

**FILE NUMBER:** Z201-132(CT)                      **DATE FILED:** November 17, 2020  
**LOCATION:** Southwest corner of Midway Road and Killion Drive  
**COUNCIL DISTRICT:** 13                              **MAPSCO:** 24 K  
**SIZE OF REQUEST:** ±6.935 acres              **CENSUS TRACT:** 95.00

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**REPRESENTATIVE:** Karl Crawley, MASTERPLAN

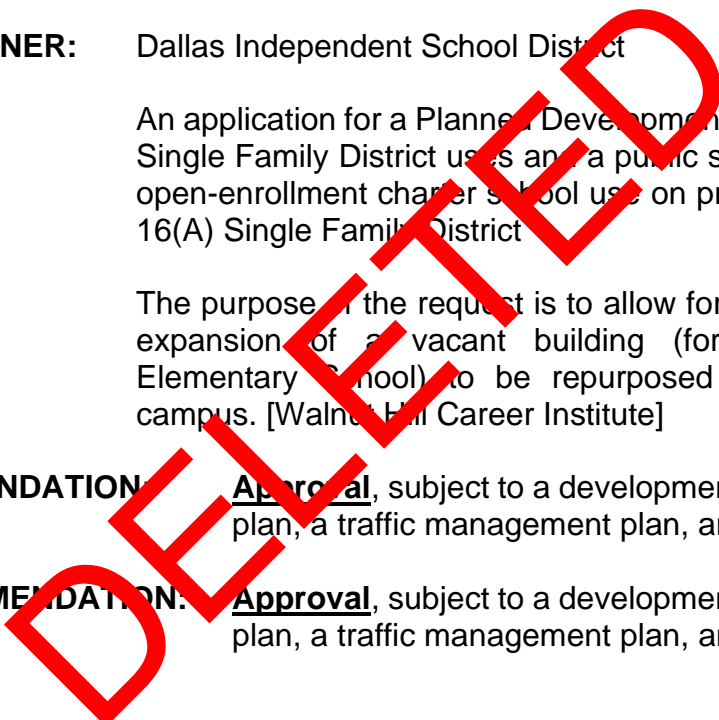
**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-16(A) Single Family District

**SUMMARY:** The purpose of the request is to allow for the renovation and expansion of a vacant building (formerly Walnut Hill Elementary School) to be repurposed as a high school campus. [Walnut Hill Career Institute]

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

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



**BACKGROUND INFORMATION:**

- The request site is developed with a 47,800-square-foot vacant structure.
- The site was formerly a Dallas ISD elementary school.
- The applicant proposes to renovate the existing structure and expand the school by 117,800 square feet for a total square footage of 165,500 square feet.
- The applicant seeks to create a Planned Development District for the public school other than open-enrollment charter school use and R-16(A) Single Family District uses. Per the applicant, the intention is to offer half-day highly specialized training in aviation, construction, carpentry, electrical, solar technology, interior design, HVAC, refrigeration, plumbing, pipefitting, mechatronics-advanced manufacturing, and cybersecurity. The applicant indicated that the plan is for all students to arrive and leave the campus on buses to and from their high school with no permitted student parking.
- The Planned Development District will allow for a maximum height of 50 feet, a maximum lot coverage of 48 percent, and a maximum of 142 parking spaces for up to 50 classrooms.

**Zoning History:** There has been one recent zoning change request in the vicinity within the last five years.

1. **Z201-208** On June 24, 2020, City Council approved an amendment and expansion to Planned Development District No. 706 and the termination of Planned Development District No. 724.
2. **Z190-341** A pending application to amend and expand Planned Development District No. 400 for appropriate school use. [June 3, 2021 CPC Hearing Date]
3. **Z178-150** On August 6, 2018, City Council approved an amendment and expansion to Planned Development District No. 706

**Thoroughfares/Streets.**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Midway Road	Principal Arterial	100 ft.
Killion Drive	Local	50 ft.

**Traffic:**

Engineering staff completed a review of the development plan and staff has no objections to a proposed development plan depicting indented curbs along the drive aisles of the parking lot on both sides of the building. While the recessed curbs reduce the total number of parking spaces on site, the design creates a bus-driven facility that is adequately served by buses dropping off and loading students on site while still accommodating all parking needs during school peak hours. Staff recommended that the TMP for the Career

Institute North at Walnut Hill should only include one exhibit showing approved operations of buses in a single file around the south and east perimeter of the building and the applicant agreed to the it on the day of City Plan Commission hearing.

The TMP should also not prohibit the use of Fieldfare to access or exit the site. The proposed development plan provides direct access to/from Killion Drive and Midway Road. It is also likely that a small percent of DISD bus drivers may choose Fieldfare as an alternative route. Restrictions would be difficult to enforce. The use of Fieldfare by a small percent of buses is not anticipated to have a significant impact to homes facing Fieldfare or disrupt existing conditions on the residential street.

**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.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-16(A)	Vacant School Structure
<b>North</b>	R-16(A)	Single Family
<b>South</b>	R-16(A)	Public Park Recreation Center
<b>East</b>	R-16(A)	Single Family
<b>West</b>	R-16(A)	Single Family

**Land Use Compatibility**

The request site is the location of a vacant one-story structure, previously used as an elementary school and comprised of 47,800-square-feet. The applicant proposes a Planned Development District to allow for a public school other than open-enrollment charter school use by right and all other main uses permitted within an R-16(A) Single Family District. With the Planned Development District, the applicant is proposing a 117,800 square foot addition for a total of 165,500 square foot high school campus to accommodate the lab space and classrooms for the training course studies. Per the PD conditions, the height for the public school use is 50 feet and lot coverage of 48 percent for the use.

Surrounding land uses consist of single family to the west, north, and east of the site across Midway Road and south of the site is a public park and recreation center.

The proposed PD has a base zoning of R-16(A) District, which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the planned development district because a school use has operated at this location for many years prior to this proposal and a development plan has been provided 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, a landscape plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

**Development Standards**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Primary Uses</b>
	<b>Front</b>	<b>Side/Rear</b>				
<b>Existing:</b> R-16(A) Single Family District	35'	10' for Res.  Other: Side: 15' Rear: 20'	1 Dwelling Unit/ 16,000 Sq. ft	30'	40% for residential  25% for nonresidential*	Single Family
<b>Proposed:</b> PD	35'	10' for Res.  Other: Side: 15' Rear: 20'	1 Dwelling Unit/ 16,000 Sq. ft	50'	45% for residential  48% for nonresidential	Single Family; Public School

\*60% lot coverage allowed for institutional uses; the proposed school classifies as institutional

**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. Per the Planned Development conditions, parking for a public school other than an open-enrollment charter school to be used as a high school with up to 50 classrooms must provide a minimum of 142 parking spaces, which is significantly less than the required 475 spaces. However, with the TMP demonstrating the primary mode of transportation being buses and no student parking allowed, staff does not object to the 142 parking spaces.

### **Landscaping**

Per the PD conditions, landscaping must be as depicted on the approved landscape plan.

### **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 east are within the "A" Category.

DELETED

**LIST OF OFFICERS**

**Dallas Independent School District  
Board of Trustees**

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

**DELETED**

**CPC ACTION  
JULY 1, 2021**

**Motion:** It was moved to recommend **approval** of a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use, subject to a development plan, a landscape plan, a traffic management plan following staff recommended exhibit and revised conditions with the following additions: 1) a provision regarding the noise level from the chillers at the surrounding bounding lot line not exceed those limits allowed for a residential zoning district; 2) Parking lot lighting maximum 15 feet height of any parking lot lighting within 100 feet of residential zoning and Security lighting maximum 15 feet height of any parking lot lighting within 100 feet of residential zoning; and 3) if permissible, provide a provision to protect the original façade of the Spanish tile roof building, on property zoned an R-16(A) Single Family District, on the southwest corner of Midway Road and Killion Drive.

Maker: Murphy  
Second: MacGregor  
Result: Carried: 11 to 2

For: 11 - MacGregor, Hampton, Stinson, Johnson,  
Shidid, Carpenter, Blair, Suhler, Schwope,  
Murphy, Garcia

Against: 2 - Jackson, Jung  
Absent: 1 - Rubin  
Vacancy: 1 - District 10

**Notices:** Area: 100 Mailed: 101  
**Replies:** For: 46 Against: 46

**Speakers:** For: Edwin Flores, 14775 Lochinvar Dallas, TX, 75254  
Dan Micciche, 1140 Bally Mote Dr., Dallas, TX, 75218  
Oswaldo Alvarenga, 107 Easterner Pl., Rockwall, TX, 75032  
Jean Laswell, 13420 Midway Rd., Dallas, TX, 75244  
David Downing, 4317 Cedar Springs Rd., Dallas, TX, 75219  
Seth Stevens, 12377 Merit Dr., Dallas, TX, 75251  
Hunter Lemley, 7557 Rambler Rd., Dallas, TX, 75231  
Karl Crawley, 2201 Main St., Dallas, TX, 75201  
Against: Brad Bell, 10306 Gooding Dr., Dallas, TX, 75229  
Ross Coulter, 3851 Regent Dr., Dallas, TX, 75229  
Martha Shoultz, 4021 Killion Dr., Dallas, TX, 75229  
Riley Griffin, 10147 Fieldfare Ct., Dallas, TX, 75229  
Aaron Van Pelt, 4136 Creekdale Dr., Dallas, TX, 75229  
Michelle Romine, 4078 Killion Dr., Dallas, TX, 75229  
John Bennett, 10125 Fieldfare Ct., Dallas, TX, 75229

Michelle Petersen, 4077 Northlawn Dr., Dallas, TX, 75229  
David Smith, 4115 S. Better Dr., Dallas, TX, 75229  
Juanita Morrow, 4115 S. Better Dr., Dallas, TX, 75229  
Sharon Wetzel, 3850 Beutel Ct., Dallas, TX, 75229  
Amy Fraler, 10315 Sherbrook Ln., Dallas, TX, 75229  
Andrew Maish, 4334 Northcrest Rd., Dallas, TX, 75229  
Marla Hartsell, 10557 Somerton Dr., Dallas, TX, 75229  
John Whitham, 4107 S. Better Dr., Dallas, TX, 75229  
Will Woods, 4243 Middleton Rd., Dallas, TX, 75229  
Patricio Delgado, 10315 Sherbrook Ln., Dallas, TX, 75229  
Lance Hartsell, 10557 Somerton Dr., Dallas, TX, 75229  
Kathryn Rabuse, 10207 Best Dr., Dallas, TX, 75229  
Deats Beard, 10507 Westlawn Dr., Dallas, TX, 75229  
Patrice Newman, 4045 Killion Dr., Dallas, TX, 75229  
Jillann Ivan, 4152 South Better Dr., Dallas, TX, 75229  
Gretchen Weber, 4051 Creekdale Dr., Dallas, TX, 75229  
Kathy Adcock-Smith, 10535 Somerton Dr., Dallas, TX, 75229  
Doyletta Minix, 10506 Westlawn Dr., Dallas, TX, 75229  
Linda DeSanders, 10507 Westlawn Dr., Dallas, TX, 75229  
Patty Tomaso, 4422 Northcrest Rd., Dallas, TX, 75229  
Chillon Joersz, 10156 Betty Jane Pl., Dallas, TX, 75229  
Christopher Garcia, 10140 Fieldfare Ct., Dallas, TX, 75229  
David Rogers, 4122 S. Better Dr., Dallas, TX, 75229  
Rex Weigand, 4170 Walnut Meadow Ln., Dallas, TX, 75229  
Charles Kallass, 4074 S. Better Dr., Dallas, TX, 75229  
Thomas Bloodgood, 4148 S. Better Dr., Dallas, TX, 75229  
Barbara Stone, 2379 Duchess Trl., Dallas, TX, 75229  
Jeffrey Rogers, 4222 Northcrest Rd., Dallas, TX, 75229  
Marilyn Kaural, 10262 Better Dr., Dallas, TX, 75229  
Thomas (Brad) Keating, 10238 Better Dr., Dallas, TX, 75229  
Tim Weil, 3801 Meadowdale Ln., Dallas, TX, 75229  
Erika Alvarado, 3809 Martha Ln., Dallas, TX, 75229  
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Against (Did not speak):



**CPC RECOMMENDED PD CONDITIONS**

“ARTICLE \_\_\_\_.

PD \_\_\_\_.

**SEC. 51P- \_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_, passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the southwest corner of Midway Road and Killion Drive. The size of PD \_\_\_\_ is approximately 6.935 acres.

**SEC. 51P- \_\_\_\_.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.

**SEC. 51P- \_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_ A: development plan.
- (2) Exhibit \_\_\_\_ B: landscape plan
- (3) Exhibit \_\_\_\_ C: traffic management plan

**SEC. 51P- \_\_\_\_.105. DEVELOPMENT PLAN.**

- (a) For a public school other than an open enrolment charter school use of the Property must comply with the development plan (Exhibit \_\_\_\_). If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. 51P- \_\_\_\_.106. MAIN USES PERMITTED.**

- (a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-16(A) Single Family District, subject to the same

conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this district; etc.

(b) The following main use is permitted by right; a public school other than an open enrolment charter school.

**SEC. 51P-\_\_\_\_.107. ACCESSORY USES.**

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

**SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Except as provided in this section, the yard, lot, and space regulations for the R-16(A) Single Family District apply.

(i) Maximum height is 35 feet, mechanical equipment is allowed an additional height of 10 feet. One portion of the building, as shown on the attached development plan, is allowed a maximum height of 48 feet with an additional height of 2 feet for an elevator penthouse or stair bulkhead. Heights of the buildings are shown on the attached development plan.

(ii) Maximum lot coverage is 48 percent.

(iii) The residential proximity slope applied to this site.

**SEC. 51P-\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq.

(b) Parking for a public school other than an open-enrollment charter school to be used as a high school with up to 50 classrooms a maximum of 110 parking spaces must be provided. Parking is allowed in the required front yard.

(c) Students must arrive and depart campus on transportation provided by the public school district or authorized representative, Students are not allowed to park on campus.

**SEC. 51P--409.109.2 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 706C).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **May 21, 2025**. 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.

(c) 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- \_\_\_\_ .110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_ .111. LANDSCAPING.**

(a) Except as provided below landscaping must be provided in accordance with Article X.

(b) Landscaping for the permitted public school other than an open enrolment charter school must be provided in accordance with the attached landscape plan.

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

(d) All new required trees located within 50 feet of the Killion Drive or Fieldfare Drive right-of-way, as shown on the attached landscape plan, must be evergreen, as approved by the building official.

(e) Replacement of removed or seriously injured trees must comply with Section 51A-10.134, with the exception that replacements trees must have a caliper of at least three (3) inches.

**SEC. 51P- \_\_\_\_ .112. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII.

**SEC. 51P- \_\_\_\_ .113. LIGHTING.**

- (a) Outdoor lighting heights. Maximum heights for exterior lighting are as follows:
- Parking lot lighting: 25 feet
  - Parking lot lighting within 100 feet of residential zoning: 15 feet
  - Security lighting: 25 feet
  - Security lighting within 100 feet of residential zoning: 15 feet
  - Pedestrian lighting: 10 feet
  - Pole mounted security lighting: 12 feet

(b) All outdoor lighting must be directed downward and away from 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.

**SEC. 51P- \_\_\_\_ .114. ADDITIONAL PROVISIONS.**

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

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

(c) Remote Parking for Special Events. It is anticipated that throughout the school year there will be the occasional school related Special Events that will be held on the campus not during school hours. Examples would include but are not limited to “Meet the Teacher”, award ceremonies or new student/parent orientation. These type events are limited to non-regular school hours. With the limited amount of on campus parking the DISD must provide shuttle service for these events. The type of vehicle used for the shuttle service will vary depending on the type of event. Remote parking for the event can be provided either at the home school for the student or at the Thomas Jefferson High School/Walnut Hill International Leadership Academy campus. Shuttle service is to be provided approximately 30 minutes before, during and after the event. Information provided to students, parents and other possible participants in any Special Event must specify that no parking is allowed on campus and remote parking will be provided and a shuttle service provided. Parking areas on campus during Special Events are to be limited to school personnel.

(d) Bus Idling: Buses are not allowed to idle their engines without passengers for more than 15 minutes while on the Property or the adjacent right of way.

(e) The noise level from the chillers at the surrounding bounding lot line shall not exceed those limits allowed for a residential zoning district.

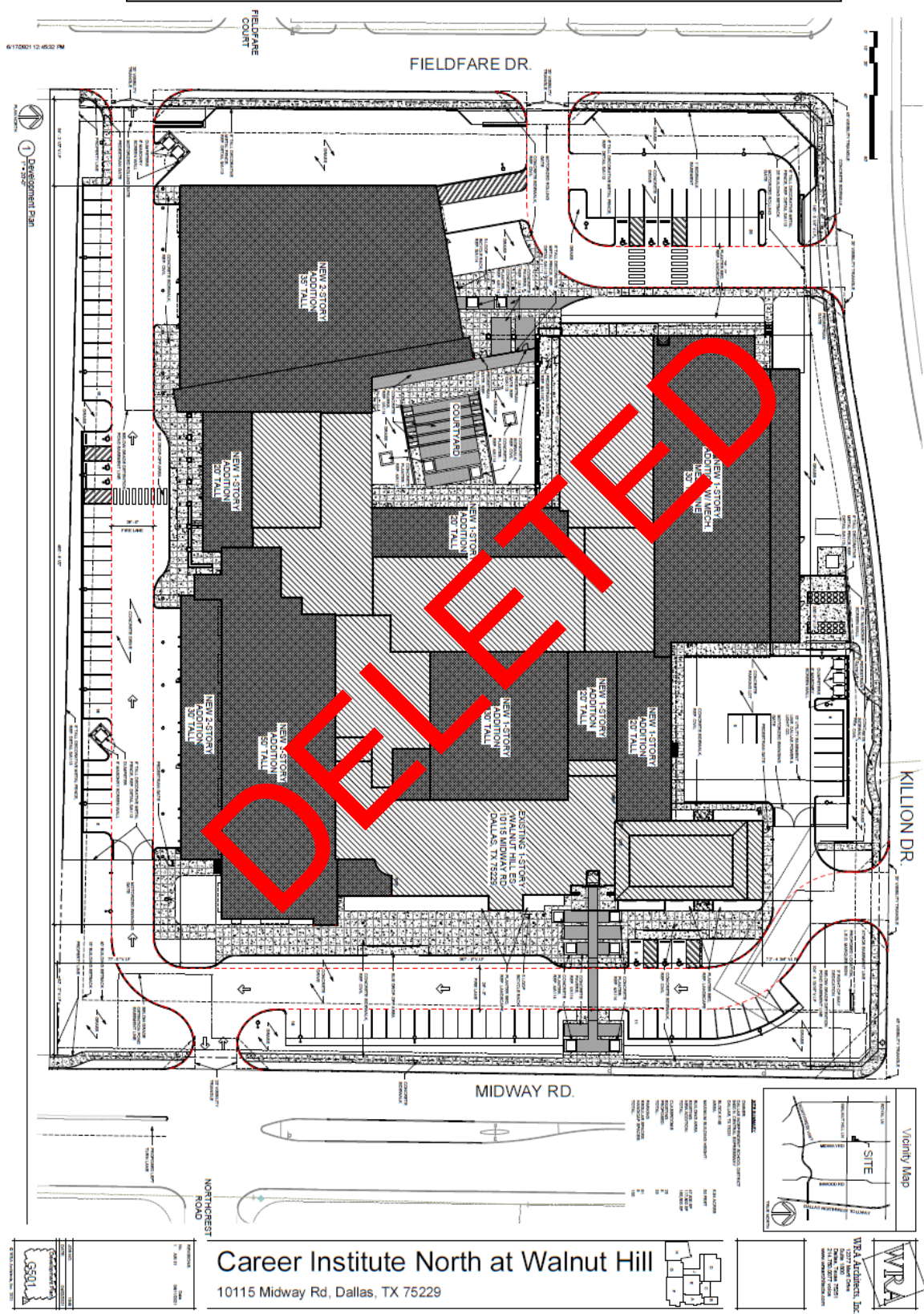
(f) The original facade of the Spanish tile roof building is encouraged to be protected.

**SEC. 51P- \_\_\_\_ .115. COMPLIANCE WITH CONDITIONS.**

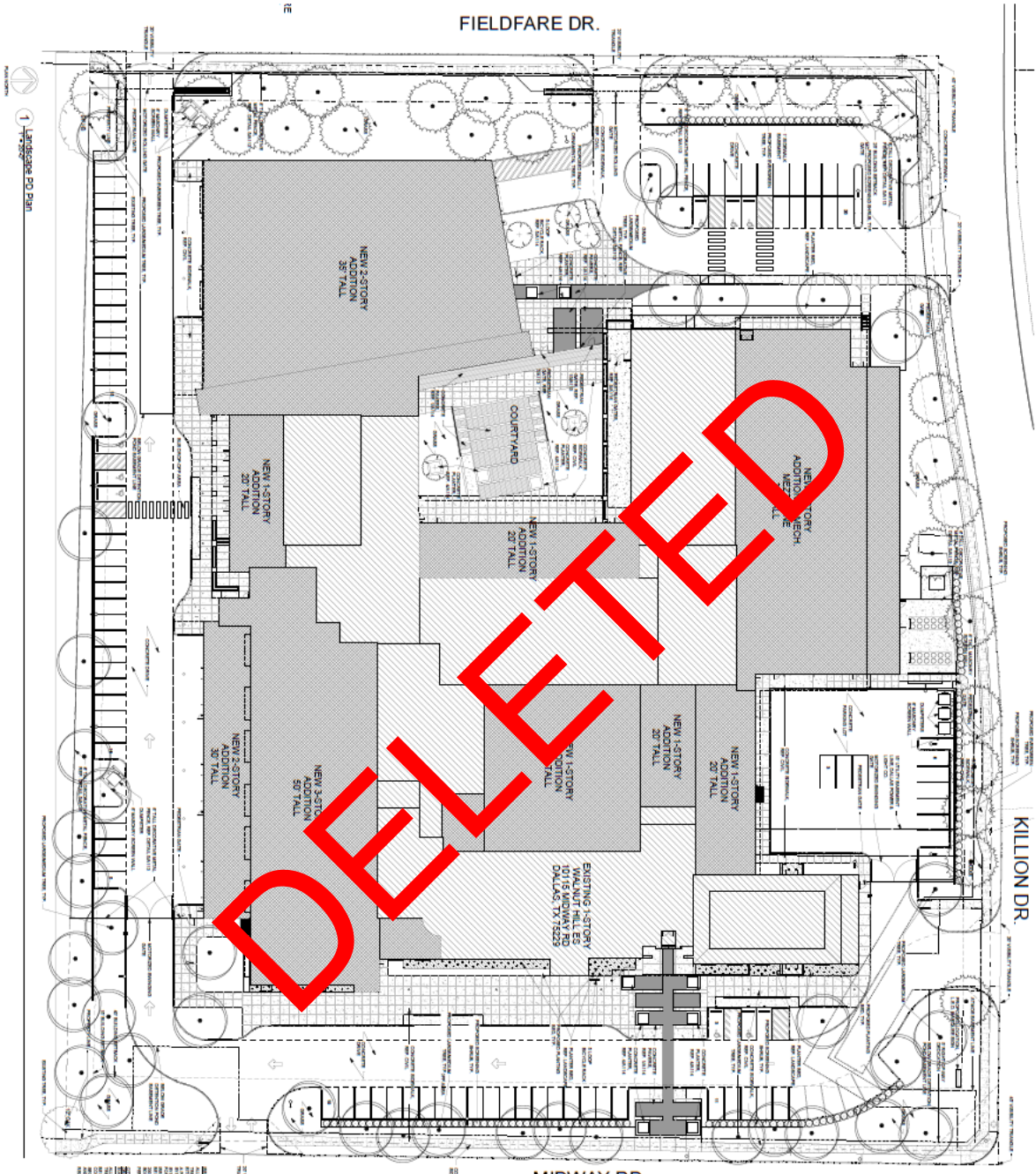
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

**CPC RECOMMENDED DEVELOPMENT PLAN  
(Dark shade delineates expansion)**



# CPC RECOMMENDED LANDSCAPE PLAN



**DELETED**

001 L100

DATE: 08/14/2018

SCALE: AS SHOWN

PROJECT: CAREER INSTITUTE NORTH AT WALNUT HILL

10115 MIDWAY RD., DALLAS, TX 75229

WVA ARCHITECTURE, INC.

10115 MIDWAY RD., DALLAS, TX 75229

TEL: 214-343-1111

WWW.WVAARCHITECTURE.COM

WVA ARCHITECTURE, INC.

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**Career Institute North at Walnut Hill**  
 10115 Midway Rd, Dallas, TX 75229

**CPC RECOMMENDED  
TRAFFIC MANAGEMENT PLAN**

July 1, 2021  
PK# 4767-20.512

# TRAFFIC MANAGEMENT PLAN

Z201-132



*Hunter W. Lemley*

DISD WALNUT HILL CAREER INSTITUTE  
CITY OF DALLAS

### Introduction

The services of Pacheco Koch (PK) were retained by Masterplan, on behalf of Dallas Independent School District, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the Walnut Hill Career Institute (the "School") located in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

### School Description

- Type: Proposed Public Career Institute
- District: Dallas Independent School District
- Address: 10115 Midway Road, Dallas, Texas
- Grades: 9<sup>th</sup> through 12<sup>th</sup>
- Start/End Times: 9:00 AM - 4:20 PM
- Existing Zoning/Proposed Zoning: M-16(A)/creation of a new PD
- Future Enrollment: 2 Groups of 800 students (800 students during AM classes and 800 students during PM classes) with alternating Group A and Group B classes.
- Drop-off/Loading System: Bus Unloading/Loading Only

NOTE: All buses do not arrive at the same time throughout the day. There are three separate bus pick-up and drop-off periods: morning, mid-day, and afternoon. Morning (AM) period consists of buses dropping the AM Group A students off only and then leaving the site without students on board. Mid-day period consists of buses dropping the PM Group A students off from the students' home high school AND picking up the AM Group A students to transport back to their home high school. Afternoon (PM) period consists of buses arriving to the site without students on board and then picking up the PM Group A



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



July 1, 2021



students to head back to their home high school. The next day, Group B students follow the same pattern.

### **School Access**

- Adjacent Streets:
  - Midway Road: Six lanes, two-way operation, median divided [School Zone]
  - Killion Drive: Two lanes, two-way operation, no median [School Zone]
  - Fieldfare Drive: Two lanes, two-way operation, no median
- Projected Travel Modes:
  - Bus: 100%

\*Enrollment and Travel Mode Data provided by DISD

**DELETED**

## TRAFFIC MANAGEMENT PLAN

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

[No parent drop-off or pick-up will be occurring for this school] Buses will enter the site via the eastern most driveway on Killion Drive. Conditions as depicted in Exhibit A will operate with bus unloading/loading to be located on-site at two main separate locations, east of the school building and south of the school building. After students are safely unloaded/loaded onto the queued buses, buses travel through the site to exit the southernmost driveway on Midway Road and the southernmost driveway on Fieldfare Drive.

Parking lots for staff and visitor traffic are accessible via Killion Drive, Fieldfare Drive, and Midway Road. Dismissal will consist of two dismissal groups (separate morning and afternoon student groups).

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

### ***Special Event Remote Parking***

It is anticipated that throughout the school year there will be an occasional school related Special Event occurring outside of school hours that will be held on the subject campus. Special Events could include but are not limited to "Meet the Teacher", award ceremonies, and new student/parent orientations. With the limited amount of on-campus parking, DISD will provide shuttle services for these events. The type of vehicle used for the shuttle service will vary depending on the type of event. Remote parking for the event can be provided either at the home school for the student or at the Thomas Jefferson High School/Walnut Hill International Leadership Academy campus. Shuttle services to be provided approximately 30 minutes before, during, and after the event. Information provided to students, parents and other possible participants in any Special Event must specify that no parking is allowed on campus and remote parking will be provided and shuttle service provided. Parking areas on campus during Special Events is to be limited to school personnel. Staff assistance shall be present for all queuing areas to allow students to enter and exit the school building in a safe and efficient manner.

July 1, 2021



**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for DISD Walnut Hill Career Institute was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

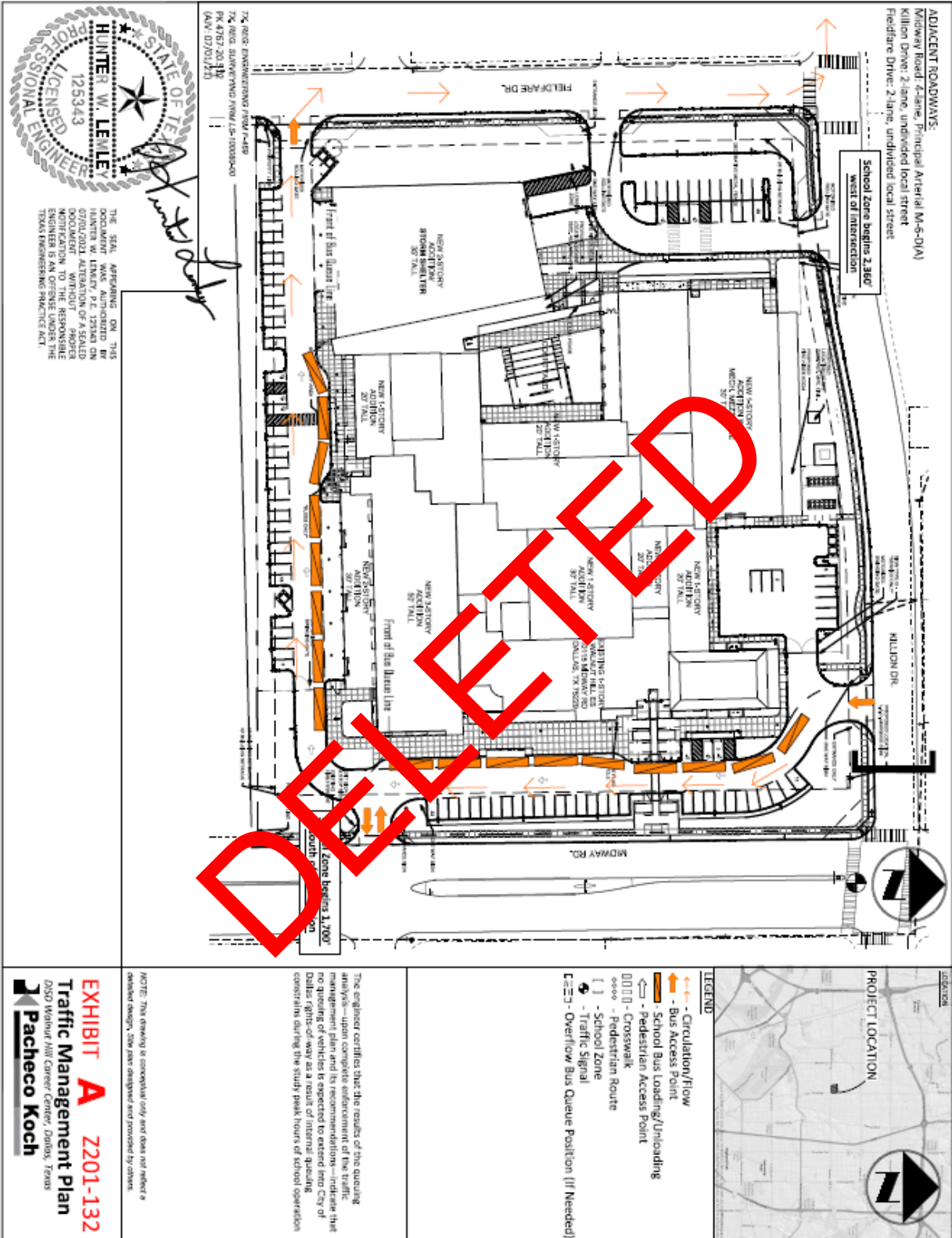
By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

\_\_\_\_\_  
Principal Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Police Department Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**DELETED**

END OF MEMO



THE SEAL, APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HUNTER W. LEMAY, P.E. 125343 ON 07/01/2021 ALTERATION OF A SEALED DOCUMENT WITHOUT THE SIGNATURE OF HUNTER W. LEMAY, P.E. 125343 IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

TX REG. ENGINEERING REVIEW #459  
 PK 4357-20-132  
 (REV. 07/01/21)

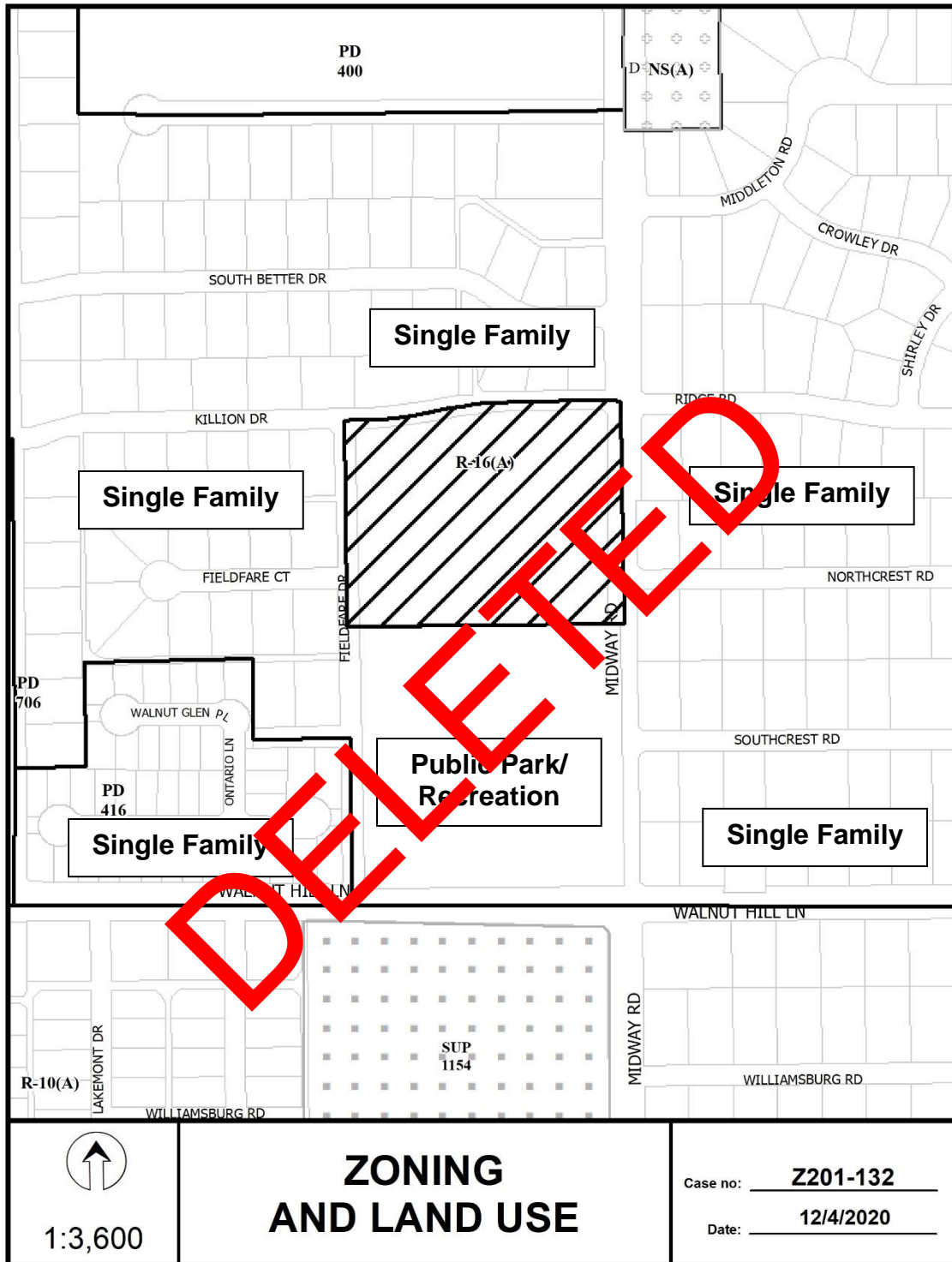
NOTE: This drawing is conceptual only and does not reflect a detailed design. All plan developed and provided by client.

The engineer certifies that the results of the queuing analysis—upon complete endorsement of the traffic management plan and its recommendations—indicate that no queuing of vehicles is expected to exceed into City of Dallas rights-of-way as a result of intense queuing constraints during the study peak hours of school operation

**EXHIBIT A** Z201-132  
 Traffic Management Plan  
 DSSD Memorial Hill Career Center, Dallas, Texas  
**Pacheco Koch**

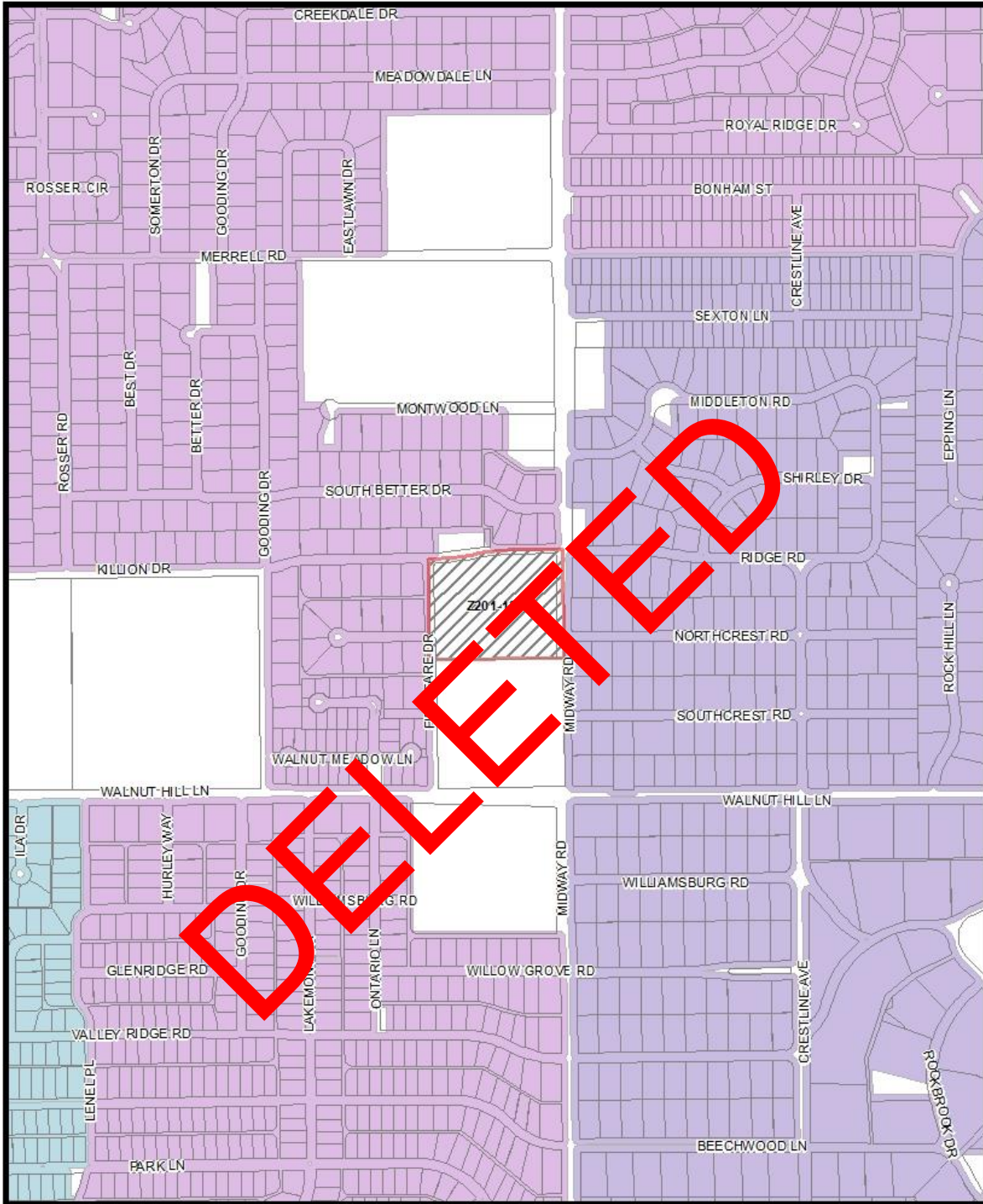












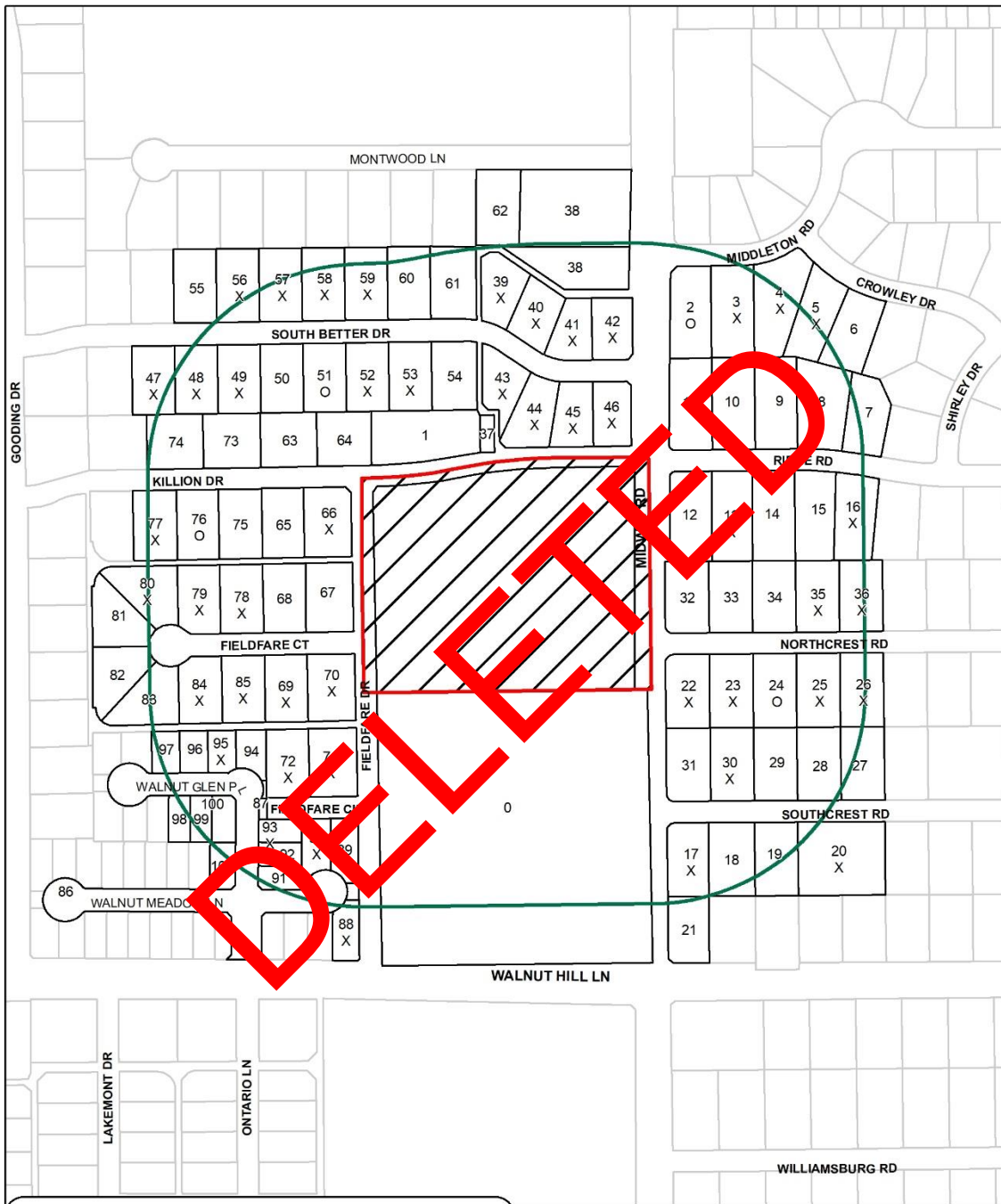
Market Value Analysis



# Market Value Analysis

Printed Date: 12/4/2020

**CPC RESPONSE**



<u>101</u>	Property Owners Notified (105 parcels)
<u>4</u>	Replies in Favor (4 parcels)
<u>46</u>	Replies in Opposition (46 parcels)
<u>500'</u>	Area of Notification
<u>7/1/2021</u>	Date

**Z201-132**  
**CC**

N  
W E  
S  
1:3,600

06/30/2021

**Reply List of Property Owners****Z201-132****101 Property Owners Notified    4 Property Owners in Favor    46 Property Owners Opposed**

<b>Reply</b>	<b>Label #</b>	<b>Address</b>	<b>Owner</b>
	1	10115 MIDWAY RD	Dallas ISD
O	2	4206 MIDDLETON RD	JOSHI SAFAL K &
X	4	4222 MIDDLETON RD	VANZANDT PATRICIA & JAMES B
	6	4322 CROWLEY DR	MARTINEZ MARTIN J & LESLIE R
	7	4239 RIDGE RD	MCFARLAND CHESTER J
	8	4231 RIDGE RD	AINSWORTH JASON J & JOHANNA
	9	4223 RIDGE RD	SWANN STEPHEN & CATOLYN
	10	4215 RIDGE RD	WILLIAMS STAFFORD K TR
	11	4207 RIDGE RD	KNECHT JAMES BRIAN &
	12	4200 RIDGE RD	MOSS FREDERICK C
	14	4222 RIDGE RD	ELKIN ROBERT
	15	4230 RIDGE RD	SENA RATHY YADAGIRI & SHOBHA
X	16	4238 RIDGE RD	MADOLE BRET A &
	18	4214 SOUTHCREST RD	DONHEISER MARK M &
	19	4222 SOUTHCREST RD	MORAN MICHAEL W & SUZANNE
X	20	4230 SOUTHCREST RD	JARED BENJAMIN E &
	21	4207 WALNUT HILL LN	QUINONES CAHERINE W
X	22	4200 NORTHCREST RD	PARKER DONNA GAIL
	27	4239 SOUTHCREST RD	CARUANA NAOMI B
	28	4231 SOUTHCREST RD	ELMORE ZACHARY &
	29	4223 SOUTHCREST RD	DUFFNER JASON A & NICOLE M
	31	4207 SOUTHCREST RD	BATES STEPHANEE
	32	4207 NORTHCREST RD	LIVELY STAR INVESTMENTS LLC
	33	4215 NORTHCREST RD	WILLIAMS RALPH L & ANDRA
	34	4223 NORTHCREST RD	AYOUB MICHAEL A & IRENE
X	35	4231 NORTHCREST RD	GAIL DAVID B & SARA F

06/30/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	37	4143 KILLION DR	WALNUT HILL ELEM PTA
	38	10163 MIDWAY RD	EPISCOPAL SCHOOL OF DALLAS INC
X	39	4143 S BETTER DR	SINTOBIN YOLANDA
X	41	4151 S BETTER DR	BARTOLOMEO ROBERT M & DEBRA A
X	42	4155 S BETTER DR	ZALLY NANCY M
X	43	4144 S BETTER DR	WASHAM CORA DIANE
X	45	4152 S BETTER DR	IVAN DOUGLAS M
X	46	4156 S BETTER DR	HUNT JERMAINE A & GEORGINA
X	47	4066 S BETTER DR	Taxpayer at
X	48	4074 S BETTER DR	KALLASSY CHARLES A &
X	49	4082 S BETTER DR	LEW RICHARD S &
	50	4106 S BETTER DR	RYAN ATHEM JOACHIM JR & JEAN M
O	51	4114 S BETTER DR	Taxpayer at
X	52	4122 S BETTER DR	ROGERS DAVID &
X	53	4130 S BETTER DR	McKINNEY JANICE REVOCABLE
	54	4138 S BETTER DR	KLEIN NATHANIEL
	55	4075 S BETTER DR	MEZGER GUY
X	56	4083 S BETTER DR	FAY WILLIAM J & RACHIDA
X	58	4115 S BETTER DR	SMITH DAVID T & JUANITA M MORROW
X	59	4123 S BETTER DR	PRINGLE JUDY C
	60	4131 S BETTER DR	SPANN MICHAEL &
	61	4139 S BETTER DR	OSBORNE CYNTHIA
	62	4126 MONTWOOD LN	WBL FAMILY INV INC
	63	4123 KILLION DR	CANADA WILLIAM R LIFE ESTATE
	64	4131 KILLION DR	JONES GERALD W
	65	4126 KILLION DR	ZICKGRAF EVAN D
	67	10161 FIELDFARE CT	TRAN KEVIN & LISA
	68	10155 FIELDFARE CT	MCDONELL JOAN
X	69	10125 FIELDFARE CT	BENNETT JOHN MICHAEL &
X	70	10121 FIELDFARE CT	LEE ROBERT &
X	71	10061 FIELDFARE CIR	VILLARREAL JOE A ETAL

06/30/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	73	4091 KILLION DR	POMATTO CHARLES V LIFE ESTATE
	74	4081 KILLION DR	RUBIO AUGUSTIN C &
	75	4094 KILLION DR	JONES CASEY L & TORI LYN
O	76	4086 KILLION DR	CLARK BRIAN & MICHELLE
X	78	10153 FIELDFARE CT	MOUNT FRANK W &
	81	10143 FIELDFARE CT	WOLFORD EDNA V REVOCABLE
	82	10141 FIELDFARE CT	GRIFFITH PAUL
	83	10137 FIELDFARE CT	ONG THOMAS H
X	84	10133 FIELDFARE CT	PADIAN JOHN P
X	85	10129 FIELDFARE CT	BENNETT GEORGE A
	86	4176 WALNUT MEADOW LN	WALNUT MEADOWS JV I
	87	10026 ONTARIO LN	WALNUT MEADOWS JV I
X	88	4170 WALNUT MEADOW LN	WEIGAND ALEX & JULIA E
	89	4171 WALNUT MEADOW LN	BLANKENSHIP DANA BETH &
	91	10006 ONTARIO LN	SMITH JAY DUGAN & DEBORAH W
	92	10012 ONTARIO LN	EVERETT GERRI E
X	93	10020 ONTARIO LN	SLOCUM JULIE
	94	4149 WALNUT GLEN PL	VENGALIL MARINA TOMY & TOMY J
	96	4137 WALNUT GLEN PL	YEN PEDRO R &
	97	4131 WALNUT GLEN PL	MERSON ALEX & AMY
	98	4136 WALNUT GLEN PL	MINTON GEORGE V
	99	4142 WALNUT GLEN PL	REDDY ANIL K &
	100	4148 WALNUT GLEN PL	HTA LIVING TR
	101	4153 WALNUT MEADOW LN	JOHNSON DEBRA HUNTER
X	A1	4165 WALNUT MEADOW LN	HOLADAY FRANK & LAURA L
X	A2	4230 NORTHCREST RD	Taxpayer at
X	A3	4132 KILLION DR	FLENNIKEN NOBLE E &
X	A4	4215 SOUTHCREST RD	ZEMANEK GREGORY K &
X	A5	4214 MIDDLETON RD	WELLS SCOTT & CAMMY
X	A6	4214 RIDGE RD	EOFF BRANDON C & BOPHA C
X	A7	4214 NORTHCREST RD	RAW EQUITY GROUP LLC

06/30/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	A8	4143 WALNUT GLEN PL	HOFFER TEMPLE P
X	A9	4235 NORTHCREST RD	JONES SARA E
X	A10	4238 NORTHCREST RD	JOHNSON MARGARET PEGGY W
X	A11	4148 S BETTER DR	BLOODGOOD THOMAS M &
X	A12	4314 CROWLEY DR	WESTON J MICHAEL EST OF & LAURA
X	A13	10149 FIELDFARE CT	GARCIA RAGAN R &
X	A14	10055 FIELDFARE CIR	HONEA MICHELLE
X	A15	4147 S BETTER DR	PHAN NAM & LISA
X	A16	10147 FIELDFARE CT	GRIFFIN RILEY R JR &
X	A17	4078 KILLION DR	ROMINE THOMAS & MARY AGNES ROMINE
O	A18	4222 NORTHCREST RD	ROGERS JEFFREY E &
X	A19	4202 SOUTHCREST RD	TUCKER LARRY WAYNE JR
X	A20	4107 S BETTER DR	WHITHAM JOHN C & DAYA C

DELETED