROVEMENT STAGING.

- (a) For all uses other than a private school, no certificate of occupancy may be issued for any use on the Property until the following improvements are completed.
- (1) A right-turn lane must be constructed as part of the westbound LBJ Freeway service road at Hillcrest Road.
 - (2) The intersection of Valley View Lane and Thistle Lane must be reconfigured as shown on Conceptual Plan A.
 - (3) A public access easement and flood emergency access gates must be approved by the director of public works and transportation and provided as shown on Conceptual Plan A. Vehicular access between Valley View Lane and the Property is prohibited except through the approved access gates during flood conditions.
- (b) For a private school, prior to the issuance of a certificate of occupancy, the following improvements must be provided, with final design and construction approved by the director of public works and transportation.

~~(1) A right turn deceleration lane must be provided at the location of Proposed Access Point A as shown on Conceptual Plan B.~~

~~(2)(1)The intersection of Valley View Lane and Thistle Lane (including the terminus of Covenant Drive) must be reconfigured as shown on Conceptual Plan B, unless the city refuses to allow such reconfiguration. It is proposed that the southern portion of Valley View Lane will be reconfigured and renamed as Covenant Drive.~~

~~(3)(2)A public access easement and flood emergency access gates approved by the director of public works and transportation must be provided as shown on Conceptual Plan B. Vehicular and pedestrian access between Valley View Lane and the Property is prohibited except as set forth in this paragraph. Prior to the completion of a westbound service road of LBJ Freeway which will be elevated across White Rock Creek and which will be accessible from southbound Covenant Drive, vehicular access through the flood emergency access gates is limited to periods when flood conditions preclude the use of Proposed Access Point A as shown on Conceptual Plan B, and to emergency vehicles. After completion of such a westbound service road, access through the flood emergency access gates is limited to emergency vehicles. Notwithstanding the foregoing, the Proposed Emergency Gated Access Points as shown on Conceptual Plan B may be used for pedestrian access between Valley View Lane and the Property by supervised school groups.~~

(c) The Park Central Extension located on the Property and the street improvements in Subsections (a) and (b) must be provided by the owner of the Property at no cost to the city if the construction is necessitated by and attributable to the new development on the Property.

(d) The owner of the Property will not be responsible for or required to construct, pay for, or make improvements to Park Central Drive south of the Property. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.114. THISTLE LANE.

Thistle Lane may not be extended from its present intersection with Valley View Lane directly to Hillcrest Road. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.115. ACCESS.

(a) For all uses other than a private school, the number and location of driveways, deceleration lanes, and acceleration lanes on the westbound LBJ Freeway service road, Lambert Park Drive, and Park Central Extension must be approved by the director of public works and transportation. The locations must be approved as part

of the detailed development plans for Zone 3.

(b) For a private school, ingress and egress must be provided only in the general locations shown on Conceptual Plan B. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.116. PRIVATE SCHOOL CLASSROOM HOURS OF OPERATION.

Hours of classroom operation for a private school are limited to the following:

(1) For Grades K through 6, between 8:00 a.m. and 3:00 p.m., Monday through Friday.

(2) For Grades 7 through 12, between 7:45 a.m. and 3:15 p.m., Monday through Friday. (Ord. 2637)

SEC. 51P-143.117. ATHLETIC FIELDS.

(a) For athletic fields for a private school located within Zone A as shown on Conceptual Plan B, the following restrictions apply:

(1) Athletic field lighting standards, scoreboards, outdoor amplified sound systems, and press boxes are not permitted.

(2) Bleachers, not to exceed five feet in height, are permitted.

(3) Hours of operation are as follows (and no field activity is permitted other than the times listed below):

(A) Between 8:00 a.m. and 8:00 p.m., Monday through Friday.

(B) Between 9:00 a.m. and 5:00 p.m. on Saturday.

(C) Use of the fields is not permitted on Sunday.

(4) Third-party use of the fields is prohibited.

(5) No outdoor band practice is permitted.

(b) For athletic fields for a private school located within Zone B as shown on Conceptual Plan B, the following restrictions apply:

(1) Hours of operation are as follows (and no field activity is permitted other than the times listed below):

- (A) Between 7:00 a.m. and 10:00 p.m., Monday through Saturday.
- (B) Events may continue past 10:00 p.m. due to the following unforeseen circumstances only:
 - (i) game overtime;
 - (ii) traffic delays;
 - (iii) medical emergencies;
 - (iv) and weather delays.
- (C) The latest scheduled start time for athletic events is 7:30 p.m.
- (D) Use of the fields is not permitted on Sunday.
- (E) If an event extends past 10:00 p.m. in accordance with subparagraph (B), the school must contact the respective presidents of the associations in writing within 24 hours of the event to explain the overage.

(2) Bleachers are permitted, as depicted on the development/landscape plan (Exhibit 143D), but are limited to a maximum height of 12 feet to the top of the highest bleacher seat, and must not face either Valley View Lane or Covenant Drive. Seating capacity of the bleachers may not exceed 1,000. In addition, bleachers must be set back a minimum of 75 feet from Covenant Drive.

(3) A pressbox is permitted, but it is limited to a maximum height of 24 feet and maximum front width of 36 feet, and must not face either Valley View Lane or Covenant Drive. In addition, the pressbox must be set back a minimum of 75 feet from Covenant Drive.

(4) Outdoor amplified sound systems for athletic fields are permitted, subject to the following conditions:

(A) all speakers must be directed southward such that sound is substantially unheard in surrounding residential areas;

(B) the sound pressure level on the bounding lot line of Valley View Lane may not exceed 56 dBA from 6:00 a.m. to 6:00 p.m., and 49 dBA from 6:00 p.m. to 6:00 a.m.; and

(C) speakers may be used only during athletic events.

- (5) Athletic field lighting is permitted, subject to the following conditions:

(A) spillover light from any athletic field lighting onto neighboring lots may not exceed 0.1 foot-candle over ambient light conditions measured along the residential property line five feet above the ground surface;

(B) maximum height for athletic field lighting is 75 feet in height;

(C) fixtures must be mounted in such a manner that the projected cone of light is directed downwards towards the field and does not cross the property line along Valley View Lane; and

(D) athletic field lighting must be turned off by the later of 10:30 p.m. or 30 minutes following the conclusion of any athletic event.

(6) Third-party use of any athletic field is prohibited, except that athletic fields may be used by other private schools for athletic events until 6:00 p.m.

(7) Outdoor band practices are restricted to the period from 9:00 a.m. to 5:00 p.m., and to a maximum of three hours per day.

(8) When athletic fields are used for athletic events, the private school must utilize off-duty police officers to direct vehicular and pedestrian traffic away from single family residential areas for the duration of the athletic event and for 60 minutes before and after the event. (Ord. Nos. 26137; 31624)

SEC. 51P-143.118. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school must comply with the traffic management plan (Exhibit 143E).

(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, 2022. 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. (Ord. Nos. 26137; 26770; 31624)

SEC. 51P-143.119. SUBDIVISION PLAT.

Prior to the issuance of a building permit for any construction which requires a new certificate of occupancy on any portion of the Property, a subdivision plat for that portion of the Property must be approved by the city plan commission. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.120. OFF-STREET PARKING.

The existing plant nursery must have 150 parking spaces. Parking for any expansion of the plant nursery use must be approved as part of the detailed development plan for the expansion. Off-street parking for all other uses must be provided in accordance with the provisions of Chapter 51. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.121. FENCE.

Prior to the issuance of a certificate of occupancy for a private school, the minimum six-foot-high solid brick, stone, stucco, or other masonry product wall as shown on Conceptual Plan B must be installed. A fence or wall with a minimum height of six feet must be installed from the southern end of this wall to as close to the northern curb line of the driveway entering the Property from Proposed Access Point B, as shown on Conceptual Plan B, as is permitted by the city's visibility triangle and/or sightline regulations. Other perimeter fencing and entry gates must be identified on the approved development plan, and may not exceed eight feet in height (excluding netting and/or backstops in conjunction with athletic fields which must not exceed 60 feet in height) in the required front yards along Covenant Drive and the LBJ Freeway service road. (Ord. 26137)

SEC. 51P-143.122. SIGNS.

(a) For all uses other than a private school, signs to be located on the Property must comply with the following provisions:

(1) Zones 1 and 2. Signs must comply with the provisions for non-business zoning districts contained in Chapter 51.

(2) Zone 3. Signs must comply with the provisions for business zoning districts contained in Chapter 51.

(3) Zones 1, 2, and 3. Non-premise signs are prohibited.

(b) For a private school, signs must comply with the provisions for business zoning districts in Chapter 51. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.123. CONSTRUCTION TRAFFIC.

Any vehicles used for construction on the Property are prohibited on those portions of Valley View Lane and Covenant Drive adjacent to the Property during construction on any portion of the Property. (Ord. Nos. 19483; 25508; 26137)

SEC. 51P-143.124. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking must be constructed to meet the requirements of Chapter 51.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 17685; 19483; 25508; 26102; 26137)

SEC. 51P-143.125. GENERAL REQUIREMENTS.

(a) Utilization of the Property must conform with all requirements, plans, contracts, and ordinances and all other applicable codes, rules, and regulations of the city.

(b) At least thirty days prior to the filing with the city of any application for a zoning change with respect to all or any part of the Property, any application for a minor amendment to the approved development plan or landscape plan for the Property pursuant to Sections 51A- 4.702(h) or (i), as amended, or any application to the Board of Adjustment for a variance or special exception with respect to any portion of the Property, the applicant shall submit a copy of said application to the Valley View Homeowners Association at the address on the city's early notification list. (Ord. Nos. 19483; 25508; 26102; 26137)

SEC. 51P-143.126. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy until there is full compliance with this article, together with all applicable provisions of the Dallas City Code, as amended. (Ord. Nos. 17685; 25508; 26137)

Existing Traffic Management Plan

Exhibit 143E

31624

201348

June 29, 2020

PK# 2760-19.354

TRAFFIC MANAGEMENT PLAN

COVENANT SCHOOL
CITY OF DALLAS



Hunter W. Lemley

Introduction

The services of **Pacheco Koch** (PK) were retained by Good Fulton & Ferrell Architects to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Covenant School (the "School") located at 7300 Valley View Lane in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: **Existing Private School**
- Address: **7300 Valley View Lane, Dallas, Texas**
- Grades: **Kinergarten-12th Grade**
- Start/End Times:
 - Elementary School: **8:15 AM – 2:45 PM**
 - Middle School: **8:00 AM – 3:15 PM**
 - High School: **8:00 AM – 3:00 PM**
- Existing Zoning/Proposed Zoning: **PD 143/PD Amendment**
- Existing Enrollment: **651 Students (K-5th: 308; 6th-8th: 169; 9th-12th: 174)**
- Future Enrollment: **No change**

Planned Development
District No. 143

Approved
City Plan Commission
July 23, 2020



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



June 29, 2020

School Access

- Adjacent Streets:
 - Lyndon B. Johnson Service Road: two lanes, one-way operation, no median
 - Valley View Lane: two lanes, two-way operation, no median
- Projected Travel Modes (Elementary/Middle/High):
 - Bus: **0%**
 - Walk: **0%**
 - Students Drivers: **0%/0%/40%**
 - Picked Up by Parent: **95%/95%/55%**
 - Other (After School Activities, etc.): **5%/5%/5%**

*Enrollment and Travel Mode Data gathered by on-site observations

- School Zones
 - School zones do not exist in the immediate vicinity of the school

TRAFFIC MANAGEMENT PLAN

A summary of existing conditions from observations performed on Monday, December 9, 2019 is provided below:

- The school operates with a managed loading protocol. Parent pick-up activity in the afternoon occurs on-site, just north of the school building area.
- Parent drop-off activity in the morning peak has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during school morning peak.
- Parents also have the option to park in available parking spaces within the parking lot north of the school building area to walk up to the school building to pick-up the student. The Plan provides for 45 parking spaces to be used for pick-up. See **Exhibit 1** for an approximate percent of parents who choose to park instead of participating in any carpool system
- Covenant school does not have a bus system for students nor do students walk to and from the school. All students are either picked up by parent vehicle or drive to school.

31624

201348



June 29, 2020

- Student Parking is located in the back two rows of the school parking lot. All other parking is for staff and/or visitors.
- The school provides ample staff assistance to help students get to the queuing area and into the appropriate vehicle for pick-up. No crossing guards are needed for the school's traffic management strategies.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 1**:

1. **Increase separation of dismissal times from current conditions to a minimum of 20 minutes (30 minutes desirable)**
 - Traffic is to enter the site via the Lyndon B. Johnson Service Road and via Valley View Lane. Valley View Lane dead ends into the school site that is secured by a gate. Ingress traffic is to enter the site through Valley View Lane and circulate around the site in a counter-clockwise pattern. Egress traffic is to exit the site via the private roadway that is located west of the building. The private roadway exits onto the Lyndon B. Johnson Service Road.
 - For athletic events, particularly for the field on the property south of the school building, traffic management operations are much like the operations for arrival and dismissal for normal school hours. Traffic enters the site via the Lyndon B. Johnson Service Road and via Valley View Lane. Ingress traffic is to enter the site through Valley View Lane and through the dead end that leads to the secured gate for the school and then, traffic is to circulate around the site in a counter-clockwise pattern. Attendees for the school's athletic events are to use the parking provided on site, north of the school building. Egress traffic is to exit the site via the private roadway that is located west of the building. The private roadway exits onto the Lyndon B. Johnson Service Road.

June 29, 2020



Acknowledgement Statement

REVIEW AND COMMITMENT

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

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



Signature

June 29, 2020
Date

Name: Robert Littlejohn

Title: CEO/Head of School

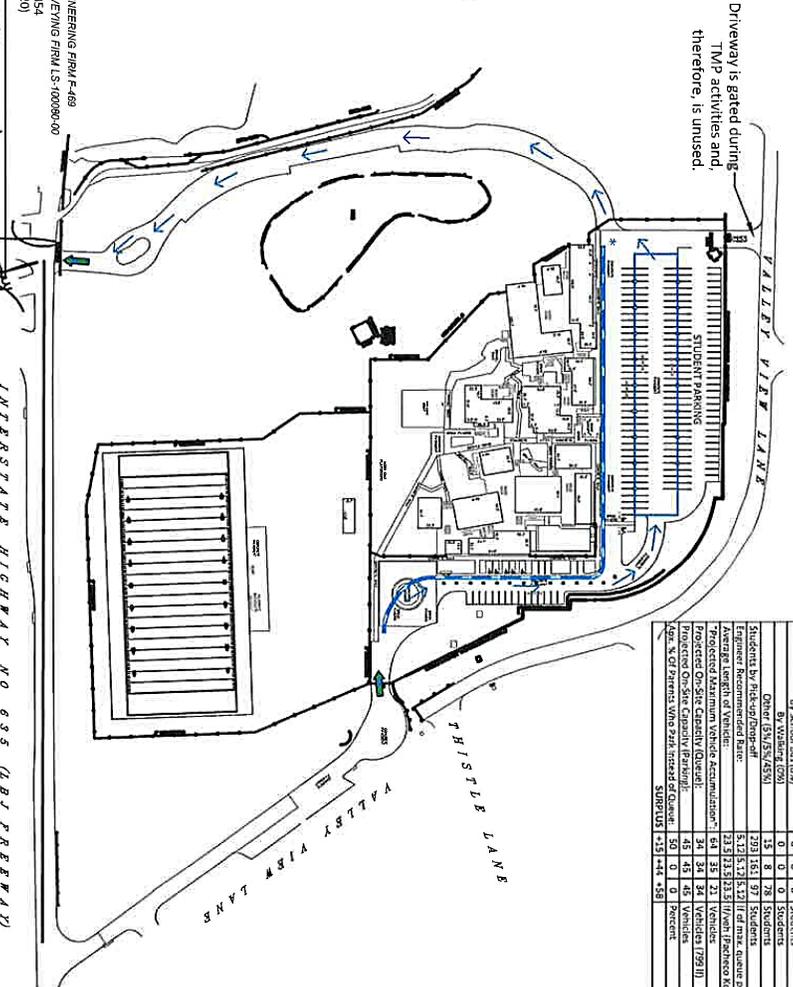
END OF MEMO

201348

Exhibit 143E

31624

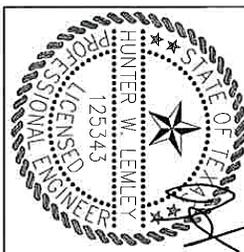
- GENERAL NOTES:**
- The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
 - Front of queue must begin at the edge of pavement as shown on the plan, thus requiring students to walk to the front of the driveway. This is to maximize on-site queuing.
 - Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.
- PROPOSED TRAFFIC MANAGEMENT STRATEGIES**
- Student ID System: **Managed Loading System**
- Proposed Parking*
 Parking Supply: 235
 Parking Demand: 190
 Surplus: +45
- Student ID System: **Managed Loading System**
- # of Staff Assistance: **None**
- # of Crossing Guards: **None**



Vehicle Accumulation Capacity	None
Projected Enrollment	208
By School Bus (0%)	0
By Walking (0%)	0
By Bicycling (0%)	0
By Skateboard (0%)	0
By Roller Skating (0%)	0
By Scooter (0%)	0
By Other (0%)	0
Student by Pickup (50%)	104
Engineer Recommended Base:	104
Average Length of Vehicle:	5.12
Projected Maximum Vehicle Accumulation*:	190
Projected On-Site Capacity (Queue):	235
Projected On-Site Capacity (Vehicle):	46
Projected On-Site Capacity (Personnel):	46
Surplus:	+45

Planned Development District No. 143

Approved City Plan Commission July 23, 2020



TX. REG. ENGINEERING FIRM F-469
 TX. REG. SURVEYING FIRM LS-100090-00
 PK-2750-19-354
 (ADV: 06/26/20)

HUNTER W. LEMLEY
 125343
 PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMLEY, P.E. 125343 ON 06/26/2020. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Proposed Conditions

- RECOMMENDATIONS**
- Increase separation of dismissal times from current conditions to a minimum of 20 minutes (30 minutes desirable)



- LEGEND**
- Access Point
 - Queue Area (Conventional Loading)
 - Circulation/Flow
 - Access Point
 - Access Point
 - Traffic Cone
 - Parent Waiting Area
 - Queue Area (Managed Loading)
 - Staff Assistance

LEVEL	STUDENTS ENROLLED
Kindergarten	48
1st Grade	52
2nd Grade	51
3rd Grade	53
4th Grade	53
5th Grade	51
6th Grade	57
7th Grade	56
8th Grade	55
9th Grade	43
10th Grade	47
11th Grade	29
12th Grade	29
TOTAL	651

EXHIBIT 1 Z

Traffic Management Plan

DSD Covenant School, Dallas, Texas

Pacheco Koch

BACKGROUND:
 Approving Agency: City of Dallas
 Event/Type: Private School
 Event Organizer: Covenant School
 Event Time(s)/Date(s): Weekly morning & evening
 On-Site Contact: ROBERT LUDWIG/Head of School/7214 355-5818

NOTE: This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

Proposed Traffic Management Plan (Exhibit 143 E)

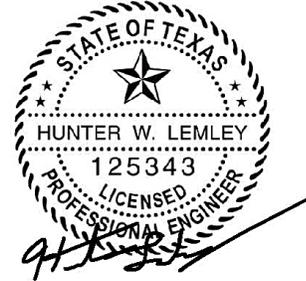


765 Custer Road, Suite 100| Plano, TX 75075
Main 972.422.0077 | www.spiarseng.com
TBPE Np. F-2121 | TBPLS No. F-10043100

March 28, 2024

TRAFFIC MANAGEMENT PLAN UPDATE

The Covenant School – City of Dallas



INTRODUCTION

Spiars Engineering & Surveying was retained by KFM Engineering, LLC on behalf of The Covenant School to provide a Traffic Management Plan (TMP) Update for the existing Private School that consists of Kindergarten through 12th Grade. The TMP Update is to be submitted to the City of Dallas as part of the agreed upon Planned Development (PD) 143 established conditions, which requires the school to provide a traffic study (TMP Update) evaluating the sufficiency of the [existing] TMP [submitted at the time of PD 143 approval conditions]. The school shall submit updates of the traffic study (TMP Update) to the [City] by March 1 of each even-numbered year.

According to SEC. 51P-143.118, the traffic study (TMP Update) must be in writing, performed by a license engineer, based on a minimum of four samples taken on different school days a different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

1. ingress and egress points;
2. queue lengths;
3. number and location of personnel assisting with loading and unloading of students;
4. drop-off and pick-up locations;
5. drop-off and pick-up hours for each grade level;
6. hours for each grade level; and
7. circulation.

This memorandum is prepared to evaluate and address each analysis mentioned above. A copy of the existing TMP that was approved by the City of Dallas during the condition agreement process of PD-143 is provided at the end of the report. Unless mentioned otherwise in this memorandum, all elements of the existing TMP are to be assumed to be in operation as shown on the existing TMP and validated by onsite observations on Tuesday, March 26th, 2024, and Thursday, March 28th, 2024.



March 28, 2024

At the time of the approval by the City of Dallas of the existing TMP (With no planned significant changes):

- a. Student enrollment of 651 students
- b. Address: 7300 Valley View Lane, Dallas, Texas
- c. Start/End times:
 - a. Elementary School: 8:15 A.M. – 2:45 P.M.
 - b. Middle School: 8:00 A.M. – 3:15 P.M.
 - c. High School: 8:00 A.M. – 3:00 P.M.
- d. Travel Modes (Elementary/Middle/High):
 - a. Bus and Walking: 0%
 - b. Student Drivers: 0%/0%/40%
 - c. Picked Up by Parent: 95%/95%/55%
 - d. Other (After School Activities, etc.): 5%

As described in the Existing TMP, a summary of existing conditions performed in 2019 are summarized below:

The school operates with a managed loading protocol. Parent pick-up activity in the afternoon occurs on-site, just north of the school building area. Traffic enters the site via the Lyndon B. Johnson Service Road and via Valley View Lane. Valley View Lane dead ends into the school site that is secured by a gate. Ingress traffic enters the site through Valley View Lane and circulates around the site in a counter-clockwise pattern. Egress traffic exits the site via the private roadway that is located west of the building. The private roadway exits onto the Lyndon B. Johnson Service Road. At the time of observations for this TMP Update, student enrollment increase resulted in parent vehicle queuing to continue through Valley View Lane. A security guard is in place along Valley View Lane to ensure safe and efficient order throughout the queue line while traffic enters from the frontage road and queues along Valley View Lane. In addition to queuing, parents also have the option to park in available parking spaces within the parking lot north of the school building area to walk up to the school building to pick up the student.

The school provides ample staff assistance to help students get to the queuing area and into the appropriate vehicle for pick-up. No crossing guards are needed for the school's traffic management strategies.

The Covenant School does not have a bus system for students nor do students walk to and from school. All students are either picked up by a parent vehicle or drive to the school. Student Parking is located in the back two rows of the school parking lot. All other parking is for staff and/or visitors.

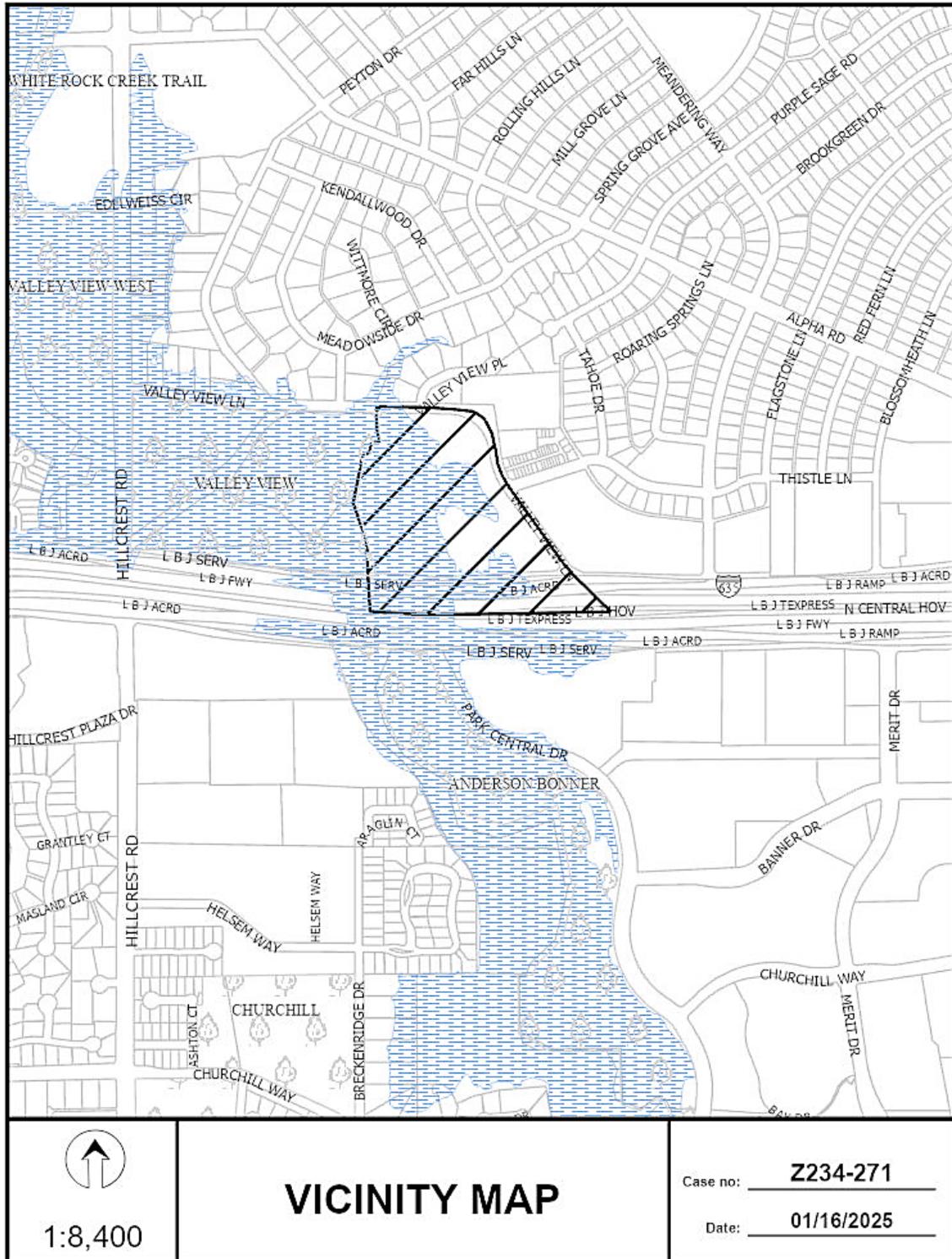
As part of the Existing TMP, the recommendation of the school to increase separation of dismissal times from current conditions to a minimum of 20 minutes (30 minutes desirable).



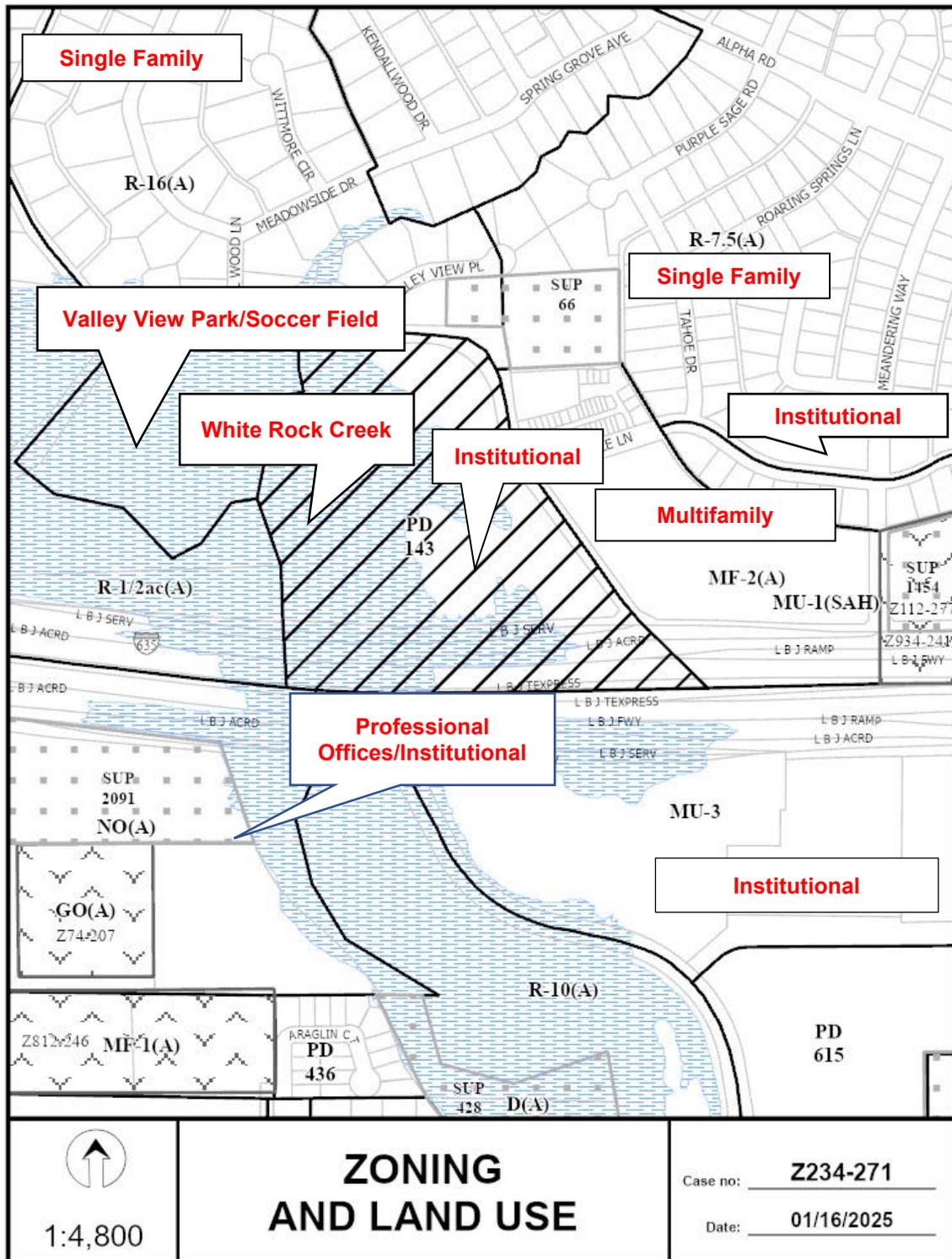
March 28, 2024

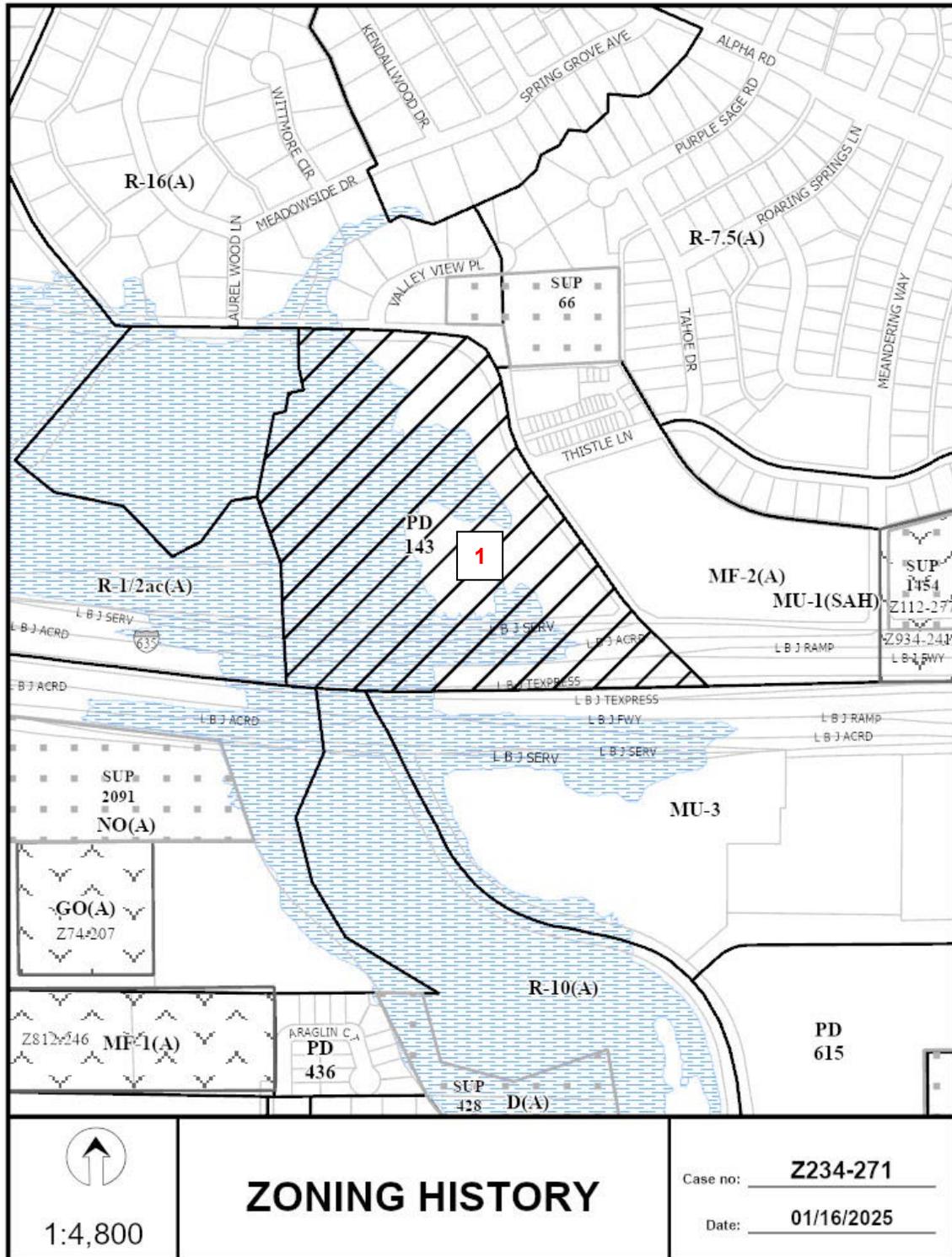
Table 1. General School Information

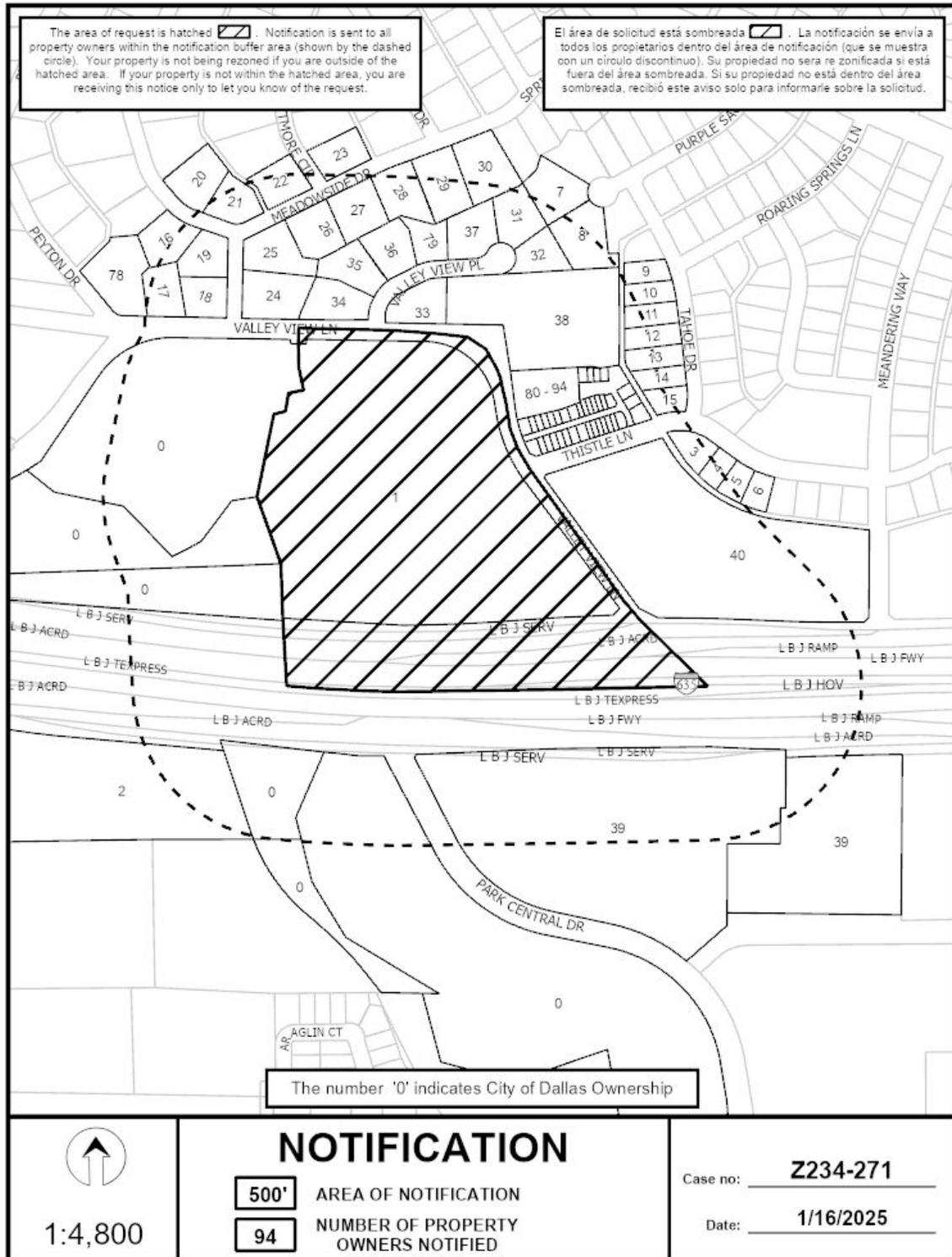
<p>General School Information School Name: The Covenant School Principal/Head of School: Brandt C. Wright – bwright@covenantdallas.com Location: 7300 Valley View Lane Type: Private K-12 Existing Zoning: PD-143 Prior TMP Date: June 26th, 2020</p>
<p>Observations Dates Observed: Date #1— Tuesday, March 26th, 2024; Date #2— Thursday, May 28th, 2024 Peak and Available Queue: 88 Vehicles (2,200 LF)</p>











01/16/2025

Notification List of Property Owners**Z234-271****94 Property Owners Notified**

Label #	Address	Owner
1	7300 VALLEY VIEW LN	COVENANT KNIGHTS SCHOOL
2	12800 HILLCREST RD	HARTMAN SPE LLC
3	7510 THISTLE LN	FRAZIN LORRIE
4	7526 THISTLE LN	BARTHEL ROSE MARIE
5	7532 THISTLE LN	ALIGAH IJEOMA J
6	7540 THISTLE LN	BLACK GARY RAY & LISA M
7	13303 PURPLE SAGE RD	HICKEY KATHERINE & BRYN
8	13304 PURPLE SAGE RD	HENDERSON MICHAEL CHAD
9	13131 TAHOE DR	MYRICK MARILYN
10	13125 TAHOE DR	FIELDER JACLYN & EVAN
11	13119 TAHOE DR	DODSON CHARLES W & PATRICIA J
12	13115 TAHOE DR	LISA SIRENDIRA
13	13111 TAHOE DR	LYON GINA MAJLIS &
14	13107 TAHOE DR	SRUBAS LAWRENCE M
15	13103 TAHOE DR	ROYER COMPANY THE LLC
16	13319 MEADOWSIDE DR	JOWDY JOHN JEFFREY & MARY ANN
17	7115 VALLEY VIEW LN	MANCILLA MIGUEL ANGEL &
18	13211 LAUREL WOOD LN	MCMINN WOODROW T & MARINDA J
19	13221 LAUREL WOOD LN	BALMER ANTHONY S &
20	13330 MEADOWSIDE DR	CALDWELL SEAN
21	13320 MEADOWSIDE DR	HOFFMAN LEONARD E &
22	13211 WITTMORE CIR	BOURGEOIS JOHN M
23	13210 WITTMORE CIR	ASHER LEE D & JO ANN
24	13210 LAUREL WOOD LN	HARRINGTON ERIK K & AMY O
25	13220 LAUREL WOOD LN	ULLMAN FAMILY TRUST
26	13289 MEADOWSIDE DR	HILGER MICHAEL D &

01/16/2025

Label #	Address	Owner
27	13279 MEADOWSIDE DR	ROHNER JOSEPH A
28	13269 MEADOWSIDE DR	KRAL FAMILY LIVING TRUST
29	13259 MEADOWSIDE DR	MAO YAXIN &
30	13249 MEADOWSIDE DR	COLLEY ELAINE L & ROBERT T
31	7231 VALLEY VIEW PL	MEYER STEVEN L
32	7235 VALLEY VIEW PL	MORILLO ELIACIB ARMANDO
33	7245 VALLEY VIEW PL	DOAN DUSTIN EDWARD
34	7211 VALLEY VIEW PL	KRELL PETER A
35	7215 VALLEY VIEW PL	WOLFF ROBERT PAUL & CATHERINE ANN
36	7219 VALLEY VIEW PL	FRENCH DAVID &
37	7227 VALLEY VIEW PL	DOW DANIEL & KRISTI
38	7309 VALLEY VIEW LN	MOUNT CALVARY CEMETERY
39	7616 LBJ FWY	WATERMARK COMMUNITY CHURCH
40	7373 VALLEY VIEW LN	CN 345 LP
41	7333 VALLEY VIEW LN	URBAN INTOWNHOMES
42	7333 VALLEY VIEW LN	CALHOUN SARAH ELIZABETH
43	7333 VALLEY VIEW LN	BATY ANN KATHLEEN
44	7333 VALLEY VIEW LN	TRAGER MICHAEL
45	7333 VALLEY VIEW LN	CONELY ANNE C &
46	7333 VALLEY VIEW LN	TANNER THOMAS N REVOCABLE
47	7333 VALLEY VIEW LN	NAAMI MAYADA
48	7333 VALLEY VIEW LN	AGUILLARD KATHRYN BELLE
49	7333 VALLEY VIEW LN	RIGGS JENNIFER L
50	7333 VALLEY VIEW LN	PLOTKIN JONATHAN D
51	7333 VALLEY VIEW LN	HAN MAN H LIVING TRUST THE
52	7333 VALLEY VIEW LN	RIENDEAU LOUIS HAGEN &
53	7333 VALLEY VIEW LN	EVANS JENNIFER
54	7333 VALLEY VIEW LN	ALFIER KATRINA
55	7333 VALLEY VIEW LN	WALNOHA ALAN

56	7333	VALLEY VIEW LN	JENKINS ZACHARY
57	7333	VALLEY VIEW LN	PERRY AARON L & HAILEY L
58	7333	VALLEY VIEW LN	PAREKH ARTI
59	7333	VALLEY VIEW LN	AGUILAR HUGO
60	7333	VALLEY VIEW LN	QARDAN ZAIN
61	7333	VALLEY VIEW LN	MILES C RANCE & DEANNA B
62	7333	VALLEY VIEW LN	Taxpayer at
63	7333	VALLEY VIEW LN	ZACHGO GARY W
64	7333	VALLEY VIEW LN	MORALESVILLA ROAHN &
65	7333	VALLEY VIEW LN	GREER RYAN &
66	7333	VALLEY VIEW LN	CORERA DIANA
67	7333	VALLEY VIEW LN	CHEN DAVID MICHAEL
68	7333	VALLEY VIEW LN	KHETRAPAL AKSHAY
69	7333	VALLEY VIEW LN	BUCKELEW JOSHUA & JULIA
70	7333	VALLEY VIEW LN	DAVILA ESTEBAN IV
71	7333	VALLEY VIEW LN	GROGAN RYAN
72	7333	VALLEY VIEW LN	MULHERN JENNIFER C
73	7333	VALLEY VIEW LN	HORVATH BRANDON
74	7333	VALLEY VIEW LN	KLING BRAD PAUL
75	7333	VALLEY VIEW LN	UNRUH STEFANIE
76	7333	VALLEY VIEW LN	MILES DEANNA B
77	7333	VALLEY VIEW LN	SERIKI OLUTOSIN OLARINDE
78	13210	PEYTON DR	JOHNSTON COYT & ASHLEY
79	7223	VALLEY VIEW PL	HARRIS MARY ANN
80	7333	VALLEY VIEW LN	AGEE TIFFANY E &
81	7333	VALLEY VIEW LN	STOVALL MELANIE
82	7333	VALLEY VIEW LN	KAISER TARA &
83	7333	VALLEY VIEW LN	MANNAS ROSE MARIE
84	7333	VALLEY VIEW LN	SCHILLING JACOB M & AMANDA J
85	7333	VALLEY VIEW LN	GRAND SLAM MANAGEMENT LLC
86	7333	VALLEY VIEW LN	SHAMLI MOHAMED N
87	7333	VALLEY VIEW LN	NEDROW SAMANTHA & CHASE
88	7333	VALLEY VIEW LN	FLORES JARRIN &

Z234-271(LL)

01/16/2025

Label #	Address	Owner
89	7333 VALLEY VIEW LN	BLAKE JACK & BRIAN JOHNSON
90	7333 VALLEY VIEW LN	OWENS SLATER D
91	7333 VALLEY VIEW LN	KENNEY BILL & LINDA
92	7333 VALLEY VIEW LN	SHELL WHITNEY HILL &
93	7333 VALLEY VIEW LN	DOMINGUEZ RAUL JR & RAYNA
94	7333 VALLEY VIEW LN	LEON LUIS ARMANDO AMAYA