
FILE NUMBER:	Z201-189(CT)	DATE FILED:	February 8, 2021
LOCATION:	North line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive		
COUNCIL DISTRICT:	10	MAPSCO:	27 R
SIZE OF REQUEST:	±18.425 acres	CENSUS TRACT:	130.05

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Richardson I.S.D.

REQUEST: An application for a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses on property zoned a R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to primarily allow for modified development standards related to permitted uses, yard, lot, and space regulations, parking, and landscape requirements. [Lake Highlands Junior High School]

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

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

BACKGROUND INFORMATION:

- The request site is developed with an existing structure housing a public school other than an open enrollment charter school use and has been in operation since 1956.
- The applicant seeks to create a Planned Development District for the public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses. In a R-7.5(A) District, a public school is permitted with an SUP and the applicant is requesting to permit it by right with the request of a Planned Development district with deviations primarily regarding yard, lot, space regulations.
- The development plan depicts the new location of the main structure on the site.
- The applicant is seeking to delay the completion of landscaping until the demolition of the existing school and a new parking ratio to support the junior high school.

Zoning History: There have been no recent zoning change request in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Walnut Hill Lane	Principal Arterial	100 ft.
Ferndale Road	Local	-
Lynbrook Drive	Local	-

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for the elementary school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

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

The proposed zoning request meets the following goals and objectives 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. 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.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Church
Southwest	R-7.5(A) SUP No. 949 PD No. 617	Church Private School Public School

Land Use Compatibility

The request site is the location of a junior high school and a portion of it is currently developed. The applicant proposes a Planned Development District to allow for a private school use by right and all other main uses permitted within an R-7.5(A) Single Family District. With the Planned Development District, the applicant is proposing a new 250,000 square foot main structure for the school with the existing structure to be demolished at the completion to the construction of the new building. Per the PD conditions, the applicant is seeking a 65 foot height for the structure, 250,000 square foot maximum floor area for the public school other than open enrollment charter school, 30 percent lot coverage, parking in the front yard, and a delay on landscape compliance.

Surrounding land uses consist of single family to the north, south, and east of the site, and church to the west.

The PD has a base zoning of R-7.5(A), which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

The maximum height of the proposed structure is 65 feet, while limiting the height to 35 feet for the portions of the building that are in close proximity to the single family residences to the north and east. This provision as identified on the development plan would ensure less visual intrusion for the single family homes.

Staff supports the planned development district because the school has operated within the community at this location for many years and provides a development plan for the property. Staff considers the planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Development Standards

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Single Family District	25'	5' for Res. Other: Side: 10' Rear: 15'	1 Dwelling Unit/ 7,500 Sq. ft	30' Any legal height subject to RPS for institutional	45% for residential 25% for nonresidential 60% for institutional	Single Family
Proposed: PD	25'	5' for Res. Other: Side: 10' Rear: 15'	1 Dwelling Unit/ 7,500 Sq. ft	65'	30% for public school 45% for residential 25% for nonresidential	Public School, Single Family

The development standards for the site closely knit to the conditions of a R-7.5(A) Single Family District. Deviations include the 65-foot height for a public school use and not applying RPS. It is important to note that institutional uses are allowed any legal height, subject to residential proximity slope. Due to the site's proximity to the single family residential district, staff conducted a rough estimate of how RPS would apply, and it appears that the proposed maximum 65' may not conflict with RPS, as the portions of the buildings closer to the single family homes to the north and east are proposed at 35'.

Parking:

The requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires three and one-half spaces for junior high/middle school classrooms. At this ratio, the school is required to provide 200 off-street parking spaces for the proposed 57 junior high/middle school classrooms.

The applicant has now proposed a parking ratio of 3 parking spaces per classroom which would make 171 required parking spaces. The site is providing 186 parking space per the development plan and is meeting the required amount of parking. Staff has no objection to the change in the parking ratio for the site.

The applicant is proposing parking within the setbacks and no screening of the parking. Currently, parking on the site is within the setbacks. The added parking will also be in the setback abutting Walnut Hill Lane, which staff does not view as having a negative effect on surrounding properties. There are approximately 90 feet from the location of the parking stalls and the side yards of the residential properties across Walnut Hill Lane.

Landscaping

Per the PD conditions, landscaping must be provided in accordance with Article X, as amended. The applicant seeks to delay the completion of landscaping 240 days after the completion of the removal of the existing structure. Per code, all landscaping must be completed before the final inspection.

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 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. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the west are located within the "C" Category and properties to the north, south, and east are within the "D" Category.

LIST OF OFFICERS

Richardson Independent School District

BOARD OF TRUSTEES

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Sandra Hayes, Assistant Superintendent

Mia Martin, General Counsel

Henry Hall, Chief Technology Officer

James L. Watson, Chief Executive Director of Operations

CPC ACTION

NOVEMBER 4, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses, subject to a development plan, a revised traffic management plan, and conditions on property zoned a R-7.5(A) Single Family District, on the north line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive.

Maker: Rubin
Second: Blair
Result: Carried: 12 to 0

For: 12 - Hampton, Anderson, Shidid, Carpenter,
Jackson, Blair, Jung, Suhler, Haqq, Stanard,
Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 500 Mailed: 253
Replies: For: 19 Against: 4

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
James Watson, 400 S. Greenville Ave., Richardson, TX, 75081
For (Did not speak): Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None

CPC ACTION

OCTOBER 21, 2021

Motion: In considering an application for a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses on property zoned a R-7.5(A) Single Family District, on the north line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive, it was moved to **hold** this case under advisement until November 4, 2021.

Maker: Rubin
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 2 - District 3, District 10

Notices: Area: 500 Mailed: 253
Replies: For: 15 Against: 2

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
James Watson, 400 S. Greenville Ave., Richardson, TX, 75081
Karl Crawley, 2201 Main St., Dallas, TX, 75201
Christy Lambeth, 8637 County Road 148, Kaufman, TX, 75142
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE XXX

SEC. 51P-xxx.101. LEGISLATIVE HISTORY.

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXX is established on property generally located on Walnut Hill Lane. The size of PD XXX is approximately 18.425 acres.

SEC. 51P-xxx.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit xxxA: development plan.

SEC. 51P-xxx.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 (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, 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.

SEC. 51P-xxx.106. MAIN USES PERMITTED.

(a) Except as provided in below, all 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 the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district 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 planned development district, etc.

(b) Public school, other than an open enrollment charter school, is allowed by right.

SEC. 51P-xxx.107. ACCESSORY USES.

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

SEC. 51P-xxx.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 51A4.400, this section controls.)

(a) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 250,000 square feet. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum floor area allowed. Demolition of the existing school, in its entirety, on the Property at the time of the adoption of this ordinance must begin within 180 days of the issuance of either a temporary or permanent certificate of occupancy for the proposed school.

(b) Height: Maximum height for a public school other than an open enrollment charter school is 65 feet, as shown on the attached Development Plan. Light poles are allowed a maximum height of 30 feet.

(c) Setbacks: Steps, handrails, flagpoles and light poles are allowed in the required setbacks. Solid screening walls are allowed in the required side yard. Parking for a public school other than an open enrollment charter school is allowed in the required yard.

(d) Lot coverage: Maximum lot coverage for a public school other than an open enrollment charter school is 30%. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum lot coverage allowed.

SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.

- (a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq., with the following exception.
- (b) Parking for a public school other than an open enrollment charter school, to be used as a junior high/middle school is to be provided at a ratio of 3.0 parking spaces per classroom.

SEC. 51P-xxx.109.1 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 ____C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

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

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

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

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

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

(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.

SEC. 51P-xxx.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-xxx.111. OUTDOOR LIGHTING

- (a) Maximum heights for outdoor light is 30 feet and as shown on the development plan.
- (b) All outdoor lighting must be directed downward and away for adjacent properties
- (c) Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property
- (d) Tennis courts and/or athletic fields may not be lighted.

SEC. 51P-xxx.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X with the following exceptions:
 - (i) Any landscaping required within the diagrammatic phase line as shown on the development plan must be planted within 240 days of the completion of the removal of the existing school.
- (b) Plant materials must be maintained in a healthy, growing condition.
- (c) Parking located along the north property line of the school will be screened with either solid screening in accordance with Section 51A-4.301(f)(5), or a change in grade elevation such that the surface of the parking space is a minimum of three (3) feet below the grade of the adjacent alley is considered as screening of the parking space.

SEC. 51P-xxx.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. The one detached sign shown on the attached development plan on the Walnut Hill Road

frontage, is allowed with a minimum setback of ten (10) feet, a maximum height of twenty (20) feet and a maximum effective sign area of 50 square feet. All other signs must comply with the non-business rules.

SEC. 51P-xxx.115. 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.
- (c) Fencing and playground equipment. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of four feet. Playground equipment and athletic backstops and similar structures need not be shown on an approved development plan. The loading area will be screened from the properties north of the school with a solid screen with a minimum height of eight feet.

SEC. 51P-xxx.114 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 director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy for 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.



CPC Recommended Traffic Management Plan



Traffic Management Plan Lake Highlands Junior High School



To: David Nevarez, P.E., PTOE
City of Dallas

From: Christy Lambeth, P.E., PTOE
Lambeth Engineering Associates, PLLC, F-19508

Date: October 18, 2021

Re: Traffic Management Plan for Lake Highlands Junior High School on 10301 Walnut Hill Lane in Dallas, Texas

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to create a traffic management plan (TMP) for Lake Highlands Junior High School (LHJH). 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 LHJH.

As requested by the principal and on-site police officer, the TMP was conducted considering both a partial buildout (when school opens) and full buildout scenario. The partial buildout scenario includes parents entering via Ferndale Road and exiting via Lynbrook Drive or Walnut Hill Lane. The full buildout scenario includes parents entering via Ferndale Road or Lynbrook Drive and exiting via Ferndale Road or Walnut Hill Lane. As student enrollment increases, the buildout scenario may be needed to accommodate traffic flow through the campus so that all parents are not entering via one access point.

School:

- Location: 10301 Walnut Hill Lane in Dallas, Texas 75238
- School District: Richardson Independent School District
- School Times: 8:15 AM – 3:40 PM

Zoning:

- Existing Zoning: Single Family, R-7.5(A)
- Proposed Zoning: Planned Development
- Project: A new LHJH school building will be constructed to replace the existing facility. The new school building will be constructed at the existing site, the existing building will remain in place and in operation while the new building is being constructed.



Students:

- Existing Student Enrollment: 850 students in 7th and 8th grades, of which approximately 625 attend in-person (225 students currently attended virtually during site visits due to social distancing for the pandemic).
- Planned Student Capacity: 1,500 students in 6th through 8th grades.

School Access:

- Surrounding Roadways:
 - Walnut Hill Lane: On the south; Principal Arterial; six-lane divided roadway.
 - Ferndale Road: On the west; Local Street; four-lane undivided roadway.
 - Public Alley: On the north; paved, two-way roadway.
 - Lynbrook Drive: On the east; Local Street; two-lane undivided roadway.
- Sidewalks are provided on Walnut Hill Lane and Ferndale Road adjacent to the school and on the residential side of Lynbrook Drive. Sidewalks will be constructed on the west side of Lynbrook Drive, adjacent to the school, as part of this project.

Traffic Management Plan

Queue

Lambeth Engineering met with Principal Nick Rustin and with the School Resource Officer, Jeff Labarba, during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Wednesday, December 9, 2020 – PM Dismissal
- Tuesday, December 15, 2020 – AM Arrival
- Tuesday, December 15, 2020 – PM Dismissal
- Wednesday, December 16, 2020 – PM Dismissal
- Thursday, January 28, 2021 – AM Arrival
- Friday, January 29, 2021 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be about 100 vehicles. However, Lambeth Engineering has observed a higher percentage of parents picking up students this school year, which is likely due to social distancing for COVID 19. In addition to observations that were conducted when the weather was windy and chilly increasing the number of parents picking up. For planning purposes, a rate of one parent vehicle per 7.5 students was used for this TMP. Although more parents were observed picking up students than this rate reflects, the rate of one parent vehicle per 7.5 students is more consistent with the rates found in observations of other junior high schools.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within ten (10) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

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

Table 1. TMP Summary – Buildout Scenario

Grade	Students	School Times	Travel Modes	Parent Projected Demand	Provided Parent On-Site	On-Site Surplus/ Deficit	On-Street Parent	Total Surplus/ Deficit
6th - 8th	1,500	Beginning:	Buses ~20%	200	162	-38	37	-1
		8:15 AM	Parents ~65%					
		Dismissal:	Walkers ~15%					
		3:40 PM	-- --					

Provided space for parent vehicles: 3,082 LF (131 vehicles) on-site queue space in parking lots, 870 LF (37 vehicles) on-street parking adjacent to school, and 31 on-campus parking spaces for parents.

Recommendations

The TMP recommendations are described below and shown in the attached exhibits. There are two TMP scenarios – one for when the school opens and is not yet reaching capacity and another for when school nears capacity. The security resource officer at LHJH is very involved in the campus and will continue to monitor traffic closely and switch as the school grows in order to safely accommodate traffic.

Students

1. Students are dropped off along the west side of the building. Students are picked up along the west and east sides of the building.
2. Being a junior high school, students will walk to their parents' vehicles.
3. Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross midblock.

Parents

4. Parents pick up students in the following locations:
 - a. On-site – Partial Buildout TMP:
 - i. Parents enter the school's western driveway, off Ferndale Road, queue through the internal access road, pick up students on the south of the tennis courts and the east side of the building, and exit by turning onto Lynbrook Drive.
 - ii. Parents may also enter the western driveway off Ferndale Road, queue through the staff parking lot, north of tennis courts and, pick up students on the east side of the building, and exit by turning right onto Walnut Hill Lane.
 - iii. Parents driving through the drop-off and pick-up area should not park or wait in the escape/travel lane so that other parents can pass by.
 - b. On-site – Buildout TMP:
 - i. Parents enter the school's western driveway off Ferndale Road, queue through the internal access road, pick up students on the south of the tennis courts and the east side of the building, and exit by turning back to Ferndale Road.
 - ii. Parents may also enter the eastern driveway on Lynbrook Drive, queue north of the track and on the east side of the school building, pick up students on the east side of the building, and exit by turning right onto Walnut Hill Lane.
 - iii. Parents driving through the drop-off and pick-up area should not park or wait in the escape/travel lane so that other parents can pass by.



- c. There are currently several different areas for parents to pick up students and parents/students find locations that work well and continue to pick up in those areas. As student capacity increases, Principal Ruskin is aware the school may need to implement designated pick-up areas such as 6th grade students are picked up on the east side of the building and 7th and 8th grade students are picked up on the west side.
- d. Parents who wish to walk and pick up their students could park at designated areas in the western staff parking lot.
- e. Parents may not park in the parking spaces in front of the school during arrival or dismissal since buses will be queueing in this area.

Buses

- 5. Six (6) to ten (10) school buses will continue serving LHJH school, which will be staged in the front loop off Walnut Hill Lane.
- 6. Buses enter via the center driveway on Walnut Hill Lane and exit via the western driveway on Walnut Hill Lane.

Staff

- 7. Staff should monitor students at each area where parents are picking up students until students are dismissed.

Licensed Peace Officers

- 8. A designated security resource officer is assigned to LHJH and will continue to be on-site with the new building.

Crossing Guards

- 9. There are currently no school crossing guards assigned at LHJH. While they may be helpful to assist students crossing Walnut Hill Lane, the City of Dallas does not provide crossing guards for junior high schools.

Parking Restrictions

- 10. Parents should not park around the driveway openings, as illustrated in the TMP exhibit.
- 11. It is recommended that parking restrictions on Walnut Hill Lane, adjacent to the school, remain.

School Zones

- 12. There are currently school zones on Walnut Hill Lane and on Ferndale Drive. It is recommended these school zones to remain after the reconstruction.
- 13. It is recommended the City evaluate installing a school zone on Lynbrook Drive. It is likely a school zone would be beneficial after the school's reconstruction.

Off-Site Improvements

- 14. Update school-related signs to satisfy current TxMUTCD criteria. Lambeth Engineering is working with RLG Consulting Engineers, the LHJH Civil Engineer, to create signing and striping plan noting which school-related signs and striping will remain in place, which ones need to be updated, and new signs and striping that need to be provided. The signing and striping plan will be submitted to the City of Dallas with engineering plans.
- 15. Post a "Do Not Enter" sign at the driveway exits on Walnut Hill Lane.

Lake Highlands Junior High School TMP | Appendix



Summary

The Lake Highlands Junior High School TMP 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.

Per City guidelines, and as recommended, the bus traffic and parent traffic are separated with the site design.

Considering students are picked up by parents primarily off Ferndale Road with limited on-site queue space, traffic is flowing relatively well around LHJH. The proposed site plan provides additional on-site queueing and on-site parking for parents to pick up students on-site. This will relieve on-street pickup, especially for vehicles that queue on both sides of surrounding streets. If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

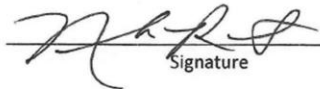
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REVIEW AND COMMITMENT

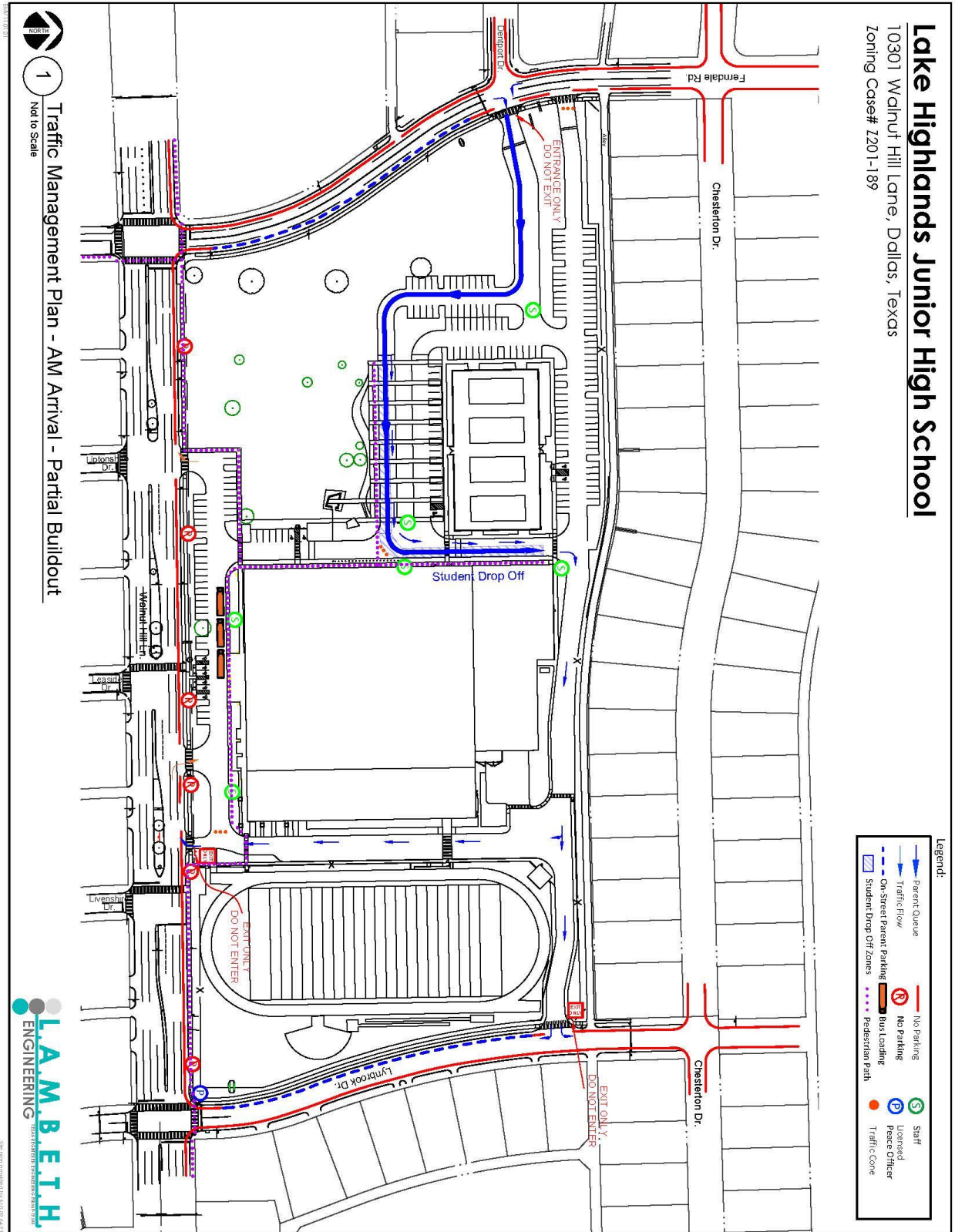
The traffic management plan for Lake Highlands Junior High School, located at 10301 Walnut Hill Lane in Dallas, Texas, was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

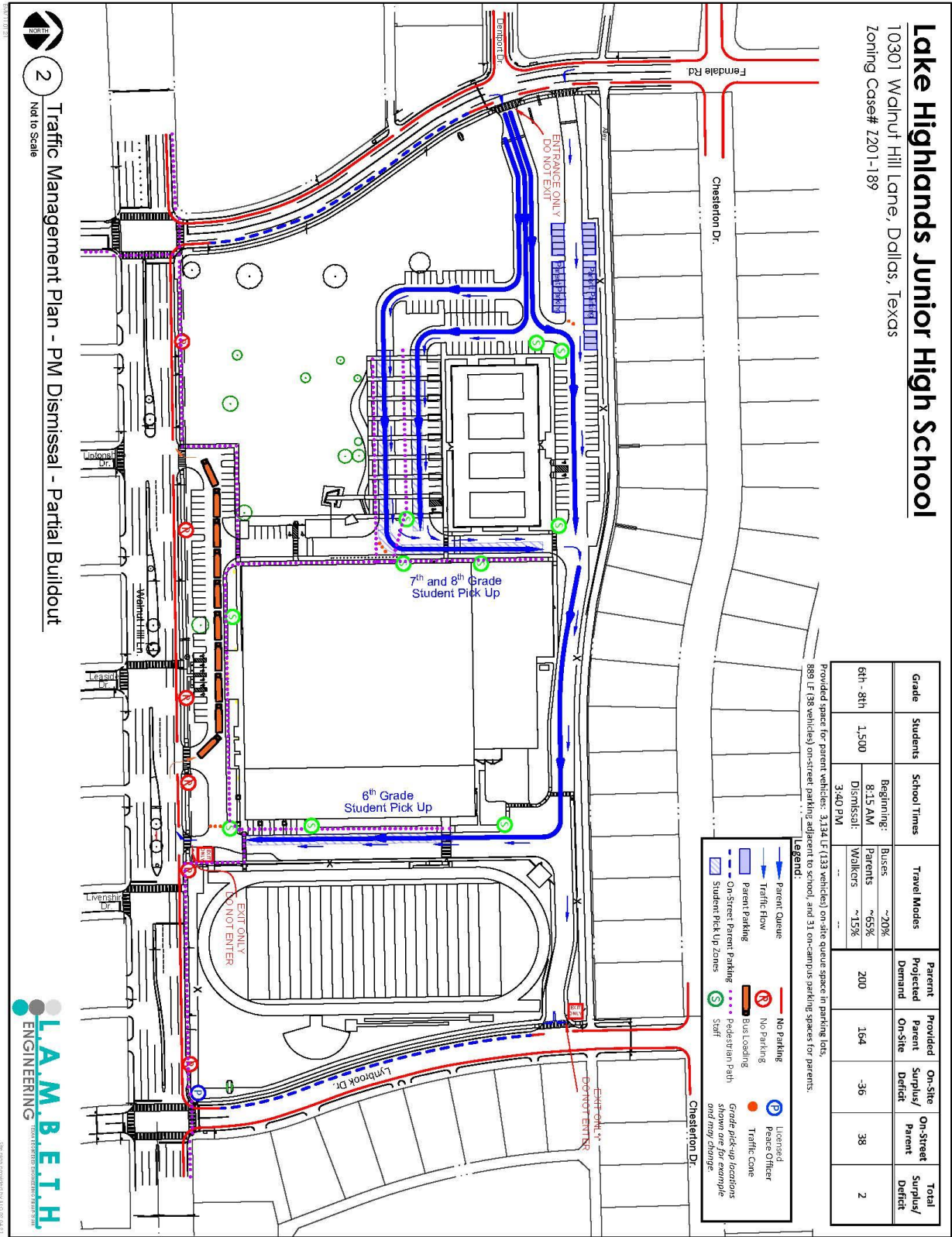
By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

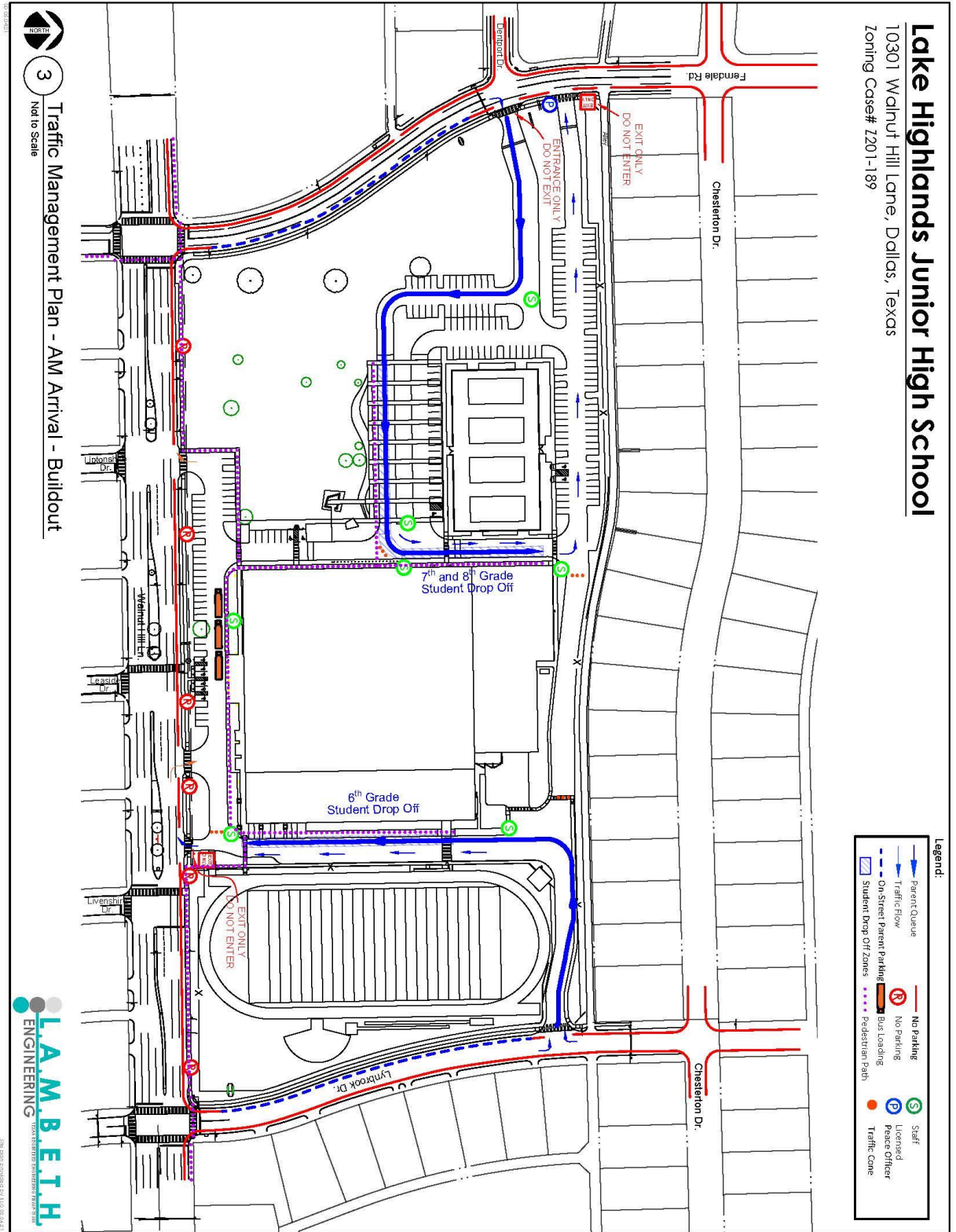
The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.


Signature
Nick Ruston
Name

4/6/21
Date
Principal
Title







Parking Summary

Lake Highlands Junior High School

October 18, 2021

Parking Observations

Lambeth Engineering conducted parking observation at Lake Highlands Junior High School. As shown below in **Table A**, the parking demand was relatively consistent, with a peak parking demand of 80 spaces on-site.

Table A. Observed Parking Demand

Day	Date	Time	Vehicles Parked				
			Lot 1	Lot 2	Lot 3	Lot 4	Total
Tuesday	December 15, 2020	9:00 AM	31	27	7	13	78
Tuesday	December 15, 2020	2:40 PM	29	28	7	14	78
Wednesday	December 16, 2020	2:40 PM	28	27	6	13	74
Thursday	January 28, 2021	2:00 PM	30	32	7	11	80
Friday	January 29, 2021	10:30 AM	28	30	7	12	77

Projected Parking Demand

There are currently 100 staff teaching 850 students. Considering the future capacity of the school is 1,500 students, the projected number of staff is 176. Not all of the staff is on campus at the same time. The projected parking demand for staff is 141 parking spaces.

Available Parking

The proposed site plan has 183 parking spaces.

As summarized in **Table B**, of the 183 parking spaces, 142 are parking spaces for staff. Ten (10) parking spaces are available for visitors, and thirty-one (31) are available for parents to park in when picking up students. These spaces supplement on-street pickup and parents queueing through staff parking lots.

Table B. Parking Summary

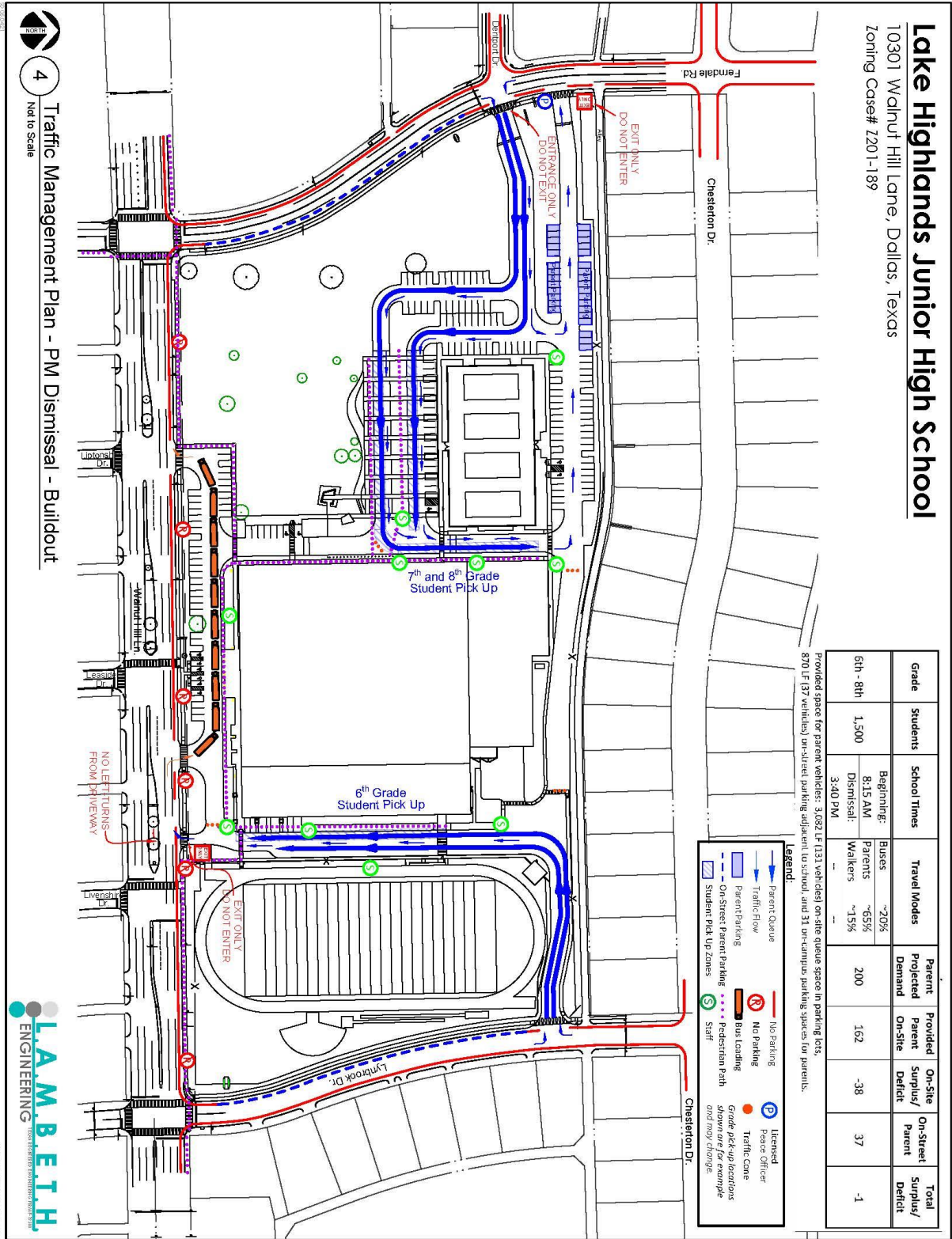
Parking Area	Parking Spaces			
	Total	Staff	Parents	Visitors
West Lot	138	107	31	--
Front Drive	45	35	--	10
	183	142	31	10

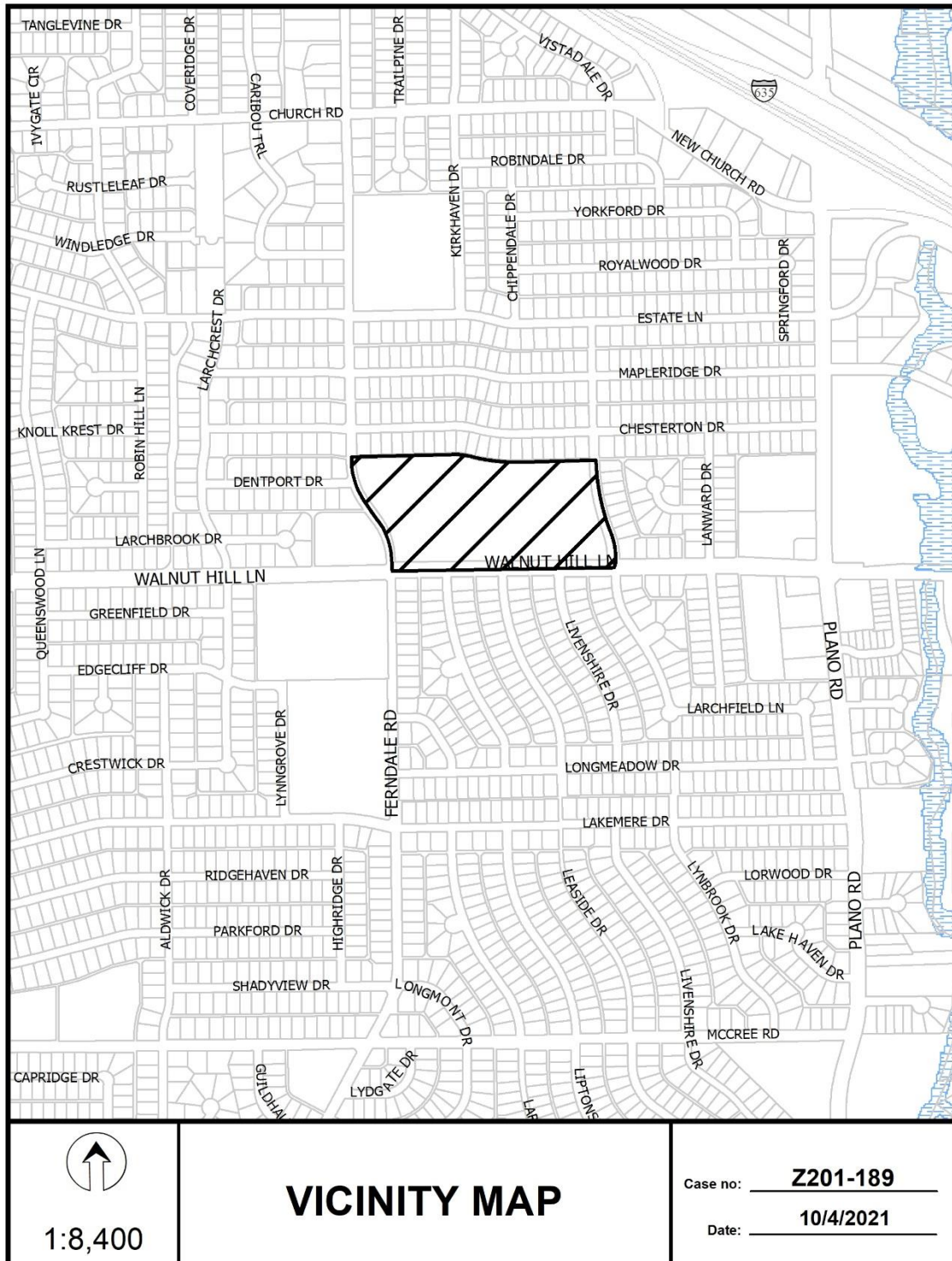
Parking Rate

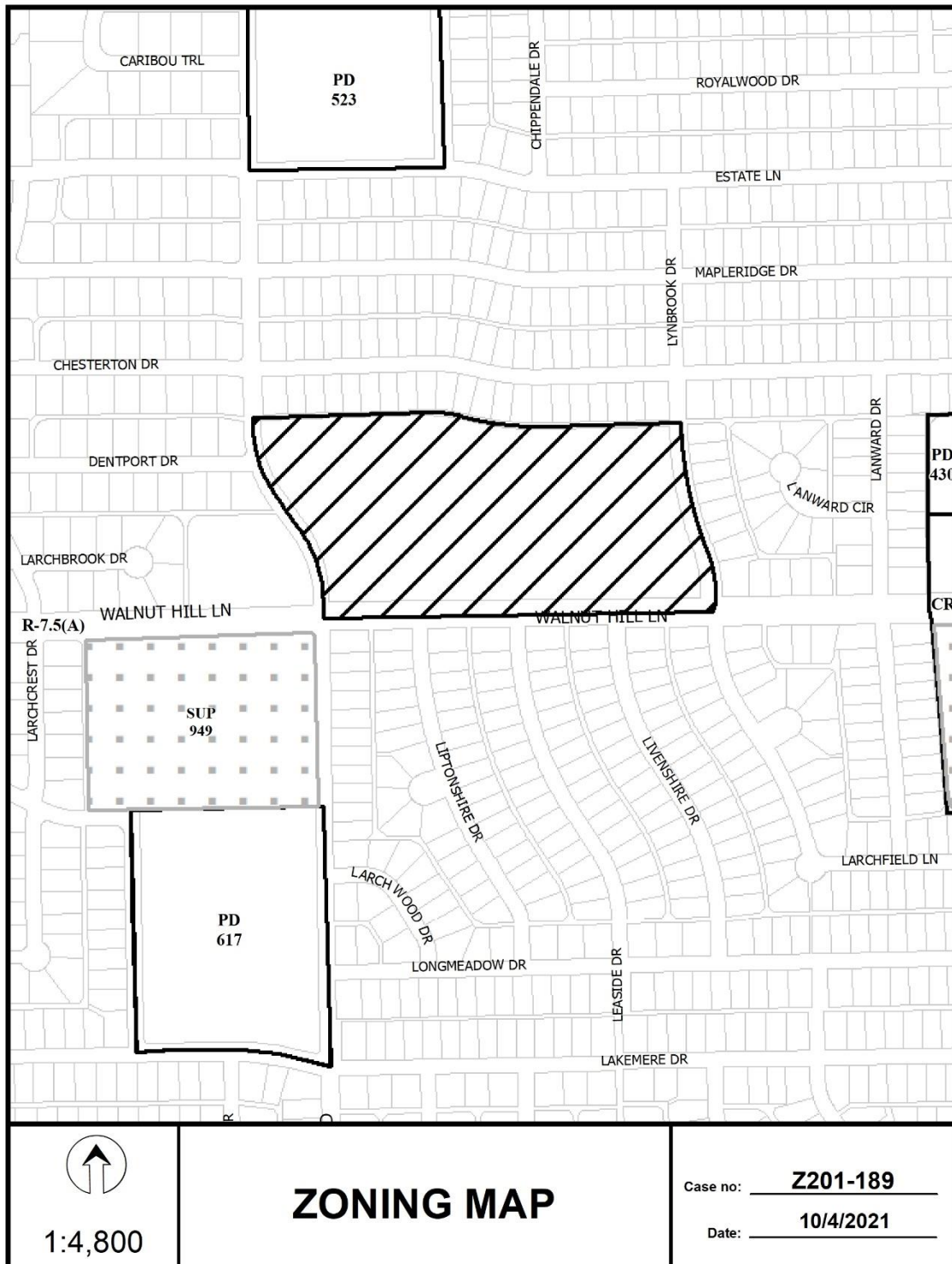
Based on observations, a parking rate of 2.8 spaces per classroom is recommended for Lake Highlands Junior High. This results in a requirement of 160 spaces for 57 classrooms. A parking requirement of 3.0 spaces per classroom may also be used, which results in a requirement of 171 spaces for 52 classrooms.

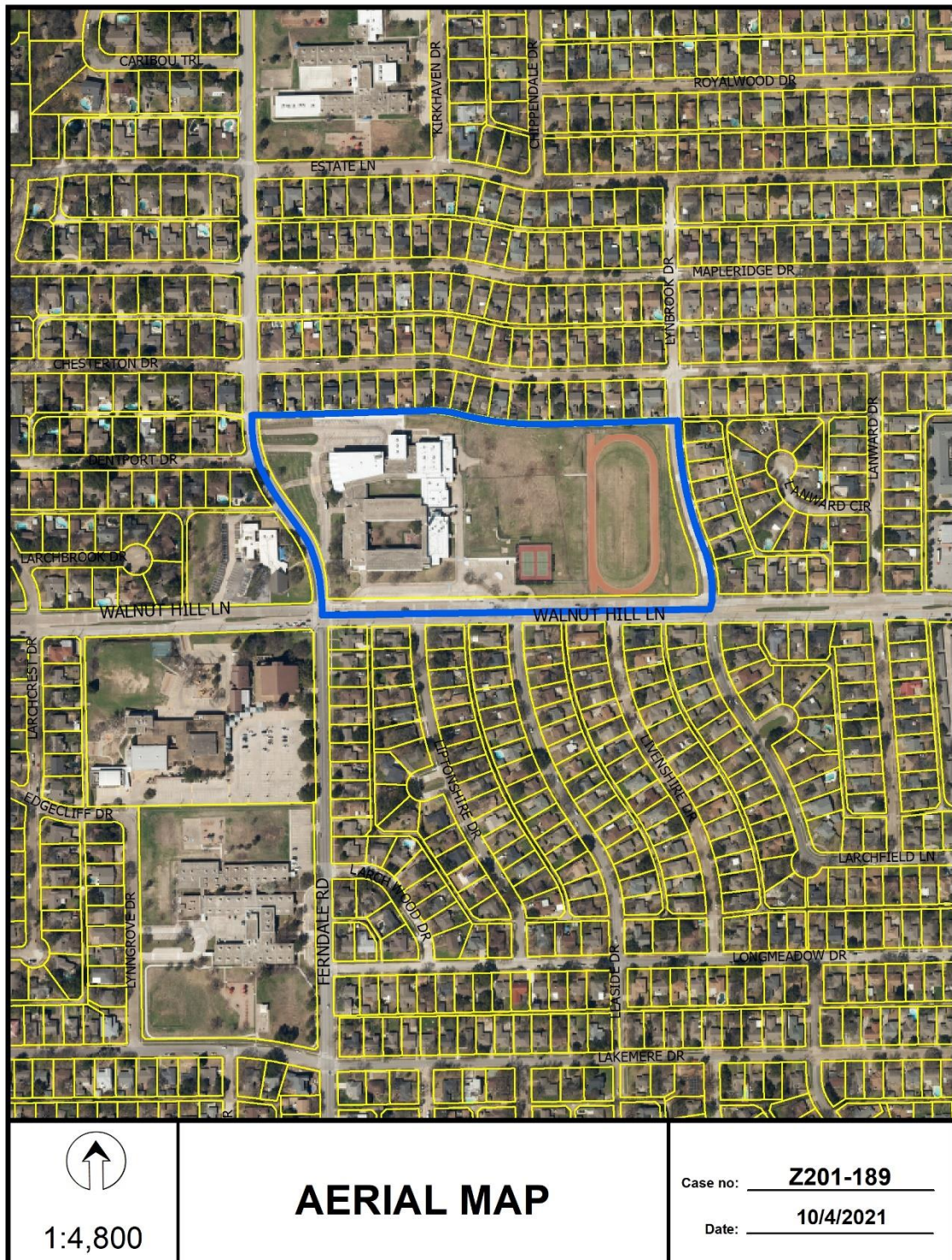
END

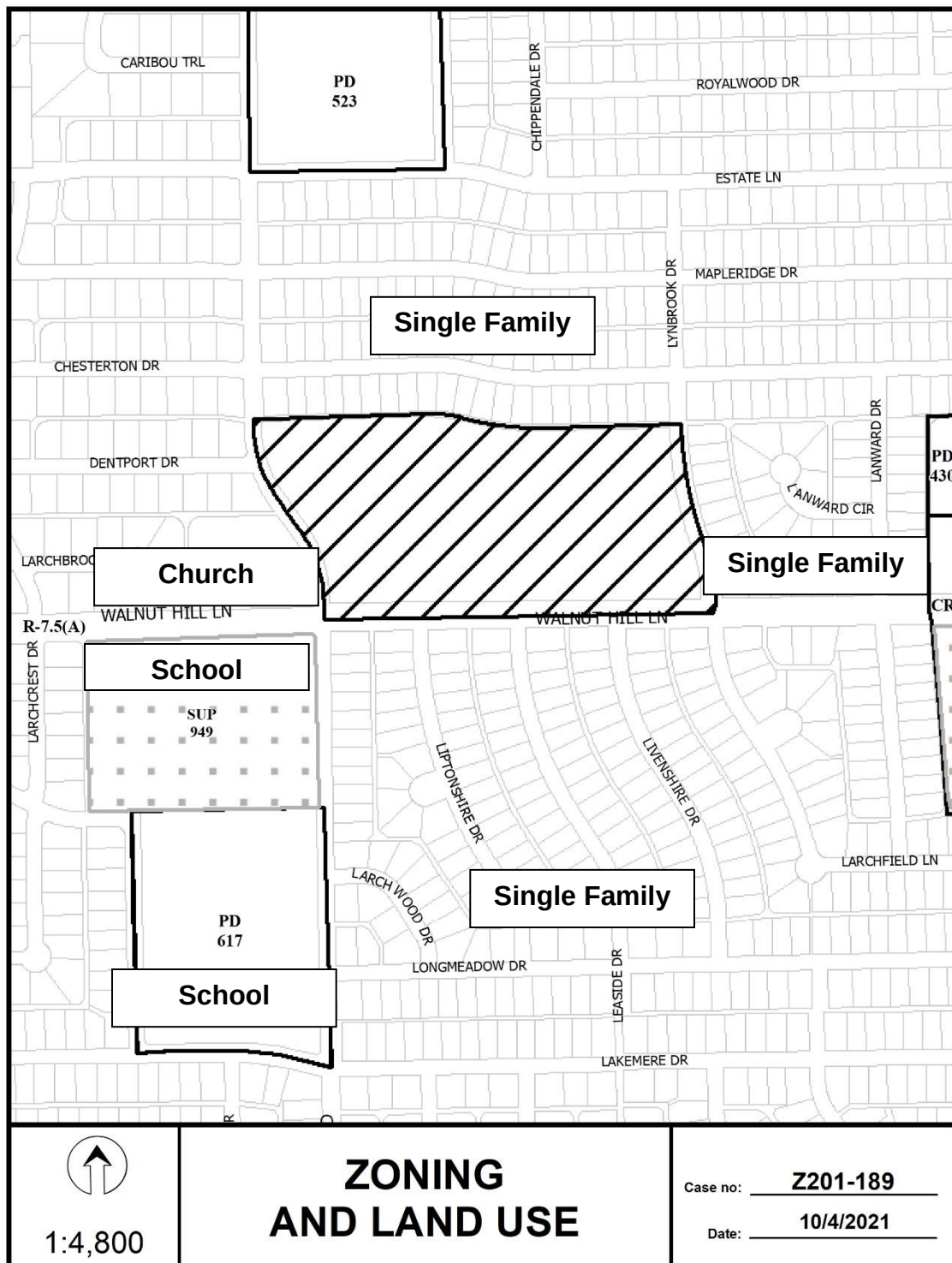
Appendix

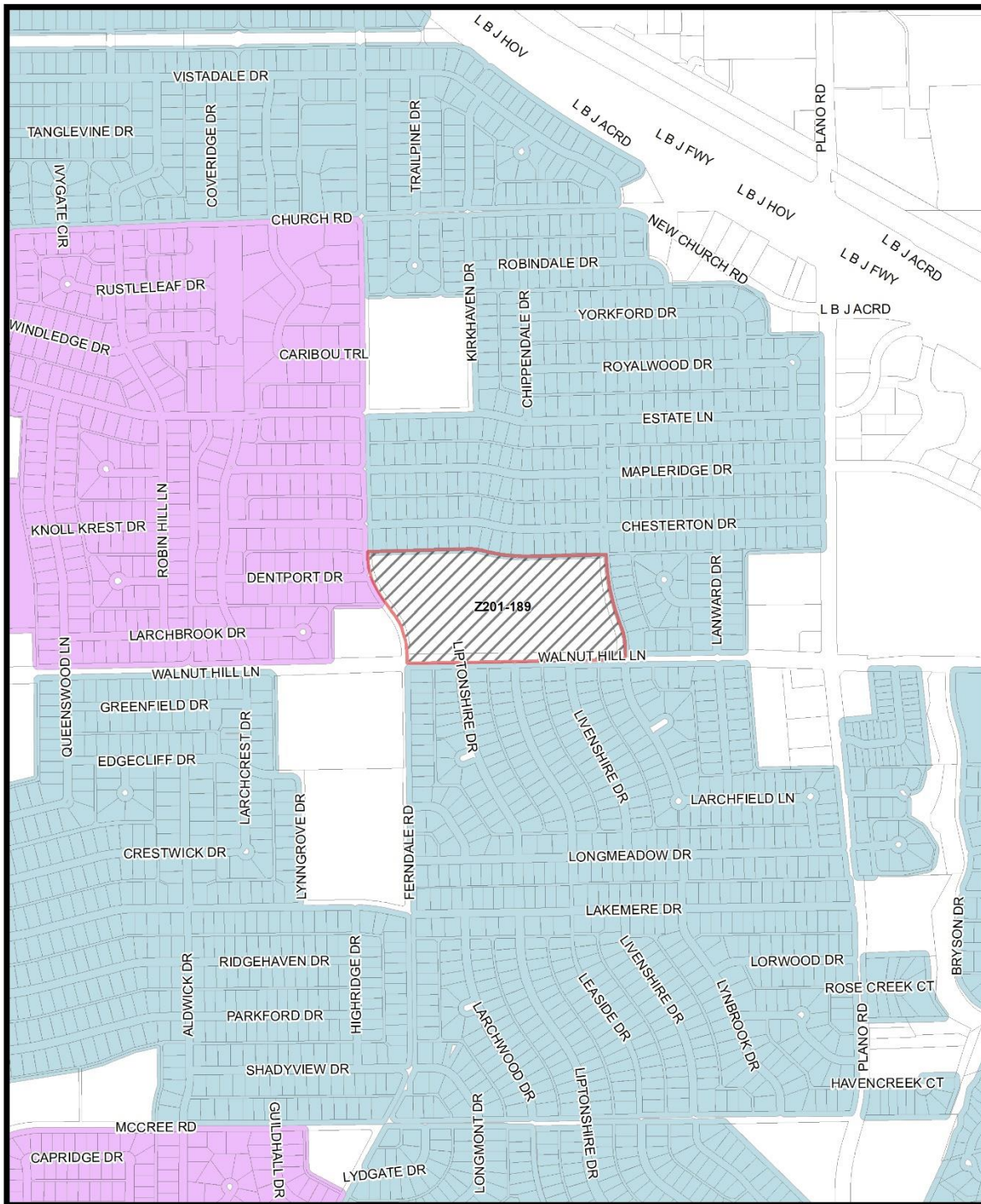












Market Value Analysis



1:8,400

Market Value Analysis

Printed Date: 10/5/2021



11/03/2021

Reply List of Property Owners***Z201-189******253 Property Owners Notified******19 Property Owners in Favor******4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10201 WALNUT HILL LN	RICHARDSON ISD
	2	9662 FERNDAL RD	MCMAUGHAN SEAN &
X	3	9656 FERNDAL RD	BELL NELDA K
	4	9652 FERNDAL RD	GAVITT CHARLTON & JANET
	5	9646 FERNDAL RD	ZARATE SERGIO & BARBARA A
	6	9642 FERNDAL RD	THIBODEAU PATRICK & JESSICA
	7	9636 FERNDAL RD	RYAN JEFF A & ELIZABETH C
	8	9632 FERNDAL RD	VISKER TARA &
	9	9626 FERNDAL RD	OLGUIN JOSE JR
	10	9627 LIPTONSHIRE DR	CHAPMAN KEITH E &
	11	9631 LIPTONSHIRE DR	RESIDENTIAL RESERVICES LLC
O	12	9637 LIPTONSHIRE DR	LARUSCH KARI & JUSTIN
	13	9641 LIPTONSHIRE DR	NOVAK MARK EST OF &
	14	9645 LIPTONSHIRE DR	JONES LAUREN MCCOMMON &
	15	9649 LIPTONSHIRE DR	NEGRON LARRY L & SUSAN D
	16	9655 LIPTONSHIRE DR	MEEKHOF MILES S
	17	9659 LIPTONSHIRE DR	MARTINEZ BRENDA F
	18	9660 LIPTONSHIRE DR	BOOTH LEE R
	19	9656 LIPTONSHIRE DR	DURHAM JEFFREY BROOKS &
	20	9650 LIPTONSHIRE DR	MARTINEZ JOHNNY
	21	9646 LIPTONSHIRE DR	MORROW HERMINE B
	22	9640 LIPTONSHIRE DR	GRAHAM SCOTT KEITH &
O	23	9636 LIPTONSHIRE DR	COULTER BENJAMIN & MARGARET M
	24	9630 LIPTONSHIRE DR	BRIGHTWELL JEFFREY O
	25	9626 LIPTONSHIRE DR	PICKERING KERRY
	26	9629 LEASIDE DR	PARKER SHARON L & LAURIE

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9635 LEASIDE DR	BOWEN JESSE G III &
	28	9639 LEASIDE DR	FINKEN CASSIE CARTER &
	29	9643 LEASIDE DR	RODRIGUEZ SHANNON & LUIS
	30	9647 LEASIDE DR	GILLIGAN SHEILA K
	31	9651 LEASIDE DR	MURPHY PENCY
	32	9655 LEASIDE DR	HINSON JERAD TAYLOR &
	33	9659 LEASIDE DR	BATISTA IVAN & KELSEY
	34	9660 LEASIDE DR	DAVIS COURTNEY M
	35	9656 LEASIDE DR	PRICE BETTY ANNE
	36	9650 LEASIDE DR	L M WALTERS INC
	37	9646 LEASIDE DR	MARTYN LYNDA K
	38	9640 LEASIDE DR	MORROW DEBORAH D
	39	9636 LEASIDE DR	HANSEN CHRISTINE C &
	40	9630 LEASIDE DR	HANNAN PAUL B
	41	9626 LEASIDE DR	NEX BRADY LEE &
	42	9620 LEASIDE DR	ADAMS-SUGAWARA ESTELLA &
	43	9625 LIVENSHERE DR	OSORIO ARMANDO A JR
	44	9629 LIVENSHERE DR	CLEAR RICHARD C &
	45	9635 LIVENSHERE DR	VIDRIK BRIAN M & JESSICA J
	46	9639 LIVENSHERE DR	CARDWELL ELIZABETH
	47	9643 LIVENSHERE DR	MOORE MADDISON & WILLIAM TREVOR
	48	9647 LIVENSHERE DR	HERRING SHIRLEY A
	49	9651 LIVENSHERE DR	ROBLES ROY
	50	9655 LIVENSHERE DR	KRACH KATHLEEN E
X	51	9659 LIVENSHERE DR	DAGATE ANTIONETTE LF EST
	52	9660 LIVENSHERE DR	WILSON LANDON M &
	53	9656 LIVENSHERE DR	ROBERTS MICHAEL J
	54	9650 LIVENSHERE DR	POSEY TIMOTHY C & SHELLY D
	55	9646 LIVENSHERE DR	BROWN GARRETT THOMAS &
	56	9640 LIVENSHERE DR	NGUYEN HONG
	57	9636 LIVENSHERE DR	PLYMALE CARL & ELIZABETH

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	9630 LIVENSHERE DR	ZINK STEPHEN R & CAROL
	59	9626 LIVENSHERE DR	MITERKO MICHELLE &
	60	9620 LIVENSHERE DR	HUBER KRISTEN MANZ
O	61	9637 LYNBROOK DR	JORDAN PATRICIA L
	62	9641 LYNBROOK DR	NOLEN WHITNEY PAIGE &
	63	9647 LYNBROOK DR	DUNGAN JEREMY
	64	9651 LYNBROOK DR	BENAVIDES CHARLES JR & SOFIA G
	65	9657 LYNBROOK DR	DOTSON CAMERON & CAITLIN
	66	9661 LYNBROOK DR	BRUNSKILL SCOTT M
	67	9667 LYNBROOK DR	SWAN PROPERTIES LTD
	68	9671 LYNBROOK DR	PRECHTL JACOB B
	69	9670 LYNBROOK DR	HILSETH HOMES CO
	70	9660 LYNBROOK DR	FRIEND RACHEL A
	71	9656 LYNBROOK DR	KIRKPATRICK HENRY M & JULIA L
	72	9648 LYNBROOK DR	HUBBARD CHRISTOPHER J & NATALIE A
	73	9644 LYNBROOK DR	MEATH ROSEMARY E
O	74	9640 LYNBROOK DR	MILLENNIUM TRUST COMPANY LLC
	75	9634 LYNBROOK DR	BOUDREAU MAUREEN
	76	9630 LYNBROOK DR	ABEAR HOMES LLC
	77	9641 LANWARD DR	NEIGHBOR DOROTHY MAE
	78	9645 LANWARD DR	WAGLIARDO MARK A &
	79	9651 LANWARD DR	FERGUSON PATRICIA
	80	9655 LANWARD DR	WALTERS REVOCABLE TRUST
	81	10522 WALNUT HILL LN	GLEBOFF DEE & STEPHEN
	82	10516 WALNUT HILL LN	LEAL MABEL M
	83	10512 WALNUT HILL LN	TRUEX JASON
	84	10101 WALNUT HILL LN	BETHANY LUTHERAN CHURCH
	85	10154 MAPLERIDGE DR	COOPER SHARON ANN
	86	10148 MAPLERIDGE DR	JAMESON DEBORAH
	87	10142 MAPLERIDGE DR	MCMURCHIE STEVEN B &
	88	10136 MAPLERIDGE DR	SYFAN TIFFANY &

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	10130 MAPLERIDGE DR	SHOPOFF HEATHER C & KEVIN
X	90	10123 CHESTERTON DR	BROWN DENNIE & MELANIE
	91	10129 CHESTERTON DR	CAIN JERRY L & SHARON A
	92	10135 CHESTERTON DR	YOUNGBLOOD GEORGE T &
	93	10141 CHESTERTON DR	URBANUS JAMES M & SUSAN R
O	94	10147 CHESTERTON DR	LUCIDO ANTHONY GERARD & AMY MARIE
O	95	10153 CHESTERTON DR	DELGADO ESTEBAN A & TIANA
	96	10160 DENTPORT DR	ROEY RICHIE
	97	10154 DENTPORT DR	PATEL GITESH & JENNIFER
	98	10148 DENTPORT DR	ALLEN HUNTER T & MARY L
	99	10142 DENTPORT DR	DAVIS JAMES B & ABIGAIL R
	100	10136 DENTPORT DR	LEWIS RICHARD W & GAYLE
	101	10130 DENTPORT DR	CLEMMONS THOMAS &
O	102	10124 DENTPORT DR	ACOSTA GERSON LEVI &
	103	10023 LARCHBROOK DR	CASKEY MICHAEL KEVIN
	104	10027 LARCHBROOK DR	WESTERHEIM SUZANNE R
	105	10031 LARCHBROOK DR	AKERROYD CHARLES R & SUSAN H
	106	10030 LARCHBROOK DR	DANIELS STEPHEN V & CHRISTINA
	107	10154 CHESTERTON DR	BURNS JULIE ANNE
	108	10148 CHESTERTON DR	JARRELL HEATHER &
	109	10142 CHESTERTON DR	Taxpayer at
O	110	10136 CHESTERTON DR	DUPREE JOHN C & REGINA K
	111	10130 CHESTERTON DR	STENGEL HEATHER & DAVID
O	112	10124 CHESTERTON DR	HEJL JERRY R & THERESA A
	113	10123 DENTPORT DR	BONNER CHRISTOPHER N &
	114	10129 DENTPORT DR	Taxpayer at
	115	10135 DENTPORT DR	EDWARDS KELLY &
	116	10141 DENTPORT DR	BADRINA EDDY & RACHEL
	117	10147 DENTPORT DR	BABAA BETTY JEAN EST OF &
	118	10153 DENTPORT DR	ROSS ADAM B &
	119	10203 MAPLERIDGE DR	WHITE KELLY

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	10209 MAPLERIDGE DR	JANICKI MARK M &
	121	10215 MAPLERIDGE DR	CLEAVER TARA JEAN &
	122	10219 MAPLERIDGE DR	BOOTHE NINA E
	123	10225 MAPLERIDGE DR	DENTON MARK D &
	124	10229 MAPLERIDGE DR	SMILEY JAMES C & MEREDITH W
	125	10235 MAPLERIDGE DR	LINDLEY MARIE K &
	126	10305 MAPLERIDGE DR	BARTEE JAMES A & HANAH N
	127	10311 MAPLERIDGE DR	GENTRY LAURA
	128	10317 MAPLERIDGE DR	GOMEZ IVORRY
	129	10321 MAPLERIDGE DR	MARTYN TAYLOR S & ALLISON A
	130	10327 MAPLERIDGE DR	LAURENCE WILLIAM W LIFE ESTATE
	131	10331 MAPLERIDGE DR	NELSON JAMES A III EST OF
	132	10337 MAPLERIDGE DR	LUPOLD AUBREY E & JAMES EDWARDS JR
	133	10407 MAPLERIDGE DR	POWELL MICHAEL S & ALICIA B
	134	10415 MAPLERIDGE DR	TSE KINGSTON L
	135	10419 MAPLERIDGE DR	LICEA RAUL
	136	10423 MAPLERIDGE DR	MCMENAMY KEITH H &
O	137	10429 MAPLERIDGE DR	BROWN DAVID RICHARD &
	138	10433 MAPLERIDGE DR	PEREZ VICTOR & BRANDI FAMILY
	139	9783 LANWARD DR	FULANI KAMAL & BINA
	140	9773 LANWARD DR	GOAD BRYAN & NICOLE
	141	9763 LANWARD DR	TUCKER DON
	142	9759 LANWARD DR	FANDREY SARAH B
	143	9755 LANWARD CIR	HESTON SCOTT M & JOANNE M
	144	9751 LANWARD CIR	SANCHEZ MICHELLE D
	145	9747 LANWARD CIR	CUNNINGHAM KEVIN R &
	146	9743 LANWARD CIR	WETZEL TAMMY ANN
O	147	9739 LANWARD CIR	DWYER EILEEN
	148	9735 LANWARD CIR	OBRIEN THOMAS JOHN &
	149	9731 LANWARD CIR	HOWARD DAVID M &
	150	9727 LANWARD CIR	PRINCIPE CHRISTINA

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	9723 LANWARD CIR	BLASSBERG LAUREN NICOLE &
	152	9719 LANWARD CIR	SEQUENZIA AUDREY D & SAMUEL A
O	153	9715 LANWARD DR	DIFFEE MICHAEL D & LAURIE
	154	9711 LANWARD DR	FOSTER ROBERT LOUIS
	155	9703 LANWARD DR	JONES HARMANN COLBY
	156	10523 WALNUT HILL LN	VEGA IVAN &
	157	10519 WALNUT HILL LN	TORRESCANO SAMUEL &
	158	10515 WALNUT HILL LN	OPENDOOR PROPERTY TRUST I
	159	10509 WALNUT HILL LN	HAMILTON JOHN & SEHR
	160	10505 WALNUT HILL LN	INMAN JOHN T & TAMMY
	161	9710 LYNBROOK DR	BROWN TITUS BERNARD &
	162	9714 LYNBROOK DR	GRIEDER ISAAC T & STEPHANIE L
	163	9718 LYNBROOK DR	CAHN ANDREW M
	164	9724 LYNBROOK DR	TOKAR THOMAS A & TRENTITY A
	165	9728 LYNBROOK DR	CHENAULT PARKER J &
	166	9732 LYNBROOK DR	MULLINS TERRY L &
	167	9738 LYNBROOK DR	MADEL ZACHARY C
	168	10506 CHESTERTON DR	FINDLEY BETTY L
	169	10510 CHESTERTON DR	WALLACE GREG
	170	10516 CHESTERTON DR	CORBETT SHEILA DIANE
	171	10520 CHESTERTON DR	VAN HON ENTERPRISES LLC
	172	10526 CHESTERTON DR	FERGUSON MEGAN LEIGH BERGEN
	173	10530 CHESTERTON DR	CRABTREE DONALD LEE
	174	10536 CHESTERTON DR	BARTON DOUGLAS L &
	175	10540 CHESTERTON DR	COURTNEY LENNON
	176	10206 CHESTERTON DR	PIPES LARRY N
	177	10212 CHESTERTON DR	VISCERIN LLC
	178	10216 CHESTERTON DR	STROTHMANN SCOTT E
	179	10220 CHESTERTON DR	BAILEY THOMAS O JR &
	180	10224 CHESTERTON DR	HENRY DERECK DUAINÉ &
	181	10228 CHESTERTON DR	LACROIX BRIAN & YVETTE

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	10234 CHESTERTON DR	PEACOCK NATHAN H
	183	10304 CHESTERTON DR	BEIKMAN LAURA G &
	184	10310 CHESTERTON DR	PHILLIPS GRANT &
	185	10318 CHESTERTON DR	LEE RICHARD JOSEPH &
	186	10322 CHESTERTON DR	GRAY ANDREA
	187	10328 CHESTERTON DR	ENGLE DEV & ALICIA
	188	10332 CHESTERTON DR	GOUT RUSS & JOANN
	189	10338 CHESTERTON DR	WESTBAY JOSHUA J &
	190	10406 CHESTERTON DR	BALDOCK GRADY R & MARY E
	191	10410 CHESTERTON DR	CRISTOFOLI DAVID ROBERT & BRITTANY BACHMAN
	192	10414 CHESTERTON DR	LOYD JESSICA ANN
	193	10418 CHESTERTON DR	SMITH LINDA J
	194	10422 CHESTERTON DR	CROWE HERBERT C EST OF
	195	10428 CHESTERTON DR	ACME COOPEAGE CO INC
	196	10432 CHESTERTON DR	BRUNSKILL SURVIVORS TRUST
	197	10505 CHESTERTON DR	JONES KENNETH M ET AL
	198	10509 CHESTERTON DR	COX CATHLEEN S
	199	10515 CHESTERTON DR	BERRY CLARENCE E &
	200	10519 CHESTERTON DR	BERNAL MARIA C
O	201	10525 CHESTERTON DR	ST JACQUES KEVIN R &
	202	10529 CHESTERTON DR	KISSINGER DONALD
	203	10535 CHESTERTON DR	HARRISON MARY BETH
	204	10539 CHESTERTON DR	MULLEN BRIAN & MALLORY
	205	10530 MAPLERIDGE DR	MCNUTT MELINDA A TR
	206	10526 MAPLERIDGE DR	GARDNER MICHAEL & JULIE
	207	10520 MAPLERIDGE DR	SIMS ELIZABETH D
	208	10516 MAPLERIDGE DR	MILLER DIVERSIFIED COMPANIES LLC
	209	10510 MAPLERIDGE DR	MOLDOVAN NEELY & ANDREW
	210	10506 MAPLERIDGE DR	DHALLIWAL MICHAEL G & KATELYN D
	211	10205 CHESTERTON DR	HUIZAR ALVINO III
	212	10211 CHESTERTON DR	REYNOLDS DOUGLASS &

11/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	10215 CHESTERTON DR	BLACKWELL WILLIAM A JR &
	214	10219 CHESTERTON DR	CHESTERTON HOLDINGS LLC
	215	10225 CHESTERTON DR	RANDLES KATELYN & KEVIN
	216	10229 CHESTERTON DR	BEHRENS NICHOLE & MATTHEW
O	217	10235 CHESTERTON DR	GERON THOMAS CHARLES JR
	218	10305 CHESTERTON DR	SULLIVAN SYBILA S LIFE ESTATE
	219	10311 CHESTERTON DR	GILBREATH DALLAS E
	220	10317 CHESTERTON DR	HOLLAND JOHN C
	221	10321 CHESTERTON DR	RAMSEY ANGELA LOUISE
	222	10327 CHESTERTON DR	CARSON MELISSA
	223	10331 CHESTERTON DR	MAUPIN BRIAN E &
	224	10337 CHESTERTON DR	MCMILLAN JOHN KENT
	225	10407 CHESTERTON DR	VARNON CHARLES D
X	226	10411 CHESTERTON DR	FORDHAM JANET KAY
	227	10415 CHESTERTON DR	SHEA JOYCE R
	228	10419 CHESTERTON DR	BROWDER RYAN T & CAMILLE E
	229	10423 CHESTERTON DR	STEDMAN NICHOLAS S & LAUREN C
	230	10429 CHESTERTON DR	HALL JOHN W
	231	10433 CHESTERTON DR	KIMBALL DAVID
	232	10434 MAPLERIDGE DR	ROMINE MAGGIE
	233	10430 MAPLERIDGE DR	WALLACE MEGAN & JACOB
	234	10424 MAPLERIDGE DR	SUPPLEE MADELEINE D &
	235	10420 MAPLERIDGE DR	FAGAN PATRICK & BRENDA
	236	10416 MAPLERIDGE DR	HOWARD DANA WILCOX
	237	10412 MAPLERIDGE DR	STRACK GLEN C &
	238	10408 MAPLERIDGE DR	EVERETT MARY JANE
	239	10338 MAPLERIDGE DR	HSG
O	240	10332 MAPLERIDGE DR	HARDGRAVE JOE D & JULIE A
	241	10328 MAPLERIDGE DR	LEASK DOLORES
	242	10322 MAPLERIDGE DR	GLOVER FAMILY TRUST
O	243	10318 MAPLERIDGE DR	PENNY AMBER &

Z201-189(CT)

11/03/2021

Reply	Label #	Address	Owner
O	244	10312 MAPLERIDGE DR	GANT BRYAN L & TERESA D
	245	10306 MAPLERIDGE DR	MOSES FAMILY TRUST
O	246	10236 MAPLERIDGE DR	LYONS PERRY
O	247	10230 MAPLERIDGE DR	JARRELL ALLEGRA R
	248	10226 MAPLERIDGE DR	CROWDER KERRY &
	249	10220 MAPLERIDGE DR	JASON CARRUTHERS & RACHEL
	250	10214 MAPLERIDGE DR	POMERENKE BRANDON
	251	10210 MAPLERIDGE DR	SUDAN JASON P
	252	10204 MAPLERIDGE DR	BENTLEY MICHAEL & LEANNA
	253	9635 FERNDAL RD	SPCPDA RC