

FILE NUMBER: Z212-157(MP) **DATE FILED:** December 30, 2021

LOCATION: On the southwest corner of Sunland Drive and Lippitt Avenue

COUNCIL DISTRICT: 9

SIZE OF REQUEST: 9.6 acres **CENSUS TRACT:** 128.00

REPRESENTATIVE: Karl Crawley, MASTERPLAN

OWNER/APPLICANT: Dallas Independent School District

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family uses and public school uses on property zoned an R-7.5(A) Single Family District

SUMMARY: The purpose of the request is to permit the redevelopment of the site with a new public school.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is currently developed with a public school other than an open enrollment charter school. The area of request is currently developed as a Public School (Martha Turner Reilly Elementary School).
- The applicant is proposing to construct a new elementary school on the western side of the site, and then remove the existing school upon completion.
- The school will serve elementary students, with 33 total classrooms.
- The TMP proposes a queue entering and exiting off Lippitt Avenue.
- The use is permitted in the existing R-7.5(A) District only with a specific use permit.
- To allow the proposed use by right, the applicant proposes a Planned Development District for R-7.5(A) Single Family District uses with a public school other than an open enrollment charter school permitted by right. All other permitted uses will default to those on an R-7.5(A) District.
- The applicant also proposes modified development standards primarily related to floor area, height, setbacks, and lot coverage.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
Lippitt Avenue	Local	-
Sunland Street	Local	-
Neering Drive	Local	-
Flamingo Lane	Local	-

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.

The development plan and traffic management plan maintain the general position of the car queue (off of Lippitt Avenue) but includes space for onsite queuing for up to 70 vehicles, which is projected to accommodate the maximum queue accumulation. The accumulation is also mitigated through staggered release between Pre-K and Grades 1 through 5.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan 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.

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 OPPORTUNITIES

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility:

The area of request is currently developed as a 67,000-square-foot public school, with a drop off queue accessed from Lippitt Avenue. The current building is generally oriented toward the northeast portion of the site. The south side of the property is currently used as a ball field for the school. The site fronts streets on all four sides, all of which have single-family homes on the opposite side.

The proposed school will include elementary grades including Pre-K and Grades 1 through 5, with 33 classrooms.

Staff supports the proposed PD because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. The conditions, development plan and traffic management plan limit the use and potential development in a manner that is compatible with the surrounding single-family area. The development plan grants additional oversight to building siting and traffic flow, while providing space for onsite queuing, loading, and unloading.

The development plan situates the primary massing of the new school on the southwestern portion of lot, while still maintaining the proposed setbacks and distance from nearby homes. This siting is necessary to accommodate the construction of the new school while maintaining the existing school to allow for uninterrupted operations. The development plan generally matches the existing queue entrance location but adds onsite queuing space within the interior of the site.

Additionally, the request is consistent with the Comprehensive Plan and Neighborhood Plus plan goals to provide greater access to schools and to support the improvement of school facilities. The traffic management plan allows for continued monitoring of the site in the future. The large area of the site and the access to multiple streets help accommodate the school's operation and queuing while limiting impact to nearby residential properties. The proximity to homes makes the school accessible on foot and by bike to area students.

<u>DISTRICT</u>	SETBACKS		Height	Lot Coverage	Special Provisions	Primary Uses
	Front	Side/Rear				
Existing R-7.5(A)	25'	5'	30'	45%	Structures for utility and public service uses and institutional uses may be erected to any height consistent with the Federal Aviation Administration air space limitations, residential proximity slope height restrictions, and the building code. Institutional buildings may cover a maximum of 60 percent of the lot	Single Family
Proposed PD	25'	10'/15'	40'	30%		Single Family, Public School

Development Standards:

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. Staff recommends the inclusion of a tree preservation zone, as noted in the conditions. Although general tree protection is required under Section 10.136 of the Dallas Development Code, the inclusion of this provision could ensure the protection of certain trees located in the northeast of the site, between the wings of the current school. The provision in this PD is to assure the protection of these trees during all phases of demolition and construction.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a public school is one-and-one-half spaces per elementary classroom. Therefore, the site is

required to have a minimum of 50 spaces for the 33 classrooms proposed. As illustrated on the development plan, the site provides 66 parking spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is not within an MVA cluster. Areas to the east, west, south, and north of the site are "D".

List of Officers

Dallas Independent School District

Board of Trustees

District 1	Edwin Flores, First Vice President
District 2	Dustin Marshall
District 3	Dan Micciche
District 4	Karla Garcia
District 5	Maxie Johnson, Second Vice President
District 6	Joyce Foreman
District 7	Ben Mackey, President
District 8	Joe Carreon, Board Secretary
District 9	Justin Henry

Administration

Michael Hinojosa, Superintendent
Robert Abel, Chief of Human Capital Management
Susana Cordova, Deputy Superintendent
Libby Daniels, Chief of Communication
Tiffany Huitt, Chief of School Leadership
Jack Kelanic, Chief Technology Officer
Dr. Pamela Lear, Chief of Staff and Racial Equity
Dr. Brian C. Lusk, Chief of Strategic Initiatives
Dwayne Thompson, Chief Business Officer
Shannon Trejo, Chief Academic Officer
Brent Alfred, Deputy Chief Construction Services

CPC Action
March 24, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family uses and public school uses, subject to a development plan, revised traffic management plan (submitted on March 21, 2022) and staff's recommended conditions with a typographical correction to Sec.51P-xxx.11X, SIDEWALKS. (b) staff's recommendation: insert the word "feet" after "four (4)" on property zoned an R-7.5(A) Single Family District, on the southwest corner of Sunland Drive and Lippitt Avenue.

Maker: Jung
Second: Hampton
Result: Carried: 10 to 0

For: 10 - Hampton, Shidid, Carpenter, Blair, Jung, Housewright,
Gibson, Haqq, Kingston, Rubin

Against: 0
Absent: 3 - Popken, Anderson, Stanard
Vacancy: 2 - District 3, District 7

Notices:	Area: 500	Mailed: 193
Replies:	For: 11	Against: 1

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

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 Lippitt Avenue. The size of PD XXX is approximately 9.6 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. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit xxxA: development 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.

(b) For all other uses, no development plan is required, and the provisions of Section 51A.4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-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 only by specific use permit (SUP) 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 additional main 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) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Public school other than an open-enrollment charter school.

(1) Floor area. Maximum floor area is 80,000 square feet. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum floor area allowed. Removal of the existing school on the Property must begin within 180 days of the issuance of a permanent certificate of occupancy for the public school other than an open-enrollment charter school or by January 1, 2025, whichever comes earlier.

(2) Height.

(A) Maximum structure height is 40 feet.

(B) Light poles are allowed a maximum height of 30 feet.

(3) Setbacks. Steps, handrails and light poles are allowed in the required setbacks. Solid screening walls are allowed in the required side yard. Parking for a public school other than an open enrollment charter school is allowed in the required yard.

(4) Lot coverage. Maximum lot coverage is 30 percent.

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

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

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

See Article VI.

SEC. 51P-xxx.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) For a public school other than an open-enrollment charter school, any landscaping required within the area designated phase line as shown on the development/landscape plan must be planted within 180 days of the removal of the existing school.

(c) Tree protection zones must be designated on the development plan. A tree protection plan must be approved by the building official and fully implemented prior to any construction activity or other disturbance on site. Construction staging and materials are prohibited from tree protection zones.

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

SEC. 51P-xxx.112. SIGNS.

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

SEC. 51P-xxx.113 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 even-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. 51P- xxx.114. SIDEWALKS.

- (a) at each intersection of driveway and sidewalk, sidewalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.
- (b) minimum sidewalk width is five (5) feet except the width can be reduced to a minimum of four (4) feet in order to save an existing tree.

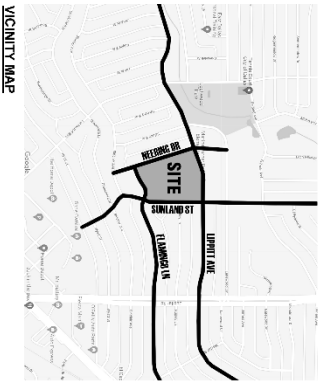
SEC. 51P-xxx.115. ADDITIONAL PROVISIONS.

- (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) Fencing and playground equipment. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of six feet. Playground equipment and athletic backstops and similar structures need not be shown on an approved development plan.

SEC. 51P-xxx.116 COMPLIANCE WITH CONDITIONS.

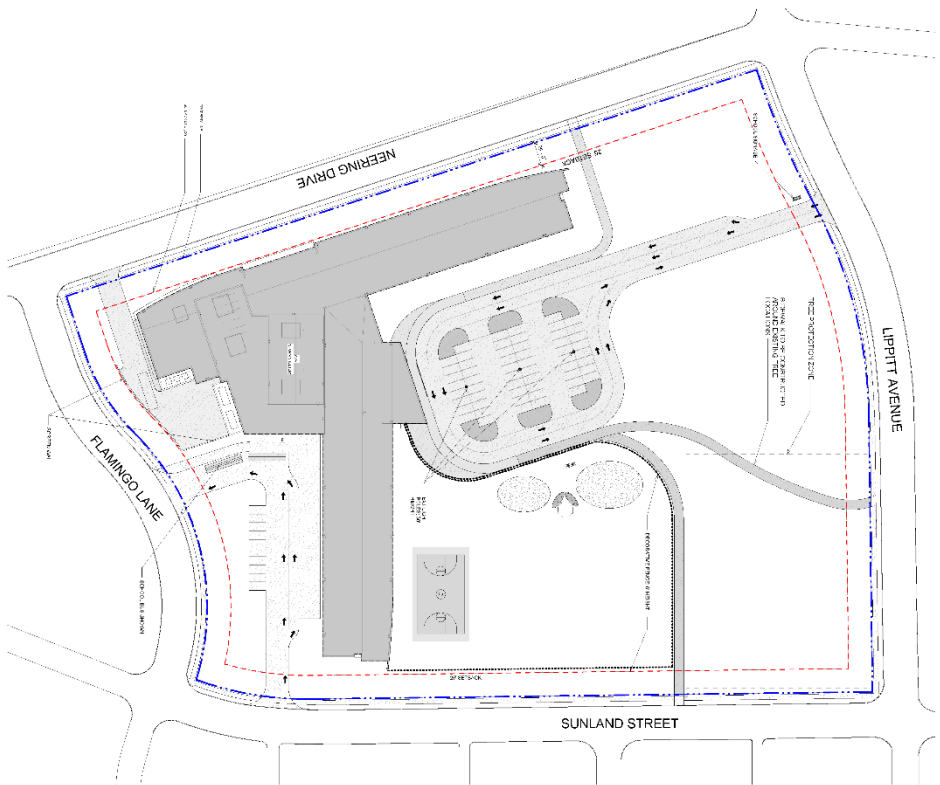
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy 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



ZONING DATA
BASE ZONING: RT 5(A)
USE: PUBLIC SCHOOL
LAND AREA: 4.8 ACRES
SETBACKS: FRONT - 25', SIDE - 5'
MAX HEIGHT: 35'
LOT COVERAGE: 25%

PARKING DATA
REQUIRED: 1.5 SPACES PER CLASSROOM X
33 CLASSROOMS = 49.5 PS
TOTAL REQUIRED 50 SPACES
TOTAL PROVIDED 66 SPACES



10/20/2022 1:45:52 PM
A015
DEVELOPMENT PLAN

DALLAS INDEPENDENT SCHOOL DISTRICT
ORG 198 - MARTHA TURNER REILLY ELEMENTARY SCHOOL
11230 LIPPITT AVENUE, DALLAS, TEXAS 75218
50% CONSTRUCTION DOCUMENTS

1023 DRAGON STREET, DALLAS, TEXAS 75207
WWW.MANNING2022

CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN

March 21, 2022

PK# 2380-21.431

TRAFFIC MANAGEMENT PLAN

Z212-157



Dallas Independent School District Martha Turner Reilly Elementary School
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** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing Martha Turner Reilly Elementary School described below. The existing elementary school will be demolished, and a new school will be built on the same property.

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

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

The engineer performed most recent on-site dismissal field observations on December 8th, 2021, that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



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

March 21, 2022



2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 11230 Lippitt Avenue, Dallas, Texas
- **Description of adjacent roadways:**
 - Adjacent Streets:
 - Lippitt Avenue:
 - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - Neering Drive:
 - Cross-section: Two lanes, two-way operation, undivided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - Sunland Street:
 - Cross-section: Two lanes, two-way operation [southbound one-way operational during school hours], undivided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - Flamingo Lane:
 - Cross-section: Two lanes, two-way operation [northbound one-way operational during school hours], undivided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph

March 21, 2022



- **Adjacent Intersections:**

- Lippitt Avenue and Neering Drive - Marked crosswalks on northbound, westbound, and southbound approaches, with barrier free ramps provided on all corners.
- Lippitt Avenue and Sunland Street - Marked crosswalks on all approaches, no barrier free ramps provided on any corners. One crossing guard was present for the intersection.
- Sunland Street and Flamingo Lane - Marked crosswalks (old and faded) on all approaches, no barrier free ramps provided on any corners.
- Sunland Street and Rupley Lane - Marked crosswalks on all approaches, with barrier free ramps provided on all corners.
- Neering Drive and Flamingo Lane - Marked crosswalk on westbound approach, no barrier free ramps provided on any corners.

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

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**

- Lippitt Avenue: One Driveway
- Flamingo Lane: One Driveway
- Sunland Street: One Driveway

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

- Main student pedestrian access will be located at the main entrance on the north side of the school building. Additional access will be provided at the back access point, south of the building.

March 21, 2022



4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by Dallas Independent School District for this campus have been validated by on-site dismissal observations conducted on December 8th, 2021. All information provided in the table below is strictly for the afternoon student pick-up release period.

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

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/End Times	Total Enrollment (Approx.)	Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus /Deficit (veh)
1A	Pre-K – Kinder	7:45 AM – 2:45 PM	130	24	70	46
2A	1st	7:45 AM – 3:00 PM	55	10	10	0
2B	2 nd – 5 th		325	60	60	0

5. CIRCULATION

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

- Description of Existing Conditions

On-Site Circulation:

Parent traffic enters the area traveling along Lippitt Avenue and queues/stands along both curbsides of Lippitt Avenue and Sunland Street.

School buses load and unload students along Sunland Street.

Staff and visitor parking lots are provided northwest of the building.

March 21, 2022



Temporary traffic control devices:

- Cones are not utilized as part of the existing conditions for traffic management.

- Description of Proposed Conditions

On-Site Circulation:

- Pre-K – Kinder and 1st Grade:

Parent traffic is to enter the area traveling along Lippitt Avenue and enter the site via the driveway on Sunland Street.

Circulation is provided on-site and to circulate in a counterclockwise traffic flow. (See **Exhibit 1**).

Traffic is to exit the queueing area continuing south for the south queue after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site onto Flamingo Lane.

- 2nd Grade – 5th Grade:

Parent traffic is to enter the area traveling along Lippitt Avenue and enter the site via the driveway on Lippitt Avenue between Neering Drive and Sunland Street.

Circulation for the north queueing area is provided on-site and to circulate in a counterclockwise traffic flow. (See **Exhibit 1**).

Traffic is to exit the queueing area continuing north for the north queue after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. North queue traffic is then to exit the site onto Lippitt Avenue.

School buses load and unload students within the south parking lot on-site (as shown in **Exhibit 1**).

Staff and visitor parking lots are provided north of the building. The parking lot west of the school building along the south of the building will provide additional parking, as well.

Temporary traffic control devices:

- Cones are to be placed along the northern parking lot (as shown in **Exhibit 1**) to redirect traffic.

NOTE: No changes are proposed to existing school zones and temporary one-way streets

March 21, 2022



6. DROP-OFF/PICK-UP COORDINATION

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

- **Passenger ID system:**

- Managed Loading System

NOTE: A "managed loading system" at schools refers to the established protocol for picking up passengers at a specific release time. Passenger loading and vehicle departures are sequential based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area.

- **Separation of modes of transportation:**

- Bus: 10%
- Walk: 5%
- Picked Up by Parent: 85%

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

- **Staggered times:**

- 7:45 AM – 2:45 PM (Pre-Kindergarten - Kinder)
- 7:45 AM – 3:00 PM (1st - 5th)

7. SCHOOL STAFF ASSISTANCE

- **Number:**

- Observed: 2 - 5 staff members
- Desired: 2 - 5 staff members

- **Location:**

- Observed: Beginning of queue line
- Desired: Beginning of queue line

- **Staff Requirements and expectations:**

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

March 21, 2022



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

- Number:
 - Observed: 1 crossing guard
 - Desired: 1 crossing guard
- Location:
 - Observed: Intersection of Lippitt Avenue and Sunland Street
 - Desired: Intersection of Lippitt Avenue and Sunland Street

March 21, 2022



9. SCHOOL ADMINISTRATION INPUT STATEMENT

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

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

REVIEW AND COMMITMENT

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

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

Principal Signature

Date

Name: _____

Title: _____

Police Department Signature

Date

Name: _____

Title: _____

10. ENGINEER SEAL

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

*Traffic Management Plan
Martha Turner Reilly Elementary School
Page 8*

March 21, 2022



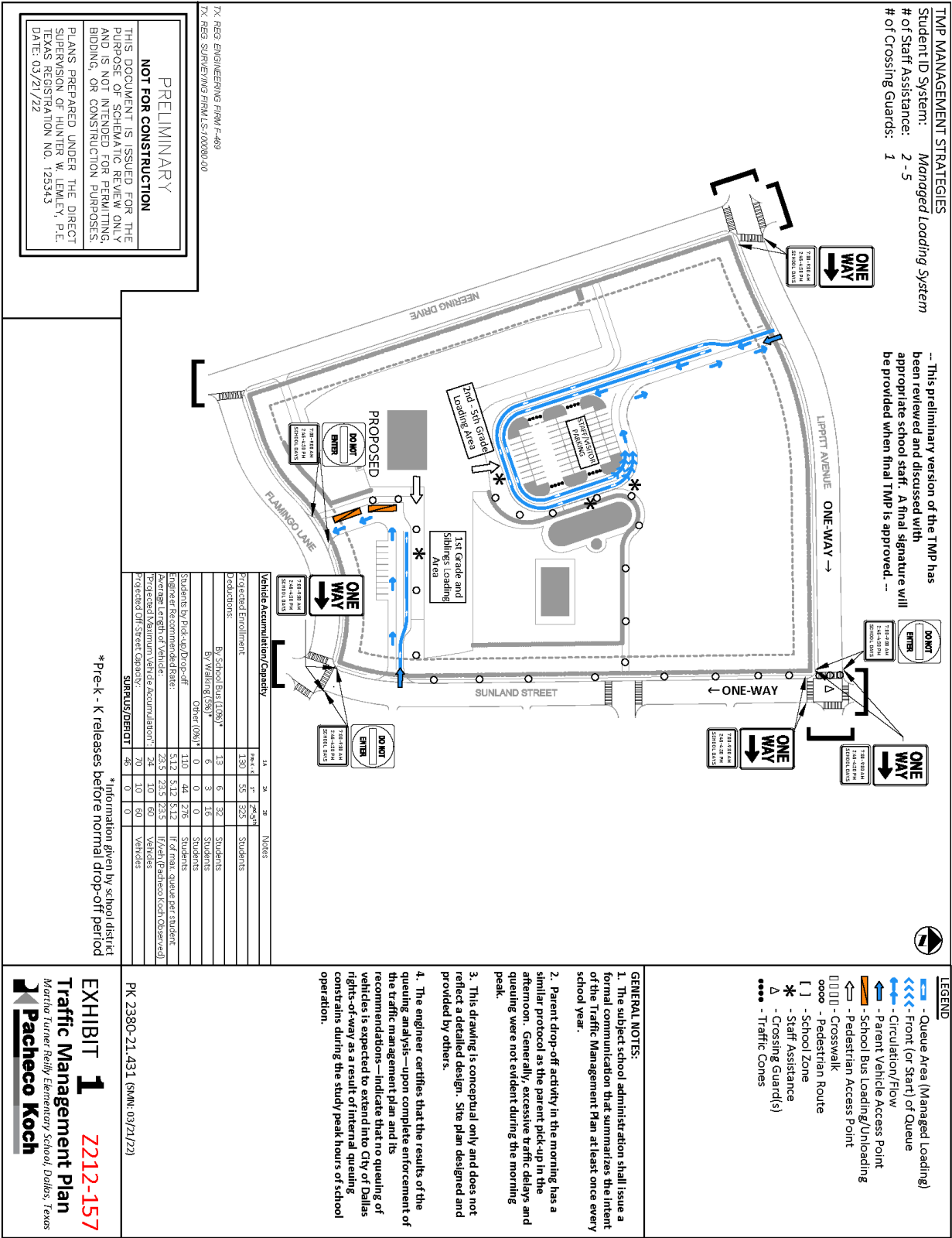
11. REPORT FORMAT

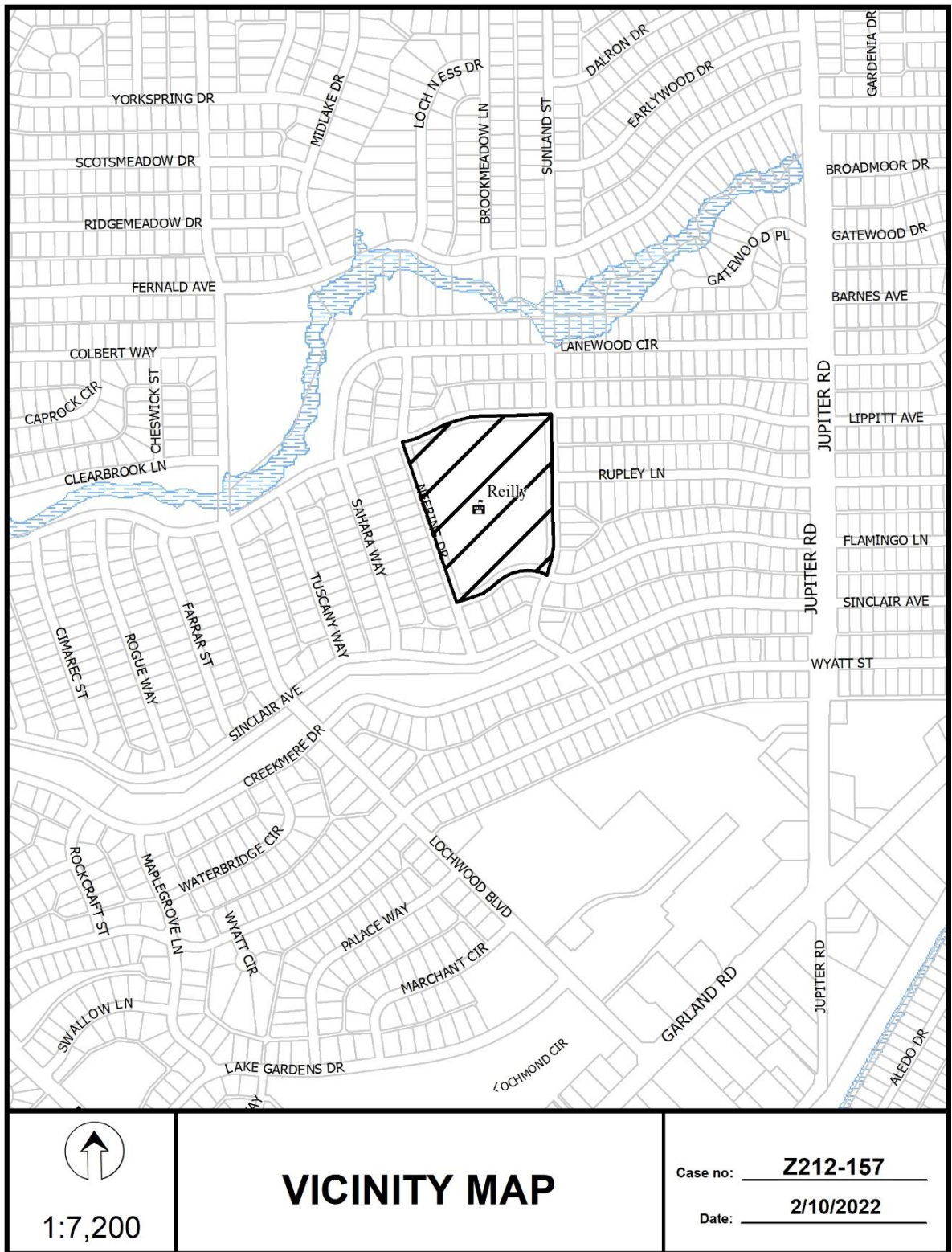
This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

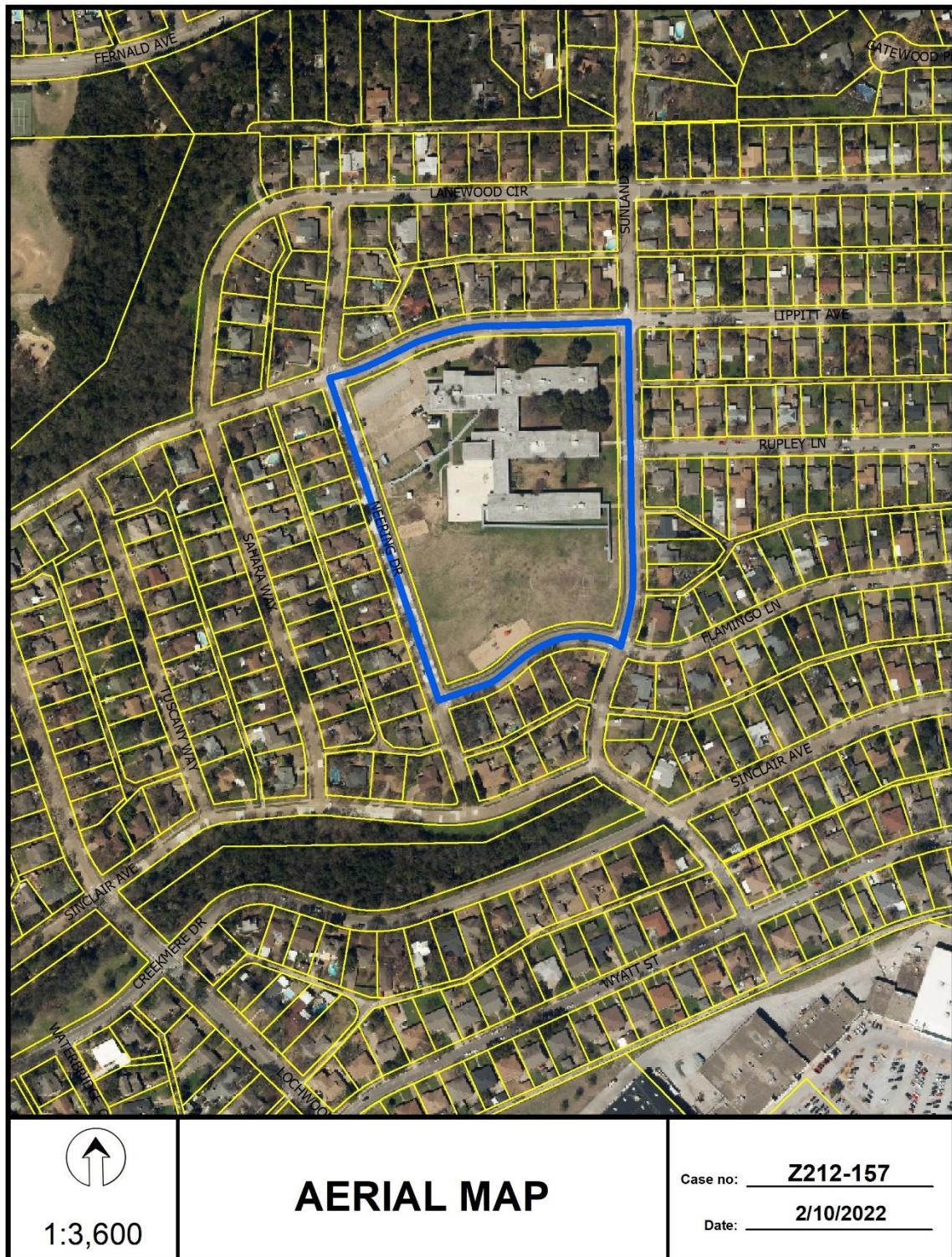
12. OTHER ITEMS WHERE APPLICABLE

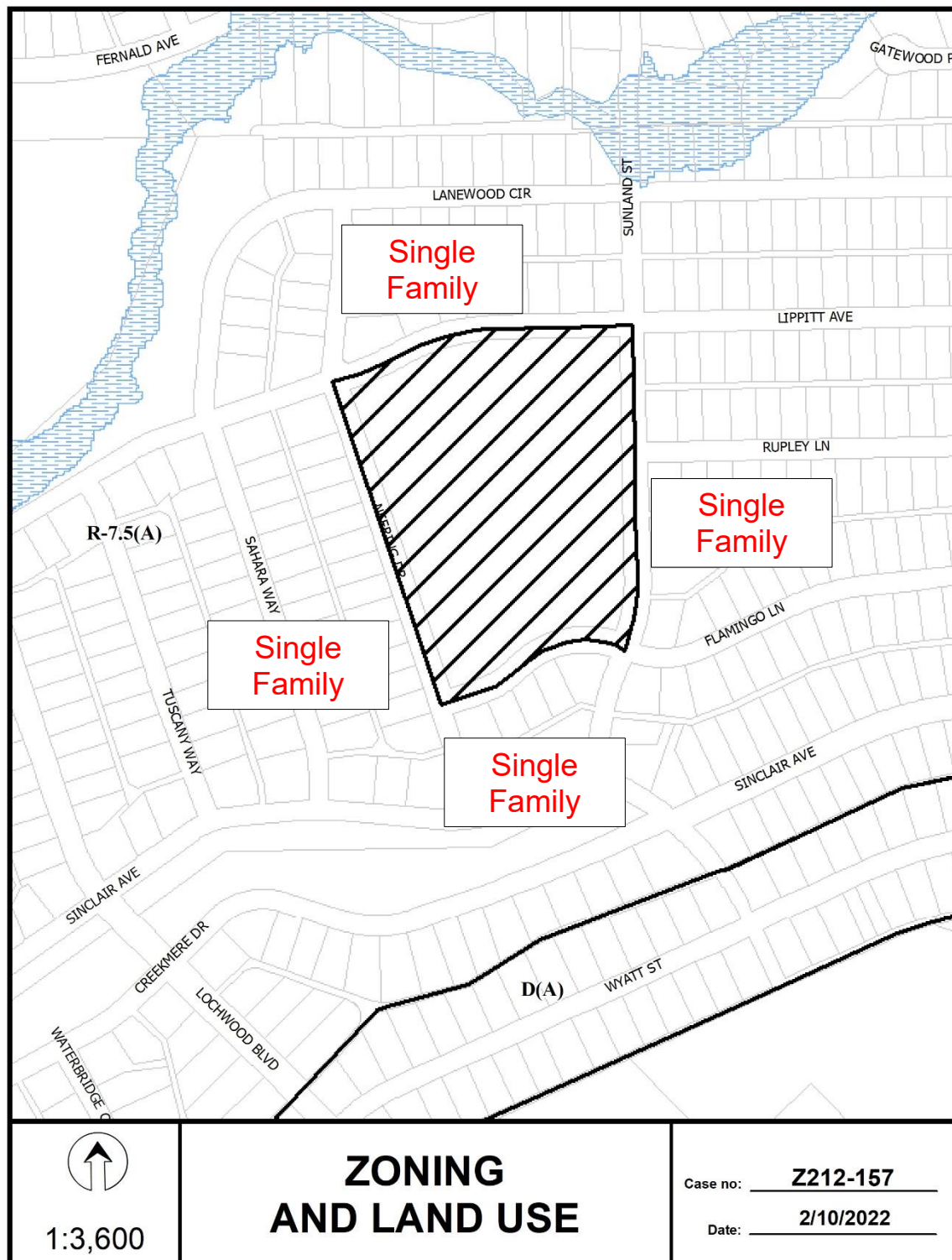
- a) School Bus Operations: (See Section 5)
- b) Methodology:
 - a. Engineer Recommended Rate: 5.12 linear feet per student
 - b. Average Length of Vehicle: 23.5 feet
 - c. Separation of modes of transportation:
 - i. Bus: 10%
 - ii. Walk: 5%
 - iii. Picked Up by Parent: 85%
- NOTE: Information provided by Dallas Independent School District and validated with field observations
- d. Projected maximum vehicle accumulation: 70
- e. Projected on-site storage capacity: 70
- f. Surplus/Deficit: 0
- c) Pedestrian Routes: The pedestrian routes are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Sunland Street and Lippitt Avenue.
- d) Parking Management Strategies:
 - a. On-street parking restrictions: none
 - b. Faculty Parking: on-site
 - c. Visitor Parking: on-site
- e) Recommendations for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations (if applicable) : (See **Exhibit 1**)
- g) Traffic Control (Signage) Plan: Not Applicable

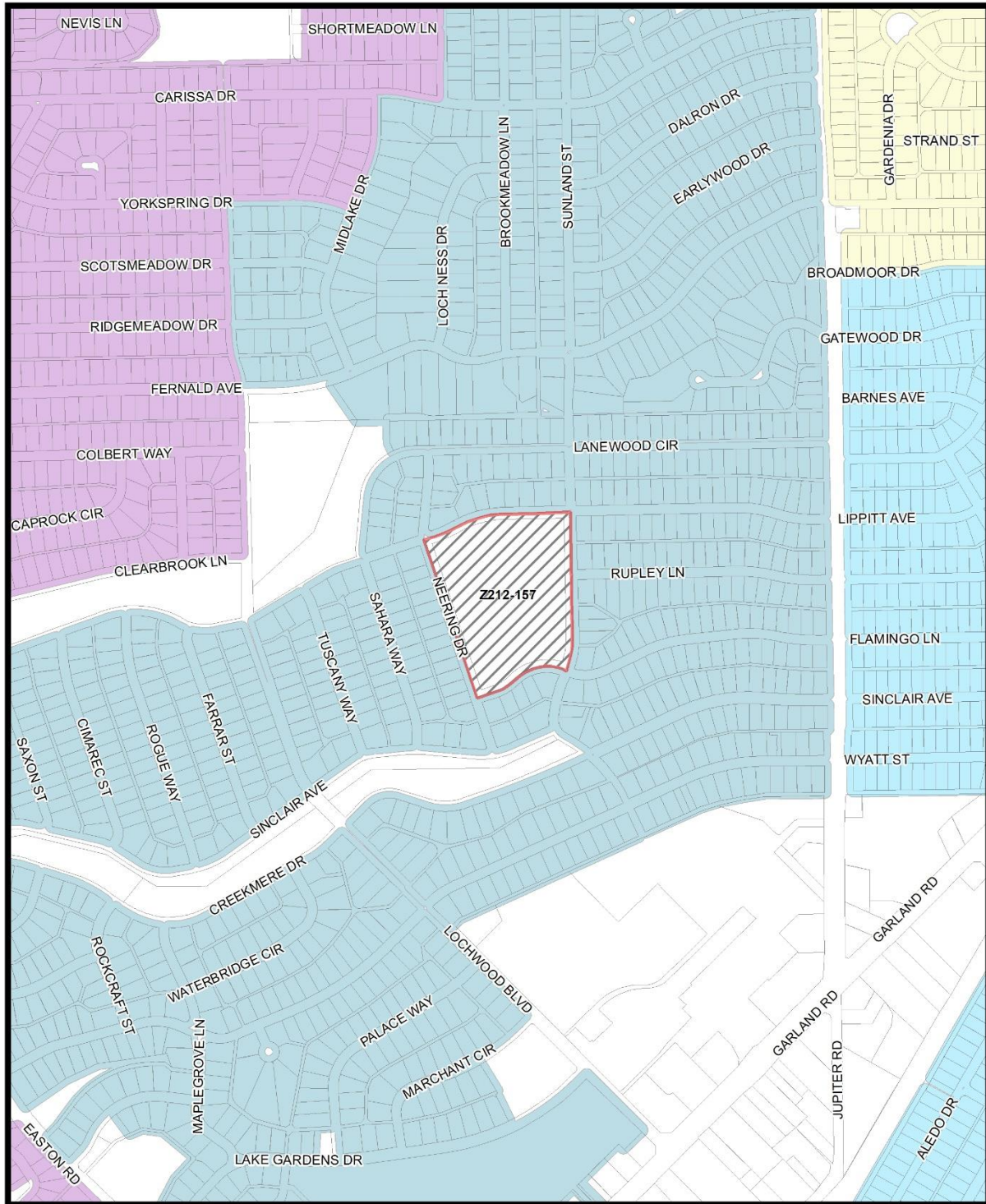
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Market Value Analysis

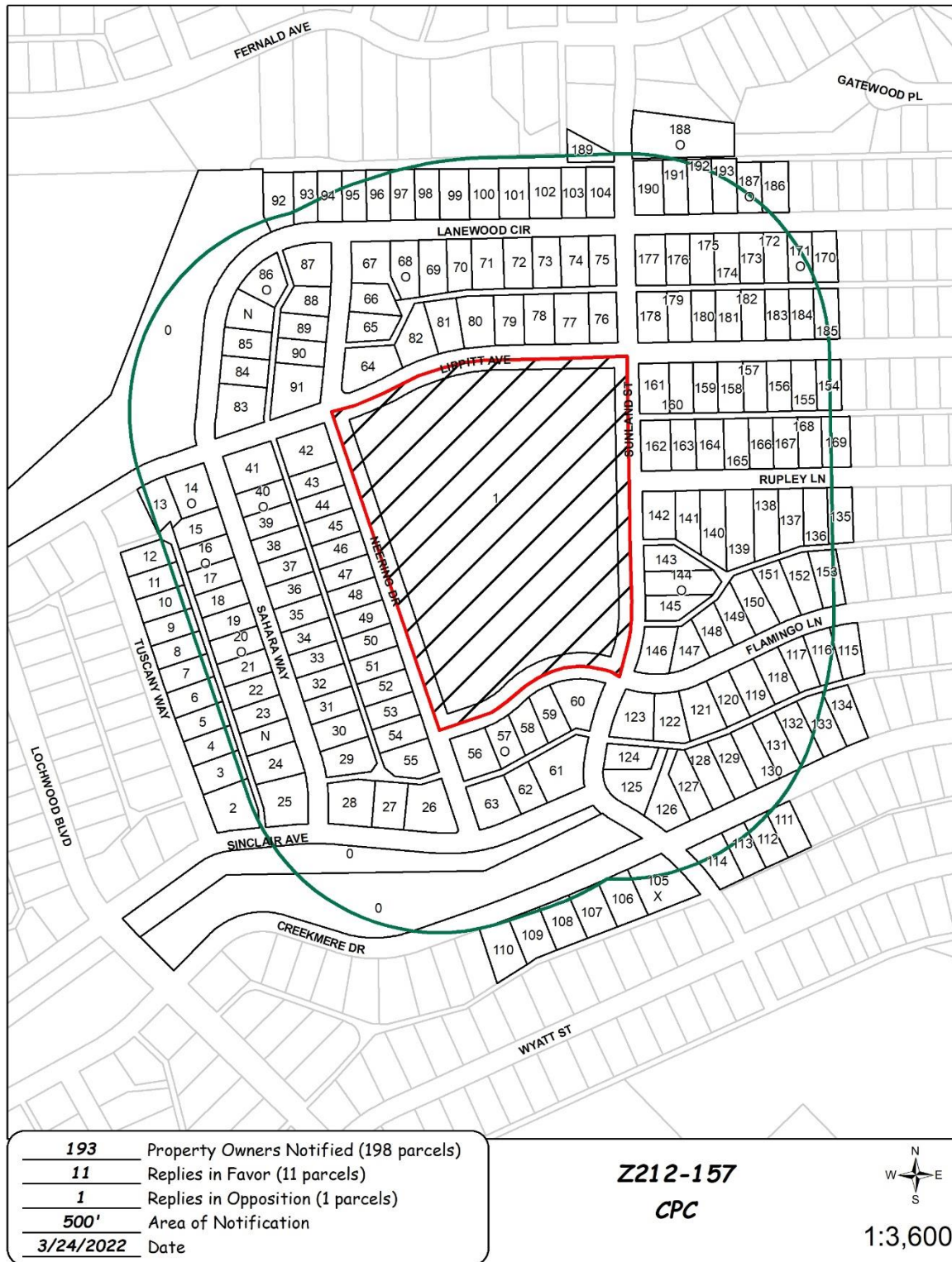
A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 2/10/2022



03/23/2022

**Reply List of Property Owners
Z212-157**

**193 Property Owners Notified 11 Property Owners in Favor
1 Property Owners Opposed**

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	11230 LIPPITT AVE	Dallas ISD
	2	11606 TUSCANY WAY	MCCASLAND HEATH TITUS &
	3	11610 TUSCANY WAY	ARCHER JUDITH SULTENFUSS
	4	11616 TUSCANY WAY	SIAMRO KATELIN &
	5	11620 TUSCANY WAY	THOMPSON SUSAN T
	6	11624 TUSCANY WAY	MCINTOSH THOMAS O III
	7	11630 TUSCANY WAY	SMITH CARL G
	8	11702 TUSCANY WAY	CARRINGTON HILLARY M
	9	11708 TUSCANY WAY	BARRY PAUL NICHOLAS &
	10	11714 TUSCANY WAY	TUCKER JOHN WELLS &
	11	11718 TUSCANY WAY	LANGREHR LISA M
	12	11724 TUSCANY WAY	EDE TREVOR ALDEN &
	13	11034 LIPPITT AVE	BOWMAN JAMES R
<i>O</i>	14	11040 LIPPITT AVE	Taxpayer at
	15	11729 SAHARA WAY	MILNE RICHARD A & REBECCA
<i>O</i>	16	11725 SAHARA WAY	COMPTON WEST LINDSAY G
	17	11719 SAHARA WAY	ANDERSON LINDA RUDA
	18	11715 SAHARA WAY	BICKHAM JOSEPH &
	19	11709 SAHARA WAY	OVCARIK JAMES M
<i>O</i>	20	11703 SAHARA WAY	JACKSON PAULA STEPHENSON
	21	11635 SAHARA WAY	SASSEVILLE GRACE B
	22	11631 SAHARA WAY	SERDAR THOMAS JAMES
	23	11625 SAHARA WAY	WEISS DIANE T
	24	11615 SAHARA WAY	WOLDEZGHI TEKESTE &
	25	11609 SAHARA WAY	MYERS CHRISTOPHER
	26	11119 SINCLAIR AVE	NERIOS KATHERINE PAIGE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	11111 SINCLAIR AVE	YEAGER ROBERT L IV
	28	11105 SINCLAIR AVE	YORK GARY LEE LIFE ESTATE
	29	11612 SAHARA WAY	MCNUTT R A
	30	11618 SAHARA WAY	MCCREARY JONATHAN &
	31	11622 SAHARA WAY	KOCH AMANDA M
	32	11628 SAHARA WAY	DONATI MATTHEW JOHN HENRY
	33	11632 SAHARA WAY	PERKINS GEORGE D JR
	34	11636 SAHARA WAY	MOORMAN AUSTIN &
	35	11704 SAHARA WAY	PRIEN PAUL & JACKY
	36	11710 SAHARA WAY	MEYER CAITLIN B &
	37	11716 SAHARA WAY	ONTIVEROS SUSANA M
	38	11720 SAHARA WAY	WILSON KATHLEEN
	39	11726 SAHARA WAY	MCKERROW TERESA K
O	40	11730 SAHARA WAY	NOLLEN BARRY NICHOLAS
	41	11738 SAHARA WAY	SHIPLEY HOLLY DYAN
	42	11761 NEERING DR	GHAZI ALEXIA & ADAM WALLER
	43	11753 NEERING DR	PAUL ELVELLA M
	44	11749 NEERING DR	PAUL MELISSA A
	45	11743 NEERING DR	STOEBER EVAN KENNETH &
	46	11737 NEERING DR	TREVINO MARY R
	47	11733 NEERING DR	LEMAR HOMER JESS III
	48	11729 NEERING DR	GOMEZ CRYSTAL LYNN &
	49	11725 NEERING DR	PARMAN BRIAN SCOTT
	50	11719 NEERING DR	WILLIAMS WARREN W &
	51	11715 NEERING DR	SHARR JOHN & DEBORAH
	52	11709 NEERING DR	BROWNELL FREDERIC DELANO
	53	11703 NEERING DR	ROSE KATHERINE GRACE
	54	11625 NEERING DR	DELATOUR WILLIAM EDWARD &
	55	11621 NEERING DR	JONES HILARI S
	56	11104 FLAMINGO LN	HIGGINS MARK
O	57	11110 FLAMINGO LN	MATHEWS KRISTINA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	11116 FLAMINGO LN	GRIGGS JOYCE J
	59	11122 FLAMINGO LN	TRUSSELL SHARI ANNE
	60	11130 FLAMINGO LN	TALLIS SCOTT PHILIP
	61	11145 SINCLAIR AVE	PRYOR KIM & LINDSEY
	62	11137 SINCLAIR AVE	WINDLAND PEPSI
	63	11131 SINCLAIR AVE	ELLIS BILLIE RUTH
	64	11810 NEERING DR	MITCHELL TODD ALAN &
	65	11816 NEERING DR	RUSTEBERG FAMILY LIVING
	66	11822 NEERING DR	BANDA MABEL
	67	11208 LANEWOOD CIR	PERKINS ROBERT &
O	68	11214 LANEWOOD CIR	JUVENAL JAMES P &
	69	11218 LANEWOOD CIR	SULLIVAN HILARY C
	70	11222 LANEWOOD CIR	PATRANELIA PPTIES LLC
	71	11228 LANEWOOD CIR	Taxpayer at
	72	11232 LANEWOOD CIR	DESUTTER STEVEN C & NANCY A
	73	11236 LANEWOOD CIR	RAINTREE ASSET MANAGEMENT
	74	11242 LANEWOOD CIR	COLLINS BETTYE C
	75	11246 LANEWOOD CIR	BAKER CURT
	76	11261 LIPPITT AVE	THURMOND JERRY TR
	77	11255 LIPPITT AVE	PHILLIPS LIVING TRUST
	78	11249 LIPPITT AVE	BROOKS JOHN MASON TR &
	79	11245 LIPPITT AVE	COLLEY CAROL ELIZABETH
	80	11239 LIPPITT AVE	FULTS TRAVIS & MANDY
	81	11235 LIPPITT AVE	FULTS JUDY RAE LIFE ESTATE
	82	11219 LIPPITT AVE	KINGSLEY MATTHEW JACOB &
	83	11110 LANEWOOD CIR	ROBSON SCOTT P & BRENDA R
	84	11116 LANEWOOD CIR	SCHAEFERS JENNIFER &
	85	11122 LANEWOOD CIR	Taxpayer at
O	86	11140 LANEWOOD CIR	CROSS DANIEL G & AIMEE M
	87	11156 LANEWOOD CIR	SAUER EVAN & MEREDITH
	88	11821 NEERING DR	ADAMS JOHN & LORI EVANSON

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	11815 NEERING DR	DISLER JENESSA A
	90	11811 NEERING DR	OLSON LARA & SETH
	91	11805 NEERING DR	COWDIN ADAM H
	92	11149 LANEWOOD CIR	GOOD TAYLOR MARIE
	93	11153 LANEWOOD CIR	PARMER JUSTIN & MEGHAN
	94	11157 LANEWOOD CIR	HUEHOLT LESLIE ANNE
	95	11203 LANEWOOD CIR	MCCOY ANNE LF EST &
	96	11209 LANEWOOD CIR	MORAN WILLIAM DANIEL
	97	11215 LANEWOOD CIR	CASAVANTES DAVID
	98	11219 LANEWOOD CIR	NANCE SCOTT & MARIA
	99	11223 LANEWOOD CIR	KILLAM DEVON J
	100	11229 LANEWOOD CIR	NEWELL WHITNEY S
	101	11233 LANEWOOD CIR	GORMAN KELLY K
	102	11237 LANEWOOD CIR	JOHNSON BARBARA
	103	11243 LANEWOOD CIR	AVAROB REAL ESTATE LLC
	104	11247 LANEWOOD CIR	WIDHELM CHRISTOPHER J &
X	105	11136 CREEKMERE DR	DIXON BOBBY G REVOCABLE
	106	11130 CREEKMERE DR	CIVELLO MARY E
	107	11126 CREEKMERE DR	PROPERTIES BY DB LLC
	108	11120 CREEKMERE DR	TUNELL KENNETH L &
	109	11116 CREEKMERE DR	HUGO MARTIN E & KAREN J
	110	11110 CREEKMERE DR	JANOWSKI DOUGLAS &
	111	11218 SINCLAIR AVE	Taxpayer at
	112	11214 SINCLAIR AVE	NICHOLS KENDRA
	113	11210 SINCLAIR AVE	RAMSEY BRENT EDWARD
	114	11206 SINCLAIR AVE	CRANE MARY HELEN
	115	11304 FLAMINGO LN	GARTON GARY W
	116	11240 FLAMINGO LN	HAZEN KELLY & NEILS
	117	11234 FLAMINGO LN	BRINCKERHOFF WILLIAM W &
	118	11230 FLAMINGO LN	MARKEY BRIAN
	119	11224 FLAMINGO LN	HOLDEN JENNIE H

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	11220 FLAMINGO LN	JAMES BRENDA M
	121	11216 FLAMINGO LN	QUINTANILLA LINDA
	122	11210 FLAMINGO LN	THOMPSON STEPHEN R
	123	11206 FLAMINGO LN	HOLDER THOMAS
	124	11642 SUNLAND ST	HALE VIRGINIA L LIFE ESTATE
	125	11634 SUNLAND ST	ROBINSON HEATHER
	126	11626 SUNLAND ST	JALILVAND NILOOFAR
	127	11207 SINCLAIR AVE	GREER CORBIN & KATHERINE
	128	11211 SINCLAIR AVE	BROWN PAULA GAIL
	129	11215 SINCLAIR AVE	EVANS DONNA
	130	11219 SINCLAIR AVE	JOHNSON RICHARD L
	131	11223 SINCLAIR AVE	HOAG JENNIFER
	132	11227 SINCLAIR AVE	POWELL ALTON KEITH
	133	11231 SINCLAIR AVE	HARMON MONA L
	134	11235 SINCLAIR AVE	RINER CARLA JEAN
	135	11332 RUPLEY LN	DAVIDSON KEVIN RANDEL
	136	11328 RUPLEY LN	HILL MADISON A
	137	11324 RUPLEY LN	HERNANDEZ REFUGIO
	138	11320 RUPLEY LN	RUIZ GILBERTO &
	139	11316 RUPLEY LN	WILSON JENNIFER MARIE
	140	11312 RUPLEY LN	<i>Taxpayer at</i>
	141	11308 RUPLEY LN	PAYMA EMILY R
	142	11304 RUPLEY LN	GAMELL TREVOR GRAYSON &
	143	11722 SUNLAND ST	WANG YUCHUN & LYNN CHUNG
O	144	11718 SUNLAND ST	DAVIS JESSICA
	145	11712 SUNLAND ST	COUZELIS ANTHONY B &
	146	11207 FLAMINGO LN	TR2 REALTY LLC
	147	11215 FLAMINGO LN	TREU LAUREN
	148	11221 FLAMINGO LN	HUGHES JONATHAN
	149	11225 FLAMINGO LN	FERGUSON PATRICK
	150	11231 FLAMINGO LN	JOHNSON DONNIE D

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	11235 FLAMINGO LN	HATFIELD NANCY L
	152	11241 FLAMINGO LN	WINTER DAVID & SHAWNA
	153	11303 FLAMINGO LN	HATFIELD JOSHUA
	154	11332 LIPPITT AVE	SIERRA AURELIO GUTIERREZ
	155	11328 LIPPITT AVE	GOMEZ JUAN & JUANA
	156	11324 LIPPITT AVE	NEAL CARLA
	157	11320 LIPPITT AVE	HANNAH MICHAEL BAKER &
	158	11316 LIPPITT AVE	RAUTER DAVID A & SHERRY
	159	11312 LIPPITT AVE	CHAPMAN HADLEY N &
	160	11308 LIPPITT AVE	SIERRA JOSEFINA
	161	11304 LIPPITT AVE	GONZALES AMANDA
	162	11303 RUPLEY LN	STINSON GARY CURTIS &
	163	11307 RUPLEY LN	REED PETER F
	164	11311 RUPLEY LN	BURAU BETH ANN
	165	11315 RUPLEY LN	HANCOCK ROBERT E
	166	11319 RUPLEY LN	WILLIAMS RHEA MARIE &
	167	11323 RUPLEY LN	COX MARGARET E
	168	11327 RUPLEY LN	LUTER SAMUEL & MARY
	169	11331 RUPLEY LN	Taxpayer at
	170	11332 LANEWOOD CIR	STEELE KATHY WHARTON &
O	171	11328 LANEWOOD CIR	ROZANICH VIRGINIA V
	172	11324 LANEWOOD CIR	DELGER JARED COLE
	173	11320 LANEWOOD CIR	PLACKER CHARLSA Y
	174	11316 LANEWOOD CIR	ANDERSON BENJAMIN G &
	175	11312 LANEWOOD CIR	CUNY AUSTIN TAYLOR
	176	11308 LANEWOOD CIR	SCOTT BROOKE & AARON
	177	11304 LANEWOOD CIR	RAMIREZ RICHARD & ANDREA
	178	11303 LIPPITT AVE	HENDERSON JACQUELINE S
	179	11307 LIPPITT AVE	BILES WELDON L
	180	11311 LIPPITT AVE	GERRON ALLISON R &
	181	11315 LIPPITT AVE	YOUNG JUDITH K

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	11319 LIPPITT AVE	Taxpayer at
	183	11323 LIPPITT AVE	Taxpayer at
	184	11327 LIPPITT AVE	HARRIS JESSICA
	185	11331 LIPPITT AVE	GARCIA JAVIER
	186	11323 LANEWOOD CIR	CHASE GABRIELLE &
<i>O</i>	187	11319 LANEWOOD CIR	HENDERSON ELIZABETH D
<i>O</i>	188	11832 SUNLAND ST	FARRELL HOLLY HUTCHESON
	189	11825 SUNLAND ST	WIDHELM JENNIFER L F &
	190	11303 LANEWOOD CIR	MARSHALL CHARLES VICTOR &
	191	11307 LANEWOOD CIR	STREUN NATHAN EDWARD
	192	11311 LANEWOOD CIR	SINCLAIR JUDSON I
	193	11315 LANEWOOD CIR	MORSE STEVEN