

**FILE NUMBER:** Z223-107(JA) **DATE FILED:** October 5, 2022

**LOCATION:** Northwest line of East Kiest Boulevard, between Kellogg Avenue and Sunnyvale Street

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** Approx. 20.801 acres **CENSUS TRACT:** 48113008801

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**REPRESENTATIVE:** Elsie Thurman, Land Use Planning & Zoning Services

**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow the property to be developed with a new public school to replace the existing school. *[Oliver W. Holmes Humanities/Communications Academy, to be renamed John Lewis Social Justice Academy]*

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

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

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

**BACKGROUND INFORMATION:**

- The area of request is zoned an R-5(A) Single Family District and is currently developed with a public middle school. [O.W. Holmes Academy]
- The applicant proposes to construct a new public middle school [John Lewis Social Justice Academy] and then demolish the existing school. The new facility would be built on the eastern portion of the site, with athletic fields to be located generally in the area of the existing school.
- Platting is required in order to establish a building site for construction of the replacement school. Preliminary plat S212-280 was approved by the City Plan Commission, subject to conditions, on August 18, 2022.
- The current zoning application was initially a request for a new Planned Development District (PD). After submission of the zoning application, however, predevelopment comments provided to the applicant by Development Services (permitting) zoning staff recommended a Specific Use Permit (SUP) in lieu of a PD. The applicant subsequently amended the application to a request for an SUP after determining in coordination with Current Planning staff that, with minor adjustments to the proposed design, the development goals for the property could be accomplished without the need for modified development standards.

**Zoning History:**

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

**Thoroughfares/Streets:**

| Thoroughfare/Street              | Type               | Proposed ROW                                                                            |
|----------------------------------|--------------------|-----------------------------------------------------------------------------------------|
| Kiest<br>[IH-35E to Cedar Crest] | Principal Arterial | Minimum-6 lanes-Divided<br>100 ft ROW; Bike Plan<br>(not built to M-6-D(A) designation) |

**Traffic:**

Student drop off and pick up operations for the existing school (see TMP Appendix included later in this staff report) occur almost exclusively within public rights-of-way, predominantly on East Kiest Boulevard (both directions of traffic). Neighborhood streets to the south and west of the site, as well as the parking lot serving the public library across East Kiest Boulevard, are also used for this purpose. Buses currently queue within the school site in front of the existing school.

The proposed traffic management plan (TMP) allows for queuing to occur entirely within the school site, specifies that student drop off and pick up may not occur on adjacent and neighboring roadways nor at the library, and recommends installation of additional *No Parking During School Zone Hours* signs on both sides of East Kiest

Boulevard. Proposed SUP conditions also specify that queuing is only permitted inside the school property and expressly prohibit student drop off and pick up within city rights-of-way.

The proposed TMP, dated February 17, 2023, is sealed by a licensed professional engineer, and contains the signature of the school principal. Proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by November 1, 2025, or within six months after students first begin classes (whichever is later), and by November 1st of each odd-numbered year thereafter.

The Transportation Division of the Transportation Department has reviewed the current zoning application and supports the zoning request as proposed. The Transportation Department will collaborate with school officials to enforce the TMP.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

## **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

**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 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

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

## **TRANSPORTATION ELEMENT**

### **GOAL 4.2** PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

**Policy 4.2.2** Promote a network of on street and off-street walking and biking paths.

## **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.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

**GOAL 5.3** ESTABLISHING WALK-TO CONVENIENCE

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

**Surrounding Land Uses:**

|                  | <b>Zoning</b>                                                           | <b>Land Use</b>                             |
|------------------|-------------------------------------------------------------------------|---------------------------------------------|
| <b>Site</b>      | R-5(A) Single Family District                                           | Public middle school                        |
| <b>North</b>     | R-7.5(A) Single Family District<br>MF-2(A) Multifamily District         | Church; multifamily (retirement housing)    |
| <b>East</b>      | R-7.5(A) Single Family District                                         | Utility (ONCOR right-of-way); single family |
| <b>South</b>     | PD No. 671; MF-2(A) Multifamily District; R-5(A) Single Family District | Undeveloped; public library; single family  |
| <b>Southwest</b> | R-7.5(A) Single Family District                                         | Public park; public elementary school       |
| <b>West</b>      | R-7.5(A) Single Family District                                         | Single family; undeveloped                  |

**Land Use Compatibility:**

The area of request is located in an R-5(A) Single Family District and is currently developed with a public school [O.W. Holmes Academy], which has been in operation at the request site since 1966. Properties surrounding the site on the west, north, and east of the site are zoned R-7.5(A) and predominantly developed with single family uses. However, property to the north is developed with a church use, and there is an Oncor utility easement abutting the site on the east.

Smaller areas to the north and south of the site are zoned MF-2(A), with the property to the north developed with a church use and a multifamily retirement community. Multifamily property to the south remains undeveloped.

To the south across East Kiest Boulevard, property within PD No. 671 is partially undeveloped but otherwise developed with a public library and a large surface parking area serving the library. Further south, there is an established single family neighborhood in an R-5(A) district.

The applicant proposes to construct a new school [John Lewis Social Justice Academy] on the eastern portion of the request site while students continue to attend classes in the existing building. The existing structure will be demolished, and athletic fields will then be built on the western portion of the property. Although public schools were previously

allowed by right in single family zoning districts, the R-5(A) zoning district regulations currently require that an SUP be obtained to authorize a public school.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Additionally, the request is consistent with the Comprehensive Plan goals of ensuring neighborhood access to schools, promoting pedestrian friendly streetscapes, encouraging a balance of land uses within walking distance, and promoting strong and distinctive neighborhoods to enhance Dallas' quality of life.

Staff finds that the current proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site. Staff supports the zoning request, subject to a site plan, a traffic management plan, and conditions.

**Development Standards:**

The current zoning application was initially a request for a new Planned Development District (PD). After submission of the zoning change request, however, predevelopment comments provided to the applicant by Development Services Department (permitting) zoning staff recommended a Specific Use Permit (SUP) in lieu of a PD. The applicant subsequently amended the application to a request for an SUP after determining in coordination with Current Planning staff that, with minor adjustments to the proposed design, the development goals for the property could be accomplished without the need for modified development standards.

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

Following is a comparison table showing development standards for R-5(A) Single Family Districts, in general, and development standards for the proposed school at the request site in R-5(A):

|                                                          | Setbacks                 |                                                                                              | Height <sup>1</sup>                                                       | Lot Coverage <sup>2</sup>                                                       | Density/FAR                                                         | Special Standards                                                                                              |
|----------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                                          | Front                    | Side/Rear                                                                                    |                                                                           |                                                                                 |                                                                     |                                                                                                                |
| <b>R-5(A) in general</b>                                 | 20' min                  | 5' / 5' min for single family structures<br><br>10' / 10' min for other permitted structures | 30' max                                                                   | 45% max for residential structures<br><br>25% max for nonresidential structures | No max FAR<br><br>Min lot area for a residential use is 5,000 sq ft | Continuity of blockface<br><br>Parking must comply w front yard setback<br><br>Max 4' tall fence in front yard |
| <b>Proposed school at this R-5(A) site in particular</b> | E Kiest Blvd:<br>20' min | 10' / 10' min                                                                                | Any height consistent with FAA airspace limitations and the building code | 60% max for institutional uses such as schools                                  | No max FAR<br><br>No min lot area for a public school               | Parking must comply w front yard setback<br><br>Max 4' tall fence in front yard                                |

<sup>1</sup>Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

<sup>2</sup>Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

### **Landscaping:**

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

The city arborist reviewed the current zoning request and anticipates that the site can conform to Article X, as proposed. A landscape plan will be required for review at permitting.

Comments shown below are preliminary, based on information provided by the applicant in conjunction with the current zoning application:

- The residential buffer zone is required along two sides (north and west). Where the buffer adjoins the north 'bus loop', a determination regarding whether large or small trees should be planted is pending review of landscape plan at permitting.
  - Avoid a situation where trees impede vehicles and do not disrupt the fire lane.
  - Overhead electric runs along the north side of the unimproved alley along the boundary. Small trees are needed in the restricted space.

- There is no residential adjacency (landscaping) to the east along the trail due to the ONCOR property. Buffering may be suitable for portions of that perimeter but not required.
- The large interior parking lot is designed so that it could meet and exceed Article X standards, provided the planting islands are to Section 51A-10.104 (soil and tree spacing requirements) standards, including 160 square feet of area per tree. These have not been measured. Additional planting could be provided there with the exchange from parking spaces if desired.
- The street buffer zone along Kiest should be able to meet the average 10-foot Street Buffer Zone (SBZ) requirement for the length of the frontage. Any existing trees proposed to remain must be verified based on their proximity to paved (graded) surfaces.
- Preliminary plans for landscaping show a considerable amount of space for tree planting throughout the campus.
- Maintaining existing trees is appreciated. It is recommended that consideration be made through an arborist to determine how to best improve the tree conditions (reduce compaction, etc.) along the street front and to also determine that all of the trees are healthy to grow to maturity.
- Restrict planting from the detention pond.
- Determine landscape design options for permitting.

The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

### **Parking:**

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204\(17\)\(C\)\(iv\)](#)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be provided in accordance with the standard use regulations (3.5 spaces for each middle school classroom). Site data summary table on the proposed SUP site plan indicates 105 off-street parking spaces are required; 183 spaces are proposed for the site.

Given the significant number of excess off-street parking spaces proposed, staff recommends a reduction in the total number of parking spaces in order to minimize the amount of impervious paved surface on the property. Staff notes that the paved parking area shown on the SUP site plan between the athletic fields and the new school building is not intended for queuing operations or for student drop off and pick up, and a reduction in paved parking in this area would not interfere with traffic operations internal to the site.

The applicant indicates that additional spaces are to be used for special event parking; however, staff requests that the applicant explore alternate options (such as an agreement to utilize the surface parking lot serving the public library) for event parking. Staff notes that providing a portion of the on-site parking (up to the code-allowed 35 percent of required parking) as compact spaces would further reduce the amount of impervious surface on the property.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The area of request is not currently part of an MVA cluster; however, the property is embedded within an “H” MVA cluster, and there is an “I” MVA cluster to the southwest across East Kiest Boulevard. In the wider vicinity, there are “G” MVA clusters to the northeast across Illinois Avenue and to the southwest across East Kiest Boulevard, as well as an “F” MVA cluster to the northwest beyond Illinois Avenue and surrounding the public golf course to the north.



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## PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. SIDEWALKS/BUFFER: Prior to the issuance of a certificate of occupancy, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all street frontages, typ.
6. SIGNS: Signs for a public school other than an open-enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the SUP site plan.
7. PEDESTRIAN AMENITIES: Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of street frontage:
  - (A) bench;
  - (B) trash receptacle; and
  - (C) bike rack.

Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

8. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
9. TRAFFIC MANAGEMENT PLAN:
  - (A) In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.

(B) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(C) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2025, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

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

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

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

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

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

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

(D) Amendment process.

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

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

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

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## PROPOSED SUP SITE PLAN

VLK ARCHITECTS

**ARCHITECT**  
**VLK ARCHITECTS, Inc.**  
 3801 Westview Park, Suite 150  
 Dallas, Texas 75244  
 Phone: (214) 724-4444  
 www.vlkarchitects.com

**PROJECT**  
 JOHN LEWIS SOCIAL JUSTICE ACADEMY  
 DALLAS INDEPENDENT SCHOOL DISTRICT  
 DALLAS, TEXAS

**PROJECT NO.**  
 21-072.00

**SHEET TITLE**  
 SITE PLAN - SPECIFIC USE PERMIT

**SHEET NO.**  
 A1.00

**REVISIONS**

| Revision No. | Description           | Revised Date |
|--------------|-----------------------|--------------|
| 1            | ISSUED FEB. 2020 2023 |              |

**ROSS E. RIVERS**  
 TEXAS LICENSE #21796

**Drawn By**  
 VLK  
**Checked By**  
 VLK  
**Designated**  
 VLK  
**Project Arch.**  
 TK

**PROJECT INFORMATION - SPECIFIC USE PERMIT**  
 PROJECT NAME: JOHN LEWIS SOCIAL JUSTICE ACADEMY AT OLIVER REVELL HILL  
 PROJECT ADDRESS: 2101 EAST RUSTLE HILL, TX 75216  
 ZONING CASE NUMBER: 222.127

**SITE PLAN LEGEND**

- CHALK LINE FENCE, 5' HIGH (10' HEIGHT)
- ORNAMENTAL FENCE, 5' HIGH (10' HEIGHT)
- PROPERTY LINE
- LIGHT POLE
- 8" HIGH PLAZA LIGHTS
- ROOF OVERHANG
- SHINE EXPANSION

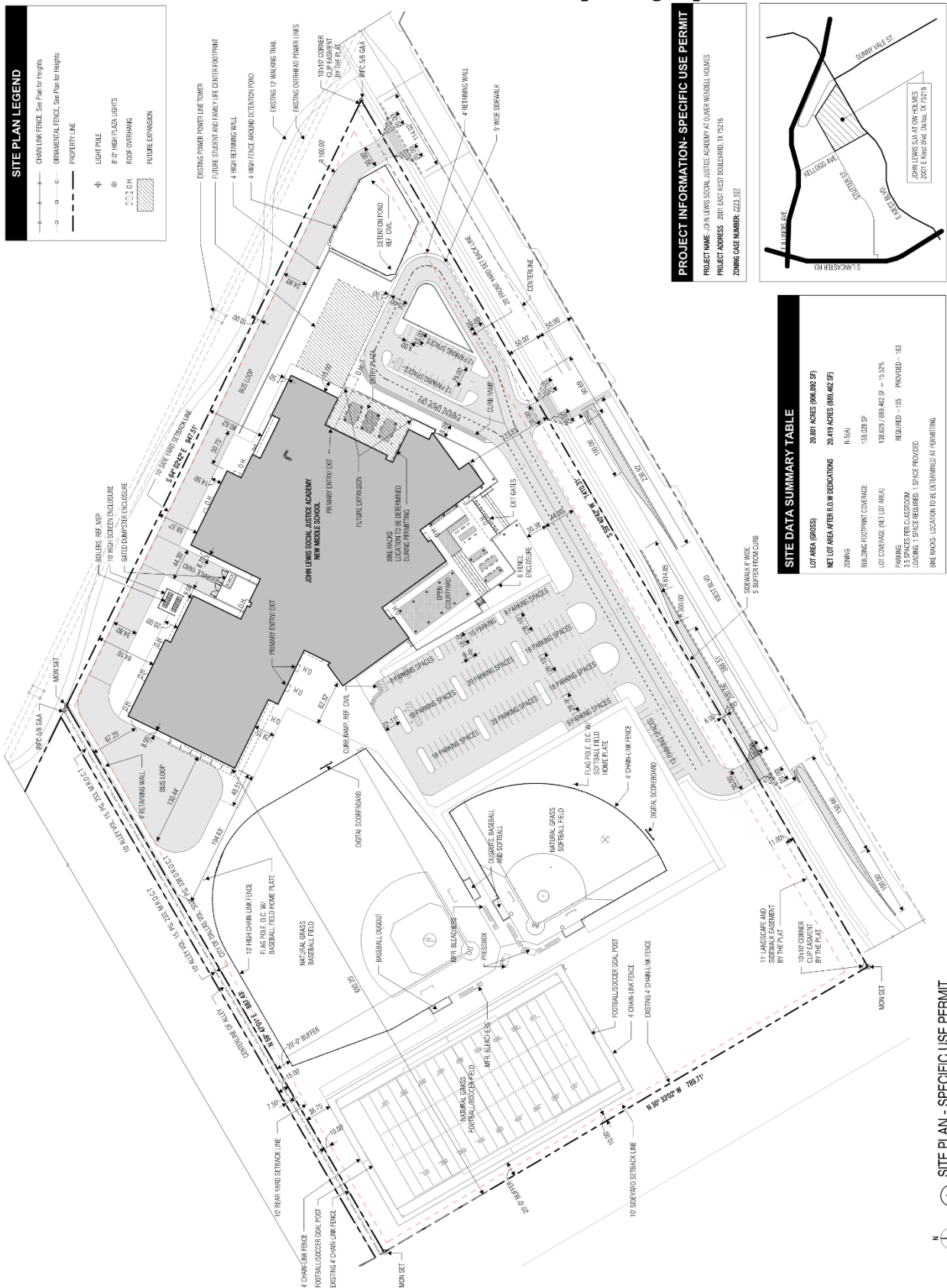
**PROJECT INFORMATION - SPECIFIC USE PERMIT**  
 PROJECT NAME: JOHN LEWIS SOCIAL JUSTICE ACADEMY AT OLIVER REVELL HILL  
 PROJECT ADDRESS: 2101 EAST RUSTLE HILL, TX 75216  
 ZONING CASE NUMBER: 222.127

**SITE DATA SUMMARY TABLE**

| LOT AREA (ACRES)                    | 20,891 ACRES (900,000 SQ FT) |
|-------------------------------------|------------------------------|
| NET LOT AREA AFTER 6.3M DEDICATIONS | 20,479 ACRES (886,462 SQ FT) |
| ZONING                              | R-3A                         |
| BUILDING FOOTPRINT COVERAGE         | 13.02% (27,132 SQ FT)        |
| LOT COVERAGE (LOT 464)              | 13.02% (27,132 SQ FT)        |
| 2.5 SPACES PER CLASSROOM            | 13,020 SPACES                |
| LOADING (1 SPACE REQUIRED)          | 1 SPACE REQUIRED             |

**1 SITE PLAN - SPECIFIC USE PERMIT**  
 SCALE: 1" = 60'-0"

PROPOSED SUP SITE PLAN [Enlarged]



## PROPOSED TRAFFIC MANAGEMENT PLAN



### Traffic Management Plan John Lewis Social Justice Academy at Oliver Wendell Holmes Middle School



February 17, 2023

#### Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for John Lewis Social Justice Academy at Oliver Wendell Holmes Middle School (John Lewis). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about John Lewis.

#### School:

- Location: 2001 E. Kiest Boulevard, Dallas, TX 75216
- School District: Dallas Independent School District
- School Times: 8:35 AM – 3:55 PM
- Principal: Ms. Sharron Evans Jackson

#### Zoning:

- Existing Zoning: Single Family, R-5(A)
- Proposed Zoning: SUP
- Project: Replacing existing school facility.

#### Students:

- Existing Student Enrollment: 588 students in 6<sup>th</sup>- 8<sup>th</sup> grades (at time of traffic observations)
- Planned Student Capacity: 833 students in 6<sup>th</sup>- 8<sup>th</sup> grades

#### Staff:

- Existing Staff: 49
- Planned Staff: 55

**School Access:**

- Surrounding Roadways:
  - E. Kiest Boulevard: Principal Arterial M-6-D(A), Six-lane divided
  - E. Illinois Avenue: Principal Arterial M-6-D(A), Six-lane divided
  - Sunnyvale Street: Community Collector, Two-lane undivided S-4-D south of E. Kiest Blvd and Local Street north of E. Kiest Blvd
  - Kellogg Avenue: Local Street, Two-lane undivided
- Sidewalks are provided on both sides of E. Kiest Boulevard, adjacent to the school.

**Parking Supply:**

- Surplus parking is provided for special events.

## Traffic Management Plan

Existing and Projected Queue

Lambeth Engineering met with DISD staff, school principal and the architect during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Wednesday, January 11, 2023 – PM Dismissal
- Friday, January 13, 2023 – PM Dismissal
- Tuesday, January 17, 2023 – AM Arrival
- Tuesday, January 17, 2023 – PM Dismissal
- Thursday, January 19, 2023 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be about 73 vehicles. Parents are currently parking on both sides of E. Kiest Boulevard, and on both sides of Kellogg Avenue. Parents will be able to pick up students on-site when the new school is constructed. A rate of one parent vehicle per 8.5 students is used for this TMP, as parents will be more managed with the new site.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within 15-20 minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

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



Table 1. TMP Summary

| Student Capacity            | School Times       | Travel Modes             | Projected Parent Vehicles | Provided Spaces for Parents | Surplus Availability for Parents |
|-----------------------------|--------------------|--------------------------|---------------------------|-----------------------------|----------------------------------|
| 833 Students                | Beginning: 8:35 AM | Parents 50%              | 98 Veh.                   | 106 Veh.                    | 8 Veh.                           |
| <b>Grades:</b><br>6th - 8th | Dismissal: 3:55 PM | Walkers 15%<br>Buses 35% | (2,303 Feet)              | (2,500 Feet)                | (197 Feet)                       |

Double queue lanes accommodate 51 vehicles (1,212 LF). Parent parking on-site accommodates 55 vehicles (1,288 LF).

### Recommendations

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

#### **Students**

- School is dismissed at 3:55 PM. As needed, school is dismissed in staggered dismissal periods beginning at 3:45 PM.
- Students who are picked up by parents are instructed to walk to their parents' vehicle waiting in the designated pick-up area.
- Students should walk along the sidewalks to enter their parent vehicles.
- Students should not walk to their parent if the parent is still in the "double queue" lane, waiting to reach the on-site parking area.
- Students waiting for parents to pick them up later than ordinary dismissal period should remain in the designated area and wait for their parents' arrival.
- Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross at midblock.

#### **Parents**

- Parents must wait inside their vehicle in the queue line(s) extending around the visitor parking lot to pick up their student in the designated pick-up area, as shown in the TMP exhibit.
- When parents arrive on-site, they should pull all the way forward to the end of the on-site parking area.
- Parents should not pick up their student in the double queue lines leading up to the visitor/admin parking lot. Parents should wait to pick up their student in the designated parent parking areas adjacent to the sidewalk in single parking line.
- After the student arrives to the parent vehicle, the parent may leave via the by-pass lane.
- Parents should continually pull forward to allow room for additional vehicles on-site.
- It is recommended that parents not arrive more than 15 minutes before school dismissal.
- Parents may not park in the events parking spaces since they will be blocked in by queuing vehicles. These spaces may be used outside peak arrival and dismissal periods.
- Parents may not park on-street, adjacent to the school, as shown in the TMP exhibit.

#### **Staff**

- During the first week of school, staff should monitor parents as they arrive to direct them to pull forward and not stop early.
- After the first week of school, staff should check parents 10 minutes before dismissal and ensure all parents are pulled forward and not blocking by-pass lanes.
- Staff should monitor students at each area where parents are picking up students until all students are dismissed.
- Staff should continue monitoring pedestrians as they leave the school and ensure they are crossing E. Kiest Boulevard at crosswalk, not mid-block, and cross in groups.
- Staff should not direct traffic on E. Kiest Boulevard if they are not a licensed peace officer.

#### **Buses**

- A total of 12 school buses, including special education buses, is planned to use the designated bus driveway on the east side of the campus.
- Based on site visit, 40% of buses turned right onto E. Kiest Boulevard, and 60% of buses turned left onto E. Kiest Boulevard. With the new site plan, buses will no longer be able to turn left onto E. Kiest Boulevard. Alternative routes are provided in the **Appendix**.

#### **Licensed Peace Officers**

A licensed peace officer is not assigned to John Lewis to assist with traffic, and one is not recommended.

#### **Crossing Guards**

There are currently no official crossing guards assigned to the surrounding intersections near John Lewis. City of Dallas does not typically provide crossing guards for middle schools. However, pedestrian safety should be monitored due to E. Kiest Boulevard being a six-lane, divided roadway, a crossing guard in front of the school or at the intersection of E. Kiest Boulevard/Kellogg Avenue may be beneficial.

#### **Parking Restrictions**

Currently, there is a small section of restricted parking in front of the school on the north side of E. Kiest Boulevard. Parking should be prohibited on both sides of E. Kiest Boulevard between Sunnyvale Street and Kellogg Avenue, especially around the driveway openings, as illustrated in the TMP exhibit.

#### **School Zones**

There is currently a school zone on E. Kiest Boulevard adjacent to the school. It is recommended this school zone remain.

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

- Update school-related signs to satisfy current TxMUTCD criteria. Detailed description will be provided with the engineering plan submittal.
- Install additional No Parking during school zone hours signs along both sides of E. Kiest Boulevard in front of the school between Kellogg Avenue and Sunnyvale Street, as shown on the TMP.

## Summary

The John Lewis Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus.

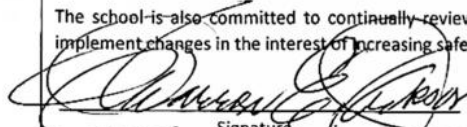
If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

### REVIEW AND COMMITMENT

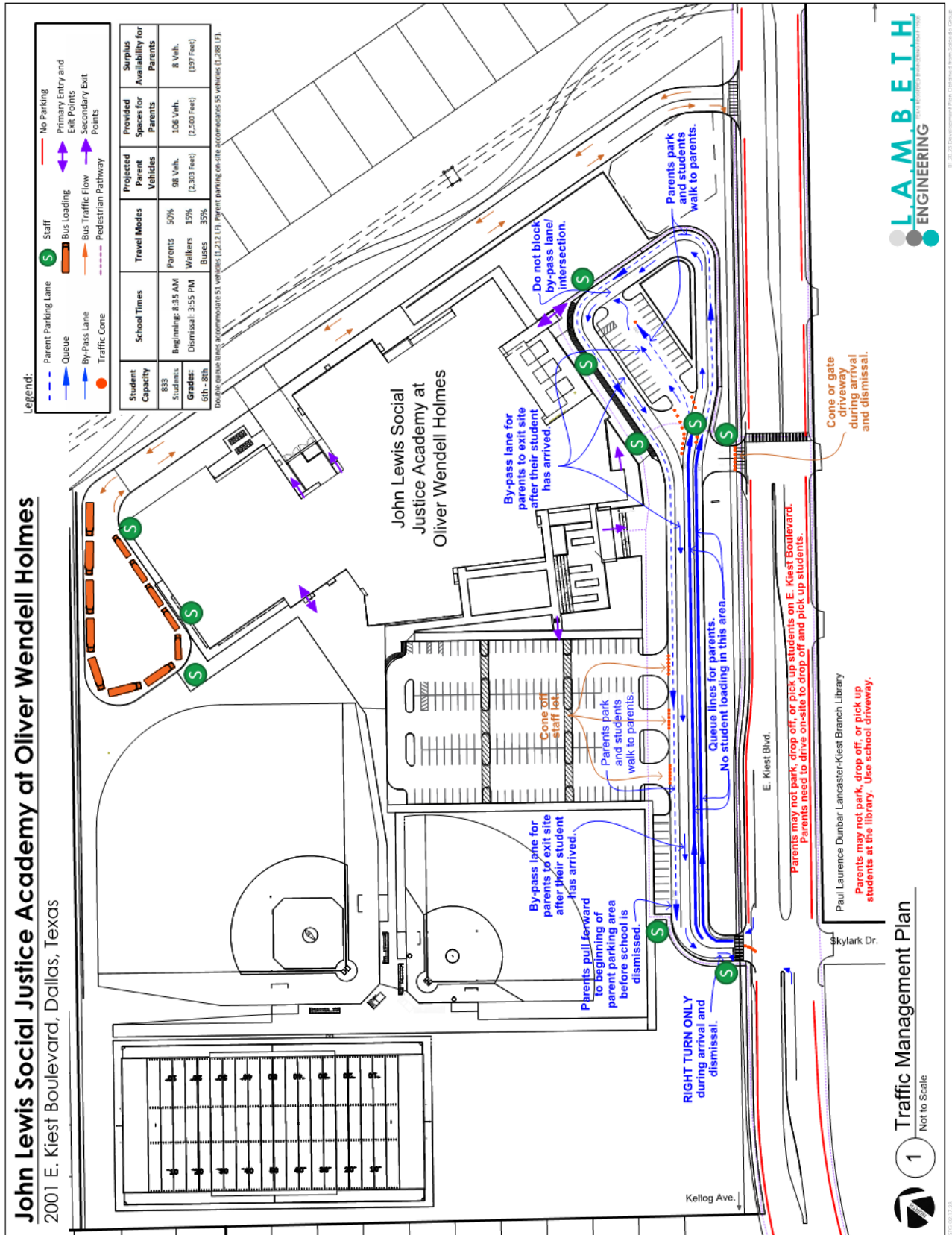
The John Lewis Social Justice Academy at Oliver Wendell Holmes Middle School traffic management plan (TMP) for was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

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

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

  
 Signature \_\_\_\_\_ Date Jan. 26, 2023  
SHARONE E. JACKSON PRINCIPAL  
 Name Title

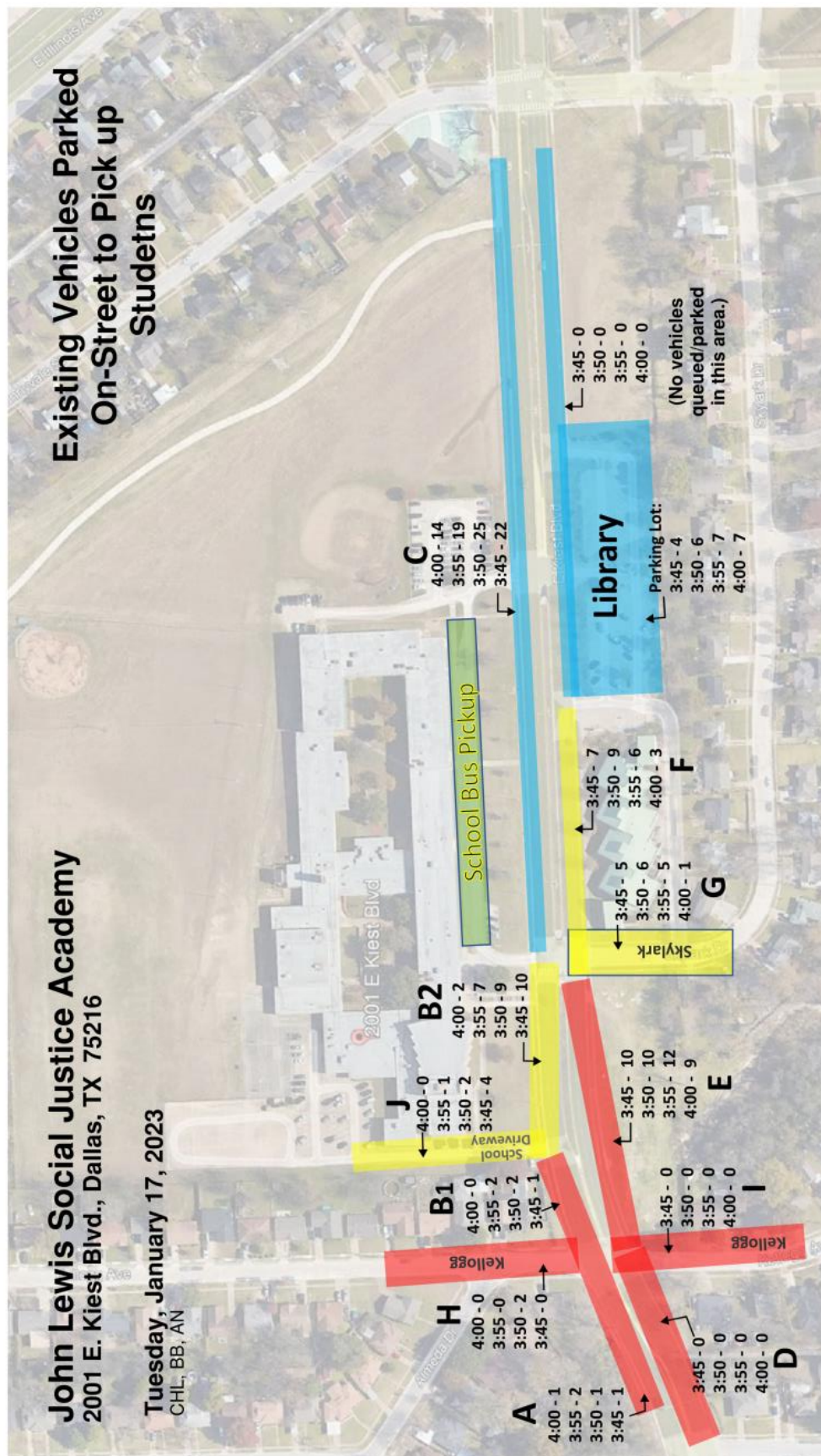
END



# Appendix

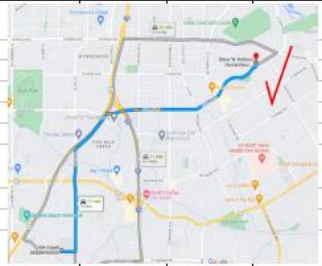
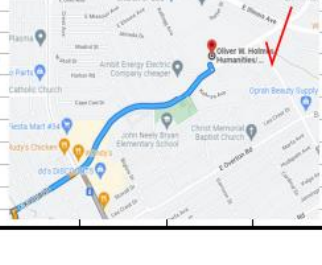








**Current Bus Routes****Alternative Routes with No Left-Turn onto E. Kiest Boulevard from School**

| 2022-2023                                          |                                                            |                                           |             |              | Early Release<br>December 16 -<br>December 21                                         |  |  |  |  |
|----------------------------------------------------|------------------------------------------------------------|-------------------------------------------|-------------|--------------|---------------------------------------------------------------------------------------|--|--|--|--|
| John Lewis Social Justice Academy @ Oliver Wendell |                                                            |                                           |             |              |                                                                                       |  |  |  |  |
| ROUTE                                              | AM PICK-UP TIME                                            | STOP(s) PICK-UP & DROP-OFF LOCATION       | PM DROP-OFF |              |                                                                                       |  |  |  |  |
| 1232                                               | 6:55 AM                                                    | RICE ES                                   | 5:25 PM     | 3:05 PM      |    |  |  |  |  |
|                                                    | 7:15 AM                                                    | RUNYON                                    | 5:04 PM     | 2:44 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:26 AM                                                    | CUELLAR                                   | 4:58 PM     | 2:38 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:46 AM                                                    | W. HUTCHINS ES                            | 4:36 PM     | 2:16 PM      |                                                                                       |  |  |  |  |
|                                                    | 8:05 AM                                                    | ARRIVE @ ATWELL (INTERSESSION)            | 4:19 PM     | 1:59 PM      |                                                                                       |  |  |  |  |
|                                                    | 8:20 AM                                                    | ARRIVE @ OW HOLMES                        | 4:05 PM     | 1:45 PM      |                                                                                       |  |  |  |  |
| Notes:                                             | No change needed                                           |                                           |             |              |                                                                                       |  |  |  |  |
| 4019                                               | 7:51 AM                                                    | STELLA AVE 75216 & S DENLEY DR 75216      | 4:11 PM     | 1:55 PM      |   |  |  |  |  |
|                                                    | 7:52 AM                                                    | LYNN HAVEN AVE 75216 & S DENLEY DR 75216  | 4:13 PM     | 1:54 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:54 AM                                                    | STRICKLAND ST 75216 & S DENLEY DR 75216   | 4:15 PM     | 1:52 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:55 AM                                                    | HENDRICKS AVE 75216 & S DENLEY DR 75216   | 4:16 PM     | 1:51 PM      |                                                                                       |  |  |  |  |
|                                                    | 8:05 AM                                                    | ARRIVE @ OW HOLMES                        | 4:05 PM     | 1:35/1:45 PM |                                                                                       |  |  |  |  |
|                                                    | Notes: May require alternate route as shown in grey on map |                                           |             |              |                                                                                       |  |  |  |  |
| 4025                                               | 7:51 AM                                                    | S EWING AVE 75216 & WINTERS ST 75216 (17) | 4:13 PM     | 1:52 PM      |  |  |  |  |  |
|                                                    | 7:52 AM                                                    | HARLANDALE AVE 75216 & MORRELL AVE 75203  | 4:15 PM     | 1:54 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:58 AM                                                    | HUTCHINS RD & HULSE BLVD (20)             | 4:20 PM     | 1:59 PM      |                                                                                       |  |  |  |  |
|                                                    | 8:05 AM                                                    | ARRIVE @ OW HOLMES                        | 4:05 PM     | 1:35/1:45 PM |                                                                                       |  |  |  |  |
|                                                    | Notes: May require alternate route as shown below          |                                           |             |              |                                                                                       |  |  |  |  |
|                                                    |                                                            |                                           |             |              |                                                                                       |  |  |  |  |
| 4026                                               | 7:42 AM                                                    | MICHIGAN AVE 75216 & GEORGIA AVE 75216    | 4:25 PM     | 2:04 PM      |  |  |  |  |  |
|                                                    | 7:46 AM                                                    | W. LOUISIANA AVE & ARGENTA DR (18)        | 4:21 PM     | 2:00 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:52 AM                                                    | 2400 MICHIGAN AVE 75216                   | 4:17 PM     | 1:56 PM      |                                                                                       |  |  |  |  |
|                                                    | 7:58 AM                                                    | E OVERTON RD & S EWING AVE 75216          | 4:10 PM     | 1:50 PM      |                                                                                       |  |  |  |  |
|                                                    | 8:05 AM                                                    | ARRIVE @ OW HOLMES                        | 4:05 PM     | 1:35/1:45 PM |                                                                                       |  |  |  |  |
|                                                    | Notes: No change needed                                    |                                           |             |              |                                                                                       |  |  |  |  |

Bus Routes from DISD Transportation Website 01.25.23

[https://docs.google.com/spreadsheets/d/1cdjd-i1Y-QhIBGFU1iB4TneV8\\_08FV7F3jth339wC2k/edit#gid=1200635438](https://docs.google.com/spreadsheets/d/1cdjd-i1Y-QhIBGFU1iB4TneV8_08FV7F3jth339wC2k/edit#gid=1200635438)

Maps from Google Maps 01.25.23



## Current Bus Routes

### Alternative Routes with No Left-Turn onto E. Kiest Boulevard from School

2022-2023

Early Release  
December 16  
December 21

John Lewis Social Justice Academy @ Oliver Wendell

| ROUTE | AM PICK-UP TIME | STOP(s) PICK-UP & DROP-OFF LOCATION     | PM DROP-OFF |             |
|-------|-----------------|-----------------------------------------|-------------|-------------|
| 4038  | 7:39 AM         | E 10TH ST & N CLIFF ST 75203            | 4:33 PM     | 2:09 PM     |
|       | 7:41 AM         | MONAGHAN CT 75203 & STATE HWY 180 75203 | 4:27 PM     | 2:06 PM     |
|       | 7:48 AM         | CHILDS ST 75203 & AVENUE G 75203        | 4:20 PM     | 1:58 PM     |
|       | 7:59 AM         | VOLARA APTS 3550 E OVERTON RD 752216    | 4:10 PM     | 1:50 PM     |
|       | 8:05 AM         | ARRIVE @ OW HOLMES                      | 4:05 PM     | :35/1:45 PM |

Notes: May require alternate route as shown below

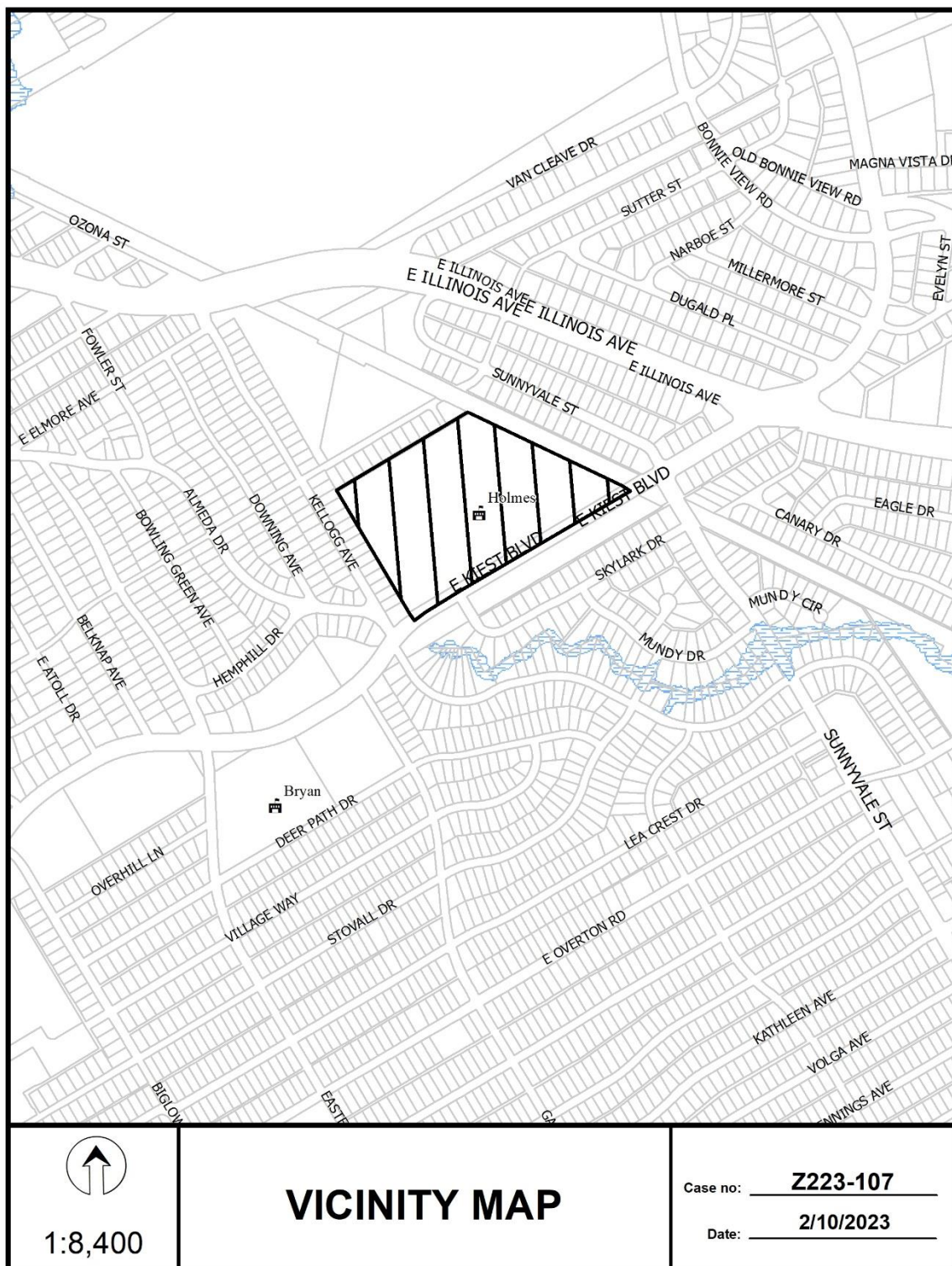
|      |         |                    |         |             |
|------|---------|--------------------|---------|-------------|
| 4200 | 7:05 AM | TOLBERT            | 4:58 PM | 2:34 PM     |
|      | 7:21 AM | MCAIR ES           | 4:45 PM | 2:23 PM     |
|      | 7:39 AM | THORNTON           | 4:31 PM | 2:09 PM     |
|      | 7:49 AM | PEASE              | 4:18 PM | 1:59 PM     |
|      | 7:57 AM | HOLLAND ES         | 4:12 PM | 1:51 PM     |
|      | 8:05 AM | ARRIVE @ OW HOLMES | 4:05 PM | :35/1:45 PM |

Notes: No change needed

Bus Routes from DISD Transportation Website 01.25.23

[https://docs.google.com/spreadsheets/d/1cdjd-i1Y-QhlBGFU1iB4TneV8\\_08FV7F3jth339wC2k/edit#gid=1200635438](https://docs.google.com/spreadsheets/d/1cdjd-i1Y-QhlBGFU1iB4TneV8_08FV7F3jth339wC2k/edit#gid=1200635438)

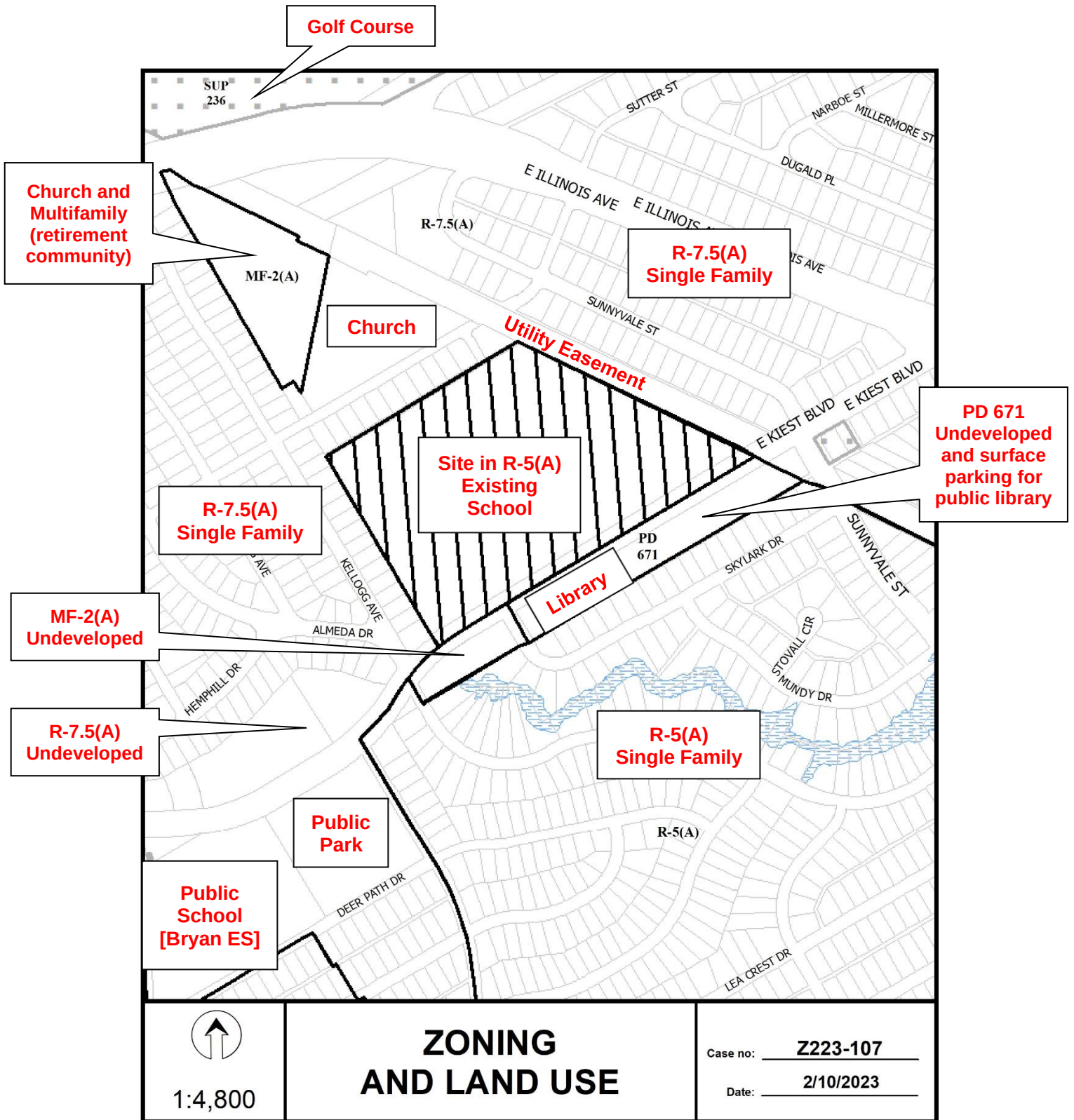
Maps from Google Maps 01.25.23













Market Value Analysis

A B C D E F G H I NA

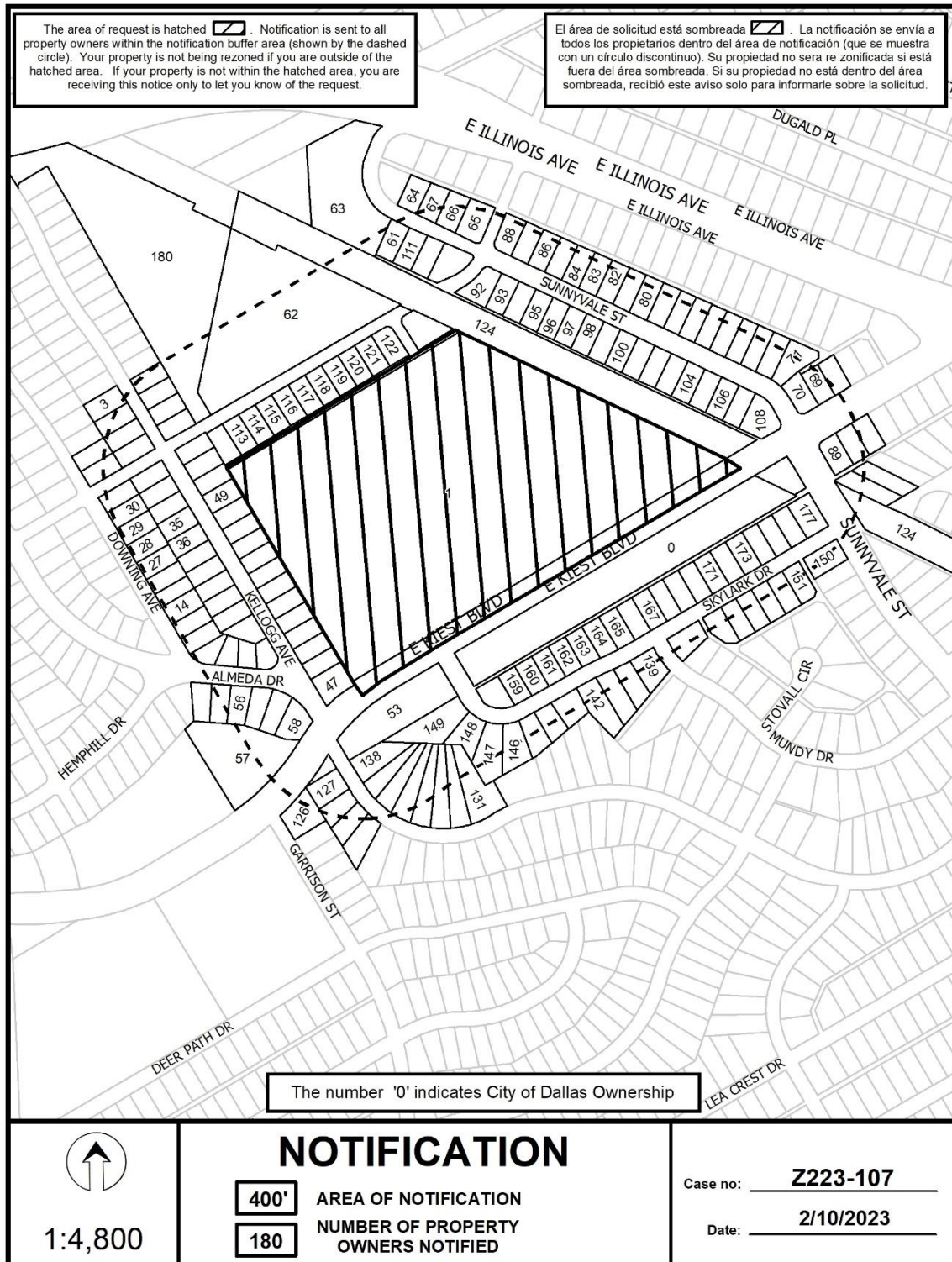


1:8,400

## Market Value Analysis

Printed Date: 2/10/2023





02/10/2023

***Notification List of Property Owners******Z223-107******180 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                 |
|-----------------------|-----------------------|-------------------------------------|
| 1                     | 2001 E Kiest Blvd     | Dallas ISD                          |
| 2                     | 2670 Downing Ave      | Taxpayer at                         |
| 3                     | 2661 Kellogg Ave      | CRADDOCK STEPHEN                    |
| 4                     | 2665 Kellogg Ave      | CURTIS THEODORE H & OLA             |
| 5                     | 2671 Kellogg Ave      | CULBERSON MELINDA                   |
| 6                     | 2675 Kellogg Ave      | SOLIS AZUCENA F MARTINEZ            |
| 7                     | 2676 Downing Ave      | Taxpayer at                         |
| 8                     | 2660 Kellogg Ave      | JACKSON CHARLES                     |
| 9                     | 2666 Kellogg Ave      | PRICE RACHAEL D                     |
| 10                    | 2670 Kellogg Ave      | COLEMAN MATT L                      |
| 11                    | 2676 Kellogg Ave      | JONES DOROTHY N                     |
| 12                    | 2724 Downing Ave      | VARELA ROMMALDO &                   |
| 13                    | 2730 Downing Ave      | COLUNGA CINDY &                     |
| 14                    | 2734 Downing Ave      | SUAREZ ALMA LETICIA                 |
| 15                    | 2738 Downing Ave      | LOCKETT LARRY D & JACQUELINE DENISE |
| 16                    | 2742 Downing Ave      | GUERRA GLAUDIA                      |
| 17                    | 2748 Alameda Dr       | JORDAN BETTY R                      |
| 18                    | 2754 Alameda Dr       | CONNOR ARCRESSIA EST OF             |
| 19                    | 2760 Alameda Dr       | ENGLISH NORMA J N                   |
| 20                    | 2764 Alameda Dr       | STEELE EVELYN Y                     |
| 21                    | 2727 Kellogg Ave      | BALDERAS JOVANNY                    |
| 22                    | 2733 Kellogg Ave      | KEY BRENDA                          |
| 23                    | 2735 Kellogg Ave      | KELLY LAWANDA                       |
| 24                    | 2739 Kellogg Ave      | COLEMAN CALVIN E                    |
| 25                    | 2743 Kellogg Ave      | PNTHR HOLDINGS LLC                  |
| 26                    | 2751 Kellogg Ave      | MICKENS REFUS E                     |



02/10/2023

| <i><b>Label #</b></i> | <i><b>Address</b></i> | <i><b>Owner</b></i>             |
|-----------------------|-----------------------|---------------------------------|
| 27                    | 2720 DOWNING AVE      | SUNDAY LILLIAN                  |
| 28                    | 2716 DOWNING AVE      | TILLEY RACHEL E                 |
| 29                    | 2710 DOWNING AVE      | TOBAR CARLOS A SALAZAR &        |
| 30                    | 2706 DOWNING AVE      | KRAUSE CHELSI JO & TIMOTHY HOLT |
| 31                    | 2702 DOWNING AVE      | NASH JOE D                      |
| 32                    | 2703 KELLOGG AVE      | TRAYLOR ORA                     |
| 33                    | 2707 KELLOGG AVE      | RIVERBANK PECAN LLC             |
| 34                    | 2711 KELLOGG AVE      | TORRES ROBERTO                  |
| 35                    | 2717 KELLOGG AVE      | SOLIS SABINO                    |
| 36                    | 2723 KELLOGG AVE      | KHAZEM TEXAS INV LLC            |
| 37                    | 2726 KELLOGG AVE      | 4 HAPPY HOMES INC               |
| 38                    | 2730 KELLOGG AVE      | TARDY FLORA ANN &               |
| 39                    | 2734 KELLOGG AVE      | CARCENAS CHRISTIAN OMAR C &     |
| 40                    | 2738 KELLOGG AVE      | SAUNDERS ERROL F &              |
| 41                    | 2742 KELLOGG AVE      | MORENO LUIS YANEZ               |
| 42                    | 2748 KELLOGG AVE      | Taxpayer at                     |
| 43                    | 2752 KELLOGG AVE      | Taxpayer at                     |
| 44                    | 2756 KELLOGG AVE      | SMITH SHANNELL                  |
| 45                    | 2760 KELLOGG AVE      | MCDUFFY JOYCE                   |
| 46                    | 2802 KELLOGG AVE      | WATSON DIMPLE ESTATE OF         |
| 47                    | 2806 KELLOGG AVE      | MARTINEZ J SALOMON &            |
| 48                    | 2722 KELLOGG AVE      | JACKSON KATINA                  |
| 49                    | 2716 KELLOGG AVE      | KULICK RONIT                    |
| 50                    | 2710 KELLOGG AVE      | DAVENPORT ARSIDA                |
| 51                    | 2706 KELLOGG AVE      | BROOKS JEFFERY CARL &           |
| 52                    | 2702 KELLOGG AVE      | RANGEL LUCIA O                  |
| 53                    | 2004 E Kiest BLVD     | Taxpayer at                     |
| 54                    | 2761 ALMEDA DR        | ROBINSON SANDRA                 |
| 55                    | 2765 ALMEDA DR        | FRIDIA CHARLOTTE KAY            |
| 56                    | 2769 ALMEDA DR        | STREDIC VELMA TR                |
| 57                    | 1805 E Kiest BLVD     | VALPARAISO HOLDINGS LLC         |

02/10/2023

| <b>Label #</b> | <b>Address</b>    | <b>Owner</b>                        |
|----------------|-------------------|-------------------------------------|
| 58             | 2809 KELLOGG AVE  | PRINCE TRACY                        |
| 59             | 2779 ALMEDA DR    | PATTERSON ALBERT H EST OF           |
| 60             | 2773 ALMEDA DR    | LEIJA ELEAZAR & SINDY MANCIA        |
| 61             | 2951 SUNNYVALE ST | RANDALL JACQUELYN                   |
| 62             | 1835 SUTTER ST    | GREATER ST JAMES BAPTIST            |
| 63             | 2945 SUNNYVALE ST | ST JOHNS LUTHERAN CHURCH            |
| 64             | 2952 SUNNYVALE ST | SIMS HERMAN M & CLAUDINE            |
| 65             | 2966 SUNNYVALE ST | HENRY SHARON                        |
| 66             | 2960 SUNNYVALE ST | WARSTEANE C B                       |
| 67             | 2956 SUNNYVALE ST | JONES DORATHY M                     |
| 68             | 2215 E Kiest BLVD | CORTES EDUARDO JR                   |
| 69             | 2209 E Kiest BLVD | ESPARZA GABRIELA MARGARITA GALLEGOS |
| 70             | 2205 E Kiest BLVD | STALLWORTH MAXINE                   |
| 71             | 3080 SUNNYVALE ST | HASELL NANCY M ESTATE OF            |
| 72             | 3076 SUNNYVALE ST | PRINCE NECIE EST OF                 |
| 73             | 3072 SUNNYVALE ST | WARD JONATHAN D                     |
| 74             | 3068 SUNNYVALE ST | SALDANA SANTOS & ROCIO DELPILAR DE  |
| 75             | 3064 SUNNYVALE ST | SHELBY VICTOR                       |
| 76             | 3058 SUNNYVALE ST | FINCH ARTHUR R                      |
| 77             | 3054 SUNNYVALE ST | EDWARDS DOROTHY                     |
| 78             | 3050 SUNNYVALE ST | RHONE MARY J                        |
| 79             | 3046 SUNNYVALE ST | D&D PPTIES                          |
| 80             | 3040 SUNNYVALE ST | FRYE NICOLE                         |
| 81             | 3036 SUNNYVALE ST | ELLIS KATIE V EST OF &              |
| 82             | 3032 SUNNYVALE ST | ARMOUR CORA MAE EST OF              |
| 83             | 3026 SUNNYVALE ST | Taxpayer at                         |
| 84             | 3022 SUNNYVALE ST | Taxpayer at                         |
| 85             | 3016 SUNNYVALE ST | FONSECA HOLDING LLC                 |
| 86             | 3012 SUNNYVALE ST | SPRINGFUL PROPERTIES LLC            |
| 87             | 3008 SUNNYVALE ST | CAMPBELL DANIEL JR                  |
| 88             | 3002 SUNNYVALE ST | REDMON MINNIE ALFORD                |

02/10/2023

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                   |
|----------------|-------------------|--------------------------------|
| 89             | 2204 E Kiest Blvd | ABAD VINCENTE A &              |
| 90             | 2208 E Kiest Blvd | Homebuyers LLC                 |
| 91             | 2214 E Kiest Blvd | SPENCER NORMA &                |
| 92             | 3003 Sunnyvale St | Stevenson Bobbie H Life Estate |
| 93             | 3007 Sunnyvale St | RUIZ MANUEL T &                |
| 94             | 3011 Sunnyvale St | ZAVALA SANTIAGO                |
| 95             | 3015 Sunnyvale St | GRAY TOMMY                     |
| 96             | 3021 Sunnyvale St | MAJORS DORIS L EST OF          |
| 97             | 3027 Sunnyvale St | HENDERSON CATHY ANN            |
| 98             | 3033 Sunnyvale St | CARSON CHARLES                 |
| 99             | 3037 Sunnyvale St | URBINA MARTIN                  |
| 100            | 3041 Sunnyvale St | WATKINS TEXAS LLC              |
| 101            | 3047 Sunnyvale St | REYES HERMELINDA SANTOS &      |
| 102            | 3051 Sunnyvale St | RAFTER WALKER REAL ESTATE V    |
| 103            | 3055 Sunnyvale St | CHAVEZ JUAN                    |
| 104            | 3059 Sunnyvale St | ALVAREZ JOSE                   |
| 105            | 3065 Sunnyvale St | CARR YVONNE T                  |
| 106            | 3071 Sunnyvale St | BOWIE LEWIS T                  |
| 107            | 3077 Sunnyvale St | GREAT INVESTMENTS LLC          |
| 108            | 3083 Sunnyvale St | PORTILLO JARLIN JOSUE R &      |
| 109            | 2967 Sunnyvale St | SANTIBANEZ PROPERTIES LLC      |
| 110            | 2959 Sunnyvale St | ROSALES ELIAS                  |
| 111            | 2955 Sunnyvale St | BASS ALPHONSE                  |
| 112            | 1802 Sutter St    | LYNNCO LLC                     |
| 113            | 1806 Sutter St    | WINGHAM C ELLIOTT &            |
| 114            | 1812 Sutter St    | TORRES MARCELINA               |
| 115            | 1816 Sutter St    | Taxpayer at                    |
| 116            | 1822 Sutter St    | BERRY JENNIFER                 |
| 117            | 1826 Sutter St    | THOMAS PAUL S                  |
| 118            | 1832 Sutter St    | GUZMAN ALFREDO                 |
| 119            | 1836 Sutter St    | IKOVIC KIMBERLY K              |

02/10/2023

| <b>Label #</b> | <b>Address</b>    | <b>Owner</b>                    |
|----------------|-------------------|---------------------------------|
| 120            | 1842 SUTTER ST    | DILLARD JERRY DONALD &          |
| 121            | 1846 SUTTER ST    | WILKERSON KENAN D               |
| 122            | 1852 SUTTER ST    | DOSS JAMES E                    |
| 123            | 1902 SUTTER ST    | MOTEN EUGENE & STELLA           |
| 124            | 2100 E Kiest BLVD | ONCOR ELEC RIC DELIVERY COMPANY |
| 125            | 2100 E Kiest BLVD | ONCOR ELEC RIC DELIVERY COMPANY |
| 126            | 3008 GARRISON ST  | COX ALICE                       |
| 127            | 2905 KELLOGG AVE  | Taxpayer at                     |
| 128            | 2909 KELLOGG AVE  | WILLIAMS DEBRA JOE              |
| 129            | 2913 KELLOGG AVE  | CASTROTORRES DEBORAH            |
| 130            | 2917 KELLOGG AVE  | LOZA IVAN FERNANDO              |
| 131            | 3110 KELLOGG AVE  | DAVIS SHAKEITHA                 |
| 132            | 3102 KELLOGG AVE  | BENAVIDES RICARDO ROMEO         |
| 133            | 3010 KELLOGG AVE  | METCALF ROSIE L                 |
| 134            | 3006 KELLOGG AVE  | PENA MARIA                      |
| 135            | 3002 KELLOGG AVE  | VILLATORO MARIA                 |
| 136            | 2912 KELLOGG AVE  | KT PROPERTY HOLDING LLC         |
| 137            | 2908 KELLOGG AVE  | LOPEZ ANTONIO DIAZ &            |
| 138            | 2904 KELLOGG AVE  | KING BESSIE                     |
| 139            | 2120 SKYLARK DR   | QUINTERO RUBICEL                |
| 140            | 2114 SKYLARK DR   | SIERRA ALFREDO                  |
| 141            | 2108 SKYLARK DR   | AVELLANEDA ALVARO               |
| 142            | 2104 SKYLARK DR   | CARRENORAMIREZ ESTEBAN &        |
| 143            | 2032 SKYLARK DR   | MARTINEZMANJARRES AARON &       |
| 144            | 2026 SKYLARK DR   | MOORE MILDRED ELAYNE            |
| 145            | 2020 SKYLARK DR   | CARRIZALES VICTORIA ROSE        |
| 146            | 2016 SKYLARK DR   | LANE B L                        |
| 147            | 2010 SKYLARK DR   | RHONE GOLDEN L EST OF           |
| 148            | 2006 SKYLARK DR   | GALINDEZ DIAZ SIMON &           |
| 149            | 2002 SKYLARK DR   | HAB PROPERTIES I LLC            |
| 150            | 3203 SUNNYVALE ST | BROWN LEE A                     |

02/10/2023

| <b>Label #</b> | <b>Address</b>    | <b>Owner</b>                                     |
|----------------|-------------------|--------------------------------------------------|
| 151            | 2316 SKYLARK DR   | MONROE CRAIG                                     |
| 152            | 2312 SKYLARK DR   | CORREA LIZ                                       |
| 153            | 2306 SKYLARK DR   | OFC PRODUCING YOUR MAIN EVENT MTG &<br>EVENT CTR |
| 154            | 2302 SKYLARK DR   | RAMIREZ MARIA TERESA & RICARDO                   |
| 155            | 2218 SKYLARK DR   | RETANA LUIS GONZALEZ &                           |
| 156            | 2214 SKYLARK DR   | THOMPSON LUCIOUS EST OF                          |
| 157            | 3102 MUNDY DR     | ROGERS DOROTHY M                                 |
| 158            | 2011 SKYLARK DR   | GARCIA MARGARITO                                 |
| 159            | 2015 SKYLARK DR   | LUCAS BESSIE M ET AL                             |
| 160            | 2021 SKYLARK DR   | Taxpayer at                                      |
| 161            | 2025 SKYLARK DR   | MARTINEZ JOSE CRUZ A &                           |
| 162            | 2103 SKYLARK DR   | MONK ANDREW                                      |
| 163            | 2109 SKYLARK DR   | YOUNG DORIS                                      |
| 164            | 2115 SKYLARK DR   | SALAS JULIO                                      |
| 165            | 2119 SKYLARK DR   | MOSS GREGORY ALLEN EST OF &                      |
| 166            | 2123 SKYLARK DR   | HEARD CATHERINE D                                |
| 167            | 2203 SKYLARK DR   | GOMEZNAVARRO JOSE &                              |
| 168            | 2207 SKYLARK DR   | IBARRA NOE & EULALIA                             |
| 169            | 2211 SKYLARK DR   | WATSON LATRICE                                   |
| 170            | 2217 SKYLARK DR   | GEE CASSANDRA L                                  |
| 171            | 2221 SKYLARK DR   | HILL MERCEDES                                    |
| 172            | 2303 SKYLARK DR   | FRANCO MARCO A &                                 |
| 173            | 2307 SKYLARK DR   | Taxpayer at                                      |
| 174            | 2311 SKYLARK DR   | BROWN GRACIE MAE                                 |
| 175            | 2317 SKYLARK DR   | GORDON EUNICE                                    |
| 176            | 2321 SKYLARK DR   | TAYLOR AMIE L EST OF                             |
| 177            | 2327 SKYLARK DR   | JB III INVESTMENTS                               |
| 178            | 2403 SKYLARK DR   | PALOMO JAVIER CONTRERAS                          |
| 179            | 2407 SKYLARK DR   | RENTERIA ALVARO & EUGENIA                        |
| 180            | 1700 E ELMORE AVE | CEDAR OAKS RETIREMENT CENTER                     |