

**FILE NUMBER:** Z212-270(JM) **DATE FILED:** May 25, 2022

**LOCATION:** Bound by South Polk Street, Reynoldston Lane, Regatta Drive, and Drury Drive

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** Approx. 19.92 acres **CENSUS TRACT:** 48113011003

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**REPRESENTATIVE:** Karl A. Crawley, Masterplan

**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-7.5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow for the construction of a new public school to replace the existing public school. [W. H. Atwell Law Academy]

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

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

**Single Family Districts** [Ref. Sec. 51A-4.112(f) 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-7.5(A) Single Family District and is currently developed with a public middle school. [W. H. Atwell Law Academy]
- The applicant proposes to demolish the existing school. The proposed school building is a two-story structure with partial basement and a total floor area of 160,000 square feet.
- The new school will serve grades six through eight (middle school) and includes 34 classrooms. [Judge Louis A. Bedford Jr. Law Academy]
- Re-platting is required in order to establish a building site for construction of the new school. On May 19, 2022, the city plan commission approved preliminary plat S212-194, subject to conditions.
- The CPC recommendation includes the addition of provisions for one electric vehicle charging station and two micro-mobility charging stations.

## Zoning History:

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

1. **Z212-275:** An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southwest corner of Drury Drive and South Polk Street. [*same block as subject case; Pending CPC February 16, 2023*]

## Thoroughfares/Streets:

| Thoroughfare/Street | Type               | Existing/Proposed ROW                               |
|---------------------|--------------------|-----------------------------------------------------|
| Reynoldston Lane    | Local Street       | 60 feet/--                                          |
| Regatta Drive       | Local Street       | 60 feet/--                                          |
| Drury Drive         | Local Street       | 60 feet/--                                          |
| Polk Street         | Principal Arterial | 100 feet/<br>Minimum-6 lanes-Divided<br>90-foot ROW |

## Traffic:

The proposed traffic management plan (TMP), dated February 2, 2023, is sealed by a licensed professional engineer (ref “Proposed Exhibit B\_Traffic Management Plan” provided later in this staff report). The TMP contains the electronic signature of the proposed Judge Louis A. Bedford Jr. Law Academy principal and the DISD Director of Transportation.

Per proposed SUP conditions (ref “Proposed SUP Conditions” provided later in this staff report), a traffic study evaluating the sufficiency of the TMP must be submitted by March 1, 2026, or within six months after students first begin attending classes (whichever is later) and by March 1st of each even-numbered year thereafter.

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

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**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.

### **Surrounding Land Uses:**

|              | <b>Zoning</b>                   | <b>Land Use</b>                                     |
|--------------|---------------------------------|-----------------------------------------------------|
| <b>Site</b>  | R-7.5(A) Single Family District | Public middle school                                |
| <b>North</b> | R-7.5(A) Single Family District | Single family and church                            |
| <b>East</b>  | R-7.5(A) Single Family District | Single family, public elementary school, and church |
| <b>South</b> | R-7.5(A) Single Family District | Single family                                       |
| <b>West</b>  | R-7.5(A) Single Family District | Single family                                       |

**Land Use Compatibility:**

The area of request is located in an R-7.5(A) Single Family District and is currently developed with a public school other than an open-enrollment charter school [W. H. Atwell Law Academy], which has been in operation at the request site since the mid-1960s. The site shares a block with a public elementary school [Adelle Turner Elementary School] to the northeast and additional property in the R-7.5(A) Single Family District developed with a church to the southeast.

Surrounding land uses include single family and a church to the north across Drury Drive; single family, a public elementary school, and a church to the east; and single family uses to the south and west across both Reynoldston Lane and Regatta Drive.

The current request is for an SUP for a public school other than an open-enrollment charter school to allow for the construction of a new public middle school to replace the existing public middle school. Staff supports the request, subject to a site plan, a traffic management plan, and conditions.

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. Added conditions proposed with the SUP include provisions to support a more walkable, pedestrian and bicycle friendly development and use of the property. Staff finds that with the proposed site plan and TMP, the redevelopment 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.

**Development Standards:**

Following is a comparison table showing development standards for R-7.5(A) Single Family Districts, in general, and development standards for the proposed school at the request site in R-7.5(A):

|                                                            | Setbacks                                                                    |                                                                                              | Height <sup>1</sup>                                                       | Lot Coverage <sup>2</sup>                                                       | Density/FAR                                                         | Special Standards                                                                                                                                          |
|------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                            | Front                                                                       | Side/Rear                                                                                    |                                                                           |                                                                                 |                                                                     |                                                                                                                                                            |
| <b>R-7.5(A)<br/>in general</b>                             | 25' min                                                                     | 5' / 5' min for single family structures<br><br>10' / 15' 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 7,500 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-7.5(A) site in particular</b> | Reynoldston Ln: 25' min<br><br>Drury Dr: 25' min<br><br>S. Polk St: 25' min | Regatta Dr: 10' min<br><br>(Property does not have a "rear" yard)                            | Any height consistent with FAA airspace limitations and the building code | 60% max for institutional uses such as schools<br><br>18.4% per plan            | 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<br><br>Plan shows 6' tall wrought iron fence beyond the front yard setback |

**Landscaping:**

The proposed redevelopment of the site will require full compliance with Article X, as amended. The proposed site plan was reviewed by the chief arborist who found the plan acceptable in regard to having the capacity to adhere to the Article X requirements. Landscaping required includes a five-foot buffer along the sidewalks lining the streets as shown on the site plan. This qualifies as the street buffer zone SBZ. The new parking lot contains over 101 parking spaces, which requires additional landscape islands installed at a maximum distance of 70 feet from the spaces.

**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 119 spaces are required; a total of 135 spaces are proposed for the site.

**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 subject site is not located in an MVA cluster; however, all surrounding properties are within the “F” cluster.

**CPC Action**  
**February 16, 2023**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a public school other than an open-enrollment charter school for a permanent time period, subject to a site plan, a traffic management plan, and conditions with the following changes: 1) provide one electric vehicle charger and 2) provide two micro-mobility charging stations on property zoned an R-7.5(A) Single Family District on property bound by South Polk Street, Reynoldston Lane, Regatta Drive, and Drury Drive.

Maker: Haqq  
Second: Anderson  
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,  
Carpenter, Blair, Jung, Housewright, Haqq,  
Kingston, Rubin

Against: 0  
Absent: 3 - Wheeler-Reagan, Treadway, Stanard  
Vacancy: 1 - District 3

|                 |           |             |
|-----------------|-----------|-------------|
| <b>Notices:</b> | Area: 400 | Mailed: 151 |
| <b>Replies:</b> | For: 8    | Against: 3  |

**Speakers:** For: Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: None

## **Dallas ISD Trustees and Administration**

### Dallas ISD Board of Trustees:

District 1 **Edwin Flores**  
District 2 **Dustin Marshall**  
District 3 **Dan Micciche** – First Vice President  
District 4 **Camile White**  
District 5 **Maxie Johnson** – Second Vice President  
District 6 **Joyce Foreman**  
District 7 **Ben Mackey**  
District 8 **Joe Carreon** – Board Secretary  
District 9 **Justin Henry** – President

### Dallas ISD Administration:

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**Dr. Pamela Lear** – Deputy Superintendent of Staff and Racial Equity  
**Dwayne Thompson** – Deputy Superintendent Business Services  
**Brent Alfred, AIA** – Chief Construction Services Officer  
**Robert Abel** – Chief of Human Capital Management  
**Dr. Tamika Alford-Stephens** – Chief Financial Officer  
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**Dr. Brian C. Lusk** – Chief Strategic Officer  
**Shannon Trejo** – Chief Academic Officer  
**David Bates** – Chief Operations Officer  
**Jon T Dahlander** – Chief Partnerships and Intergovernmental Relations Officer



**CPC RECOMMENDED  
PROPOSED SUP CONDITIONS  
(Z212-270)**

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. The minimum buffer with maybe reduced to zero feet in those areas shown on the site plan where pick up and drop operations are conducted.
6. 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.
7. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. 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 March 1, 2026, 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 March 1st of each even-numbered year.

- (a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2026, 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 March 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.

9. ELECTRIC VEHICLE CHARGING: electric vehicle charging must be provided for at least one vehicle. Location to be determined at permitting.

10. MICROMOBILITY CHARGING: Micromobility charging must be provided for at least two vehicles. Location to be determined at permitting. For purposes of this provision, micromobility charging means an electrical charging station or outlet available for charging micro-mobility vehicles such as e-scooters and e-bikes.

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

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



## CPC RECOMMENDED PROPOSED TRAFFIC MANAGEMENT PLAN

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February 2, 2023

PK# 3083-21.699

# TRAFFIC MANAGEMENT PLAN

Z212-270



Dallas Independent School District Judge L. Bedford Law Academy  
CITY OF DALLAS

A handwritten signature in blue ink that reads "Hunter W. Lemley".

### Introduction

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of **Dallas Independent School District** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing Judge L. Bedford Law Academy described below. The school has an existing enrollment of 669 students and is proposed to increase to an enrollment of 850 students.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Wednesday, March 30<sup>th</sup>, 2022 and Thursday, March 31<sup>st</sup>, 2022 during morning and afternoon periods that validates all information in this report.

### 1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



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

February 2, 2023

## 2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 1303 Reynoldston Lane, Dallas, Texas
- **Description of adjacent roadways:**
  - Adjacent Streets:
    - Reynoldston Lane:
      - Cross-section: Two lanes, two-way operation, undivided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]
    - Regatta Drive:
      - Cross-section: Two lanes, two-way operation, undivided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]
    - Drury Drive:
      - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]
  - **Adjacent Intersections:**
    - Drury Drive and Regatta Drive - Marked crosswalks on south leg approach, with barrier free ramps provided on the southwest and southeast corners.
    - Reynoldston Lane and Regatta Drive - Marked crosswalks on north and east legs approaches, with barrier free ramps provided on all corners.
    - Reynoldston Lane and Spring Glen Drive - Marked crosswalks on south and west legs approaches, with

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barrier free ramps provided on the northwest, southwest, and southeast corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

### 3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**
  - Reynoldston Lane: One Driveway (Proposed)
  - Regatta Drive: One Driveway (Proposed)
  - Drury Drive: One Driveway – Driveway to be combined with existing driveway on Drury Drive that serves the existing Adelle Turner Elementary School.
- **Student (Building) Ingress/Egress Points:**
  - Main student pedestrian access will be located at the main entrance on the south side of the school building. Students will exit the back entrance to load/unload onto the buses.

### 4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Wednesday, March 30<sup>th</sup>, 2022 and Thursday, March 31<sup>st</sup>, 2022. All information provided in the table below is strictly for the afternoon student pick-up/release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.



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Table 1. Queuing Summary Table

| Dismissal Period<br>(Loading Zone) | Grades                            | Start/<br>End Times* | Total Enrollment |          | Maximum Vehicle Accumulation | (On-Site) Storage Capacity (veh) | Surplus/Deficit (veh) |
|------------------------------------|-----------------------------------|----------------------|------------------|----------|------------------------------|----------------------------------|-----------------------|
|                                    |                                   |                      | Existing         | Proposed |                              |                                  |                       |
| 1                                  | 6 <sup>th</sup> – 8 <sup>th</sup> | 7:50 AM – 3:45 PM    | 669              | 850      | 46 (36)                      | 41 (0)                           | -5 (-36)              |

\*All times are subject to change

## 5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

### - Description of Existing Conditions

#### On-Site Circulation:

- 6<sup>th</sup> Grade – 8<sup>th</sup> Grade:

Parent traffic enters the area traveling westbound on Reynoldston Lane. Parent traffic stands/queues on both curbsides of Reynoldston Lane.

School buses load/unload along the northbound curbside of Regatta Drive, adjacent to the site.

Staff and visitor parking lots are provided surrounding the site.

NOTE: The release period for this school does not coincide with Adelle Turner Elementary School and was not observed to conflict with traffic patterns. The release time for Adelle Turner Elementary School starts begins at 3:15 PM and clears before release for the subject school. All school time zones accommodate the existing one-way roads to facilitate traffic circulation between the two schools.

#### Temporary traffic control devices:

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

### - Description of Proposed Conditions

#### On-Site Circulation:

- 6<sup>th</sup> Grade – 8<sup>th</sup> Grade:

Parent traffic enters the area traveling westbound on Reynoldston Lane. Parent traffic enters the site via the driveway on Reynoldston Lane and queues along the south side of the school building on site as two queue lines form.



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Traffic is to circulate through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

Traffic exits the site continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Vehicles are to exit the site the same driveway to enter the site on Reynoldston Lane.

School buses will unload and load in a Monitored Non-Sequential Loading System. Buses will approach the site from the north traveling south on S Polk Street and turn onto Reynoldston Lane. Buses will then turn right onto Regatta Drive and enter the site via the bus-only driveway on Regatta Drive. Buses will stack along Regatta Drive as overflow when stacking is a capacity within the site. Student unloading and loading will occur along the internal curbside in the north parking lot with school staff supervision. Students will also load/unload from buses that stack along Regatta Drive. According to DISD representatives, up to 23 buses may be queued for this particular school and will arrive staggered. Students are to be dismissed onto sidewalk on right hand side of bus queue onside and along Regatta Drive. During loading, each student will be assigned a specific bus number to allow for an efficient bus loading process by finding the bus with supervision. With the school being attended by Middle School aged students, buses will be loaded simultaneously in the loading period as the buses arrive on site. Buses will exit the site onto Drury Drive by right-turn-only (Drury Drive is one-way eastbound during school hours). Buses will exit onto S Polk Street by turning right and travel south as the buses scatter to the final destination of the route.

NOTE: May not reflect future year bus routes and are subject to change

Staff and visitor parking lots are provided on site, south of the school building.

NOTE: The release period for this school does not coincide with Adelle Turner Elementary School and was not observed to conflict with traffic patterns. The release time for Adelle Turner Elementary School starts begins at 3:15 PM and clears before release for the subject school. All school time zones accommodate the existing one-way roads to facilitate traffic circulation between the two schools.

**Temporary traffic control devices:**

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

February 2, 2023

## 6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Subject School Recommended Loading System:**

- Administered Sequential Loading System

**DEFINITIONS:**

A "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area.

A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation:**

- Bus: 70%
- Walk: 5%
- Picked Up by Parent: 25%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 7:50 AM – 3:45 PM (6<sup>th</sup> – 8<sup>th</sup>)

## 7. SCHOOL STAFF ASSISTANCE

- **Number:**

- Observed: 4 – 5
- Desired: 4 – 5

*February 2, 2023*

- Location:
  - Observed: at the building entrance and side walks
  - Desired: at the building entrance and side walks
- Staff Requirements and expectations:
  - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

#### **8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS**

- Number:
  - Observed: 1
  - Desired: 1
- Location:
  - Observed: N/A
  - Desired: N/A

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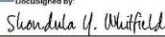
## 9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review

### REVIEW AND COMMITMENT

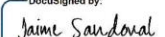
This school traffic management plan (TMP) for Judge L. Bedford Law Academy was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals 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.

DocuSigned by:  
  
 Principal Signature 02.02.2023  
 Date

Name: Shondula Y. Whitfield

Title: Principal, Judge Louis Bedford, Jr. Law Academy

DocuSigned by:  
  
 DSD Executive Director for Student Transportation 02.02.2023  
 Date

Name: Jaime Sandoval

Title: Executive Director of Transportation

and any changes that have been discussed have been applied to this version of the plan.

## 10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

February 2, 2023

## 11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

## 12. OTHER ITEMS WHERE APPLICABLE

- a) School Bus Operations: (See Section 5)
- b) Methodology:
  - a. Engineer Recommended Rate: 5.12 linear feet per student
  - b. Average Length of Vehicle: 23.5 feet
  - c. Separation of modes of transportation:
    - i. Bus: 70%
    - ii. Walk: 5%
    - iii. Picked Up by Parent: 25%

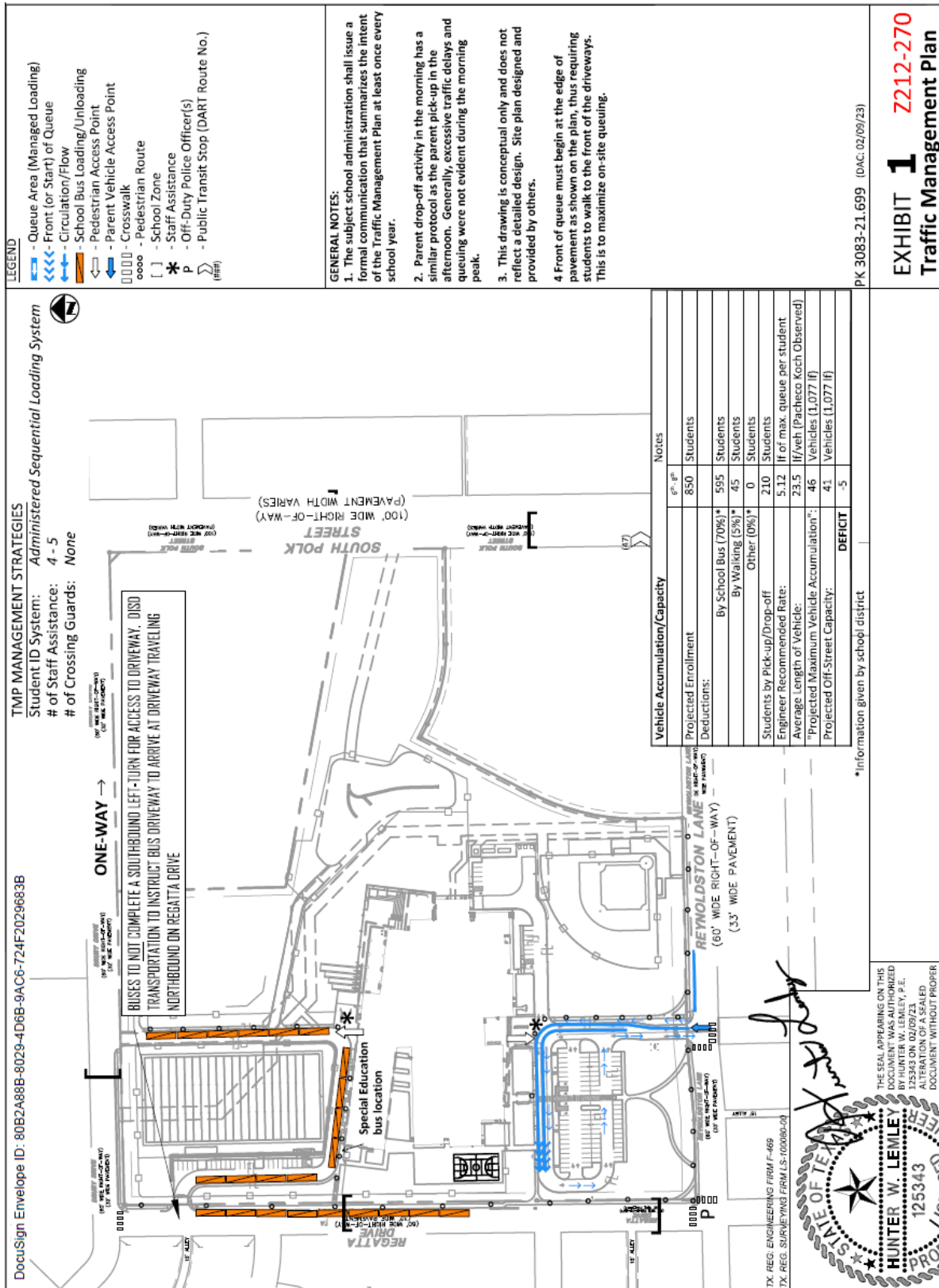
NOTE: Information provided by DISD and validated with field observations

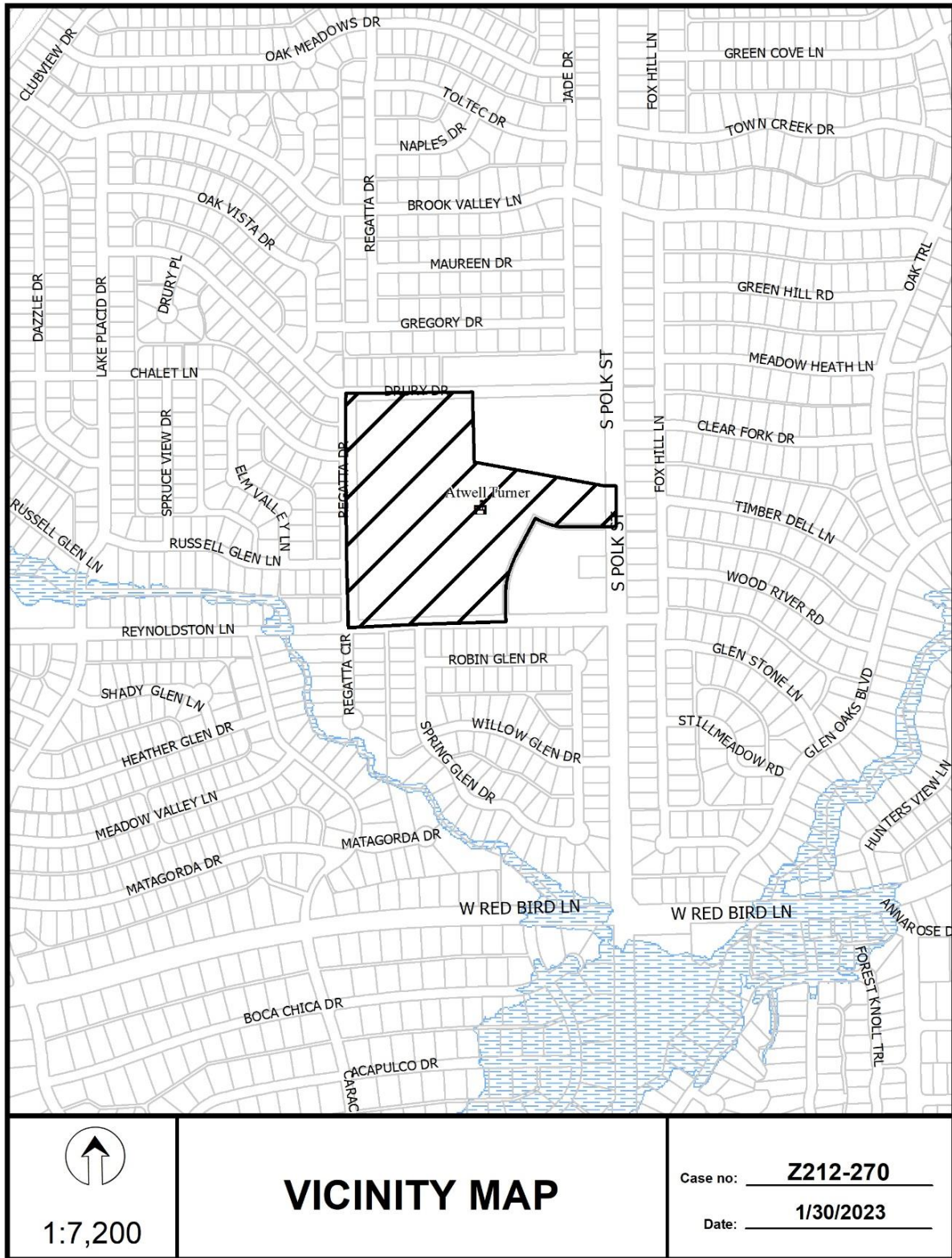
  - d. Projected maximum vehicle accumulation: 46
  - e. Projected on-site storage capacity: 41
  - f. Deficit: -5
- c) Proposed Pedestrian Routes: The pedestrian routes will be/are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study and/however, the anticipated (and observed) pedestrian routes include the sidewalk paths leading to parent pick-up/drop-off vehicles and bus zone north of the school building.
- d) Proposed Parking Management Strategies:
  - a. On-street parking restrictions: none
  - b. Faculty Parking: parking lot south of the building.
  - c. Visitor Parking: parking lot south of the building.
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)

END OF MEMO

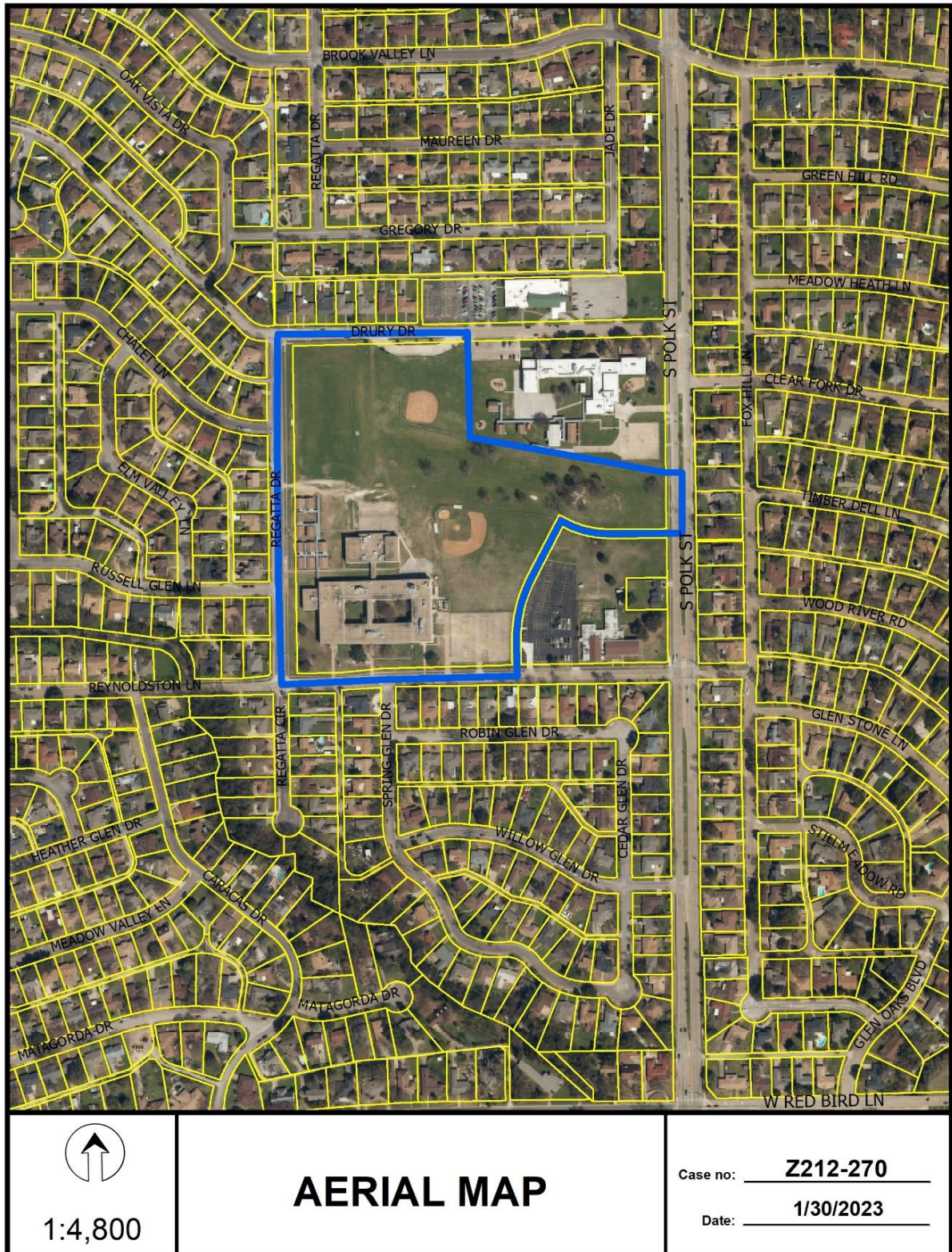


# CPC RECOMMENDED PROPOSED TRAFFIC MANAGEMENT PLAN

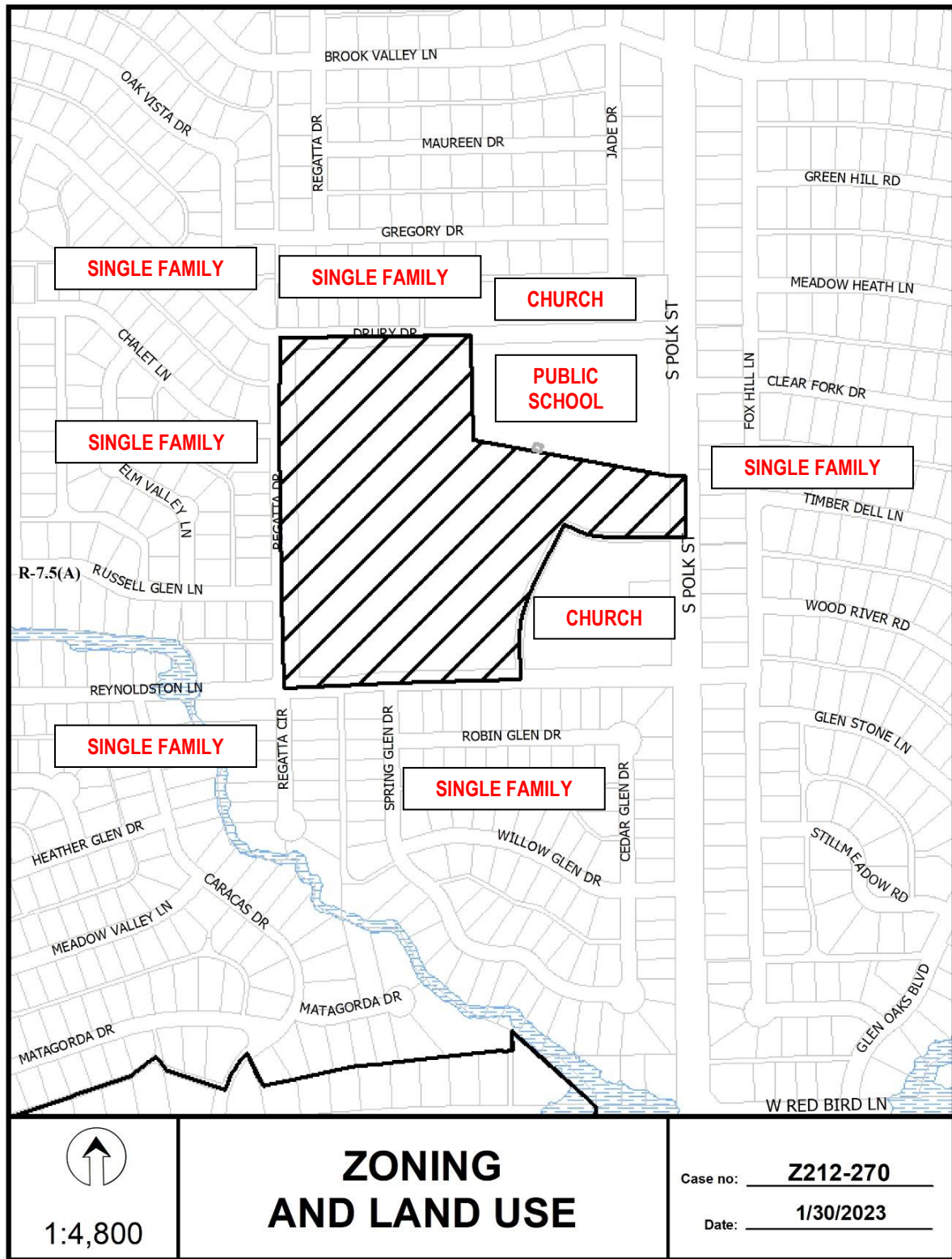


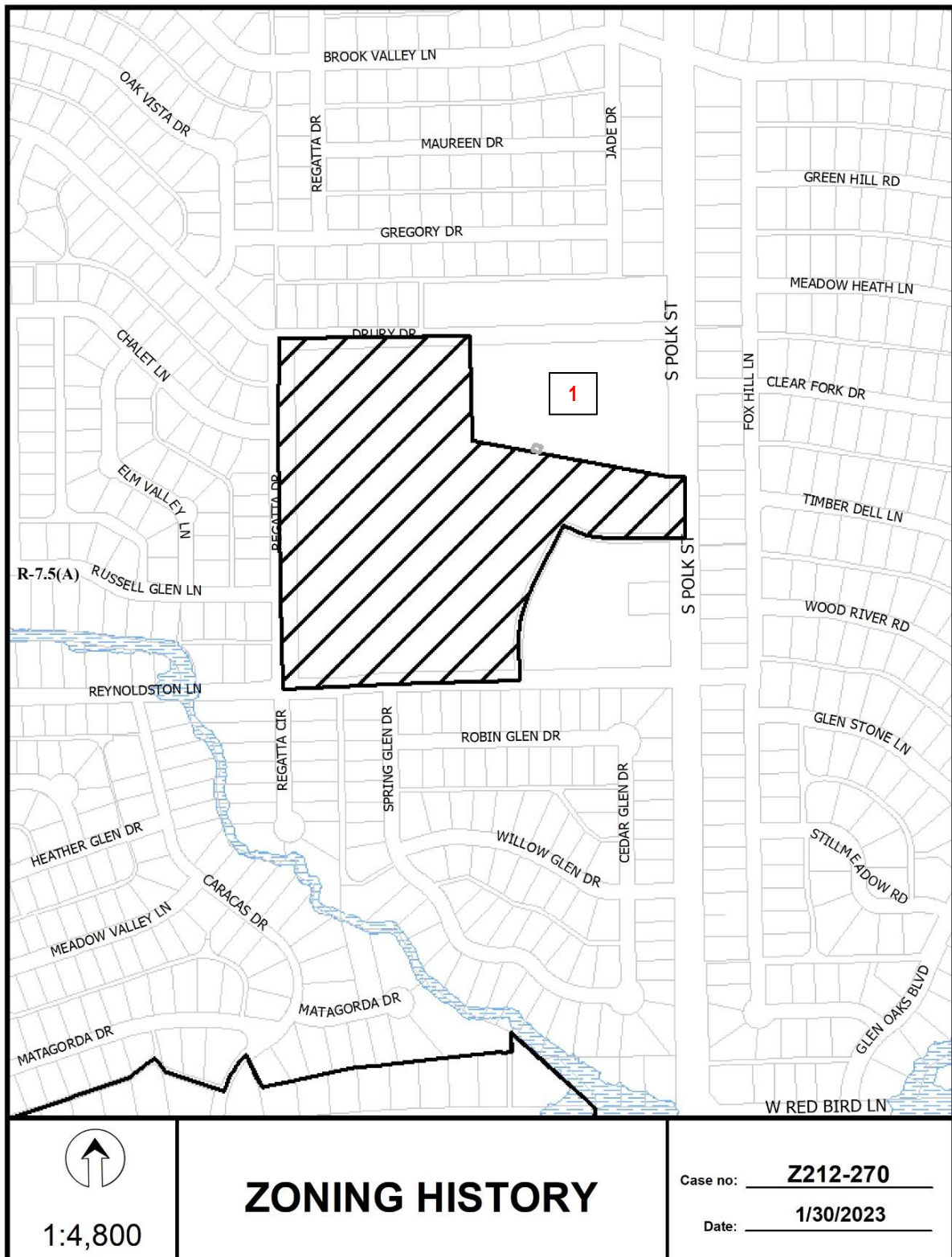




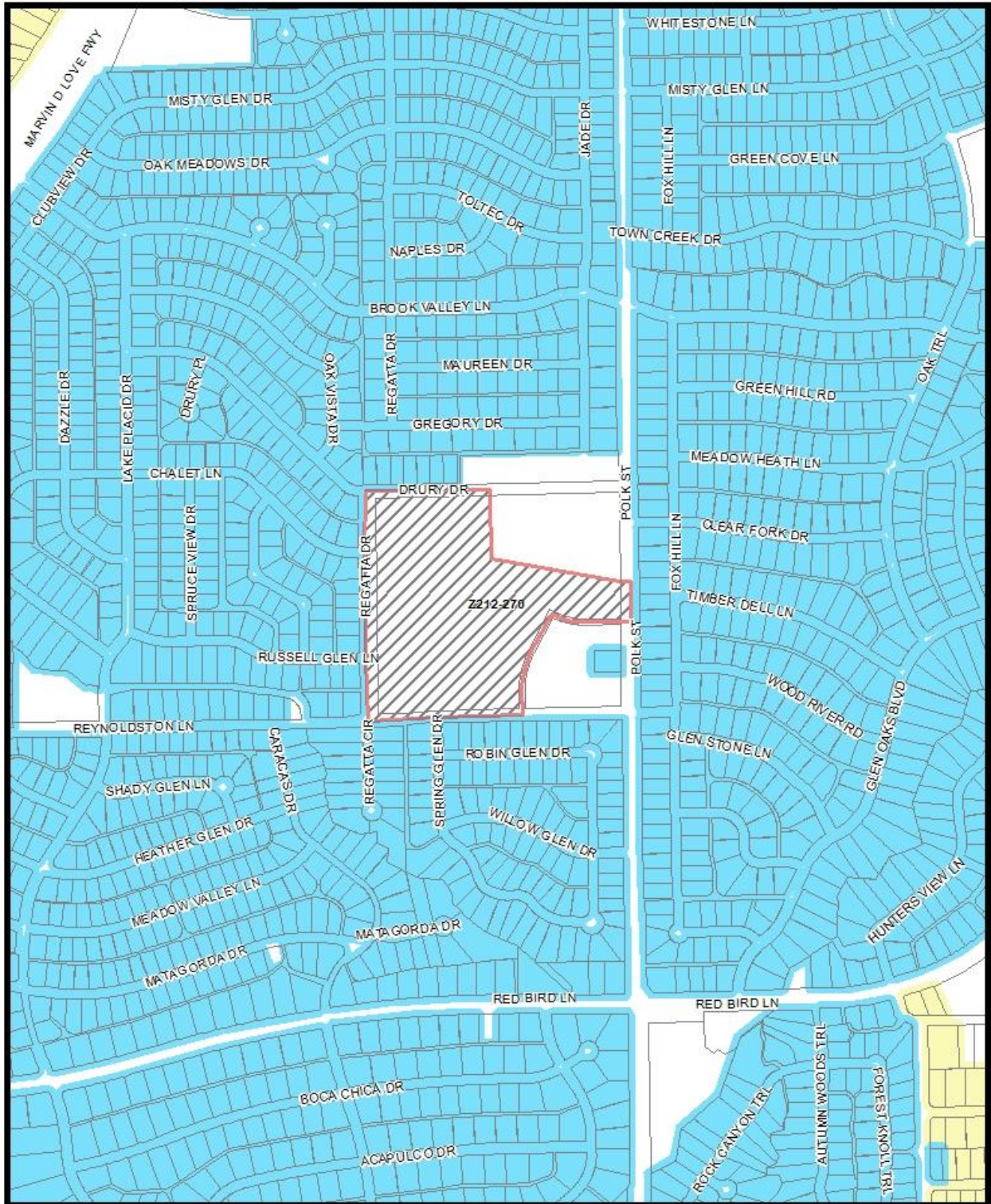












Market Value Analysis

A B C D E F G H I NA

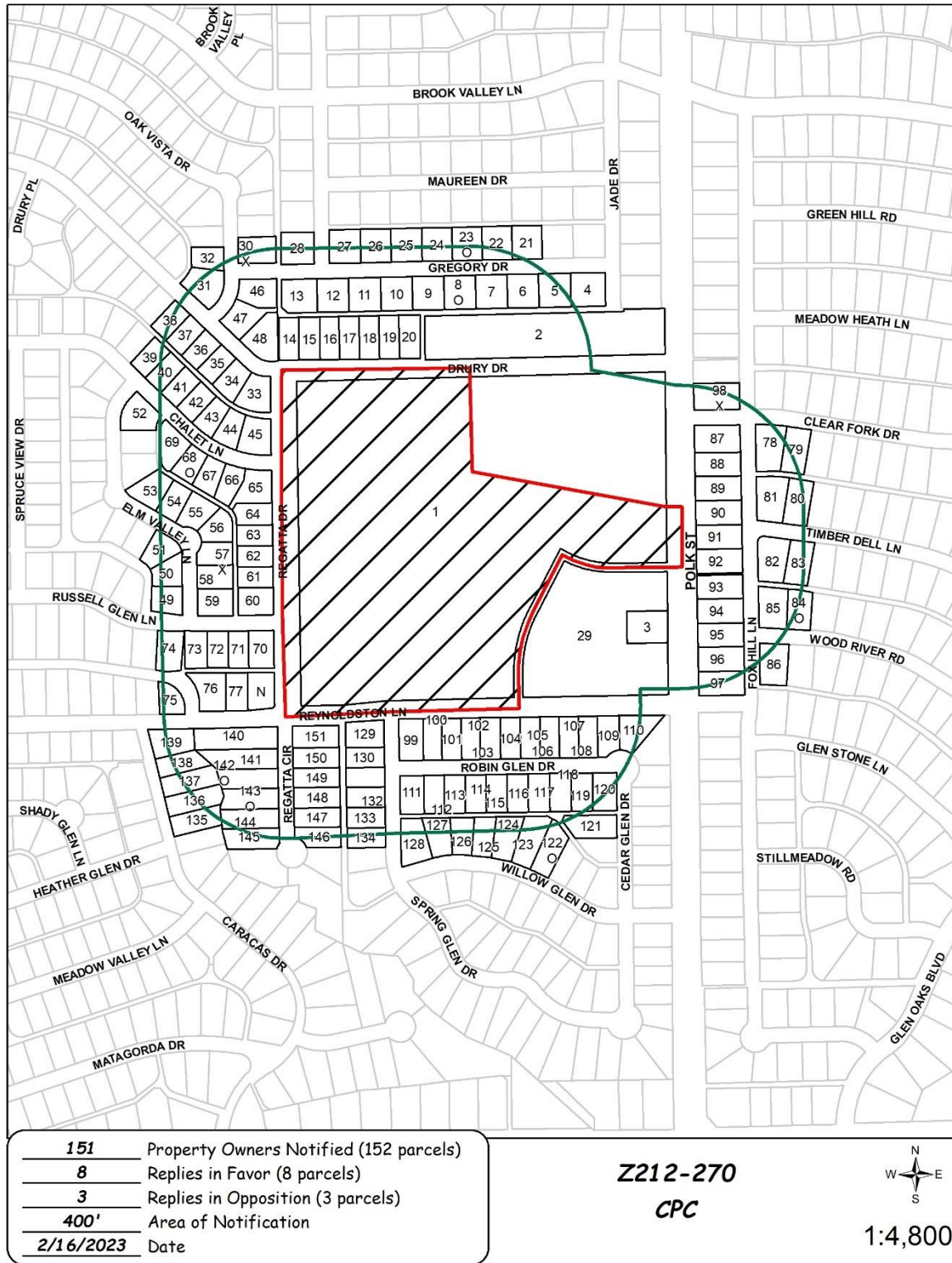


1:7,200

Market Value Analysis

Printed Date: 1/30/2023



**CPC RESPONSES**

02/15/2023

***Reply List of Property Owners******Z212-270******151 Property Owners Notified******8 Property Owners in Favor******3 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                  |
|---------------------|-----------------------|-----------------------|--------------------------------------|
|                     | 1                     | 5505 S POLK ST        | Dallas ISD                           |
|                     | 2                     | 5415 S POLK ST        | TRINITY TEMPLE FULL                  |
|                     | 3                     | 5717 S POLK ST        | NUNEZ BEATRIZ &                      |
|                     | 4                     | 1208 GREGORY DR       | WEST DEBRA                           |
|                     | 5                     | 1218 GREGORY DR       | HUTCHINS JIMMY                       |
|                     | 6                     | 1228 GREGORY DR       | CORNU JEANCLAUDE & KIMBERLY KATHLEEN |
|                     | 7                     | 1238 GREGORY DR       | BELDIN KIMBERLY &                    |
| O                   | 8                     | 1306 GREGORY DR       | HARDIN LESLIE                        |
|                     | 9                     | 1316 GREGORY DR       | BILLS MARCIA &                       |
|                     | 10                    | 1326 GREGORY DR       | REED DAVID ALAN                      |
|                     | 11                    | 1336 GREGORY DR       | TINNELL DENNIS B & REBECCA A         |
|                     | 12                    | 1346 GREGORY DR       | PAZ MICHAEL STEVE &                  |
|                     | 13                    | 1410 GREGORY DR       | RYALS A B JR                         |
|                     | 14                    | 1341 DRURY DR         | PORTER CORNELIUS &                   |
|                     | 15                    | 1337 DRURY DR         | GRIFFIN ALVIN E                      |
|                     | 16                    | 1331 DRURY DR         | AROCHI JOSE A                        |
|                     | 17                    | 1327 DRURY DR         | ROBINSON SHIRLEY                     |
|                     | 18                    | 1323 DRURY DR         | JEFFERSON BOBBY J                    |
|                     | 19                    | 1319 DRURY DR         | BURNETT EDWARD JR                    |
|                     | 20                    | 1315 DRURY DR         | RS RENTAL I LLC                      |
|                     | 21                    | 1227 GREGORY DR       | WILSON HERMAN II                     |
|                     | 22                    | 1237 GREGORY DR       | ADAMS HENRIETTA                      |
| O                   | 23                    | 1305 GREGORY DR       | HINTON AVALEON & CYNTHIA             |
|                     | 24                    | 1315 GREGORY DR       | JR CHANDLER DONALD S                 |
|                     | 25                    | 1325 GREGORY DR       | Taxpayer at                          |
|                     | 26                    | 1335 GREGORY DR       | BANKS STELLA LOUISE                  |

02/15/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                      |
|--------------|----------------|---------------------|-----------------------------------|
|              | 27             | 1345 GREGORY DR     | MALDONADO FAUSTINO AGUIRRE        |
|              | 28             | 5325 REGATTA DR     | WILSON DOROTHY J                  |
|              | 29             | 1121 REYNOLDSTON LN | STRAIGHTWAY PENTECOSTAL CATHEDRAL |
| X            | 30             | 1419 OAK VISTA DR   | LEADON ROBIN                      |
|              | 31             | 1410 OAK VISTA DR   | MANDERSON LORENZO L               |
|              | 32             | 1416 OAK VISTA DR   | WILLIAMS RENALDO                  |
|              | 33             | 1404 DRURY DR       | Taxpayer at                       |
|              | 34             | 1410 DRURY DR       | SIMMONS WILLIE EDDIE &            |
|              | 35             | 1414 DRURY DR       | YOUNG TIMOTHY D &                 |
|              | 36             | 1420 DRURY DR       | CARTER DEWAYNE                    |
|              | 37             | 1506 DRURY DR       | DAVILA REYNALDO & WENDY G         |
|              | 38             | 1512 DRURY DR       | ESPINOZA ROSARIO & GABRIELA MADAI |
|              | 39             | 5141 CHALET LN      | VELASQUEZ SANTOS AMILCAR          |
|              | 40             | 5137 CHALET LN      | WOODS WANDA J                     |
|              | 41             | 5131 CHALET LN      | JONES OLA MAE LIVING TR           |
|              | 42             | 5127 CHALET LN      | PHILLIPS EDWARD B                 |
|              | 43             | 5121 CHALET LN      | OPENDOOR PROPERTY TRUST I         |
|              | 44             | 5115 CHALET LN      | Taxpayer at                       |
|              | 45             | 5107 CHALET LN      | BARNES ALBERT & KAREN             |
|              | 46             | 1409 OAK VISTA DR   | HIGGS JAMES M & MARTHA L          |
|              | 47             | 1419 DRURY DR       | FITZPATRICK CAROLYN JEAN          |
|              | 48             | 1411 DRURY DR       | WALLACE ROBERT C &                |
|              | 49             | 5671 ELM VALLEY LN  | COLLINS ARDIE LEE EST OF          |
|              | 50             | 5665 ELM VALLEY LN  | MACK BONNIE                       |
|              | 51             | 5651 ELM VALLEY LN  | TURNER BESSIE                     |
|              | 52             | 5610 ELM VALLEY LN  | PRYOR DARRELL GEORGE WYNN         |
|              | 53             | 5642 ELM VALLEY LN  | ANDERSON ANGELA R &               |
|              | 54             | 5646 ELM VALLEY LN  | VAUGHN CHESTER LEE                |
|              | 55             | 5652 ELM VALLEY LN  | DAVIS SHARON A                    |
|              | 56             | 5656 ELM VALLEY LN  | PRUITT OBERZENE                   |
| X            | 57             | 5660 ELM VALLEY LN  | Taxpayer at                       |



02/15/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                |
|--------------|----------------|----------------------|-----------------------------|
|              | 58             | 5666 ELM VALLEY LN   | ALMARAZ JUAN                |
|              | 59             | 5672 ELM VALLEY LN   | CONNER GENEVA               |
|              | 60             | 5633 REGATTA DR      | HUDGENS LEROY JR & HAZEL    |
|              | 61             | 5627 REGATTA DR      | GONZALEZ CHRISTOPHER ALEX & |
|              | 62             | 5623 REGATTA DR      | WOODARD JAMES ALTON         |
|              | 63             | 5617 REGATTA DR      | LEWIS BILLIE JEAN ATKINS    |
|              | 64             | 5611 REGATTA DR      | JACKSON FRONCELL JR &       |
|              | 65             | 5106 CHALET LN       | SANCHEZ ELVIA               |
|              | 66             | 5110 CHALET LN       | Taxpayer at                 |
|              | 67             | 5114 CHALET LN       | HARRIS JASPER L & KIMBERLY  |
| O            | 68             | 5120 CHALET LN       | CASTON ANDREA &             |
|              | 69             | 5126 CHALET LN       | GUERRA DANIEL               |
|              | 70             | 1406 RUSSELL GLEN LN | NASH PAULA N &              |
|              | 71             | 1412 RUSSELL GLEN LN | HOOVER REUBEN E &           |
|              | 72             | 1418 RUSSELL GLEN LN | LEE KRISTA                  |
|              | 73             | 1426 RUSSELL GLEN LN | COOK WALTER C               |
|              | 74             | 1504 RUSSELL GLEN LN | RUIZ NANCY                  |
|              | 75             | 1425 REYNOLDSTON LN  | POPE SHERIA &               |
|              | 76             | 1415 REYNOLDSTON LN  | BANDA AVEL                  |
|              | 77             | 1411 REYNOLDSTON LN  | MALONEY FRANKLIN C          |
|              | 78             | 944 CLEAR FORK DR    | ROBERSON JAMES M &          |
|              | 79             | 936 CLEAR FORK DR    | YOUNG SANDRA ELAINE         |
|              | 80             | 937 TIMBER DELL LN   | EVERETT JOYCE E             |
|              | 81             | 945 TIMBER DELL LN   | ALDREDGE ZENA               |
|              | 82             | 944 TIMBER DELL LN   | GARZA KARLA G LEAL          |
|              | 83             | 936 TIMBER DELL LN   | GREEN LASHERRA              |
| O            | 84             | 941 WOOD RIVER RD    | FOSTER HAZEL J              |
|              | 85             | 947 WOOD RIVER RD    | MCCLENDON LEWIS B           |
|              | 86             | 946 WOOD RIVER RD    | SMITH KATE LAFAYE EST OF    |
|              | 87             | 5507 FOX HILL LN     | GARRETT MAE                 |
|              | 88             | 5515 FOX HILL LN     | ROSEMOND GABRIELLE          |

02/15/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                   |
|--------------|----------------|--------------------|--------------------------------|
|              | 89             | 5519 FOX HILL LN   | DENMON DESSIE J                |
|              | 90             | 5525 FOX HILL LN   | CIVIC CENTER DFW 1 LLC         |
|              | 91             | 5605 FOX HILL LN   | GOSSIP KENNETH ALONZA          |
|              | 92             | 5611 FOX HILL LN   | TURNER VICTORIA J              |
|              | 93             | 5617 FOX HILL LN   | SMITH STEVEN ANDREW &          |
|              | 94             | 5623 FOX HILL LN   | REED CLARENCE LOUIS &          |
|              | 95             | 5707 FOX HILL LN   | MOLINA PAUL AARON &            |
|              | 96             | 5711 FOX HILL LN   | RUSSELL VAN ESTHER             |
|              | 97             | 5717 FOX HILL LN   | BOGGESS JOE E & CARROL S       |
| X            | 98             | 1011 CLEAR FORK DR | DORSEY ESTHER H & FLOYD LIVING |
|              | 99             | 1255 ROBIN GLEN DR | ARNETT-HARRISON CAROL J        |
|              | 100            | 1249 ROBIN GLEN DR | Taxpayer at                    |
|              | 101            | 1245 ROBIN GLEN DR | ISAAC JAMES ELVEN &            |
|              | 102            | 1239 ROBIN GLEN DR | SANTIAGO KOREYCI C &           |
|              | 103            | 1235 ROBIN GLEN DR | C&A TEXAS PROPERTIES LLC       |
|              | 104            | 1229 ROBIN GLEN DR | AGUILAR FLORENTINO             |
|              | 105            | 1225 ROBIN GLEN DR | ENGLISH CHARLES J              |
|              | 106            | 1219 ROBIN GLEN DR | GFW LLC                        |
|              | 107            | 1215 ROBIN GLEN DR | MARTINEZ ALICE                 |
|              | 108            | 1211 ROBIN GLEN DR | OWENS ODELL                    |
|              | 109            | 1207 ROBIN GLEN DR | KUMBIKUMBI CAROLYN A           |
|              | 110            | 1203 ROBIN GLEN DR | Taxpayer at                    |
|              | 111            | 1254 ROBIN GLEN DR | ERVIN JAMETTA JONES            |
|              | 112            | 1248 ROBIN GLEN DR | JACKSON J D & FRANCES          |
|              | 113            | 1244 ROBIN GLEN DR | SMITH JAMES EDWARD JR          |
|              | 114            | 1238 ROBIN GLEN DR | HAWKINS WILLIE C &             |
|              | 115            | 1234 ROBIN GLEN DR | HUBBARD DORIS                  |
|              | 116            | 1226 ROBIN GLEN DR | SANDERS FREDDIE B JR &         |
|              | 117            | 1220 ROBIN GLEN DR | YOUNG KEVIN                    |
|              | 118            | 1216 ROBIN GLEN DR | DAVIS HAROLD L                 |
|              | 119            | 1212 ROBIN GLEN DR | ROBINSON ALVA D                |

02/15/2023

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>      | <i>Owner</i>                 |
|--------------|----------------|---------------------|------------------------------|
|              | 120            | 1208 ROBIN GLEN DR  | JONES RICHARD E              |
|              | 121            | 5921 CEDAR GLEN DR  | WARREN AWARD JR              |
| O            | 122            | 1221 WILLOW GLEN DR | Taxpayer at                  |
|              | 123            | 1227 WILLOW GLEN DR | LEDFORD SARAH &              |
|              | 124            | 1231 WILLOW GLEN DR | WALKER DON                   |
|              | 125            | 1237 WILLOW GLEN DR | HEARD MARY E                 |
|              | 126            | 1241 WILLOW GLEN DR | BUTLER KATHRYN F             |
|              | 127            | 1247 WILLOW GLEN DR | LEMMONS CLARENCE H           |
|              | 128            | 1253 WILLOW GLEN DR | BROWN ALIANNA ROSE           |
|              | 129            | 5805 SPRING GLEN DR | Taxpayer at                  |
|              | 130            | 5809 SPRING GLEN DR | TYLER FLORIA MAE             |
| O            | 131            | 5815 SPRING GLEN DR | SINGLETON LINDA LIFE ESTATE  |
|              | 132            | 5819 SPRING GLEN DR | TRAYLOR GWENDOLYN DELORES    |
|              | 133            | 5825 SPRING GLEN DR | RICHIE KATHIE                |
|              | 134            | 5829 SPRING GLEN DR | JONES QUEEN ESTHER           |
|              | 135            | 5828 CARACAS DR     | JOHNSON LARRY DONAL &        |
|              | 136            | 5822 CARACAS DR     | LINDSAY LOUIE JR             |
|              | 137            | 5816 CARACAS DR     | CLACK STANLEY F & BELIA      |
|              | 138            | 5810 CARACAS DR     | MAIRENA MORLEY SAUL          |
|              | 139            | 5804 CARACAS DR     | WASHINGTON MICHELLE          |
|              | 140            | 5803 REGATTA CIR    | SAWYER JENNIFER L EST OF     |
|              | 141            | 5807 REGATTA CIR    | FRAIRE ALMA & JOSE FUENTES & |
| O            | 142            | 5811 REGATTA CIR    | SNEED JOAN H                 |
| O            | 143            | 5815 REGATTA CIR    | RHODES PATSY                 |
|              | 144            | 5819 REGATTA CIR    | ROBERTS CAROLYN &            |
|              | 145            | 5823 REGATTA CIR    | ORTIZ VICTOR                 |
|              | 146            | 5820 REGATTA CIR    | JONES PHILLIP                |
|              | 147            | 5816 REGATTA CIR    | JOHNSON WILLIE LEE           |
|              | 148            | 5812 REGATTA CIR    | CR PROPERTYWISE LLC          |
|              | 149            | 5808 REGATTA CIR    | FULLER JOHNNIE M             |
|              | 150            | 5804 REGATTA CIR    | SESSION SHANDA               |
|              | 151            | 5802 REGATTA CIR    | COUNCIL LORENZA &            |