

**CITY PLAN COMMISSION**

**THURSDAY, February 20, 2025**

**Planner: Lori Levy, AICP**

**FILE NUMBER:** Z234-246(LL) **DATE FILED:** May 24, 2024

**LOCATION:** North line of West Camp Wisdom Road and the west line of Interstate 35E Freeway

**COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** 18.882 acres **CENSUS TRACT:** 48113013005

**OWNER/APPLICANT:** Uplift Education

**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**REQUEST:** An application for an amendment to Specific Use Permit No. 2170 for an open-enrollment charter school use on property zoned an RR Regional Retail District.

**SUMMARY:** The purpose of the request is to allow for the continuation of the open-enrollment charter school use.

**STAFF**

**RECOMMENDATION:** Approval, subject to an amended site plan, amended traffic management plan, and conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned RR Regional Retail with SUP 2170 and is developed with an open-enrollment charter school [Uplift Pinnacle Preparatory – Uplift Camp Wisdom Rd].
- Geographically located in West Dallas.
- No changes to the existing uses are proposed for the property.
- An updated traffic management plan is being submitted with this SUP renewal application.
- On October 26, 2022, City Council approved a renewal to SUP 2170 for an open enrollment charter school with an expiration date of October 26, 2024.
- The purpose of this request is for the renewal of an SUP for an open-enrollment charter school to continue to operate at this location.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
IH 35 (S R.L. Thornton Fwy.)	Freeway	-
West Camp Wisdom	PA – Principal Arterial	100'

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

## **LAND USE ELEMENT**

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

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

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

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

## **ECONOMIC ELEMENT**

### **GOAL 2.1    PROMOTE BALANCED GROWTH**

**Policy 2.1.1** Ensure that zoning is flexible enough to respond to changing economic conditions.

**Implementation 2.1.1.6** Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

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

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

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

## **URBAN DESIGN ELEMENT**

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

**Policy 5.1.1** Promote pedestrian-friendly streetscapes.

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

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**GOAL 5.3** ESTABLISHING WALK-TO CONVENIENCE

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR with SUP 2170 for an open enrollment charter school	Open enrollment charter school
<b>North</b>	R-7.5(A) and RR	Single Family
<b>East</b>	RR MC-4	Commercial and Retail
<b>South</b>	R-7.5(A) RR with DR Z778-113	Single Family Retail and Commercial
<b>West</b>	R-7.5(A)	Single Family

**Land Use Compatibility:**

The area of request currently has one larger building open-enrollment charter school building with a separate gymnasium zoned RR with SUP 2170 for the charter school (Uplift Pinnacle Preparatory) on the north line of West Camp Wisdom Road and the west line of IH 35 (S R.L. Thornton) Freeway. To the north, west, and southwest across West Camp Wisdom of the site is single family. To the south of the site and across West Camp Wisdom are retail and commercial uses. To the east, across IH 35 (S R.L. Thornton) Freeway, are commercial uses.

Since the charter school has been operating for a number of years and is mostly surrounded by residential uses to support the community school, staff finds the applicant's request to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would continue to serve the existing neighborhoods. The applicant is not proposing any further expansion of buildings beyond what is allowed per the existing site plan and has agreed to some pedestrian improvements if additional improvements are proposed in the future to ensure appropriate scale and compatibility with the surrounding area. Therefore, staff supports a renewal that would also allow eligibility for automatic renewals and supports the request because it will allow the school to continue to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system.

Staff recommends approval, subject to an amended development plan/concept plan, and amended conditions. Staff considers the requested amendment to be compatible with the surrounding area because compliance with the proposed conditions, concept plan, and a Traffic Management Plan requiring periodic updates will ensure the operation continues to have optimal efficiency into the future.

**Landscaping:**

Landscaping has been provided in accordance with Article X, as amended.

**Parking:**

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204](#)(17)(C)(iv)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be provided in accordance with the standard use regulations (One and one-half parking spaces for each kindergarten and elementary school classroom, three and one-half spaces for each middle school classroom, and nine and one-half parking spaces for each senior high school classroom). The proposed SUP conditions indicate a total of 66 classrooms (24 kindergarten/elementary classrooms, 30 junior high/middle school, and 12 senior high school classrooms) for the charter school.

Since the school includes a total of 24 kindergarten/elementary school classrooms the typical minimum parking requirement for those classrooms would be one and one-half parking requiring 36 parking spaces. Three and one-half parking spaces are required for middle school or junior high school classrooms and the school includes 30 junior high school classrooms requiring 105 parking spaces. The site also includes 12 senior high school classrooms that requires nine and one-half parking spaces for a total of 114 parking spaces. Based on the site plan, the total parking required for all classroom uses on the site is 255. To ensure adequate parking spaces, the applicant has provided a total of 277 parking spaces – a surplus of 22.

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

**List of Officers**

Uplift Education

Director of Legal Affairs/Chief Legal Officer  
Alexander Berk

Chief Financial Officer  
Leslie Berlin

Chief of External Affairs  
Deborah Bigham

Primary Deputy Chief of Schools  
Jonathan Dant

Chief Operations Officer  
Johnny Deas

Chief Well-Being and SEL Officer  
Dr. John Gasko

Deputy Chief of College and Career  
Daniel Gray

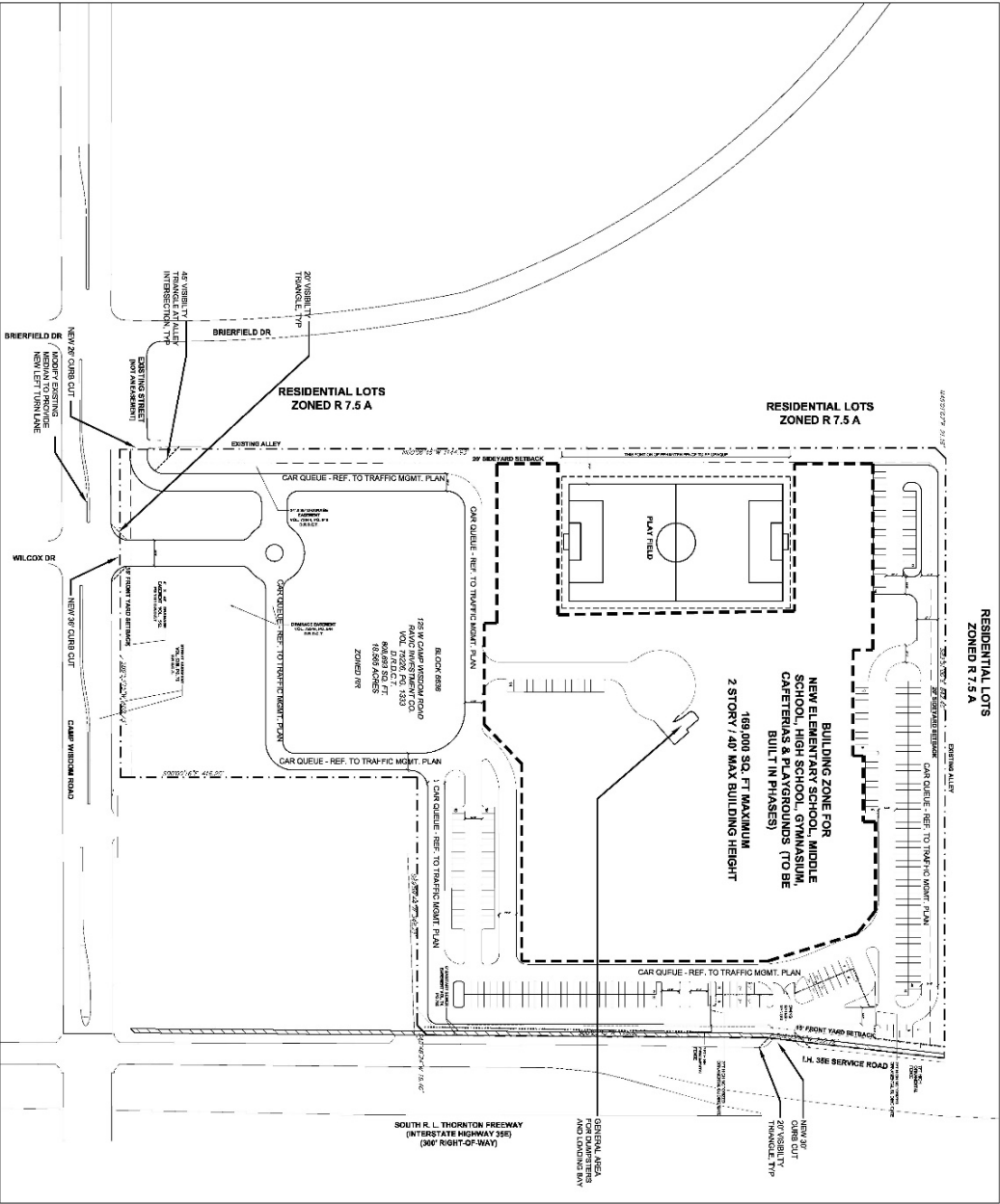
Chief of Staff  
Amanda Martin

Chief People Officer  
Anne McCall

Deputy Chief of Primary Learning Acceleration  
Priscilla Parhms

President  
Dr. Remy Washington

Existing Site Plan  
(No Changes Proposed)



Pinnacle Destination Preparatory School (Charter) for Uplift Education			
NAME	TYPE	STATUS	DATE
HS	High School	Proposed	2023
MS	Middle School	Proposed	2023
ES	Elementary School	Proposed	2023

Scale: 1" = 100'

North Arrow

NAME	TYPE	STATUS	DATE
HS	High School	Proposed	2023
MS	Middle School	Proposed	2023
ES	Elementary School	Proposed	2023

Scale: 1" = 100'

North Arrow

### Proposed SUP 2170 Amended Conditions

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [October 26, 2024]
- 4.3. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. CLASSROOMS: The total maximum number of classrooms is 66, with the following maximum classrooms per grade level:
  - a. Kindergarten/elementary, 24.
  - b. Junior high/middle school (MS), 30.
  - c. Senior high school (HS), 12.
6. PLAY FIELD: Use of the play fields as shown on the attached site plan is prohibited between 8:00 p.m. and 6:00 a.m.
4. SIDEWALKS AND PEDESTRIAN PATHS:
  - (A) Prior to the issuance of a certificate of occupancy, the following sidewalks and pedestrian paths are required.
  - (B) Sidewalks. A minimum six-foot-wide unobstructed sidewalk located a minimum of five feet from the curb along the entire length of the property abutting all streets is required.
  - (C) Existing sidewalks that are in good repair may remain; however, when an existing sidewalk is repaired or replaced, it must be replaced with a minimum six-foot-wide unobstructed sidewalk with a minimum five-foot- wide buffer.
  - (D) Pedestrian pathways. An accessible pathway that complies with subparagraphs (i) through (v) is required. If the path is located behind a fence, a pedestrian gate made accessible to staff and students is required. Existing pedestrian pathways that are in good repair may remain; however, when an existing pedestrian pathway

is repaired or replaced, it shall be replaced with consideration to subparagraphs (i) through (v) where possible.

- (i) A minimum four-foot-wide, permeable paving unobstructed pathway is required to connect a primary entrance of each main building and off-street parking spaces. No parking space may be located more than 65 feet from a connected pathway.
- (ii) Unobstructed sidewalks located in the public right of way may count toward subparagraph (i) when all criteria in this subsection are met. Sidewalk connections to pathways must be no more than 130 linear feet apart.
- (iii) When abutting parking spaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the pathway.
- (iv) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.
- (v) The pathway with the shortest distance between a primary entrance and a lot line on the entrance opposite side of the parking lot from the building must connect to the sidewalk and be raised to the level of the sidewalk when crossing a drive aisle.

## 5. PEDESTRIAN AMENITIES.

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

## 7.6. TRAFFIC MANAGEMENT PLAN:

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

- (i) 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 November 1, 2016. After the initial traffic study, the property owner or operator shall submit [bi-annual] updates of the traffic study to the director by November 1st of each even-numbered year.

- 1. If the Property owner or operator fails to submit the required initial traffic study to the director by November 1, 2016, the director shall notify the city plan commission. ~~After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1<sup>st</sup> of each even-numbered year.~~

- 2. If the Property owner or operator fails to submit a required update of the traffic study to the director by November 1st of each even-numbered year, the director shall notify the city plan commission.

- i. 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:

- 1. ingress and egress points;
- 2. queue lengths;
- 3. number and location of personnel assisting with loading and unloading of students;
- 4. drop-off and pick-up locations;
- 5. drop-off and pick-up hours for each grade level;
- 6. hours for each grade level; and
- 7. circulation.

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

- 1. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
- 2. 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.

- i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code.
- ii. 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.

~~8. PARKING: Off-street parking must be located as shown on the attached site plan.~~

7. SIGNS: Signs for an open-enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached site plan.

8. FENCES: An open fence with a maximum height of six feet may be located in the required yard along a street frontage if all of the following conditions are met. (OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.)

(A) Gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb;

(B) The fence complies with the visual obstruction regulations in Section 51A-4.602; and

(C) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## Existing Traffic Management Plan

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## Uplift Wisdom Preparatory Traffic Management Plan 2022 Dallas, Texas

Special Use Permit - Zoning Case Number: Z201-134



Prepared by

Elizabeth Crowe Engineering Associates, PLLC  
TBPE Firm Registration No. 20105

September 2022

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### Traffic Management Plan

The initial Traffic Management Plan (TMP) was prepared in Summer 2015 for Uplift Pinnacle Preparatory prior to campus construction. Uplift Wisdom Preparatory opened in 2017 at this campus and the total targeted enrollment of 1,518 scholars is estimated for the 2022-2023 school year in grades Pre-Kindergarten through Grade 12.

The Wisdom Preparatory campus TMP was designed to create a vehicular circulation route for parents to drop-off and pick-up their children during the critical morning and afternoon times associated with the beginning and dismissal of school. It is designed to maintain all queued vehicles within the school property during both the AM and PM peak periods and not impede the flow of traffic on adjacent streets.

Since campus construction including phase 2 in 2019, the current TMP has developed with staff input. The TMP in Figure 1 graphically provides specific circulation operations for the Pre-Kindergarten, Primary and the Secondary school scholars. City of Dallas Planning Commission representatives, along with Dallas Police, and Uplift leadership worked together to make updates to the current TMP. Those modifications are reflected in this submitted TMP.

### Family Identification Numbers

The school currently utilizes a passenger identification system for pick-up operations. The parents are instructed to have the identification card visible for the administrator collecting this information to relay the specific parent's arrival information to the staff to alert the scholars. *Driveline* is the school scholar dismissal software.

### Updated Release Times

The Uplift Wisdom Preparatory School provided the following hours of school arrival and dismissal for the upcoming 2022 – 2023 school year.

*Uplift Wisdom Preparatory School Hours*

Grade Level	Start Time	Dismissal Time	
		M, T, Th, F	Wednesday
Primary School	7:50 AM	3:20 PM	2:00 PM
Secondary Middle School	7:50 AM	3:35 PM	2:32 PM
Secondary High School	8:00 AM	3:55 PM	2:47 PM

The school had previously operated on a staggered release time for the Primary and the Secondary school. The staggering between the Secondary Middle School and the Secondary High School is being introduced to lessen the number of vehicles arriving to the campus at the same time, thereby lessening the peak queued vehicles on campus and eliminating queuing on the IH 35E SBFR.

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**Administrative Officials**

Staff assist during the morning drop-off and afternoon pick-up operations. Staff members are posted along the Primary School and the Secondary School paths to collect the motorists' family names as displayed on the vehicles' windshields. The family names are input into the *Driveline* software provided to staff with the Primary and Middle School scholars so that they are queued up and ready to load into the vehicles. The school has devised a system of 5 numbered cones in the Primary School pick-up area as shown in the photo. Staff are stationed along the curb line to assist with directing motorists and loading scholars.



On the TMP Figure, a potential staff member is illustrated at the location where the Primary School car line is exiting and the Pre-Kindergarten line (if still in operation) proceeds through. This staff may most likely only be necessary during the AM drop-off operations as the dismissal times are staggered.

Traffic officer assistance is currently provided at both school driveways at the IH 35 SBFR and at Camp Wisdom Road across from Wilcox Drive and at Cherry Point and the IH 35E SBFR. To ensure that, at no point, vehicles are queued on the IH 35E SBFR beyond the school driveway deceleration lane, the traffic officer at Cherry Point will be monitoring and releasing motorists to proceed to the school entry.

**Ingress & Egress**

Two driveways currently provide access to the site as illustrated in the TMP Figure. The driveway along IH 35 SBFR on the northeast side of the school primarily serves the Secondary School carline. The driveway on the southern end of the campus at Camp Wisdom Road opposite Wilcox Drive primarily serves entry and exit for the Primary School and sibling carline.

The gates at these locations are open and manned with uniformed traffic officer assistance during the AM arrival time for scholar drop-off and the afternoon dismissal time for scholar pick-up.

The school had previously opened the gates 30 minutes prior to the beginning of the school day and dismissal times for parents to enter the campus. In December 2021, the school began opening the gates 45 minutes prior to the start of the school day. To respect City of Dallas Plan Commissioner requests, the school has agreed to open the gates one hour prior to the beginning of school and dismissal times for parents to enter the campus.

At other times of the day, the gates are closed with access provided to staff with a security card or entry code. Visitors to the campus may request access via the keypads at both entry driveways.

A proposed Stop Sign is illustrated on the TMP figure at the Camp Wisdom school driveway exit.

A third point of access is located on the south side of the campus that runs parallel to Camp Wisdom Road to Brierfield Drive. This access may provide auxiliary exit access from the school campus.

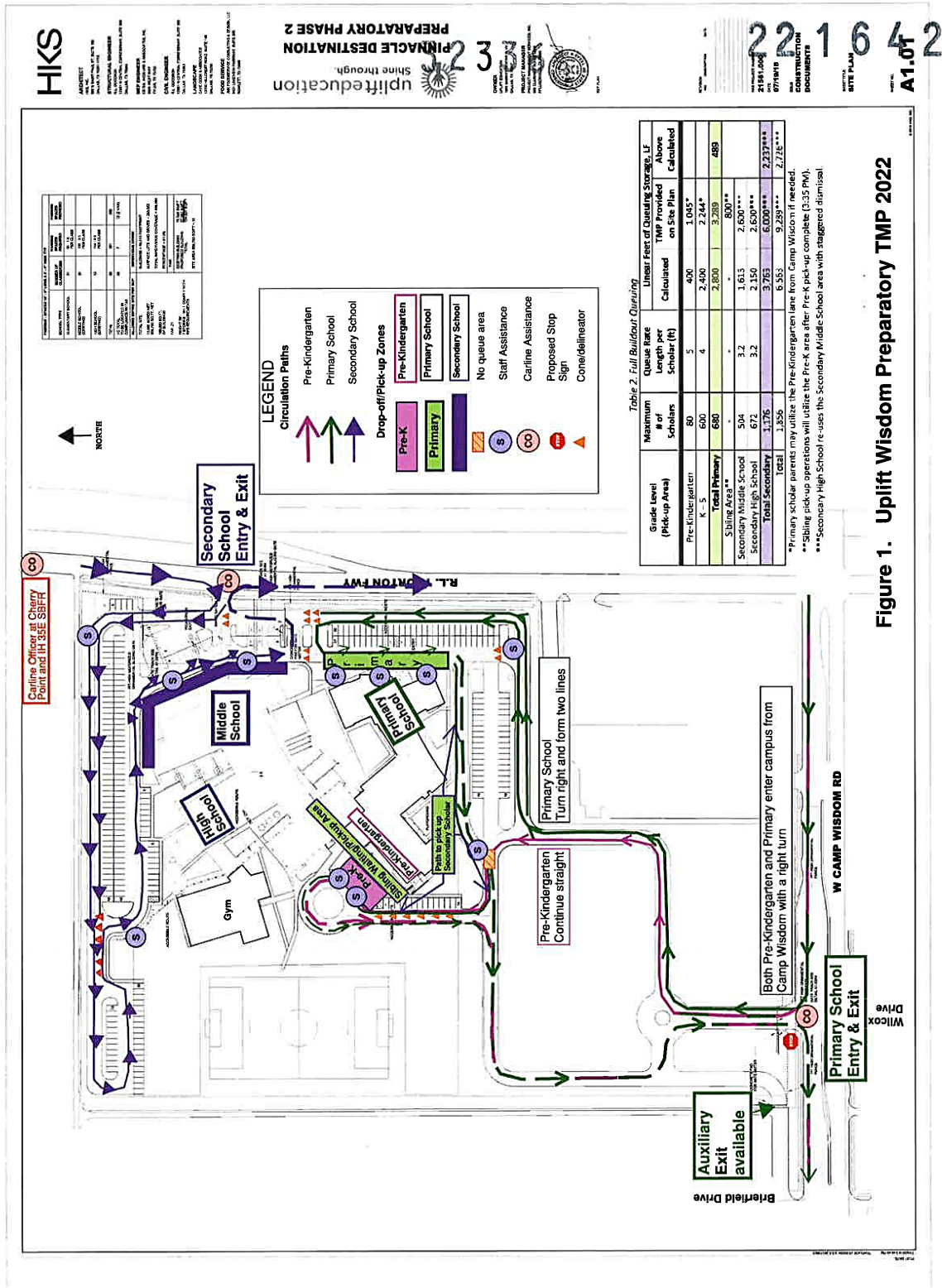


Figure 1. Uplift Wisdom Preparatory TMP 2022

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**Drop-off/Pick-up Locations**

As depicted in Figure 1, three scholar Drop-off/Pick-up locations are provided on the school campus. Two areas are located on the south side of the school buildings serving Pre-Kindergarten (pink area) and the Primary School scholars Kindergarten through Grade 5 (green area).

One extended zone on the north and north/east side of the campus serves the Secondary School scholars (purple area). The staggering of the arrival and dismissal times between the Secondary Middle School and the Secondary High School allows for this entire drop-off and pick-up zone to be utilized twice.

The Pre-Kindergarten pick-up area is “re-utilized” for pick-up operations for Secondary School scholar siblings of the Primary School scholars. With the staggered dismissal times between the Pre-Kindergarten and the Secondary Schools, this area is well suited for re-use.

**Circulation**

Circulation through the campus to the drop-off/pick-up locations follows protocol of first in, first served. Uplift Education staff and **traffic officers** assist in directing on-site traffic flow and traffic management.

**Pre-Kindergarten and Primary School**

Pre-Kindergarten and Primary School motorists are instructed to enter and depart the campus with right turns via westbound Camp Wisdom Road at the school driveway opposite Wilcox Drive.

After entering the school site, the motorists follow either the pink path (Pre-Kindergarten) or the green path (Kindergarten through Grade 5) to the respective drop-off/pick-up areas as illustrated in Figure 1.

The parents for Primary School scholars form two lines as shown in the following photo.



A shaded area where the two distinct car lines cross each other is indicated on the TMP figure. The Pre-Kindergarten School motorists must leave this area free (non-queued area) and yield and follow staff directions prior to crossing the Primary School motorists' vehicle path.

**Sibling Pick-Up**

The families with scholars in both the Primary and the Secondary Schools should not arrive to campus until the oldest scholar dismissal time. These families will utilize the school driveway from Camp Wisdom and circulate through the Primary School area. Primary scholars will be held at a designated location on campus until their Secondary sibling(s) are dismissed. Once Secondary siblings are dismissed, they will move in pods to the Primary School to find their vehicle as their Primary sibling is dismissed from their designated location.

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### Secondary School

The vehicles for Secondary School drop-off and pick-up operations enter the site through the north driveway from the southbound IH 35E frontage road with a right turn. A right turn deceleration lane was constructed at the beginning of the school project.

The staggered arrival and dismissal times for the Secondary Middle School and Secondary High School were specifically updated to lessen the number of vehicles arriving to the campus at the same time, to therefore reduce the peak queuing conditions.

The Secondary School carline proceeds counterclockwise around the parking lots north of the Secondary School building, as shown on the TMP figure. During pick-up of scholars, two lines of vehicles form as indicated. Motorists in the purple line proceed to the purple drop-off/pick-up area. After either dropping off or picking up the scholar(s), motorists depart the campus via a right turn onto IH 35E southbound frontage road from the school driveway.

A traffic officer is posted at the IH 35 southbound frontage road school driveway to assist with departing vehicles to the southbound frontage road. To respect City of Dallas Planning Commissioner requests, the school will no longer utilize cones to assist vehicles exiting onto the IH 35E SBFR from the campus.

An additional traffic officer will be posted at Cherry Point Drive and the IH 35E SBFR to monitor school related vehicle activity. The traffic officer will ensure cars are not stacking on IH 35E SBFR and will issue warnings to parents not abiding by the TMP. No parking on Cherry Point Drive for school purposes will be allowed. Families are not to arrive early and “wait” on Cherry Point Drive and no blocking of residential driveways is acceptable. This will continue to be communicated to families and the school will have an additional traffic officer for the first two weeks of school monitoring Cherry Point Drive.

The school currently keeps the interior gate at the Secondary School area closed to assist with traffic circulation. Pylons or cones are utilized to direct motorists’ paths for entering and exiting as shown below at the school driveway at the IH 35 southbound frontage road. A Knox Box on the gate provides for emergency vehicle access and/or school buses for field trips.



### Queuing

Table 2 provides the detailed calculations of the estimated maximum queuing storage for Buildout conditions with potential maximum enrollment. As previously stated, the school’s targeted enrollment for the 2022 – 2023 school year is 1,518 scholars.

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Table 2. Full Buildout Queuing

Grade Level (Pick-up Area)	Maximum # of Scholars	Queue Rate Length per Scholar (ft)	Linear Feet of Queuing Storage, LF		
			Calculated	TMP Provided on Site Plan	Above Calculated
Pre-Kindergarten	80	5	400	1,045*	
K – 5	600	4	2,400	2,244*	
<b>Total Primary</b>	<b>680</b>		<b>2,800</b>	<b>3,289</b>	<b>489</b>
Sibling Area**	-	-	-	800**	
Secondary Middle School	504	3.2	1,613	2,600***	
Secondary High School	672	3.2	2,150	2,600***	
<b>Total Secondary</b>	<b>1,176</b>		<b>3,763</b>	<b>6,000***</b>	<b>2,237***</b>
<b>Total</b>	<b>1,856</b>		<b>6,563</b>	<b>9,289***</b>	<b>2,726***</b>

\*Primary scholar parents may utilize the Pre-Kindergarten lane from Camp Wisdom if needed.

\*\*Sibling pick-up operations will utilize the Pre-K area after Pre-K pick-up complete (3:35 PM).

\*\*\*Secondary High School re-uses the Secondary Middle School area with staggered dismissal.

The “queue rates per scholar” are estimates derived from data gathered at multiple Uplift Education Charter School campuses. The table calculations are based on the full enrollment of Primary and Secondary School scholars; no reduction was made in the number of Secondary scholars who will be picked-up at the sibling area.

**School zone** for a school crosswalk on Camp Wisdom at Brierfield Drive begins in the westbound direction at the Uplift school driveway opposite Wilcox Drive. The School Speed Limit 20 when flashing sign (photo right) is posted for the westbound direction of travel.

The photo below is eastbound on Camp Wisdom just west of the school driveway.



The photo shows the END SCHOOL ZONE Speed Limit 40 signs posted on Camp Wisdom at the school driveway across from Wilcox Drive.



**It is recommended to extend the School Zone eastward to include the frontage of the Uplift Wisdom Preparatory School campus.**

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**Pedestrians**

After address verification of destination less than 0.5 mile from the school campus, Secondary Scholars must provide a completed pedestrian “walker” form to be allowed to walk off campus. Uplift will continue to partner with local businesses to alleviate scholars and parents from utilizing the businesses for places to drop-off and pick-up scholars.

**Scholar Parking**

Fewer than 20 High School scholars driving and parking on campus are anticipated. There were 10 scholars who drove and parked on campus in 2022. The scholars park in the north parking area.

**Reminder Tips**

Parents and/or guardians of the Uplift Education scholars should follow the protocols presented in the Traffic Management Plan for the safety of the scholars, the staff, and the traveling public and a more efficient and safer car line experience.

- Follow the directions of administration, staff, traffic officers and posted signage.
- Be respectful of local businesses and do not use their property as a drop-off or pick-up location for approved walkers.
- If you are dropping off a scholar, pull forward as directed by staff until they signal scholars to exit your vehicle.
- Scholars should be prepared to immediately exit their vehicles when directed to do so. This may be more difficult for younger scholars the first few weeks of school, so please arrive during times of less traffic to help alleviate traffic during car line.
- Keep your car line number in the window until all occupants have been loaded.
- Drive carefully and be aware of other motorists, staff members and scholars. The posted Speed Limit is 5 MPH on campus.
- Handheld cell phone usage is prohibited.
- Drivers: do not exit your vehicle unless you are in a parking space.



**ABOVE ALL, BE PATIENT.** Set a good example for others by following the instructions. The beginning of the school year is typically a learning experience and staff, parents, and scholars will be adjusting to the updated 2022 – 2023 school year arrival and dismissal times. If everyone fully cooperates, car line will go much more swiftly.

Uplift Wisdom Preparatory campus was established in 2017 and has shown over the last five years how the staff and administrators have adapted to work with the parents and scholars to provide safe and efficient campus operations associated with scholar drop-off and pick-up.

The Uplift Education Operations Director and administration will continue to monitor observance of vehicle circulation and queuing. The school administration is acutely aware of the Transportation Management Plan and familiar with the general characteristics of the traffic needs of the school. The illustrated TMP figure and intended operations will be provided to staff and the traffic officers who provide traffic control assistance for the school. The following administration and staff signatures are provided for Uplift Wisdom Preparatory School.

Elizabeth Crowe Engineering Associates, PLLC

Uplift Wisdom Preparatory TMP 2022

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## SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Yasmin Bhatia  
Title: Chief Executive Officer  
Signature: Yasmin Bhatia

## SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Alyssa Biasetti - (214) 453-6900 X105 [abiasetti@uplifteducation.org](mailto:abiasetti@uplifteducation.org)  
Title: Operations Director

Signature: Alyssa Biasetti

## SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Dr. Bernadette Hall  
Title: Primary School Academic Director

Signature: Bernadette Hall

## SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Barry Sapp  
Title: Middle School Academic Director

Signature: Barry Sapp

## SCHOOL OFFICIAL SIGNATURE BLOCK

Name: Raquel Galvan  
Title: High School Academic Director

Signature: Raquel Galvan

END

Elizabeth Crowe Engineering Associates, PLLC  
Uplift Wisdom Preparatory TMP 2022

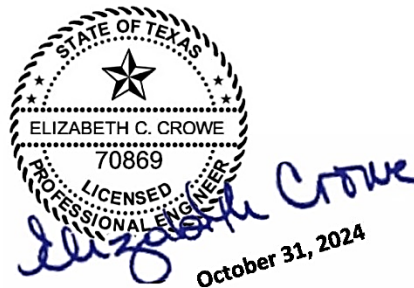
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Z234-246(LL)

## Proposed Amended Traffic Management Plan

### Uplift Wisdom Preparatory Traffic Management Plan Review 2024 Dallas, Texas

Special Use Permit - Zoning Case Number: Z234-246(LG) - ZRT



Prepared by

Elizabeth Crowe Engineering Associates, PLLC  
TBPE Firm Registration No. 20105

October 2024

## OVERVIEW

Uplift Wisdom Preparatory located in South Oak Cliff at 301 W Camp Wisdom in Dallas, Texas operates under Specific Use Permit (SUP) #2170. The application for the SUP renewal has been submitted and this report will accompany that application. No zoning amendment is being requested.

The school established in 2016 to serve grades Pre-Kindergarten through Grade 12 is part of the Uplift Education public charter school network. Uplift Wisdom Pre-K is housed at [Uplift Pinnacle](#) and these scholars are guaranteed seats at Uplift Wisdom for Kindergarten and beyond. The total enrollment at the Wisdom campus for the 2024-2025 school year in grades Kindergarten through Grade 12 is 1,446 scholars.

### TMP Update Information requested from City of Dallas staff:

- What is the purpose of the report? **Required TMP review per SUP 2170.**
- Is it part of a proposed zoning amendment or forthcoming zoning application?  
**Accompanying the SUP Renewal application.**
- Is the school following the same operations as the approved TMP or proposing changes to improve operations? **Yes, they are using the same plan, with modifications at one pick up area because no Pre-Kindergarten scholars are located at this campus. Recommendations have been made to improve observed peak queuing conditions including restricting entry until 20 – 30 minutes prior to dismissal.**
- Did you observe any vehicles parking, standing, queuing, or blocking public roadways? **Yes, motorists queue along Camp Wisdom for pick-up of Primary Scholars.**
- Did you contact district engineer to discuss any current issues documented at this school?  
**No; there were no documented current issues associated with this school.**

### General School Information

**School Name:** Uplift Wisdom Preparatory)

**Principal/Head of School:** Operations Director – Alyssa Biasetti [ABiasetti@uplifteducation.org](mailto:ABiasetti@uplifteducation.org)

Primary School Academic Director – Bernadette HallCuaron [BHall@uplifteducation.org](mailto:BHall@uplifteducation.org)

Middle School Academic Director – Kari Miller [KMiller@uplifteducation.org](mailto:KMiller@uplifteducation.org)

High School Academic Director – Raquel Galvan [RGalvan@uplifteducation.org](mailto:RGalvan@uplifteducation.org)

**Location:** 301 W. Camp Wisdom, Dallas, Texas 75232

**Type:** Public Charter School

**Existing Zoning:** SUP # 2170

**Prior TMP Date:** September 18, 2022

### Observations

Elizabeth Crowe, P.E. performed observations in the fall of 2024 to review the existing carline operations for both the Primary and the Secondary Schools. The dates are listed in the following table.

**Wisdom Preparatory Observations Fall 2024**

Date	Day of Week	Peak Observed
September 10, 2024	Tuesday	AM
October 3, 2024	Thursday	PM
October 7, 2024	Monday	PM
October 22, 2024	Tuesday	PM

**Primary School:****Peak Queue:** 140 Vehicles**Available Queue:** 120 Vehicles**Surplus:** With the current operations, it is not practical to utilize the remaining on-site pavement for vehicular queuing.**Secondary School:****Peak Queue:** 80 Vehicles**Available Queue:** 104 Vehicles (2,600 linear feet /25 feet per vehicle)**Surplus:** Observations revealed a surplus of 24 vehicle queuing space for the Secondary School peak vehicular demand.

The review of the elements and observations of the TMP are further provided in accordance with the City of Dallas February 2024 guidelines.

**ADJACENT ROADWAYS**

**W. Camp Wisdom** forms the southern boundary of the campus. Camp Wisdom is classified as a Principal Arterial six lanes divided roadway on the Dallas Thoroughfare Map. W. Camp Wisdom is constructed as a six-lane divided roadway, however the bridge portion crossing over the IH 35 main lanes is only four-lane undivided. The posted speed is 40 MPH and signs for a 20 MPH school zone while flashing are posted just west of the Wisdom school driveway.

**IH35 Southbound Frontage Road** forms the eastern boundary of the school property. It is a one-way southbound facility approximately 33 feet in width and striped for two 12-foot lanes of travel; the remaining eight feet of pavement is available for use as a shoulder. A right turn deceleration lane is provided to approach the school driveway.

**OPERATION TIMES**

The Uplift Wisdom Preparatory School operates on the starting and dismissal times provided in the following table for the 2024 – 2025 school year. Staggered dismissal times have been implemented on both the Primary and the Secondary sides of the campus.

***Uplift Wisdom Preparatory School Hours – 2024-2025***

Grade Level	Number of Scholars	Start Time	Dismissal Time	
			M, T, Th, F	Wednesday
Primary School <b>Grades K - 2</b>	261	7:55 AM	3:25 PM	2:00 PM
Primary School <b>Grades 3 - 5</b>	334	7:55 AM	3:35 PM	2:15 PM
Secondary Middle School <b>Grades 6 - 8</b>	496	7:55 AM	3:40 PM	2:30 PM
Secondary High School <b>Grades 9 - 12</b>	355	8:00 AM	3:50 PM	2:40 PM

**INGRESS AND EGRESS POINTS**

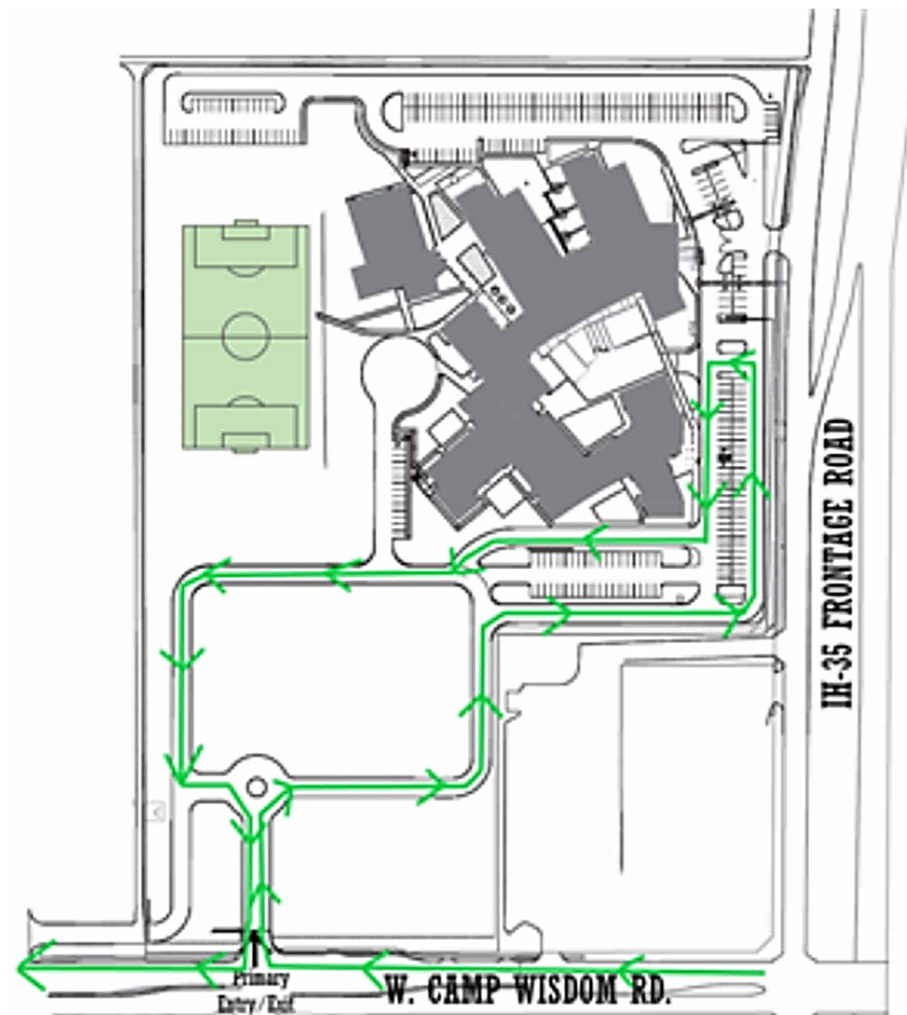
Three driveways currently provide access for the site. The driveway along IH 35 SBFR on the northeast side of the school primarily serves ingress and egress for the Secondary School carline. The driveway on the southern end of the campus at Camp Wisdom Road opposite Wilcox Drive primarily serves entry and exit for the Primary School and sibling carline. A third point of access is located on the southwest side of the campus that connects to Brierfield Drive. This access provides auxiliary exit access from the school campus from the Primary and Sibling carlines.

The gates at the two entry locations are open and manned with uniformed traffic officer assistance during the AM arrival time for scholar drop-off and the afternoon dismissal time for scholar pick-up. At other times of the day, the gates are closed with access provided to staff with a security card or entry code. Visitors to the campus may request access via the keypads at both entry driveways. The gate leading to Brierfield is signed for exit only.

A pedestrian gate is provided on the east side of the school just south of the vehicle gate at the IH 35 frontage road. School staff or a traffic assistant officer is present at the pedestrian gate during morning and afternoon times of scholar drop-off and pick-up.

**PRIMARY SCHOLAR DROP-OFF AND PICK-UP LOCATION and CIRCULATION**

The 2024 – 2025 TMP for Wisdom Preparatory Primary School from the school website is provided as **Exhibit 1**.



**Exhibit 1 – Wisdom Preparatory Primary School TMP (School website)**

Entry to the campus is from Camp Wisdom Road. The circulation for the Primary Scholars is the same for the AM and the PM operations.

In the afternoon, the school utilizes the *Driveline* system to enter the names of the Primary scholars whose parents have arrived. Once a scholar's name appears on the screens in the classrooms alerting them that their parent has arrived, staff members escort the scholars outside. Staff members are present outside as the scholars locate their parent's vehicles.

After the scholar(s) have entered the vehicles, the motorists proceed to circulate and exit to either Camp Wisdom or Brierfield.

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Uplift Wisdom Preparatory TMP 2024

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## SECONDARY SCHOLAR DROP-OFF AND PICK-UP LOCATION and CIRCULATION

The Wisdom Secondary school TMP from the school website is illustrated in **Exhibit 2**. Vehicle entry and exit are provided at the same IH 35 southbound frontage road driveway.

The circulation for the Secondary Scholars is the same for AM and PM operations.

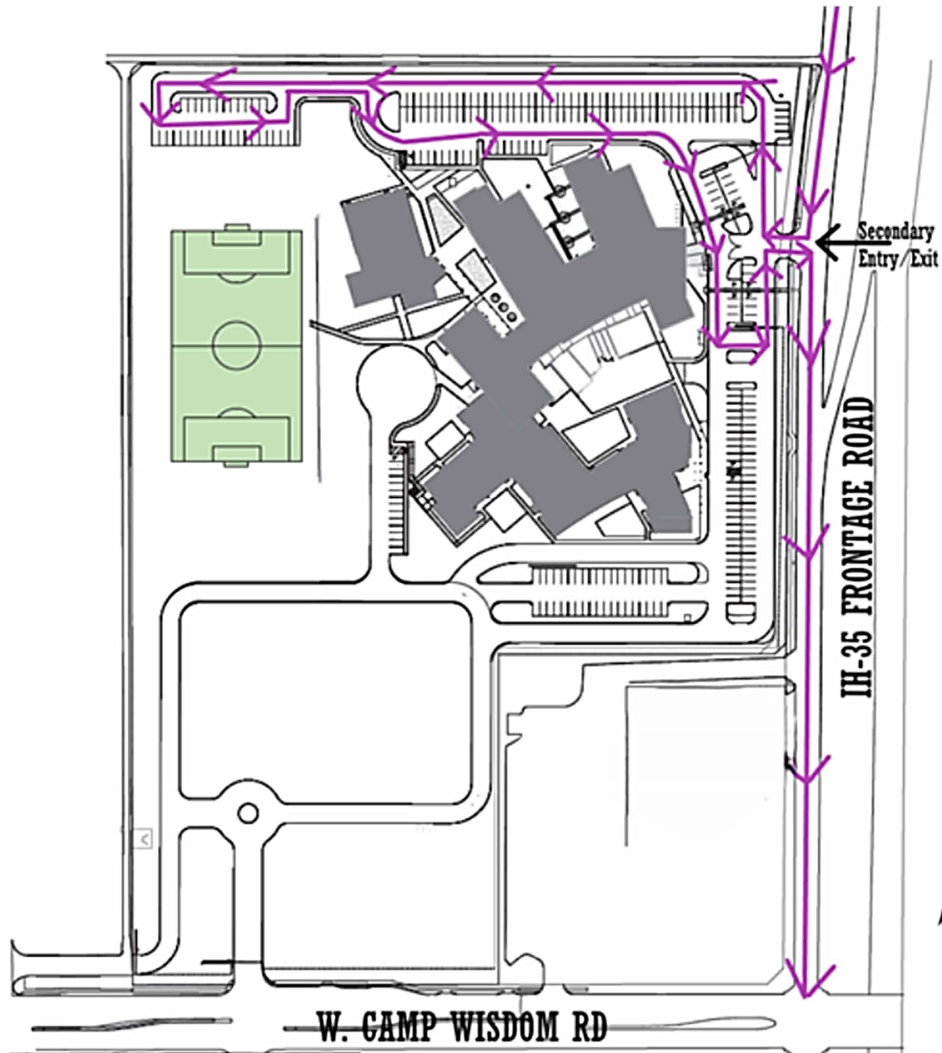


Figure 2. Secondary School Traffic Management Plan (School website)

### SIBLINGS

The TMP for the Secondary Scholars with Primary School siblings incorporates sibling pick-up operations on the Primary School portion of the campus. The procedures follow the Primary School operations as shown in **Exhibit 1**.

The families with scholars in both the Primary and the Secondary Schools are instructed to wait until the oldest scholar dismissal time to arrive to campus.

Families including a child in the Primary school and a High School scholar are instructed to utilize the area behind the Primary School. This area was initially designed for Pre-Kindergarten scholar carline operations; however, those Pre-Kindergarten scholars are located at another campus.

### Secondary Scholar Pedestrians

The pedestrian (Walker) information contained on the school website is provided in the **Appendix**. Secondary Scholars must submit a pedestrian “walker” form to be allowed to walk off campus. Uplift will continue to partner with local businesses to alleviate scholars and parents from utilizing the businesses for places to drop-off and pick-up scholars.

### OBSERVATIONS

Campus observations were performed in fall 2024 to evaluate peak vehicular queuing and overall operations. The dates of observations are provided in the following table.

Uplift Wisdom Campus Observations		
Date	Day of Week	Peak Observed
September 10, 2024	Tuesday	AM
October 3, 2024	Thursday	PM
October 7, 2024	Monday	PM
October 22, 2024	Tuesday	PM

### PRIMARY SCHOOL

Vehicles entered the campus from westbound and eastbound Camp Wisdom. Arrival for the afternoon began an hour prior to dismissal.

Observations revealed vehicle queuing outside the campus on W. Camp Wisdom.

During afternoon pick up operations, typically five to seven staff members assist with the Primary School pick-up procedures; one staff member enters the *Driveline* carline information and the other staff members assist at the pick-up area.

The traffic assistant officer posted at W. Camp Wisdom and the school driveway provided traffic control for motorists to enter and depart the campus with either a left- or a right-turn movement.

### SECONDARY SCHOOL

On the Secondary School side of the campus, no queuing on the IH 35 SBFR public right-of-way was observed during any of the observations. All queued vehicles were well inside the campus with approximately space for 24 additional vehicles at the peak queuing conditions.

The length of time that queued vehicles were on campus seemed to be much shorter in duration than on the Primary School side of the campus. The parents for pick-up of Secondary scholars appeared to arrive much closer to dismissal time.

Some Secondary School scholars walked outside campus through the pedestrian gate and either walked to the north or to the south along the provided sidewalk.

### SIBLINGS

Staff indicated that some families with scholars in both the Primary and the Secondary Schools would arrive to campus earlier than the oldest scholar's dismissal time. Families including a child in the Primary school and a High School scholar utilizing the area behind the Primary School were observed to have seamless pick-up operations.

### Conclusions and Recommendations

The vehicle queuing on W. Camp Wisdom appeared to result because the parents were allowed to arrive an hour prior to dismissal. With this length of time, the vehicular accumulation grew beyond the Primary School campus capacity. It is recommended to:

- **Keep campus gates closed until 20 - 30 minutes prior to dismissal.** Have traffic assistants work 30 minutes to one hour before afternoon carline starts to remind and enforce to parents that arriving earlier than 20 – 30 minutes prior to release time is no longer permitted. Have the traffic assistant officers wave the parents away from the campus and away from waiting on public streets.
- Remind the parents picking up Primary scholars with Secondary siblings to wait until the **latest dismissal time** to arrive to the campus.
- Alert Primary School parents of how critical it is for them to queue closely to the vehicle in front of them, do not leave gaps in the line and continue moving forward once the line has started moving to minimize any queuing off campus.
- Adopt the slightly revised Transportation Management Plan for the 2024 – 2025 school year as depicted in **Figure 3**. The carline officer located at Cherry Point at the IH 35 southbound frontage road was observed to no longer be necessary with the staggered dismissal within the Secondary School. It is recommended to utilize this uniformed officer resource along Camp Wisdom.
- Next year, incorporate a method to **differentiate carline cards** between the families who only have children in Primary grades Kindergarten through Second grade and those in the higher grade levels. The carline assistance officer on Camp Wisdom will be instructed to wave motorists on who are arriving too early and deny entrance into the campus until the appropriate time for the grade level of their oldest scholar.
- **Create incentives and encourage carpooling between families** to reduce the number of vehicles arriving at the campus.

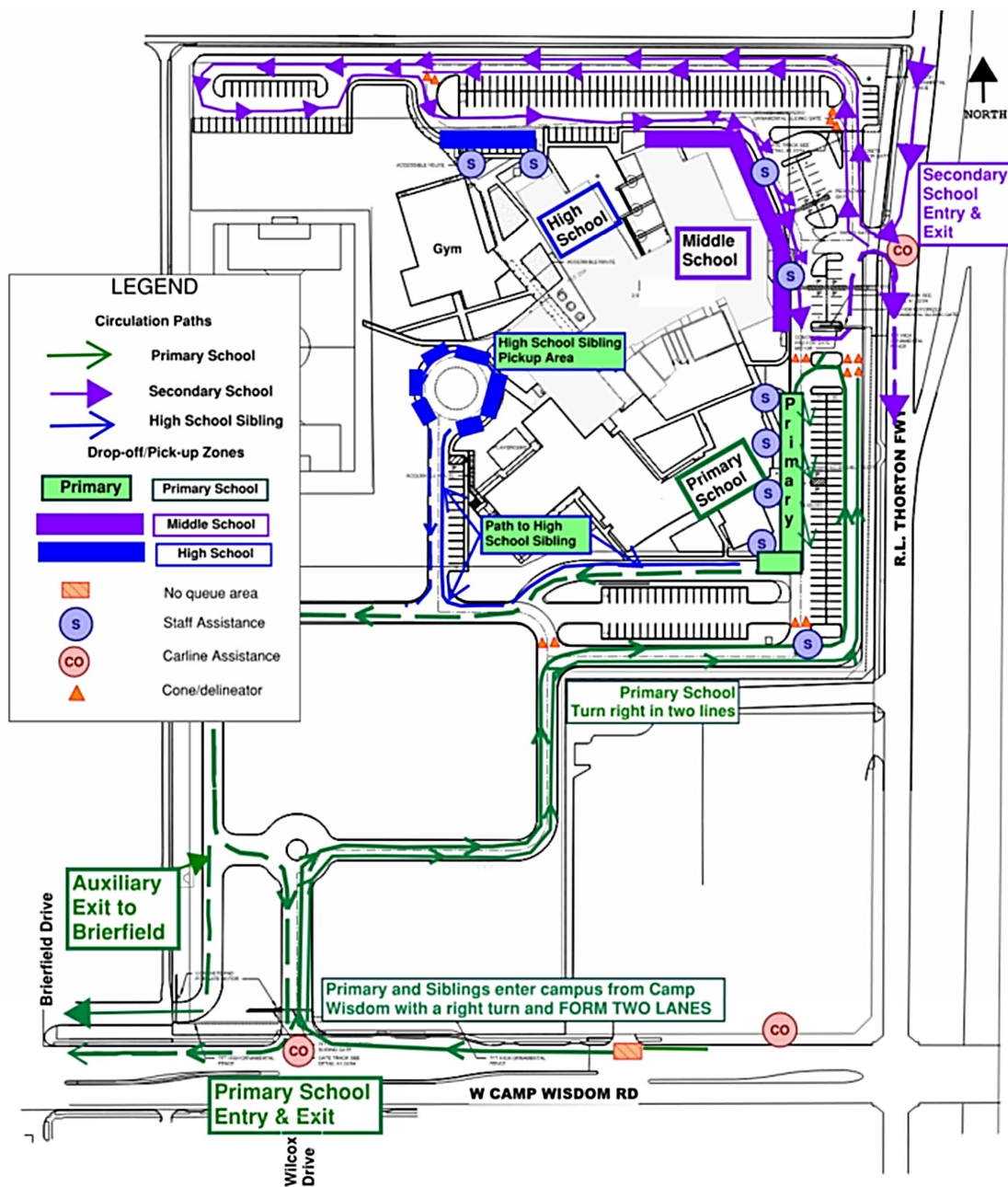


Figure 3. Wisdom Preparatory Traffic Management Plan 2024

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Uplift Wisdom Preparatory TMP 2024

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The following additional recommendations are provided as reminders to increase the safety and efficiency of the Primary and Secondary carline procedures at the Wisdom Preparatory Campus.

- Communicate to parents alerting them of the importance of adhering to the prescribed Transportation Plans (TMP) for the safety of their children, school staff, traffic assistants and the other motorists in the area.
- Prepare the staff and the traffic assistant officers of the elements in each plan and how to “enforce” their assigned duties.


The Uplift Education Operations Director and administration will continue to monitor observance of vehicle circulation and queuing. The school administration is acutely aware of the Transportation Management Plan and provided input in the development of recommendations. The illustrated TMP figure and intended operations are provided to staff and the traffic officers who provide traffic control assistance for the school. The following administration signature is provided for Uplift Wisdom Preparatory School.

**SCHOOL OFFICIAL SIGNATURE BLOCK**

**Name:** Alyssa Biasetti - (214) 453-6900

[abiasetti@uplifteducation.org](mailto:abiasetti@uplifteducation.org)

**Title:** Operations Director

**Signature:** 

END

## APPENDIX

### UPLIFT WISDOM PREPARATORY CARLINE INSTRUCTIONS

#### School Website- Fall 2024

1. **No walkers are permitted**, unless you can prove that your (6th – 12th grade) scholar lives **less than 0.5 miles from Uplift Wisdom**.
  - Everyone is required to use our car line for drop off and pick up.
  - No families are allowed to pick up or drop off outside our gates.
  - If you believe your (6th – 12th grade) scholar qualifies as a walker who lives less than 0.5 miles from campus, complete the following form and someone from the school will contact you. Only addresses used for enrollment will be considered. [CLICK HERE](#) to access the form.
2. Additional traffic officers will be at Cherry Point Dr to ensure no stacking occurs on I35 frontage or down Cherry Point Dr.
3. No left turns on Camp Wisdom when exiting the Primary car line. All cars are now required to turn right only.
4. We will be staggering our academic start and end time to allow for a staggered arrival/dismissal.
  - If you have siblings, please come at the LATEST time to pick up all your scholars at once.

We also encourage you to review our new car line video with your scholar(s) for tips and tricks on how to make car line a breeze.

- English Car Line Video: <https://youtu.be/wMpHeauWcqc>
- Spanish Car Line Video: [https://youtu.be/\\_iPaJ5e\\_xbg](https://youtu.be/_iPaJ5e_xbg)

### NEW DROP-OFF TIMES & LOCATIONS FOR UPLIFT WISDOM

#### Kinder– 5th grade Morning Carline

- Drop-Off Location: Primary School (enter through gates on Camp Wisdom)
- Drop-Off Time: **7:25 am**
- School starts at 7:55 am

#### 6th – 8th grade Morning Carline

- Drop-Off Location: Secondary School (enter through gates on I35 frontage road)
- Drop-Off Time: **7:25 am**
- School starts at **7:55 am**

#### 9th – 12th grade Morning Carline

- Drop-Off Location: Secondary School (enter through gates on I35 frontage road)
- Drop-Off Time: **7:30am**
- School starts at **8:00am**

## NEW PICK-UP TIMES & LOCATIONS FOR UPLIFT WISDOM

### Kinder – 5th grade Afternoon Carline - enter ONLY through the Camp Wisdom entrance.

- Pick-Up Location: Primary School (enter through gates on Camp Wisdom)
- Pick-Up Time:
  - **3:25 pm** (Monday, Tuesday, Thursday, Friday)
  - **2:00pm** (Wednesday)
- If you need to pick up an older sibling, come at the OLDEST sibling's pick-up time
  - Example 1: If you have a 4th grader and 6th grader
    - Pick-Up Location: Primary front entrance (enter through Camp Wisdom)
    - Pick-Up Time: **3:40pm / 2:37pm** (Wednesday)
  - Example 2: If you have a 3rd grader and 10th grader
    - Pick-Up Location: Primary front entrance (enter through Camp Wisdom) -then- drive behind primary building for high school scholar pick-up location
    - Pick-Up Time: **4:00pm / 2:52pm** (Wednesday)

### 6th – 8th grade Afternoon Carline – enter ONLY through the front entrance on Hwy 35 (unless also picking up a Primary scholar).

- Pick-Up Location: Secondary School (enter through gates on I35 frontage road)
- Pick-Up Time:
  - **3:40 pm** (Monday, Tuesday, Thursday, Friday)
  - **2:30 pm** (Wednesday)
- All scholars with siblings in Kinder-5th grade, must be picked up through the primary school car line (enter through gates on Camp Wisdom)
- If you need to pick up a young or older sibling, come at the OLDEST sibling's pickup time
  - Example 1: If you have a 7th grader and 3rd grader
    - Pick-Up Location: Primary front entrance (enter through Camp Wisdom)
    - Pick-Up Time: **3:40pm / 2:30 pm** (Wednesday)
  - Example 2: If you have a 6th grader and 10th grader and 3rd grader
    - Pick-Up Location: Primary front entrance (enter through Camp Wisdom) -then- drive behind primary building for high school scholar pick-up location
    - Pick-Up Time: **4:00 pm / 2:52pm** (Wednesday)
  - Example 3: If you have a 8th grader and 10th grader
    - Pick-Up Location: Secondary front entrance (enter through I35 frontage road)
    - Pick-Up Time: **3:55pm**

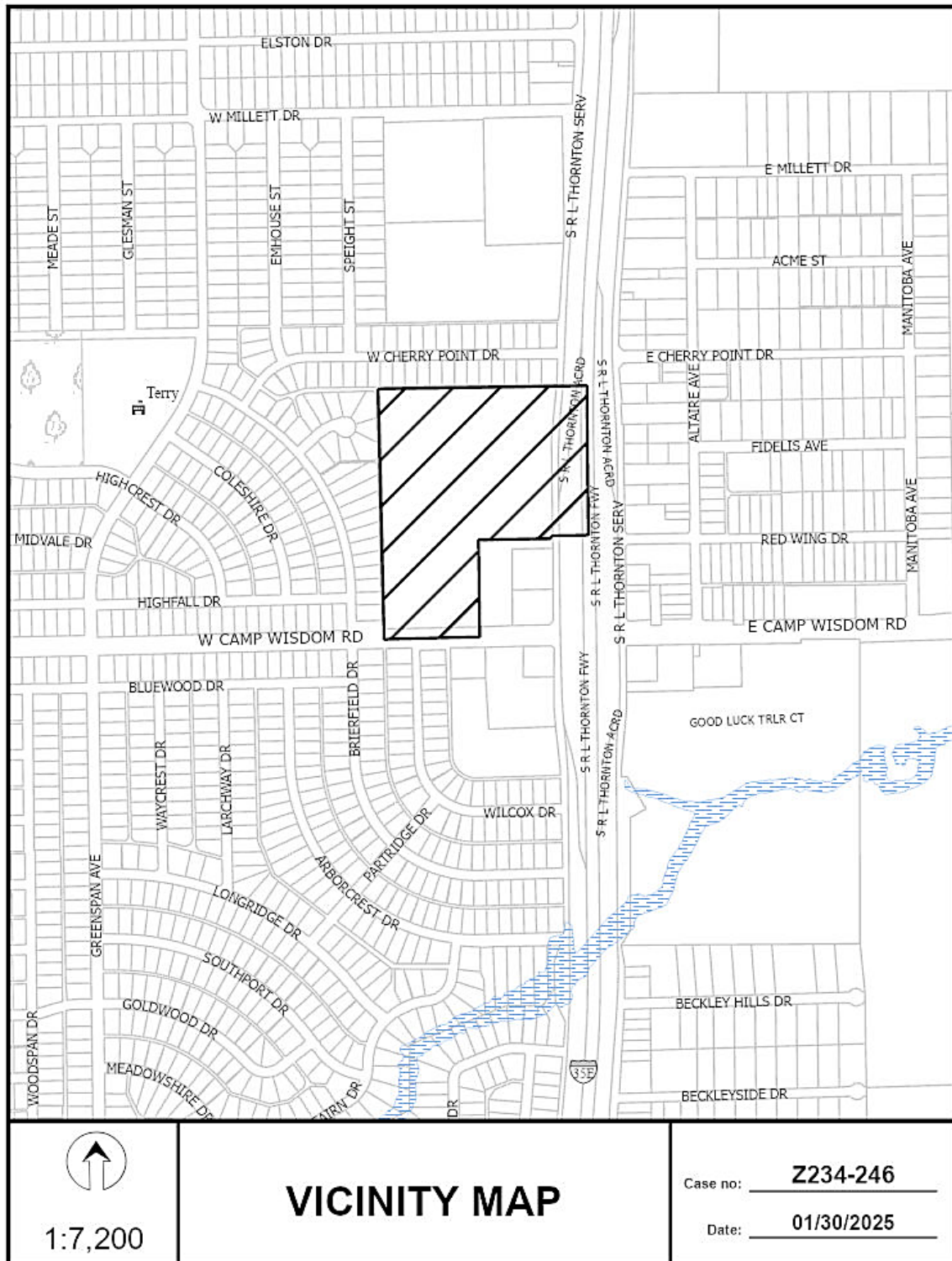
### 9th – 12th grade Afternoon Carline - enter ONLY through the front entrance on Hwy 35 (unless also picking up a Primary scholar).

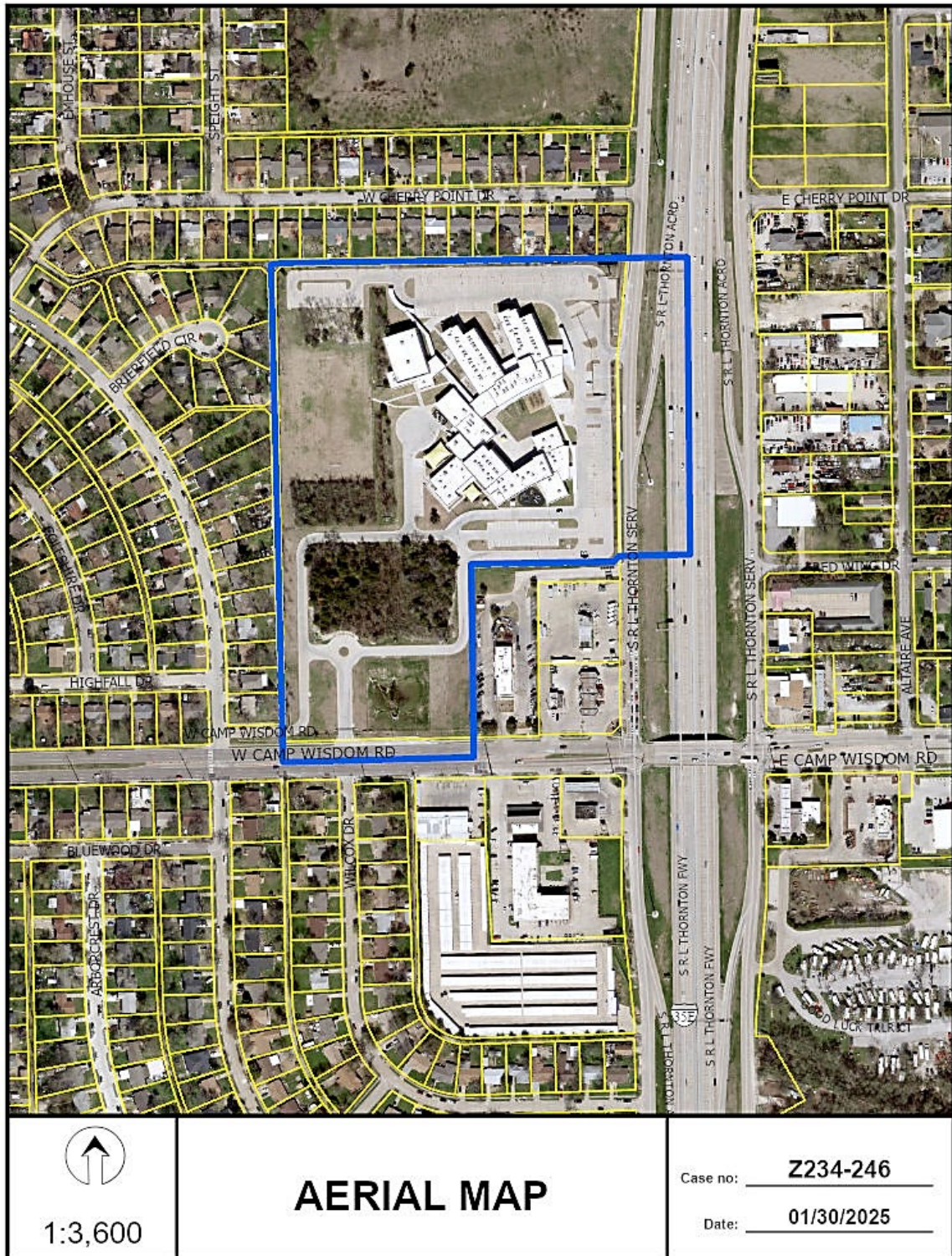
- Pick-Up Location: Secondary School (enter through gates on I35 frontage road)
- Pick-Up Time:
  - **3:50 pm** (Monday, Tuesday, Thursday, Friday)
  - **2:40 pm** (Wednesday)

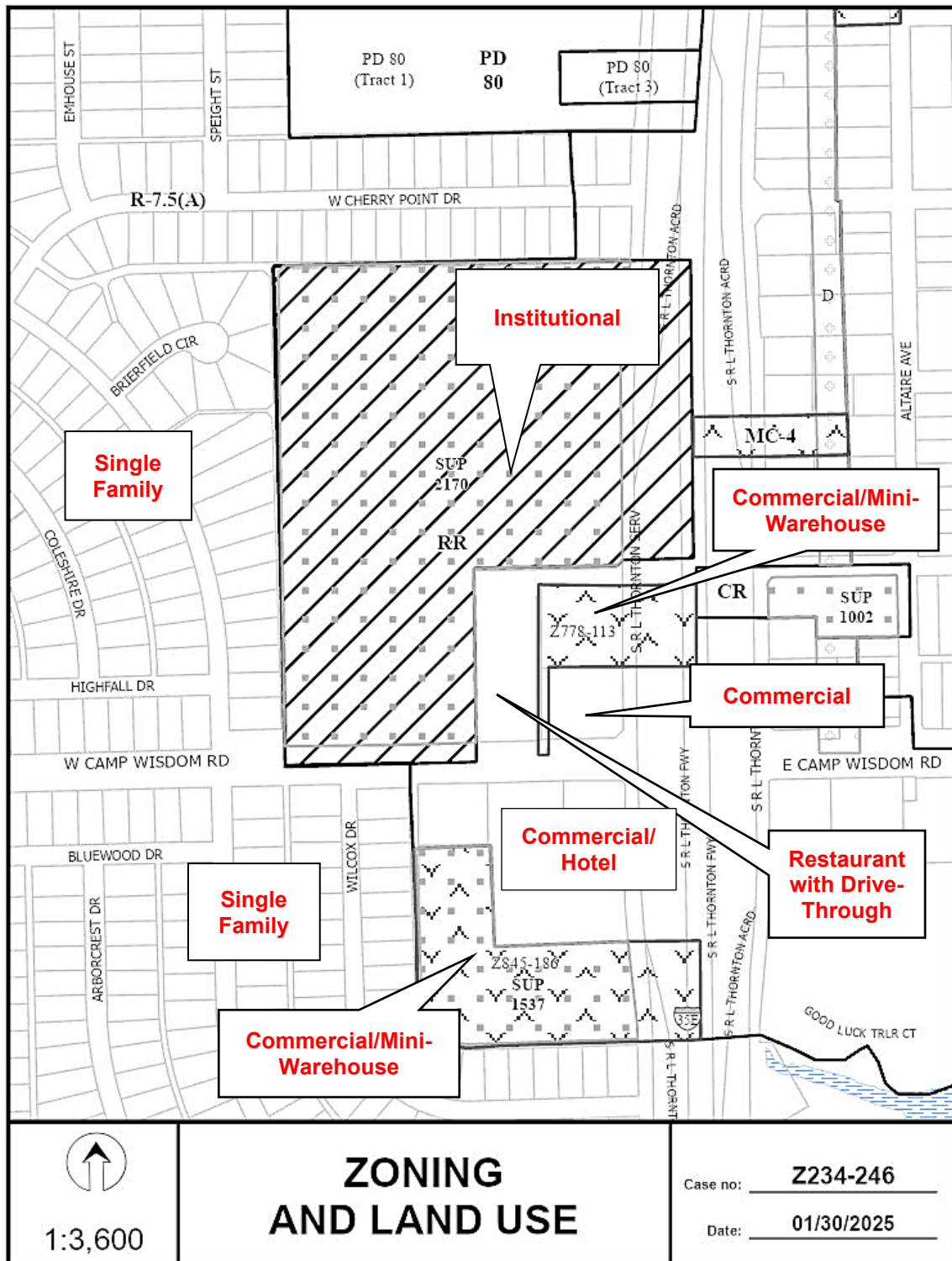
*Note: Uplift Wisdom has been alerted that some of the stated Secondary School release times need to be updated to reflect 2024 – 2025 operations.*

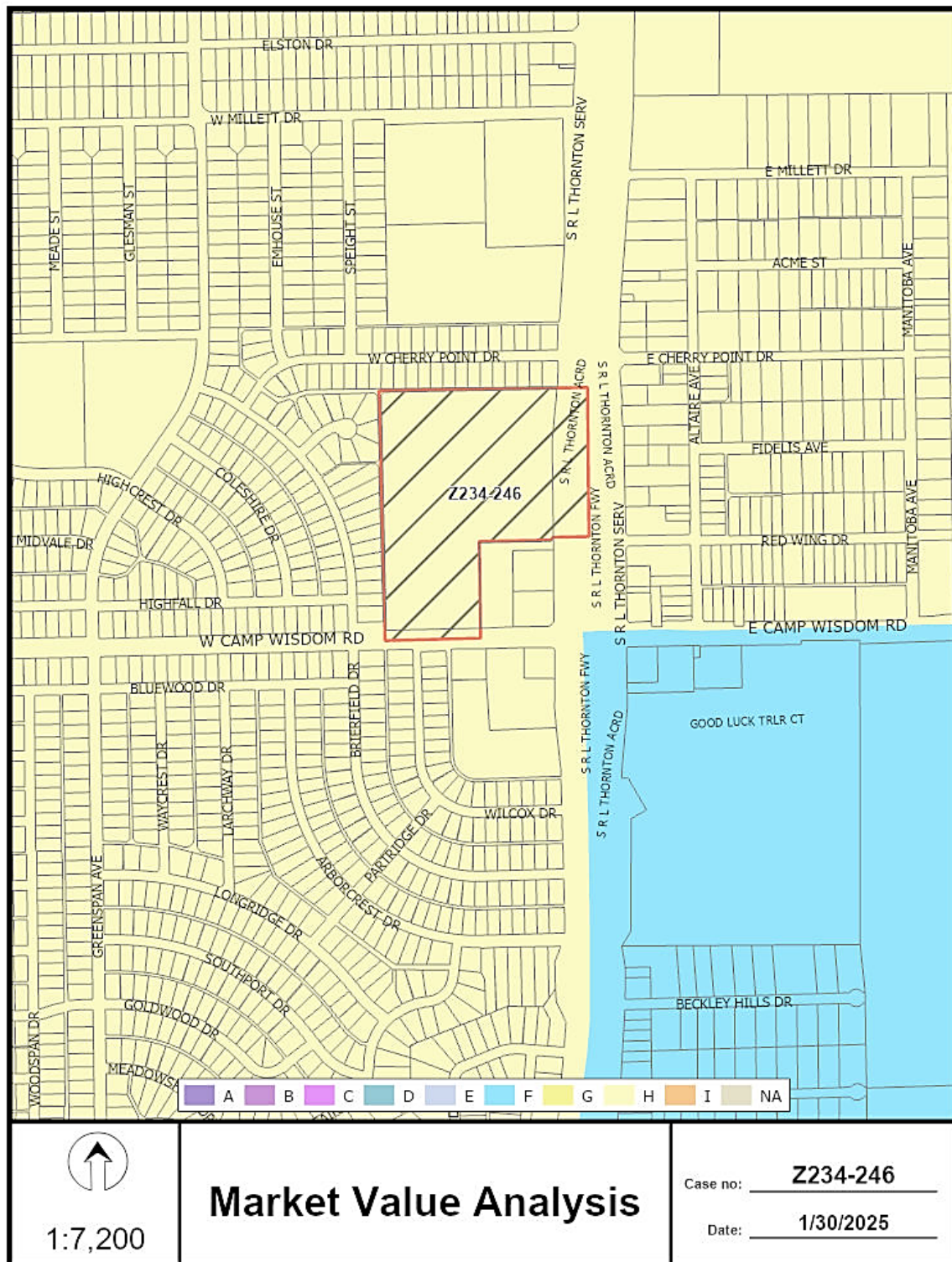
- If you need to pick up a young sibling, come at the OLDEST (High School) sibling's pickup time
- All scholars with siblings in Kinder-5th grade, must be picked up through the primary school car line (enter through gates on Camp Wisdom)
  - Example 1: If you have a 9th grader and 3rd grader
    - Pick-Up Location: Primary front entrance (enter through Camp Wisdom) -then- drive behind primary building for high school scholar pick-up location
    - Pick-Up Time: **4:00pm / 2:52pm** (Wednesday)
  - Example 2: If you have an 11th grader and 8th grader
    - Pick-Up Location: Secondary front entrance (enter through I35 frontage road)
    - Pick-Up Time: **3:55pm**

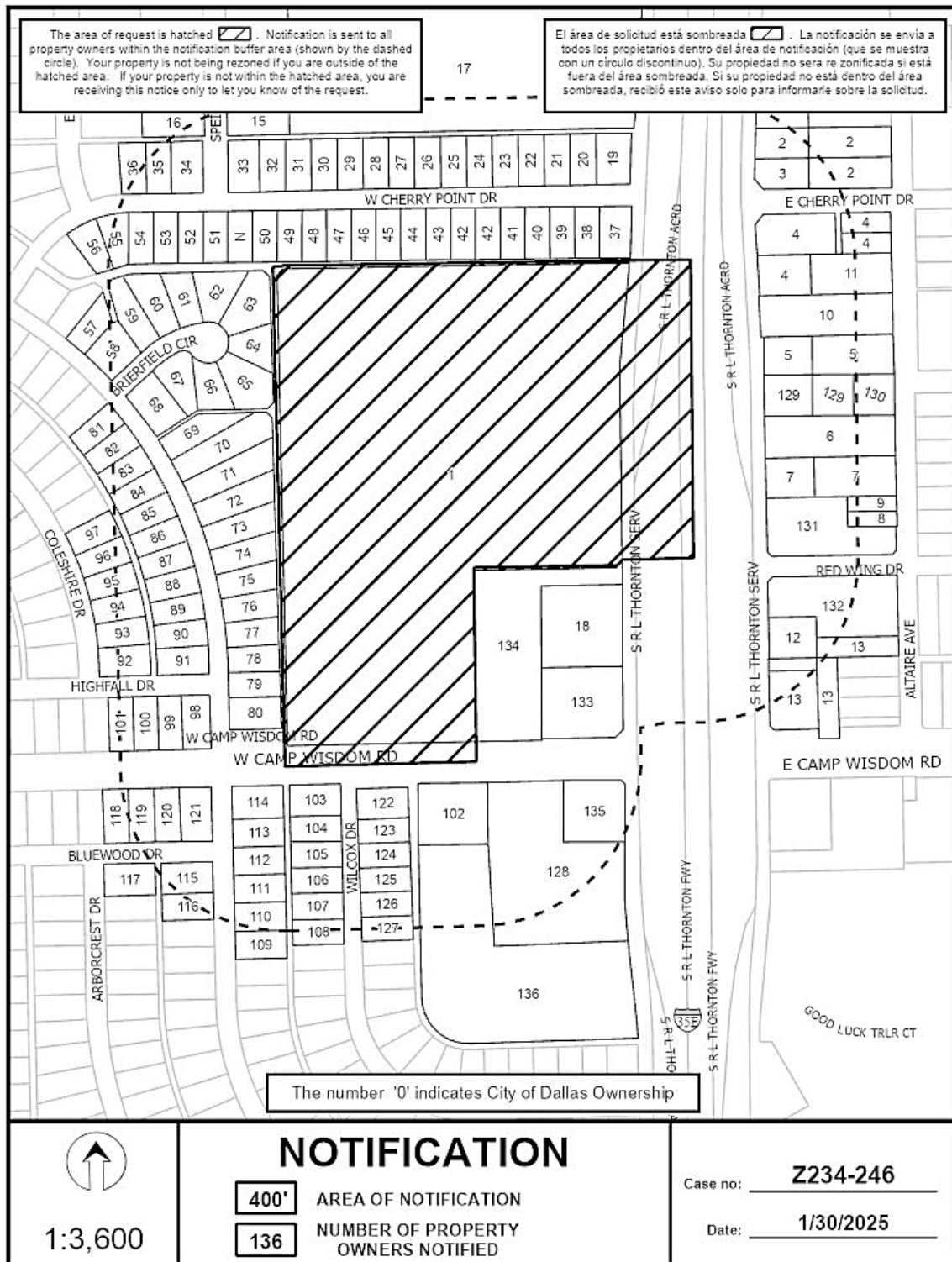
*Note: Uplift Wisdom has been alerted that some of the stated Secondary School release times need to be updated to reflect 2024 – 2025 operations.*











01/30/2025

***Notification List of Property Owners******Z234-246******136 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	301	W CAMP WISDOM RD UPLIFT EDUCATION
2	6718	S R L THORNTON FWY TRUE VINE OF HOLINESS MISSIONARY
3	6734	S R L THORNTON FWY TRUE VINE OF HOLINESS MISSIONARY BAPTIST
4	6802	S R L THORNTON FWY MAGEE A INV INC
5	6830	S R L THORNTON FWY VELASQUEZ TOBIAS &
6	6910	S R L THORNTON FWY TOLOCKO MARK
7	6918	S R L THORNTON FWY JORDAN WILLIE L
8	6929	ALTAIRE AVE DAVIS FAMILY LIVING TRUST
9	6925	ALTAIRE AVE GUTIERREZ ELISA MARIE &
10	6823	ALTAIRE AVE VELASQUEZ TOBIAS &
11	6815	ALTAIRE AVE VELASQUEZ TOBIAS ETUX
12	7010	S R L THORNTON FWY HOWARD MARSHALL & GRACEY
13	7014	S R L THORNTON FWY EOR INVESTMENTS LLC
14	6632	SPEIGHT ST LONGORIA ROBERTO &
15	6636	SPEIGHT ST MORIN SAN JUANA DIAZ
16	6637	SPEIGHT ST GORDON CLAY
17	6601	S R L THORNTON FWY INSPIRING BODY OF CHRIST
18	7015	S R L THORNTON FWY AMERCO REAL ESTATE CO
19	105	W CHERRY POINT DR CALDWELL VICKI
20	109	W CHERRY POINT DR RAMOS ALEX TOLY &
21	115	W CHERRY POINT DR PEREZ MARGARITA
22	119	W CHERRY POINT DR GONZALEZ RONALDO RAMIREZ
23	125	W CHERRY POINT DR REI NATION LLC
24	129	W CHERRY POINT DR SOLIS TIBURCIO CAMPOS
25	135	W CHERRY POINT DR RAMIREZ LETICIA
26	139	W CHERRY POINT DR GREIVING RYAN & MARISOL

01/30/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	205 W CHERRY POINT DR	GARCIATORRES MARIA DEL CARMEN
28	209 W CHERRY POINT DR	WOODS LORENE EST OF
29	215 W CHERRY POINT DR	CORTEZ ARMANDO
30	219 W CHERRY POINT DR	JONES AMOS D
31	223 W CHERRY POINT DR	MENDEZ JOSE D
32	227 W CHERRY POINT DR	HOLLINS DANIEL SR & ANNE P
33	235 W CHERRY POINT DR	FINN LARRY LEROY SR
34	305 W CHERRY POINT DR	FRIAS REYNA MOJICA &
35	311 W CHERRY POINT DR	PAULIN SALVADOR & MA JEROMNIMA
36	317 W CHERRY POINT DR	Taxpayer at
37	106 W CHERRY POINT DR	BRIONES GREGORIO T
38	110 W CHERRY POINT DR	DUARTE TERESO
39	116 W CHERRY POINT DR	WORTHAM MISHA L &
40	120 W CHERRY POINT DR	SKINNER LOUISE
41	126 W CHERRY POINT DR	HOUSTON VERNON LLC
42	130 W CHERRY POINT DR	JEHOVAH JIREH STEWARDSHIP LLC
43	140 W CHERRY POINT DR	COLEMAN MICHAL DEWYAN
44	204 W CHERRY POINT DR	PALACIOS LAURA
45	208 W CHERRY POINT DR	ANDRADE JUAN F
46	214 W CHERRY POINT DR	KING JOE LEE
47	218 W CHERRY POINT DR	COLEMAN JAMES
48	224 W CHERRY POINT DR	GREEN MARIE R
49	228 W CHERRY POINT DR	DIADEM HEARTS INC
50	234 W CHERRY POINT DR	FLORES MARCO ANTONIO PINEDA &
51	244 W CHERRY POINT DR	COLEMAN ROMMIE
52	304 W CHERRY POINT DR	GUILLEN ANTONIO &
53	310 W CHERRY POINT DR	MARTINEZ MARIA L & NICANOR HERNANDEZ
54	316 W CHERRY POINT DR	MARTIN SHERLYN
55	320 W CHERRY POINT DR	PRICE NOMOREE
56	326 W CHERRY POINT DR	WILSON JERRY D
57	6816 BRIERFIELD DR	QUINONEZ CHRISTINE

01/30/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6822 BRIERFIELD DR	Taxpayer at
59	6828 BRIERFIELD CIR	CHAVEZ CARMELA
60	6832 BRIERFIELD CIR	BANKS JAMES & THELMA
61	6836 BRIERFIELD CIR	EUSEBIO NOEMY M &
62	6840 BRIERFIELD CIR	JJB III INVESTMENTS INC
63	6844 BRIERFIELD CIR	Taxpayer at
64	6848 BRIERFIELD CIR	LONDON RODERICK L MAR
65	6852 BRIERFIELD CIR	PEREZ MIGUEL EST OF
66	6856 BRIERFIELD CIR	Taxpayer at
67	6860 BRIERFIELD CIR	PAULIN ADRIAN
68	6864 BRIERFIELD CIR	UNIVERSAL LESSONS LLC
69	6914 BRIERFIELD DR	DUARTE MARTIN &
70	6920 BRIERFIELD DR	PINA MARCO A RODRIGUEZ &
71	6924 BRIERFIELD DR	SANTOYO JULIO
72	6930 BRIERFIELD DR	CARRAZCO CASTO CAMPOS
73	6934 BRIERFIELD DR	AVILLA ROBERTO JR
74	6940 BRIERFIELD DR	AVILA MELISSA RANGEL
75	7004 BRIERFIELD DR	KING LEWILBURNE M
76	7010 BRIERFIELD DR	FORDWILSON PIERRETTE
77	7014 BRIERFIELD DR	Taxpayer at
78	7020 BRIERFIELD DR	BROWN AUDREY SMITH
79	7024 BRIERFIELD DR	HERRERA GAUDENCIO BARRIOS
80	7030 BRIERFIELD DR	ANDREWS RUBY EST
81	6903 BRIERFIELD DR	CONTRERAS KENNEDY A
82	6909 BRIERFIELD DR	DANIELS H PAUL
83	6915 BRIERFIELD DR	BUSBY WANDA
84	6919 BRIERFIELD DR	LOPEZ DARLENE
85	6923 BRIERFIELD DR	ORTEGA LEOPOLDO & MARIA LOURDES
86	6929 BRIERFIELD DR	ESCUADRA JAVIER T.
87	6933 BRIERFIELD DR	RAMIREZ JOEL R &
88	7005 BRIERFIELD DR	SANTACRUZ ALVARO BAUTISTA &

01/30/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7011 BRIERFIELD DR	AGUILAR DANIEL &
90	7015 BRIERFIELD DR	RS RENTAL I LLC
91	7019 BRIERFIELD DR	BATTS SHARON
92	7028 COLESHIRE DR	CASAS PARA RENTAR LLC
93	7022 COLESHIRE DR	POSADA FRANCISCO J &
94	7018 COLESHIRE DR	ALLISON LIVING TRUST
95	7012 COLESHIRE DR	Taxpayer at
96	7008 COLESHIRE DR	YOUNG ROBERT
97	7002 COLESHIRE DR	MITCHELL LOUIS H &
98	406 HIGHFALL DR	HILL DURRAND
99	410 HIGHFALL DR	SANTMYER JAMES WARREN &
100	416 HIGHFALL DR	BROWN ERIC D &
101	420 HIGHFALL DR	ALLEN DOROTHY
102	110 W CAMP WISDOM RD	B & A CAMP WISDOM GROUP LLC
103	7105 WILCOX DR	WRIGHT LINDA JEAN
104	7111 WILCOX DR	Taxpayer at
105	7115 WILCOX DR	GARCIA DONATO & ANTONIA H
106	7121 WILCOX DR	JOHNSON ROYDELL
107	7125 WILCOX DR	FIELDS ALISA
108	7131 WILCOX DR	GONZALEZ ROBERTO
109	7130 BRIERFIELD DR	ESPINOZA MARCELVI E
110	7126 BRIERFIELD DR	MCCLENDON BERTHA L
111	7120 BRIERFIELD DR	SCARBER FRED & MAE LAND
112	7116 BRIERFIELD DR	AO PROPCO 1 LLC
113	7110 BRIERFIELD DR	FERNANDEZ MIRIAM
114	7106 BRIERFIELD DR	VILLAREAL RENE
115	7119 BRIERFIELD DR	GARDNER WILLIAM & LUCY
116	7125 BRIERFIELD DR	FONTENOT ROOSEVELT JR &
117	7104 ARBORCREST DR	HILL TERESA A
118	421 BLUEWOOD DR	THRIVE INVESTMENT GROUP LLC
119	417 BLUEWOOD DR	VALIENTE DANIELA

01/30/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	411 BLUEWOOD DR	BARTOLO LIMBERTH RUEDA
121	405 BLUEWOOD DR	ESPINOZA ROBERT AARON
122	7104 WILCOX DR	Taxpayer at
123	7110 WILCOX DR	PALMER GLADYS M
124	7114 WILCOX DR	MCGEE STEVEN B
125	7120 WILCOX DR	TIMOTHY PROPERTIES LLC
126	7124 WILCOX DR	MCGEE STEVEN B
127	7130 WILCOX DR	CONNER WILLIAM C
128	220 W CAMP WISDOM RD	GOKUL GROUP CORPORATION
129	6906 S R L THORNTON FWY	VELASQUEZ TOBIAS & ABELINA
130	6907 ALTAIRE AVE	VELASQUEZ TOBIAS & ABELINA
131	6928 S R L THORNTON FWY	DAVIS WM B & CONSTANCE TR
132	7006 S R L THORNTON FWY	RAM LAXMAN INC
133	7027 S R L THORNTON FWY	GHALA PETROLEUM INC
134	125 W CAMP WISDOM RD	MCDONALDS CORP 042 0425
135	7107 S R L THORNTON FWY	RL THORNTON FUEL CNT LP
136	7227 S R L THORNTON FWY	SS RL THORNTON LLC