

CITY PLAN COMMISSION

THURSDAY, February 6, 2025

Planner: Lori Levy, AICP

FILE NUMBER: Z234-351(LL)

DATE FILED: September 20, 2024

LOCATION: Southwest corner of West Illinois Avenue and Chalmers Street, on the south line of Bakersfield Street, and on the north line of Engle Avenue

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 5.4 Acres

CENSUS TRACT: 48113010804

OWNER: Golden Rule Schools, Inc.

APPLICANT: Rob Baldwin

REQUEST: An application for the amendment and renewal of Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned R-7.5(A) Single Family District, located on the southwest corner of West Illinois Avenue and Chalmers Street, on the south line of Bakersfield Street, and on the north line of Engle Avenue.

SUMMARY: The purpose of the request is to allow the existing open-enrollment charter school to continue to operate on the property [Golden Rule Charter School].

STAFF RECOMMENDATION: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District with SUP 1450 for an open-enrollment charter school [Golden Rule Charter School] and is developed with nine buildings and one small storage building (total size approx. 65,610 sq. ft.).
- Geographically located in Southwest Dallas.
- The existing approved development plan allows construction of a 10th and 11th building, as shown on the Development Plan.
- The total number of classrooms requested remains unchanged, with a maximum of 34 general classrooms and 21 specialty classrooms.
- Classrooms are currently limited to PreK-3 through Eighth grades.
- An updated traffic management plan is included with this SUP renewal application.
- The child-care facility can continue to operate without the need for an SUP and is not included in this SUP renewal because child-care facilities are now allowed by-right in an R-7.5(A) district when located on a property with a school.
- On January 12, 2022, City Council approved an amendment to Specific Use Permit No. 1450 for the renewal of the open-enrollment charter school for a three-year period.
- The purpose of this request is to renew Specific Use Permit 1450 for an open-enrollment charter school and update the traffic management plan.

Zoning History:

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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|---------------------|-------------------------|-----------------------|
| W. Illinois Avenue | PA – Principal Arterial | 100' |
| Chalmers Street | Local Street | - |
| Bakersfield Street | Local Street | - |

Traffic:

The Transportation Development Services Division of the Planning and Development

Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will review engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* (1.0) was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request, since the application was filed prior to September 26, 2024.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Implementation 1.1.2.2 Focus on developing strong middle-class neighborhoods anchored by successful schools and supported with sufficient retail.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Implementation 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Implementation 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 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Implementation 2.1.3.1 Focus economic development efforts on encouraging the development of strong neighborhoods in the Southern Sector that include housing for all income segments, quality schools and recreational amenities.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Implementation 2.5.1.1 Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools and libraries.

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.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

POLICY 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Land Use:

| | Zoning | Land Use |
|--------------|--|--|
| Site | R-7.5(A) with SUP 1450 for an open-enrollment charter school | Open-enrollment charter school and child-care facility |
| 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) | Single Family |

Land Use Compatibility:

The area of request is currently developed with nine (9) buildings (approx. 65, 610 square feet total in size), zoned R-7.5(A) Single Family District with SUP 1450 for an open-enrollment charter school, on the southwest corner of W. Illinois Avenue and Chalmers Street, and the north side of Engle Avenue. The site includes a child-care facility located in a previous church building that was included in the previously approved SUP 1450, that is not included in this SUP renewal because the child-care use is now allowed without an SUP.

To the north, west, and south of the property are single family uses. To the east of the property is an existing church. Since this property has been developed with an existing open-enrollment charter school for approximately 23 years and is surrounded by residential uses to support the community school, staff finds the applicant's request to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would continue to serve the existing neighborhood. Further, the applicant is not proposing any further expansion of buildings beyond what is allowed per the existing development plan or increasing the number of existing allowable classrooms to ensure appropriate scale and compatibility with the surrounding area, as well as the existing underlying subdistrict of R-7.5(A).

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

zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the request because it will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site. Staff supports the request, because staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, site plan, and a Traffic Management Plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended and the attached landscape plan.

Parking:

Pursuant to the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. Sec. 51A-4.204(17)(C)(iv)]. The off-street parking requirement for school use pursuant to Section 51A-4.204(17) is that each kindergarten or elementary school classroom requires one and one-half parking spaces. Since the school includes a total of 25 kindergarten/elementary (5 kindergarten and 20 elementary) school classrooms the typical minimum parking requirement for those classrooms would be 38 parking spaces. Three and one-half parking spaces are required for middle school or junior high school classrooms and the school includes 9 junior high school classrooms requiring 32 parking spaces. Based on the site plan, the total parking required for all classroom uses on the site is 70. To ensure adequate parking spaces, the applicant has provided a total of 131 parking spaces.

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

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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 currently in an “H” MVA area. To the north, south, east and west of the site is the “H” MVA area.

List of Officers

Golden Rules Charter School, Inc.

Board President
Darrell Pilcher

Board-Vice President
Gamaliel Solares

Board Secretary
Sarah Elizondo

Board Member
Lupita Kassi

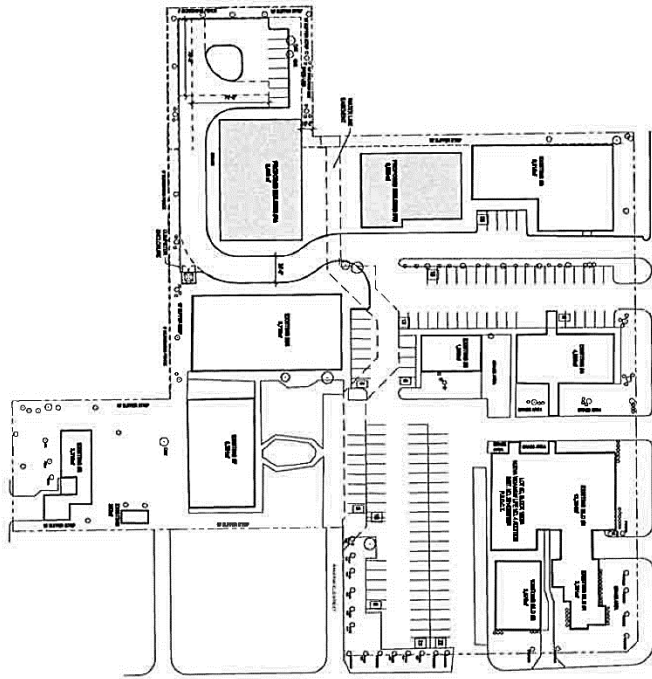
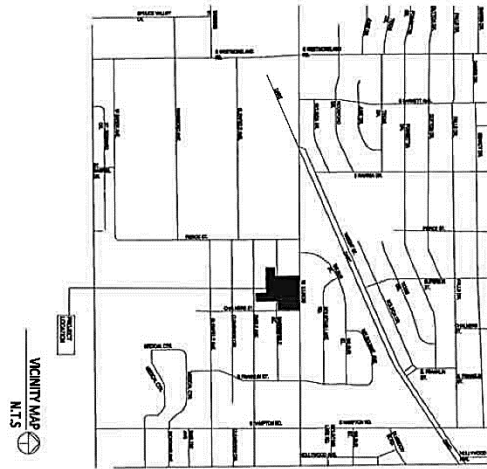
Superintendent/CEO
Dr. Vincente Delgado

Deputy Superintendent
Ernie Amaton

Curriculum Superintendent
Diana Lara

Illinois Principal
Dania Gomez

EXISTING SUP SITE AND LANDSCAPE PLAN



SUP No. 1450 Site Plan

Approved
City Plan Commission
November 18, 2021



① SITE

ZONING CASE #:
Z201-238 (RM)

| BUILDING AREA & HEIGHT TABULATION | | | |
|--------------------------------------|------------------------|-----------------|-------------------------------------|
| UNIT | NUMBER OF BUILDINGS | BUILDING HEIGHT | 100% RENTAL OR OWNERS' RESIDENCE |
| APARTMENT 10 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 11 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 12 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 13 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 14 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 15 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 16 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 17 | 8 | 30-70 | 3,240,000 S.F. |
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| APARTMENT 29 | 8 | 30-70 | 3,240,000 S.F. |
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| APARTMENT 81 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 82 | 8 | 30-70 | 3,240,000 S.F. |
| APARTMENT 83 | 8 | 30-70 | 3,240,000 S.F. |

| PARKING TABULATION | | | |
|--------------------|----------------|-------------------------|------------|
| GROUP | NO. OF CLASSES | REQUIREMENTS | PROVISIONS |
| PG / PM | 1 | 1.1 PAVED / GRASSY + 4 | |
| GS | 20 | 1.1 PAVED / GRASSY + 20 | |
| GA | 9 | 1.1 PAVED / GRASSY + 12 | |
| PREVENT | 21 | 1.1 PAVED / GRASSY + 4 | |
| STREET | - | 1.1 PAVED | |
| TOTAL | 51 CLASSES | 67 PAVED | 121 PAVED |

ZONING CASE #:
Z201-238 (RM)

GENERAL NOTES

2. LANDSCAPING PER A TITLE 12 FOR NEW DEVELOPED AREAS ONLY
VA ART FICHL LOT

VIA ARTIFICIAL DOT

(continued)

callaway
architecture
1207 HAMPSHIRE LN, STE 105, RICHARDSON, TX 75081
PHONE: 214.368.2525

A NEW PROJECT FOR:
**GOLDEN RULE
CHARTER SCHOOL**
2602 W ILLINOIS AVENUE DALLAS, TX 75201

DALLAS, TX 75033

DRAWING ISSUES:

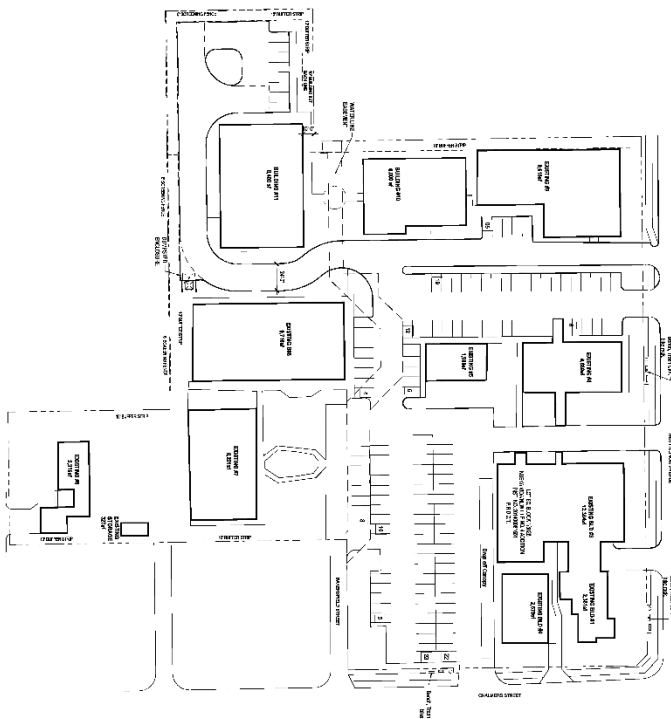
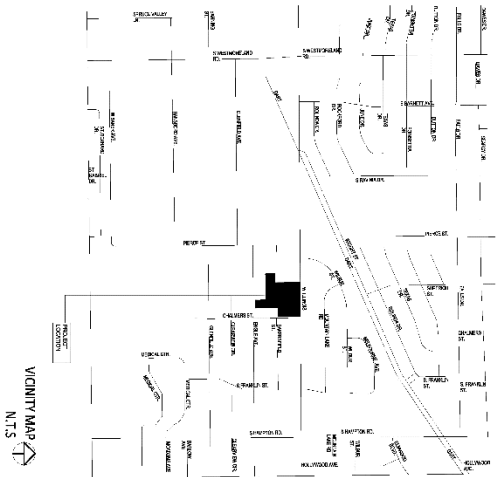
JOB NO.: 19043

LANDSCAPE PLAN

15

Q

PROPOSED AMENDED SUP SITE PLAN



GENERAL NOTES

1. CONSULT WITH THE CITY OF DALLAS FOR ALL REQUIRED PERMITS AND APPROVALS.
2. LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS STANDARDS.
3. LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS STANDARDS.

ZONING CASE #:
Z234-351 (LL)

| PARKING TABULATION | | | |
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| BUILDING AREA & HEIGHT TABULATION | | | |
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ZONING CASE #:
Z234-351 (LL)

SUP SITE PLAN

AS1

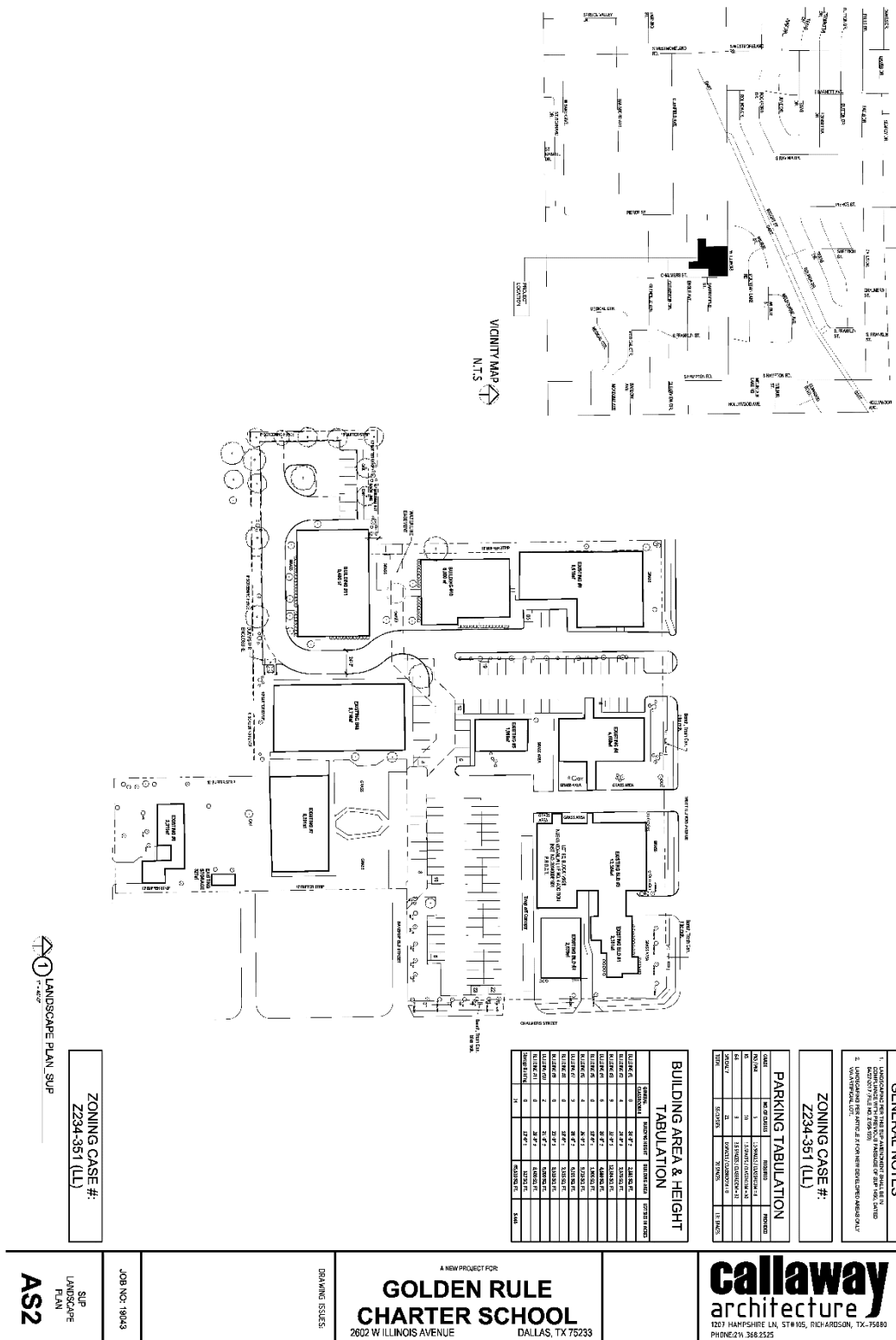
GOLDEN RULE CHARTER SCHOOL
2602 W ILLINOIS AVENUE DALLAS, TX 75233

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX 75080
PHONE: 214.368.2525

JOB NO: 19045

DRAWING ISSUES

AMENDED (SEPARATE) LANDSCAPE PLAN



EXISTING TRAFFIC MANAGEMENT PLAN

32108

220185

KCI Technologies, Inc. | 5021 Lakawana Street, Suite 501 | Dallas, TX 75247 | main: 927.957.3016 | www.kci.com

MEMORANDUM

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

From: Beth Ostrowski, P.E., P.T.O.E. (Tennessee), KCI Technologies, Inc.
Kyle Jones, P.E., KCI Technologies, Inc. (TBPE Firm #10573)

Re: **Golden Rule School – Illinois Campus – Traffic Management Plan**

Date: February 15, 2021

**Introduction**

This purpose of this memo is to provide a traffic management plan (TMP) for the Golden Rule School – Illinois campus. The school is located on West Illinois Avenue, west of Chalmers Street in Dallas, Texas. Specifically, the school is located at 2602 West Illinois Avenue, Dallas, TX 75233, and the phone number is 214-333-9330. The student population will remain unchanged. The school campus includes two existing vehicular access points on West Illinois Avenue and one access point on Chalmers Street.

The TMP exhibit, attached, consists of a site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. Specifically, the TMP is intended to promote strategies to manage all modes of transportation and maintain student safety at all times.

Traffic Operations

The following roadways provides access to the Golden Rule School - Illinois campus:

- West Illinois Avenue is an east-west roadway with three lanes in each direction. The posted speed limit on West Illinois Avenue near the school is 35 mph. During drop-off and pick-up traffic enters the school on West Illinois Avenue.
- Chalmers Street is a north-south direction roadway with width for one lane in each direction. The speed limit is not posted on Chalmers Street near the school. During drop-off and pick-up traffic exits the school to Chalmers Street.

The Golden Rule School – Illinois campus has a current enrollment of 746 full-time students. The existing enrollment includes 45 Pre-K students during either the morning hours (arrive at 7:30 AM, dismiss at 12:00 PM) or the afternoon hours (arrive at 12:00

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PM and dismiss at 3:45 PM). The remainder of the student population consists of elementary and middle school students. Elementary students arrive at 7:30 AM and dismiss at 3:45 PM, while middle school students arrive at 8:00 AM and dismiss at 4:15 PM. There are no school buses associated with the school, and students arriving on alternative modes of travel are minimal and discouraged by the school.

During drop-off and pick-up traffic enters the school through the West Illinois Avenue access point. Vehicles circulate internally to the main drop-off/pick-up point in the parking lot located on the eastern portion of the property and then exit out the Chalmers Street access point. Additionally, parking is available via a separate access on West Illinois Avenue. This parking should be utilized primarily for Pre-K pick-up and drop-off.

The school has an identification system in place for dismissal that involves student name signs displayed in vehicles and radio communications in order to coordinate students with their vehicles as they arrive. There are three peace officers that direct traffic during arrival and dismissal periods. Six school staff members assist in walking students to/from vehicles during arrival and dismissal periods. School officials will identify parents' vehicles as they wait in the queue and communicate via radio to have students ready for car entry as each parent arrives at the pick-up point. School officials will be positioned in strategic locations throughout the travel path in order to efficiently identify parents' vehicles as they are waiting in the queue.

Currently, there are approximately 10-15 walkers among the student population. In order to safely accommodate walkers, a questionnaire will be required in order for a student to be allowed to walk home to/from school. Students who are approved to walk to/from school will be issued badges. The badge requirement will allow peace officers and school officials to easily identify which students are allowed to walk to/from the campus. A walker dismissal time will be implemented approximately 10 minutes after the middle school dismissal time. The badge system is also expected to mitigate any possibility of students attempting to walk off the campus to vehicles parked on Chalmers Street or Engle Avenue to the south of the property.

Furthermore, a day care center operates from 6:30 AM-6:00 PM in the adjacent church to the west of the school. The day care center includes approximately 32 enrollees, along with 22 students that attend the after-school program. It should be noted that all 22 after-school students attend the Golden Rule School. There are no specific arrival or dismissal periods for the day care center, and enrollees arrive/dismiss at their parents' convenience.

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TMP Exhibit and Summary

The TMP Summary below details school enrollment and arrival and dismissal details.

TABLE 1: SUMMARY OF TMP

| FEATURE | Existing Conditions | Projected Conditions |
|---|--|--|
| Student Arrival Time: | Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM | Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM |
| Student Dismissal Time: | Elementary – 12:00 PM (Pre-K only), 3:45 PM Middle School – 4:15 PM | Elementary – 12:00 PM (Pre-K only), 3:45 PM Middle School – 4:15 PM |
| School Enrollment: | PK3 – 15 students PK4 – 30 students KG – 62 students Gr. 1 – 78 students Gr. 2 – 75 students Gr. 3 – 70 students Gr. 4 – 82 students Gr. 5 – 99 students Gr. 6 – 79 students Gr. 7 – 81 students Gr. 8 – 75 students | Same as Existing Enrollment |
| Number of School Staff Assisting Loading/Unloading: | 6 | 6 |
| Number of Crossing Guards and/or Peace Officers: | 3 | 3 |
| Storage Capacity: | 910 feet | 1,650 feet |

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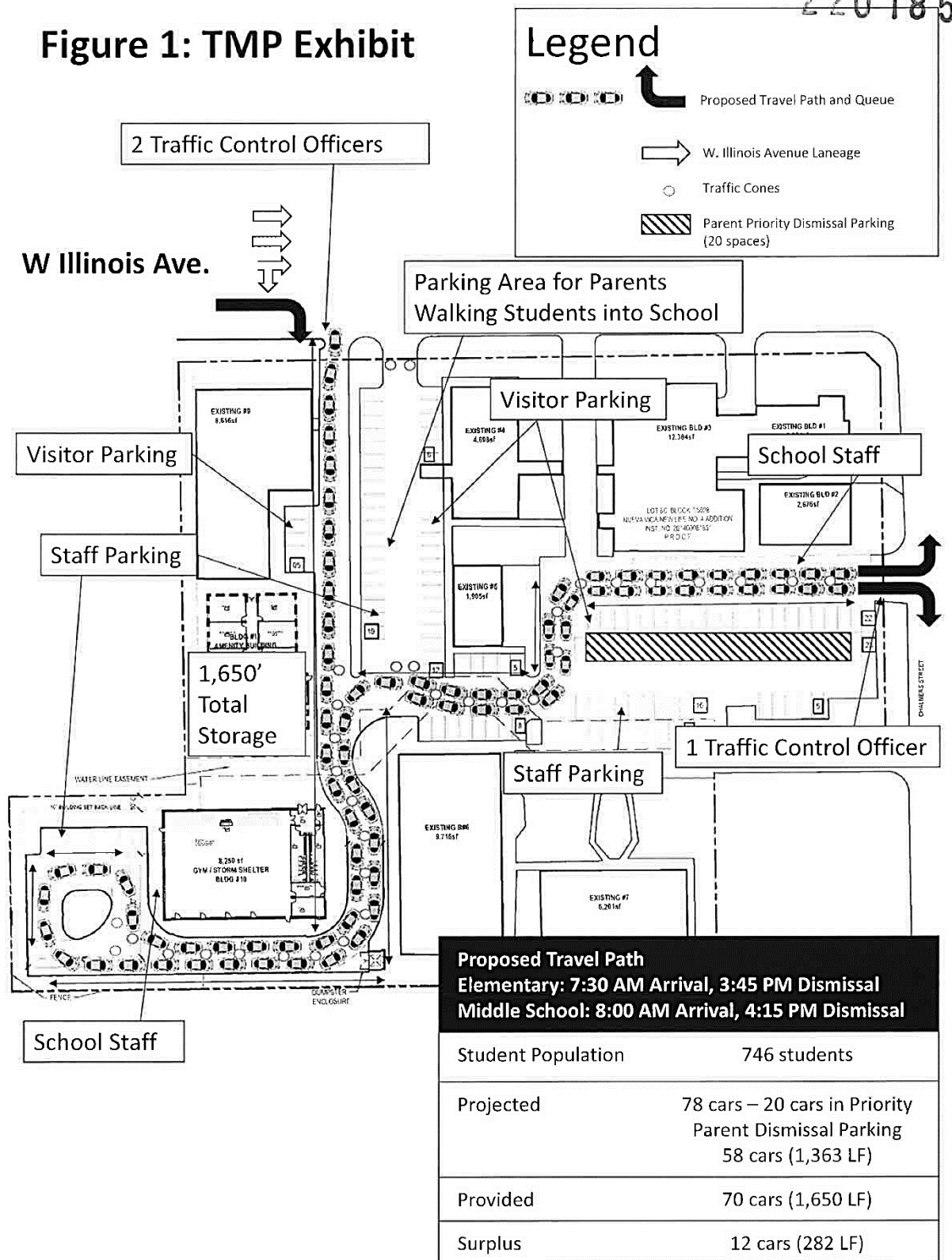
Re: Golden Rule School – Illinois Campus – Traffic Management Plan

The TMP exhibit is shown on the next page. The TMP exhibit shows the following features of the Illinois campus:

- Building footprints, curbs, parking, pavement markings, designated student drop-off and pick-up locations.
- School site location and all ingress and egress points of access for motor vehicles or pedestrians.
- On-site traffic circulation, including any temporary traffic control devices.
- Location of school staff assisting with unloading and loading students, as well as location of school crossing guards and/or peace officers. Existing peak hour traffic volumes are presented on a figure at the end of the report.

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Figure 1: TMP Exhibit

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As shown in the TMP Exhibit, the new traffic pattern for the student population is planned to travel through the western entrance on West Illinois Avenue southbound toward the new building, loop back north, and exit out of the existing access drive located on Chalmers Street. The staggered arrival/dismissal schedule along with the additional storage, totaling 1,650 feet, provided by the new travel path should help mitigate potential queueing. Through coordination with the City of Dallas, a ratio of one vehicle per six students included during a dismissal period was suggested as an equation to project a maximum possible queue length. As shown, the projected maximum queue length based on the suggested ratio would be approximately 58 vehicles (~1,363 linear feet).

Additionally, the surplus of approximately 287 feet should help accommodate any parents picking up enrollees at the adjacent day care center during the Golden Rule arrival or dismissal periods. As previously mentioned, these parents can drop-off and pick-up their day care students at any time from 6:30 AM-6:00 PM. It is expected that this will not affect the dismissal period, as day care students are more likely to be picked up at later times in the day. If day care students are dropped off during the Golden Rule arrival period, the parents should travel in the queue and park in either the parking spots near the existing church or the parking lot to the west of the Golden Rule school. The vehicles should then follow the queue throughout the campus and exit on Chalmers Street.

The projected queue is anticipated to be less than the provided queue of 1,650 feet due to the recommended implementation of 20 parking spaces identified as Priority Parent Dismissal Parking. These spaces should be designated for specific parents via an incentive rewards program. In the event these spaces are not filled at the time the queue approaches Illinois Avenue; staff should direct drivers near the Priority spaces to park; in order to fill all spaces and limit any potential queueing onto Illinois Avenue. Vehicles parked in the Priority spaces will also be provided priority egress by the Traffic Control Officer.

Finally, the Texas Transportation Institute's *Traffic Operations and Safety at Schools: Recommended Guidelines* was reviewed to determine if the provided storage length will be adequate to accommodate the school. This study provides recommended storage lengths based on student population size for elementary, middle, and high schools. According to the guidelines, it is recommended that 1,200-1,500 feet of storage be provided for elementary/middle schools with student populations greater than 600 students. Therefore, the proposed travel path with 1,650 feet of storage should be sufficient.

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MEMORANDUM**Date:** February 15, 2021**Re:** Golden Rule School – Illinois Campus – Traffic Management Plan**Sight Distance**

Sight distance measurements were conducted on West Illinois Avenue at the site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 35-mph speed on West Illinois Avenue, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 250 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object. Within the project vicinity, this sight distance is available.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto West Illinois Avenue without requiring a motorist on West Illinois Avenue to significantly reduce speed. For example, for a speed of 35 mph, the design value for intersection sight distance for a motorist turning right from a stop is 335 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the west of the site access drive onto West Illinois Avenue.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives onto West Illinois Avenue.

Conclusions and Recommendations

The analyses presented in this memo that safe and efficient traffic operations can be achieved by implementing the following recommendations:

- Maintain existing traffic management plan characteristics, including 6 school staff members, 3 crossing guards, temporary traffic control equipment, and student identification system. Parking off-campus for pick-up and drop-off should be prohibited.
- Shift the front of the dismissal queue for the travel path to maximize storage. This shift will push the front of the queue approximately 110 feet west of its current location.
- Stagger arrival and dismissal times with as much time between phases as possible to avoid queueing issues.
- Implement the proposed travel path (shown on TMP Exhibit) for the entire student population.

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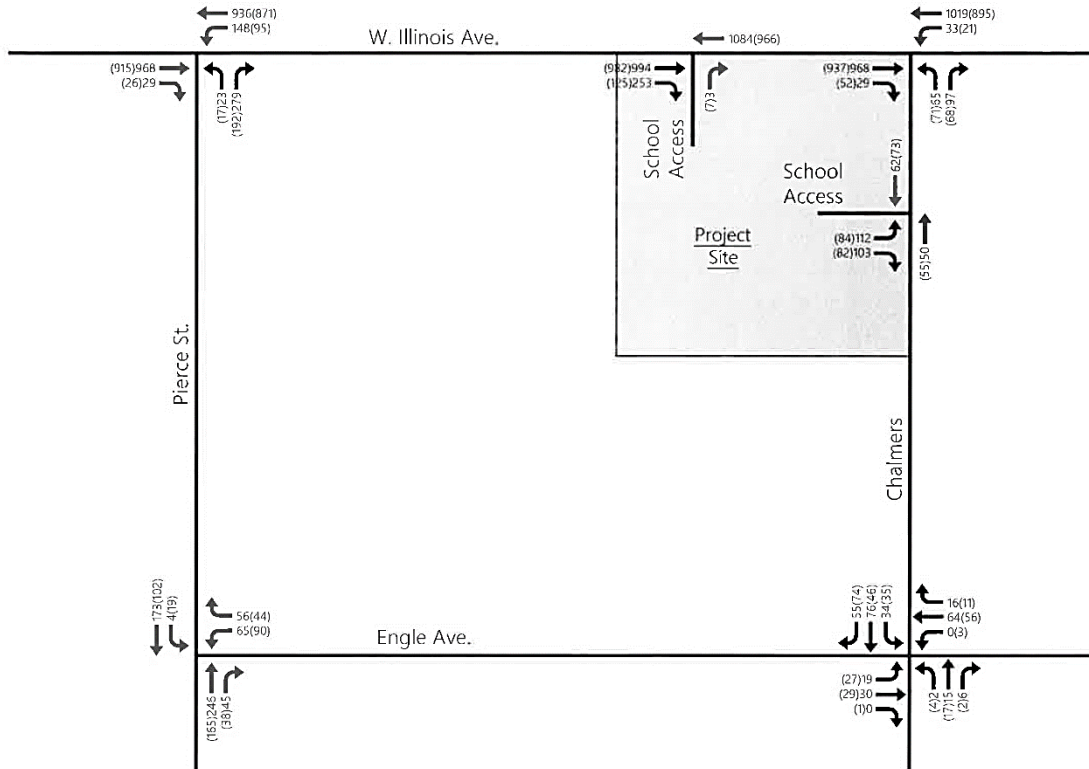
- No parking, standing, or stopping on West Illinois Avenue is allowed. Any observed vehicular queue on West Illinois Avenue should be immediately mitigated.
- The school should implement an incentive program for students who carpool to/from school.
- The incentive program should include assignment of the 20 Parent Priority Dismissal Parking spaces.
- School staff members and peace officers on-site should wear safety vests during arrival/dismissal, as well as utilizing reversible hand-paddle signs (STOP/SLOW) and audible warnings such as whistles when directing traffic.
- Students should be required to be an approved walker by the school in order to walk to/from the campus. As previously mentioned, the badge identification system will be utilized to enforce this restriction.
- The crossing guard stationed at the Chalmers Street access point should restrict this access drive to vehicular use, exclusively. The crossing guard should prohibit any pedestrians from utilizing this access point.
- All parents who desire to park and walk students into the school should access the property using the proposed travel path for pick-up/drop-off. These vehicles can exit the travel path and park in the parking lot located on the north side of the property to the west of the school building (shown on TMP exhibit). When leaving the property, these vehicles should re-enter the proposed travel path and exit using the Chalmers Street access point.
- A peace officer should be employed by the school to manage traffic operations on Chalmers Street during arrival and dismissal periods. According to school officials, a peace officer has been hired.
- Vehicles should be allowed to enter the school before school arrival and dismissal times in order to mitigate possible queuing on West Illinois Avenue. As previously discussed, vehicles that enter the campus early will be required to park and wait for the scheduled dismissal time before entering the queue.

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Golden Rule Dallas Schools - Illinois Campus Traffic Impact Study

September 2019



XXX - AM Peak Hour
Traffic Volumes
(XXX) - PM Peak Hour
Traffic Volumes



Existing Peak Hour Traffic Volumes
(Not to Scale)

Figure 3.

PROPOSED AMENDED TRAFFIC MANAGEMENT PLAN



Traffic Management Plan Update Golden Rule Charter School - Illinois Campus September 9, 2024

| <u>General School Information</u> | <u>Observations</u> |
|--|--|
| <p>Administrative Assistant: Johnny Pecina</p> <p>Location: 2602 W. Illinois Avenue; Dallas, TX 75233</p> <p>Type: Charter School</p> <p>Existing Zoning: SUP 1450</p> <p>Prior TMP: January 12, 2022</p> | <p>Dates Observed:</p> <p>Wednesday, November 15, 2023 – PM Dismissal</p> <p>Monday, December 11, 2023 – PM Dismissal</p> <p>Tuesday, December 12, 2023 – PM Dismissal</p> <p>Thursday, December 14, 2023 – AM Arrival</p> <p>Tuesday, September 3, 2024 – PM Dismissal</p> <p>Thursday, September 5, 2024 – AM Arrival</p> <p>Peak Queue: 48 Vehicles</p> <p>Available Queue: ~ 69 Vehicles</p> <p>Surplus: 21 Vehicles</p> |

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) update for Golden Rule Charter School - Illinois Campus (here in Golden Rule Illinois). The purpose of this TMP update is to renew the current SUP and is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods at the school.

Lambeth Engineering communicated with Francisco Garza, Assistant Principle, and Johnny Pecina, Administrative Assistant to the Superintendent, throughout the process of updating this TMP. Below is general information about Golden Rule Illinois.

School:

- Location: Golden Rule Illinois is located at 2602 W. Illinois Avenue in Dallas.
- School Times:
 - Pre-K – 5th Grade; 8:00 AM – 3:30 PM
 - 6th – 8th Grade; 8:30 AM – 4:00 PM

- Students: Golden Rule Illinois currently has 489 students in the Pre-K through 8th grades, of which all attend in-person. The total number of students per grade is summarized in **Table 1**.

Table 1. Student Enrollment

| Grade | Current Student Enrollment |
|---|----------------------------|
| PK3 | 19 |
| PK4 | 38 |
| KG | 40 |
| 1 st | 42 |
| 2 nd | 41 |
| 3 rd | 42 |
| 4 th | 47 |
| 5 th | 46 |
| PK3 - 5th: | 315 |
| 6 th | 63 |
| 7 th | 55 |
| 8 th | 56 |
| 6th - 8th: | 174 |
| Total: | 489 |

- Modes of Transportation: 100% of the students are transported by parents.

Traffic Management Plan

Lambeth Engineering met with the school staff, who were assisting students and parents with loading and unloading, several times during the process of developing the TMP. The peak queue of parent vehicles picking up students was observed to be about 48 vehicles. As expected, the peak period of parent vehicles accumulated during the afternoon dismissal period. Most of the traffic clears the campus within five (5) to seven (7) minutes after each dismissal period.

The current traffic patterns have been modified from the previously approved TMP due to construction. The existing conditions during the construction phase are shown in the attached exhibit.

Students

1. Drop-Off:
 - a. Pre-K – 5th grade students are dropped off via the designated queue lanes in the southeast parking lot.
 - b. 6th – 8th grade students are dropped off via the designated queue lane north of building 6.
2. Pick-Up :
 - a. All students are picked up via the designated queue lanes in the southeast parking lot.
3. Students waiting for parents to pick them up remain in the designated area and wait for their parents' arrival.

Parents

4. Parents enter the campus via the driveway off W. Illinois Avenue queuing in the designated lanes. Parents will then exit via the school driveway on Chalmers Street.

Staff

5. Staff should continue managing students where parents are picking up students until all students are dismissed.
6. Staff should continue using system to notify staff in holding areas to release student to the loading area once parent has arrived.

Summary

The Golden Rule Charter School Illinois Traffic Management Plan is designed to provide safe vehicular and pedestrian movement and to accommodate the projected vehicular queues on-site with a surplus of parking and queue space. The school is currently following a modified procedure while construction is taking place. This modified procedure provides sufficient space for all parent vehicles on-site and is carried out in a safe manner. It is our understanding that once the construction phase is complete there may be some shifting around of classrooms and grades in each of the buildings. It is recommended that Lambeth Engineering review traffic flow after construction is complete and assist in updating traffic flow procedures.

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

END

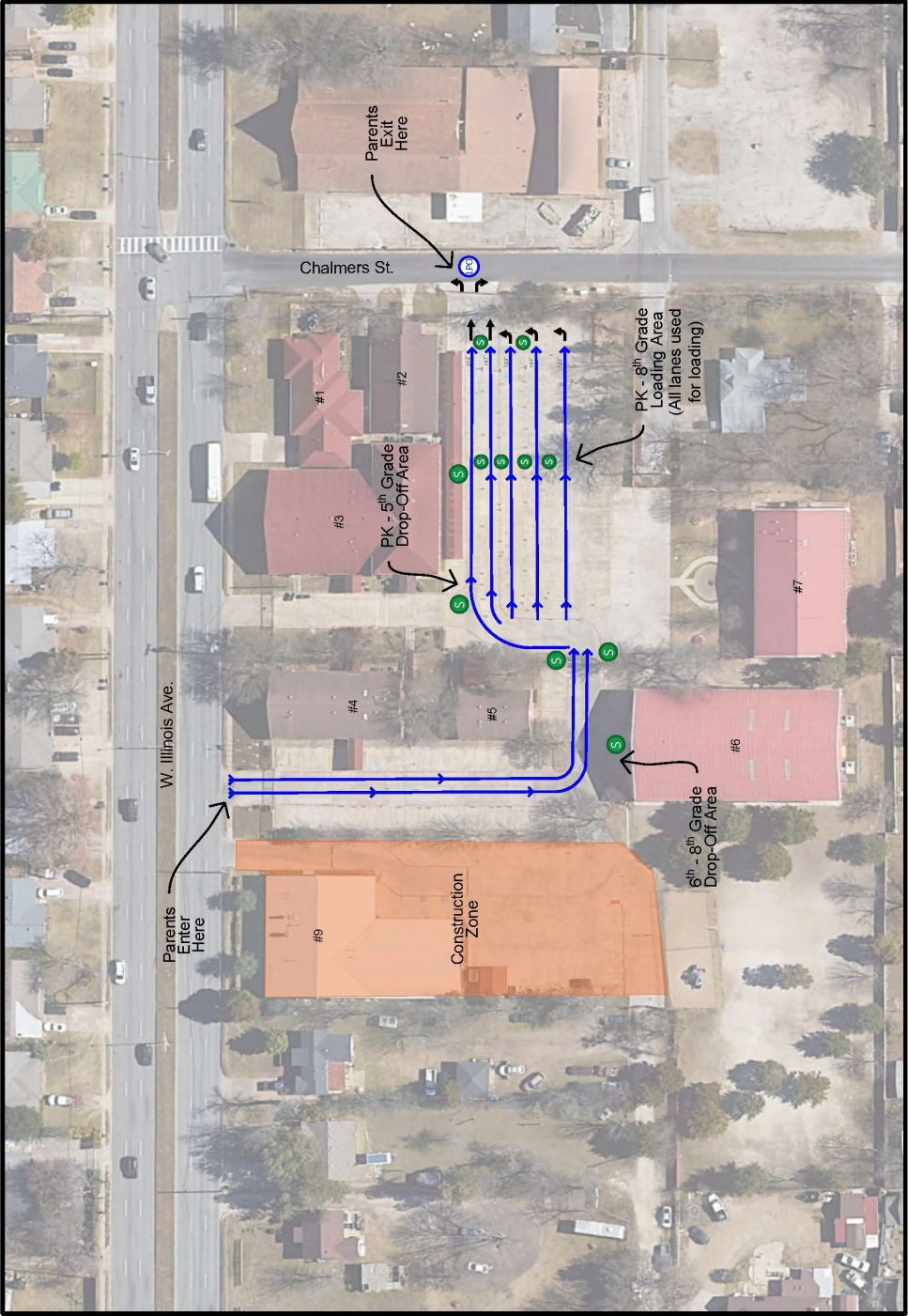
REVIEW AND COMMITMENT

The traffic management plan update for Golden Rule Charter School, located at 2602 W Illinois Avenue, was reviewed with the intent of ensuring the approved TMP is being followed and that vehicular traffic queues generated during school peak hours operate safely. 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.


Signature9/9/2024
DateJOHNNY PECCIA
NameCHIEF EXECUTIVE ASST.
Title



PROPOSED AMENDED SUP CONDITIONS

1. USE: The only use[s] authorized by this specific use permit {are} is an open-enrollment charter school ~~{and a child-care facility}~~.
2. SITE ~~{AND LANDSCAPE PLAN}~~: Use and development of the Property must comply with the attached site ~~{and landscape}~~ plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) ~~[January 12, 2025]~~.
4. LANDSCAPING: Landscaping must be provided as shown on the attached ~~{site and}~~ landscape plan.
5. CLASSROOMS: The maximum number of general classrooms is 34 and the maximum number of specialty classrooms is 21.
6. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
7. OFF-STREET PARKING: A minimum of 104 off-street parking spaces must be provided in the location shown on the attached site ~~{and landscape}~~ plan.
8. SIDEWALKS AND PEDESTRIAN PATHS:

(A) Prior to the issuance of a certificate of occupancy for any redevelopment or additions on the Property, the following sidewalks and pedestrian paths are required.

(B) Sidewalks. A minimum six-foot-wide unobstructed sidewalk located a minimum of five feet from the curb along the entire length of the property abutting all streets is required.

(C) Existing sidewalks that are in good repair may remain; however, when an

existing sidewalk is replaced, it must be replaced with a minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer.

(D) Pedestrian pathways. A pedestrian pathway that complies with subparagraphs (i) through (v) is required. If the path is located behind a fence, a pedestrian gate made accessible to staff and students is required.

(i) A minimum four-foot-wide, permeable paving unobstructed pathway is required to connect a primary entrance of each main building and off-street parking spaces. No parking space may be located more than 65 feet from a connected pathway.

(ii) Unobstructed sidewalks located in the public right of way may count toward subparagraph (i) when all criteria in this subsection are met. Sidewalk connections to pathways must be no more than 130 linear feet apart.

(iii) When abutting parking spaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the pathway.

(iv) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

(v) The pathway with the shortest distance between a primary entrance and a lot line on the opposite side of the parking lot from the building must connect to the sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

9. PEDESTRIAN AMENITIES:

(A) Prior to the issuance of a certificate of occupancy for any redevelopment or additions, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of streets: i. bench; ii. trash receptacle; and iii. bike rack

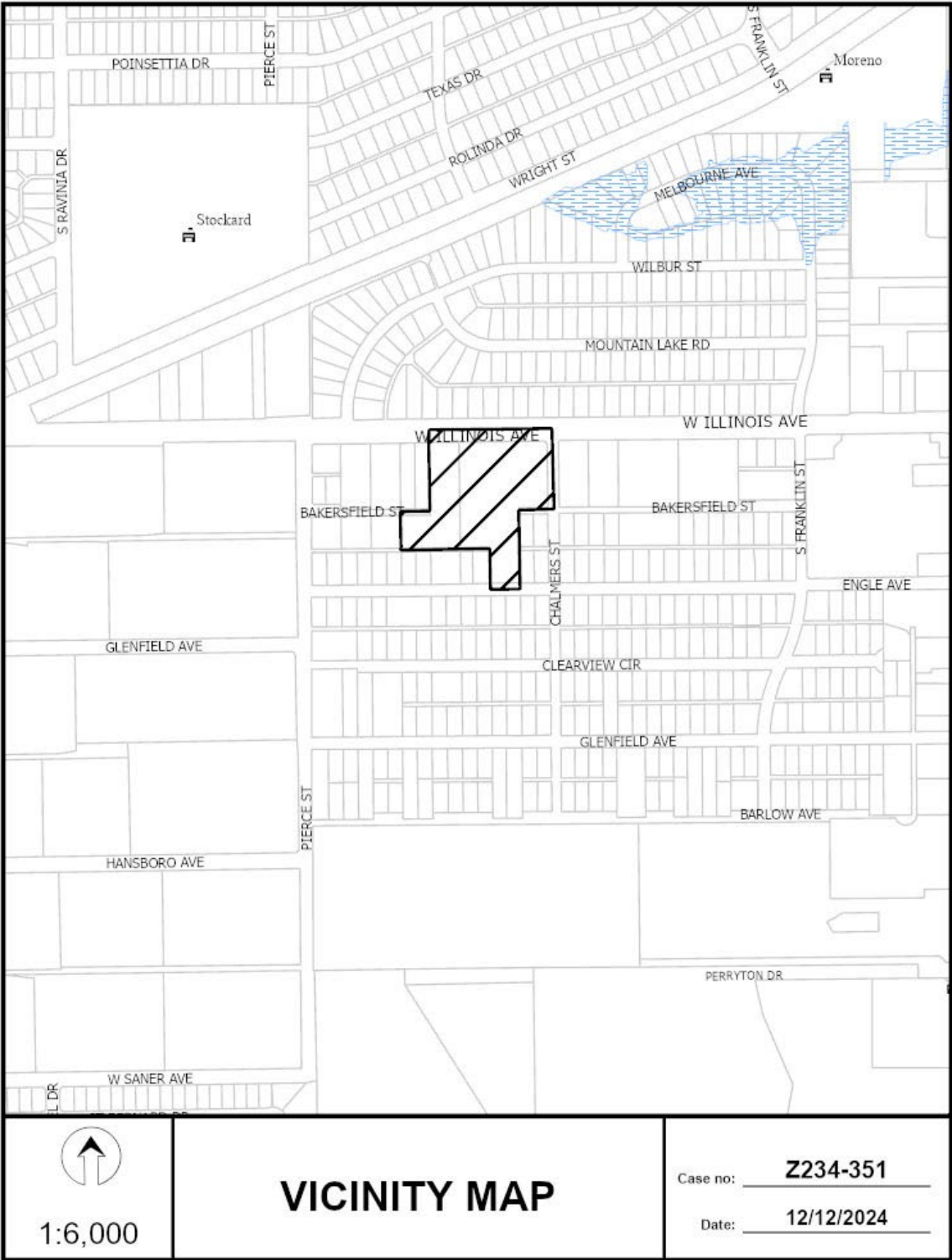
(B) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

10. TRAFFIC MANAGEMENT PLAN:

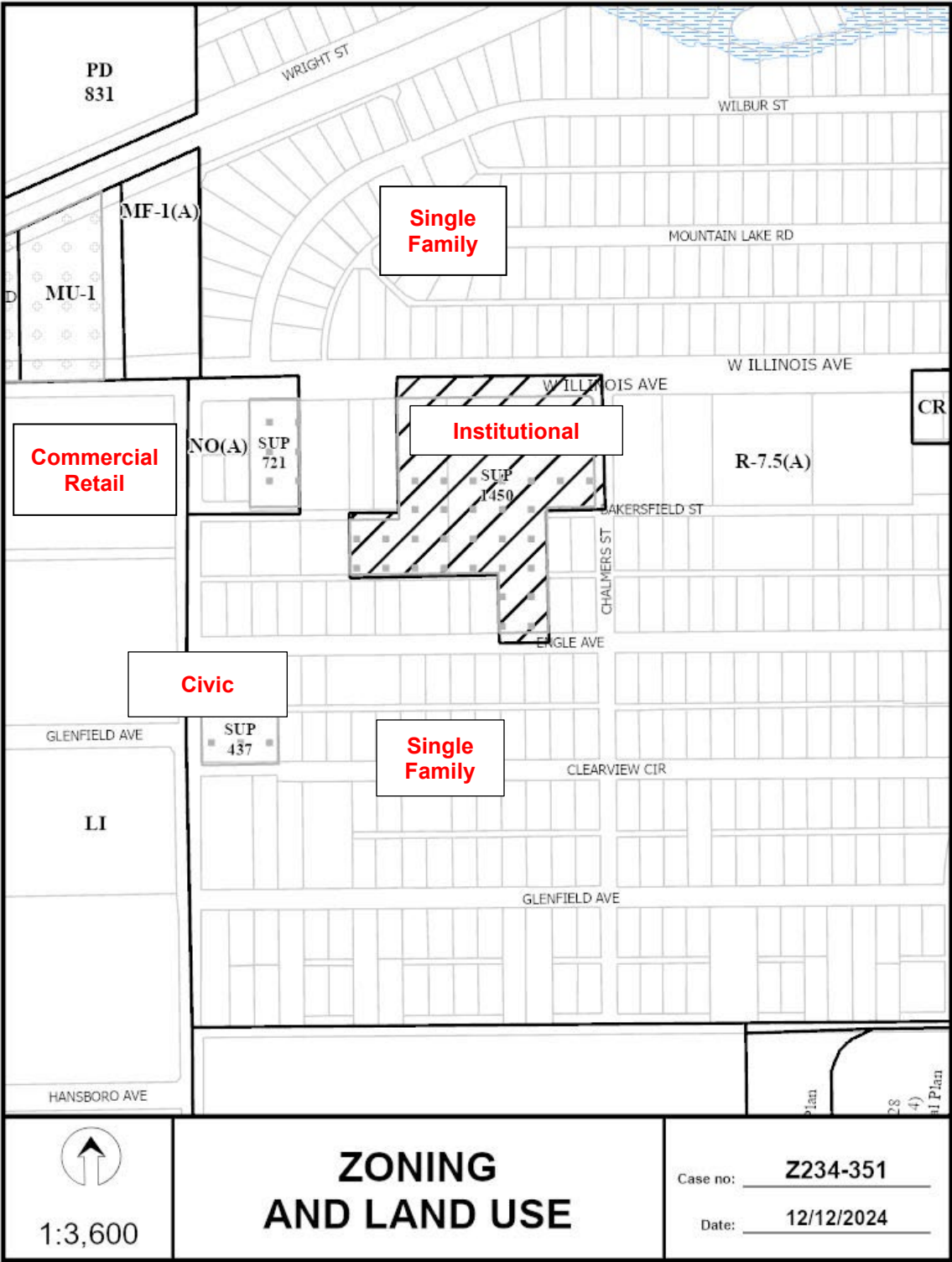
- a. In general. The operation of the uses must comply with the attached traffic management plan.
- b. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
- c. Traffic study.

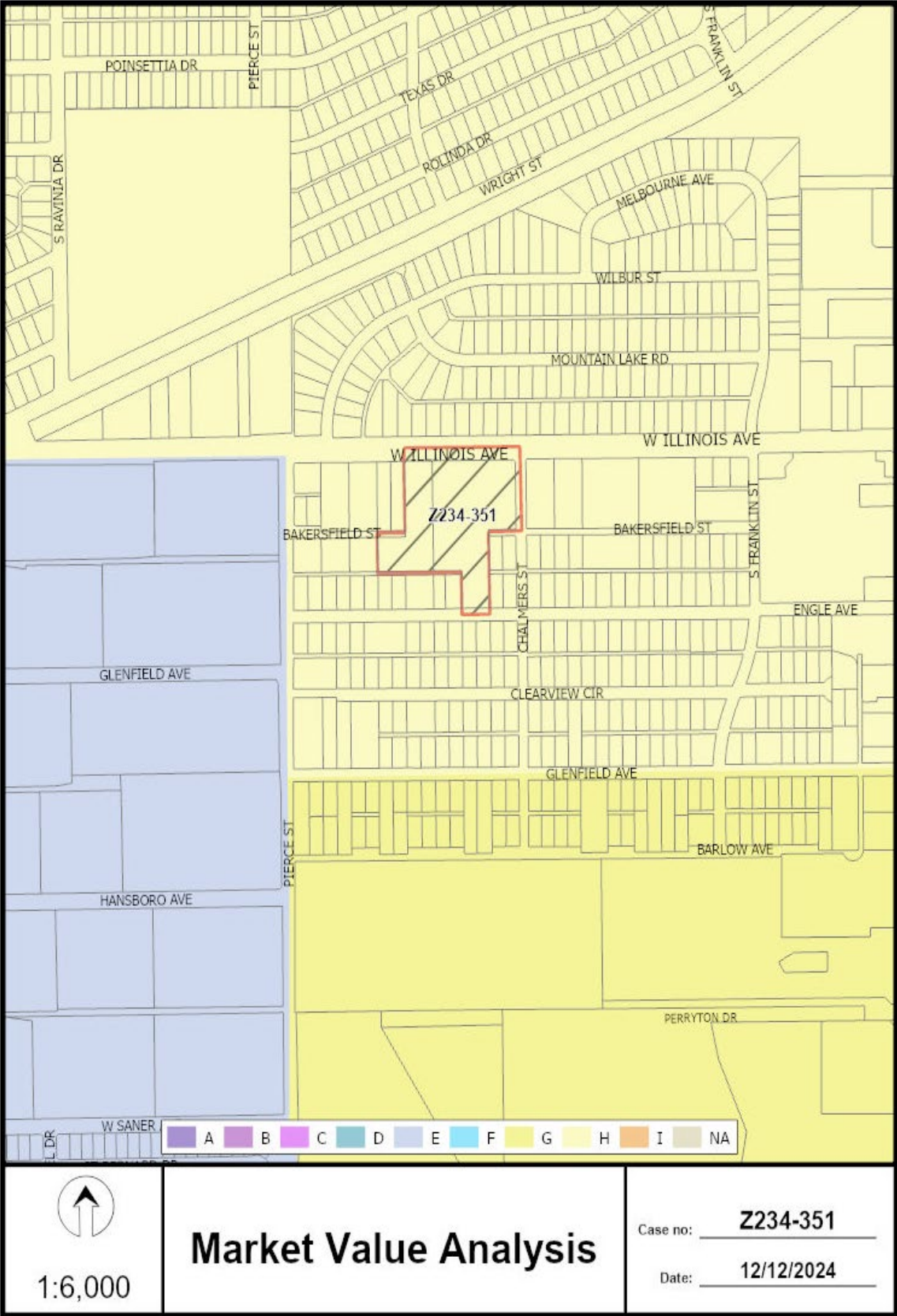
- 1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by August 1, 2022. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by August 1st of each 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 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 minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

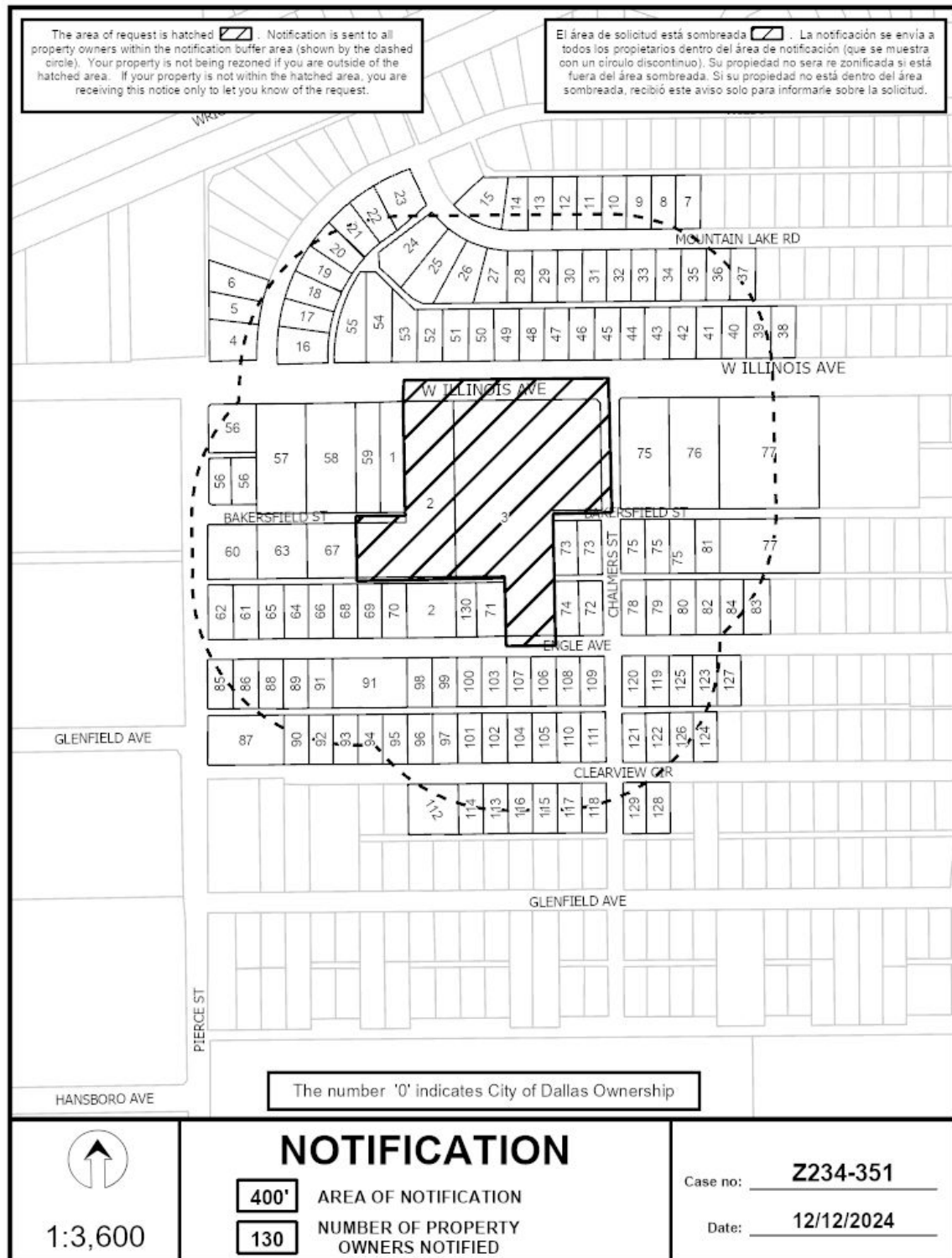
- 2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas~~[-]~~.











12/12/2024

Notification List of Property Owners***Z234-351******130 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------------|
| 1 | 2702 W ILLINOIS AVE | REYES GAMALIEL MEJIA |
| 2 | 2634 W ILLINOIS AVE | GOLDEN RULE CHARTER SCHOOL |
| 3 | 2602 W ILLINOIS AVE | GOLDEN RULE SCHOOLS INC |
| 4 | 2757 WILBUR ST | JACKSON CHRISTINE LIFE ESTATE |
| 5 | 2751 WILBUR ST | CARDOZA ALFONSO G |
| 6 | 2747 WILBUR ST | NORRELL MARILYN KAY & |
| 7 | 2607 MOUNTAIN LAKE RD | RODRIGUEZ DIMAS |
| 8 | 2611 MOUNTAIN LAKE RD | MAYEN MARGARITA S |
| 9 | 2615 MOUNTAIN LAKE RD | AGUINAGA JUAN GARCIA & |
| 10 | 2621 MOUNTAIN LAKE RD | ORTIZ JUAN P & |
| 11 | 2625 MOUNTAIN LAKE RD | CHAMBERS JAMES K & TINA M |
| 12 | 2631 MOUNTAIN LAKE RD | STUART KELLY ANN |
| 13 | 2635 MOUNTAIN LAKE RD | GONZALEZ EMA & |
| 14 | 2641 MOUNTAIN LAKE RD | GARCIA DANIEL & CRUZ |
| 15 | 2651 MOUNTAIN LAKE RD | MARTINEZ SILVERI |
| 16 | 2754 WILBUR ST | CASTILLEJO CELESTINO & |
| 17 | 2746 WILBUR ST | DEORTIZ MARIA AMELIA PEREZ |
| 18 | 2740 WILBUR ST | ESCOBEDOROSALES JAVIER ALEJANDRO & |
| 19 | 2734 WILBUR ST | MONTENEGRO J FELIX & |
| 20 | 2726 WILBUR ST | VEGA ADELINA REGALADO |
| 21 | 2720 WILBUR ST | SOLORZANO TOMAS & |
| 22 | 2712 WILBUR ST | MEDINA MARIA DELOS ANGELES C |
| 23 | 2706 WILBUR ST | ALVAREZ DAVID F |
| 24 | 2660 MOUNTAIN LAKE RD | ZACARIAS NOHEMI |
| 25 | 2654 MOUNTAIN LAKE RD | MARTINEZ JOSE |
| 26 | 2650 MOUNTAIN LAKE RD | DURAN OSVALDO |

12/12/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--------------------------------|
| 27 | 2646 MOUNTAIN LAKE RD | MORAN ERICK ENRESTO DE LA T & |
| 28 | 2640 MOUNTAIN LAKE RD | RAMIREZ SAN JUANA |
| 29 | 2636 MOUNTAIN LAKE RD | DELAROSA MONICA |
| 30 | 2630 MOUNTAIN LAKE RD | MEJIA ALLAN JOEL DEL CID & |
| 31 | 2626 MOUNTAIN LAKE RD | ALDANA LUIS ANGEL GONZALEZ & |
| 32 | 2620 MOUNTAIN LAKE RD | GREGORIO NEFTALI |
| 33 | 2616 MOUNTAIN LAKE RD | GUILLEN ANTONIA |
| 34 | 2610 MOUNTAIN LAKE RD | MIRELES BASILIO |
| 35 | 2606 MOUNTAIN LAKE RD | GONZALES MARCELINA |
| 36 | 2602 MOUNTAIN LAKE RD | GONZALEZ ALBERTO G & SOCORRO C |
| 37 | 2560 MOUNTAIN LAKE RD | BANDA ROGELIO C & |
| 38 | 2545 W ILLINOIS AVE | ARELLANO FREDDY |
| 39 | 2551 W ILLINOIS AVE | OCCM INC |
| 40 | 2555 W ILLINOIS AVE | LEYVA AMADOR & MARIA |
| 41 | 2561 W ILLINOIS AVE | TORRES DARLENE |
| 42 | 2565 W ILLINOIS AVE | LOPEZ RAFAEL & SILVIA REYNOSO |
| 43 | 2571 W ILLINOIS AVE | JIMENEZ CYNTHIA |
| 44 | 2575 W ILLINOIS AVE | Taxpayer at |
| 45 | 2581 W ILLINOIS AVE | Taxpayer at |
| 46 | 2603 W ILLINOIS AVE | COMPEAN GUILLERMO & |
| 47 | 2607 W ILLINOIS AVE | SEPULVEDA JUAN CARLOS |
| 48 | 2611 W ILLINOIS AVE | BACCHUS ANTOINETTE |
| 49 | 2617 W ILLINOIS AVE | MARTINEZ ALBERTO |
| 50 | 2621 W ILLINOIS AVE | ALBARANGEL JOSE MARCELO |
| 51 | 2625 W ILLINOIS AVE | ZAVALA ROSENDA N |
| 52 | 2631 W ILLINOIS AVE | GOMEZ RAMON JR |
| 53 | 2635 W ILLINOIS AVE | ESQUIVEL ANTHONY |
| 54 | 2703 W ILLINOIS AVE | HERNANDEZ VICTORIA |
| 55 | 2709 W ILLINOIS AVE | CASTILLEJO TRACY & |
| 56 | 2600 PIERCE ST | KANASE HEENA N & |
| 57 | 2726 W ILLINOIS AVE | 2726 WEST ILLINOIS AVE DALLAS |

12/12/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 58 | 2712 W ILLINOIS AVE | DELGADO ANTONIO |
| 59 | 2706 W ILLINOIS AVE | DURON JOSE ALEJANDRO & |
| 60 | 2636 PIERCE ST | CHURCH OF GOD OF PROPHECY |
| 61 | 2731 ENGLE AVE | LULE ROBERT |
| 62 | 2737 ENGLE AVE | JIMENEZ ALBERTO JR & MARY |
| 63 | 2624 BAKERSFIELD ST | GUZMANFLORES RODRIGO & MARIA |
| CONCEPTION | | |
| 64 | 2723 ENGLE AVE | MAPLES ANTHONY LEE |
| 65 | 2727 ENGLE AVE | CARDONA DAVID & |
| 66 | 2719 ENGLE AVE | GARCIA ROLANDO & BLANCA E |
| 67 | 2718 BAKERSFIELD ST | VILLANUEVA ROSALINDA |
| 68 | 2717 ENGLE AVE | SANCHEZ JAVIER |
| 69 | 2707 ENGLE AVE | GOMEZ DONNA M |
| 70 | 2703 ENGLE AVE | TILLEY JERRY |
| 71 | 2623 ENGLE AVE | DELGADO ANTONIO & MARTHA |
| 72 | 2603 ENGLE AVE | MARTINEZ JUAN RAUL |
| 73 | 2608 BAKERSFIELD ST | VALDEZ LUPE |
| 74 | 2607 ENGLE AVE | CABRERA AGUSTIN & MELBA |
| 75 | 2574 W ILLINOIS AVE | FIRST PENTECOSTAL CHURCH OF GOD IN CHRIST |
| 76 | 2558 W ILLINOIS AVE | ESPINOZA JOSEFATH & DELFINA |
| 77 | 2550 W ILLINOIS AVE | PALABRA DE VIDA MINISTRIES INC |
| 78 | 2577 ENGLE AVE | ENGLE LLC |
| 79 | 2571 ENGLE AVE | DOMINGUEZ CUAUHTEMOC & |
| 80 | 2567 ENGLE AVE | Taxpayer at |
| 81 | 2558 BAKERSFIELD ST | PINEDA ALBA M & |
| 82 | 2561 ENGLE AVE | GOMEZ ENRIQUE |
| 83 | 2551 ENGLE AVE | VERDIN JOSE C & ROSA |
| 84 | 2557 ENGLE AVE | RUIZ RAMIRO |
| 85 | 2736 ENGLE AVE | CANCINO MISAEL CRUZ |
| 86 | 2730 ENGLE AVE | CORDERO ALFREDO & BLANCA |
| 87 | 2710 PIERCE ST | BUTTON DAVID R LIVING TRUST |
| 88 | 2726 ENGLE AVE | SILVA JUAN C & MARIA B |

12/12/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---------------------------|
| 89 | 2722 ENGLE AVE | RODRIGUEZ LOUIS |
| 90 | 2719 CLEARVIEW CIR | LOPEZ JUAN A & BERTHA |
| 91 | 2710 ENGLE AVE | CANAAN CHURCH OF GOD |
| 92 | 2715 CLEARVIEW CIR | RANGEL MICHAEL ETAL |
| 93 | 2711 CLEARVIEW CIR | ESCAMILLA ROY |
| 94 | 2707 CLEARVIEW CIR | VALTIERRA SERGIO R & |
| 95 | 2703 CLEARVIEW CIR | OSORIO PEDRO & |
| 96 | 2631 CLEARVIEW CIR | CRUZ GISELA |
| 97 | 2627 CLEARVIEW CIR | REYES JORGE & MARIA |
| 98 | 2636 ENGLE AVE | GARCIA JOEL H & HILARIA |
| 99 | 2634 ENGLE AVE | GARCIA JOSE G |
| 100 | 2626 ENGLE AVE | KUGLER VALERIE J |
| 101 | 2623 CLEARVIEW CIR | RAMIREZ JOSE L & |
| 102 | 2619 CLEARVIEW CIR | GONZALES RIGOBERTO & |
| 103 | 2620 ENGLE AVE | Taxpayer at |
| 104 | 2615 CLEARVIEW CIR | GONZALEZ MARCELINO ET AL |
| 105 | 2611 CLEARVIEW CIR | CONTRERAS EFRAIN & |
| 106 | 2610 ENGLE AVE | GARCIA PEDRO JR & IRMA G |
| 107 | 2616 ENGLE AVE | HERNANDEZ JOSE LUIS |
| 108 | 2606 ENGLE AVE | ACUNA JOSE A & MARTINA C |
| 109 | 2602 ENGLE AVE | TAPIA JUAN MARTIN |
| 110 | 2607 CLEARVIEW CIR | Taxpayer at |
| 111 | 2603 CLEARVIEW CIR | MUNOZ RODOLFO & MAYELA |
| 112 | 2628 CLEARVIEW CIR | MENDOZA OCTAVIO BEIZA & |
| 113 | 2620 CLEARVIEW CIR | MENDOZA OCTAVIO & |
| 114 | 2624 CLEARVIEW CIR | CASANAZ CARLOS A |
| 115 | 2612 CLEARVIEW CIR | FERNANDEZ ROMULO & NORMA |
| 116 | 2616 CLEARVIEW CIR | ALONZO HUGO & ROSA |
| 117 | 2608 CLEARVIEW CIR | CASTANEDA OSIEL ISAI |
| 118 | 2604 CLEARVIEW CIR | YESCAS CONCEPCION |
| 119 | 2572 ENGLE AVE | BENITEZ RUBEN A C & REYNA |

Z234-351(LL)

12/12/2024

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--------------------|
| 120 | 2576 ENGLE AVE | ESPINOZA JESUS & |
| 121 | 2567 CLEARVIEW CIR | PORRAS LOUIS A JR |
| 122 | 2563 CLEARVIEW CIR | LOPEZ HUGO & |
| 123 | 2560 ENGLE AVE | MENDOZA MARIA S |
| 124 | 2553 CLEARVIEW CIR | GUTIERREZ BRISA |
| 125 | 2566 ENGLE AVE | CARTAGENA ARACELIS |
| 126 | 2559 CLEARVIEW CIR | LOPEZ HUGO & |
| 127 | 2556 ENGLE AVE | OLGUIN ONESIMO |
| 128 | 2562 CLEARVIEW CIR | PINEDA ALBERTO |
| 129 | 2566 CLEARVIEW CIR | MORGADO SERGIO C & |
| 130 | 2627 ENGLE AVE | LEYVA PRESILIANO & |