

**FILE NUMBER:** Z190-321(PD) **DATE FILED:** July 29, 2020**LOCATION:** East corner of Ferguson Road and Plummer Drive**COUNCIL DISTRICT:** 9 **MAPSCO:** 39 E; F**SIZE OF REQUEST:** ± 9.45 acres **CENSUS TRACT:** 126.03**REPRESENTATIVE:** Karl A. Crawley, MASTERPLAN**APPLICANT/OWNER:** Dallas Independent School District**REQUEST:** An application for an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The applicant proposing a 6,000-square-foot addition to the existing school to accommodate a gym/storm shelter and approximately 39,500 square feet of expansion area for portables. [Charles Gill Elementary School]**CPC RECOMMENDATION:** **Approval** for a 30-year period, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions.**STAFF RECOMMENDATION:** **Approval**, subject to a revised site plan, a landscape plan, a traffic management plan, and conditions.

**BACKGROUND INFORMATION:**

- On December 12, 2005, the applicant received a Temporary Certificate of Occupancy (CO) for a public elementary school for grades pre-kindergarten through 5<sup>th</sup>. On January 22, 2009, a final CO was issued to continue operation of the school.
- On April 14, 2014, the City Council approved Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school for a permanent time period.
- The school's enrollment is approximately 734 students and ranges from pre-kindergarten through fifth grade.
- The request seeks to 1) construct a 6,000-square-foot addition to the existing school to accommodate a gym/storm shelter and, 2) allow approximately 39,500 square feet of expansion area for portables.
- The applicant submitted a TMP report for this application. Upon review, the Engineering Division requested revisions to provide a preliminary traffic assessment to evaluate observed existing conditions and routes of traffic, information regarding the state of sidewalks within walking distance of the school or the observed origin/destination, and dates of field observations. The TMP is incomplete and cannot be adequately evaluated by staff. Therefore, staff is recommending holding the request under advisement until January 7, 2020 to allow the representative sufficient time to provide the necessary information.

**Zoning History:** There have been no recent zoning changes requested within the area within the past five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type               | Existing ROW | Proposed ROW |
|---------------------|--------------------|--------------|--------------|
| Ferguson Road       | Principal Arterial | 100 ft.      | 100 ft.      |
| Plummer Drive       | Minor Arterial     | 30 ft.       | 60 ft.       |

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The applicant submitted a Traffic Management Plan (TMP) with this application. Engineering staff

reviewed the TMP and recommends approval as revised and attached to the case report.

**STAFF ANALYSIS:**

**COMPREHENSIVE PLAN:**

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

**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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

**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 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Land Use:**

|                  | <b>Zoning</b>                   | <b>Land Use</b>                    |
|------------------|---------------------------------|------------------------------------|
| <b>Site</b>      | <b>R-7.5(A) w/ SUP No. 1543</b> | <b>Public school</b>               |
| <b>Northwest</b> | <b>CR, R-7.5(A)</b>             | <b>Auto-related, Single Family</b> |
| <b>North</b>     | <b>R-7.5(A)</b>                 | <b>Single Family</b>               |
| <b>Northeast</b> | <b>R-7.5(A)</b>                 | <b>Single Family</b>               |
| <b>Southeast</b> | <b>R-7.5(A)</b>                 | <b>Single Family</b>               |
| <b>South</b>     | <b>R-7.5(A)</b>                 | <b>Single Family</b>               |
| <b>Southwest</b> | <b>R-7.5(A)</b>                 | <b>Single Family</b>               |

**Land Use Compatibility:**

The 9.45-acre campus is developed with a public elementary school consisting of approximately 69,000 square feet of floor area. The applicant's request to amend

Specific Use Permit No. 1543 seeks to 1) construct a 6,000-square-foot addition to the existing school to accommodate a gym/storm shelter and, 2) allow approximately 39,500 square feet of expansion area for portables. Per recent state requirements, the school is now required to provide a storm shelter. To comply with the requirement and continue operation of the public school use the amendment is required. No changes are proposed to increase enrollment with the request.

The public school has a student enrollment of approximately 734 students from grades pre-kindergarten to fifth grade and is permitted to have a maximum of 35 classrooms.

The land uses surrounding the request site are primarily residential to the northwest, north, northeast, southeast, and southwest. Additionally, an auto-related use exists northwest of the site.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood. Additionally, since compliance with the proposed SUP conditions, a site plan, and a Traffic Management Plan requiring periodic updates is required, staff can evaluate the operation. The original request approved in 2004 permitted a permanent time period. However, without the TMP approved by the Engineering Division, staff cannot formulate a recommendation. Therefore, staff's recommendation is to hold the request under advisement until the January 7, 2021 CPC meeting.

**Parking:**

The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle, or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,
- three and one-half spaces for each middle school classroom; and
- nine and one-half spaces for each senior high school classroom

The school currently provides for 35 classrooms on site. The 35 classrooms will require 1.5 spaces for each classroom and will require a total of 53 spaces. The school use currently provides 90 spaces.

**Landscaping:**

Landscaping will be provided in accordance with the proposed landscape plan.

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA category. However, the request site is adjacent to an “F” MVA category to the north, and northeast across Ferguson Road and to southeast, south, and southwest, and west across Plummer Drive.

|                                    |
|------------------------------------|
| <b>PARTNER/PRINCIPALS/OFFICERS</b> |
|------------------------------------|

**Dallas Independent School District  
Board of Trustees**

Edwin Flores, District 1  
Dustin Marshall, District 2  
Dan Micciche, District 3  
Karla García, District 4  
Maxie Johnson, District 5  
Joyce Foreman, District 6  
Ben Mackey, District 7  
Joe Carreón, District 8  
Justin Henry, District 9

**CPC Action**

**December 17, 2020**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use for a 30-year period, subject to a revised site plan, revised landscape plan, revised traffic management plan and conditions on property zoned an R-7.5(A) Single Family District, on the east corner of Ferguson Road and Plummer Drive.

Maker: Jung  
Second: MacGregor  
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Shidid,  
Carpenter, Jackson, Blair, Jung, Myers,  
Suhler, Schwope, Murphy, Garcia, Rubin

Against: 0  
Absent: 1 - Johnson  
Vacancy: 0

|                 |           |             |
|-----------------|-----------|-------------|
| <b>Notices:</b> | Area: 400 | Mailed: 158 |
| <b>Replies:</b> | For: 6    | Against: 2  |

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

**CPC RECOMMENDED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

CPC Recommendation:

3. TIME LIMIT: The specific use permit expires on (30 years) ~~has no expiration date.~~

Staff Recommendation:

3. TIME LIMIT: The specific use permit has no expiration date.

4. FENCING: The outdoor play area must be enclosed with a minimum four-foot-high fence.

5. BUILDING HEIGHT: Maximum permitted height for a public school is 36 feet.

6. LANDSCAPING: Landscaping for a public school must comply with the attached landscape plan. Landscaping for all other allowed uses must comply with Article X, as amended.

~~6. PICK-UP AND DROP-OFF: A pick-up and drop-off area for students must be provided as shown on the attached site plan along the circular drive-way located off of Ferguson Road. Buses may continue to use Plummer Drive to drop off students in the morning and Ferguson Road to pick them up in the afternoon.~~

~~7. TRAFFIC CIRCULATION: On-site traffic circulation assistance must be provided by school personnel during morning and afternoon drop-off and pick-up times.~~

~~8.7 OFF-STREET PARKING: Off-street parking must comply with the Dallas City Code, as amended, with the parking requirements in Chapter 51A, as amended. A minimum of 95 off-street parking spaces must be provided in the location shown on the attached site plan.~~

~~9. SIGN: A pole sign is allowed in the required front yard as shown on the attached site plan. The maximum height for the pole sign is 15 feet, and the maximum effective area is 32 square feet.~~

8. TRAFFIC MANAGEMENT PLAN:

A. In general. The operation of an open enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by **November 1, 2022**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

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

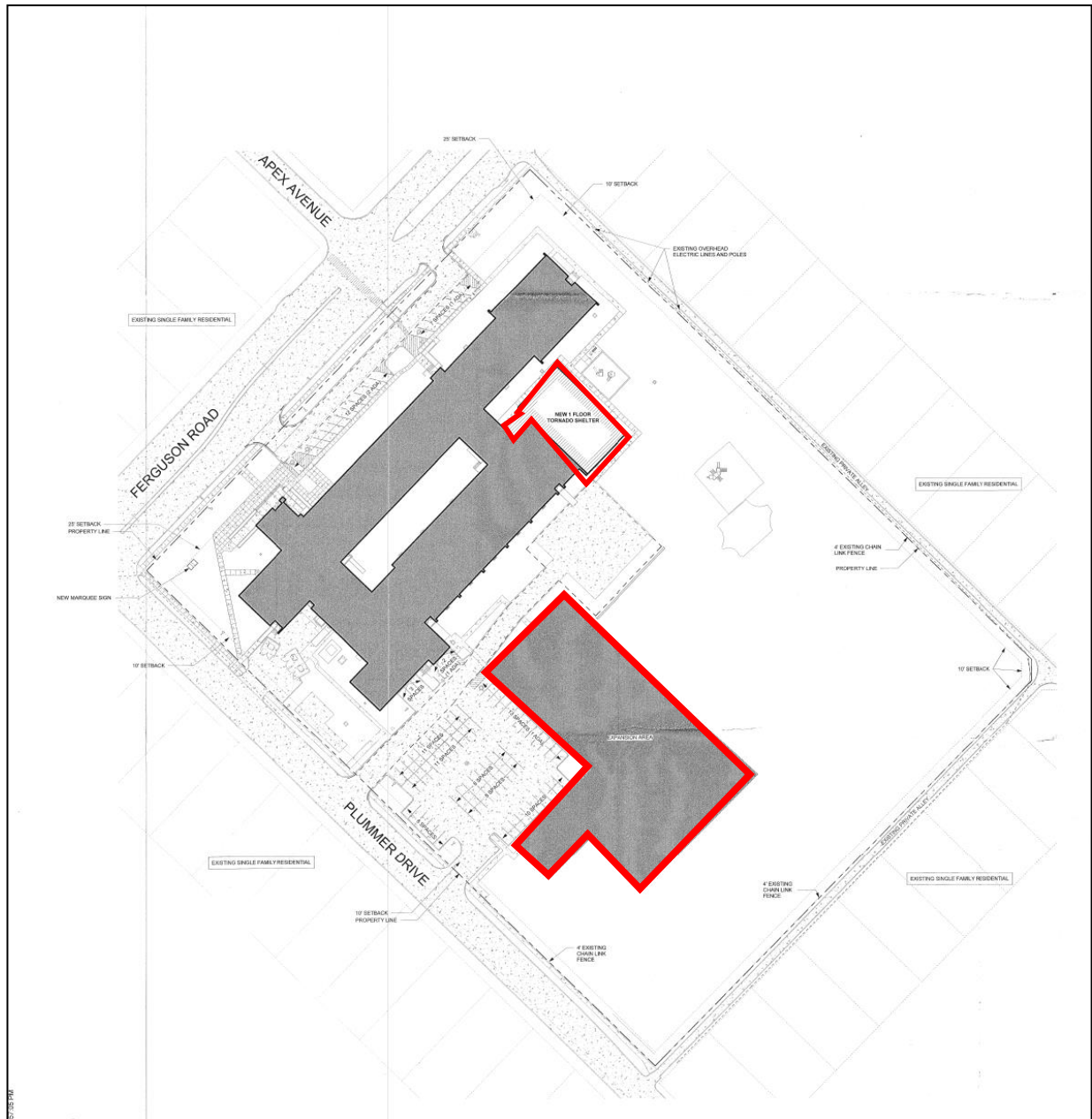
ii. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

~~10.9.~~ INGRESS /EGRESS: Ingress/egress must be provided in the location shown on the attached site plan.

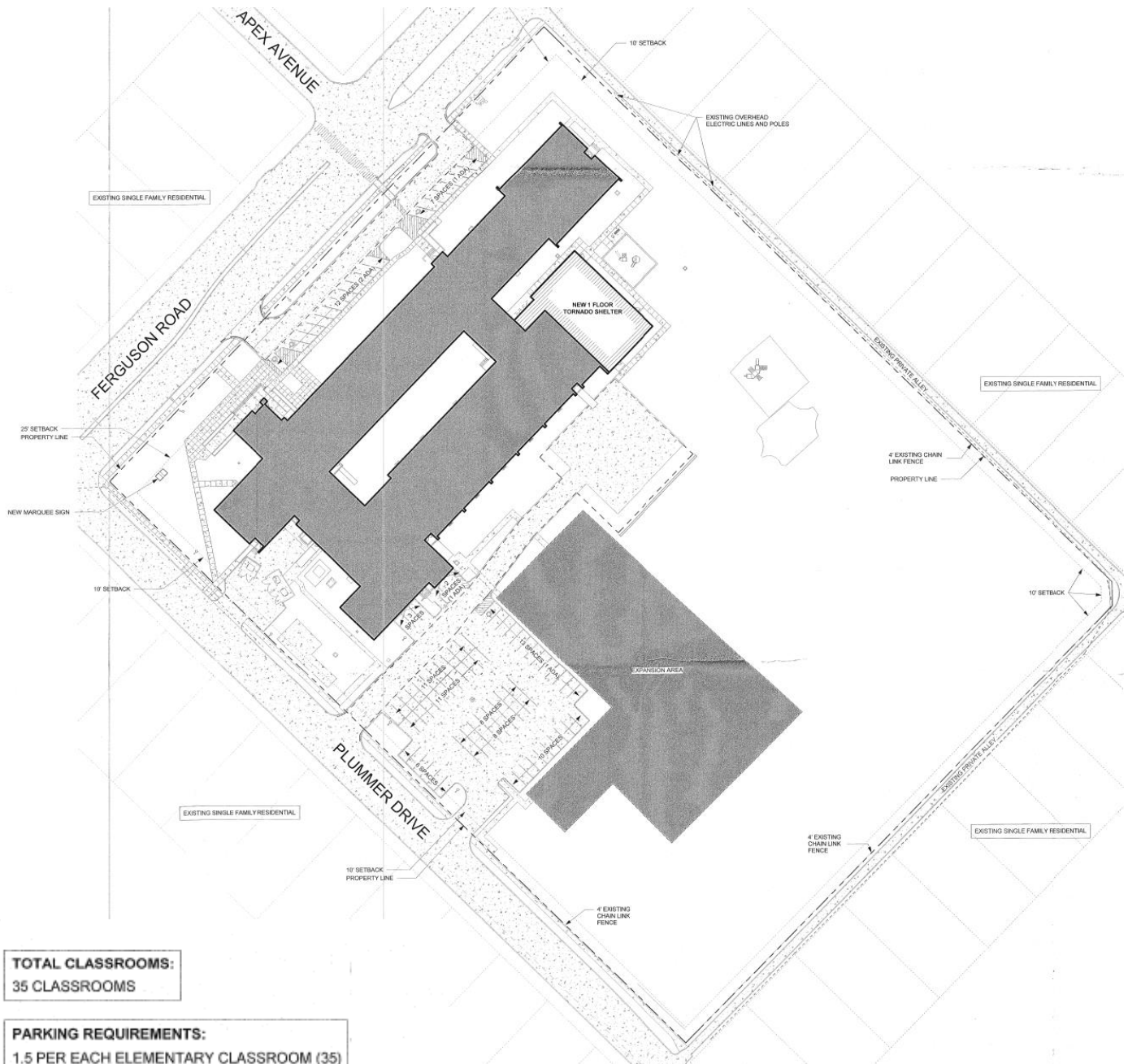
~~11.10.~~ MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

~~12.11.~~ GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**CPC RECOMMENDED SITE PLAN**



# ENLARGED CPC RECOMMENDED SITE PLAN



**TOTAL CLASSROOMS:**  
35 CLASSROOMS

**PARKING REQUIREMENTS:**  
1.5 PER EACH ELEMENTARY CLASSROOM (35)  
TOTAL REQUIRED SPACES: 53  
  
REGULAR PARKING SPACES PROVIDED: 86  
ACCESSIBLE SPACES PROVIDED: 4  
TOTAL SPACES PROVIDED: 90

**SITE DATA:**  
LAND AREA: 9.45 AC.  
EXISTING BUILDING: 69,150 SF  
PROPOSED BUILDING: 75,129 SF  
EXPANSION AREA: 39,500 SF  
  
LOT COVERAGE: 25%  
MAX HT. 36'-0"

# CPC RECOMMENDED LANDSCAPE PLAN

Z190-321

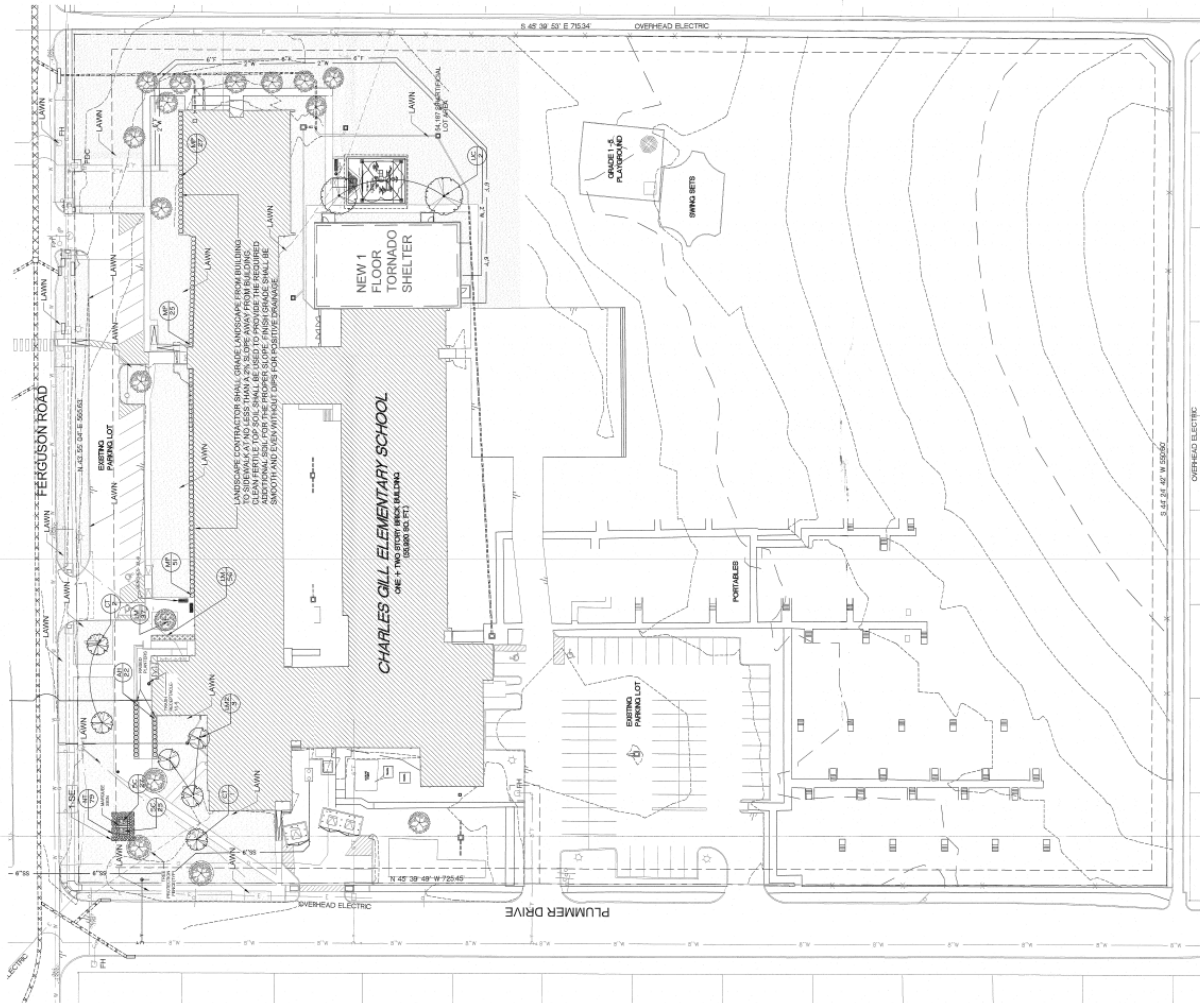


## GENERAL PLANTING NOTES

1. CONTRACTOR SHALL SUBMIT TO CITY ENGINEER FOR REVIEW AND APPROVAL ALL PLANTING MATERIALS, INCLUDING SPECIES, SIZE, AND AGE, PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
11. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
12. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
13. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
14. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
17. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
18. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
19. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.
20. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES DURING CONSTRUCTION.

## LANDSCAPE LEGEND

| EXISTING TREES | CODE | COMMON NAME |
|----------------|------|-------------|
|                | LT   | COMMON NAME |
|                | MT   | COMMON NAME |
|                | ST   | COMMON NAME |
|                | SH   | COMMON NAME |
|                | GR   | COMMON NAME |
|                | GC   | COMMON NAME |
|                | MU   | COMMON NAME |
|                | RO   | COMMON NAME |
|                | SE   | COMMON NAME |





December 8, 2020

PK# 1518-20.081

Z190-321

# TRAFFIC MANAGEMENT PLAN

DISD CHARLES A. GILL ELEMENTARY SCHOOL  
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 Consultants, on behalf of Dallas Independent School, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Charles A. Gill Elementary School (the "School") located at 10910 Ferguson Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

Most recent on-site dismissal field observations were conducted on Wednesday, December 2, 2020 that validates all information in this report.

## ***School Description***

- Type: Existing Public Elementary School
- District: Dallas Independent School District
- Address: 10910 Ferguson Road, Dallas, Texas
- Grades: Pre-Kindergarten – 5<sup>th</sup> Grade
- Start/End Times: 7:45 AM – 3:00 PM
- Existing Zoning/Proposed Zoning: SUP 1543
- Existing Enrollment: 540 Students
- Future Enrollment: No change

## ***School Access***

- Adjacent Streets:
  - Ferguson Road: Six lanes, two-way operation, median-divided. [School Zone] Sidewalk connectivity evident along frontage of school.
  - Plummer Drive: Two lanes, two-way operation, no median. Sidewalk connectivity evident along frontage of school.

- Adjacent Intersections:
  - Ferguson Road and Apex Avenue - Marked crosswalks on north and west approaches, recently installed barrier free ramps are provided on the north and west corners (See Attached photos). and ramps
  - Ferguson Road and Plummer Drive – Marked crosswalk on the south legs [faded], barrier free ramps provided on the south corners.
  - Sidewalks within walking distance of the school campus along Ferguson Road and Plummer Drive appear to be sufficient for students to walk to and from School.

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

- Projected Travel Modes:
  - Bus: 20%
  - Walk: 20%
    - Origin/destination pedestrian routes for student walkers mainly begin/end from Plummer Drive (See Exhibit 2). Sidewalk Connectivity appears to be sufficient for students to walk to and from School.
  - Picked Up by Parent: 60%

\*Enrollment and Travel Mode Data provided by DISD

### ***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.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

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

## TRAFFIC MANAGEMENT PLAN

---

On-site dismissal observations were conducted on Wednesday, December 2, 2020. Dismissal consists of a single dismissal group (pre-kindergarten and Kindergarten release 10-15 minutes earlier than normal dismissal time). A summary of existing operations is provided below:

- Parent pick-up queuing currently occurs within the loading area provided in front of the school building along Ferguson Road. Queuing also backs up and occurs on Ferguson Road. Also, parent pick-up queuing occurs along Plummer Road just west of the school building.
- School buses load and unload students in the back parking lot.
- Students cross Ferguson Road at the existing crosswalk at Apex Avenue. A crossing guard is stationed at this crossing.

### ***Proposed Traffic Management Operations***

Parent traffic is to only enter the area traveling northbound on Plummer Drive and turn right entering the southernmost driveway. Any parent traffic traveling via Ferguson Road will be forced to travel towards Dunaway Drive and turn around to enter the site. Parent traffic is to queue within the southern parking lot on-site by wrapping through the "hammer-head" parking lot southeast of the building.

Traffic is to exit the queueing area continuing west after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the northernmost driveway of the parking lot towards Plummer Drive.

Buses are to use the extended drive in front of the school to pick up/drop off students. Once the buses are finished loading/unloading, buses will then enter Ferguson Road to travel north.

See Exhibit 2 for specific bus and parent routes for entering and exiting the immediate vicinity of the school campus area.

Students shall exit the school building from the southern side of the building to approach the designated queueing area for pick-up.

Staff assistance shall be present for all queueing areas to allow students to enter and exit the school building in a safe and efficient manner.

Staff and faculty are to park in the south parking lot, while visitors are expected to park in the northern parking lot.

**NOTE:** The Executive Director of Student Transportation for the District has confirmed the above (specifically the modified bus routes and that buses are not to attempt U-turns on Ferguson Road), to ensure that traffic patterns are followed as shown in Exhibit 1 and Exhibit 2.

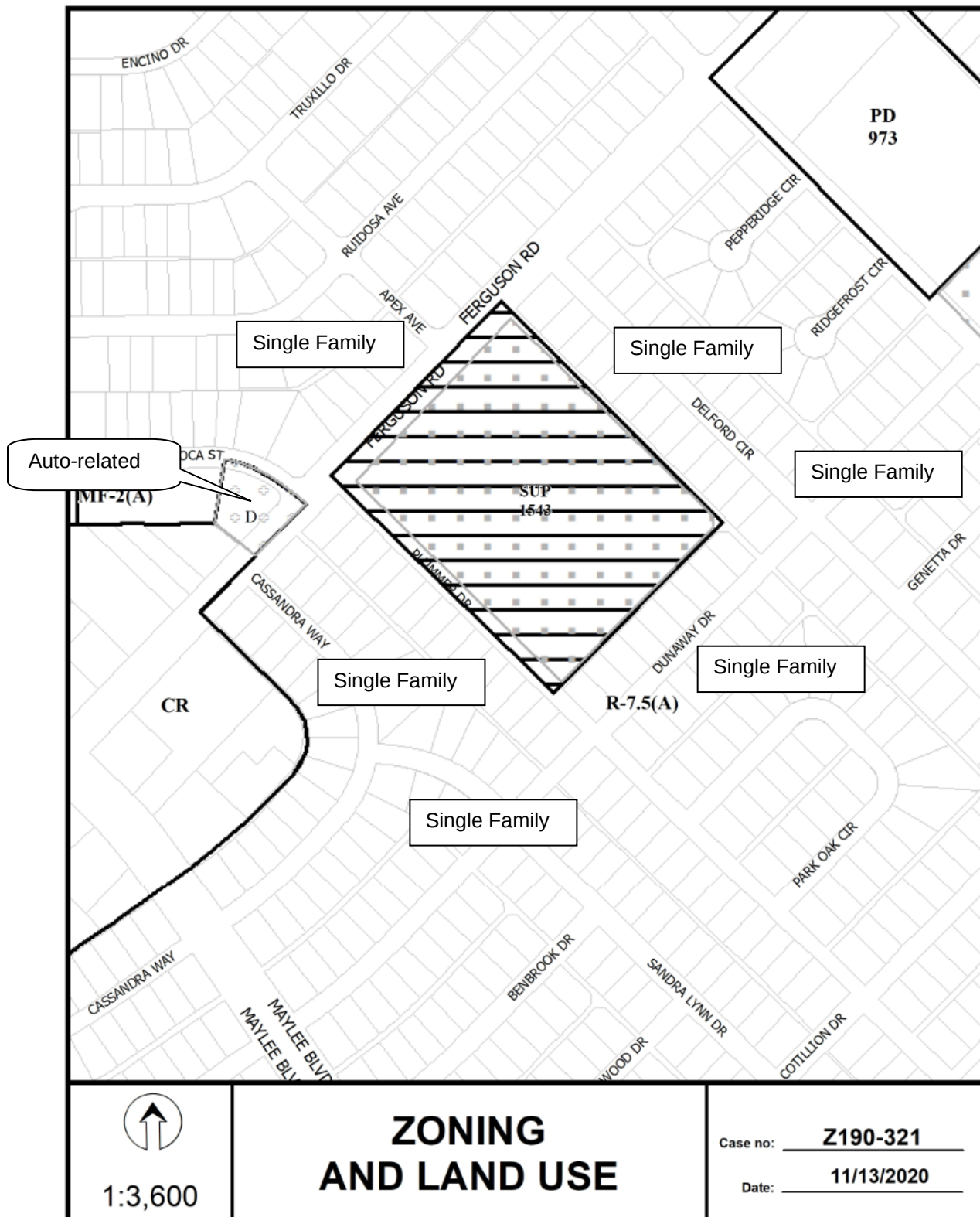
A graphical summary of specific recommendations and proposed conditions is provided below and depicted in Exhibit 1:

1. **Relocate Bus Unloading and Loading of Students to the Loading Area Provided in Front of the School Building** – Buses are ONLY to travel eastbound on Ferguson Road turning right entering the site via the western most driveway on Ferguson Road. Buses are to continue east after sufficiently unloading/loading the student(s) exiting/entering the bus. Buses are then to exit the site via the easternmost driveway by ONLY turning right towards eastbound on Ferguson Road.
2. **Provide Queuing Area in Back Parking Lot for Parent Pick-up/Drop-off** – As result of a traffic signal being installed at the intersection of Ferguson Road and Apex Avenue, parent queuing will be relocated from Ferguson Road to the back parking lot behind the school building for parent pick-up and drop-off.
3. **Install No-Left Turn Sign for Southbound Traffic** – In order to prevent parents from entering the site's southernmost driveway from the north via Ferguson Road, a "No-Left Turn Sign" is to be installed for southbound traffic adjacent to the southern driveway.
4. **Relocate "Passenger Loading, Curb Lane Only" Signs Along Ferguson Road to New Queuing Area on Plummer Drive** – Additionally to removing queuing that occurs along Ferguson Road, the existing "Passenger Loading, Curb Lane Only" signs are to be removed and installed (or similar signage) to the new provided queuing areas along Plummer Drive.



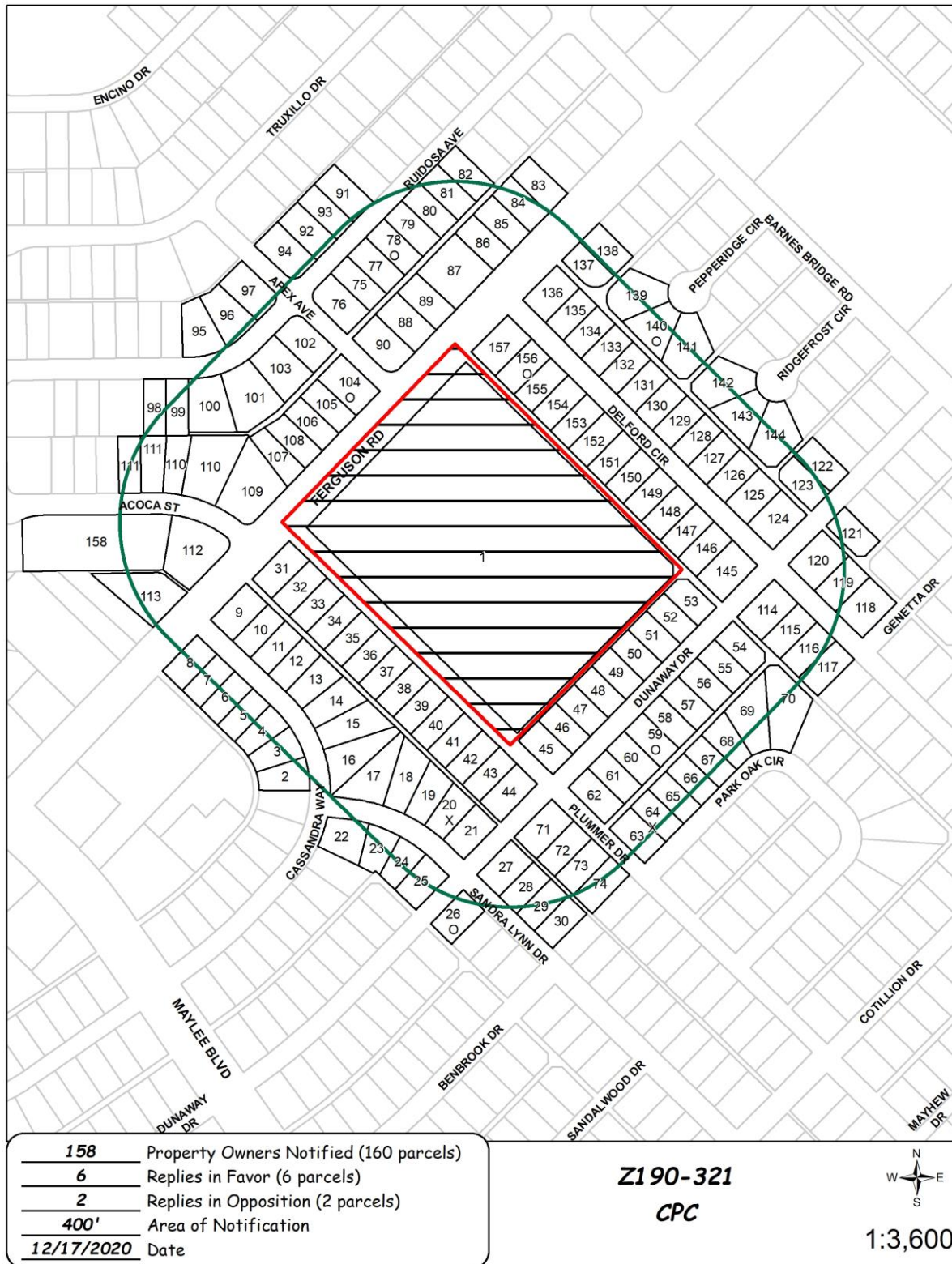








CPC RESPONSES



12/16/2020

***Reply List of Property Owners******Z190-321******158 Property Owners Notified******6 Property Owners in Favor******2 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>       |
|---------------------|-----------------------|-----------------------|---------------------------|
|                     | 1                     | 10910 FERGUSON RD     | Dallas ISD                |
|                     | 2                     | 10847 CASSANDRA WAY   | TREJO MANUEL D &          |
|                     | 3                     | 10853 CASSANDRA WAY   | ARMSTRONG ALLISON         |
|                     | 4                     | 10859 CASSANDRA WAY   | BARRAZA NORN              |
|                     | 5                     | 10865 CASSANDRA WAY   | MARTINEZ HECTOR           |
|                     | 6                     | 10869 CASSANDRA WAY   | KAN SOKKIM &              |
|                     | 7                     | 10873 CASSANDRA WAY   | Taxpayer at               |
|                     | 8                     | 10879 CASSANDRA WAY   | Taxpayer at               |
|                     | 9                     | 10880 CASSANDRA WAY   | SWARTZ WILLIAM P JR       |
|                     | 10                    | 10874 CASSANDRA WAY   | RAMOS JUAN                |
|                     | 11                    | 10870 CASSANDRA WAY   | MORELAND JOAN REED        |
|                     | 12                    | 10866 CASSANDRA WAY   | EYLER KERRY L             |
|                     | 13                    | 10862 CASSANDRA WAY   | RIVERA FRANCISCO &        |
|                     | 14                    | 10858 CASSANDRA WAY   | SULLIVAN MARK F & PAULA K |
|                     | 15                    | 10852 CASSANDRA WAY   | Taxpayer at               |
|                     | 16                    | 10848 CASSANDRA WAY   | PALOMEQUE WILLIAM A       |
|                     | 17                    | 10520 SANDRA LYNN DR  | ALANIS DIANA A &          |
|                     | 18                    | 10514 SANDRA LYNN DR  | HERNANDEZ EMMA            |
|                     | 19                    | 10510 SANDRA LYNN DR  | SALVO ALEXANDRIA          |
| X                   | 20                    | 10506 SANDRA LYNN DR  | HAMMES PATRICIA HILL      |
|                     | 21                    | 10502 SANDRA LYNN DR  | SALINAS RODOLFO G &       |
|                     | 22                    | 10838 CASSANDRA WAY   | VALENCIA YESICA N SANCHEZ |
|                     | 23                    | 10515 SANDRA LYNN DR  | HERNANDEZ VENANCIO        |
|                     | 24                    | 10509 SANDRA LYNN DR  | MREH INC                  |
|                     | 25                    | 10503 SANDRA LYNN DR  | ELLIOTT CHRISTIAN S       |
| O                   | 26                    | 10463 SANDRA LYNN DR  | MOYA MARTHA               |

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i>                |
|--------------|----------------|----------------|-----------------------------|
| 27           | 10464          | SANDRA LYNN DR | EDMONDSON KENNETH &         |
| 28           | 10458          | SANDRA LYNN DR | KOSTER PROPERTIES LTD       |
| 29           | 10454          | SANDRA LYNN DR | MARES JUAN M                |
| 30           | 10450          | SANDRA LYNN DR | 88 DREAMS HOMES LLC         |
| 31           | 10565          | PLUMMER DR     | Taxpayer at                 |
| 32           | 10559          | PLUMMER DR     | OJEDA SALVADOR              |
| 33           | 10555          | PLUMMER DR     | WILSON JOSHUA M &           |
| 34           | 10551          | PLUMMER DR     | ESTRADA SUZANNE B SCHEPOK & |
| 35           | 10547          | PLUMMER DR     | ALEXANDER LEONORA           |
| 36           | 10541          | PLUMMER DR     | Taxpayer at                 |
| 37           | 10537          | PLUMMER DR     | RAZO MARIO                  |
| 38           | 10533          | PLUMMER DR     | Taxpayer at                 |
| 39           | 10527          | PLUMMER DR     | RUVALCABA JESUS             |
| 40           | 10523          | PLUMMER DR     | LOPEZ JUAN M &              |
| 41           | 10519          | PLUMMER DR     | SERRANO ALBERTO             |
| 42           | 10515          | PLUMMER DR     | ESPINOSA LUIS & FLOR        |
| 43           | 10509          | PLUMMER DR     | FONSECA ALEJANDRO &         |
| 44           | 10505          | PLUMMER DR     | REISMAN RENTALS LLC         |
| 45           | 10905          | DUNAWAY DR     | TUCKER AMY E                |
| 46           | 10909          | DUNAWAY DR     | JONES BRUCE E & TARLEDO A   |
| 47           | 10915          | DUNAWAY DR     | SANDIFEER DONALD            |
| 48           | 10919          | DUNAWAY DR     | MATA JAIME & GENARO TROJO   |
| 49           | 10923          | DUNAWAY DR     | TORRES VENANCIO & JANELLE   |
| 50           | 10927          | DUNAWAY DR     | BRUMMEL JEFFREY G           |
| 51           | 10933          | DUNAWAY DR     | PRESLEY CONNIE M            |
| 52           | 10937          | DUNAWAY DR     | HERNANDEZ MOISES T &        |
| 53           | 10943          | DUNAWAY DR     | MARTINEZ EFRAIN T           |
| 54           | 10942          | DUNAWAY DR     | IOVESCU CESAR               |
| 55           | 10936          | DUNAWAY DR     | CASTRO ALEX &               |
| 56           | 10932          | DUNAWAY DR     | ESTRADA LEE                 |
| 57           | 10926          | DUNAWAY DR     | MARTIN NANCY                |

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                                 |
|--------------|----------------|--------------------|----------------------------------------------|
|              | 58             | 10922 DUNAWAY DR   | BOURGEOIS NICHOLAS JAMES &<br>DOMINIQUE INEZ |
| O            | 59             | 10918 DUNAWAY DR   | DALLAS BARBARA C                             |
|              | 60             | 10914 DUNAWAY DR   | PRIEST BILLY J                               |
|              | 61             | 10908 DUNAWAY DR   | HERNANDEZ MARCOS V                           |
|              | 62             | 10904 DUNAWAY DR   | WALKER SHIRLEY J WALKER REV LV T             |
|              | 63             | 10986 PARK OAK CIR | SALASMARTINEZ RICARDO &                      |
| X            | 64             | 10980 PARK OAK CIR | PASSONS BARBARA N LIFE ESTATE                |
|              | 65             | 10974 PARK OAK CIR | RODRIGUEZ RODOLFO JR                         |
|              | 66             | 10970 PARK OAK CIR | GAMEZ HIGINIO & ANGELA C                     |
|              | 67             | 10966 PARK OAK CIR | Taxpayer at                                  |
|              | 68             | 10962 PARK OAK CIR | CASTELAN FERNANDO &                          |
|              | 69             | 10958 PARK OAK CIR | TRUJILLO IGNACIO &                           |
|              | 70             | 10954 PARK OAK CIR | CARROLL ARTHUR J JR                          |
|              | 71             | 10465 PLUMMER DR   | LONG MARTHA EST OF                           |
|              | 72             | 10459 PLUMMER DR   | NAVARRO ANTONIO &                            |
|              | 73             | 10455 PLUMMER DR   | CSMA FT LLC                                  |
|              | 74             | 10451 PLUMMER DR   | HERNANDEZ GILBERTO                           |
|              | 75             | 3210 RUIDOSA AVE   | Taxpayer at                                  |
|              | 76             | 3206 RUIDOSA AVE   | MCCREIGHT ALEX KEITH &                       |
|              | 77             | 3214 RUIDOSA AVE   | MIRANDA MARIA ANTONIA                        |
| O            | 78             | 3220 RUIDOSA AVE   | TIDROW VANOY O                               |
|              | 79             | 3224 RUIDOSA AVE   | CHAPEL JOHN D                                |
|              | 80             | 3230 RUIDOSA AVE   | WATSON RONNY JOE &                           |
|              | 81             | 3234 RUIDOSA AVE   | SANTOS CARLOS T &                            |
|              | 82             | 3304 RUIDOSA AVE   | FERGUSON PAUL M                              |
|              | 83             | 11045 FERGUSON RD  | GARCIA SONIA                                 |
|              | 84             | 11039 FERGUSON RD  | HAIGLER DAVID & BECKY                        |
|              | 85             | 11031 FERGUSON RD  | STRICKLAND HEATHER                           |
|              | 86             | 11027 FERGUSON RD  | OLIVARES ISHMAEL                             |
|              | 87             | 11023 FERGUSON RD  | LOPEZ ZEFERINO & EMILIA                      |
|              | 88             | 11011 FERGUSON RD  | HASTINGS GARY DON                            |

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                     |
|--------------|----------------|-------------------|----------------------------------|
|              | 89             | 11015 FERGUSON RD | FINGER JAMES W                   |
|              | 90             | 11005 FERGUSON RD | BARRERA SALVADOR V &             |
|              | 91             | 3221 RUIDOSA AVE  | WILLIAMS CHASE MCGINNIS &        |
|              | 92             | 3211 RUIDOSA AVE  | WALDROP ADDIE LEE                |
|              | 93             | 3215 RUIDOSA AVE  | CONTRERAS MARTIN RODOLFO         |
|              | 94             | 3205 RUIDOSA AVE  | GUZMAN ELIZABETH O               |
|              | 95             | 3115 RUIDOSA AVE  | MONTANTE MARGARET & NORSI        |
|              | 96             | 3129 RUIDOSA AVE  | PADILLA FRANCISCO XAVIER         |
|              | 97             | 3135 RUIDOSA AVE  | PERKINS JANIE L                  |
|              | 98             | 3104 RUIDOSA AVE  | BALLANTYNE MARY                  |
|              | 99             | 3108 RUIDOSA AVE  | YOUNGSTROM TERRI LEA & STEVE     |
|              | 100            | 3112 RUIDOSA AVE  | LUCKY CHARM INVESTMENTS LLC      |
|              | 101            | 3122 RUIDOSA AVE  | ENLIVENING SPACES LLC            |
|              | 102            | 3136 RUIDOSA AVE  | VILLATORO ANGEL D                |
|              | 103            | 3130 RUIDOSA AVE  | WOOLLEY CHARLES K EST OF         |
| O            | 104            | 10941 FERGUSON RD | SUMBLER CAROLYN H &              |
|              | 105            | 10935 FERGUSON RD | HOLT STEVEN I                    |
|              | 106            | 10929 FERGUSON RD | GARCIA MAURICIO &                |
|              | 107            | 10917 FERGUSON RD | HARDING MONICA                   |
|              | 108            | 10923 FERGUSON RD | Taxpayer at                      |
|              | 109            | 10901 FERGUSON RD | HART LARRY DWAYNE                |
|              | 110            | 3115 ACOCA ST     | HART ANNA JUANA                  |
|              | 111            | 3101 ACOCA ST     | ROYLE RICHARD E                  |
|              | 112            | 10861 FERGUSON RD | HEAD INVESTMENT CO               |
|              | 113            | 10851 FERGUSON RD | BETHESDA FAMILY MEDICAL CLINIC   |
|              | 114            | 3606 DELFORD CIR  | VIDALES ANDREW G JR & TERESA S   |
|              | 115            | 3610 DELFORD CIR  | LLOPIZ ROBERTO                   |
|              | 116            | 3616 DELFORD CIR  | WINSLOW KENNETH PAUL             |
|              | 117            | 3620 DELFORD CIR  | VEGA JOSE JUAN & GRACIELA CORONA |
|              | 118            | 3619 DELFORD CIR  | ARCHER JUDITH & MICHAEL          |
|              | 119            | 3611 DELFORD CIR  | WALL JESSICA                     |

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                |
|--------------|----------------|----------------------|-----------------------------|
|              | 120            | 3607 DELFORD CIR     | ESQUIVEL MIGUEL             |
|              | 121            | 11012 DUNAWAY DR     | BROWN SUNNY M               |
|              | 122            | 11017 DUNAWAY DR     | Taxpayer at                 |
|              | 123            | 11011 DUNAWAY DR     | SERRANO JUAN                |
|              | 124            | 3565 DELFORD CIR     | SERRANO JUAN                |
|              | 125            | 3559 DELFORD CIR     | NOYOLA ADAN                 |
|              | 126            | 3555 DELFORD CIR     | Taxpayer at                 |
|              | 127            | 3549 DELFORD CIR     | HERNANDEZ REBECCA M         |
|              | 128            | 3545 DELFORD CIR     | WAGNER ROBERT CHARLES       |
|              | 129            | 3539 DELFORD CIR     | FERRELL WILLIE C            |
|              | 130            | 3535 DELFORD CIR     | FARRELL BRIDGET M           |
|              | 131            | 3529 DELFORD CIR     | WILLIAMS WANDA              |
|              | 132            | 3525 DELFORD CIR     | FERREL CONSUELO A           |
|              | 133            | 3519 DELFORD CIR     | OFFOBOCHE UGALAHU UGY AGBO  |
|              | 134            | 3515 DELFORD CIR     | WADE TERRANCE D &           |
|              | 135            | 3509 DELFORD CIR     | ASIABAN MASSOUD             |
|              | 136            | 3505 DELFORD CIR     | MITCHELL BOB                |
|              | 137            | 11040 FERGUSON RD    | DURAN PAULINO               |
|              | 138            | 11046 FERGUSON RD    | ALLEGRO JACKSON MARY C      |
|              | 139            | 11007 PEPPERIDGE CIR | DEGEN MICHAEL L &           |
| O            | 140            | 11002 PEPPERIDGE CIR | BROWN ROBIN ADAIRE          |
|              | 141            | 11008 PEPPERIDGE CIR | ROJAS GUSTAVO               |
|              | 142            | 11007 RIDGEFROST CIR | Taxpayer at                 |
|              | 143            | 11002 RIDGEFROST CIR | MAGERA LILIANE M            |
|              | 144            | 11008 RIDGEFROST CIR | ERNST LOIS                  |
|              | 145            | 3566 DELFORD CIR     | KINSON NICOLE & CUAUHEMOC M |
|              | 146            | 3560 DELFORD CIR     | Taxpayer at                 |
|              | 147            | 3556 DELFORD CIR     | MENDEZ AGUSTIN A            |
|              | 148            | 3550 DELFORD CIR     | BATSON SCHUYLER M JR &      |
|              | 149            | 3546 DELFORD CIR     | FRANK MICHAEL WILLIAM       |
|              | 150            | 3540 DELFORD CIR     | HOLMAN EVELYN D             |

Z190-321(PD)

12/16/2020

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>   | <i>Owner</i>                |
|--------------|----------------|------------------|-----------------------------|
|              | 151            | 3536 DELFORD CIR | BOHAC WHITNEY M & PATRICK J |
|              | 152            | 3530 DELFORD CIR | LUNA SALVADOR RAMIREZ &     |
|              | 153            | 3526 DELFORD CIR | YELLOW & BLUE PPTIES LLC    |
|              | 154            | 3520 DELFORD CIR | ALMALLAHMENDEZ JAENA H &    |
|              | 155            | 3516 DELFORD CIR | POGUE CHRISTOPHER           |
| O            | 156            | 3510 DELFORD CIR | RAMOS ANGELES               |
|              | 157            | 3506 DELFORD CIR | RANGEL MARTIN C &           |
|              | 158            | 3106 ACOCA ST    | CHRIST CENTER OF HOPE       |