

ACM: Dr. Eric A. Johnson**FILE NUMBER:** Z201-119(JM) **DATE FILED:** October 20, 2020**LOCATION:** Bounded by Taft Street, North Montclair Avenue, Rainer Street and Mary Cliff Road**COUNCIL DISTRICT:** 1 **MAPSCO:** 54 A**SIZE OF REQUEST:** ± 5.4512 acres **CENSUS TRACT:** 42.02**APPLICANT/OWNER:** Dallas Independent School District**REPRESENTATIVE:** Karl Crawley, MASTERPLAN**REQUEST:** An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of the request is for the expansion of Rosemont Prep School from approximately 38,000 square feet to 83,000 square feet in floor area with proposed amendments primarily in relation to lot coverage, building height, and front yard setback.**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 subject site contains approximately 5.4512 acres of land currently developed with a two-story public school use that was originally built in 1922 according to DCAD records [Rosemont Prep]. The property is zoned an R-7.5(A) Single Family District where a public school other than open enrollment or charter school use requires a Specific Use Permit. The school operates as a nonconforming use.
- The Dallas Development Code allows nonconforming schools to expand by 2,000 square feet without obtaining an SUP per Sec. 51A-4.204(17)(E)(iv). However, the applicant proposed an expansion of up to 45,000 square feet. Therefore, the school use must conform to zoning. Since the applicant is seeking further relief from R-7.5(A) District standards, a PD is requested.
- The proposed expansion would eliminate the eight-existing portable [modular] buildings. Additionally, the current class count is 40 and would be reduced to 33 with the removal of the 3rd grade level. The school will maintain grades 4-8. Ten of the classrooms are for specialty classes.
- The current request is for a Planned Development District to allow:
 - A public school use by right;
 - Parking in the required front yard along Rainer Street with three-foot screening;
 - Lighting standards up to 25 feet-in-height within setback areas;
 - Other encroachments including steps and handrails into required setback areas;
 - An increase to lot coverage from 25 to 35 percent;
 - An increase in maximum allowable height, up to 48 feet as identified on the proposed development plan; and,
 - Limited screening of the existing loading and dumpster area at the northeast corner of the site.

Zoning History: There have not been any recent zoning requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Taft Street	Local	50 feet	50 feet
North Montclair Avenue	Local	Variable (58 feet)	58 feet
Rainer Street	Local	50 feet	50 feet
Mary Cliff Road	Local	100 feet	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system. A traffic management plan was submitted with this request. The plan shows the reduction in overall student population from an existing maximum of 708 (not fully occupied) to about 495. An exact existing student population was not provided.

The TMP identifies that up to 85 percent of the student population utilizes parent pick-up. Queueing is being added within the redesigned and enlarged parking lot fronting on Rainer Street. Due to site constraints, the school will continue to queue onto the public right-of-way including along Taft Street and Montclair Avenue, and into the site parking lot along Rainer Street. The school will continue to utilize an app to coordinate student pick-up with parents for scheduled and orderly pick-up. Staff reviewed the TMP and has no objections to this plan.

Surrounding Land Uses:

Area	Zoning	Use
Site	R-7.5(A)	Public School
North	CD No. 1	Single Family
East	CD No. 1	Single Family
South	CD No. 1	Single Family
West	PD No. 690; PD No. 796; PD No. 830	Public School; Single Family; Church and Private School

STAFF ANALYSIS

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.

Land Use Compatibility:

Surrounding land uses consist of single family surrounding the site, as well as two other schools (one public and one private) and a church to the west. The school has been serving the community for nearly 90 years. The use continues to be compatible with surrounding residential uses in the area.

The site contains 38,082 square feet of floor area. The proposed maximum floor area for the school is 83,000 square feet. The school has an enrollment capacity of 708 students in grades 3rd through 8th. There are 40 total classrooms with eight being in portable [modular] buildings and 10 being specialty classes. The applicant is removing all portable buildings. Additionally, the 3rd grade level will be removed from this school campus and relocated to the Lower School across Mary Cliff Road. The projected student population is about 495.

Proposed provisions amend conditions for a public school other than an open-enrollment charter school use, but not for other allowable uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

Staff supports the applicant's request to allow a public school other than an open-enrollment charter school use by right because the school has operated within the community for nearly 90 years. Schools belong in neighborhoods. Further, staff

considers the use 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:

DISTRICT	SETBACKS		Density	Lot Size	FAR/ Max Floor Area	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
Existing: R-7.5(A) Single Family	25'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	--	30'	45% SF 25% Others	Single family.
Proposed: PD for R-7.5(A) and public school	*15'	5' SF 10' Others	One dwelling unit per lot.	7,500 SF	*83,000 SF for public school	30' Up to 48' for public school 25' for lights	45% SF 25% Others 35% for public school	Single family and public school by right.

*Encroachments allowed.

There are three major differences from the existing zoning and proposed standards: the front yard setback reduction from 25 feet to 15 feet with additional encroachments allowed; the maximum height increase from 30 feet to 48 feet as indicated on the development plan; and, the increase in maximum lot coverage from 25 percent to 35 percent.

Although the request is to reduce the front yard setback to 15 feet, the proposed development plan does not show any main structures within the next 10 feet (total of 25 feet). The encroachments are shown including stairs, handrails, benches, and lighting standards. Additionally, parking, loading, and the dumpsters are located within the required front yards. All encroachments are as shown on the proposed development plan and go from one-foot to 14 feet into the 15-foot front yard setback. The ramp, stairs, and handrails go all the way to the property line.

Staff supports the applicant's request to allow encroachments including lighting standards up to 25 feet-in-height, steps, handrails, and benches within setback areas because the encroachments currently exist and pose no harm to the surrounding properties or neighborhood. New lighting standards are being installed around the perimeter of the site, as well. All existing and proposed encroachments are typical items found in pedestrian areas around public buildings.

However, while staff can understand the complexity of site re-design especially considering the natural slope of the site, the request to allow loading and dumpsters to remain in the required front yard at the northeast corner of the site and to allow for the

expansion of the existing parking lot located within the front yard on Rainer Street should be reconsidered. Staff believes the planned school additions should be in consideration of improving current conditions like screening to meet or exceed code requirements to ensure optimal integration into the neighborhood.

The existing dumpster is screened with a solid wall. Ultimately, the pavement conditions and building areas make the addition of loading screening impossible to accomplish without relocation. The applicant has agreed to provide limited screening of the loading and dumpster area by adding shrubs up to three feet-in-height where possible and as outlined on the proposed landscape plan. While it would be ideal to move the loading area, staff acknowledges the limitations of the site (and existing kitchen facilities) and supports this element of the request. The parking lot is not currently screened. Headlights pointing onto single family residences is not ideal. The applicant is proposing screening per the proposed landscape plan. According to the plan, the shrubs planted will be three feet tall, planted 18-inches apart, and be capable of reaching a solid appearance within two-years. This is beyond the existing code requirement; however, typical required screening should reach a solid appearance, six feet-in-height within three years.

The increase in height from 30 feet to up to 48 feet as shown on the plan is significant. The existing structures are up to 38 feet-in-height. The additions include a range of structures from 15 feet-in-height to 48 feet-in-height. The tallest structure is the auditorium, programmed on the northwest portion of the site. The auditorium is 35 feet-in-height plus an extra 13 feet for a fly-loft area, with a total height of 48 feet, as identified on the plan. A comparison of townhouses across Mary Cliff Road indicates the area with the tallest proposed height would not impact the lower R-7.5(A) District properties due to a significant change in grade from the western portion of the site where the tallest addition is proposed.

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 north, east, and south are located within a Category "C". Properties located across Mary Cliff Road are schools and not categorized either.

Parking:

The school contains a total of 23 classrooms. The Dallas Development Code requires one-and-one-half parking spaces for each elementary school classroom and three-and-a-half parking spaces for each junior high/middle school classroom. The school is required to provide 55 parking spaces. According to the development plan, the site will have 61 parking spaces, exceeding the requirement.

The applicant proposes to allow parking in the required front yards where parking is prohibited in residential districts. The existing parking lot along Rainer Street is not in a front yard, but the applicant has requested to make all street frontages front yards with 15-foot setbacks. This request is made to remedy the existing parking lots within the proposed required front yard along Rainer Street. The parking lot along the south side of the site facing residential uses will be renovated and expanded.

Landscaping:

The applicant proposes to comply with the landscaping on the proposed landscape plan. The landscape plan provides a variety of native trees, shrubs, grasses, and ground covers. All tree mitigation is provided on the school site. Street trees are provided on all the streets surrounding the school. The main building front is enhanced with planting beds of shrubs, ground cover, grasses, and trees off of Rainer Street. Mary Cliff Road has street and site trees. There is enhanced shrub planting at the building walk entries and parking lot on Taft Street. The buildings on Montclair Avenue have foundation plantings and enhanced plantings at the building entry walks. In the central courtyard there is a learning garden. In all, there are 62 large trees, 14 medium trees, and 24 small trees being added to the site, along with countless shrubs, annuals, ground covers, and grasses.

The existing parking lot is not currently screened. The applicant has agreed to provide screening similar to the code requirement, but three feet-in-height rather than six feet-in-height. Ultimately, the chief arborist reviewed the proposed landscape plan and found the landscaping to meet or exceed the existing landscape requirements.

List of Officers

Dallas Independent School District

Board of Trustees

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Z201-119(JM)

CPC Action
Z201-119(JM)

Motion: It was moved to recommend **approval** of a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses, subject to a development plan, a landscape plan, a traffic management plan, and staff's recommended conditions, as amended, including requiring three-foot evergreen screening of the dumpster, loading, and parking areas in required front yards, and requiring the fence requested to be of wrought iron material, on property zoned an R-7.5(A) Single Family District, in an area bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.

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

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

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

Notices: Area: 500 Mailed: 162
Replies: For: 8 Against: 5

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Michael Lopez, 3033 San Jacinto St., Dallas, TX, 75204
Against: David Krukiel, 805 N. Montclair Ave., Dallas, TX, 75208

CPC Recommended PD Conditions

ARTICLE XXX

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

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

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

PD XXX is established on property generally located on North Montclair Avenue. The size of PD XXX is approximately 5.46 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit xxxA: development plan.
- (2) Exhibit xxxB; landscape plan
- (3) Exhibit xxxC: traffic management plan

SEC. 51P-xxx.105. DEVELOPMENT PLAN.

(a) For a public school other than an open enrollment charter school development and use of the Property must comply with the development plan (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, the text of this article controls.

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

site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

(a) Except as provided in this section, the only main uses permitted 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 Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District by specific use permit (SUP) only is permitted in this district by SUP; A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

-- Public school other than an open-enrollment charter school.

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

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

SEC. 51P-xxx.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 83,000 square feet.

(c) Height: Maximum height for a public school other than an open enrollment charter school is 48 feet in the portions shown on the development plan. Light poles are allowed a maximum height of 25 feet.

(d) Setbacks: Setbacks for a public school other than an open enrollment charter school is 15 feet. Steps, handrails and light poles are allowed in the required setbacks. Parking for a public school other than an open enrollment charter school is allowed in the required yard along Rainier Street. Loading for a public school other than an open enrollment charter school is allowed in the required yard along North Montclair Avenue.

(e) Lot coverage: Maximum lot coverage is 35 percent.

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

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Required screening of off-street parking and loading area in a required front yard for a public school use shall consist of evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within **two** years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years. The maximum height of the screening is **three** feet.

(c) Loading for a public school, other than an open enrollment charter school, is a minimum of one small space.

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

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

(a) For a public school use other than an open enrollment charter school, landscaping must be provided as shown on the landscape plan (Exhibit XXXB). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) Landscaping for all other allowed uses must be provided in accordance with Article.

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

SEC. 51P-____.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____C).

(b) Traffic study.

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

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

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

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

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

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

(d) Amendment process.

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

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

SEC. SIP-xxx.113. SIGNS.

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

SEC. SIP-xxx.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.

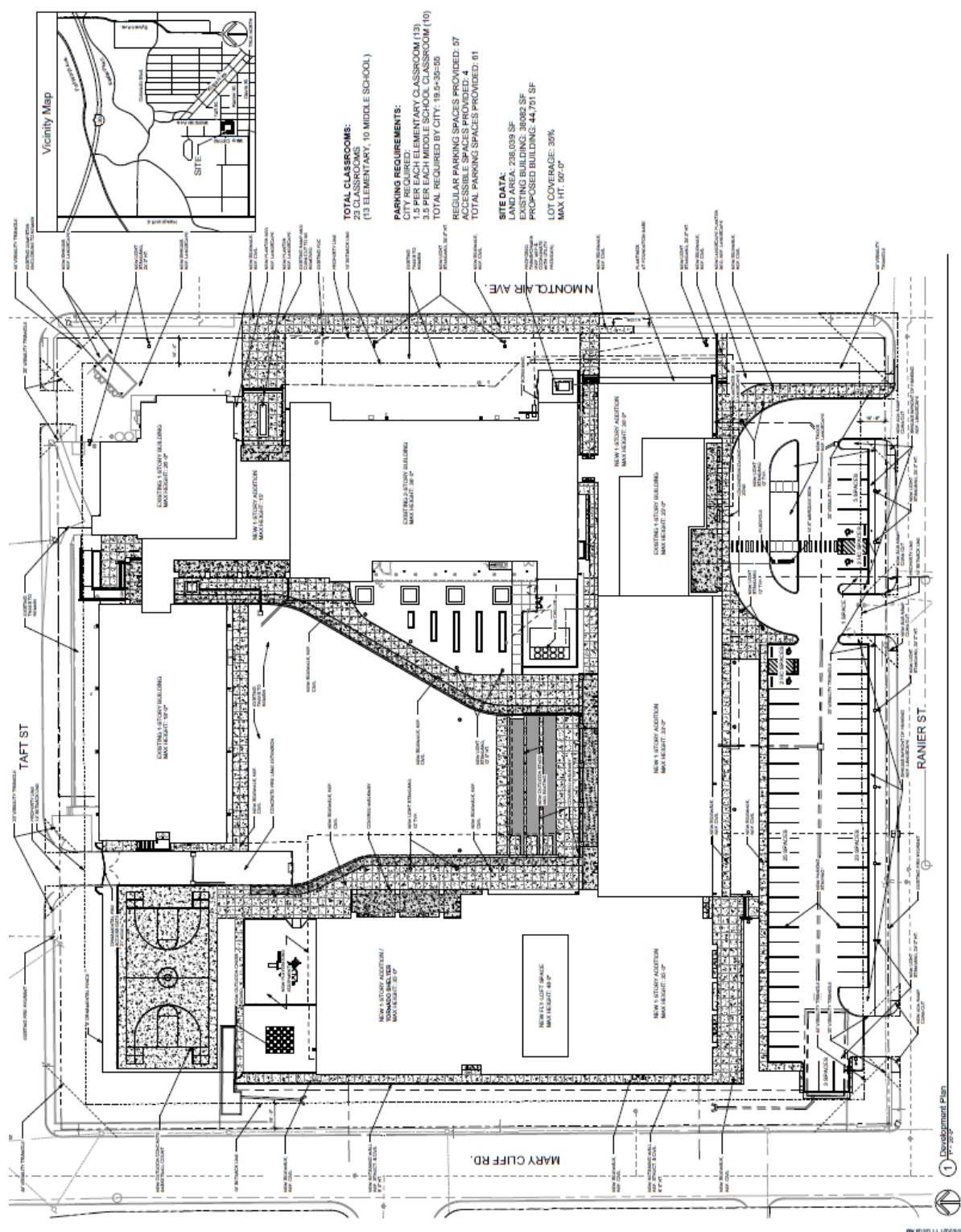
(c) For a public school other than an open enrollment charter school use, wrought iron fencing may be provided in the required yards with a maximum height of eight feet. The fence may not be solid in nature.

SEC. SIP-xxx.115 COMPLIANCE WITH CONDITIONS.

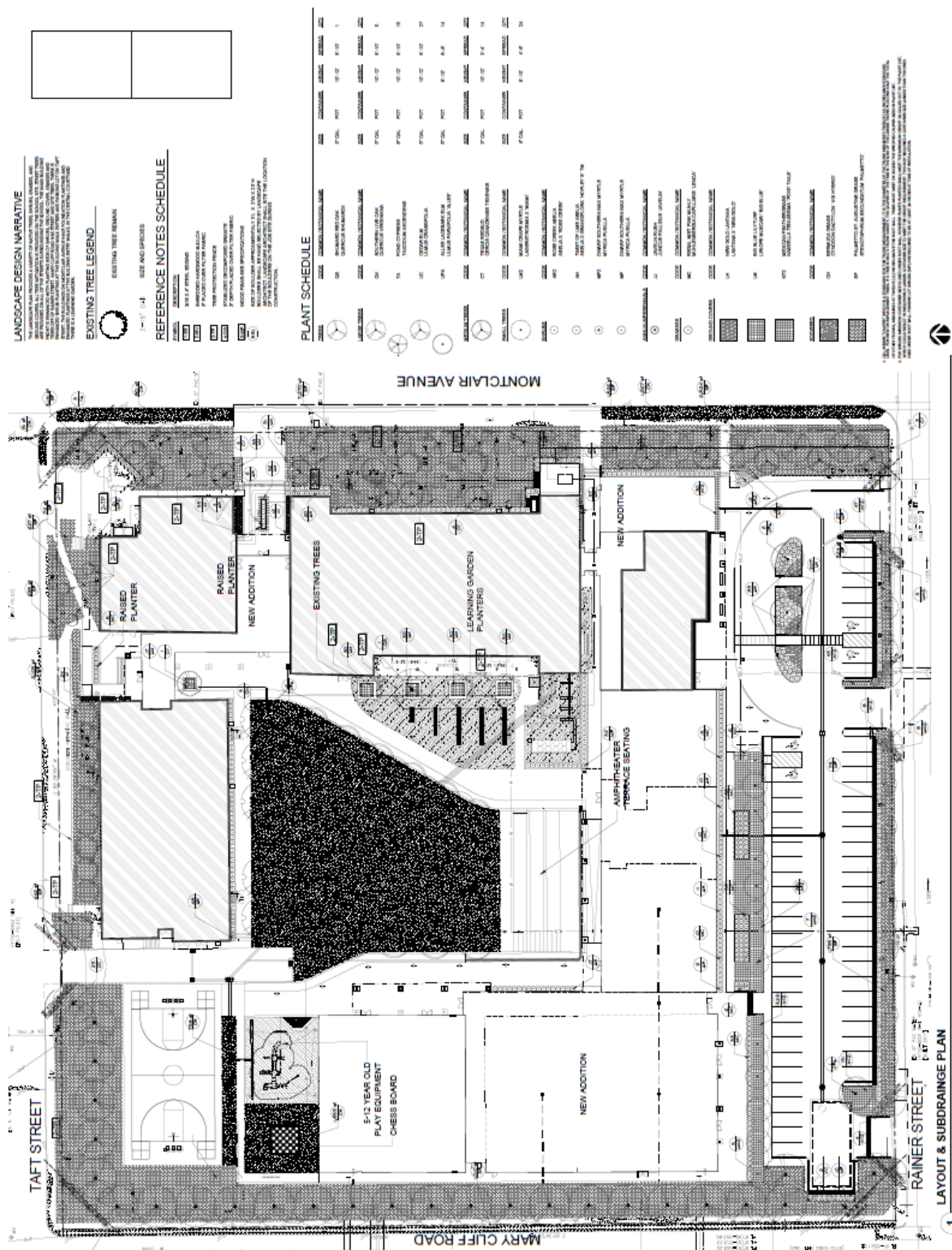
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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



CPC Recommended Landscape Plan



CPC Recommended Traffic Management Plan

January 11, 2021

PK# 2519-19.550

Z201-119

TRAFFIC MANAGEMENT PLAN

ROSEMONT PREP
CITY OF DALLAS



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

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District (DISD)**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for Rosemont Prep (the "School") located at 719 N Montclair Ave, Dallas, TX 75208 Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: Public Prep School
- District: Dallas Independent School District
- Address: 719 N Montclair Ave, Dallas, TX 75208
- Grades:
 - 4th-8th
- Start/End Times:
 - 8:20 AM – 3:25 PM (4th – 8th)
- Existing Zoning: R-7.5(A)
- Future Enrollment: 495



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

January 11, 2021



School Access

- Adjacent Streets:
 - Montclair Avenue: Two lanes, two-way operation, un-divided [southbound one-way operational during school hours] [School Zone]
 - Taft Street: Two lanes, two-way operation, no median [eastbound one-way operational during school hours] [School Zone]
 - Mary Cliff Road: Two lanes, two-way operation, no median, designated bike lanes. [School Zone]
 - Ranier Street: Two lanes, two-way operation, no median. [westbound one-way operational during school hours] [School Zone]
- Adjacent Intersections:
 - Montclair Avenue and Taft Street - Marked crosswalks on east, west, and south approaches, barrier free ramps provided on all corners.
 - Montclair Avenue and Ranier Street – Marked crosswalks on east, west, and south approaches, barrier free ramps provided on all corners.
 - Mary Cliff Road and Ranier Street – Marked crosswalks on east (faded) and south approaches, barrier free ramps provided on northeast and southeast corners.
 - Mary Cliff Road and Taft Street – Marked crosswalks on east and south approaches, barrier free ramps provided on northeast, southeast, and southwest corners.
 - Sidewalks within walking distance of the school campus along adjacent streets appear to be sufficient for students to walk to and from School.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. 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.

January 11, 2021



- Projected Travel Modes:
 - Bus: 5%
 - Walk: 10%
 - Sidewalk Connectivity appears to be sufficient for students to walk to and from School.
 - Picked Up by Parent: 85%

*Enrollment and Travel Mode Data assumed by DISD and validated by field observations.

School Administration Input Statement

The engineer collaborated with both the School District personnel and on-site staff/principal (Mr. Barker at 972-749-5026) and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan. Conversations having direct input from the school principal most recently occurred on January 11th, 2021.

NOTE: During the COVID-19 Pandemic of 2020, a portion of students significantly below the total enrollment (approximately 50%) have been in-person at the school building. Because of this, conditions are not normal and, out of necessity, recommendations for this study are based upon professional experience and knowledge from similar and prior studies, supplemented by on-site observations.

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

TRAFFIC MANAGEMENT PLAN

Most recent on-site dismissal observations were conducted on Monday, January 11, 2021. A summary of existing conditions is stated below:

Field Observed Traffic Management Operations

Dismissal consists of a single dismissal group. The school is surrounded by four local streets – Montclair Avenue, Taft Street, Mary Cliff Road, Ranier Street. Parent traffic enters the area and queues along both curbsides of Montclair Avenue, and the school property curbside of Taft Street and Ranier Street. The school uses an “app” for parents to coordinate with staff members to make the pick-up operations more efficient.

January 11, 2021



Montclair Avenue operates as one-way southbound as vehicles enter from the north and travel southbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel southbound to exit the area. This queuing area is designated for 5th Grade.

Taft Street operates as one-way eastbound as vehicles enter from the west and travel eastbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel eastbound to exit the area. This queuing area is designated for Middle School.

Ranier Street operates as one-way westbound as vehicles enter from the east and travel westbound during the pick-up and drop off periods. As students enter the vehicles, the vehicles continue to travel westbound to exit the area. This queuing area is designated for 5th Grade.

Student crossings with crossing guards are located at the intersections of Taft Street and Montclair Avenue, at the intersection of Ranier Street and Montclair Avenue, and Taft Street and Mary Cliff Road.

A parking lot for staff and visitor traffic is accessible via Ranier Street.

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

School buses load and unload students along Montclair Avenue. Bus ridership is minimal for Rosemont Elementary School.

Proposed Traffic Management Operations

With all operations stated in the preceding section of field observed traffic management operations, the following changes are proposed to be implemented for traffic management operations.

In lieu of parent vehicles queuing on the east curbside of Montclair Avenue, queuing is to occur in the existing parking lot on Ranier Street as shown in **Exhibit 1**. This queuing area, along with Montclair Avenue, will be designated for 4th Grade in addition to 5th Grade.

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

1. **Provide Ability for Queuing within Parking Lot** – In lieu of parent vehicles queuing on the east curbside of Montclair Avenue, queuing is to occur in the existing parking lot on Ranier Street.

January 11, 2021



Acknowledgement Statement

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for Rosemont Prep 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.


Signature

01/11/21
Date

Name: Marco Barker

Title: Principal

Police Department Signature

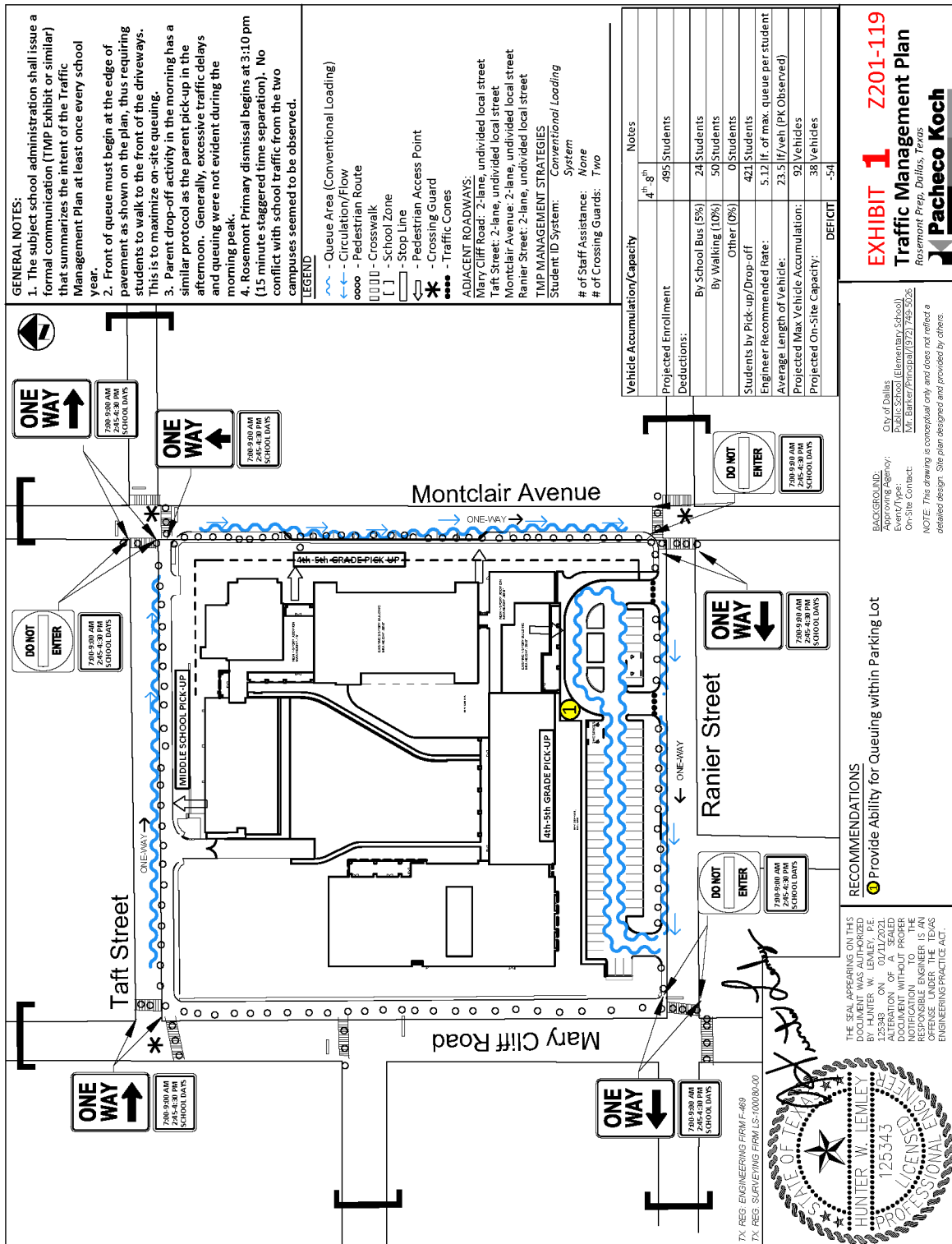
Date

Name: _____

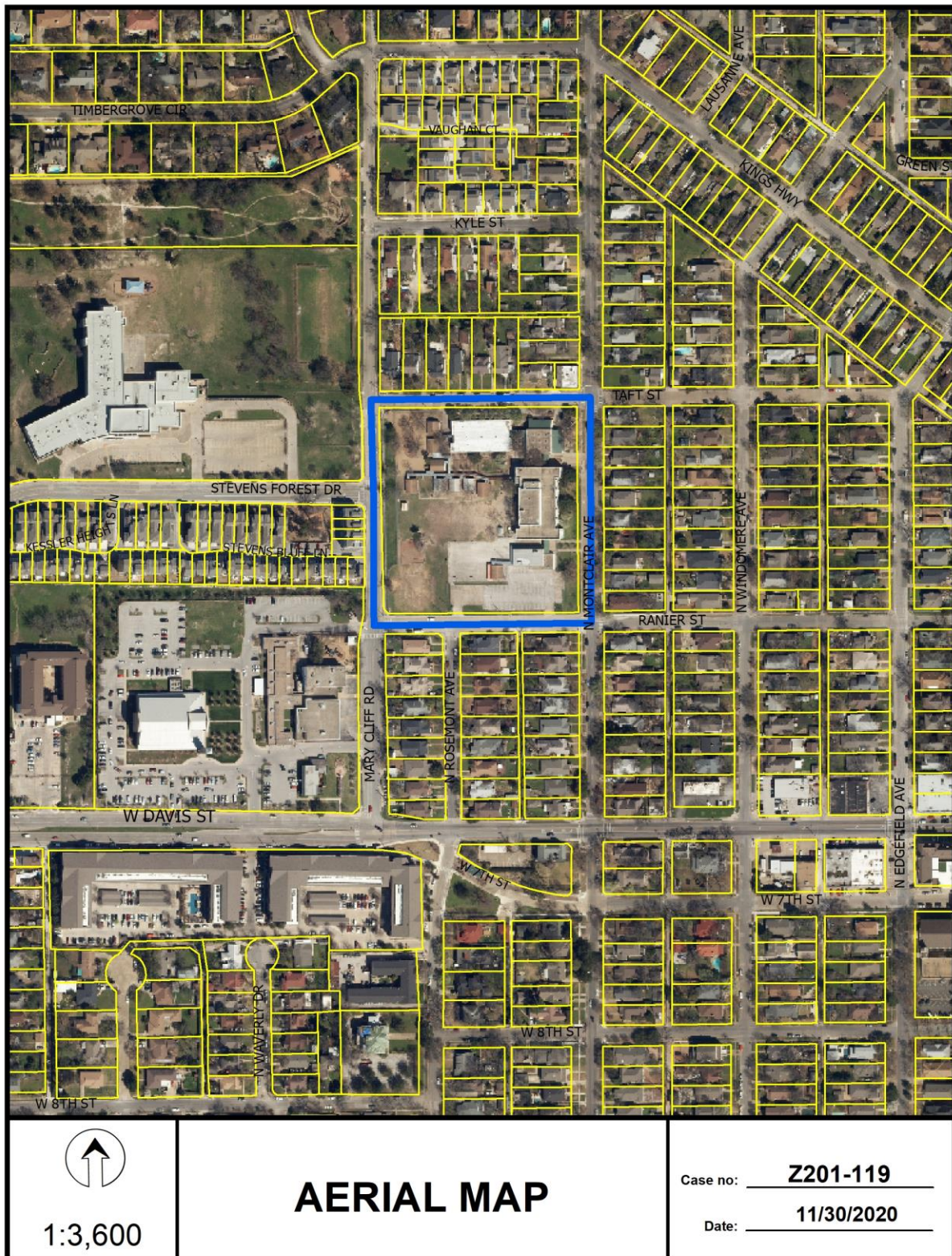
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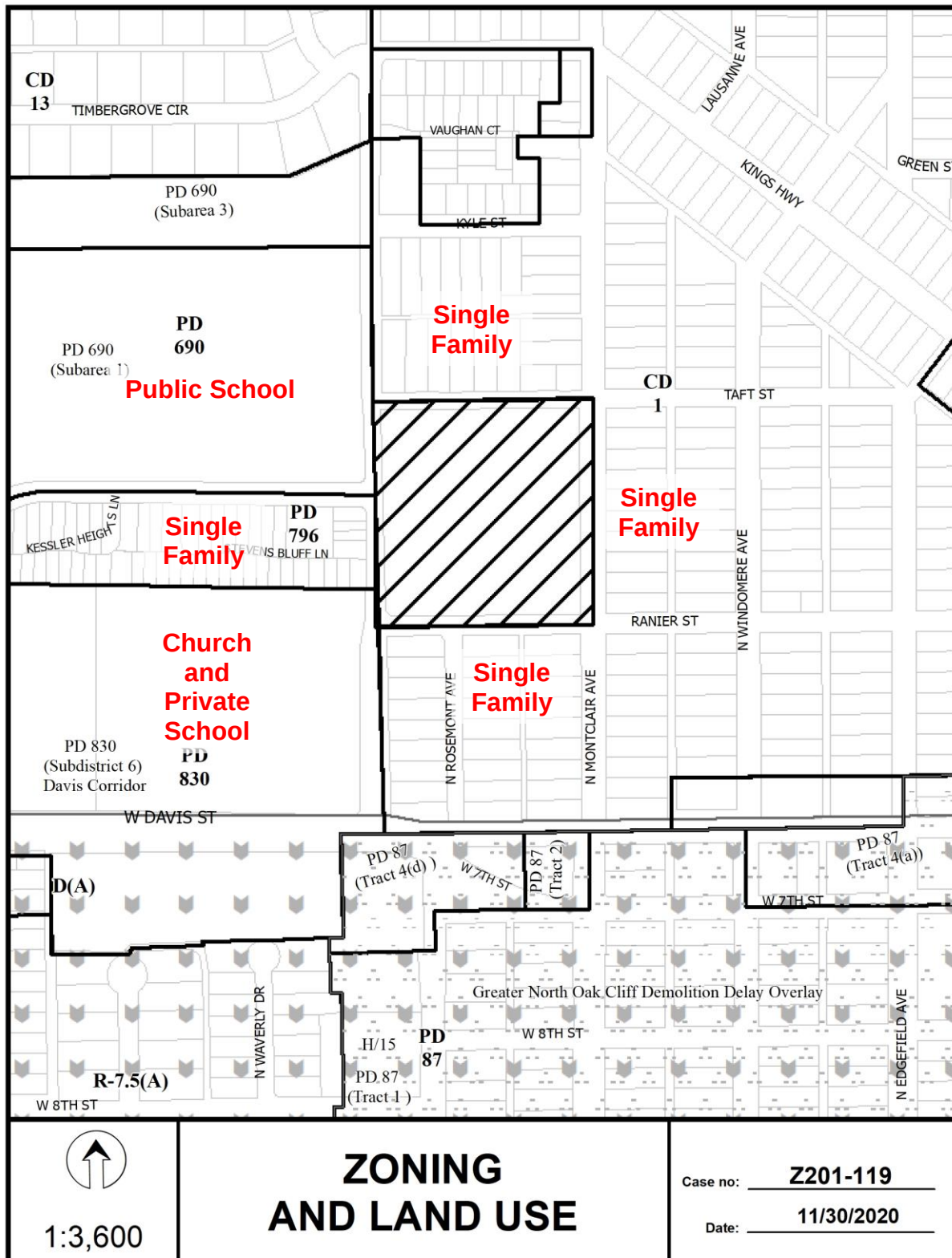
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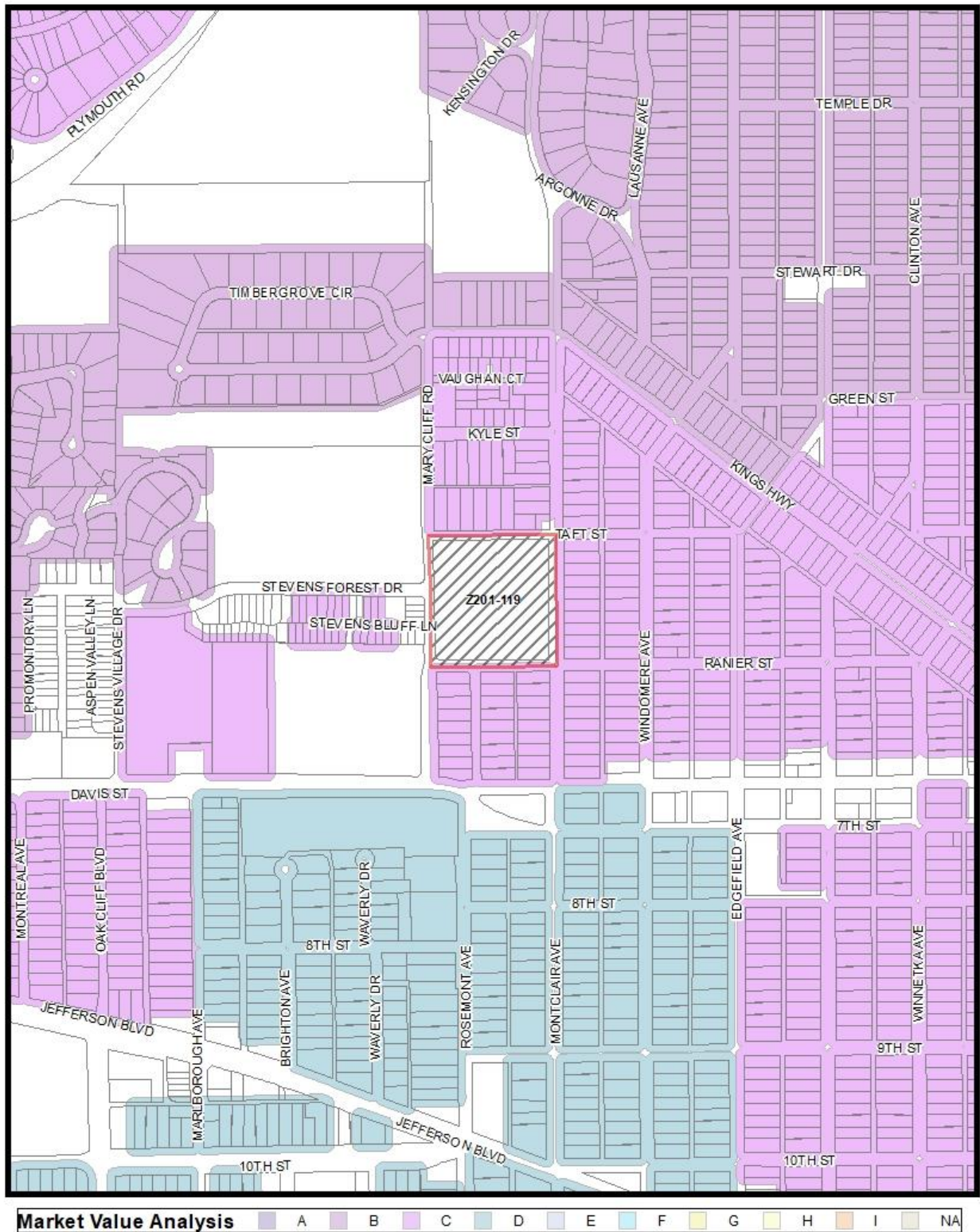
CPC Recommended Traffic Management Plan









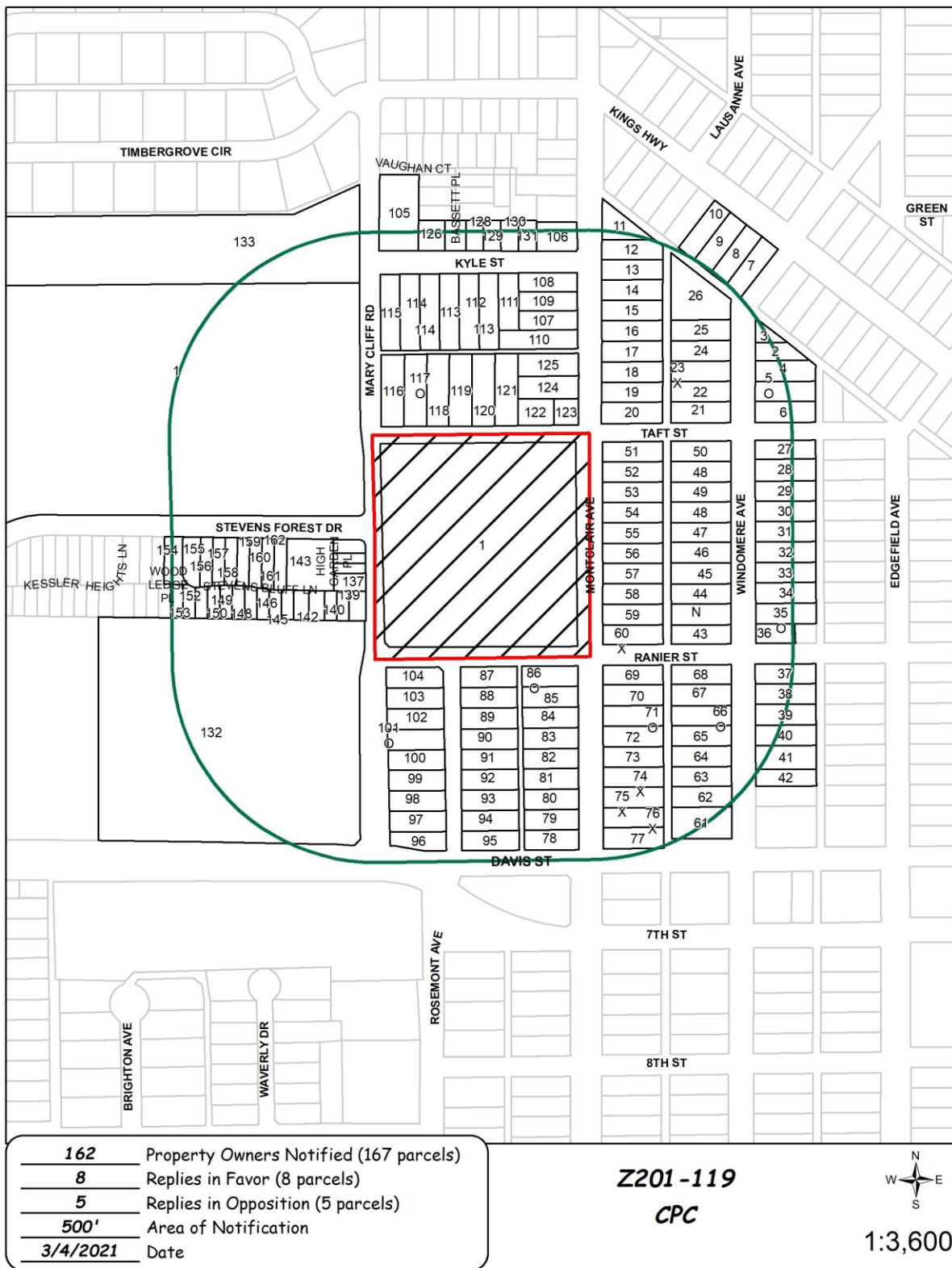


1:6,000

Market Value Analysis

Printed Date: 11/30/2020

CPC Responses



03/03/2021

Reply List of Property Owners***Z201-119******162 Property Owners Notified******8 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	719 N MONTCLAIR AVE	Dallas ISD
	2	816 N WINDOMERE AVE	REITER AMANDA &
	3	818 N WINDOMERE AVE	LOPEZ RUBEN ARTURO
	4	810 N WINDOMERE AVE	POWELL AARON C
O	5	806 N WINDOMERE AVE	PROVENZALE ANTHONY B & MARY M
	6	802 N WINDOMERE AVE	ALLINGER ALAN LOUIS
	7	1500 KINGS HWY	KINGS HIGHWAY 1500 PROPERTY LLC
	8	1506 KINGS HWY	CROWDER LESLIE MONTELLE
	9	1510 KINGS HWY	BYROM KYLE
	10	1514 KINGS HWY	MALONEY STEPHANIE &
	11	838 N MONTCLAIR AVE	MARTYN ALICE CLAUDINE
	12	834 N MONTCLAIR AVE	RANGE WILLIE & SYNTHIA
	13	830 N MONTCLAIR AVE	REED JAMES LEE &
	14	826 N MONTCLAIR AVE	GRABOWY CHRISTOPHER &
	15	822 N MONTCLAIR AVE	Taxpayer at
	16	818 N MONTCLAIR AVE	GALLEGOS PEDRO
	17	814 N MONTCLAIR AVE	Taxpayer at
	18	810 N MONTCLAIR AVE	RAGLAND FRANK W
	19	806 N MONTCLAIR AVE	CALLAWAY JEANETTE EST OF
	20	802 N MONTCLAIR AVE	AHUYON NOEMI
	21	801 N WINDOMERE AVE	LEONARD CHRISTOPHER &
	22	805 N WINDOMERE AVE	POSADA MARIA LOURDES & FRANK
X	23	811 N WINDOMERE AVE	CARDOZA JOSE C & RITA
	24	817 N WINDOMERE AVE	LOPEZ DAVID
	25	819 N WINDOMERE AVE	LOPEZ MANUEL & OTILIA
	26	821 N WINDOMERE AVE	NITSCHKE JOHN B &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	738 N WINDOMERE AVE	DUNN JENNIFER ERIN
	28	734 N WINDOMERE AVE	CARTER REBECCA S
	29	730 N WINDOMERE AVE	730 & 732 NORTH WINDOMERE LLC
	30	726 N WINDOMERE AVE	SOECHTING CHARLES E &
	31	722 N WINDOMERE AVE	FULLER JOSHUA CLYDE
	32	718 N WINDOMERE AVE	JAITLA RAMNEEK
	33	714 N WINDOMERE AVE	Taxpayer at
	34	708 N WINDOMERE AVE	PHILLIPS CHAD
O	35	706 N WINDOMERE AVE	MCKAY BRIAN A &
	36	702 N WINDOMERE AVE	MUNIZ CLAUDIA B
	37	634 N WINDOMERE AVE	JENSEN ANNETTE
	38	630 N WINDOMERE AVE	ALCALA LAUREN A
	39	626 N WINDOMERE AVE	VEATCH JOHN & ADAY ARIEL
	40	620 N WINDOMERE AVE	GILLIAM LAWRENCE W
	41	618 N WINDOMERE AVE	ROBERTS CHASE &
	42	614 N WINDOMERE AVE	STEPHENS DAWN VERNISE
	43	703 N WINDOMERE AVE	JACOBY BRYAN M
	44	711 N WINDOMERE AVE	SHAUGHNESSY AMANDA & RYAN
	45	715 N WINDOMERE AVE	ESCOBAR JESUS & ROSA F
	46	719 N WINDOMERE AVE	CAMACHO ARMANDO &
	47	721 N WINDOMERE AVE	CRUZ JAVIER L & SOSA
	48	725 N WINDOMERE AVE	SARMIENTO VERONICA &
	49	731 N WINDOMERE AVE	SARMIENTO MANUEL
	50	739 N WINDOMERE AVE	BRUMFIELD WILLIE G &
	51	738 N MONTCLAIR AVE	BOHANAN ANN MARGARET
	52	734 N MONTCLAIR AVE	ANDERSON CARSON T
	53	730 N MONTCLAIR AVE	TERESI REBECCA QUINN &
	54	726 N MONTCLAIR AVE	GARRETT MARIA DELOSANGELES &
	55	722 N MONTCLAIR AVE	WHITE JARED
	56	718 N MONTCLAIR AVE	COUCH JUANITA LANETTE
	57	714 N MONTCLAIR AVE	BERG SHERRY

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	710 N MONTCLAIR AVE	IGO BROOKS & ELIZABETH BONNIN
	59	706 N MONTCLAIR AVE	KIENINGER DANIEL
X	60	700 N MONTCLAIR AVE	SCHIKNER ROBERT C &
	61	1505 W DAVIS ST	HIXSON FAMILY TRUST
	62	611 N WINDOMERE AVE	MCGREGOR THOMAS WILLIAM
	63	617 N WINDOMERE AVE	FLINT JAMES E
	64	619 N WINDOMERE AVE	RANGEL FRANCISCO J
	65	621 N WINDOMERE AVE	HUERTA ALBERT & ISABEL
O	66	627 N WINDOMERE AVE	HOWARD HAMILTON
	67	631 N WINDOMERE AVE	SARMIENTO ROCIO
	68	633 N WINDOMERE AVE	SARMIENTO FRANCISCO & CRISTINA
	69	634 N MONTCLAIR AVE	ALONSO MARIA DE JESUS &
	70	630 N MONTCLAIR AVE	Taxpayer at
O	71	626 N MONTCLAIR AVE	LYTLE HEATHER M & ZACHARY J
	72	622 N MONTCLAIR AVE	Taxpayer at
	73	618 N MONTCLAIR AVE	LOCKE JERRI A
X	74	614 N MONTCLAIR AVE	PETERSON ROBERT S
X	75	608 N MONTCLAIR AVE	PEREZ ISAAC & EUGENIA
X	76	606 N MONTCLAIR AVE	ROBINSON KARA &
	77	600 N MONTCLAIR AVE	600 N MONTCLAIR LLC
	78	601 N MONTCLAIR AVE	ELLIS DANIEL &
	79	607 N MONTCLAIR AVE	ARISTA FLORENCE
	80	611 N MONTCLAIR AVE	HENSON CLAIRE ELIZABETH &
	81	615 N MONTCLAIR AVE	BERRY KATHLEEN W
	82	619 N MONTCLAIR AVE	FEINBERG JONATHAN SETH &
	83	623 N MONTCLAIR AVE	CARLOS JOSEPH M
	84	627 N MONTCLAIR AVE	SCOGGIN STEPHANIE & ELLIOT JOHNSON
	85	631 N MONTCLAIR AVE	BERKELEY BARBARA B
O	86	635 N MONTCLAIR AVE	Taxpayer at
	87	634 N ROSEMONT AVE	FLACCO JORDAN & JAMIE
	88	630 N ROSEMONT AVE	RUCCIO DANE &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	626 N ROSEMONT AVE	SMITH STUART L & MARILYNN M
	90	622 N ROSEMONT AVE	ARNOLD ZACHARY & DANNAE
	91	618 N ROSEMONT AVE	Taxpayer at
	92	614 N ROSEMONT AVE	FERREL CHRISTOPHER W &
	93	610 N ROSEMONT AVE	CHILDRESS JUSTIN S
	94	606 N ROSEMONT AVE	MAGANA JUAN JURADE
	95	602 N ROSEMONT AVE	RODRIGUEZ PAUL E &
	96	601 N ROSEMONT AVE	RODRIGUEZ ESTER
	97	607 N ROSEMONT AVE	CARMONA NICOLAS III &
	98	609 N ROSEMONT AVE	RODRIGUEZ RICHARD
	99	619 N ROSEMONT AVE	CHENG RAYMOND SHEWLAY &
	100	623 N ROSEMONT AVE	HYLDEN JORDAN L & EMILY R
O	101	627 N ROSEMONT AVE	CHRISTENSEN KEVIN D
	102	631 N ROSEMONT AVE	CURIEL LYDIA M
	103	635 N ROSEMONT AVE	VILLARREAL ELPIDIO
	104	639 N ROSEMONT AVE	MAREZ ELIA ORTA LIFE EST
	105	1635 KYLE AVE	NASH HORACE R JR &
	106	903 N MONTCLAIR AVE	ALLEN BENJAMIN J &
	107	823 N MONTCLAIR AVE	Taxpayer at
	108	831 N MONTCLAIR AVE	RODRIGUEZ YOLANDA RUIZ
	109	829 N MONTCLAIR AVE	FAZ ISAAC &
	110	819 N MONTCLAIR AVE	FLORES ASHLEY BRYAN
	111	1614 KYLE AVE	GRANADOS JOSE & SARA M
	112	1620 KYLE AVE	CLOUD NINE VENTURES LLC
	113	1616 KYLE AVE	CANTU CLAUDIA S
	114	1628 KYLE AVE	JC LEASING LLP
	115	1638 KYLE AVE	RAMIREZ REFUGIO RAYMUNDO
	116	1635 TAFT ST	VACHON SAMUEL & MEREDITH
O	117	1631 TAFT ST	MARTINEZ BENJAMIN M &
	118	1627 TAFT ST	GONZALEZ DIANA R
	119	1623 TAFT ST	FLOYD JAMES E

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	1619 TAFT ST	CEJA FREDY & MARIA
	121	1615 TAFT ST	GARCIA NOEL & RAFAELA
	122	1611 TAFT ST	GARZA PEDRO A &
	123	805 N MONTCLAIR AVE	KRUKIEL DAVID
	124	811 N MONTCLAIR AVE	MAYNOR KELLAM
	125	815 N MONTCLAIR AVE	ALVAREZ JOSE CRUZ &
	126	1629 KYLE AVE	NELSON CHARLES DAVID & KATHRYN
	127	1625 KYLE AVE	LACHOWICZ NICOLE
	128	1621 KYLE AVE	THOMPSON DUSTY RAY &
	129	1617 KYLE AVE	FLIPPO JAMES & SHARYN
	130	1613 KYLE AVE	MALLORY LARRY SCOTT & LEE ANN
	131	1609 KYLE AVE	QUINLAN BRIAN &
	132	1845 W DAVIS ST	ROMAN CATHOLIC DIOCESE DALLAS
	133	817 MARY CLIFF RD	TWELVE HILLS NATURE
	134	770 HIGH GARDEN PL	MUNOZ MARIO A & MAYRA E
	135	750 HIGH GARDEN PL	PATTERSON JOSHUA & EMILY
	136	730 HIGH GARDEN PL	GRATTON BERNADETTE
	137	710 HIGH GARDEN PL	SMITH AMANDA LYNNE
	138	1802 STEVENS BLUFF LN	ROBERTS MATTHEW D & JULIE M
	139	1808 STEVENS BLUFF LN	CARAWAY THOMAS G II &
	140	1814 STEVENS BLUFF LN	RIOS ANTHONY D &
	141	1820 STEVENS BLUFF LN	ROSALES SARAH &
	142	1826 STEVENS BLUFF LN	2017 BISHOP PLACE TRUST
	143	1821 STEVENS BLUFF LN	HIGH GROVE AT WEST KESSLER
O	144	1832 STEVENS BLUFF LN	GOEN MONTE L
	145	1838 STEVENS BLUFF LN	KOFFLER MICHAEL J TRUST
	146	1844 STEVENS BLUFF LN	MCFADDEN BRENT D & BETHANY M
	147	1850 STEVENS BLUFF LN	COLON GLORIMAR RIVERA &
	148	1856 STEVENS BLUFF LN	LALANGAS EVANGELINE O
	149	1862 STEVENS BLUFF LN	KEMP WILLIAM JAMES III &
	150	1868 STEVENS BLUFF LN	SCHARTON GARRETT &

03/03/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1874	STEVENS BLUFF LN	RICE BRANDON
152	1880	STEVENS BLUFF LN	GROTIUS FRANS JOHANNES
153	1810	WOOD LEDGE PL	HERMOSO INES M
154	1825	WOOD LEDGE PL	DALE VIRGINIA
155	1877	STEVENS BLUFF LN	DI BENEDETTI DANA B
156	1871	STEVENS BLUFF LN	PENTECOST BLAIR L
157	1865	STEVENS BLUFF LN	ELSHOT KITTY &
158	1859	STEVENS BLUFF LN	CANNON JOHN L IV &
159	1853	STEVENS BLUFF LN	DESOUSA LUCIA
160	1847	STEVENS BLUFF LN	ROSE DEAN T &
161	1841	STEVENS BLUFF LN	ADAMS JEFFREY L & SHERI S
162	1835	STEVENS BLUFF LN	CANTU STACY G &