

FILE NUMBER: Z223-348(JA) **DATE FILED:** September 29, 2023

LOCATION: Property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 5.4512 acres **CENSUS TRACT:** 48113004202

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 1050.

SUMMARY: The applicant proposes to construct an addition to an existing public school. [*Rosemont Upper School*]

STAFF RECOMMENDATION: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.

Planned Development District No. 1050:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1050>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 1050 was established by ordinance No. 31833 passed by City Council on April 14, 2021, on property previously zoned an R-7.5(A) Single Family District.
- The primary purpose for the establishment of PD No. 1050 was to allow the expansion of an existing public school, operating on the site as a nonconforming use, with modified development standards.
- Construction is in progress at the request site for phase one improvements approved in 2021. The current request is for a phase two addition internal to the site and includes amended development and landscape plans to accommodate these additional improvements. Traffic operations remain the same under the current request.

Zoning History:

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

1. **Z201-119:** On April 14, 2021, City Council approved an ordinance changing the zoning classification of property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road from an R-7.5(A) Single Family District to Planned Development District No. 1050 to allow a public school other than an open-enrollment charter school use by right with modified development standards and R-7.5(A) Single Family District uses. [*subject site*]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Taft Street	Local	-
North Montclair Avenue	Local	-
Ranier Street	Local	-
Mary Cliff Road	Local	-

Traffic:

Updates to the initial traffic study are required in odd-numbered years per the conditions of PD No. 1050, and the 2023 update is included in the docket. Although no changes are proposed to traffic operations, the traffic management plan (TMP) is amended to include the signature of the current principal of Rosemont Upper School.

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

surrounding roadway system. The Transportation Department supports the zoning request as proposed and 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:

	Zoning	Land Use
Site	Planned Development District No. 1050	Public school
North	Conservation District No. 1 – King’s Highway	Single family
East	Conservation District No. 1 – King’s Highway	Single family
South	Conservation District No. 1 – King’s Highway	Single family
West	PD No. 690; PD No. 796; PD No. 830	Public school; single family; church and private school

Land Use Compatibility:

The area of request is currently developed with a public school [Rosemont Upper School]. Properties to the north, east, and south of the site are located in Conservation District No. 1 (King’s Highway) and are developed with single family uses. Properties to the west across Mary Cliff Road are located in Planned Development District Nos. 690, 796, and 830, and are developed with a public school, single family, and a church and private school, respectively.

Staff supports the proposed expansion of the existing public school, which has been in operation on the site since the 1920s, and recommends approval of the current request with the following changes:

1. Revise the proposed amended development plan per staff comments as noted on the exhibit.
2. Revise the proposed amended landscape plan per staff recommendations noted in the “Landscaping” section (below) of this report.
3. Revise the proposed amended conditions per staff recommendations as noted in the docket.

Staff does not support condition language related to dumpster encroachment into the required yards. This would either codify the legality of an existing nonconformity (by definition, already “legal”) as to the required setbacks or would legalize a condition that is contrary to the development standards applicable to the property at the time the dumpster enclosure was originally constructed. Nor does staff support maintenance of the dumpster and its enclosure in its present location in close proximity to and facing directly upon surrounding residential uses.

Required setbacks were reduced from 25 feet to 15 feet when PD No. 1050 was established in 2021. Location and orientation of the dumpster and its enclosure were considered at that time; however, it was ultimately decided that the dumpster could remain with additional plantings to assist in screening from surrounding residential uses. Staff notes that landscaping screening upgrades are not yet installed on the property, because phase one of construction is still underway at the site. Further, the additional plantings would partially screen the concrete enclosure but would not at all screen the dumpsters

themselves.

Given the previous discussions surrounding the dumpster location and orientation at this site, as well as ongoing discussion of this particular issue related to multiple other school district zoning applications, staff anticipated and requested a plan for relocation and/or reorientation of the dumpster as part of the current request for approval of additional improvements at the site. Staff recognizes that relocation to an alternate location on the site is likely not feasible due to existing improvements, including the kitchen area to remain in its current location, and site constraints. However, staff recommends reorienting the dumpster enclosure so that it does not directly face upon surrounding residences as an acceptable alternative to relocation. Staff notes that this can be accomplished without harm to existing trees and would remove the encroachment of the dumpster enclosure into the required front yards.

Staff recommends approval of the current request, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.

Landscaping:

Landscaping must be provided as shown on the landscape plan per the conditions of PD No. 1050.

The city arborist has reviewed the proposed amended landscape plan and recommends that page two be eliminated from the exhibit. Page two has tree mitigation tables that should only be applied with the building permit review. Additionally, the proposed tree mitigation standards vary appreciably from Article X tree conservation regulations, and the city arborist does not recommend the proposed deviation. Page two also has “legacy tree” information that is not applicable to a property over five acres [ref. Sec. 51A-10.135(b)]:

The city arborist supports the current zoning request, subject to the revisions noted above. Additionally, the landscape plan needs to be revised for consistency with the development plan as applicable.

Parking:

The current request includes an increase in the number of classrooms from 23 to 29. Off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. One- and one-half spaces are required for each elementary school classroom and three-and-one-half spaces are required for each middle school classroom. A parking analysis provided on the proposed amended development plan indicates 64 spaces are required (1.5 x 19 elementary school classroom and 3.5 x 10 middle school classrooms); a total of 65 off-street parking 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 area of request is not located within an MVA cluster; however, it is embedded within a “C” MVA cluster, with “B” and “D” MVA clusters in the wider vicinity to the north and south, respectively.

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(last updated 9-22-23)

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Proposed Amended PD No. 1050 Conditions

ARTICLE 1050

PD 1050

SEC. 51P-1050.101. LEGISLATIVE HISTORY.

PD 1050 was established by Ordinance No. 31833, passed by the Dallas City Council on April 14, 2021. (Ord. 31833)

SEC. 51P-1050.102. PROPERTY LOCATION AND SIZE.

PD 1050 is established on property generally located at the northwest corner of Montclair Avenue and Ranier Street. The size of PD 1050 is approximately 5.46 acres. (Ord. 31833)

SEC. 51P-1050.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) OPEN FENCE means a fence with a minimum of 50 percent open surface area in any given square foot of surface.

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

(d [e]) This district is considered to be a residential zoning district. (Ord. 31833)

SEC. 51P-1050.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1050A: development plan.
- (2) Exhibit 1050B: landscape plan.
- (3) Exhibit 1050C: traffic management plan. (Ord. 31833)

SEC. 51P-1050.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 1050A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A.4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 31833)

SEC. 51P-1050.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

- Public school other than an open-enrollment charter school. (Ord. 31833)

SEC. 51P-1050.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 31833)

SEC. 51P-1050.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Setbacks.

(1) Minimum front, side, and rear yard for a public school other than an open-enrollment charter school is 15 feet. Amenities required per Section 51P-1050.112.1(b) may be located in a required yard.

Staff recommendation:

(2) Steps, handrails, and light poles are allowed in the required setbacks.

Applicant's request:

(2) Steps, handrails, [~~and~~] light poles and dumpsters are allowed in the required setbacks.

(3) Parking for a public school other than an open-enrollment charter school is allowed in the required setback along Rainier Street.

(4) Loading for a public school other than an open-enrollment charter school is allowed in the required setback along Montclair Avenue.

(c) Floor area. Maximum floor area for a public school other than an open-enrollment charter school use is 108, 200 [~~83,000~~] square feet.

(d) Height.

(1) Maximum structure height for a public school other than an open-enrollment charter school is 48 feet as shown on the development plan.

(2) Maximum height for light poles is 25 feet.

(e) Lot coverage. Maximum lot coverage is 40 [35] percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 31833)

SEC. 51P-1050.109.

OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Staff recommendation:

(b) Off-street parking and loading spaces that are located in a required front yard for a public school other than an open-enrollment charter school must be screened from the street using evergreen plant materials recommended for local area use by the building official.

(1) The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches.

(2) Initial plantings must be capable of obtaining a solid appearance within two years.

(3) Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density as being capable of providing a solid appearance within three years.

(4) The maximum height of the screening is three feet.

Applicant's request:

~~(b) Off-street parking and loading spaces that are located in a required front yard for a public school other than an open-enrollment charter school must be screened from the street using evergreen plant materials recommended for local area use by the building official.~~

~~(1) The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches.~~

~~(2) Initial plantings must be capable of obtaining a solid appearance within two years.~~

~~(3) Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density as being capable of providing a solid appearance within three years.~~

~~(4) The maximum height of the screening is three feet.~~

(c) Loading for a public school other than an open-enrollment charter school is a minimum of one small space. (Ord. 31833)

SEC. 51P-1050.109.1. FENCING.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public school use, an open fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Sec. 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

SEC. 51P-1050.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31833)

SEC. 51P-1050.111. LANDSCAPING.

(a) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit 1050B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) For all other uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 31833)

SEC. 51P-1050.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 1050C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by September 30, 2025, or within six months after students first begin attending classes in the new building, whichever is later [March 1, 2023]. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by September 30th [March 1] of each odd-numbered year.

(A) If the Property owner or operator fails to submit the required initial traffic study to the director by September 30, 2025, or within six months after students first begin attending classes in the new building, 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 September 30, 2025, or within six months after students first begin attending classes in the new building, whichever is later, the director shall notify the city plan commission.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation, eliminate traffic hazards, or decrease traffic congestion. (Ord. 31833)

SEC. 51P-1050.112.1 DESIGN STANDARDS.

(a) SIDEWALKS/BUFFER. Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for any use on the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all street frontages.

(1) Mary Cliff Road. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along Mary Cliff Road may remain as shown on the development plan. When this sidewalk is replaced, it may be replaced in its current width and location where constrained by an existing retaining wall.

(2) Taft Street. Provided the sidewalk is in good repair and ADA compliant, existing sidewalk along Taft Street may remain as shown on the development plan; however, when this sidewalk is replaced it must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

(3) The buffer width may be reduced in order to avoid existing trees or utilities or where constrained by an existing retaining wall.

Staff recommendation:

(b) PEDESTRIAN AMENITIES.

(1) Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for the school, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of the street frontage:

- (A) bench;
- (B) trash receptable; and
- (C) bike rack.

(2) 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.

(3) Pedestrian amenities are not required in along Mary Cliff Road in locations constrained by an existing retaining wall.

Applicant's request:

(b) PEDESTRIAN AMENITIES.

(1) Prior to the issuance of a certificate of occupancy for the school, each of the following pedestrian amenities must be provided as shown on the development plan:

(A) Area A: a minimum of one bench, one trash receptable, and one bike rack.

(B) Area B: a minimum of one bench, one trash receptable, and one bike rack.

(C) Area C: a minimum of one bench, one trash receptable, and one bike rack.

(2) 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.

SEC. 51P-1050.113. SIGNS.

Signs must comply with the provisions for residential zoning districts in Article VII. (Ord. 31833)

SEC. 51P-1050.114. ADDITIONAL PROVISIONS.

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


(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 31833)

SEC. 51P-1050.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 31833)

Proposed Amended Development Plan



WRA Architects, Inc.
2100 Ross Street, Suite 200
Dallas, Texas 75201
www.wraarchitects.com

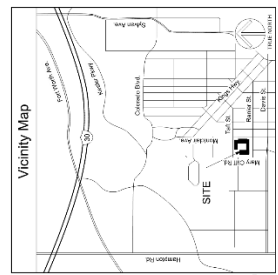
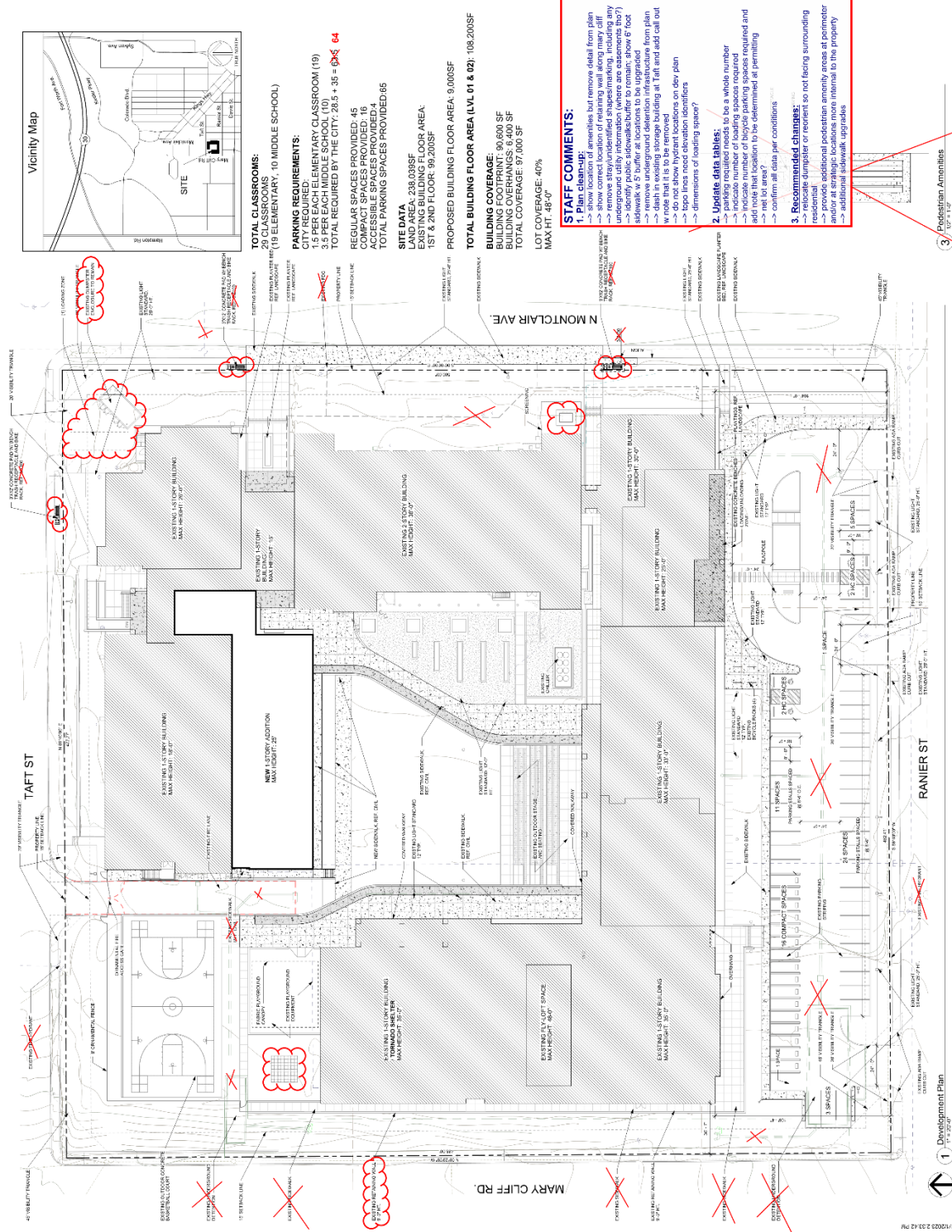
719 N Montclair Ave, Dallas TX 75208

2319 Rosemont ES Ph2 Addition

PROJECT NO. 2319
DATE: 01/20/2023
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 01/20/2023

Z100

Development Plan



TOTAL CLASSROOMS:
29 CLASSROOMS
(19 ELEMENTARY, 10 MIDDLE SCHOOL)

PARKING REQUIREMENTS:
CITY REQUIRED:
1.5 PER EACH ELEMENTARY CLASSROOM (19)
3.5 PER EACH MIDDLE SCHOOL (10)
TOTAL REQUIRED BY THE CITY: 28.25 + 35 = ~~63~~ **64**

REGULAR SPACES PROVIDED: 45
COMPACT SPACES PROVIDED: 19
TOTAL SPACES PROVIDED: 64
TOTAL PARKING SPACES PROVIDED: 65

SITE DATA:
LAND AREA: 238,038SF
EXISTING BUILDING FLOOR AREA:
1ST & 2ND FLOOR: 99,200SF
PROPOSED BUILDING FLOOR AREA: 9,000SF

TOTAL BUILDING FLOOR AREA (LVL 01 & 02): 108,200SF

BUILDING COVERAGE:
BUILDING FOOTPRINT: 90,600 SF
BUILDING OVERHANGS: 8,400 SF
TOTAL COVERAGE: 99,000 SF
LOT COVERAGE: 40%
MAX HT: 48'-0"

STAFF COMMENTS:

1. Plan clean-up:

- > show location of amenities but remove detail from plan
- > remove any unneeded site details
- > remove site/identified spaces/markings, including any underground utility information (where are easements tho?)
- > identify public sidewalk/bike to remain, show 6' foot
- > remove underground detention infrastructure from plan
- > dash in existing storage building at Tail and add call out
- > show 80' show hydrant locations on dev plan
- > top lines need elevation identifiers
- > dimensions of loading spaces?

2. Update data tables:

- > parking required needs to be a whole number
- > indicate number of loading spaces required
- > indicate number of compact spaces required
- > add table that location to be determined at permitting
- > not for area?
- > confirm all data per conditions

3. Recommended changes:

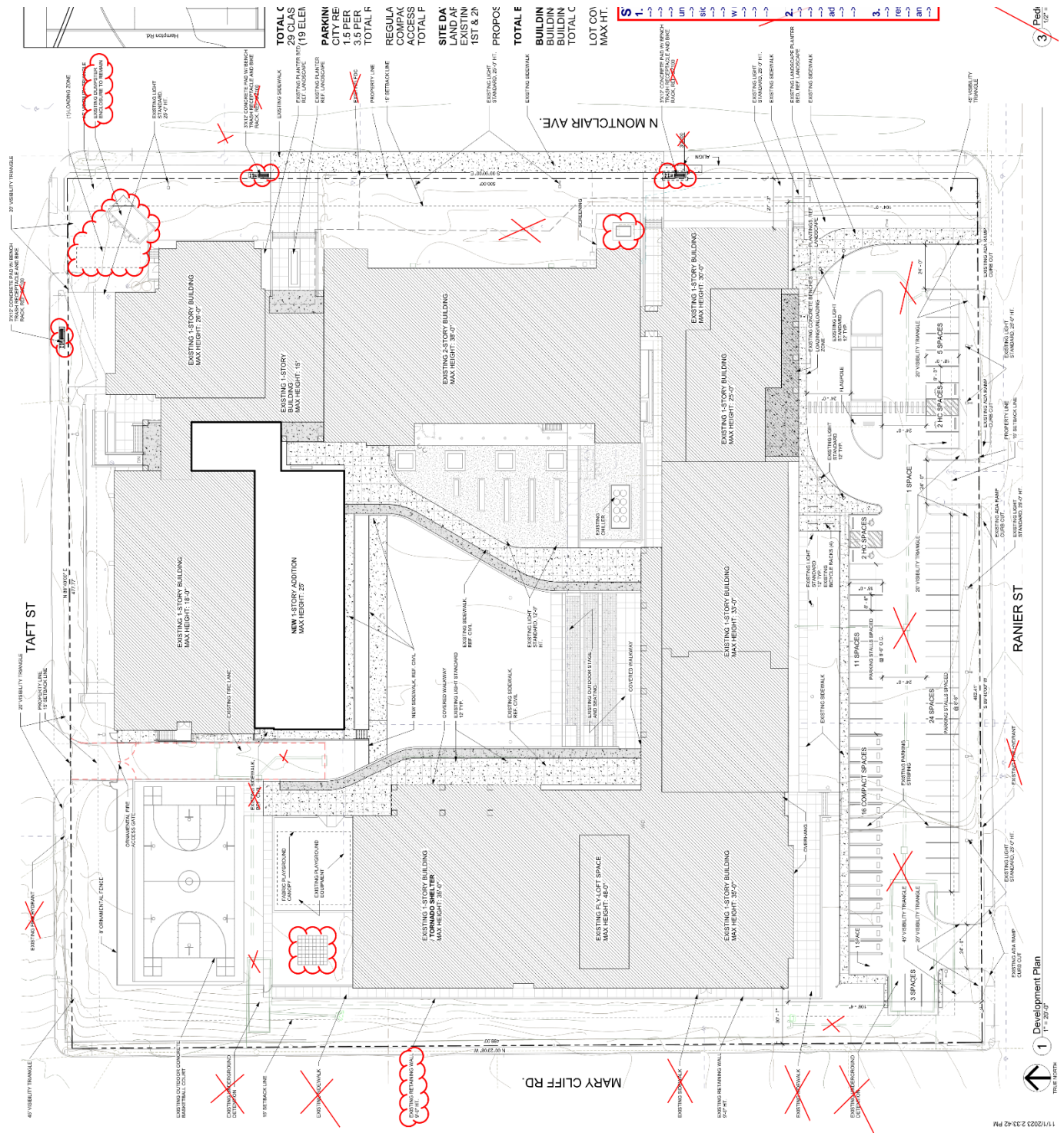
- > relocate dumpster or recipient so not facing surrounding residential
- > additional pedestrian amenity access of perimeter and/or at strategic locations more internal to the property
- > additional sidewalk upgrades

3

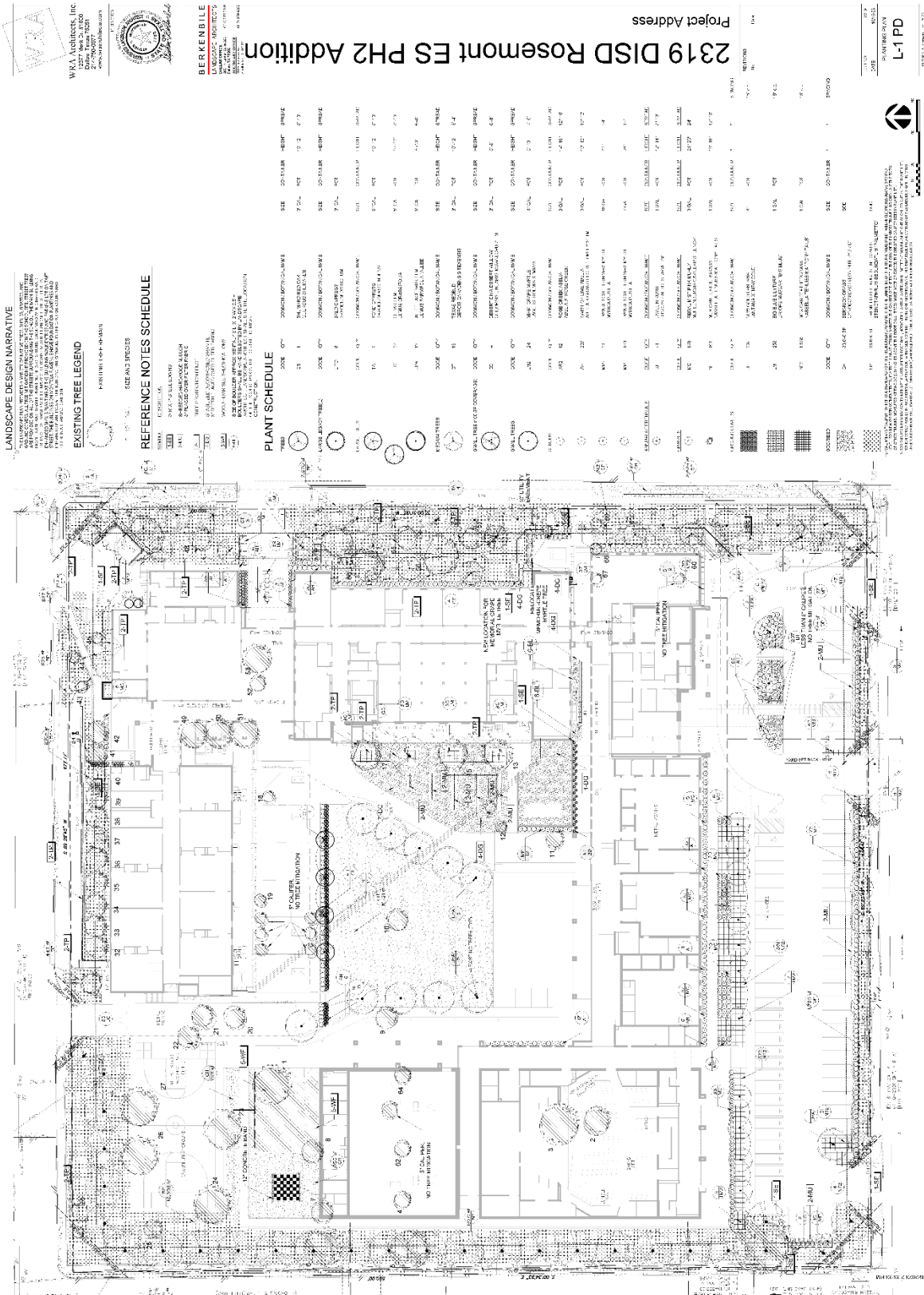
Prestation Amenities

10' x 14' x 2'

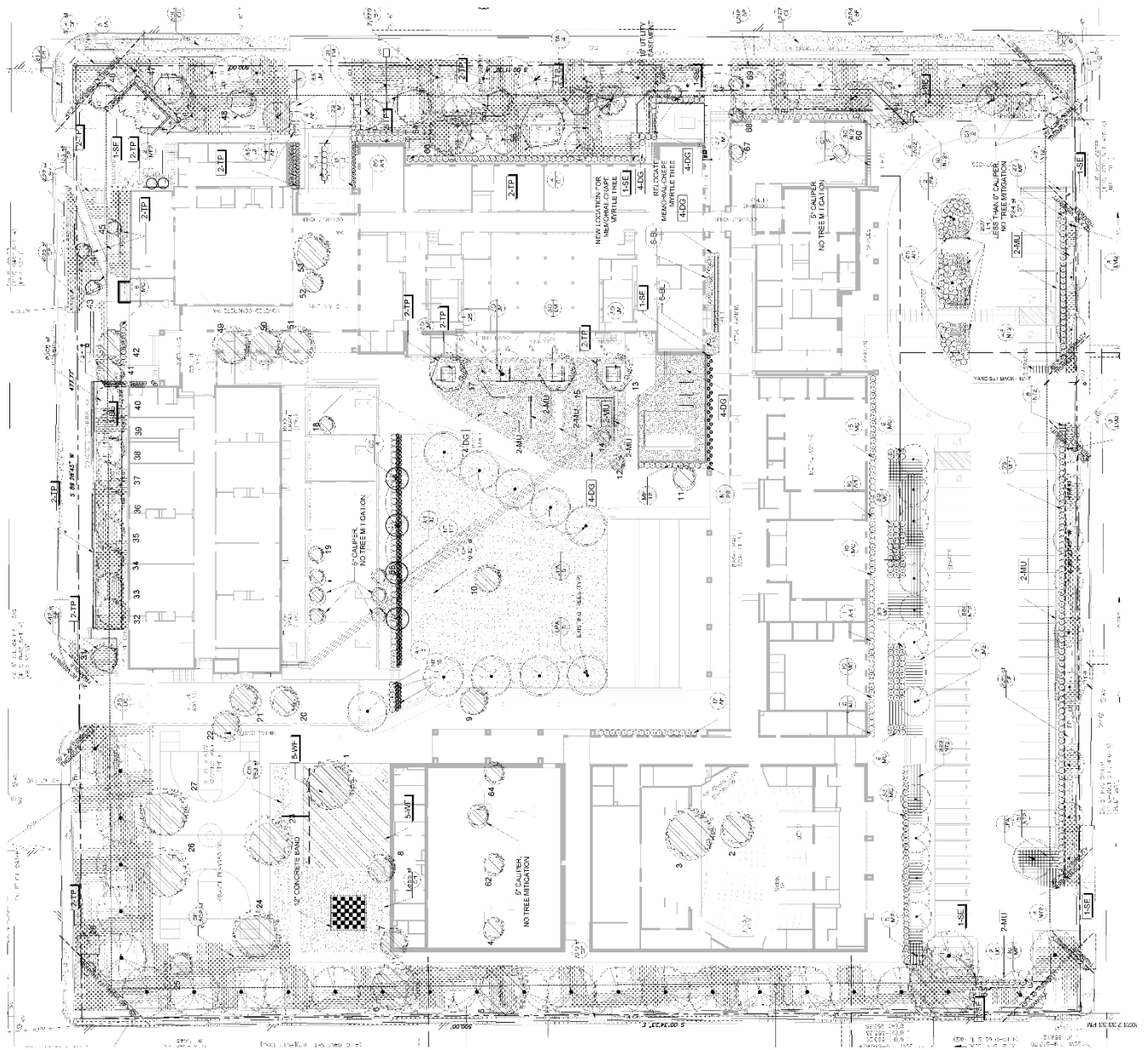
Proposed Amended Development Plan [Enlarged]



Proposed Amended Landscape Plan (pg. 1)



Proposed Amended Landscape Plan (pg. 1) [Enlarged]



Proposed Amended Landscape Plan (pg. 2)

TREE MITIGATION - LARGE, MEDIUM, AND SMALL SIZE			
ALL TREES ARE 3" CALIPER - 12 CREDITS PER TREE			
COMMON NAME	QUANTITY	CALIPER	CREDITS PER TREE
LARGE SIZE TREES			
LIVE OAK	0	5	0
POND CYPRESS	7	6	42
SHAWNOO RED OAK	1	3	3
CEDAR ELM	27	5	135
ALLEE ELM	13	5	65
MEDIUM SIZE TREE			
TEXAS RED BUD	13	3	39
SMALL SIZE TREE			
DESERT DIVA DESERT WILLOW	4	2	8
MAMM GRAPE MYRTLE	24	4	96
TOTAL	89		388
TREE MITIGATION - LEGACY TREES MEDIUM SIZE			
ALL TREES ARE 3" CALIPER - 12 CREDITS PER TREE			
COMMON NAME	QTY.	CREDITS PER TREE	CALIPER CREDIT
LARGE CANOPY TREE			
POND CYPRESS TREES	8	12	96
TOTAL	8		96
REQUIRED TREE MITIGATION CREDIT			483
PROPOSED TREE MITIGATION CREDIT NON LEGACY TREES			388
PROPOSED TREE MITIGATION CREDIT LEGACY TREES			96
TOTAL PROPOSED TREE MITIGATION CREDIT			484
EXCESS TREE MITIGATION CREDIT			2
TREE CREDITS:			
TREE CALIPER SIZE	TREE CREDIT		
LESS THAN 2 INCHES	0		
2 INCHES BUT LESS THAN 6"	1		
6 INCHES BUT LESS THAN 14"	2		
14 INCHES BUT LESS THAN 20"	4		
20 INCHES BUT LESS THAN 26"	8		
26 INCHES BUT LESS THAN 32"	10		
32 INCHES BUT LESS THAN 36"	18		
36 INCHES OR MORE	20		
EXISTING TREES THAT CAN QUALIFY FOR STREET TREE CREDIT			
CENTER LINE OF TREE MUST BE LOCATED WITHIN 30 FEET OF THE STREET CURB			
TREE REPLACEMENT CALIPER	CAL. REPLACE RATIO/COST	ON-SITE	
HISTORIC TREES	3:1 RATIO OR \$570/INCH	NONE	
SIGNIFICANT TREES	1.5:1 OR \$290/INCH	NONE	
12" DIAM POST OAK 24" DIAM & GREATER: AMERICAN ELM, BOIS D'ARC, CEDAR ELM, CHITTAWOOD, COMMON PERSIMMON, EASTERN RED CEDAR, GREEN ASH, ALL OTHER OAKS, PECAN, ALL WALNUT SPECIES AND WHITE ASH			
CLASS 1 TREES	1:1 RATIO OR \$193/INCH		
ASSOCIATED WITH PRIMARY NATURAL AREAS OR GEOLOGICALLY SIMILAR AREAS WITHIN 50 FEET ABOVE THE ESCARPMENT ZONE			
CLASS 2 TREES	0.7:1 RATIO OR \$136/INCH		
SPECIES NOT OTHERWISE ASSOCIATED WITH OTHER CLASSIFICATIONS AND UNPROTECTED TREES			
CLASS 3 TREES	0.4:1 RATIO OR \$135/INCH		
ARIZONA ASH, BLACK WILLOW, COTTONWOOD, HACKBERRY, HONEY LOCUST, MESQUITE, MINORIA, MULBERRY, ORNAMENTALS, PINUS SPECIES, SIBERIAN ELM, SILVER MAPLE, SUGARBERRY, OR SMALL TREE (AS DEFINED)			
INSTALLATION TREE SIZE			
TREE LOCATION	MIN. CALIPER		
STREET BUFFER ZONE	3		
INTERIOR ZONE	3		
RESIDENTIAL BUFFER ZONE	2		
ALL SITE TREE REPLACEMENT	2		
SMALL TREES MINIMUM SIZE	6		
SHRUBS			
LARGE EVERGREEN SHRUBS	MINIMUM HT		
	2 FEET		
TREE SPACING REQUIREMENTS			
CATEGORY SIZE OF TREE	FEET		
TREES SPACING FROM BUILDINGS			
LARGE TREES	15		
MEDIUM TREES	12		
SMALL TREES	9		
LEGACY TREES	30		
DISTANCE FROM LARGE TREES			
LARGE TREES	25		
MEDIUM TREES	20		
SMALL TREES	10		
DISTANCE FROM MEDIUM TREES			
LARGE TREES	25		
MEDIUM TREES	20		
SMALL TREES	10		
DISTANCE FROM SMALL TREES			
SMALL TREES	10		
DISTANCE FROM OVERHEAD LINES			
LARGE TREES	20		
MEDIUM TREES	15		
LEGACY TREES	30		
DISTANCE FROM BELOW UTILITY LINES			
LARGE TREES	5		
MEDIUM TREES	5		
LEGACY TREES	5		
PLANTING AREA REQUIREMENTS: INSTALLATION			
SMALL TREE - MINIMUM 24" DEPTH 25 SQUARE FEET OR 5 X 5 AREA			
LARGE OR MEDIUM TREE MINIMUM 36" DEPTH, 160 SQUARE FEET OPEN SOIL AREA PER TREE (12' - 6" X 12' - 6" AREA)			
LARGE & MEDIUM TREES SHALL BE PLANTED 4 FEET FROM PAVEMENT OR CURB			
LEGACY TREE - LARGE TREE MINIMUM SOIL AREA 500 SQUARE FEET (22' - 6" X 22' - 6" AREA)			
LEGACY TREE - MEDIUM TREE MINIMUM SOIL AREA 400 SQUARE FEET (20' X 20' AREA)			
TREE LOCATION ADDITIONAL INFORMATION: (MEASURED FROM CENTERLINE OF TREE)			
STREET TREES: MUST BE WITHIN 30 FEET OF CURB			
REAR OR SIDE PROPERTY LINES: 2 FEET AWAY FROM PROPERTY LINES			
TRAFFIC SIGNS: 20 FEET			
LIGHT POLES: 20 FEET			
UNDERGROUND UTILITY LINES: 5 FEET (OR DISTANCE REQUIRED BY UTILITY COMPANY OR ENGINEERING DEPARTMENT)			
FIRE HYDRANTS, ELECTRICAL TRANSMISSION BOXES, WATER METERS, & OTHER			
IN-GROUND UTILITY ACCESS: 5 FEET			

TREES PROTECTED ON SITE TO BE RETAINED							
TREES 6" CALIPER & LARGER							
NO.	TREE TYPE	CALIPER INCHES	TREE CREDITS	CREDIT LOCATION	TREE MIT. MULTIPLIER	TREE MITIGATION	
1	EASTERN RED CEDAR	21	0	SITE	1.0	21	
2	MULBERRY MULTI TRUNK	30	0	SITE	0.4	12	
3	EASTERN RED CEDAR	18	0	SITE	1.5	27	
4	TEXAS ASH	15	0	SITE	1.0	15	
5	HACKBERRY	19	4	STREET	0.0	0	
6	HACKBERRY	15	4	STREET	0.0	0	
7	TEXAS ASH	13	0	SITE	1.0	13	
8	TEXAS ASH	11	0	SITE	1.0	11	
9	RED OAK	12	0	SITE	1.0	12	
10	RED OAK	12	0	SITE	1.0	12	
11	RED OAK	10	0	SITE	1.0	10	
12	RED OAK	10	0	SITE	0.0	0	
13	RED OAK	14	4	SITE	0.0	0	
14	RED OAK	6	0	SITE	0.0	0	
15	RED OAK	14	4	SITE	0.0	0	
16	RED OAK	14	4	SITE	0.0	0	
17	RED OAK	14	4	SITE	0.0	0	
18	BRADFORD PEAR (NP)	8	0	SITE	0.0	0	
19	LIVE OAK	18	0	SITE	1.5	27	
20	LIVE OAK	11	0	SITE	1.0	11	
21	RED OAK	12	0	SITE	1.0	12	
22	RED OAK	13	0	SITE	1.0	13	
23	RED OAK	24	0	SITE	1.0	24	
24	RED OAK	19	0	SITE	1.0	19	
25	EASTERN RED CEDAR	12	0	SITE	1.0	12	
26	RED OAK	18	0	SITE	1.0	18	
27	RED OAK	8	0	SITE	1.0	8	
28	BALD CYPRESS	9	2	STREET	0.0	0	
29	LIVE OAK	14	4	STREET	0.0	0	
30	BRADFORD PEAR	14	4	STREET	0.0	0	
31	LIVE OAK	14	4	STREET	0.0	0	
32	BRADFORD PEAR	14	4	STREET	0.0	0	
33	BRADFORD PEAR	14	4	STREET	0.0	0	
34	BRADFORD PEAR	14	4	STREET	0.0	0	
35	BRADFORD PEAR	14	4	STREET	0.0	0	
36	BRADFORD PEAR	14	4	STREET	0.0	0	
37	BRADFORD PEAR	14	4	STREET	0.0	0	
38	BRADFORD PEAR	14	4	STREET	0.0	0	
39	BRADFORD PEAR	14	4	STREET	0.0	0	
40	BRADFORD PEAR	14	4	STREET	0.0	0	
41	BRADFORD PEAR	14	4	STREET	0.0	0	
42	BRADFORD PEAR	14	4	STREET	0.0	0	
43	TEXAS ASH	8	2	STREET	0.0	0	
44	TEXAS ASH	8	2	STREET	0.0	0	
45	TEXAS ASH	12	2	STREET	0.0	0	
46	LIVE OAK	18	4	STREET	0.0	0	
47	LIVE OAK	22	8	SITE	0.0	0	
48	CEDAR ELM	15	4	SITE	0.0	0	
49	RED OAK	17	0	SITE	1.0	17	
50	RED OAK	19	0	SITE	1.0	19	
51	RED OAK	13	0	SITE	1.0	13	
52	RED OAK MULTI	21	0	SITE	1.0	21	
53	RED OAK MULTI	25	0	SITE	1.5	38	
54	LIVE OAK	18	4	STREET	0.0	0	
55	CRAPE MYRTLE MULTI	7	1	STREET	0.0	0	
56	LIVE OAK	20	8	SITE	0.0	0	
57	CRAPE MYRTLE MULTI	5	1	STREET	0.0	0	
58	OAK	30	0	SITE	1.5	45	
59	TEXAS ASH	6	0	STREET	1.0	6	
60	BOIS D'ARC	28	10	STREET	0.0	0	
61	TEXAS ASH	6	0	STREET	1.0	6	
62	LACE BARK ELM	6	0	SITE	1.0	6	
63	LIVE OAK	19	4	SITE	0.0	0	
64	CRAPE MYRTLE MULTI	7	0	STREET	1.0	7	
65	CRAPE MYRTLE MULTI	7	0	STREET	1.0	7	
66	CRAPE MYRTLE MULTI	8	0	STREET	1.0	8	
TOTALS		911	121			483	



WRA Architects, Inc.
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Dallas, Texas 75251
214-750-0077
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LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N. Lamar, Suite 250
Dallas, TX 75201 (214) 603-0948
SOUTHPLAX OFFICE
2200 Southlake Blvd.
Southlake, TX 75092 (817) 379-8853

2319 DISD Rosemont ES PH2 Addition
Project Address

REVISIONS:	
No.	Date
JOB NO.	2319
DATE	10/16/23
PLANTING DETAILS	

Proposed Amended Traffic Management Plan



Traffic Management Plan Rosemont Upper School

November 2, 2023

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Rosemont Upper School (herein Rosemont) located at 719 N. Montclair Avenue, in Dallas. 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 Rosemont.

School:

- Location: 719 N Montclair Avenue, Dallas, Texas 75208
- School District: Dallas Independent School District
- School Times: 8:15 AM – 3:35 PM

Zoning:

- Existing Zoning: PD-1050
- Project: Prior site plan was approved and is currently under construction. The TMP for prior improvements, currently under construction, is dated January 11, 2021. The current projects expands current construction by adding an additional six (6) classrooms to the campus.

Students:

- **Table 1** summarizes the total number of students per grade.

Table 1. Students per Grade

Grade	Existing	Future Capacity
3 rd	117	130
4 th	91	110
5 th	100	120
6 th	44	60
7 th	53	70
8 th	39	60
Total:	444	550

School Access:

- Surrounding Roadways:
 - N. Montclair Avenue: Two-lane, undivided roadway, currently one-way south during school zone hours
 - Taft Street: Two-lane, undivided roadway, currently one-way east during school zone hours
 - Mary Cliff Road: Two-lane, undivided roadway, designated bike lanes
 - Ranier Street: Two-lane, undivided roadway, currently one-way west during school zone hours
- Sidewalks are provided on all streets adjacent to the school.

Traffic Management Plan

Queue

Lambeth Engineering met with DISD staff and the school principal during the process of developing the TMP.

Currently Rosemont Upper School on 719 N. Montclair Avenue is in the construction phase and not open for students. Third (3rd) grade students are attending Rosemont Primary (Lower) School located at 1919 Stevens Forest Drive in Dallas, TX and 4th – 8th grade are attending Rosemont Upper at Arcadia Park Annex located at 911 N. Morocco Avenue in Dallas, TX. Therefore, observations were conducted at these locations.

Traffic observations were conducted on the following dates and times:

- Monday, September 25, 2023 – PM Dismissal (Arcadia Park Annex)
- Tuesday, September 26, 2023 – PM Dismissal (Arcadia Park Annex)
- Wednesday, September 27, 2023 – PM Dismissal (Rosemont Lower)
- Thursday, September 28, 2023 – PM Dismissal (Rosemont Lower)

The peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus, N. Justin Avenue, and W. Davis Street within twenty (20) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 2** below. As shown, the proposed site plan does not have adequate space to accommodate the parents on-site. When considering on-street, adjacent to the school, majority of parents can be accommodated.

Table 2. TMP Summary

Student Capacity	Travel Modes	Loading Zone	Projected Parent Vehides	Provided Spaces for Parents On-Site	Provided Spaces for Parents On-Street, Adjacent to School	On-Site Deficit for Parents	Surplus with On-Site plus On-Street, Adjacent to School
550 Students	Parents 94%	3 rd - 5 th	84 Veh. (1,974 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)	-57 Veh. (-1,351 Feet)	8 Veh. (916 Feet)
	Walkers 5%		6 th - 8 th	33 Veh. (776 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)	-6 Veh. (1,386 Feet)
Buses 1%							
School Times							
3 rd - 5 th : 8:00 AM - 3:20 PM		Total (3 rd - 8 th)	117 Veh. (2,750 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)	N/A (Staggered Dismissal)	
6 th - 8 th : 8:35 AM - 3:55 PM							

* Siblings will be dropped off/picked up together.

Recommendations

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

Students

1. 3rd - 5th Grade Students: Drop off and pick up at the southern school entrance.
2. 6th – 8th Grade Students: Drop off and pick up at the southern school entrance.
3. Students waiting for parents to pick them up should remain in the designated area and wait for their parents’ arrival.
4. Siblings will be dropped off/picked up together.
5. Students walking home should be instructed to walk along sidewalks and cross at crosswalks with crossing guards. Students should not be permitted to cross midblock.

Parents

6. Parents pick up students in the following locations:
 - a. Approaching School: Parents join queue lane on Taft Street (southside of campus). Following the queue lane from Taft Street to North Montclair Avenue then to Rainer Street.
 - b. Picking Up Students:
 - i. 3rd – 5th grade parents enter the western driveway on Rainer Street, queue through the internal access road, pick up students in loading area near southern entrance, and exit via the western driveway on Rainer Street.
 - ii. 6th – 8th grade parents enter the western driveway on Rainer Street, queue through the internal access road, pick up students in loading area near southern entrance, and exit via the western driveway on Rainer Street.

Buses

7. Two (2) small school buses are planned to be serving Rosemont and will drop off/pick up students in the designated area on Taft Street.

Staff

8. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
9. Staff should assist students into their vehicles.
10. Staff should communicate via microphone (or walkie talkie) to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
11. Staff should monitor pedestrians at crosswalks on-site.

Licensed Peace Officers

12. A designated, licensed peace officer is not assigned to Rosemont, and one is not recommended.

Crossing Guards

13. Currently there are three (3) school crossing guards assigned for three intersections: one (1) at N. Montclair Avenue/Ranier Street, one (1) at Mary Cliff Road/Stevens Forest Drive, and one (1) at Mary Cliff Road/ Taft Street. They should remain at these locations after construction is completed.

Parking Restrictions

14. Parking should be prohibited around the driveway openings, as illustrated in the TMP exhibit.
15. Parking should be prohibited during school zone hours on Taft Street, N. Montclair Avenue, and Rainer Street.

School Zones

16. Currently there are school zones at the following locations:
 - a. N. Montclair Avenue – North of Taft Street and South of Ranier Street
 - b. Mary Cliff Road – North of Taft Street and South of Ranier Street
 - c. Stevens Forest Drive – from Mary Cliff Road to Stevens Village Drive
17. It is recommended to add a school zone on Ranier Street from N. Montclair Avenue to Mary Cliff Road

Off-Site Improvements

18. It is recommended to replace the three (3) “No Parking” signs at the northeast corner of campus (Taft Street) with “Queue Lane” and “No Parking – During School Zone Hours” signs.
19. It is recommended to remove the “Permitted Parking” sign at the northeast corner of campus (N. Montclair Avenue).
20. It is recommended to replace/install “No Parking” with “Queue Lane” and “No Parking – During School Zone Hours” signs at the eastside of campus (N. Montclair Avenue).
21. It is recommended to install “Queue Lane” and “No Parking – During School Zone Hours” signs at the southside of campus (Rainer Street).
22. It is recommended to install “Bus Loading/Unloading Zone” signs on Taft Street, between Mary Cliff Road and N. Montclair Avenue. Install middle of campus on southern sidewalk area.

Detailed review of school-related signing, striping, and sidewalk ramps will be conducted with the engineering plans.

Summary

The Rosemont Upper School 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 and on-street, adjacent to the school, without blocking through traffic.

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

END

REVIEW AND COMMITMENT

The **Rosemont Upper School** traffic management plan (TMP) 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.

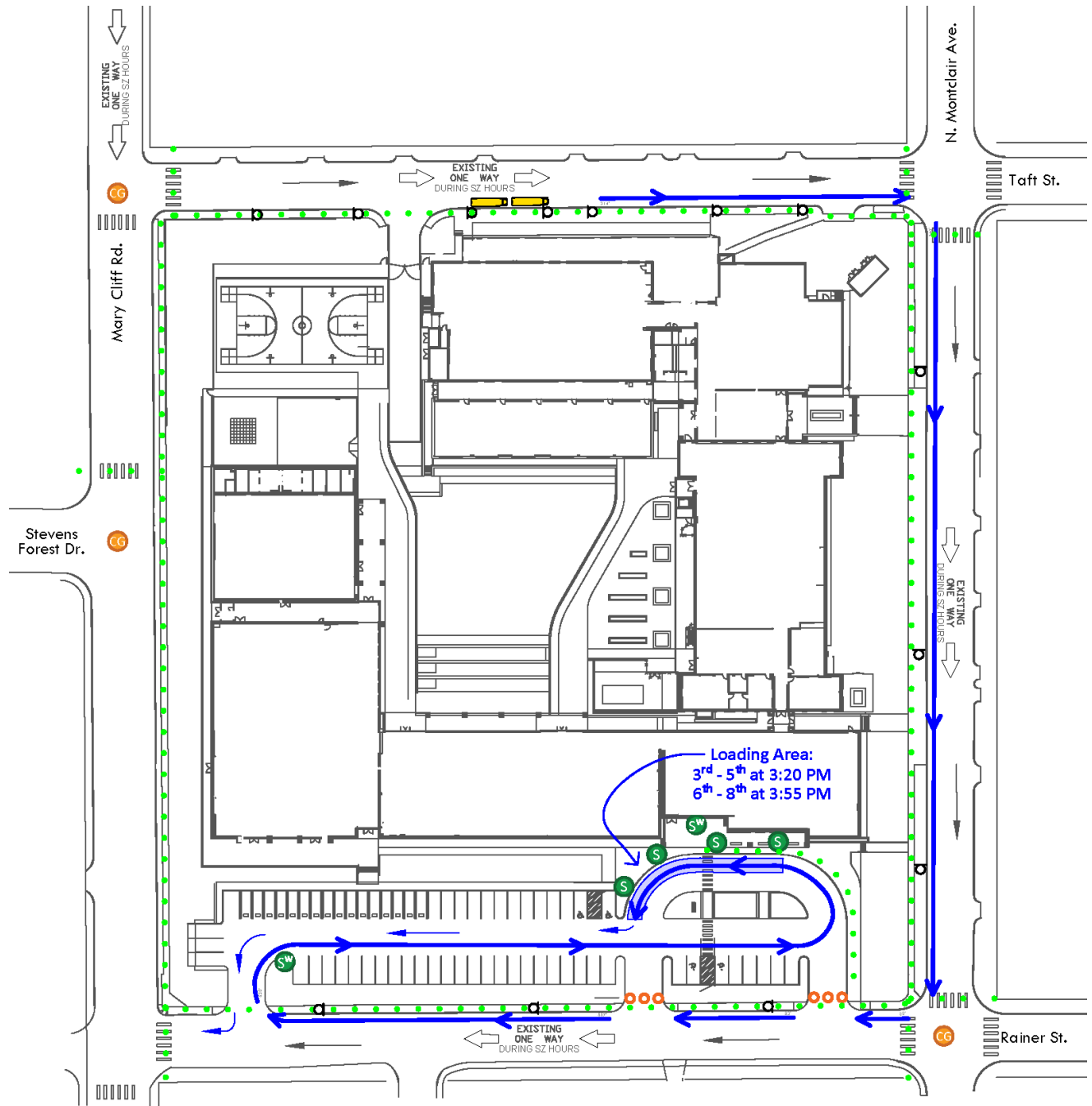
The school is also committed to continually reviewing and assessing the effectiveness of this plan and if warranted, implementing changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Stephanie Munves
Signature

11/1/2023
Date

Stephanie Munves
Name

Principal
Title

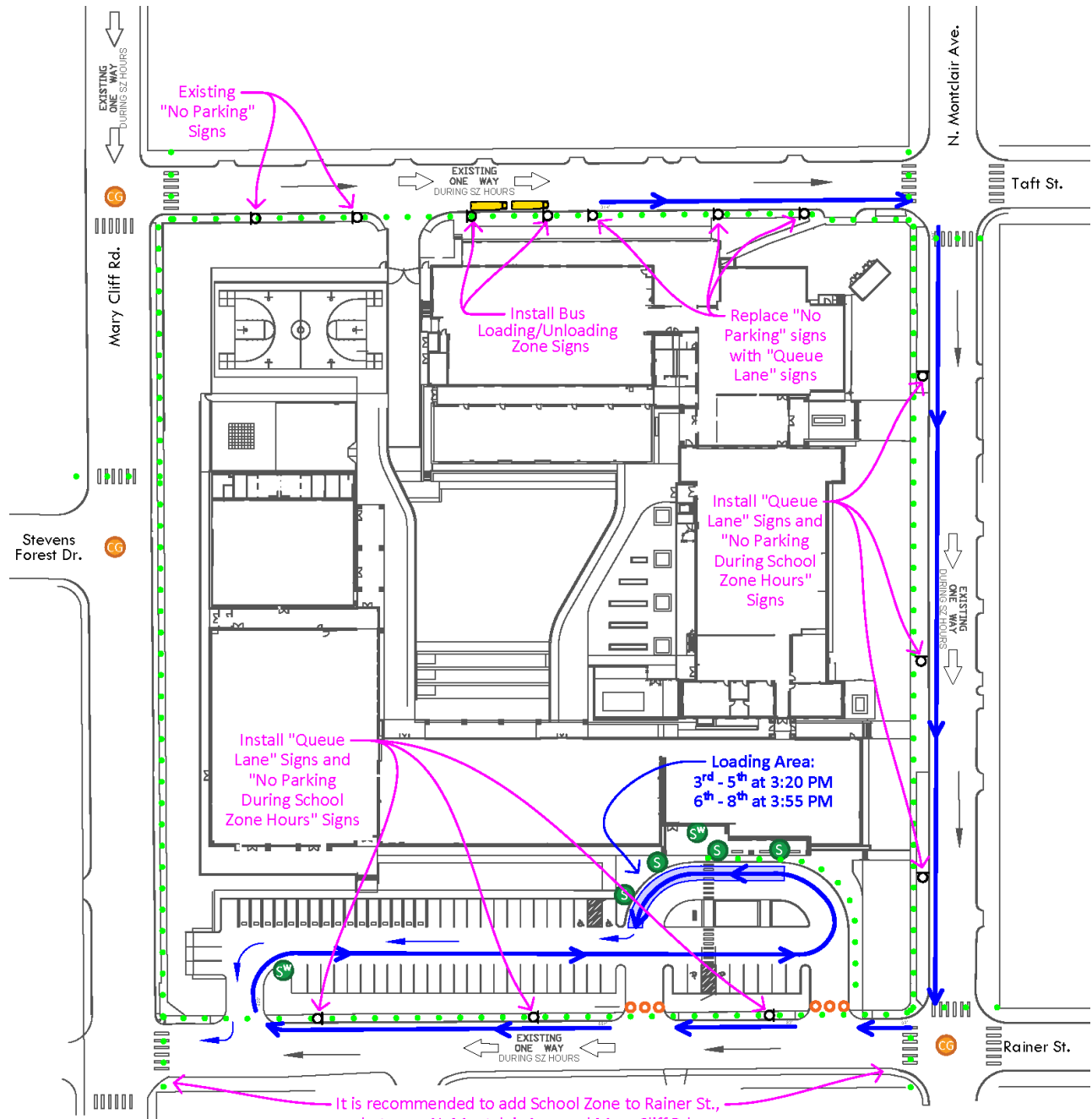


Legend:

	Parent Queue Lane		Pedestrian Path
	Bus		Cone
	Traffic Flow		Crossing Guard
	Staff		

Student Capacity	Travel Modes	Loading Zone	Projected Parent Vehicles	Provided Spaces for Parents On-Site	Provided Spaces for Parents On-Street, Adjacent to School	On-Site Deficit for Parents	Surplus with On-Site plus On-Street, Adjacent to School
550 Students	Parents 94%	3 rd - 5 th	84 Veh. (1,974 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)	-57 Veh. (1,331 Feet)	8 Veh. (916 Feet)
	Walkers 5%						
	Buses 1%	6 th - 8 th	33 Veh. (776 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)	-6 Veh. (1,386 Feet)	59 Veh. (2,302 Feet)
School Times			Total	27 Veh.	65 Veh.		N/A
3 rd - 5 th : 8:00 AM - 3:20 PM			(1,197 Feet)	(623 Feet)	(1,539 Feet)		(Slaggered Dismissal)
6 th - 8 th : 8:35 AM - 3:55 PM			(2,750 Feet)	(623 Feet)	(1,539 Feet)		

* Siblings will be dropped off/picked up together.



Legend:

	Parent Queue Lane		Pedestrian Path
	Bus		Cone
	Traffic Flow		Crossing Guard
	Staff		

Student Capacity	Travel Modes	Loading Zone	Projected Parent Vehicles	Provided Spaces for Parents On-Site	Provided Spaces for Parents On-Street, Adjacent to School	On-Site Deficit for Parents	Surplus with On-Site plus On-Street, Adjacent to School
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	Walkers 5%	6 th - 8 th	33 Veh. (776 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)	-6 Veh. (1,386 Feet)	59 Veh. (2,302 Feet)
	Buses 1%						
School Times							
	3 rd - 5 th : 8:00 AM - 3:20 PM	Total (3 rd - 8 th)	117 Veh. (2,750 Feet)	27 Veh. (623 Feet)	65 Veh. (1,539 Feet)		N/A (Staggered Dismissal)
	6 th - 8 th : 8:35 AM - 3:55 PM						

* Stalls will be dropped off/picked up together.



Additional signs, striping, and sidewalk ramps will be reviewed with engineering plans.

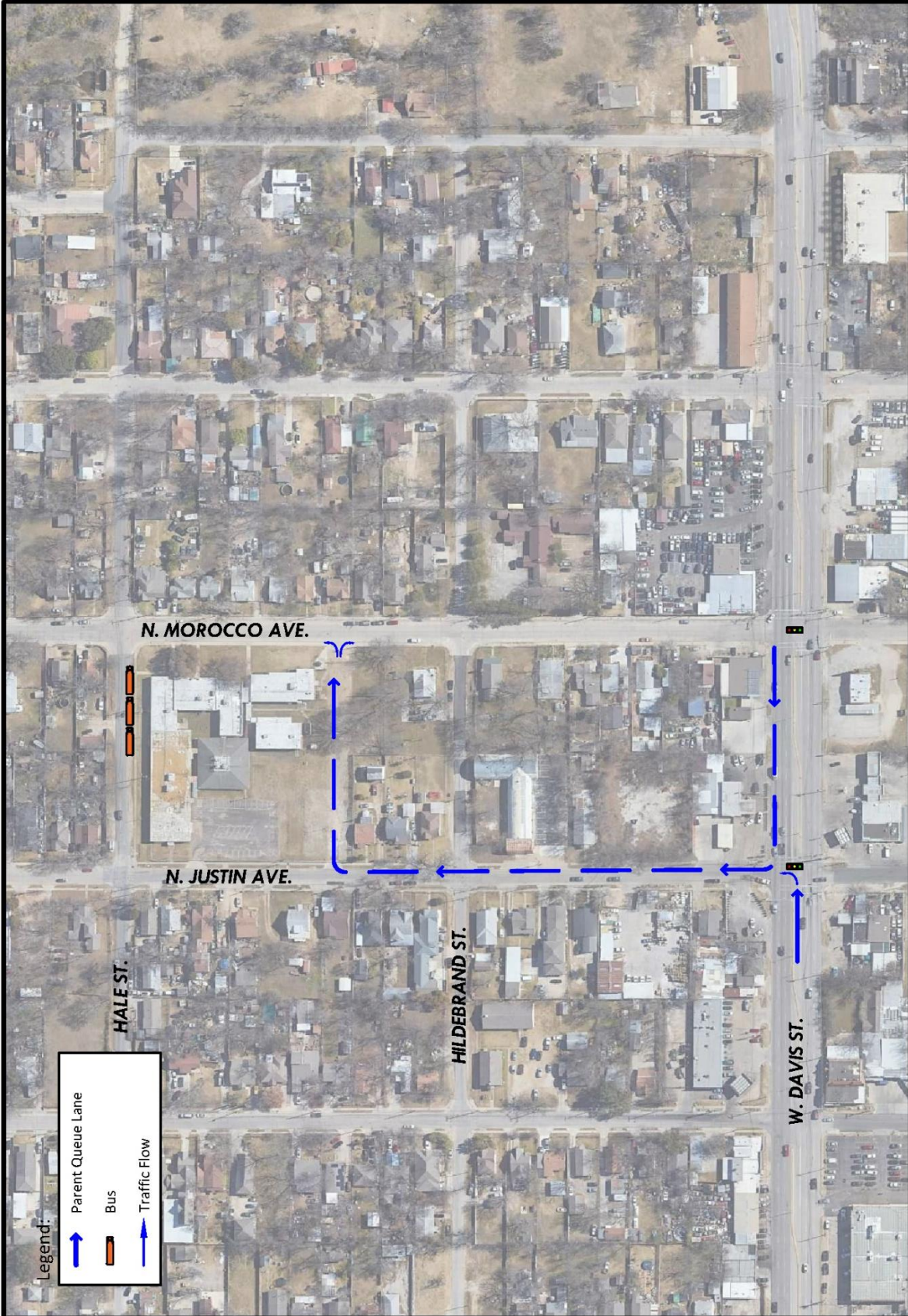


Appendix

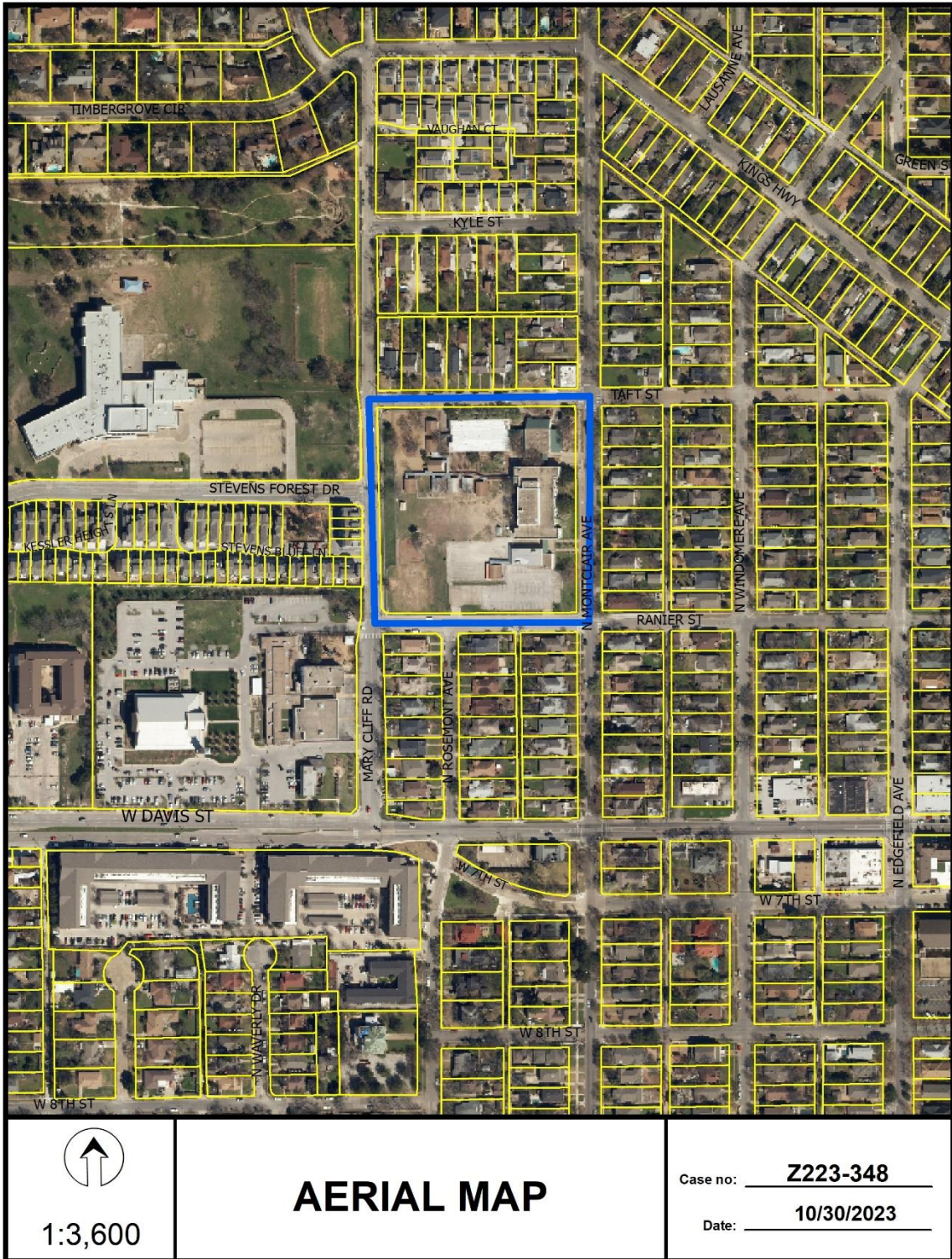


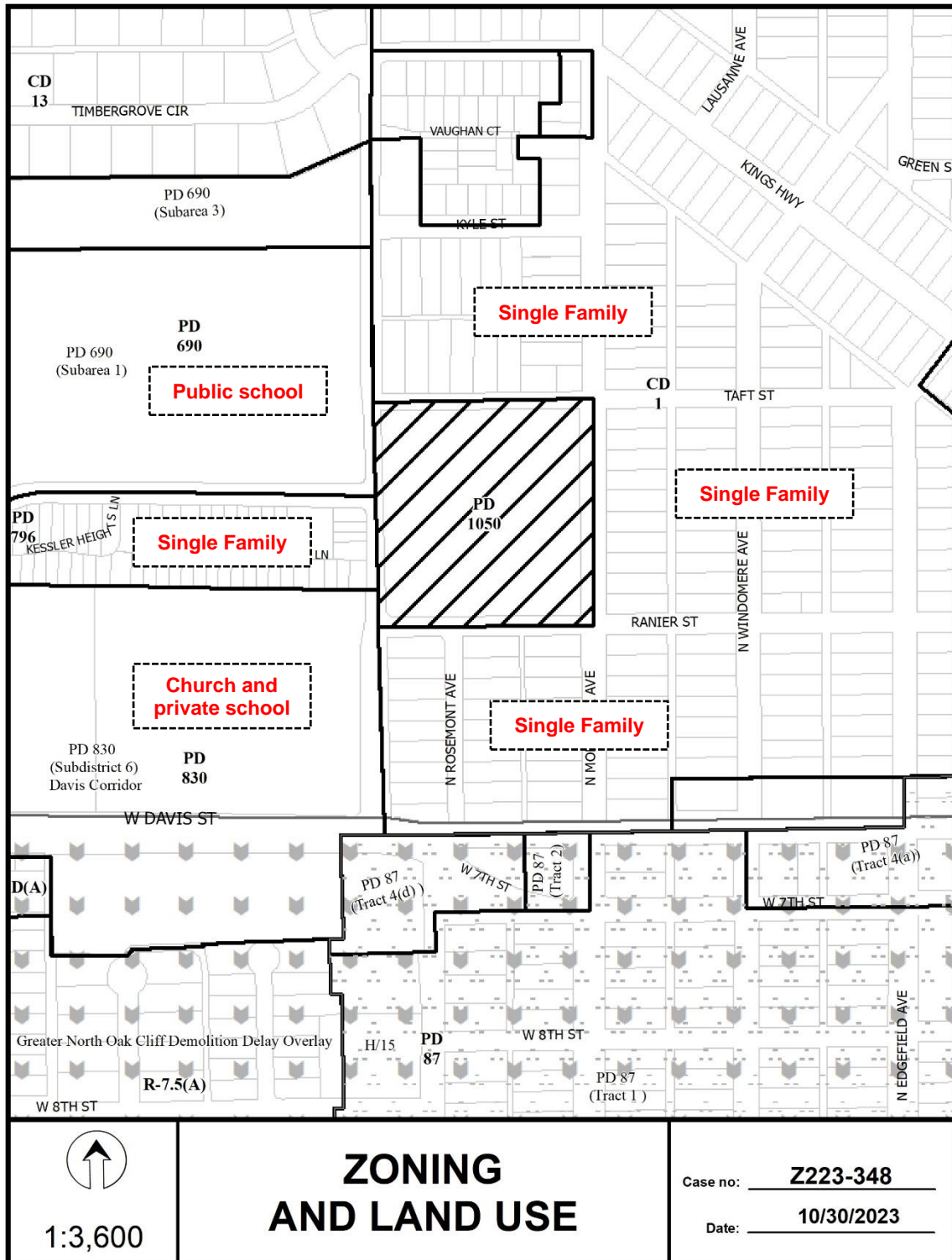
— = School Zone



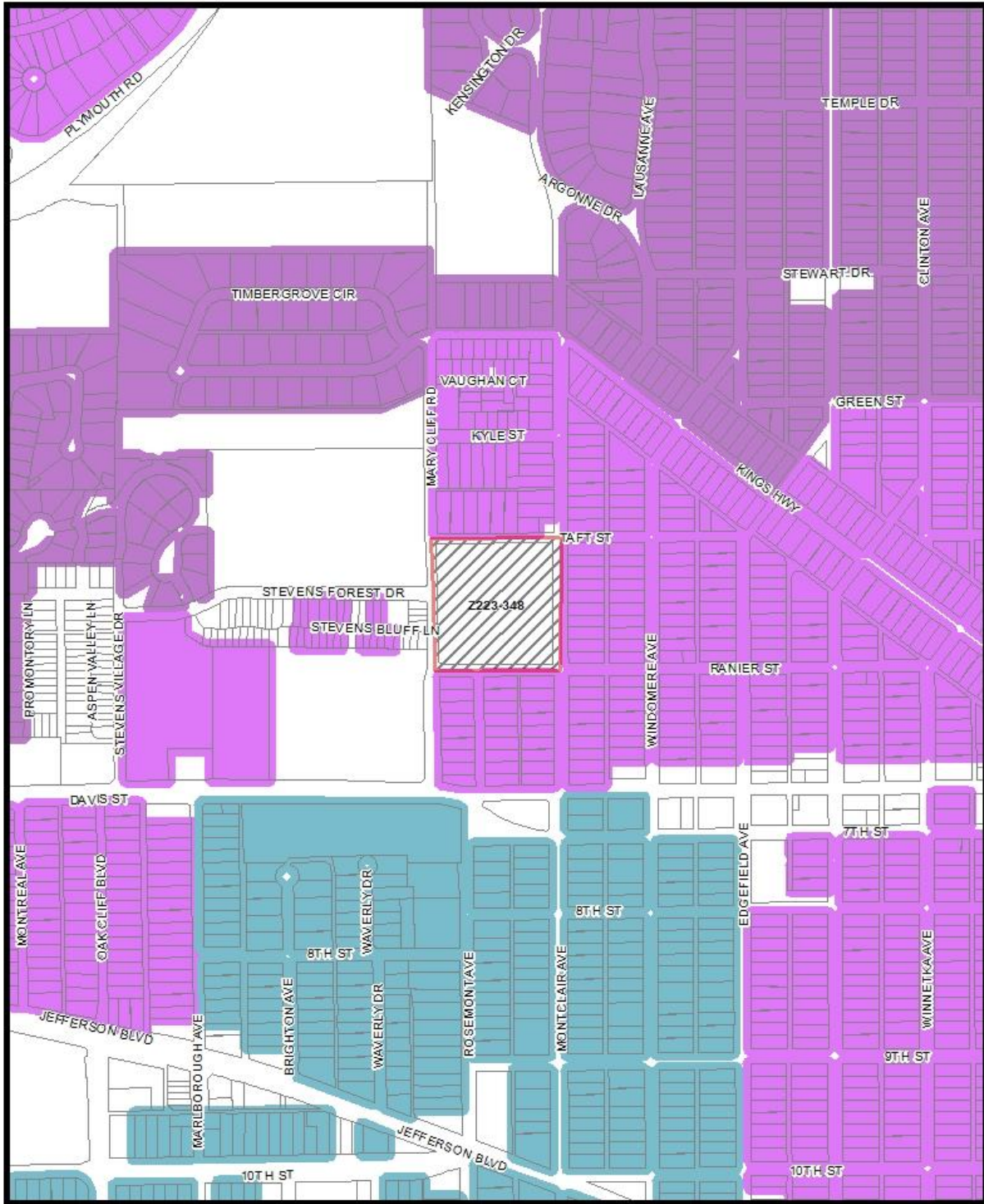








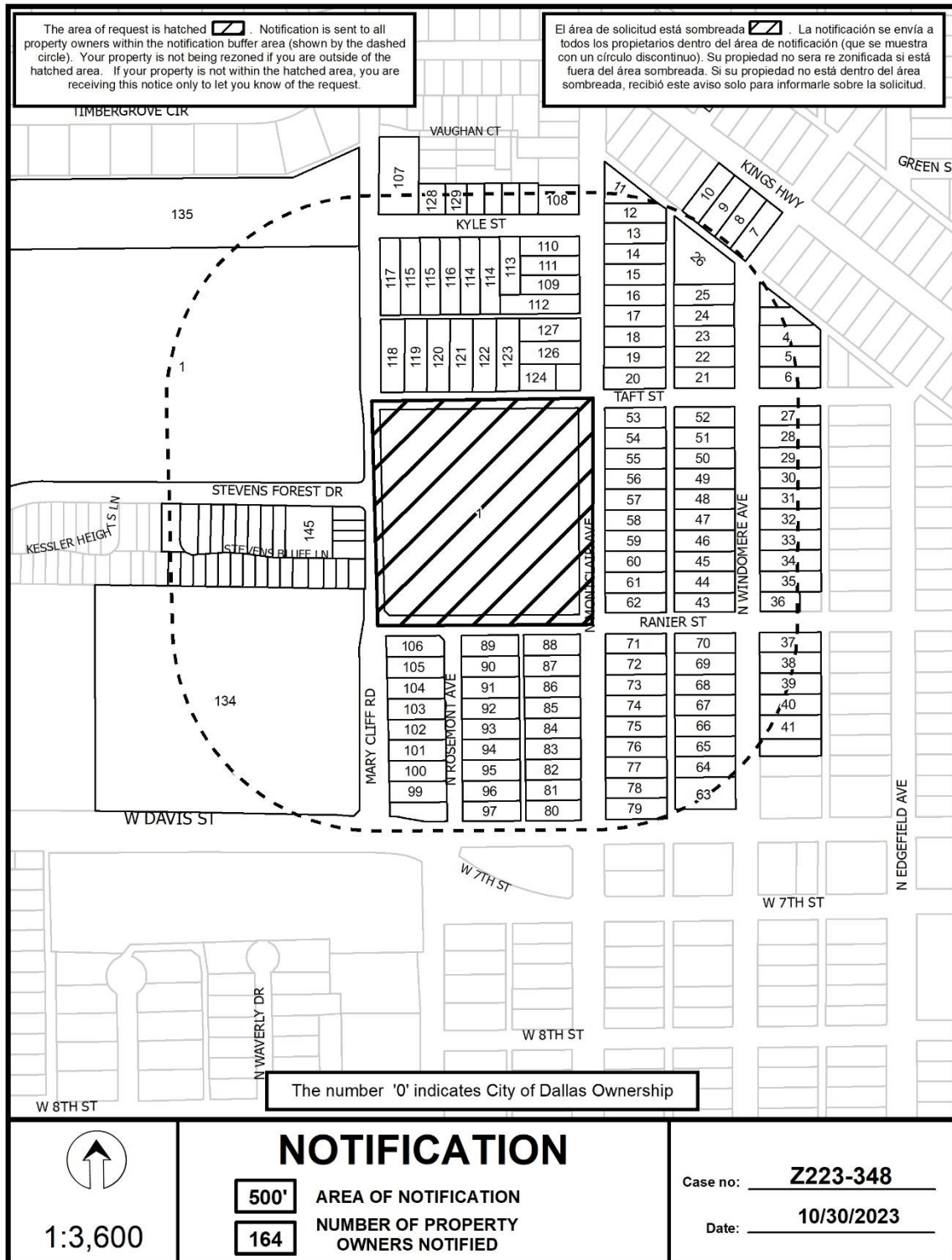




1:6,000

Market Value Analysis

Printed Date: 10/30/2023



10/30/2023

Notification List of Property Owners***Z223-348******164 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	719 N MONTCLAIR AVE	Dallas ISD
2	816 N WINDOMERE AVE	REITER AMANDA &
3	818 N WINDOMERE AVE	AGN LLC
4	810 N WINDOMERE AVE	ABRAMSON ALEXANDRA
5	806 N WINDOMERE AVE	PROVENZALE ANTHONY B & MARY M
6	802 N WINDOMERE AVE	ALLINGER ALAN LOUIS
7	1500 KINGS HWY	THOMPSON MARGARET ALICE V
8	1506 KINGS HWY	CROWDER LESLIE MONTELLE
9	1510 KINGS HWY	BYROM KYLE
10	1514 KINGS HWY	MALONEY STEPHANIE &
11	838 N MONTCLAIR AVE	CABLE DANA B &
12	834 N MONTCLAIR AVE	RANGE WILLIE & SYNTHIA
13	830 N MONTCLAIR AVE	REED JAMES LEE &
14	826 N MONTCLAIR AVE	GRABOWY CHRISTOPHER &
15	822 N MONTCLAIR AVE	POUNDS AMANDA M
16	818 N MONTCLAIR AVE	GALLEGOS PEDRO
17	814 N MONTCLAIR AVE	MOHNEY LESLEY
18	810 N MONTCLAIR AVE	RAGLAND FRANK W
19	806 N MONTCLAIR AVE	CALLAWAY JEANETTE EST OF
20	802 N MONTCLAIR AVE	Taxpayer at
21	801 N WINDOMERE AVE	LEONARD CHRISTOPHER &
22	805 N WINDOMERE AVE	Taxpayer at
23	811 N WINDOMERE AVE	CARDOZA JOSE C & RITA
24	817 N WINDOMERE AVE	LOPEZ DAVID
25	819 N WINDOMERE AVE	LOPEZ MANUEL & OTILIA
26	821 N WINDOMERE AVE	NITSCHKE JOHN B &

10/30/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	738 N WINDOMERE AVE	DUNN JENNIFER ERIN
28	734 N WINDOMERE AVE	CARTER REBECCA S
29	730 N WINDOMERE AVE	GRAHAM LARRY JR
30	726 N WINDOMERE AVE	SOECHTING CHARLES E &
31	722 N WINDOMERE AVE	FULLER JOSHUA CLYDE
32	718 N WINDOMERE AVE	BOSS MICHAEL C
33	714 N WINDOMERE AVE	PRIETO ANGELICA &
34	708 N WINDOMERE AVE	PHILLIPS CHAD
35	706 N WINDOMERE AVE	MCKAY BRIAN A &
36	702 N WINDOMERE AVE	MUNIZ CLAUDIA B
37	634 N WINDOMERE AVE	JENSEN ANNETTE
38	630 N WINDOMERE AVE	ALCALA LAUREN A
39	626 N WINDOMERE AVE	VEATCH JOHN & ADAY ARIEL
40	620 N WINDOMERE AVE	GILLIAM LAWRENCE W
41	618 N WINDOMERE AVE	ROBERTS CHASE &
42	614 N WINDOMERE AVE	STEPHENS DAWN VERNISE
43	703 N WINDOMERE AVE	JACOBY BRYAN M
44	707 N WINDOMERE AVE	CARCANO DAVID & SHERI
45	711 N WINDOMERE AVE	SHAUGHNESSY AMANDA & RYAN
46	715 N WINDOMERE AVE	ESCOBAR ROSA F
47	719 N WINDOMERE AVE	CAMACHO ARMANDO &
48	721 N WINDOMERE AVE	CRUZ JAVIER L & SOSA
49	725 N WINDOMERE AVE	SARMIENTO VERONICA &
50	731 N WINDOMERE AVE	SARMIENTO MANUEL
51	735 N WINDOMERE AVE	SARMIENTO VERONICA &
52	739 N WINDOMERE AVE	BRUMFIELD WILLIE G &
53	738 N MONTCLAIR AVE	BOHANAN ANN MARGARET
54	734 N MONTCLAIR AVE	SCOTT JACOB G & REBECCA
55	730 N MONTCLAIR AVE	BLAKE ADAM M & JORDAN N
56	726 N MONTCLAIR AVE	VANNAKEN AMANDA BETH
57	722 N MONTCLAIR AVE	WHITE JARED

10/30/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	718 N MONTCLAIR AVE	BINGHAM RACHAEL A
59	714 N MONTCLAIR AVE	BERG SHERRY
60	710 N MONTCLAIR AVE	IGO BROOKS & ELIZABETH BONNIN
61	706 N MONTCLAIR AVE	KIENINGER DANIEL
62	700 N MONTCLAIR AVE	SCHIKNER ROBERT C &
63	1505 W DAVIS ST	HIXSON FAMILY TRUST
64	611 N WINDOMERE AVE	MCGREGOR THOMAS WILLIAM
65	617 N WINDOMERE AVE	FLINT JAMES E
66	619 N WINDOMERE AVE	RANGEL FRANCISCO J
67	621 N WINDOMERE AVE	HUERTA ALBERT & ISABEL
68	627 N WINDOMERE AVE	HOWARD HAMILTON
69	631 N WINDOMERE AVE	SARMIENTO ROCIO
70	633 N WINDOMERE AVE	SARMIENTO FRANCISCO & CRISTINA
71	634 N MONTCLAIR AVE	ALONSO MARIA DE JESUS &
72	630 N MONTCLAIR AVE	Taxpayer at
73	626 N MONTCLAIR AVE	LYTLE HEATHER M & ZACHARY J
74	622 N MONTCLAIR AVE	LOCKE JACOB W
75	618 N MONTCLAIR AVE	LOCKE JERRI A
76	614 N MONTCLAIR AVE	PETERSON ROBERT S
77	608 N MONTCLAIR AVE	PEREZ ISAAC & EUGENIA
78	606 N MONTCLAIR AVE	ROBINSON KARA &
79	600 N MONTCLAIR AVE	Taxpayer at
80	601 N MONTCLAIR AVE	HIGGINS FAMILY LIVING TRUST
81	607 N MONTCLAIR AVE	Taxpayer at
82	611 N MONTCLAIR AVE	HENRY JOSHUA H
83	615 N MONTCLAIR AVE	BERRY KATHLEEN W
84	619 N MONTCLAIR AVE	GRUBMAN JESSICA ANN P &
85	623 N MONTCLAIR AVE	CARLOS JOSEPH M
86	627 N MONTCLAIR AVE	SCOGGIN STEPHANIE & ELLIOT JOHNSON
87	631 N MONTCLAIR AVE	BERKELEY BARBARA B
88	635 N MONTCLAIR AVE	PATRONELLA NICHOLAS C & MELISSA M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	634 N ROSEMONT AVE	FLACCO JORDAN & JAMIE
90	630 N ROSEMONT AVE	RUCCIO DANE &
91	626 N ROSEMONT AVE	SMITH STUART L & MARILYNN M
92	622 N ROSEMONT AVE	ARNOLD ZACHARY & DANNAE
93	618 N ROSEMONT AVE	BROWN JANICE MARIE
94	614 N ROSEMONT AVE	YARBROUGH TREVOR
95	610 N ROSEMONT AVE	CHILDRESS JUSTIN S
96	606 N ROSEMONT AVE	MAGANA JUAN JURADE EST OF
97	602 N ROSEMONT AVE	RODRIGUEZ PAUL E &
98	601 N ROSEMONT AVE	HERNANDEZ VERONICA
99	607 N ROSEMONT AVE	CARMONA NICOLAS III &
100	609 N ROSEMONT AVE	Taxpayer at
101	619 N ROSEMONT AVE	MITCHELL LORINDA
102	623 N ROSEMONT AVE	WALKER SARAH ELIZABETH
103	627 N ROSEMONT AVE	CHRISTENSEN KEVIN D
104	631 N ROSEMONT AVE	CURIEL LYDIA M
105	635 N ROSEMONT AVE	VILLARREAL ELPIDIO
106	639 N ROSEMONT AVE	MAREZ ELIA ORTA LIFE EST
107	1635 KYLE AVE	NASH HORACE R JR &
108	903 N MONTCLAIR AVE	TERRELL CASEY &
109	823 N MONTCLAIR AVE	GALLEGOS JESUS M & MELISA
110	831 N MONTCLAIR AVE	MCDOWELL JENNIFER R
111	829 N MONTCLAIR AVE	RANDOLPH PEYTON T &
112	819 N MONTCLAIR AVE	FLORES ASHLEY BRYAN & ADAM C
113	1614 KYLE AVE	GRANADOS JOSE & SARA M
114	1620 KYLE AVE	CLOUD NINE VENTURES LLC
115	1628 KYLE AVE	JC LEASING LLP
116	1624 KYLE AVE	CANTU CLAUDIA SANCHEZ
117	1638 KYLE AVE	RAMIREZ REFUGIO RAYMUNDO
118	1635 TAFT ST	VACHON SAMUEL & MEREDITH
119	1631 TAFT ST	MARTINEZ BENJAMIN M &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1627 TAFT ST	GONZALEZ DIANA R &
121	1623 TAFT ST	FLOYD JAMES E EST OF
122	1619 TAFT ST	ATKINS REBECCA
123	1615 TAFT ST	GARCIA NOEL & RAFAELA
124	1611 TAFT ST	GARZA PEDRO A &
125	805 N MONTCLAIR AVE	KRUKIEL DAVID
126	811 N MONTCLAIR AVE	MAYNOR KELLAM
127	815 N MONTCLAIR AVE	ALVAREZ JOSE CRUZ &
128	1629 KYLE AVE	VAZQUEZ CHRISTIAN &
129	1625 KYLE AVE	COVITZ STACY A
130	1621 KYLE AVE	CLEMENTS JAMES W
131	1617 KYLE AVE	FLIPPO JAMES & SHARYN
132	1613 KYLE AVE	MALLORY LARRY SCOTT & LEE ANN
133	1609 KYLE AVE	QUINLAN BRIAN &
134	1845 W DAVIS ST	SCCP RC
135	817 MARY CLIFF RD	TWELVE HILLS NATURE
136	770 HIGH GARDEN PL	CULLEN CHRISTOPHER J & KRISTIN
137	750 HIGH GARDEN PL	POOL GARY & TEMITOPE R ADEBISI
138	730 HIGH GARDEN PL	GRATTON BERNADETTE
139	710 HIGH GARDEN PL	FRIEDMAN JASON SCOTT &
140	1802 STEVENS BLUFF LN	ROBERTS MATTHEW D & JULIE M
141	1808 STEVENS BLUFF LN	CARAWAY THOMAS G II &
142	1814 STEVENS BLUFF LN	RIOS ANTHONY D &
143	1820 STEVENS BLUFF LN	GERALD KYLE MICHAEL &
144	1826 STEVENS BLUFF LN	HARRIS JAMIE L
145	1821 STEVENS BLUFF LN	HIGH GROVE AT WEST KESSLER
146	1832 STEVENS BLUFF LN	Taxpayer at
147	1838 STEVENS BLUFF LN	KOFFLER MICHAEL J TRUST
148	1844 STEVENS BLUFF LN	JOHNSON TINA N
149	1850 STEVENS BLUFF LN	RICHIE NATASHA
150	1856 STEVENS BLUFF LN	LALANGAS EVANGELINE O

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1862 STEVENS BLUFF LN	HINESTROZA JULIAN A GELVEZ &
152	1868 STEVENS BLUFF LN	YEBOAH FREDRICK NANATUYEE
153	1874 STEVENS BLUFF LN	NOUEILATY HANNY
154	1880 STEVENS BLUFF LN	BUSH AMANDA JO
155	1810 WOOD LEDGE PL	SANCHEZ JOHN GABRIEL & OLIVIA ROSE
156	1825 WOOD LEDGE PL	DALE VIRGINIA
157	1877 STEVENS BLUFF LN	BERRIOS SHAYLA & MICHAEL
158	1871 STEVENS BLUFF LN	WHITE DEREK A &
159	1865 STEVENS BLUFF LN	ELSHOT KITTY &
160	1859 STEVENS BLUFF LN	MMCM LLC
161	1853 STEVENS BLUFF LN	DESOUSA LUCIA
162	1847 STEVENS BLUFF LN	HENRY MEGAN MECHE & JESSE J III
163	1841 STEVENS BLUFF LN	DORSETT DERYL
164	1835 STEVENS BLUFF LN	CANTU STACY G &