

FILE NUMBER:	Z201-265(LG)	DATE FILED:	May 26, 2021
LOCATION:	West line of Bonnie View Road, north of Morrell Avenue		
COUNCIL DISTRICT:	4	MAPSCO:	55 G
SIZE OF REQUEST:	±20.6 acres	CENSUS TRACT:	89.00

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for an amendment to Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school.

SUMMARY: The purpose of the request is to allow for modified standards primarily related to signage. [Franklin D. Roosevelt High School]

CPC RECOMMENDATION: Approval, subject to conditions.

STAFF RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- On May 22, 2019, the City Council approved the creation of Planned Development District No.1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school.
- According to Dallas Central Appraisal District records, the site was developed with a public school use, Franklin D. Roosevelt High School, in 1963.
- Between 1972 and 1979, the school expanded south to the north line of Morrell Avenue, where a surface parking lot exists, according to aerial photography.
- In 1978, two permits were issued for additions to the school for the existing metal building on the south end of the school and the two-story masonry wing near the east parking lot.
- On October 15, 1980, the school completed permits to expand into the south line of Warsaw Street, where the athletic fields exist.
- According to the Dallas Development Code, a sign means any device, flag, light, figure, picture, letter, word, message, symbol, plaque, poster, display, design, painting, drawing, billboard, wind device, or other thing visible from outside the premise on which it is located and that is designed, intended, or used to inform or advertise to persons not on that premise. This definition does not include: (A) searchlights and landscape features that display no words or symbols; (B) works of art that are not designed, intended or used to advertise; or (C) temporary holiday decorations.
- According to the Sec, 51A-7.400 of the Dallas Development Code, Non-Business Zoning District means any zoning district not designated as a business district as defined in this section. Any parking district may be specifically designated a business zoning district for the purposes of this article.
- Currently, the area of request is under renovation and the applicant is requesting to install eight additional signs throughout the property. The current PD regulations default to the Dallas Development Code Regulations for signs in non-business districts, which would not allow all of the proposed signage. Therefore, the applicant is requesting to revise the PD conditions with this request.

Zoning History:

There have been three zoning case in the area within the last five years.

1. **Z167-197:** On May 10, 2017, the City Council approved an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District, on the west side of Bonnie View Road, south of East 11th Street.
2. **Z189-177:** On May 22, 2019, the City Council approved Planned Development District No.1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, on the west line of Bonnie View Road, north of Morrell Avenue [subject site].
3. **Z178-306:** An authorized hearing to consider a Planned Development District to consider appropriate zoning for the area including use, development standards, parking, landscape, sign and other appropriate regulations in an area generally bounded by Ewing Avenue, I-35, 11th Street, Fleming Avenue, Clarendon Drive, 8th Street, Parkway Avenue, Corinth Street, Hendricks Avenue, Fernwood Avenue, and Galloway Avenue [Pending].

Thoroughfares/Streets:

Thoroughfare	Type	Existing/Proposed ROW
Bonnie View Road	Local Street	Varies
Morrell Avenue	Community Collector	60 feet
Hutchins Road	Local Street	50 feet
Warsaw Street	Local Street	35 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has no objections to the proposed request. The applicant will need to provide any information regarding signage near thoroughfares to make sure they are no obstructions in the visibility triangle during permitting.

STAFF ANALYSIS

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

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

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	PD No. 1015	Public School
North	R-5(A)	Single Family, Undeveloped
East	TH-3(A)	Single Family
South	TH-3(A), NO(A), MF-2(A)	Single Family, Commercial Amusement (inside), Undeveloped
West	CR-D, R-5(A)	Undeveloped, Single Family

Land Use Compatibility:

Surrounding land uses consist of a mix of single family uses and undeveloped land to the north, single family to the northeast and southeast, an event center directly to the south, and undeveloped land with some single family uses to the southwest and west. The school has been serving the community for 58 years. The use continues to be compatible with surrounding residential, institutional, and retail uses.

The applicant is requesting additional signage in conjunction with the existing renovations to the building. As part of the renovations to the school, new signs are being added in the area of request. Currently, there is only one sign on the property, which is along Bonnie View Road and approximately 30 square feet. A new detached sign will be provided that is masonry with an electronic message marquee. Window signs on the gymnasium building will provide for decorative, mascot, and/or school logo window film signs on the upper windows. Three attached signs are proposed to be larger than the non-business sign allowance. These attached signs are proportional to the school facade and the school's

facades are at least 100 feet away from Bonnie View Road.

Staff believes the proposed request will not have a negative impact on the surrounding residential areas since the signs will consist of channeled letters with non-intrusive backlights. The applicant also proposes to install its window signage on the bottom third of the window to minimize obstructions emergency services, such as police and fire, would have viewing the site.

Signage:

According to Sec. 51(A)-7.403 of the Dallas Development Code, the following regulations apply for detached signs in non-business districts are limited to three sign types: attached, attached projecting, and detached. These sign types are generally limited to one sign per façade or street frontage. Below are the general requirements for the non-business district signage provided as an overview from the sign code guidelines:

TYPE OF SIGN	GENERAL REQUIREMENTS
ATTACHED	<ul style="list-style-type: none"> • (1) sign per facade per occupant. • 40 sq. ft. max. • Vertical projection - Min. 10 ft. clearance over accessible areas if projects more than 2" over accessible area. Can project up to 4 ft. above the surface to which it is attached. • Horizontal projection - 18 in. from surface to which sign is attached. • (8) word limit for words over 4 in. Words \leq 4 in. can be used without limit as to number & effective area. • No roofs signs.
ATTACHED (DISTRICTS - LO(A), MO(A), GO(A), & O-2)	<ul style="list-style-type: none"> • Attached sign rules apply for all tenants, but signs may exceed 40 sq. ft. provided: • Only (1) sign allowed above the 2nd story on any facade, if election to exceed is made. • Allowed additional 40 sq. ft. for each additional story above the first two. • Only (2) signs permitted to exceed 40 sq. ft. per building. • Signs exceeding 40 sq. ft. can't be located on the same facade.
ATTACHED (PROJECTING) AKA. BLADE SIGNS	<ul style="list-style-type: none"> • (1) allowed / non-residential premise. • 20 sq. ft. max. • Sign can't be illuminated. • Vertical projection - 10 ft. min. clearance, can't project above roof. • Horizontal projection - 4 ft. max; not allowed in ROW. • Not allowed on any premise with detached sign/s.
DETACHED	<ul style="list-style-type: none"> • Area/height requirements based on setback (see charts) Max. 50 sq. ft. @ 25' O.A.H. • (1) per 600' street frontage. • 5 ft. min. setback.

The applicant proposes the following detached sign that deviates from the 50-foot maximum area requirement:

1. 6.5' H X 8.75' W sign with an electronic changeable marquee
Total: 55 SF with 15-foot setback

The applicant proposes an increase of total area of 5 square feet, or 10% increase over the maximum allowable square footage for detached signs, which is 50 feet. The applicant is proposing a setback of 15 feet for this sign.

The applicant proposes the following attached signs:

1. Gymnasium, 45 SF (replacement)
2. Metal sign gym entry on the South elevation, 45 SF
3. Metal logo for existing classroom building (B1/A204), 216 SF
4. Main entry name, 94 SF
5. South elevation metal horse logo, 83 SF

Based on Article VII, each sign would have a maximum allowable area of 40 square feet per sign. To accommodate these proposed signs, the applicant proposes a condition that would allow three signs to substantially exceed the requirement with a maximum allowable area of 250 square feet.

The applicant also proposes specific provisions for Window Signs that separates the window signs from the attached signs and proposes the following signs with a maximum cumulative area of 600 sq. ft.

1. Window film signs in main library on the East elevation, 332 SF total
2. Window film gym entry on the South elevation, 223 SF

Staff supports the applicant's request for the increased signage due to the varying elevations of the site and the proposed signage being proportional to the site. The exhibits for the proposed signage are also included in this report for illustrative purposes.

At the September 2, 2021 City Plan Commission meeting, the request was approved with the following addition to Section 51P-1015.113(d)(2): to add that the window film signs in the main library on the east elevation may not exceed a maximum of 332 square feet and the window film signs in the gym entry on the south elevation may not exceed a maximum of 223 square feet. The CPC recommended conditions are included in this report.

Parking:

The parking requirements in PD No. 1015 for a public school other than an open-enrollment charter school are six and one-half off-street parking spaces are required for each high school classroom. The site currently has 300 parking spaces for 44 classrooms on the

premises. No parking amendment will be required as a result of this request.

Landscaping:

There are no proposed changes to the existing landscape plan, but a copy of the existing landscape plan has been included in this report.

Market Value Analysis:

Market Value Analysis (MVA) is a tool to aid residents and policymakers 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). Although the area of request is not within an identifiable MVA cluster, it abuts an “H” MVA cluster to the north and south and an “I” MVA cluster abuts the site to the east.

CPC ACTION

September 2, 2021

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, subject to revised conditions; as briefed, with the following addition to Section 51P-1015.113(d)(2), to add that the window film signs in the main library on the east elevation may not exceed a maximum of 332 square feet and the window film signs in the gym entry on the south elevation may not exceed a maximum of 223 square feet, on the west line of Bonnie View Road, north of Morrell Avenue.

Maker: Suhler

Second: Hampton

Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Shidid*,
Carpenter, Jackson, Blair, Jung, Suhler, Schwope,
Murphy, Garcia, Rubin*

Against: 0

Absent: 0

Vacancy: 2 - District 4, District 10

*out of the room, shown voting in favor

Notices: Area: 500

Mailed: 277

Replies: For: 0

Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Against: None

Staff: Jason Pool, Sign Inspector, Sustainable Development and Construction

List of Officers/Partners/Principals

Dallas Independent School District

Board of Trustees

Edwin Flores
Dan Micciche
Joyce Foreman
Justin Henry
Dustin Marshall
Karla Garcia
Maxie Johnson
Ben Mackey
Joe Carreon

CPC Recommended PD Conditions

ARTICLE 1015.

PD 1015.

SEC. 51P-1015.101. LEGISLATIVE HISTORY.

PD 1015 was established by Ordinance No. 31223, passed by the Dallas City Council on May 22, 2019. (Ord. 31223)

SEC. 51P-1015.102. PROPERTY LOCATION AND SIZE.

PD 1015 is established on property located on the west side of Bonnie View Road and the north side of Morrell Avenue. The size of PD 1015 is approximately 20.6 acres. (Ord. 31223)

SEC. 51P-1015.103. 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. 31223)

SEC. 51P-1015.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 1015A: development plan.
- (2) Exhibit 1015B: landscape plan.
- (3) Exhibit 1015C: traffic management plan. (Ord. 31223)

SEC. 51P-1015.105. 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 (Exhibit 1015A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 31223)

SEC. 51P-1015.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily 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. (Ord. 31223)

SEC. 51P-1015.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 31223)

SEC. 51P-1015.108. YARD, LOT, AND SPACE REGULATIONS.

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

The yard, lot, and space regulations for the MF-2(A) Multifamily District apply. (Ord. 31223)

SEC. 51P-1015.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-

4.200 for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school, six and one-half off-street parking spaces are required for each high school classroom. Parking may be located within a required front yard. (Ord. 31223)

SEC. 51P-1015.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 31223)

SEC. 51P-1015.111. 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, landscaping must be provided as shown on the landscape plan (Exhibit 1015B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. 31223)

SEC. 51P-1015.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 1015C).

(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.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st 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. (Ord. 31223)

SEC. 51P-1015.113. SIGNS.

(a) In general. Except as provided, signs Signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Detached signs. One detached sign is permitted with a minimum setback of 15 feet, 55 square feet in effective area, and maximum 7 feet in height. This detached sign may not be considered an additional allowed sign. All other detached signs must comply with non-business district provisions.

(c) Attached signs.

(1) Except as provided, attached signs are limited to a maximum effective area of 40 square feet.

(2) One attached sign may not exceed 250 square feet in effective area.

(3) Two attached signs may not exceed 100 square feet in effective area.

(4) Two attached signs may not exceed 50 square feet in effective area.

(5) For the purposes of the maximum number of attached signs on a facade, each building facade of 200 feet in length is considered a separate facade.

(d) Window signs. WINDOW SIGN means a sign painted or affixed onto a window.

(1) No maximum number of window signs.

(2) Window signs may be a cumulative effective area of 600 square feet.

(a) The window film signs in the main library on the east elevation may not exceed a maximum of 332 square feet.

(b) The window film signs in the gym entry on the south elevation may not exceed a maximum of 223 square feet.

(3) Window signs must be a minimum of 12 feet above the adjacent grade.

SEC. 51P-1015.114. FENCES.

(a) Except as provided in this section, fencing must be provided in accordance with 51A-4.602(a).

(b) For a public school other than an open-enrollment charter school and when located less than five feet from the front lot line, maximum fence height in a required front yard is six feet for each fence panel with less than 50 percent open surface area.

(c) For a public school other than an open-enrollment charter school, existing barbed wire along Morrell Avenue must be removed prior to the issuance of a certificate of occupancy that increases the number of classrooms. (Ord. 31223)

SEC. 51P-1015.115. ADDITIONAL PROVISIONS.

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

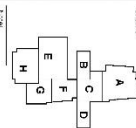
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 31223)

SEC. 51P-1015.116. 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.

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. (Ord. 31223)



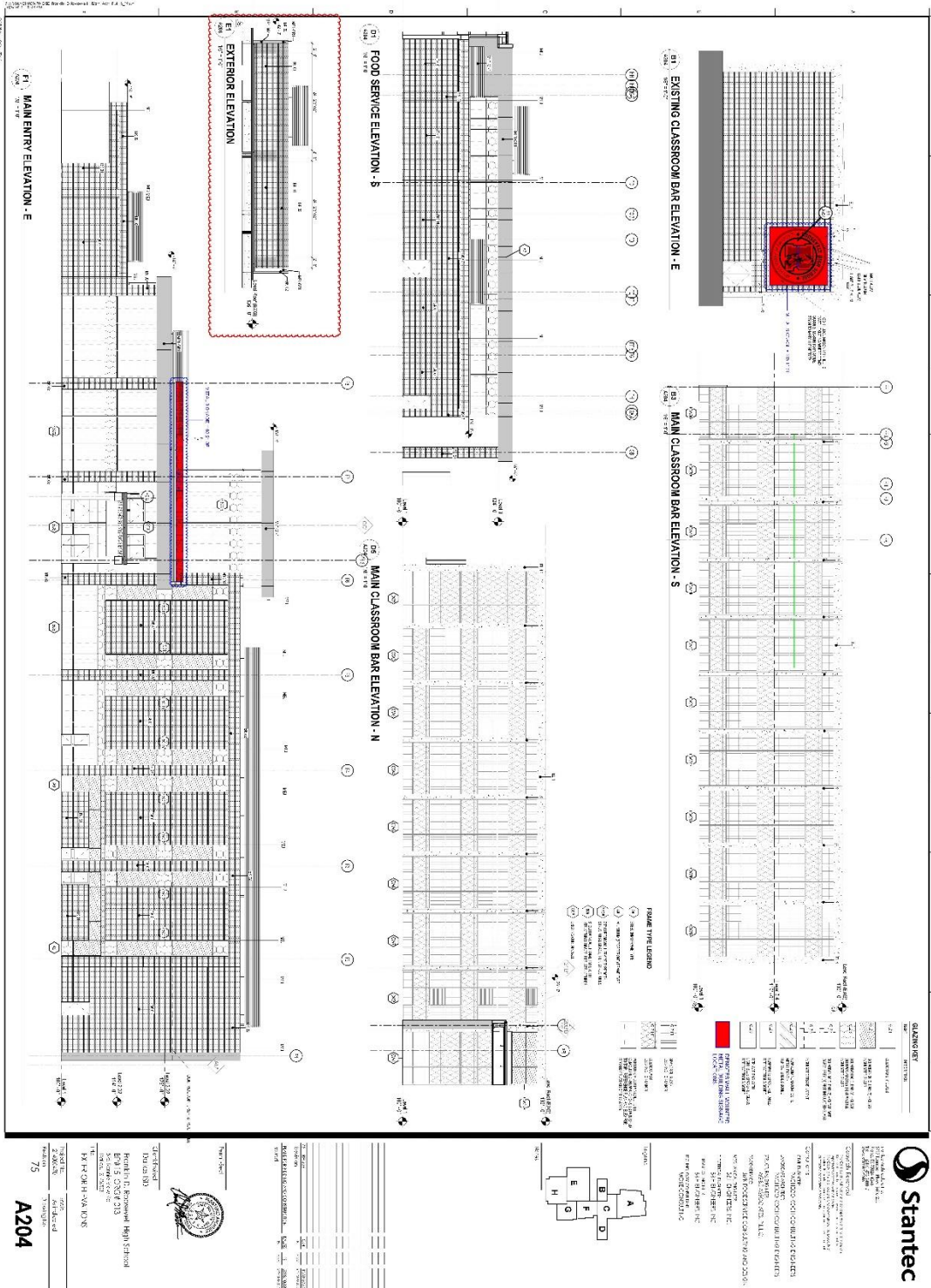


1. The following information is required for the completion of the form:
 a. Name of the company or organization
 b. Address of the company or organization
 c. City, State, and Zip Code
 d. Name and Title of the person to whom the form is being sent
 e. Name and Title of the person completing the form
 f. Date of completion

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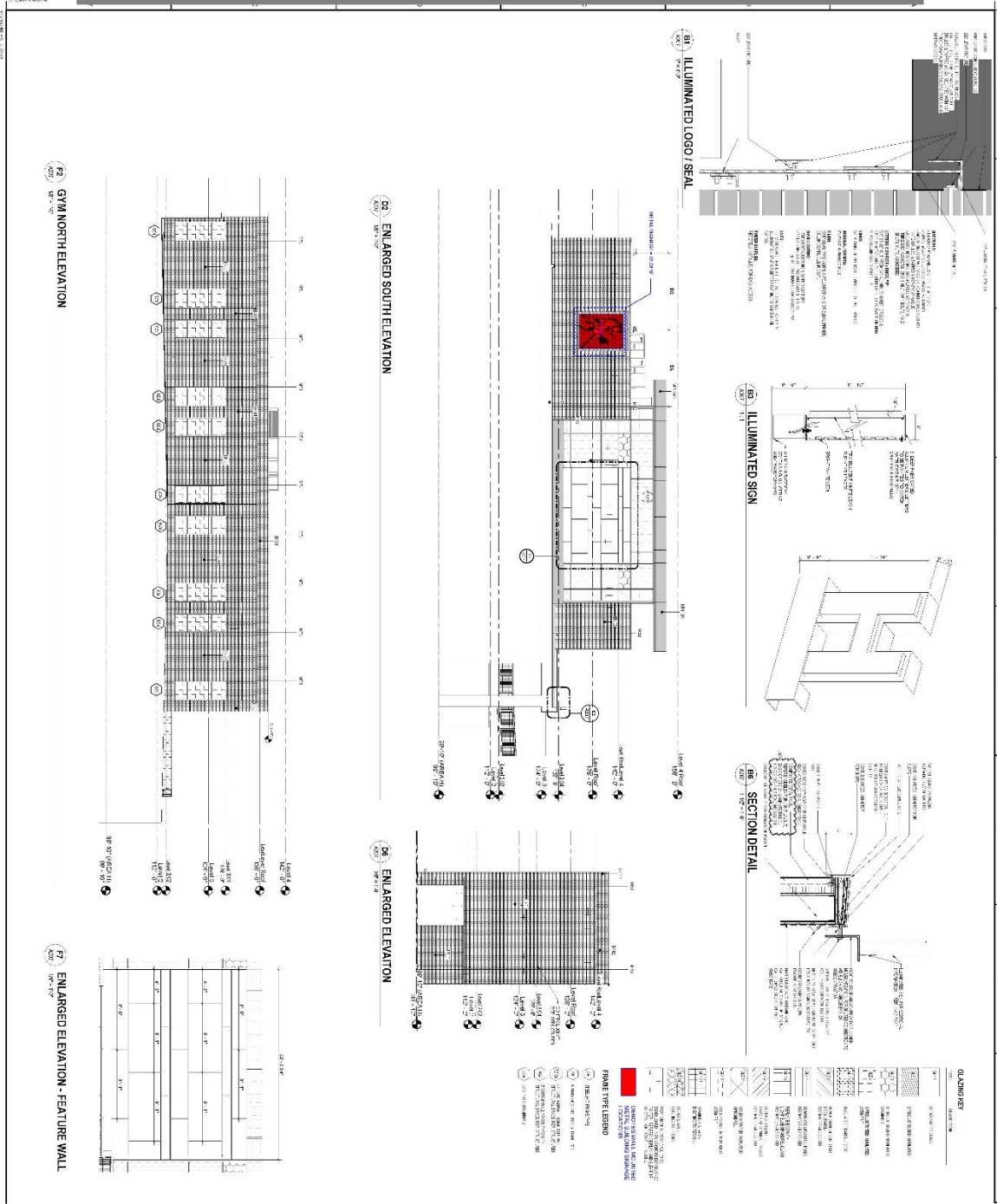


Signage Elevation Exhibit Page 3 (For Illustrative Purposes)





Signage Elevation Exhibit Page 5 (For Illustrative Purposes)



Stantec

15 **A207**

PROJECT INFORMATION

PROJECT: [Project Name]

LOCATION: [Location]

DATE: [Date]

DESIGNED BY: [Firm Name]

DRAWN BY: [Firm Name]

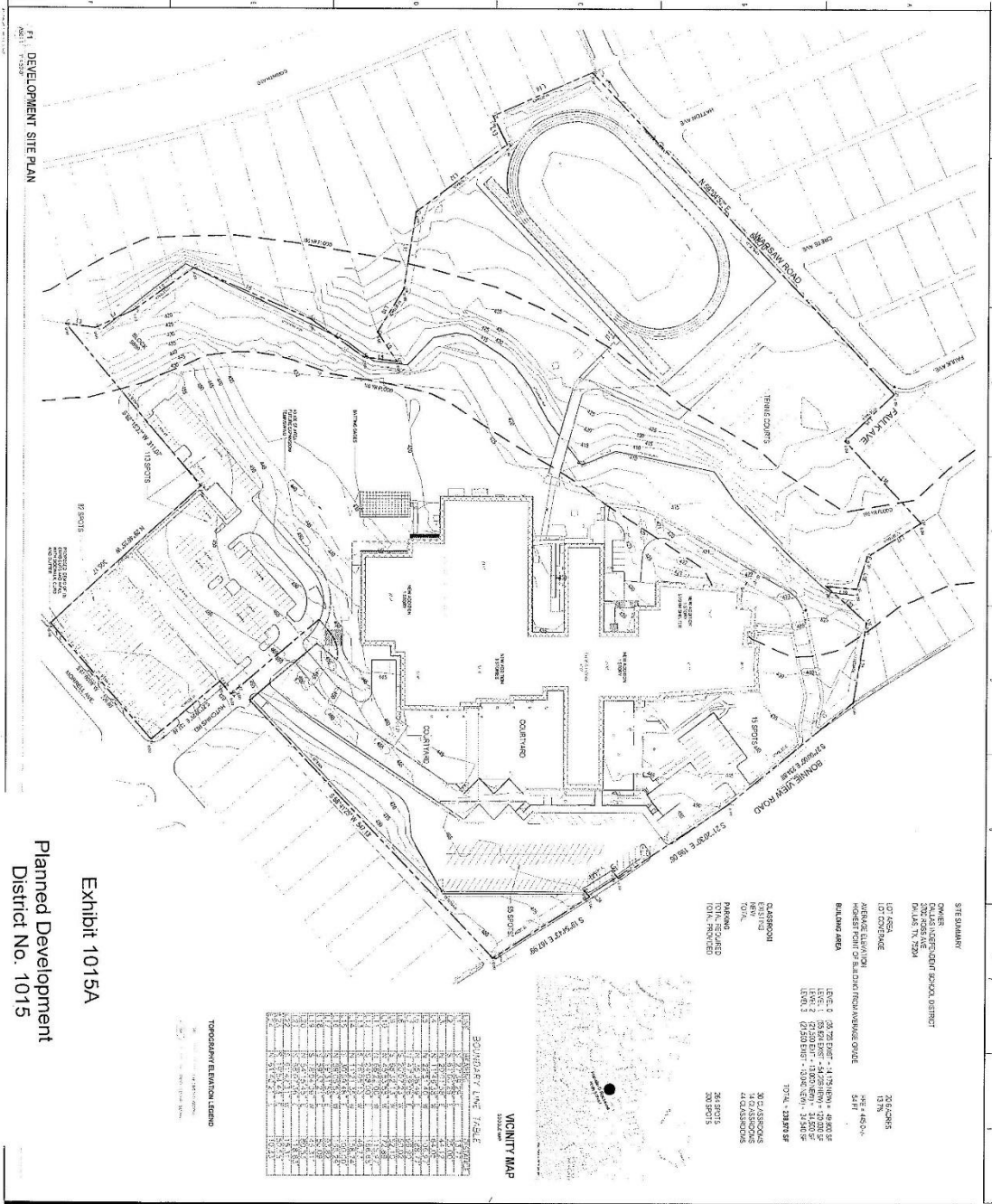
CHECKED BY: [Firm Name]

APPROVED BY: [Firm Name]

SCALE: [Scale]

NOTES: [Notes]

Existing Development Plan (No Changes)



Planned Development
District No. 1015

Exhibit 1015A

190812
AS01.1/2

31223



Existing Traffic Management Plan

March 7, 2019

PK# 3837-17.034

Z189-177

TRAFFIC MANAGEMENT PLAN

Project:

DISD Franklin D. Roosevelt High School
In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



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TX. REG. SURVEYING FIRM LS-100080-00

March 7, 2019



TRAFFIC MANAGEMENT PLAN
DISD Franklin D. Roosevelt High School
Dallas, Texas

TABLE OF CONTENTS

INTRODUCTION	1
<i>Project Description</i>	1
<i>TMP Objectives</i>	2
<i>Methodology</i>	3
<i>Expectations</i>	4
<i>Changes to TMP</i>	4
Traffic Management Plan.....	5
<i>Acknowledgement Statement</i>	6

Exhibits

Proposed Site Plan

Exhibit 1. Recommendations/Projected Conditions

March 7, 2019



INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP) for Franklin D. Roosevelt High School (the "School") located at 525 Bonnie View Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking to create a Planned Development District for the site from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of an existing public high school. Current enrollment is summarized below in **Table 1**.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9 th Grade	249
10 th Grade	193
11 th Grade	152
12 th Grade	132
CURRENT TOTAL	726
PROJECTED TOTAL	800

*Enrollment data provided by DISD.

Proposed site improvements include replacing portions of the building with new construction and other renovations. Site improvements are anticipated to be completed by 2021.

Access to the campus is provided on Bonnie View Road and Morrell Avenue. A separate portion of the campus containing athletic facilities (track and tennis courts) is located north of the main campus with access on Warsaw Street. (No changes are proposed to the north part of the campus, therefore it is not considered in this analysis).

High pedestrian traffic was observed to be present at the intersection of Morrell Avenue and Bonnie View Road. The crosswalks at the intersection were observed to be heavily utilized. An adjacent traffic signal is located at the intersection of S Corinth Street Road and Morrell Avenue. School related delays and pedestrian activity were observed to be minimal at the signalized intersection.

March 7, 2019



A proposed site plan for Franklin D. Roosevelt High School (prepared by Stantec Architecture, Inc.) is provided at the end of this report.

NOTE: Pacheco Koch was and is not involved with site selection, site design, nor the operations for this project.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

NOTE: It is generally recommended that all applicable crosswalks and barrier free ramps comply with current ADA Accessibility requirements. All city approved pavement markings, traffic signs, and school zones are recommended to provide hardware that meets city's current standards.

DEFINITIONS:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the Expectations section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

March 7, 2019



"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the *implementation* of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended

March 7, 2019



TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures (such as traffic signs, pavement markings, circulation on-site, etc.) to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "TMP Objectives"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP

March 7, 2019



report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, some specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) may be estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.


Graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 1**. A summary of specific recommendations is provided below:

1. Convert existing, unused parking lot fronting Morrell Avenue to a designated parent waiting/loading area. [Intent: To provide off-street location for parents to stand/park during afternoon pick-up periods in lieu of standing/parking on adjacent streets.]
2. Utilize existing parking lot aisles for designated parent waiting/loading area. [Intent: To provide off-street location for parents to stand/park during afternoon pick-up periods in lieu of standing/parking on adjacent streets.]
3. Utilize proposed bus loop (as shown on proposed site plan) for all school bus loading/unloading.
4. Install marked crosswalks on internal roadways to improve pedestrian safety.
5. Relocate location of school zone and signs.

March 7, 2019

**Acknowledgement Statement****REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for Franklin D. Roosevelt High 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. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals. By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

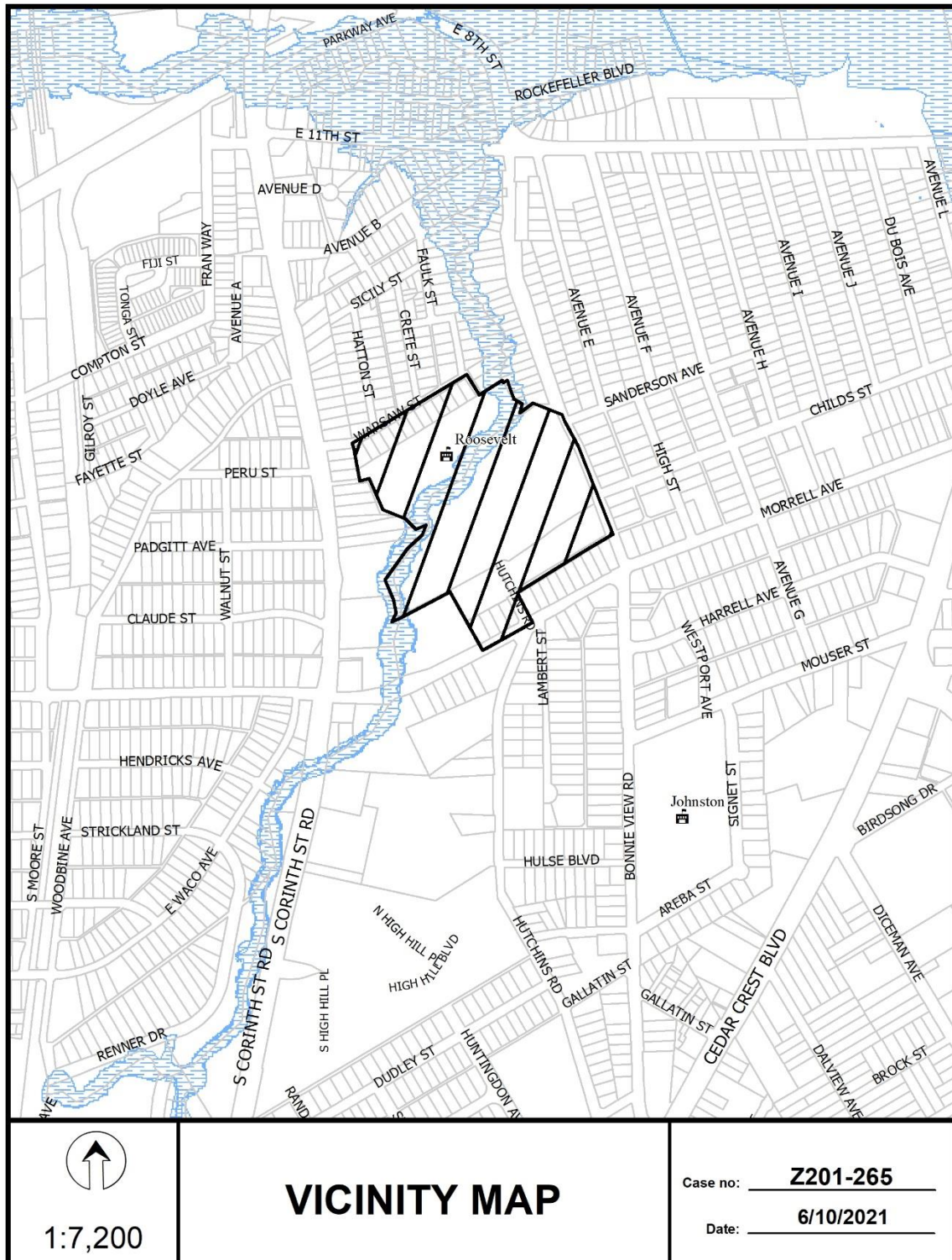

Signature

3-8-2019
Date

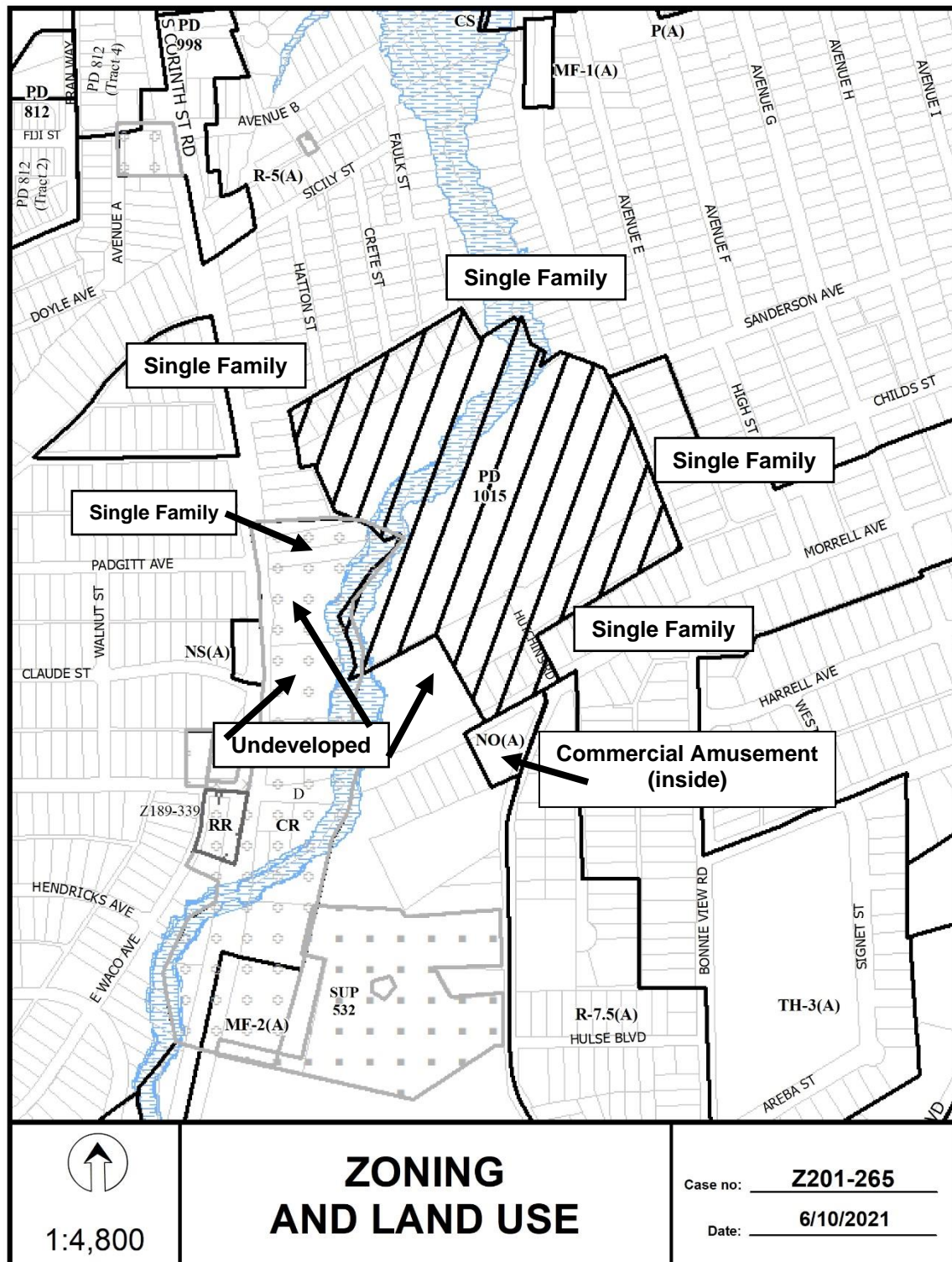
Name: Lakisha Logan

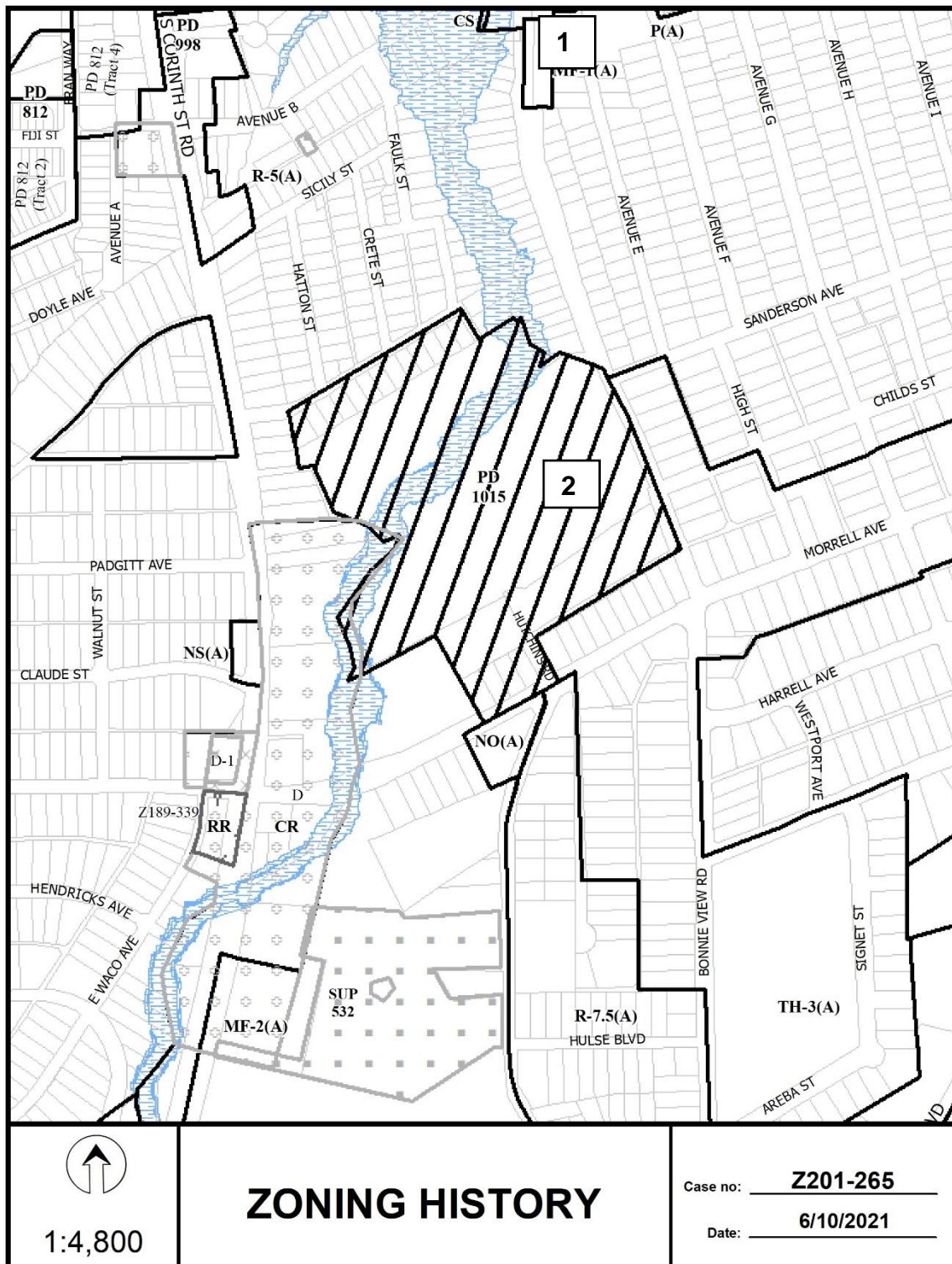
Title: Principal

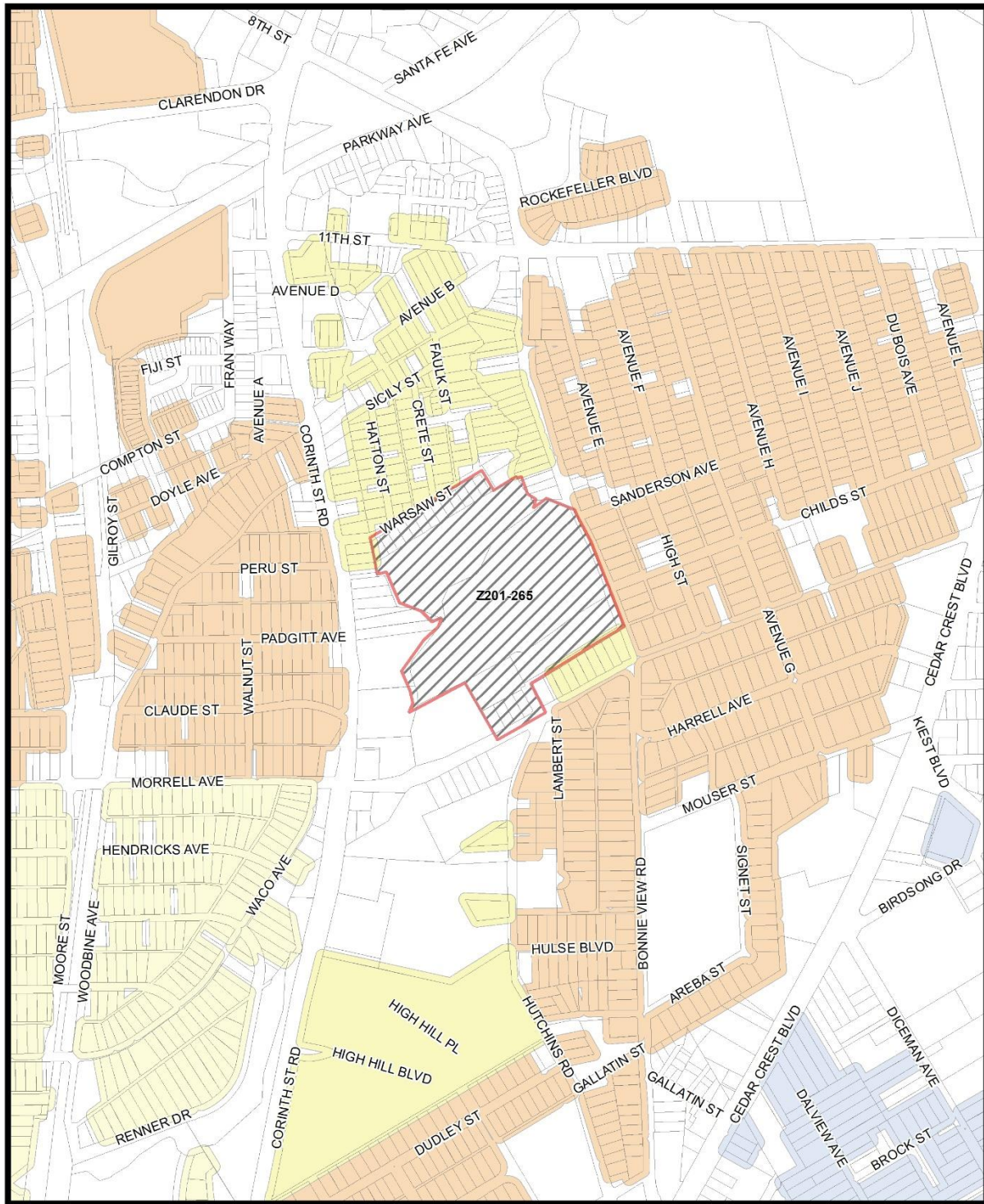
END OF MEMO











Market Value Analysis



1:7,200

Market Value Analysis

Printed Date: 6/10/2021



09/08/2021

Reply List of Property Owners***Z201-265******277 Property Owners Notified******0 Property Owners in Favor******0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	818	S CORINTH ST RD	GREATER NEW VISION
2	662	S CORINTH ST RD	ROARK HUGH W ET AL
3	658	S CORINTH ST RD	ROARK HUGH W
4	525	BONNIE VIEW RD	Dallas ISD
5	1735	MORRELL AVE	ZEUSLENDINGCOM
6	1901	MORRELL AVE	Dallas ISD
7	349	BONNIE VIEW RD	BEL RENE LE
8	443	BONNIE VIEW RD	STALLWORTH RILEY M
9	447	BONNIE VIEW RD	NEARER TO NATURE LLC
10	654	S CORINTH ST RD	Taxpayer at
11	900	S CORINTH ST RD	LOPEZ ANDRES &
12	1622	MORRELL AVE	JJ PROPERTIES INC
13	1523	MORRELL AVE	CNA & PHAM INVESTMENT LLC
14	1522	CLAUDE ST	GARCIA JORGE DANIEL PALOMINO &
15	1530	CLAUDE ST	WHEELER TAMEKA S
16	829	S CORINTH ST RD	AL ROUSAN & WARED CORP
17	1519	CLAUDE ST	WATSON IMA JEAN
18	1523	CLAUDE ST	RAMIREZ JESUS L &
19	1527	CLAUDE ST	GRIFFIN DORA LEE
20	1531	CLAUDE ST	MURALLES ROSVIN LEONEL PINEDA &
21	1535	CLAUDE ST	MARTINEZBUSTOS MARIA DEL R &
22	1518	PADGITT AVE	DAVIS STEVENSON & STELLA
23	1522	PADGITT AVE	CALZADA VICTOR
24	1526	PADGITT AVE	Taxpayer at
25	1530	PADGITT AVE	PEGASO CALIFORNIA CONSTRUCTION
26	1534	PADGITT AVE	KNOX WILLIAM T

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	515	WOODBINE AVE	KELLEY MANDELL
28	507	WOODBINE AVE	MAGDALENO HERIBERTO &
29	1515	PADGITT AVE	GRIFFIN LAJON OKEITH &
30	1519	PADGITT AVE	MUTREJA RAJEEV
31	1523	PADGITT AVE	MP LIMITED HOLDINGS LLC
32	1527	PADGITT AVE	DEZHAM MOHAMMAD HOSSAIN
33	1531	PADGITT AVE	BROWN CLARICE ESTATE OF
34	1535	PADGITT AVE	BROWN GILL
35	1510	PERU ST	ABOR ALENE W
36	1514	PERU ST	SPENCER DOZIE
37	1518	PERU ST	US BANK TRUST NA
38	1526	PERU ST	BEASLEY SANDRA J CHILDS
39	1530	PERU ST	ALADE MARIA JEIME
40	621	S CORINTH ST RD	CROFFORD ANNE LANE
41	1507	PERU ST	TRIPLE VVV LLC
42	1511	PERU ST	CHAVEZ YSMAEL DEJESUS &
43	1515	PERU ST	LEVERSON JARVIS
44	1519	PERU ST	ACEVEDO JESUS &
45	1523	PERU ST	GONZALEZ MODESTO & JARVIN M
46	1527	PERU ST	EDWARDS LARRY W & ALICE
47	1531	PERU ST	PANTOJA FERMIN FLORES
48	530	WOODBINE AVE	DALLAS CITY OF COUNTY OF
49	524	WOODBINE AVE	BRIGHT EDWIN B
50	520	WOODBINE AVE	HOLLINS ROBERT EST OF
51	619	S CORINTH ST RD	GEORGE ANNIE MAE
52	615	S CORINTH ST RD	HARRISON VIRGINIA RAY
53	611	S CORINTH ST RD	MAYES ASSETS IRA LLC
54	518	WOODBINE AVE	NEW BEGINNING FREEDOM BAPTIST CHURCH
55	650	S CORINTH ST RD	AGUILAR JESUS JR
56	646	S CORINTH ST RD	AGUILAR JESUS PENA JR
57	642	S CORINTH ST RD	AGUILAR JESUS PENA JR

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	638	S CORINTH ST RD	AGUILAR JANELLE ANISSA
59	634	S CORINTH ST RD	AGUILAR JANELLE ANISSA
60	630	S CORINTH ST RD	AGILAR JESSE P JR
61	622	S CORINTH ST RD	PRESAS FRANCISCO JAVIER R
62	618	S CORINTH ST RD	AGUILAR JESUS P &
63	614	S CORINTH ST RD	WALKER FRED JR
64	610	S CORINTH ST RD	Taxpayer at
65	606	S CORINTH ST RD	LEWIS CHARLES E
66	602	S CORINTH ST RD	RANGEL EFRAIN JIMENEZ
67	600	S CORINTH ST RD	JIMENEZ EFRAIN RANGEL
68	518	S CORINTH ST RD	JONES EVERETT
69	514	S CORINTH ST RD	J EDWARD LEE MINISTRIES INC
70	438	AVE F	MILLER LEE ELLA
71	502	HIGH ST	LOPEZ MARCELO GARCIA &
72	506	HIGH ST	RANDOLPH TERRENCE D SR
73	510	HIGH ST	YOUNG ARNOLD L
74	514	HIGH ST	LIMONES SERGIO
75	518	HIGH ST	LEWIS DORIS L
76	522	HIGH ST	SANCHEZ ABELINO R &
77	503	HIGH ST	HERNANDEZ ABRAHAM
78	507	HIGH ST	GLOVER GREGORY
79	511	HIGH ST	BRICKMAN THOMAS
80	515	HIGH ST	KNOW VEST INC
81	519	HIGH ST	WATSONTILLIS LINDA GAYLE
82	526	BONNIE VIEW RD	Taxpayer at
83	516	BONNIE VIEW RD	HART ARMELIA ANN
84	510	BONNIE VIEW RD	Taxpayer at
85	520	BONNIE VIEW RD	SORIA PEDRO
86	502	BONNIE VIEW RD	GOLDEN GATE FUNERAL HOME
87	504	BONNIE VIEW RD	ROMERO MARIA C
88	602	BONNIE VIEW RD	TOWNSEND RICHARD M EST OF

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	606	BONNIE VIEW RD	SOTELO NANCY M
90	603	HIGH ST	RODRIGUEZ FRANCISCO JAVIER
91	602	HIGH ST	MARTINEZ YADIRA YAHAIRA & JUAN C SALVADOR
92	606	HIGH ST	ORTIZ MARIA M
93	2111	MORRELL AVE	FREE CHURCH OF GOD
94	2103	MORRELL AVE	SMITH BESSIE F ET AL
95	611	HIGH ST	HOGG IMOGENE
96	2003	MORRELL AVE	COMPTON ROBBIN LATREESE
97	2005	MORRELL AVE	JONES CHRISTINE
98	2011	MORRELL AVE	CARTER CLIFFORD
99	2017	MORRELL AVE	LEONARD BERNICE
100	2023	MORRELL AVE	RODRIGUEZ ERNESTO & VERONICA VEGA
101	610	BONNIE VIEW RD	RIOS GERMAN
102	902	LAMBERT ST	BRYANT LEE A
103	838	LAMBERT ST	JAIME JOSE &
104	834	LAMBERT ST	PROCESS INDUSTRIAL SUPPLY LLC
105	830	LAMBERT ST	WALLACE LILLIAN
106	826	LAMBERT ST	Taxpayer at
107	822	LAMBERT ST	RAMIREZ FRANCISCA M & LUIS LEDEZMA
108	818	LAMBERT ST	Taxpayer at
109	814	LAMBERT ST	MITCHELL LINDA
110	810	LAMBERT ST	GONZALEZ JAVIER
111	1902	MORRELL AVE	PADILLA ERIC &
112	1906	MORRELL AVE	EDWARDS HELENA ANN
113	1908	MORRELL AVE	CH SOUTHWEST LLC
114	1912	MORRELL AVE	GOMEZ AMADOR SANTIBANEZ
115	707	BONNIE VIEW RD	MCKINNEY IVA D
116	715	BONNIE VIEW RD	LOVE JIMMIE C
117	719	BONNIE VIEW RD	ROLLINS DEVELOPMENT GROUP INC
118	723	BONNIE VIEW RD	MOSS MARSHEL K
119	803	BONNIE VIEW RD	WILKS CATHY J &

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	807 BONNIE VIEW RD	WALKER ALBERT
	121	811 BONNIE VIEW RD	ESTEVANE LUZ IVON &
	122	815 BONNIE VIEW RD	BUSTAMANTE VINCENTE
	123	819 BONNIE VIEW RD	SMITH CHERYL
	124	2113 HARRELL AVE	GILES MELVIN D
	125	2107 HARRELL AVE	SINGHAL VAIBHAV
	126	2103 HARRELL AVE	JEFFERSON WILLIE SUE EST OF
	127	2023 HARRELL AVE	REED J W
	128	2015 HARRELL AVE	RICHARDSON JUDGE III
	129	722 BONNIE VIEW RD	Taxpayer at
	130	718 BONNIE VIEW RD	LANGDON CHARLES III &
	131	710 BONNIE VIEW RD	LANGDON CHARLES
	132	2002 MORRELL AVE	JOHNSON CARL E
	133	2006 MORRELL AVE	JOHNSON TERESA ANN
	134	2010 MORRELL AVE	Taxpayer at
	135	2014 MORRELL AVE	TURNER JUNELLA
	136	2022 MORRELL AVE	FULLER REGINALD D & TERESA D
	137	2026 MORRELL AVE	RODRIGUEZ ERNESTO &
	138	2102 MORRELL AVE	RODRIGUEZ ERNESTO &
	139	2108 MORRELL AVE	RODRIGUEZ ALMA Y
	140	835 LAMBERT ST	BURLESON EVA
	141	832 HUTCHINS RD	FERNANDEZ LUPITA MARIE
	142	836 HUTCHINS RD	CAMPBELL AMANDA G
	143	839 LAMBERT ST	WATSON AZALIA Z
	144	827 LAMBERT ST	RIVERS LOLA B
	145	831 LAMBERT ST	ANDERSON HENRY
	146	821 LAMBERT ST	MARTINEZ PILAR &
	147	911 LAMBERT ST	TERRELL VALLIE MAY EST OF
	148	910 HUTCHINS RD	UPSHAW MARY L
	149	902 HUTCHINS RD	COLUNGA TEODULO
	150	833 HUTCHINS RD	BRISTOW ANNEMARIE

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	907	HUTCHINS RD	LAWRENCE ISIAH W
152	1	HUTCHINS RD	WILLIS DARLENE
153	807	HUTCHINS RD	BREN AARON &
154	1714	MORRELL AVE	BRISTOW ANNMARIE
155	1718	MORRELL AVE	BRISTOW ANNEMARIE
156	1722	MORRELL AVE	ALFARO VICTOR FRANK
157	1726	MORRELL AVE	RATCLIFF JOHN W
158	1901	MORRELL AVE	Dallas ISD
159	1905	MORRELL AVE	MANJREKAR ASHISH
160	1909	MORRELL AVE	ZUNIGA ALBERTO & ANA
161	1915	MORRELL AVE	PASAY INC
162	1919	MORRELL AVE	TIDWELL SHIRLEY
163	1921	MORRELL AVE	QUEST IRA INC
164	1927	MORRELL AVE	CARTER BILLIE J
165	1931	MORRELL AVE	MOXIE INVESTMENTS LLC
166	1935	MORRELL AVE	WRIGHT IVAN WINTHROP MELTON
167	1939	MORRELL AVE	LOERA CIPRIANO &
168	446	BONNIE VIEW RD	TAI WILLIAM KOK FAI
169	440	BONNIE VIEW RD	SORTO ROLANDO
170	438	BONNIE VIEW RD	PRIEGOMARTINEZ FREDDY
171	434	BONNIE VIEW RD	HAPPY FAMILY RENTALS LLC
172	428	BONNIE VIEW RD	HOLMES TALMADGE
173	426	BONNIE VIEW RD	DALLAS CITY OF COUNTY OF
174	422	BONNIE VIEW RD	ALVARADO FELIX SOTO &
175	418	BONNIE VIEW RD	STEWART ESTHER M
176	412	BONNIE VIEW RD	CARRERA JOSE L R
177	410	BONNIE VIEW RD	TUBBS JO
178	400	BONNIE VIEW RD	PALOMARES HECTOR DON J &
179	350	BONNIE VIEW RD	DANIELS OLIVIA J
180	344	BONNIE VIEW RD	APARICIO EFREN ET AL
181	351	AVE E	MARTINEZMORUA VICTOR &

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	355 AVE E	PEARCE EDWARD L
	183	403 AVE E	HAMWAY MICHAEL
	184	409 AVE E	LEWIS ESTER F
	185	411 AVE E	LEE ANNIE BERNICE
	186	415 AVE E	CONTRERAS SALVADOR
	187	419 AVE E	ZIMMERMAN CHARLES
	188	423 AVE E	ESQUIVEL JIMENEZ JUAN CARLOS
	189	427 AVE E	SOUTER JAMES M
	190	431 AVE E	MORENO OSCAR CESAR &
	191	435 AVE E	ALDANA JESSICA
	192	439 AVE E	DALLAS SKYFALL LLC SERIES 439
	193	445 AVE E	URBAN LIFT FOUNDATION
	194	444 AVE E	NEAL A C
	195	438 AVE E	NEAL MAGGIE
	196	434 AVE E	INVESTALL INC
	197	430 AVE E	HUERTA VALENTINA
	198	426 AVE E	LAGOW DEV PROJECT LLC
	199	422 AVE E	CASTILLO GUADALUPE
	200	418 AVE E	RAMIREZ ISIDORO
	201	414 AVE E	Taxpayer at
	202	410 AVE E	SOLORZANO DIANA EVELIN
	203	415 AVE F	CAZARES CASAS LLC
	204	419 AVE F	SANDOVAL ANTONIO
	205	423 AVE F	MANZUR NAGYB
	206	427 AVE F	BURTON DOLORES JANICE
	207	431 AVE F	THOMAS ELLA
	208	435 AVE F	FUENTES IRMA & JOSE E
			SALDANATOVAR
	209	439 AVE F	WEBBER LILLIE M EST OF
	210	403 BONNIE VIEW RD	CASTANEDA MARIA E
	211	405 BONNIE VIEW RD	ROSSI LAUREN C &
	212	409 BONNIE VIEW RD	CASTRO JOSE S SR

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	411 BONNIE VIEW RD	LAZARO NICOLE &
	214	415 BONNIE VIEW RD	MALDONADO FLORENCIA
	215	417 BONNIE VIEW RD	STALLWORTH RILEY M
	216	421 BONNIE VIEW RD	SOTO FELIX & MA DE JESUS
	217	423 BONNIE VIEW RD	MURRAGARRA JOSE
	218	427 BONNIE VIEW RD	LASARO HILDA
	219	431 BONNIE VIEW RD	ALVAREZ JORGE
	220	435 BONNIE VIEW RD	ALVAREZ JORGE
	221	508 FAULK ST	COVENANT HOMES CONSTRUCTION &
	222	512 FAULK ST	WASHINGTON WILLIE
	223	516 FAULK ST	THOMAS JOE
	224	520 FAULK ST	HAWKINS FREDDIE HENDERSON
	225	524 FAULK ST	HOOD GEORGE
	226	528 FAULK ST	HOOD GEORGE
	227	532 FAULK ST	BUSTAMANTE OSWALDO
	228	536 FAULK ST	MAGALLANES MARIA C
	229	544 FAULK ST	ADIA PARTNERSHIP LLC
	230	1702 SICILY ST	BAGSBY MAGGIE
	231	515 FAULK ST	MASTERS HAZEL &
	232	1706 SICILY ST	MARTINEZ MARIA E
	233	506 CRETE ST	RUIZ DANIELA LOPEZ
	234	519 FAULK ST	Taxpayer at
	235	517 FAULK ST	MASTERS HAZEL EST OF &
	236	521 FAULK ST	BURELL LOUISE
	237	510 CRETE ST	VILLARREAL JUAN G &
	238	531 FAULK ST	DUNNAHUE T I
	239	541 FAULK ST	GERARDO LORENZO &
	240	545 FAULK ST	GERARDO BALTAZAR
	241	542 CRETE ST	GARCIA CENOBIA
	242	538 CRETE ST	GARCIA CENOBIA EST OF
	243	534 CRETE ST	GERARDO BALTASAR

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	530	CRETE ST	JOHNSON DOROTHY
245	522	CRETE ST	BENTON HERBERT JR & ERMA
246	1632	SICILY ST	MIXON DOLORES &
247	507	CRETE ST	VILLARREAL JUAN &
248	511	CRETE ST	GARCIA RODOLFO
249	515	CRETE ST	JACKSON WILLIAM
250	519	CRETE ST	TINOCO ESTHER
251	523	CRETE ST	HOWARD KATIE MARIE
252	527	CRETE ST	MACIAS IRMALINDA & ROSENDO
253	531	CRETE ST	NEBLETT SANDY ET AL
254	535	CRETE ST	RONIN HOME BUILDERS
255	539	CRETE ST	HOPPS ETHEL SIMS
256	543	CRETE ST	DUENAS OTILIO
257	1627	WARSAW ST	LEWIS JOHN ARVIE
258	542	HATTON ST	ELIZALDE CIEL
259	538	HATTON ST	PATINO MANUEL
260	530	HATTON ST	PARADA JOSE C & MARIA
261	526	HATTON ST	JOHNSON LILLIAN LOIS
262	522	HATTON ST	WASHINGTON LILLIAN L
263	514	HATTON ST	WEST RHONDA
264	510	HATTON ST	MORENO AGUSTINA &
265	506	HATTON ST	MARTINEZ ANGELICA M &
266	502	HATTON ST	MARTINEZ ANGELICA
267	503	HATTON ST	Taxpayer at
268	509	HATTON ST	LAZO CRUZ MONTIEL
269	513	HATTON ST	LAZO CRUZ &
270	517	HATTON ST	LAZO MARTIN & JUANA B
271	521	HATTON ST	SUASTE VICTOR & ANGELICA
272	525	HATTON ST	LAZO RUBEN
273	529	HATTON ST	ELIZALDE PRINCE
274	533	HATTON ST	ELIZALDE JULIANA MRS

Z201-265(LG)

09/08/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	537 HATTON ST	ELIZALDE JULIANA
	276	541 HATTON ST	HOLLIE ANDRIA
	277	545 HATTON ST	COX CHARLES WILMER