

**FILE NUMBER:** Z223-271(JA) **DATE FILED:** May 31, 2023

**LOCATION:** Property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive

**COUNCIL DISTRICT:** 9

**SIZE OF REQUEST:** Approx. 9.661 acres **CENSUS TRACT:** 48113012900

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**REPRESENTATIVE:** Elsie Thurman, Land Use Planning & Zoning Services

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

**REQUEST:** An application for an amendment to Planned Development District No. 636.

**SUMMARY:** The applicant proposes to construct a new public elementary school to replace an existing public school. [*Victor H. Hexter Elementary School*]

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

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

**Planned Development District No. 636:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=636>

## **BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 636 was established by ordinance No. 25259 passed by City Council on May 28, 2003, on property previously zoned an R-7.5(A) Single Family District.
- The primary purpose for the establishment of PD No. 636 was to allow a public-school use by right, subject to the development plan included as an exhibit in the establishing ordinance.
- The applicant proposes to construct a new elementary school and then demolish the existing school.

## **Zoning History:**

There have been no zoning change requests in the area within the last five years.

## **Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
Northcliff Drive	Local	-
Peavy Road <i>(Mockingbird to Buckner)</i>	Community Collector	Minimum-4 lanes-Undivided <i>(can be striped and operated as 2 to 4 lanes)</i> 40' pavement; 60' ROW; bike plan
Waterview Road	Local	-
Brookhurst Drive	Local	-

## **Traffic:**

Previously, PD No. 636 did not contain provisions requiring a traffic management plan for a school use. However, the proposed amended conditions incorporate this language, and a traffic management plan (TMP) is included with the current request. Typically, all queuing and student drop off/pick up will occur on school property. However, given that an estimated 20 percent of students who attend Hexter Elementary School walk to and from school, the TMP does allow for the possibility of additional drop off/pick up traffic on inclement weather days. In rare instances due to the increased traffic, a limited amount of queuing may occur on Brookhurst Drive across from the adjacent church at this location. Student drop off and pick up are not permitted within city rights of way.

The proposed TMP, dated October 25, 2023, is sealed by a licensed professional engineer, and will include the signature of the Hexter Elementary School principal, pending a recommendation of approval by city plan commission. The proposed amended PD conditions require an initial traffic study evaluating the sufficiency of the TMP to be submitted by August 1, 2025, or within six months after students first begin attending

classes in the new school building (whichever is later) and by August 1st of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current request and does not anticipate that it will significantly impact the surrounding roadway system. The Transportation Department supports the zoning request as proposed and will collaborate with school officials to enforce the TMP.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request is consistent with the following goals and policies of the comprehensive plan:

## **LAND USE ELEMENT**

### **GOAL 1.1    ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

**1.1.5.7** Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

## **ECONOMIC ELEMENT**

### **GOAL 2.5    FOSTER A CITY OF GREAT NEIGHBORHOODS**

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

## **TRANSPORTATION ELEMENT**

### **GOAL 4.2    PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

**Policy 4.2.2** Promote a network of on street and off-street walking and biking paths.

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1    PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes

**Policy 5.1.3** Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Planned Development District No. 636	Public elementary school
<b>North</b>	R-7.5(A) Single Family District	Single family
<b>Northeast</b>	R-7.5(A) Single Family District	Church; single family
<b>East</b>	R-7.5(A) Single Family District	Single family
<b>South</b>	R-7.5(A) Single Family District; CR Community Retail District	Single family; Various retail and personal service uses
<b>West</b>	R-7.5(A) Single Family District	Single family

**Land Use Compatibility:**

The area of request is currently developed with a public school [Hexter Elementary School]. The property is surrounded on all sides by single family uses in an R-7.5(A) Single Family District. Property to the northeast across Brookhurst Drive is developed with a church, with no single family homes along this portion of right of way adjacent to the request site. A CR Community Retail District developed with various retail and personal service uses is located in the wider vicinity to the south of the site.

The applicant proposes to construct a new public elementary school on the undeveloped southwest portion of the site then to demolish the existing school. The requested amendment to PD No. 636 adds language requiring regular traffic assessments, codifies setbacks at now-specified front and side yards, increases the maximum structure height from 30 feet to 42 feet, clarifies conditions required for fences located within required yards along street frontages, and adds design standards for sidewalks/buffers and pedestrian amenities around the perimeter of the site.

The proposed amended conditions also correct the size of the Property from 8.6 acres to 9.661 acres; however, there is no actual change to the legal description of the property.

The request is consistent with the Comprehensive Plan goals to provide greater access to schools and to compatibility for school facilities in neighborhoods. Staff recommends approval of the request, subject to an amended development plan, a traffic management plan, and amended conditions as included in the docket.

**Landscaping:**

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

The city arborist reviewed the current request and anticipates that the site can conform to Article X. Trees shown on the proposed amended development plan are existing on the site and will be retained. A landscape plan will be required for review at permitting and the applicant has already begun working with city staff regarding the landscape plan. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

**Parking:**

Off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. One- and one-half spaces are required for each elementary school classroom. A parking analysis provided on the proposed amended development plan indicates 48 spaces are required (1.5 x 32 classrooms); a total of 96 off-street parking spaces are proposed for the site.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The area of request is not located within an MVA cluster; however, it is embedded within a “D” MVA cluster.

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*(last updated 9-22-23)*

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**CPC Action**  
**November 2, 2023**

**Motion:** It was moved to recommend **approval** of an amendment to Planned Development District No. 636, subject to an amended development plan, a traffic management plan, and amended conditions on property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive.

Maker: Sleeper  
Second: Housewright  
Result: Carried: 13 to 0

For: 13 - Chernock, Herbert, Anderson, Shidid, Wheeler-Reagan, Blair, Sleeper, Housewright, Treadway, Haqq, Hall, Kingston, Rubin

Against: 0  
Absent: 2 - Hampton, Carpenter  
Vacancy: 0

**Notices:** Area: 500 Mailed: 176  
**Replies:** For: 15 Against: 1

**Speakers:** For: Elsie Thurman, 9406 Biscayne Blvd., Dallas, TX, 75218  
Melinda Smith, 9720 Waterview Rd., Dallas, TX, 75218  
Greg Estell, 411 Bondstone Dr., Dallas, TX, 75218  
For (Did not speak): Brien Graham, 1801 N. Lamar St., Dallas, TX, 75202  
Katy Lenihan, 9400 N. Central Expressway, Dallas, TX, 75231  
Against: None

**CPC-Recommended Amended PD 636 Conditions**

**ARTICLE**

**636.**

**PD 636.**

**SEC. 51P-636.101. LEGISLATIVE HISTORY.**

PD 636 was established by Ordinance No. 25259, passed by the Dallas City Council on May 28, 2003. (Ord. 25259)

**SEC. 51P-636.102. PROPERTY LOCATION AND SIZE.**

PD 636 is established on property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive. The size of PD 636 is approximately 9.661 [8.6] acres. (Ord. 25259)

**SEC. 51P-636.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

(d [e]) This district is considered to be a residential zoning district. (Ord. 25259)

**SEC. 51P-636.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

(1) Exhibit 636A: development plan.

(2) Exhibit 636B: traffic management plan.

**SEC. 51P-636.104. DEVELOPMENT PLAN.**

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 636A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site



analysis plan, conceptual plan, development schedule and landscape plan do not apply. (Ord. 25259)

**SEC. 51P-636.105. MAIN USES PERMITTED.**

The only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended, except that a public school other than an open- enrollment charter school is permitted by right. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc. (Ord. 25259)

**SEC. 51P-636.106. ACCESSORY USES.**

(a) 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private). (Ord. 25259)

**SEC. 51P-636.107. 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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard.

(1) For a public school, minimum front yard is 25 feet at Peavy Road and Brookhurst Drive [as shown on the development plan]. Amenities required per Section 51P-636.111.2(b) may be located in a required front yard.

(2) For all other uses, minimum front yard must comply with the yard, lot, and space regulations applicable in the R-7.5(A) Single Family District.

(b) Side and rear yard.

(1) For a public school, minimum side yard is 20 feet at Waterview Road and 25 feet at Northcliff Drive ~~[and rear yards are as shown on the development plan]~~ Amenities required per Section 51P-636.111.2(b) may be located in a required side yard.

(2) For all other uses, the side and rear yard must comply with the yard, lot, and space regulations applicable in the R-7.5(A) Single Family District.

(3) If this district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district must apply.

(c) Density. No maximum dwelling unit density.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height. For a public school and all other uses, maximum structure height is 42 ~~[30]~~ feet.

(f) Lot coverage.

(1) Maximum lot coverage is as follows:

(A) 45 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(2) Surface parking lots and underground parking structures are not included in the lot coverage calculations.

(g) Lot size.

(1) For a public school, no minimum lot size.

(2) Minimum area for residential uses in 7,500 square feet.

(h) Stories. No maximum number of stories.

~~(i) Fence. For a public school, fencing must be provided as shown on the development plan. (Ord. Nos. 25259; 26894)~~

## **SEC. 51P-636.108. OFF-STREET PARKING AND LOADING.**

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25259)

### **SEC. 51P-636.108.1. FENCING.**

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

(b) For a public school use, an open fence with a maximum height of six feet may be

located in a required yard along a street frontage if all of the following conditions are met:

- (1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;
- (2) The fence complies with the visual obstruction regulations in Sec. 51A-4.602(d); and
- (3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

**SEC. 51P-636.109. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25259)

**SEC. 51P-636.110. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25259)

**SEC. 51P-636.111. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25259)

**SEC. 51P-636.111.1. TRAFFIC MANAGEMENT PLAN.**

- (a) In general. Operation of a public school must comply with the traffic management plan (Exhibit 636B).
- (b) Queuing. Queuing is only permitted in the locations shown on the attached traffic management plan. 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, 2025, or within six months after students first begin attending classes in the new school building, whichever is later. 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 odd- numbered year.

(A) If the Property owner or operator fails to submit the required initial traffic study to the director by August 1, 2025, or within six months after students first begin attending classes in the new school building, whichever is later, the director shall notify the city plan commission.

(B) If the Property owner or operator fails to submit a required update of the traffic study to the director by August 1st of each odd numbered year, the director shall notify the city plan commission.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

**SEC. 51P-636.111.2                      DESIGN STANDARDS.**

(a) SIDEWALKS/BUFFER. Prior to the issuance of a certificate of occupancy for any use on the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all street frontages. The buffer width may be reduced in order to avoid existing trees or utilities.

(b) PEDESTRIAN AMENITIES.

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

(A) bench;

(B) trash receptable; and

(C) bike rack.

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

**SEC. 51P-636.112.                      ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25259; 26102)

**SEC. 51P-636.113.                      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 or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25259; 26102)

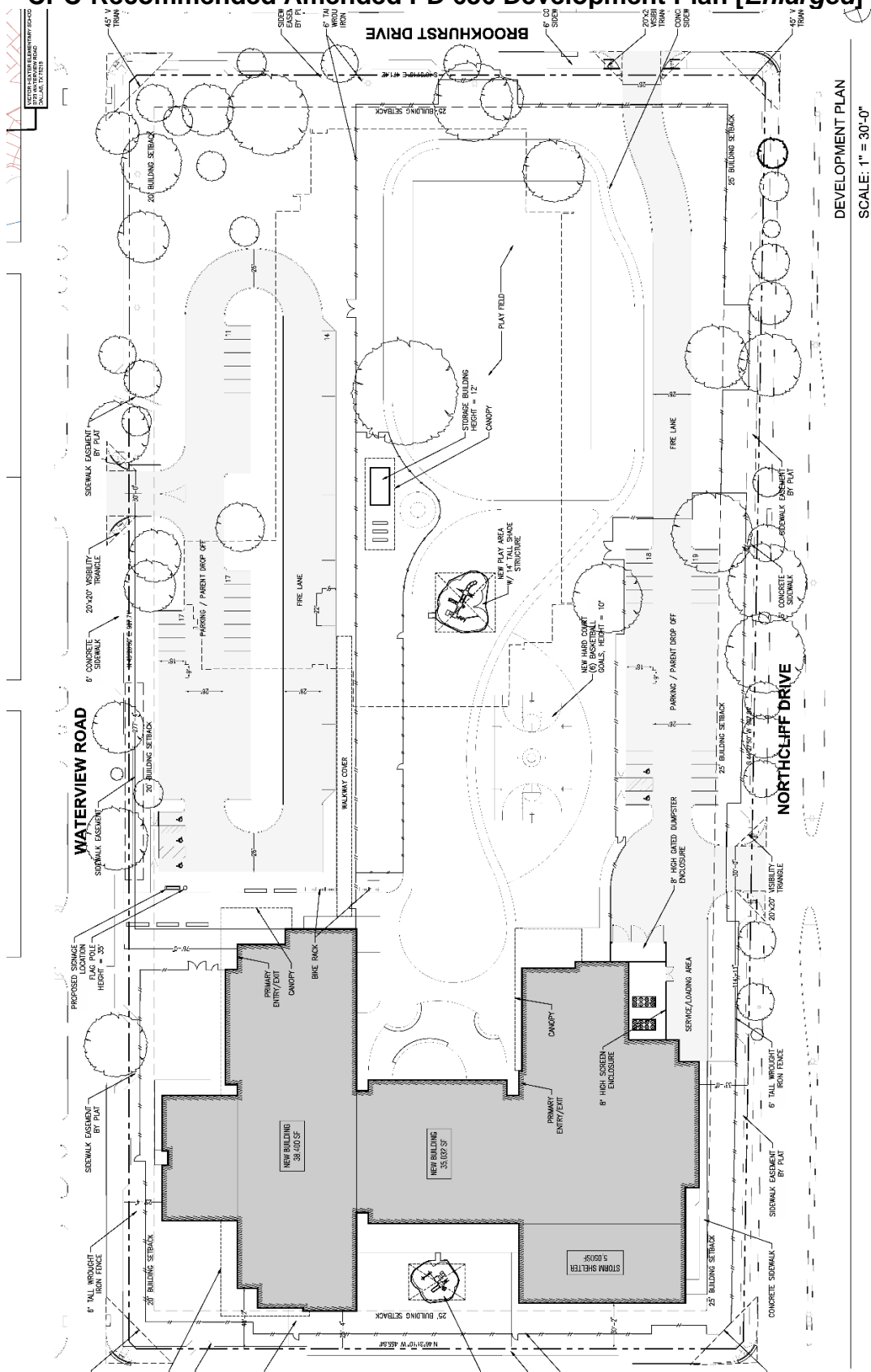
**SEC. 51P-636.114.                      ZONING MAP.**

PD 636 is located on Zoning Map No. G-9. (Ord. 25259)

## CPC-Recommended Amended PD 636 Development Plan

[illegible]

**CPC-Recommended Amended PD 636 Development Plan [Enlarged]**



## CPC-Recommended Amended Traffic Management Plan

October 25, 2023

PK# 2370-22.526

# TRAFFIC MANAGEMENT PLAN

**Z223-271**



A handwritten signature in blue ink that reads "Hunter W. Lemley".

Dallas Independent School District (DISD)  
Victor H. Hexter Elementary School  
CITY OF DALLAS

### Introduction

The services of **Pacheco Koch** (PK) were retained by **LPA, Inc.** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing DISD Victor H. Hexter Elementary School described below. The school has an existing enrollment of approximately 435 students and is proposed to increase to an enrollment of approximately 650 students after improvements for the new building are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site arrival and dismissal field observations on Tuesday, August 30, 2022, and Wednesday, August 31, 2022, during morning and afternoon periods that validates all information in this report.

### 1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



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



October 25, 2023

## 2. SCHOOL LOCATION AND DESCRIPTION

- **School Site Location:** 9720 Waterview Road, Dallas, Texas 75218
- **Description of Adjacent Roadways:**
  - **Adjacent Streets:**
    - Waterview Road:
      - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school only.
      - Speed Limit: 30 mph
    - Brookhurst Drive:
      - Cross-section: Two lanes, two-way operation [southbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school.
      - Speed Limit: 30 mph
    - Northcliff Drive:
      - Cross-section: Four lanes, two-way operation, median divided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]
    - Peavy Road:
      - Cross-section: Two lanes, two-way operation, undivided.
      - Sidewalk connectivity evident along frontage of school. [School Zone]
      - Speed Limit: 30 mph [School Zone of 20 mph]

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- **Adjacent Intersections:**

- Waterview Road and Brookhurst Drive – Marked crosswalks on all except the west leg, barrier free ramps provided on all corners.
- Brookhurst Drive and Northcliff Drive – Marked crosswalks on all except the north leg, barrier free ramps provided on all corners.
- Northcliff Drive and Peavy Road – Marked crosswalks on all approaches, barrier free ramps provided on all corners.
- Waterview Road and Peavy Road – Marked crosswalks on north and east legs, no barrier free ramps provided on any corners.
- Waterview Road and Coolair Drive - Marked crosswalks on north and south legs, barrier free ramps provided on all corners.

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

### 3. INGRESS/EGRESS POINTS OF ACCESS

- **Existing Conditions**

- **Vehicular Ingress/Egress Points:**

- Waterview Road: Two Driveways (Existing); One Driveway (Proposed)
- Brookhurst Drive: One Driveway Existing); No driveways (Proposed)
- Northcliff Drive: No Driveways (Existing); One Driveway (Proposed)

- **Student (Building) Ingress/Egress Points:**

- Main student pedestrian access will be located at the main entrance east of the school building.

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#### 4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site arrival and dismissal observations conducted on Tuesday, August 30, 2022, and Wednesday, August 31, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Grades	Start/ End Times <sup>1</sup>	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus/D eficit (veh)
		Existing	Proposed <sup>2</sup>	Proposed (Existing)		
Pre-K <sup>3</sup>	7:30 AM – 3:00 PM	43	65	11 (8)	--	--
K – 2 <sup>nd</sup>	7:30 AM – 3:15 PM	206	305	53 (36)	49 (0)	-4 (-36)
3 <sup>rd</sup> – 5 <sup>th</sup>	7:45 AM – 3:15 PM	187	280	49 (33)	56 (0)	+7 (-33)

<sup>1</sup>All times are subject to change; <sup>2</sup>Enrollment is estimated. Final enrollment may vary; <sup>3</sup>Pre-K releases 15 minutes before normal pick-up.

#### 5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

##### - Description of Existing Conditions

##### On-Site Circulation:

- Pre-K – 5<sup>th</sup> Grade:

Parent traffic enters the area from Peavy Road and Northcliff Drive to the campus. Parent traffic queues/stands on the curb sides along Waterview Road, Brookhurst Drive, and Coolair Drive adjacent of the building. Many parent vehicles park within the church parking lot area east of the school building. Parents and

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students cross Brookhurst after parking in the church parking lot to arrive at the building.

Two school buses are used for this particular school and loads and unloads students along the southbound curbside of Brookhurst Drive adjacent to the site.

Teacher and visitor parking lots are provided north of the site and staff only parking is provided southeast of the site.

**Temporary traffic control devices:**

- Cones are placed at the south leg of the intersection of Waterview Road and Brookhurst Drive to redirect traffic. (This operation will be removed in future operations)

**- Description of Proposed Conditions**

**(NOTE: only changes to the Existing Conditions are mentioned below)**

**On-Site Circulation:**

- Kindergarten – 2<sup>nd</sup> Grade:

Parent traffic is to travel along Waterview Road, turn onto Brookhurst Drive, and enter the campus via the driveway on Brookhurst Drive. Queuing is to begin in two lines east of the building and queue back through the circulated queuing area within the site.

Traffic is to circulate through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

Traffic is to exit the queueing area continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the driveway towards Northcliff Drive.

- 1<sup>st</sup> Grade – 3<sup>rd</sup> Grade:

Parent traffic is to travel eastbound along Waterview Road and enter the campus via the driveway on Waterview Road. Queuing is to begin in two lines east of the building and queue back through the circulated queuing area within the site.

Traffic is to circulation through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

Traffic is to exit the queueing area continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the driveway towards Northcliff Drive.

School buses load and unload students along the provided bus queuing area within the site.

October 25, 2023

Staff and visitor parking lots are provided surrounding the site.

**Temporary traffic control devices:**

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

## 6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Subject School Recommended Loading System:**

- Administered Sequential Loading System

**DEFINITIONS:**

An "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area. In situations with a double queue line, students are loaded in "groups" where students enter several vehicles in an instance. After, that group of vehicles depart, then another group of vehicles pull forward for the next set of students to enter each vehicle. Groups of vehicles can contain 5-10 vehicles at one time.

A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation:**

- Bus and Walk: 20%
  - Picked Up by Parent: 80%

NOTE: Information provided by DISD and validated with field observations

October 25, 2023

- **Staggered times:**
  - 7:45 AM – 3:00 PM (Pre-Kindergarten)
  - 7:45 AM – 3:15 PM (Kindergarten – 5<sup>th</sup>)

## 7. SCHOOL STAFF ASSISTANCE

- **Number:**
  - Observed: 2-5 Staff Members
  - Desired: 2-5 Staff Members
- **Location:**
  - Observed: Student Entrances
  - Desired: Student Entrances
- **Staff Requirements and expectations:**
  - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

## 8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- **Number:**
  - Observed: 1
- **Location:**
  - Desired: 1

October 25, 2023

## 9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

### REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Victor H. Hexter Elementary School 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.

Melinda Smith  
Principal Signature

10/24/2023  
Date

Name: Melinda Smith

Title: Principal

\_\_\_\_\_  
Police Department Signature

\_\_\_\_\_  
Date

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## 10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

October 25, 2023

## 11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

## 12. OTHER ITEMS WHERE APPLICABLE

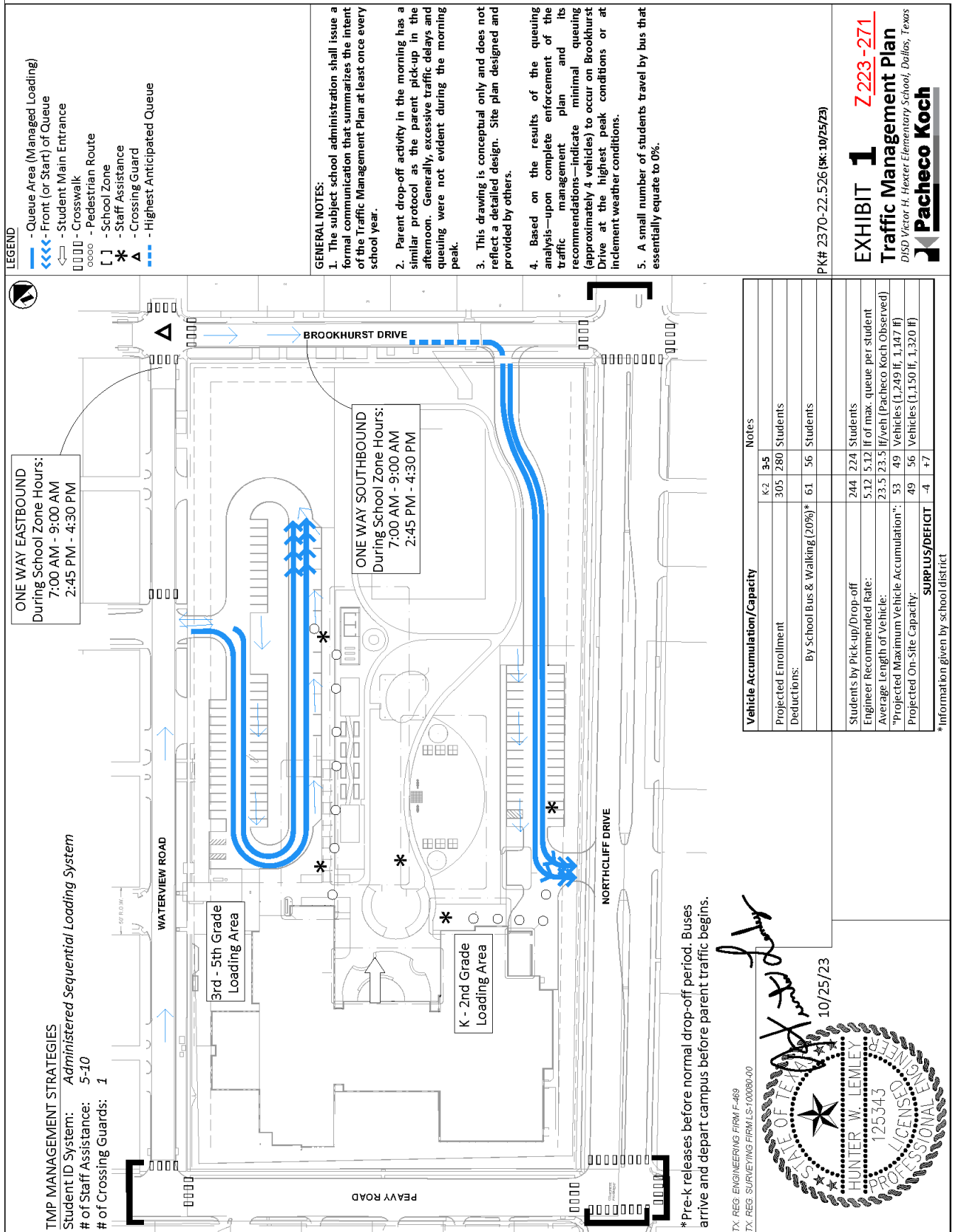
- a) School Bus Operations: (See Section 5)
- b) Methodology:
  - a. Engineer Recommended Rate: 5.12 linear feet per student
  - b. Average Length of Vehicle: 23.5 feet
  - c. Separation of modes of transportation:
    - i. Bus and Walk: 20%
    - ii. Picked Up by Parent: 80%

NOTE: Information provided by Dallas Independent School District (DISD) and validated with field observations

  - d. Projected maximum vehicle accumulation (K-2/3-5): 53/49
  - e. Projected on-site storage capacity: 49/56
  - f. Deficit/Surplus: -4/+7
- c) Proposed Pedestrian Routes: The pedestrian routes will be/are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study, however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Waterview Road and Brookhurst Drive.
- d) Proposed Parking Management Strategies:
  - a. On-street parking restrictions:
    - i. Waterview Road: "No Parking" Any Time on both curbsides
    - ii. Brookhurst Drive: "No Parking" during School Hours on southbound curbside.
  - b. Faculty and Visitor Parking: Surrounding school building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

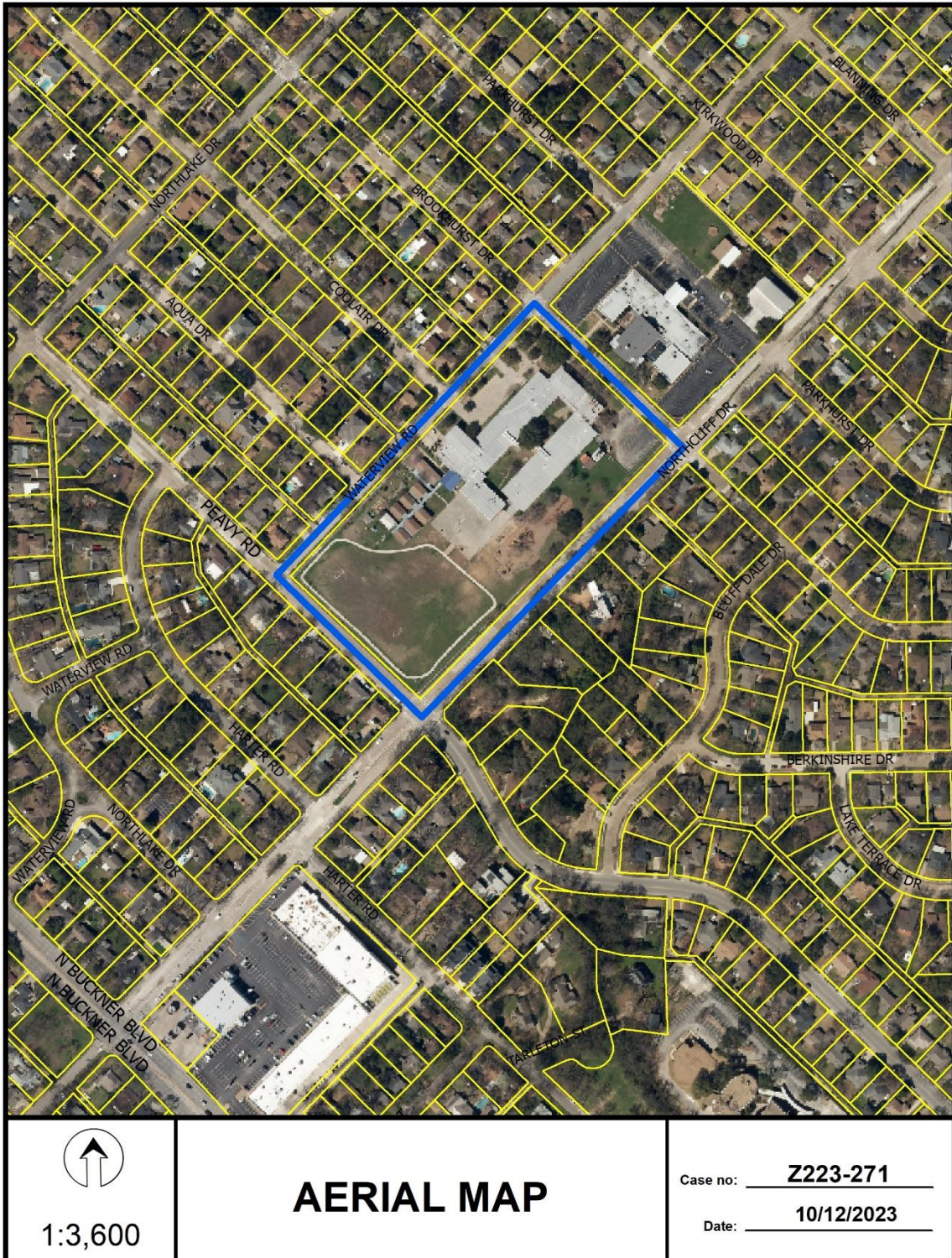
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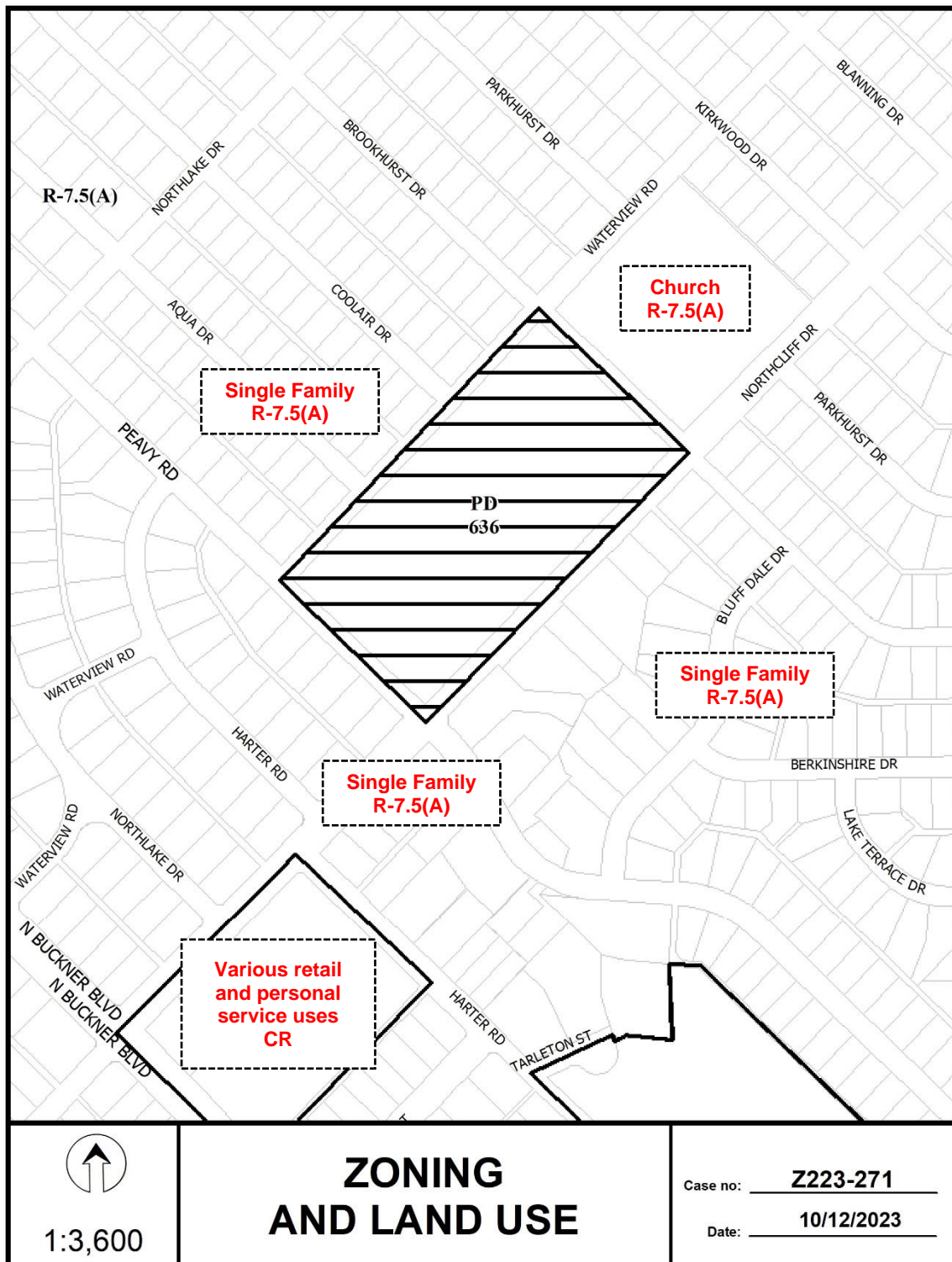


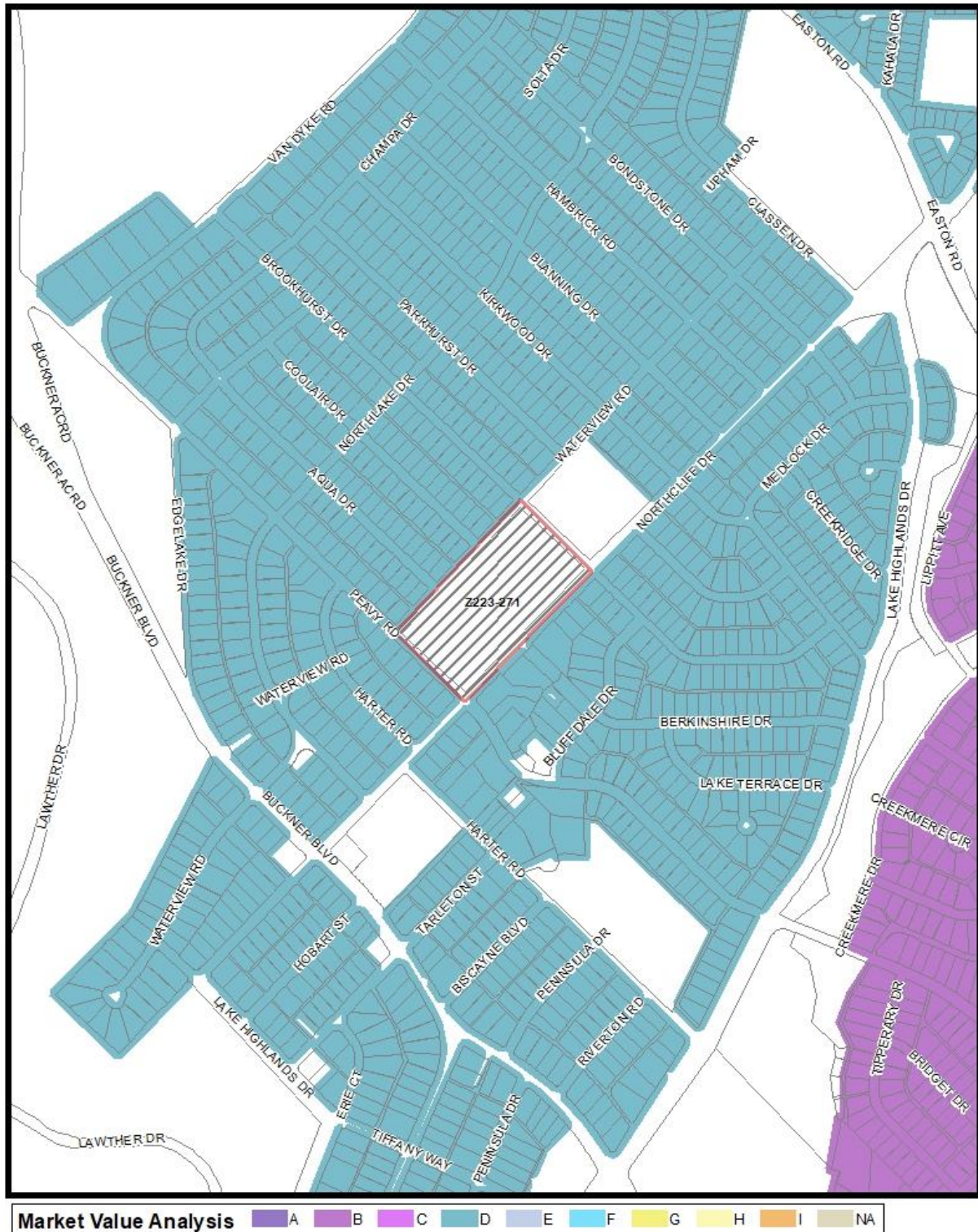












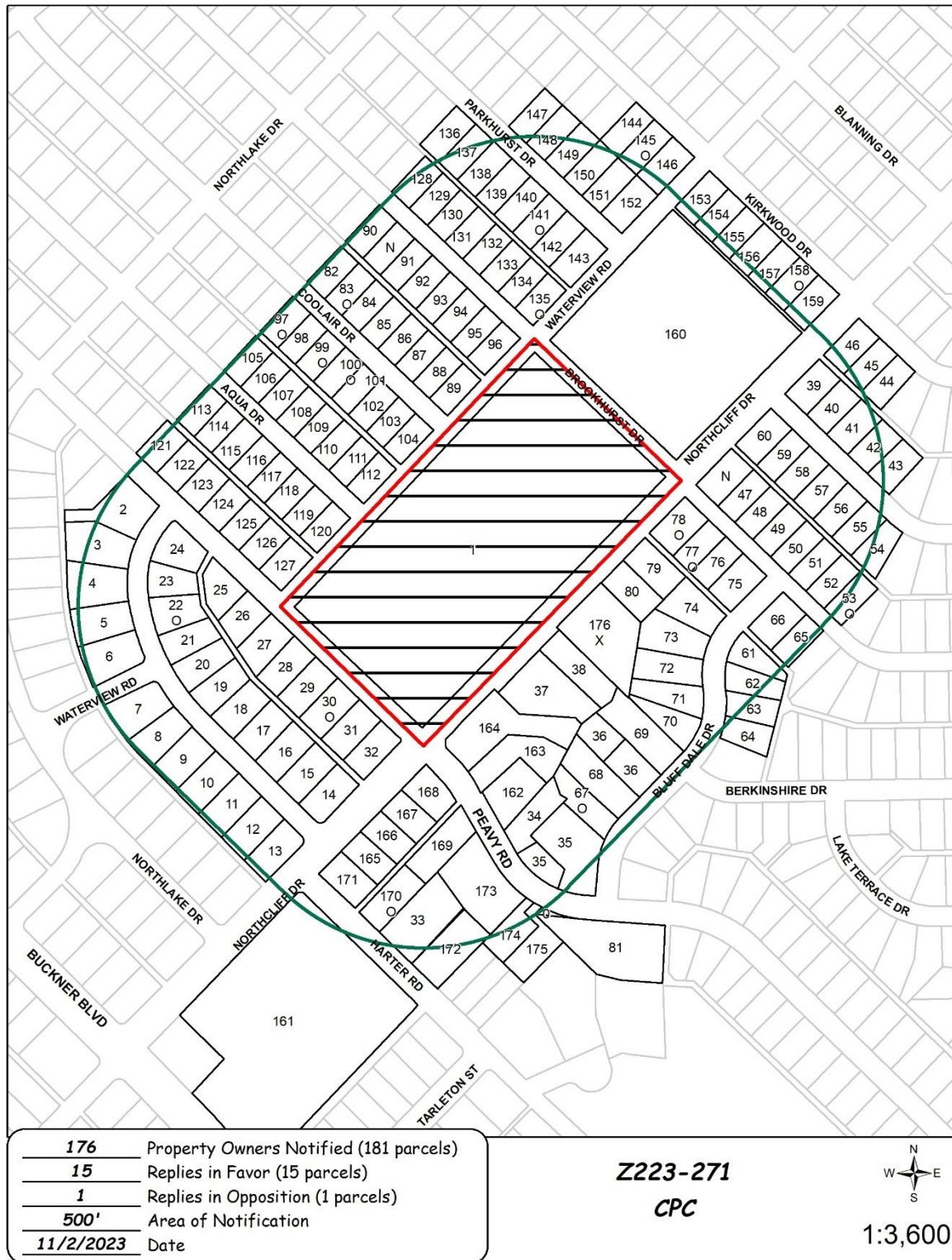
Market Value Analysis A B C D E F G H I NA

1:7,200

# Market Value Analysis

Printed Date: 10/12/2023





11/01/2023

***Reply List of Property Owners******Z223-271******176 Property Owners Notified******15 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	9720 WATERVIEW RD	Dallas ISD
	2	607 HARTER RD	SIS NATHAN & SARA
	3	611 HARTER RD	CURTIS MERRILL
	4	619 HARTER RD	GENTRY LAURA
	5	625 HARTER RD	BISSELL DOUGLAS R &
	6	629 HARTER RD	ROBERTSON BRET M & MARGARET C
	7	637 HARTER RD	Taxpayer at
	8	643 HARTER RD	Taxpayer at
	9	649 HARTER RD	WEST LIVING TRUST
	10	655 HARTER RD	BROWN THOMAS & STACY
	11	661 HARTER RD	SCHMITZ FRANCES T REV TRUST &
	12	669 HARTER RD	TZHONE STEPHEN L
	13	673 HARTER RD	LONGORIO PHILIP & KATHEY
	14	674 HARTER RD	BENDA JOHN DAVID
	15	668 HARTER RD	ODGERS MOLLY &
	16	658 HARTER RD	Taxpayer at
	17	652 HARTER RD	MISTELI THOMAS M
	18	646 HARTER RD	MCBRIDE PHILIP J
	19	638 HARTER RD	Taxpayer at
	20	632 HARTER RD	LOWERY MARK ALLAN & MELINDA
	21	626 HARTER RD	SPERRY ASHLEY & THOMAS
O	22	620 HARTER RD	WRIGHT ISABEL C
	23	614 HARTER RD	MITCHEM KIMBERLY
	24	606 HARTER RD	JAMES GARY LEE
	25	619 PEAUVY RD	LISHMAN ADAM
	26	625 PEAUVY RD	GIBBS CHRYSTAL

11/01/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	631 PEAUVY RD	HUGHES GREGORY RUSSELL &
	28	639 PEAUVY RD	PERSONS PAIGE V &
	29	643 PEAUVY RD	JONES MICHAEL D
O	30	649 PEAUVY RD	WEISE WILLIAM J V
	31	655 PEAUVY RD	DAHLFORS JON E
	32	661 PEAUVY RD	ARROYO ALEJANDRO & ESTELA
	33	722 HARTER RD	HARTGROVE CAROLYN J
	34	760 PEAUVY RD	MARTIN J JAMES
	35	760 PEAUVY RD	GARCIA JESUS
	36	9729 BLUFF DALE DR	BOYNE JEANNE M
	37	9730 NORTHCLIFF DR	Taxpayer at
	38	9736 NORTHCLIFF DR	Taxpayer at
	39	704 PARKHURST DR	MYERS GRANT M &
	40	710 PARKHURST DR	HEIJL CATHERINE &
	41	716 PARKHURST DR	HALLMON BILLY WAYNE
	42	720 PARKHURST DR	HALE DOUGLAS &
	43	726 PARKHURST DR	EMERSON STELLA FRANCES
	44	715 KIRKWOOD DR	RIST ANDREW P & ELIZABETH B
	45	709 KIRKWOOD DR	KOCSIS PATRICIA SCHROEDER
	46	703 KIRKWOOD DR	Taxpayer at
	47	710 BROOKHURST DR	HARRIS CAROLYN LEE
	48	716 BROOKHURST DR	HANSON THOMAS M
	49	720 BROOKHURST DR	LOCKLEAR TATE DALLAS &
	50	726 BROOKHURST DR	LECROY LARRY N & SHIRLEY S
	51	730 BROOKHURST DR	MASSIE STEPHANIE & ARCHIE RONALD
	52	736 BROOKHURST DR	GIDDENS JONATHAN
O	53	740 BROOKHURST DR	FITZPATRICK MARGARET
	54	733 PARKHURST DR	MAUL JOSEPH STEPHEN &
	55	729 PARKHURST DR	YANK THOMAS C & KATHY P
	56	725 PARKHURST DR	KOTEK JULIE A
	57	719 PARKHURST DR	SMITH MALLORY &



11/01/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	715 PARKHURST DR	BROWN DIANA H M & STEPHEN
	59	709 PARKHURST DR	PIWONKA NATHAN G & MARY E
	60	705 PARKHURST DR	Taxpayer at
	61	9824 BLUFF DALE DR	COBB SUZANNE KAY REVOCABLE TRUST
	62	9818 BLUFF DALE DR	VANMETER LORI ANN
	63	9812 BLUFF DALE DR	POWELL THERESE
	64	9808 BLUFF DALE DR	9808 BLUFF DALE LLC
	65	735 BROOKHURST DR	GRAY BRIAN R & DANA S
	66	731 BROOKHURST DR	BOSS LADIES PROPERTIES LLC
O	67	9717 BLUFF DALE DR	BLUFF DALE REALTY
	68	9723 BLUFF DALE DR	MAYES CRAIG C
	69	9735 BLUFF DALE DR	ARREDONDO MARIO C &
	70	9805 BLUFF DALE DR	CANUTESON MARY ALICE
	71	9811 BLUFF DALE DR	SWANSON LINDA
	72	9817 BLUFF DALE DR	REMEDIOS LISA GABRIELLE
	73	9821 BLUFF DALE DR	DEWALD BRADLEY JOSEPH
	74	9825 BLUFF DALE DR	SUITONU JENNIFER HIDDEN &
	75	721 BROOKHURST DR	DELEON DEREK DIAZ &
	76	715 BROOKHURST DR	KINNEY ELAINE F
O	77	709 BROOKHURST DR	WRIGHT KATHRYN &
O	78	705 BROOKHURST DR	HVEE SIX LLC
	79	9810 NORTHCLIFF DR	GREEN ROBERT C & KATELYN N
	80	9804 NORTHCLIFF DR	WEGENER CHRISTOPHER &
	81	807 PEAVY RD	MCBAIN RICHARD JOHN III &
	82	576 COOLAIR DR	STOKER FAMILY TRUST THE
O	83	580 COOLAIR DR	TROBEE KATHY
	84	602 COOLAIR DR	TURNER JULIANNA M
	85	608 COOLAIR DR	CLINE WILLIAM KEVIN
	86	612 COOLAIR DR	PESSY ALBAN B &
	87	618 COOLAIR DR	LOVE ERIC CHRISTOPHER
	88	622 COOLAIR DR	SYLVAN BETH W

11/01/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	626 COOLAIR DR	LIMANOWPROP LLC
	90	575 BROOKHURST DR	WILLIS NICKI MEYER
	91	603 BROOKHURST DR	SLOVENSKY APRIL B & JOSEPH A
	92	609 BROOKHURST DR	MATTHEWS KIRBY LOUISE &
	93	615 BROOKHURST DR	ATKINS LYLE T & MARY C
	94	619 BROOKHURST DR	MEYER JOHN P &
	95	623 BROOKHURST DR	SEARIGHT DANIEL S
	96	627 BROOKHURST DR	BEHAN MARY ANN &
O	97	577 COOLAIR DR	LOVE VINCENT &
	98	581 COOLAIR DR	GREENMAN TRAVIS R &
O	99	603 COOLAIR DR	DANIELL CASEY & MARIFRANCES
O	100	609 COOLAIR DR	ANDERSON STEVEN & NINA
	101	613 COOLAIR DR	SOUSSAN JOHANNA
	102	619 COOLAIR DR	SALDANA AUDREY DENON
	103	623 COOLAIR DR	PARKER JOANNE M
	104	627 COOLAIR DR	SCHACK STEPHEN W
	105	576 AQUA DR	RAGAN GERALD M &
	106	580 AQUA DR	SEAY ANDREW THOMAS &
	107	602 AQUA DR	GEMAS TERRY & TRACY
	108	608 AQUA DR	MAYFIELD KIMBERLY GENE
	109	612 AQUA DR	JAKUBOWSKI PIOTR &
	110	618 AQUA DR	MCCLURE LAUREL ANNE
	111	622 AQUA DR	BOWLING DEVON A & JAMES P
	112	626 AQUA DR	PARK KATHERINE LABRUZZO
	113	577 AQUA DR	PEARCE BLAKE & REBECCA
	114	581 AQUA DR	PERRY BRENT
	115	603 AQUA DR	NIKNEJAD DARYOUSH & IDA C HOLM
	116	609 AQUA DR	HIMELHOCH MARC J
	117	613 AQUA DR	BOOTS HAROLD JR &
	118	619 AQUA DR	GUEVARA JAIME &
	119	623 AQUA DR	CANALES JOHN ANDREAS &

11/01/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	627 AQUA DR	ELLISON ELIZABETH M
	121	576 PEAUVY RD	MOISUK THOMAS &
	122	580 PEAUVY RD	HERNANDEZ ROSA
	123	602 PEAUVY RD	CRAGG DUNCAN MARSHALL &
	124	610 PEAUVY RD	MALONE DAVID
	125	614 PEAUVY RD	VOLMAR JON & CARA
	126	620 PEAUVY RD	SANTOS NEIL & TRICIA OLEA-SANTOS
	127	626 PEAUVY RD	Taxpayer at
	128	576 BROOKHURST DR	ELENEZ BASILIA & EMILIANO
	129	580 BROOKHURST DR	TROBEE SAM & CHERYL
	130	602 BROOKHURST DR	BOYD MARY JANIS
	131	608 BROOKHURST DR	FENDLEY JUDY G
	132	614 BROOKHURST DR	DRAKE CHRISTY LEE
	133	618 BROOKHURST DR	JACKSON FAYE
	134	622 BROOKHURST DR	JUNG SIM WAI
O	135	626 BROOKHURST DR	ROUSSEAU REVOCABLE TRUST
	136	525 PARKHURST DR	BAILEY GARRETT & JORDON
	137	531 PARKHURST DR	JOHNSON NATHAN R & ERIN
	138	535 PARKHURST DR	LUNDY PEGGY D
	139	541 PARKHURST DR	BROYLES ALEXANDER J & MEGAN M
	140	545 PARKHURST DR	WHITEHORSE SHAUN A
O	141	549 PARKHURST DR	NIESMAN ZACH & LAURA LYNN
	142	555 PARKHURST DR	CASTANEDA MELINDA K
	143	559 PARKHURST DR	KUEHNE MARTHA TRUST &
	144	549 KIRKWOOD DR	PRYOR CHANDLER C &
O	145	555 KIRKWOOD DR	STANFORD EMILY &
	146	559 KIRKWOOD DR	Taxpayer at
	147	534 PARKHURST DR	DELEON ELIZABETH MALOUF
	148	540 PARKHURST DR	JOHNSON LINDSAY ALAINE &
	149	544 PARKHURST DR	CHRISTIAN ALAN GIBBS
	150	548 PARKHURST DR	Taxpayer at

11/01/2023

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	554 PARKHURST DR	MAROTTA LORRAINE M
	152	558 PARKHURST DR	Taxpayer at
	153	603 KIRKWOOD DR	CRISP MARILYN &
	154	609 KIRKWOOD DR	EDGEWATER TRUST
	155	615 KIRKWOOD DR	TORNEO SALVATORE M JR
	156	619 KIRKWOOD DR	DUNCAN DANA & MARY
	157	623 KIRKWOOD DR	CONWAY TIMOTHY J
O	158	629 KIRKWOOD DR	CRAWFORD JANICE M
	159	635 KIRKWOOD DR	BOHDAN WALTER MICHAEL &
	160	642 BROOKHURST DR	LAKE HIGHLANDS BAPT CH
	161	702 N BUCKNER BLVD	FREEDOM LHV LLC
	162	740 PEAUVY RD	TUCKER JAMES SCOTT
	163	728 PEAUVY RD	SNYDER RICHARD &
	164	720 PEAUVY RD	Taxpayer at
	165	9616 NORTHCLIFF DR	STEEGER CORRINE L
	166	9626 NORTHCLIFF DR	Taxpayer at
	167	9636 NORTHCLIFF DR	CHASE CONNOR & RYAN MURRAY
	168	9646 NORTHCLIFF DR	RAWSON TIMOTHY JOHN
	169	717 PEAUVY RD	KLUCK RICHARD P &
O	170	714 HARTE RD	RIBA GEORGE J &
	171	9606 NORTHCLIFF DR	BOLLINGER DANNY
	172	730 HARTE RD	BARRETT JOHN WINFORD &
	173	763 PEAUVY RD	KHIRALLAH RAPHAEL T &
	174	771 PEAUVY RD	ACKERMANN ROBERT A &
	175	775 PEAUVY RD	MILEGER CHRIS & MICHELLE
X	176	9744 NORTHCLIFF DR	OLP GARY G