

FILE NUMBER: Z201-238(RM) **DATE FILED:** April 19, 2021
LOCATION: Southwest corner of West Illinois Avenue and Chalmers Street
COUNCIL DISTRICT: 3 **MAPSCO:** 53 U
SIZE OF REQUEST: Approx. 5.04 acres **CENSUS TRACT:** 108.04

APPLICANT: Michael Marcyniak, Callaway Architecture

OWNER: Golden Rule Schools, Inc.

REQUEST: An application for an amendment to and an expansion of Specific Use Permit No. 1450 for an open enrollment charter school and a proposed child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to expand the site area, utilize an existing building, and construct two new buildings to continue to allow the open enrollment charter school use and allow the additional use for a child-care facility on the site. [Golden Rule Charter School]

CPC RECOMMENDATION: **Approval** for a three-year period, subject to a revised site/landscape plan, a revised traffic management plan, and conditions.

STAFF RECOMMENDATION: **Approval** for a three-year period, subject to a revised site/landscape plan, a revised traffic management plan, and conditions.

BACKGROUND INFORMATION:

- The area of request is currently developed with an open enrollment charter school. The area proposed to be incorporated into the boundaries of the SUP is currently developed with a church use.
- On August 8, 2001, Specific Use Permit No. 1450 was approved for an open enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods. The original SUP was for 1.6 acres and allowed for a maximum of 14 classrooms on the site.
- On April 26, 2006, the SUP was amended and expanded to increase the size of the property from 1.6 acres to 3.5 acres, and to increase the number of classrooms from 14 to 26. At this time, the time limit of the SUP was also amended to expire on April 26, 2016 with eligibility for automatic renewals for additional ten-year periods.
- On August 26, 2009, the SUP was amended and expanded to increase the size of the property from 3.5 acres to 4.38 acres, and to increase the number of classrooms from 26 to 32. At this time, the time limit was not amended.
- On September 22, 2017, the SUP was automatically renewed for an additional ten-year period with eligibility for automatic renewals for additional ten-year periods. Currently, the time limit of the SUP will expire on April 26, 2026.
- On January 9, 2020, City Plan Commission recommended denial without prejudice of a request to 1) expand the site area from 4.38 acres to 5.45 acres; 2) utilize an existing 8,616 square foot church building; and 3) construct a new 15,324 square foot building.
- On August 6, 2020, City Plan Commission recommended denial without prejudice of a request to 1) expand the site area from 4.38 acres to 5.45 acres; 2) utilize an existing 8,616 square foot church building; 3) construct a new 15,324 square foot building; 4) utilize an existing 1,842 square foot residential structure; and 5) reroute an existing alley along a residential street.
- With this request, the applicant proposes to expand the site area from 4.38 acres to 5.04 acres, incorporate an existing building into the site, and construct additional buildings on the site. They also propose to increase the total number of classrooms to 58, and to allow for a child-care facility on the site. They do not propose to amend the existing time limit of the SUP, which will expire on April 26, 2026.
- Since the last meeting, the applicant has revised the breakdown of their classrooms. They are now proposing 34 general classrooms and 21 specialty classrooms for a total of 55 classrooms for the site.

Zoning History:

There have been four zoning cases on three sites in the area in the past five years.

1. **Z189-371:** On January 9, 2020, City Plan Commission recommended denial without prejudice of an amendment to and expansion of Specific Use Permit No. 1450 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District on the southwest corner of West Illinois Avenue and Chalmers Street. [Subject Site]

Z190-233: On August 6, 2020, City Plan Commission recommended denial without prejudice of an amendment to and expansion of Specific Use Permit No. 1450 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District on the southwest corner of West Illinois Avenue and Chalmers Street. [Subject Site]

2. **Z190-239:** On March 26, 2020, City Plan Commission authorized a public hearing to determine proper zoning on property zoned an LI Light Industrial District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by Pierce Street on the east, Saner Ave on the south, Spruce Valley Lane from Saner Avenue to Banning Street on the west, and the DART right-of-way and Illinois Avenue on the north.
3. **Z190-369:** On March 24, 2021, City Council approved a CR Community Retail District on property zoned an LO-1 Limited Office District at the southwest corner of West Illinois Avenue and South Franklin Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Illinois Avenue	Principal Arterial	100 feet
Pierce Street	Community Collector	56 feet
Chalmers Street	Local Street	-
Engle Avenue	Local Street	-

Traffic:

The Engineering Division of Sustainable Development and Construction reviewed a traffic impact analysis and a traffic management plan dated February 15, 2021 for Golden Rule School—Illinois Campus. Staff also conducted field observations on September 8, 2021 during the school's student dismissal periods. The school administration has successfully

implemented all recommendations listed in the traffic management plan including priority dismissal parking, internal routes, temporary traffic control devices, and minimum number of staff to facilitate these operations. Engineering staff has no objection to continue the enforcement of the proposed TMP based upon a technical review of the management plan and field observations.

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Public or private school limited to an open enrollment charter school, church
North	R-7.5(A) Single Family District	Single family
East	R-7.5(A) Single Family District	Single family, church
South	R-7.5(A) Single Family District	Single Family, church
West	R-7.5(A) Single Family District	Single family, child-care facility

Land Use Compatibility:

The area of request is surrounded by single family uses on all sides. To the east and south are churches, and to the west is a child-care facility.

The area within the existing boundaries of the SUP is currently developed with an open enrollment charter school. The area proposed to be incorporated into the boundaries of the SUP is currently developed with a church building. According to site observations, this church building may already be in use as a child-care facility, which does not comply with the existing SUP, as it does not permit the child-care facility. Although this additional area is not currently within the boundaries of the SUP, it is functionally part of the same site and is connected by an existing driveway. Within this additional area, the applicant proposes to utilize the existing 8,616 square foot church building and construct a new 6,000 square foot building.

The applicant also proposes a new 8,400 square foot building directly south of this area, within the existing boundaries of the SUP. This new building will be served by new driveways and parking. The eight existing buildings within the existing boundaries of the SUP, as well as their respective driveways and parking, will remain as they are today.

With the additional site area and buildings, the applicant proposes to continue the existing use of the site as an open enrollment charter school while increasing the total number of classrooms from 32 to 58, but with no increase in enrollment. This total includes 44 general classrooms: five PreK-3 and PreK-4 classrooms, 27 K5 classrooms, and 12 6th-8th grade classrooms. Also included in the total are 14 specialty classrooms (art room, music room, computer lab, etc.). Lastly, the applicant proposes to add a child-care facility

to the site. By incorporating the existing church building into the boundaries of the SUP, the applicant proposes to bring it into compliance with the zoning of the property.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The site and its respective SUP have been amended and expanded several times since the SUP was originally approved in 2001. Since the last renewal of the SUP in 2017, the applicant has made two attempts to further expand the boundaries of the site. In both of these instances, staff's recommendation was denial because the applicant proposed to further encroach into the surrounding single-family neighborhood and did not provide a clear plan for traffic management.

However, staff supports the current request because the applicant is not proposing to encroach into the surrounding neighborhood and is only proposing to expand the existing boundaries of the SUP to accommodate a developed non-residential area that is already functionally part of the site. The applicant has also provided staff with a clear traffic management plan that will facilitate the efficient movement of vehicles without causing traffic safety issues in the surrounding area. Lastly, staff believes the addition of a child-care facility to the site is complementary to the existing use and will not create additional issues. Currently, the time limit of the SUP will expire on April 26, 2026, with eligibility for automatic renewals for additional ten-year periods. With this request, the applicant was not proposing to amend the current time limit of the SUP. However, during the City Plan Commission hearing, the applicant agreed to place limit on the time frame to three years. Staff and CPC agree with this provision.

Landscaping:

Landscaping is required per Article X, as amended, and per the site and landscape plan.

Parking:

Currently, the open enrollment charter school provides a total of 32 classrooms with four pre-kindergarten, 19 elementary, and nine middle school classrooms. Per the Dallas Development Code, the pre-kindergarten and elementary classrooms require 1.5 parking spaces, and the middle school classrooms require 3.5 parking spaces. The total number of parking spaces required for these classrooms is 67. The total number of spaces currently provided on the site is 112 spaces.

The proposed expansion of the open enrollment charter school to provide a total of 55 classrooms will allow five pre-kindergarten, 20 elementary, and 9 middle school classrooms. Per the Dallas Development Code, the total number of parking spaces required for these classrooms is 70 spaces.

The applicant is also proposing 21 specialty classrooms such as an art room, music room, computer lab, etc.,. These classrooms are called out separately in the parking tabulation table on the proposed site plan. Staff in Building Inspections has confirmed that parking spaces will not be required for these classrooms.

Lastly, the applicant is proposing that the child-care facility use will be located in Building #9, which is 8,616 square feet. Per the Dallas Development Code, this use requires one space for every 500 square feet of floor area. The total number of spaces required for this use is 17, and the applicant is providing 18 parking spaces for this use.

In total, the site is required to provide a minimum of 88 parking spaces. As indicated on the applicant's site and landscape plan, the site provides 131 parking spaces, whereas the SUP conditions require a minimum of 104 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

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I). The area of request is not located within an MVA area. The request area is surrounded on all sides by “G” MVA areas.

List of Partners/Principals/Officers

Golden Rule Schools, Inc.

Darrell Pilcher, President
Gamaliel Solares, Vice President
Sarah Elizondo, Secretary
Lupita Kassi, Member
Dr. Vicente Delgado, Superintendent/CEO
Ernie Amaton, Deputy Superintendent
Diana Lara, Curriculum Superintendent
Dania Gomez, Illinois Principal

**CPC ACTION
NOVEMBER 18, 2021**

Motion: It was moved to recommend **approval** of an amendment to and an expansion of Specific Use Permit No. 1450 for an open-enrollment charter school and a proposed child-care facility, subject to a revised site/landscape plan, a revised traffic management plan, and revised conditions to include an amended to the expiration date of the specific use permit for a three-year period with no automatic renewals on property zoned an R-7.5(A) Single Family District at the southwest corner of West Illinois Avenue and Chalmers Street.

Maker: Blair
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Anderson, Shidid, Jackson, Blair,
Jung, Suhler, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 1 - Carpenter
Vacancy: 3 - District 1, District 3, District 10

Notices: Area: 400 Mailed: 131
Replies: For: 0 Against: 3

Speakers: For: Dania Gomez, 2602 W. Illinois Ave., Dallas, TX, 75233
Michael Marcyniak, 1207 Hampshire Ln., Richardson, TX, 75080
Ernie Amaton, 135 W. Wintergreen Rd., Desoto, TX, 75115
Against: None

**CPC ACTION
SEPTEMBER 23, 2021**

Motion: In considering an application for an application for an amendment to and an expansion of Specific Use Permit No. 1450 for an open enrollment charter school and a proposed child-care facility on property zoned an R-7.5(A) Single Family District at the southwest corner of West Illinois Avenue and Chalmers Street, it was moved to **hold** this case under advisement until November 18, 2021.

Maker: Stinson
Second: Blair
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

Notices: Area: 400 Mailed: 131
Replies: For: 0 Against: 1

Speakers: For: Tyler Fosnes, 500 11th Ave., Nashville, TN, 37203
Ernie Amaton, 135 W. Wintergreen Rd., Desoto, TX, 75115
Michael Marcyniak, 1207 Hampshire Ln., Richardson, TX, 75080
For (Did not speak): Mark Daniels, 1207 Hampshire Ln., Richardson, TX, 75080
Dania Gomez, 2602 W. Illinois Ave., Dallas, TX, 75233

Against: None

CPC RECOMMENDED CONDITIONS

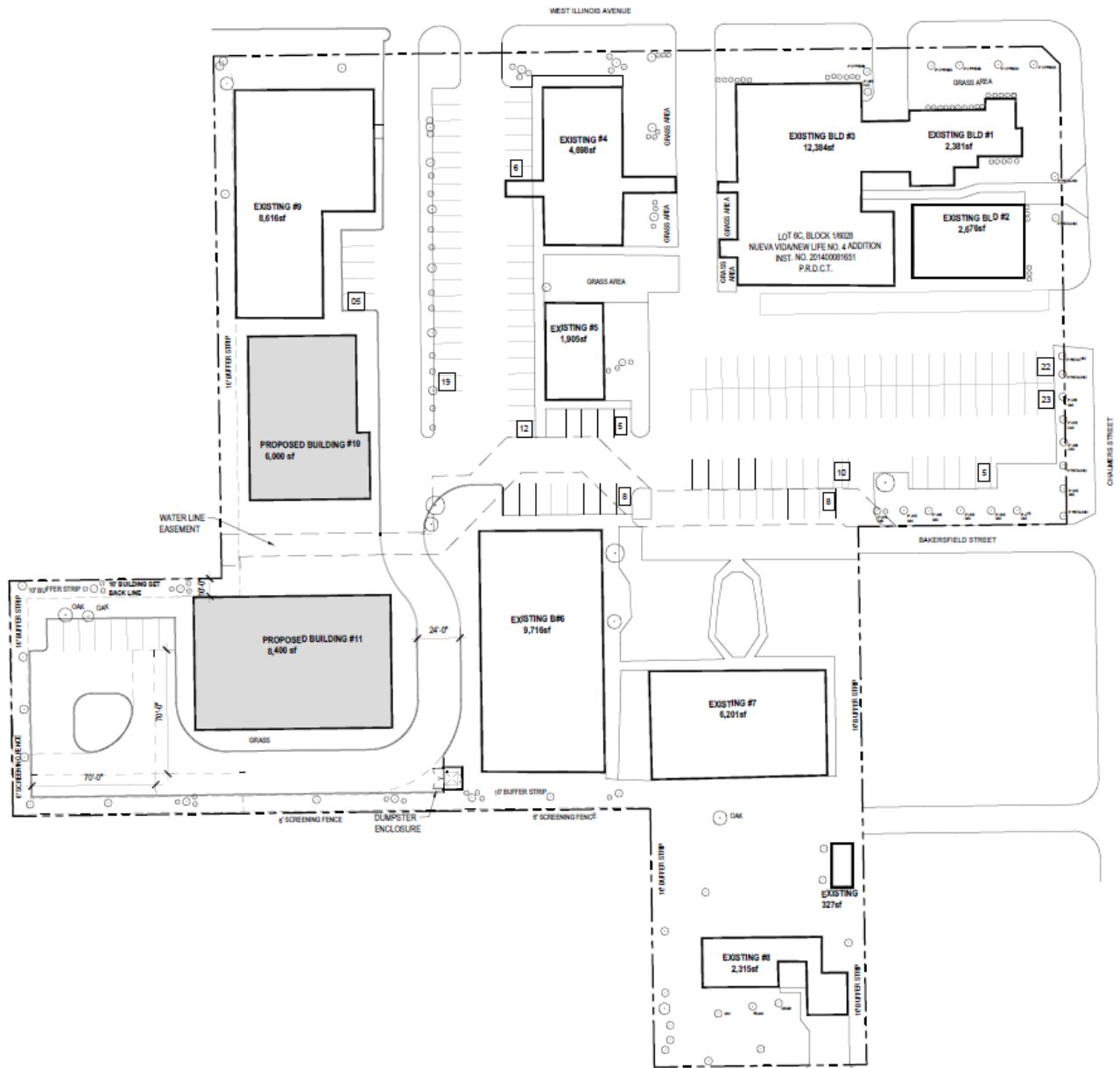
1. USE: The only uses authorized by this specific use permit ~~is~~ are a public school limited to an open-enrollment charter school limited to PreK-3, PreK-4, and kindergarten to 8th grade classes and a child-care facility.
2. SITE AND LANDSCAPE PLAN: Use and development of the Property must comply with the attached site and landscape plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).
4. LANDSCAPING: Landscaping must be provided as shown on the attached site and landscape plan.
5. CLASSROOMS:
 - (a) The maximum number of general classrooms is ~~32~~ 34, and the maximum number of specialty classrooms is 21.
 - (b) Classrooms are limited to PreK-3 to 8th grades.
- ~~6. PICK UP AND DROP OFF: A pick-up and drop-off area for students must be provided as shown on the attached site and landscape plan.~~
- ~~7.6.~~ INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site and landscape plan. No other ingress or egress is permitted.
- ~~8.7.~~ OFF-STREET PARKING: A minimum of ~~79~~ 104 off-street parking spaces must be provided in the location shown on the attached site and landscape plan.
- ~~9.8.~~ TRAFFIC MANAGEMENT PLAN:
 - (a) In general. The open-enrollment charter school must comply with the attached traffic management plan.
 - (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - (c) Traffic study.
 - (1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by August 1, ~~2010~~ 2022. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by August 1st of each 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 of 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) of Chapter 51A of the Dallas City Code, as amended.
 - (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.

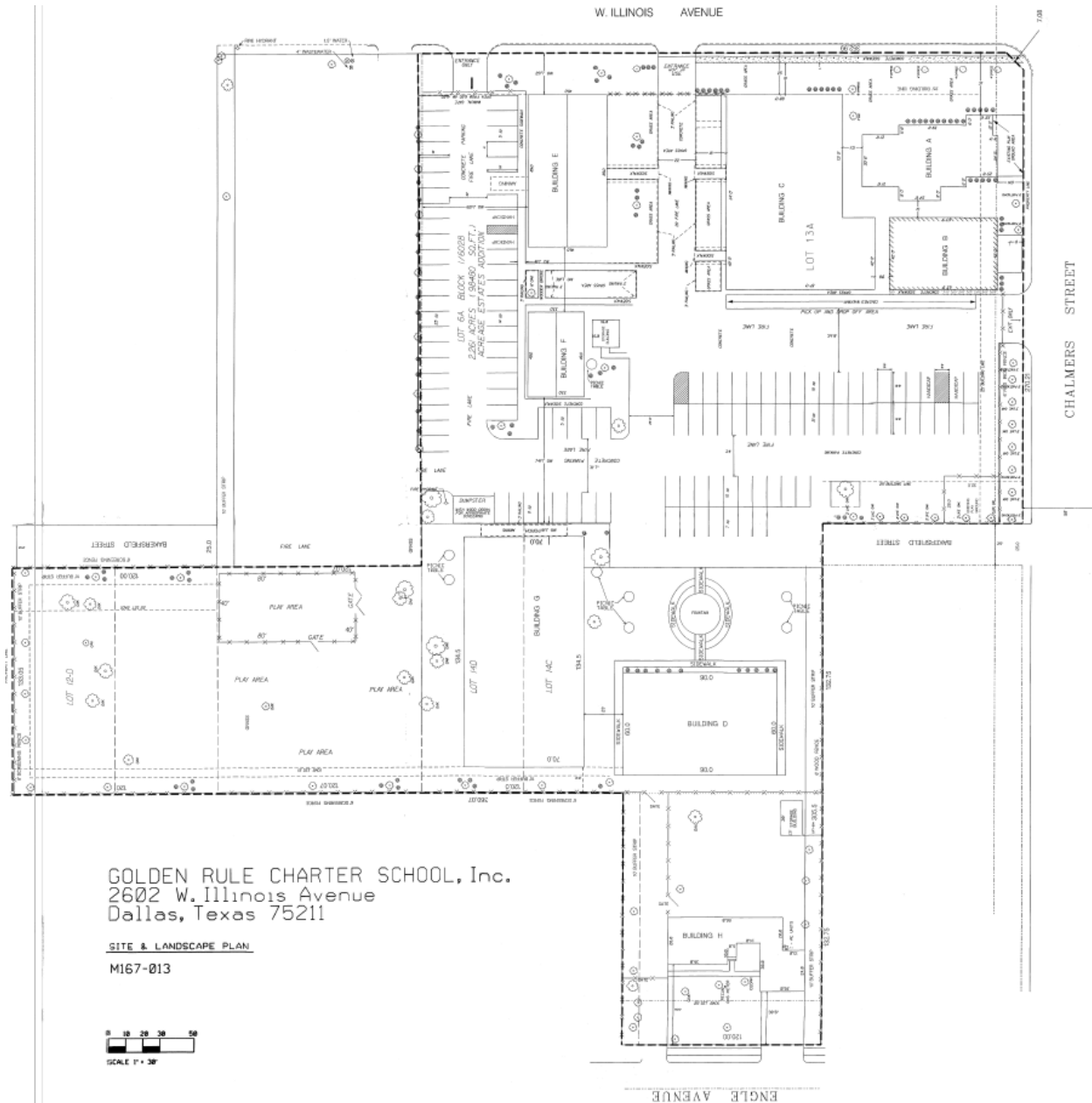
10.9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

CPC RECOMMENDED SITE/LANDSCAPE PLAN



EXISTING SITE/LANDSCAPE PLAN



CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN

KCI Technologies, Inc. | 5021 Lakawana Street, Suite 501 | Dallas, TX 75247 | main: 927.957.3016 | www.kci.com

MEMORANDUM

To: David Nevarez, P.E., City of Dallas

From: Beth Ostrowski, P.E., P.T.O.E. (Tennessee), KCI Technologies, Inc.
Kyle Jones, P.E., KCI Technologies, Inc. (TBPE Firm #10573)

Re: Golden Rule School – Illinois Campus – Traffic Management Plan

Date: February 15, 2021



Introduction

This purpose of this memo is to provide a traffic management plan (TMP) for the Golden Rule School – Illinois campus. The school is located on West Illinois Avenue, west of Chalmers Street in Dallas, Texas. Specifically, the school is located at 2602 West Illinois Avenue, Dallas, TX 75233, and the phone number is 214-333-9330. The student population will remain unchanged. The school campus includes two existing vehicular access points on West Illinois Avenue and one access point on Chalmers Street.

The TMP exhibit, attached, consists of a site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. Specifically, the TMP is intended to promote strategies to manage all modes of transportation and maintain student safety at all times.

Traffic Operations

The following roadways provides access to the Golden Rule School - Illinois campus:

- West Illinois Avenue is an east-west roadway with three lanes in each direction. The posted speed limit on West Illinois Avenue near the school is 35 mph. During drop-off and pick-up traffic enters the school on West Illinois Avenue.
- Chalmers Street is a north-south direction roadway with width for one lane in each direction. The speed limit is not posted on Chalmers Street near the school. During drop-off and pick-up traffic exits the school to Chalmers Street.

The Golden Rule School – Illinois campus has a current enrollment of 746 full-time students. The existing enrollment includes 45 Pre-K students during either the morning hours (arrive at 7:30 AM, dismiss at 12:00 PM) or the afternoon hours (arrive at 12:00

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PM and dismiss at 3:45 PM). The remainder of the student population consists of elementary and middle school students. Elementary students arrive at 7:30 AM and dismiss at 3:45 PM, while middle school students arrive at 8:00 AM and dismiss at 4:15 PM. There are no school buses associated with the school, and students arriving on alternative modes of travel are minimal and discouraged by the school.

During drop-off and pick-up traffic enters the school through the West Illinois Avenue access point. Vehicles circulate internally to the main drop-off/pick-up point in the parking lot located on the eastern portion of the property and then exit out the Chalmers Street access point. Additionally, parking is available via a separate access on West Illinois Avenue. This parking should be utilized primarily for Pre-K pick-up and drop-off.

The school has an identification system in place for dismissal that involves student name signs displayed in vehicles and radio communications in order to coordinate students with their vehicles as they arrive. There are three peace officers that direct traffic during arrival and dismissal periods. Six school staff members assist in walking students to/from vehicles during arrival and dismissal periods. School officials will identify parents' vehicles as they wait in the queue and communicate via radio to have students ready for car entry as each parent arrives at the pick-up point. School officials will be positioned in strategic locations throughout the travel path in order to efficiently identify parents' vehicles as they are waiting in the queue.

Currently, there are approximately 10-15 walkers among the student population. In order to safely accommodate walkers, a questionnaire will be required in order for a student to be allowed to walk home to/from school. Students who are approved to walk to/from school will be issued badges. The badge requirement will allow peace officers and school officials to easily identify which students are allowed to walk to/from the campus. A walker dismissal time will be implemented approximately 10 minutes after the middle school dismissal time. The badge system is also expected to mitigate any possibility of students attempting to walk off the campus to vehicles parked on Chalmers Street or Engle Avenue to the south of the property.

Furthermore, a day care center operates from 6:30 AM-6:00 PM in the adjacent church to the west of the school. The day care center includes approximately 32 enrollees, along with 22 students that attend the after-school program. It should be noted that all 22 after-school students attend the Golden Rule School. There are no specific arrival or dismissal periods for the day care center, and enrollees arrive/dismiss at their parents' convenience.

MEMORANDUM**Date:** February 15, 2021**Re:** Golden Rule School – Illinois Campus – Traffic Management Plan**TMP Exhibit and Summary**

The TMP Summary below details school enrollment and arrival and dismissal details.

TABLE 1: SUMMARY OF TMP

FEATURE	Existing Conditions	Projected Conditions
Student Arrival Time:	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM	Elementary - 7:30 AM, 12:00 PM (Pre-K only) Middle School – 8:00 AM
Student Dismissal Time:	Elementary – 12:00 PM (Pre-K only), 3:45 PM Middle School – 4:15 PM	Elementary – 12:00 PM (Pre-K only), 3:45 PM Middle School – 4:15 PM
School Enrollment:	PK3 – 15 students PK4 – 30 students KG – 62 students Gr. 1 – 78 students Gr. 2 – 75 students Gr. 3 – 70 students Gr. 4 – 82 students Gr. 5 – 99 students Gr. 6 – 79 students Gr. 7 – 81 students Gr. 8 – 75 students	Same as Existing Enrollment
Number of School Staff Assisting Loading/Unloading:	6	6
Number of Crossing Guards and/or Peace Officers:	3	3
Storage Capacity:	910 feet	1,650 feet

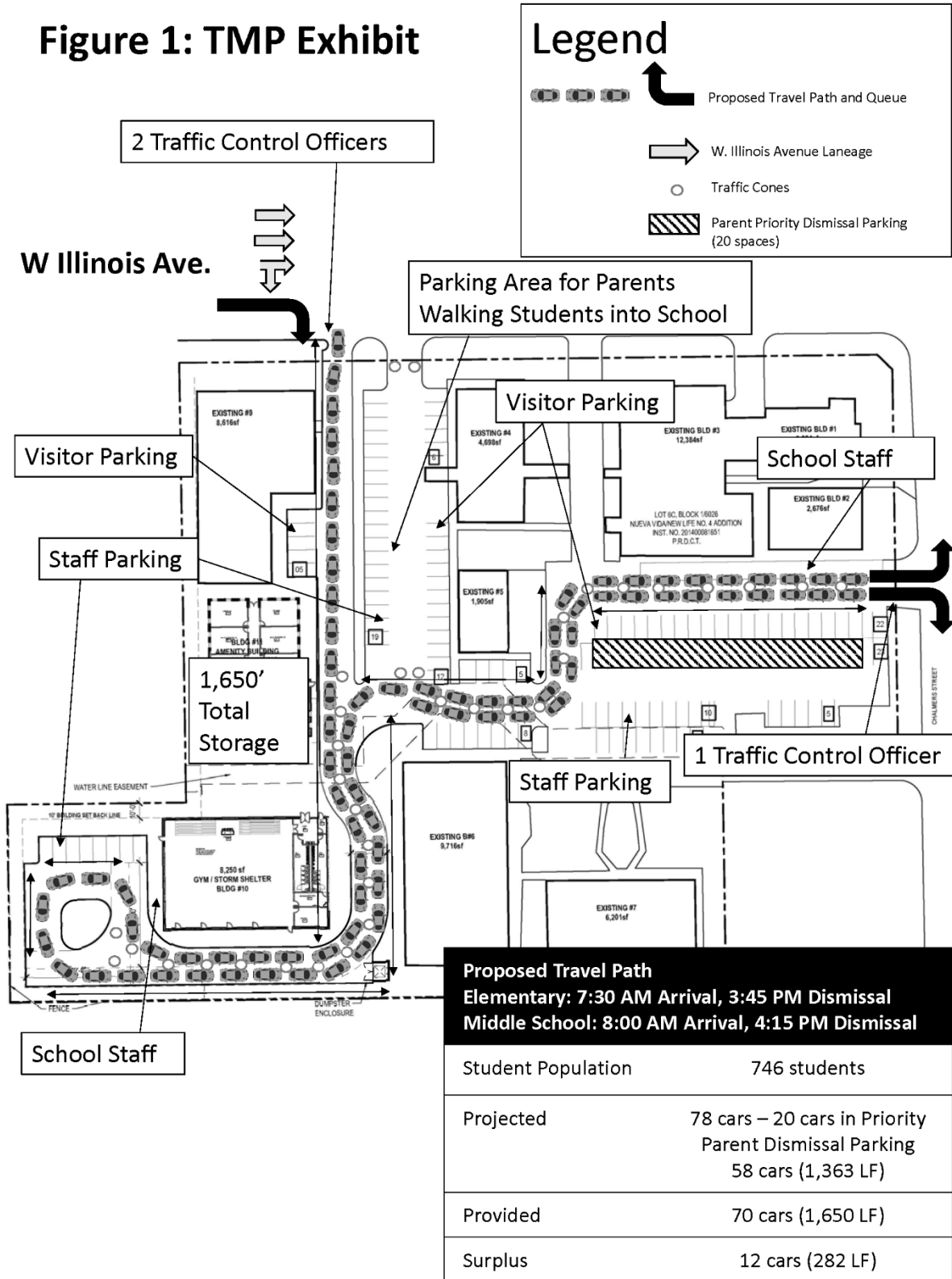
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The TMP exhibit is shown on the next page. The TMP exhibit shows the following features of the Illinois campus:

- Building footprints, curbs, parking, pavement markings, designated student drop-off and pick-up locations.
- School site location and all ingress and egress points of access for motor vehicles or pedestrians.
- On-site traffic circulation, including any temporary traffic control devices.
- Location of school staff assisting with unloading and loading students, as well as location of school crossing guards and/or peace officers. Existing peak hour traffic volumes are presented on a figure at the end of the report.

Figure 1: TMP Exhibit

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As shown in the TMP Exhibit, the new traffic pattern for the student population is planned to travel through the western entrance on West Illinois Avenue southbound toward the new building, loop back north, and exit out of the existing access drive located on Chalmers Street. The staggered arrival/dismissal schedule along with the additional storage, totaling 1,650 feet, provided by the new travel path should help mitigate potential queueing. Through coordination with the City of Dallas, a ratio of one vehicle per six students included during a dismissal period was suggested as an equation to project a maximum possible queue length. As shown, the projected maximum queue length based on the suggested ratio would be approximately 58 vehicles (~1,363 linear feet).

Additionally, the surplus of approximately 287 feet should help accommodate any parents picking up enrollees at the adjacent day care center during the Golden Rule arrival or dismissal periods. As previously mentioned, these parents can drop-off and pick-up their day care students at any time from 6:30 AM-6:00 PM. It is expected that this will not affect the dismissal period, as day care students are more likely to be picked up at later times in the day. If day care students are dropped off during the Golden Rule arrival period, the parents should travel in the queue and park in either the parking spots near the existing church or the parking lot to the west of the Golden Rule school. The vehicles should then follow the queue throughout the campus and exit on Chalmers Street.

The projected queue is anticipated to be less than the provided queue of 1,650 feet due to the recommended implementation of 20 parking spaces identified as Priority Parent Dismissal Parking. These spaces should be designated for specific parents via an incentive rewards program. In the event these spaces are not filled at the time the queue approaches Illinois Avenue, staff should direct drivers near the Priority spaces to park; in order to fill all spaces and limit any potential queueing onto Illinois Avenue. Vehicles parked in the Priority spaces will also be provided priority egress by the Traffic Control Officer.

Finally, the Texas Transportation Institute's *Traffic Operations and Safety at Schools: Recommended Guidelines* was reviewed to determine if the provided storage length will be adequate to accommodate the school. This study provides recommended storage lengths based on student population size for elementary, middle, and high schools. According to the guidelines, it is recommended that 1,200-1,500 feet of storage be provided for elementary/middle schools with student populations greater than 600 students. Therefore, the proposed travel path with 1,650 feet of storage should be sufficient.

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Sight Distance

Sight distance measurements were conducted on West Illinois Avenue at the site access drives to determine if adequate sight distance would be available for motorists making left or right turns from the site accesses. For a 35-mph speed on West Illinois Avenue, the guidelines from *A Policy on Geometric Design of Highways and Streets*, by the American Association of State Highway and Transportation Officials (AASHTO), call for a minimum stopping sight distance of 250 feet as a design value. This is the distance required for a motorist to detect an object in the roadway necessitating a stop and be able to stop before reaching the object. Within the project vicinity, this sight distance is available.

Subsequently, AASHTO also provides minimum design values for intersection sight distance. For example, the intersection sight distance allows enough time gap for a motorist to turn from the site access drives onto West Illinois Avenue without requiring a motorist on West Illinois Avenue to significantly reduce speed. For example, for a speed of 35 mph, the design value for intersection sight distance for a motorist turning right from a stop is 335 feet. Therefore, it is desirable to provide a minimum of 335 feet looking to the west of the site access drive onto West Illinois Avenue.

According to field measurements, adequate intersection sight distance is available for all turning movements from the site access drives onto West Illinois Avenue.

Conclusions and Recommendations

The analyses presented in this memo that safe and efficient traffic operations can be achieved by implementing the following recommendations:

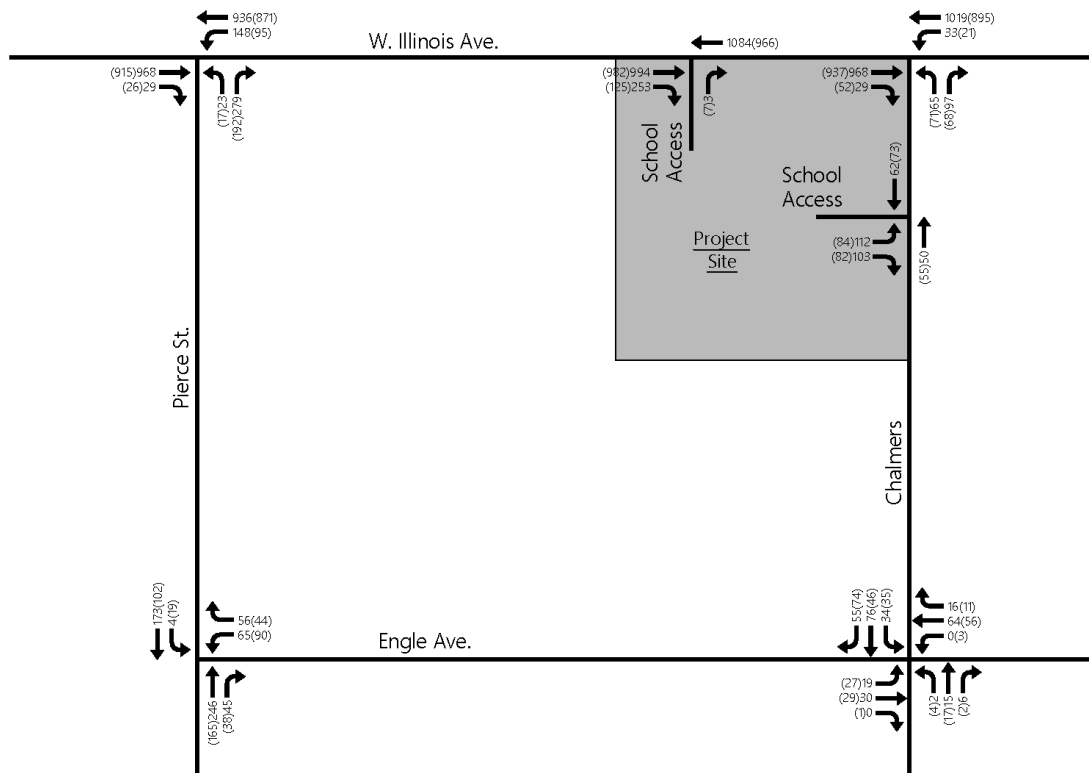
- Maintain existing traffic management plan characteristics, including 6 school staff members, 3 crossing guards, temporary traffic control equipment, and student identification system. Parking off-campus for pick-up and drop-off should be prohibited.
- Shift the front of the dismissal queue for the travel path to maximize storage. This shift will push the front of the queue approximately 110 feet west of its current location.
- Stagger arrival and dismissal times with as much time between phases as possible to avoid queueing issues.
- Implement the proposed travel path (shown on TMP Exhibit) for the entire student population.

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Re: Golden Rule School – Illinois Campus – Traffic Management Plan

- No parking, standing, or stopping on West Illinois Avenue is allowed. Any observed vehicular queue on West Illinois Avenue should be immediately mitigated.
- The school should implement an incentive program for students who carpool to/from school.
- The incentive program should include assignment of the 20 Parent Priority Dismissal Parking spaces.
- School staff members and peace officers on-site should wear safety vests during arrival/dismissal, as well as utilizing reversible hand-paddle signs (STOP/SLOW) and audible warnings such as whistles when directing traffic.
- Students should be required to be an approved walker by the school in order to walk to/from the campus. As previously mentioned, the badge identification system will be utilized to enforce this restriction.
- The crossing guard stationed at the Chalmers Street access point should restrict this access drive to vehicular use, exclusively. The crossing guard should prohibit any pedestrians from utilizing this access point.
- All parents who desire to park and walk students into the school should access the property using the proposed travel path for pick-up/drop-off. These vehicles can exit the travel path and park in the parking lot located on the north side of the property to the west of the school building (shown on TMP exhibit). When leaving the property, these vehicles should re-enter the proposed travel path and exit using the Chalmers Street access point.
- A peace officer should be employed by the school to manage traffic operations on Chalmers Street during arrival and dismissal periods. According to school officials, a peace officer has been hired.
- Vehicles should be allowed to enter the school before school arrival and dismissal times in order to mitigate possible queuing on West Illinois Avenue. As previously discussed, vehicles that enter the campus early will be required to park and wait for the scheduled dismissal time before entering the queue.



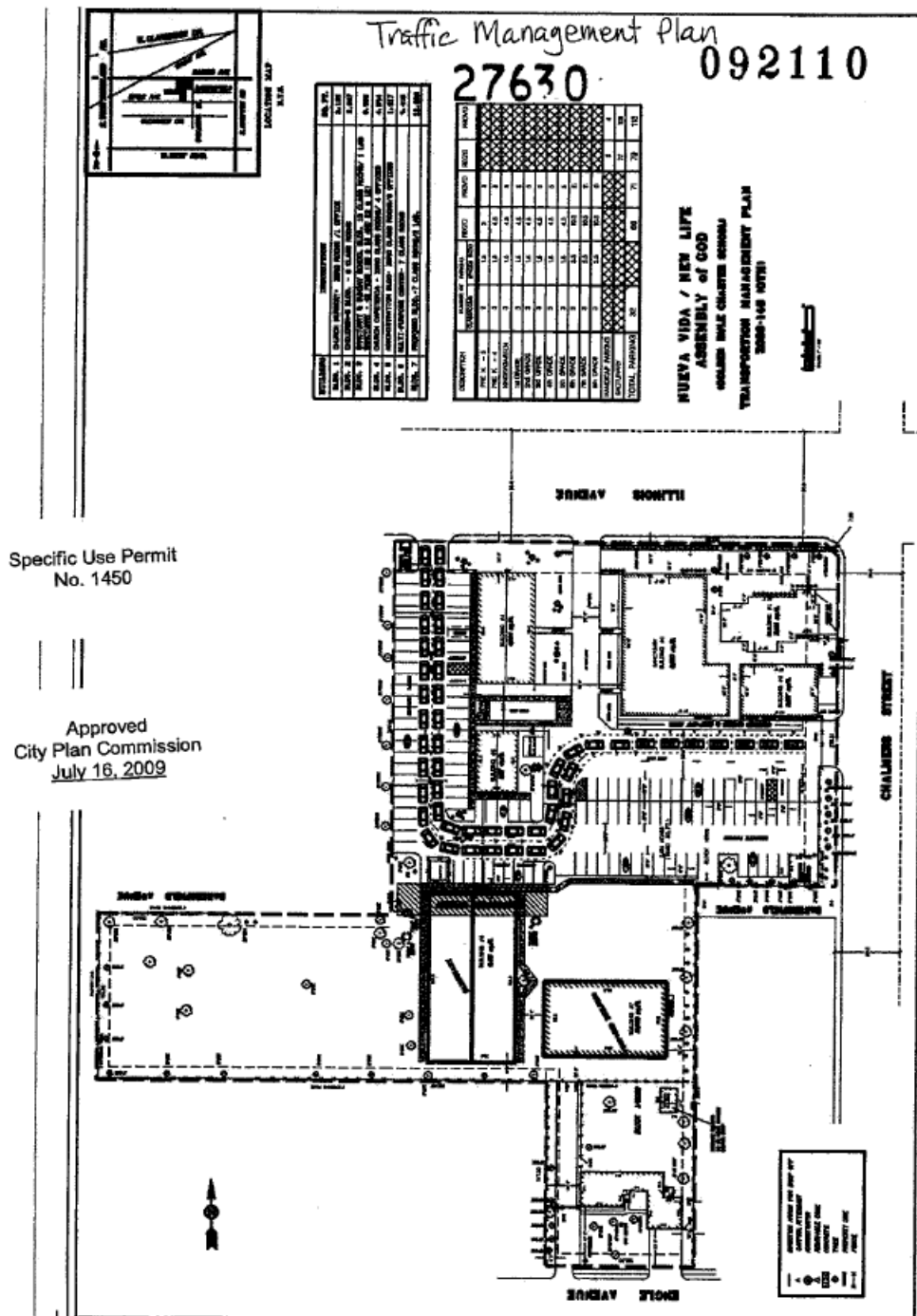
XXX - AM Peak Hour
Traffic Volumes
(XXX) - PM Peak Hour
Traffic Volumes

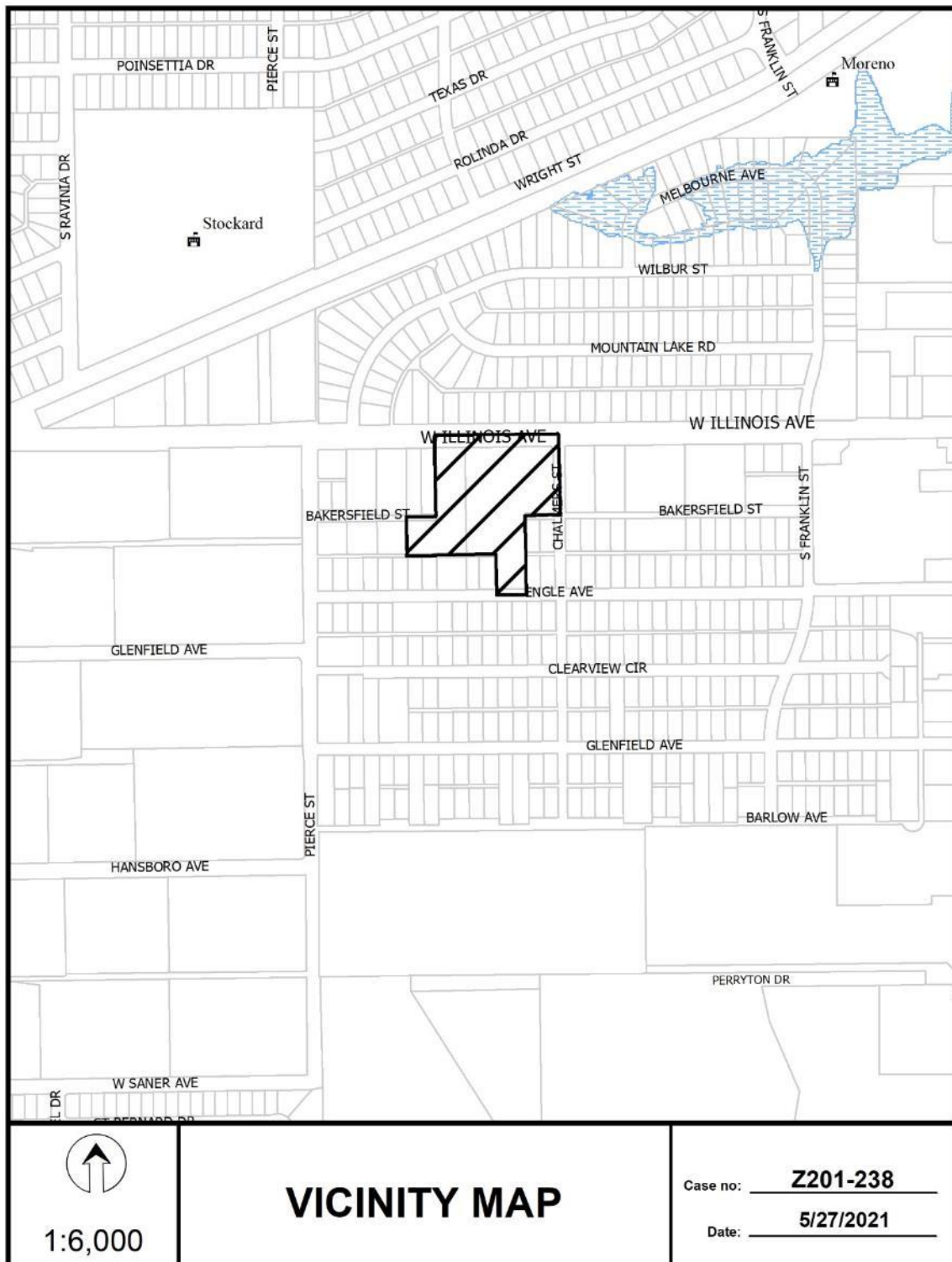


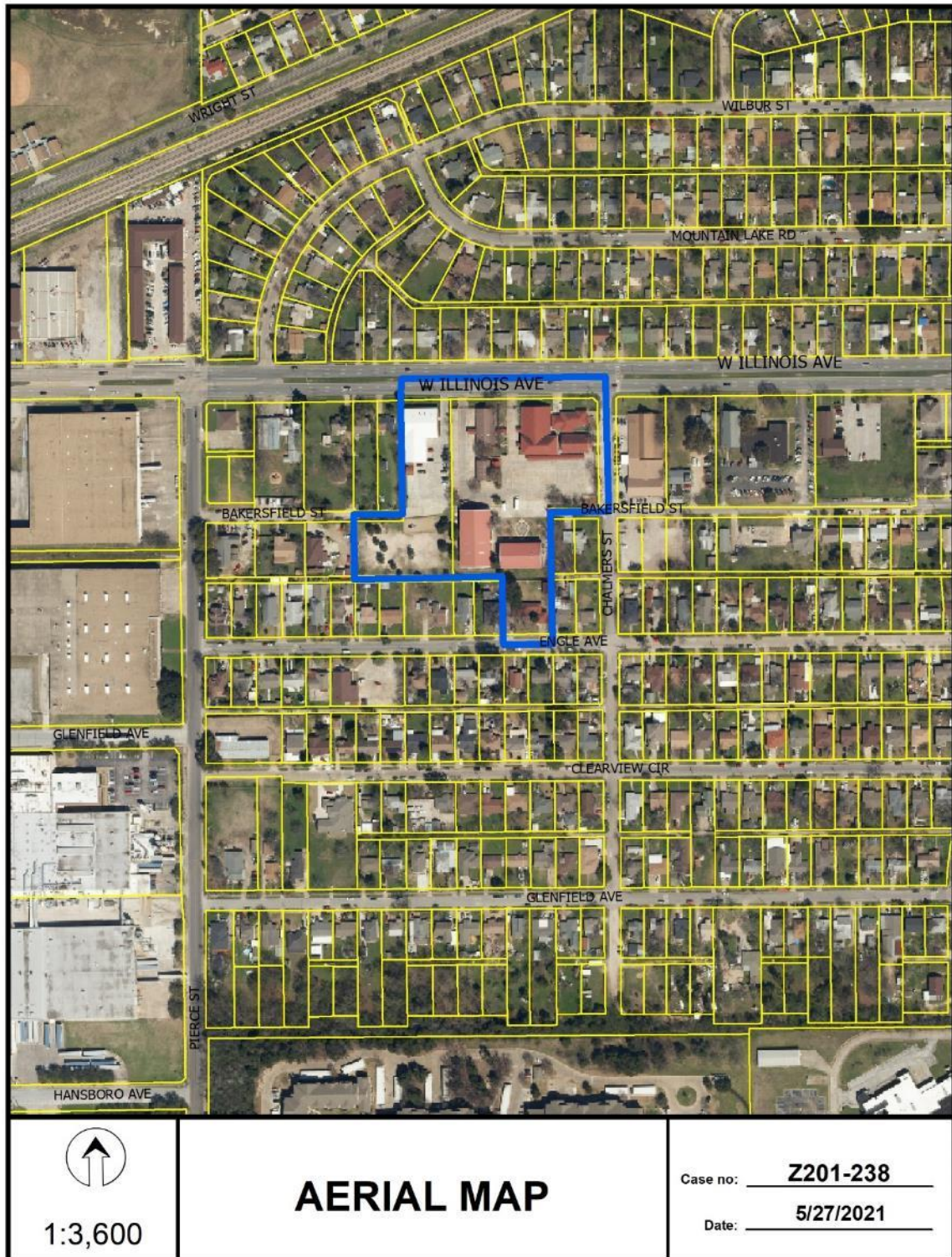
Existing Peak Hour Traffic Volumes
(Not to Scale)

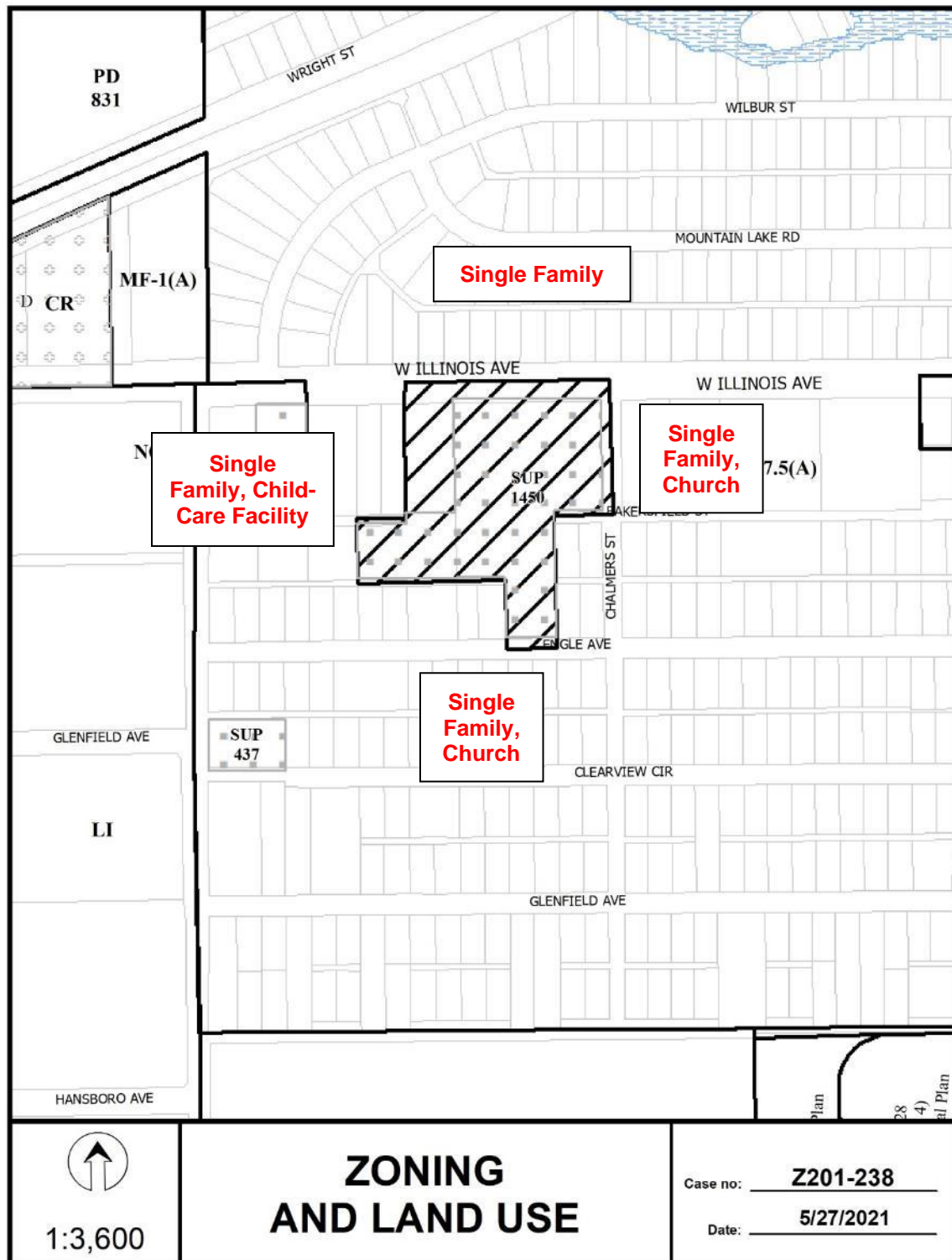
Figure 3.

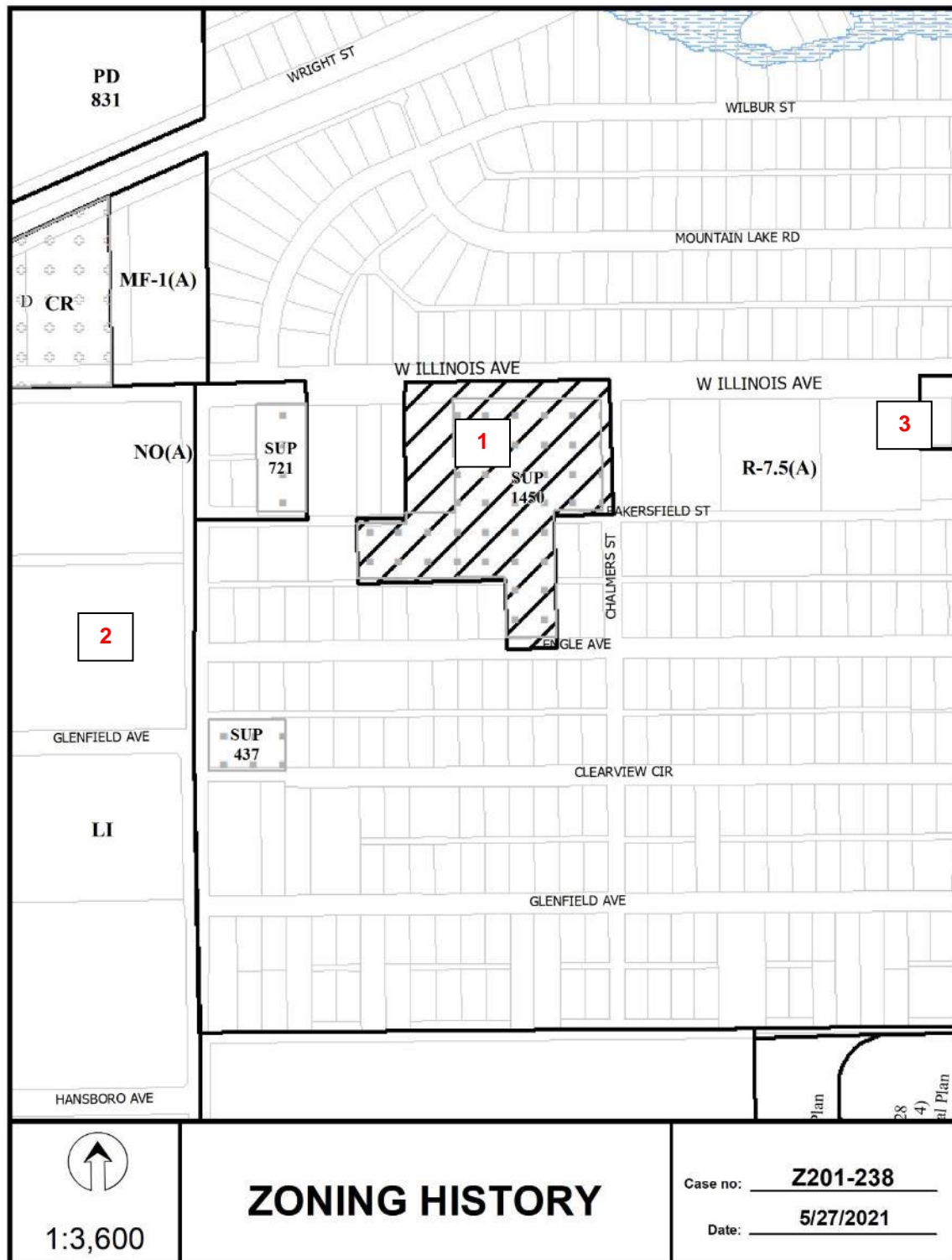
EXISTING TRAFFIC MANAGEMENT PLAN

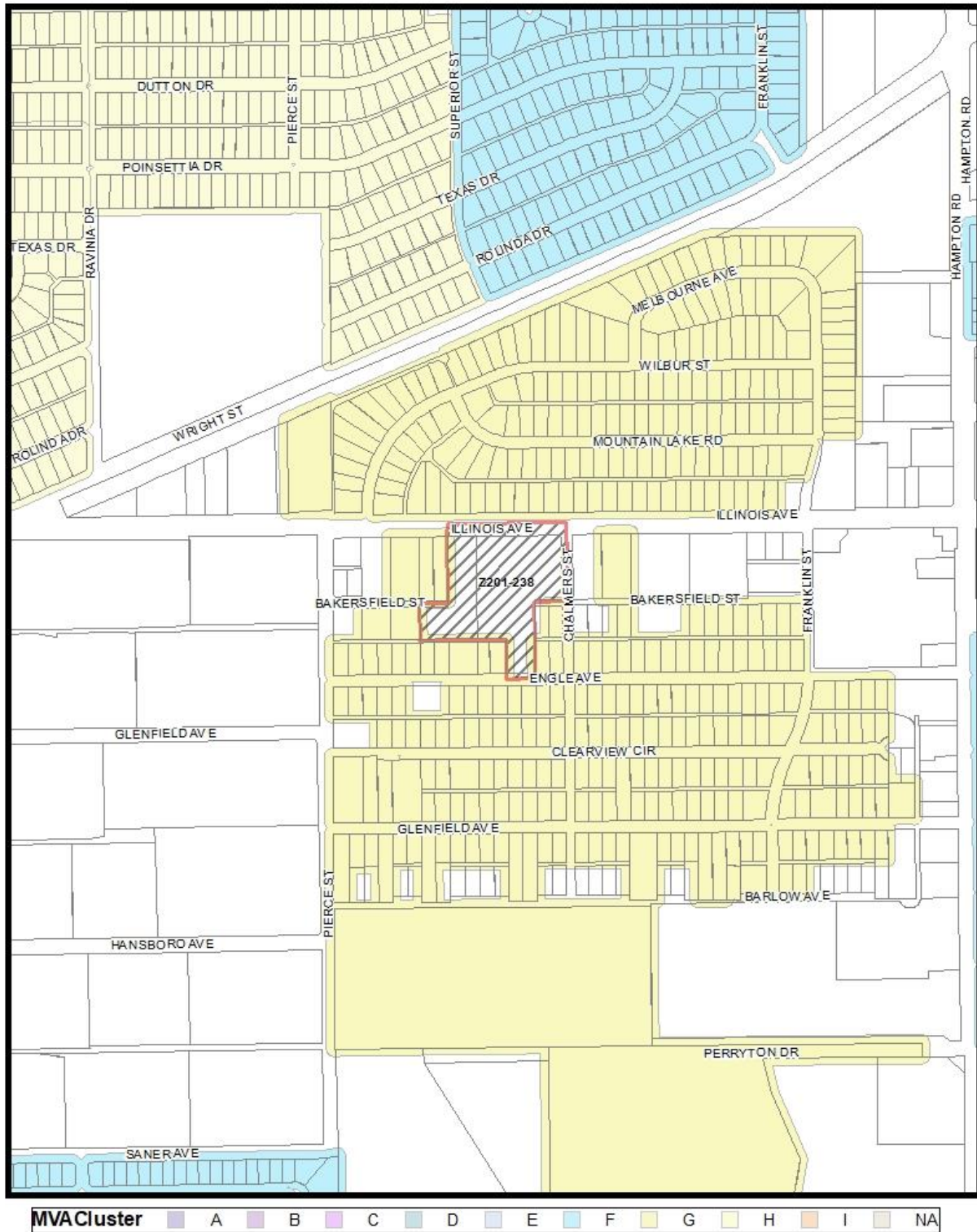








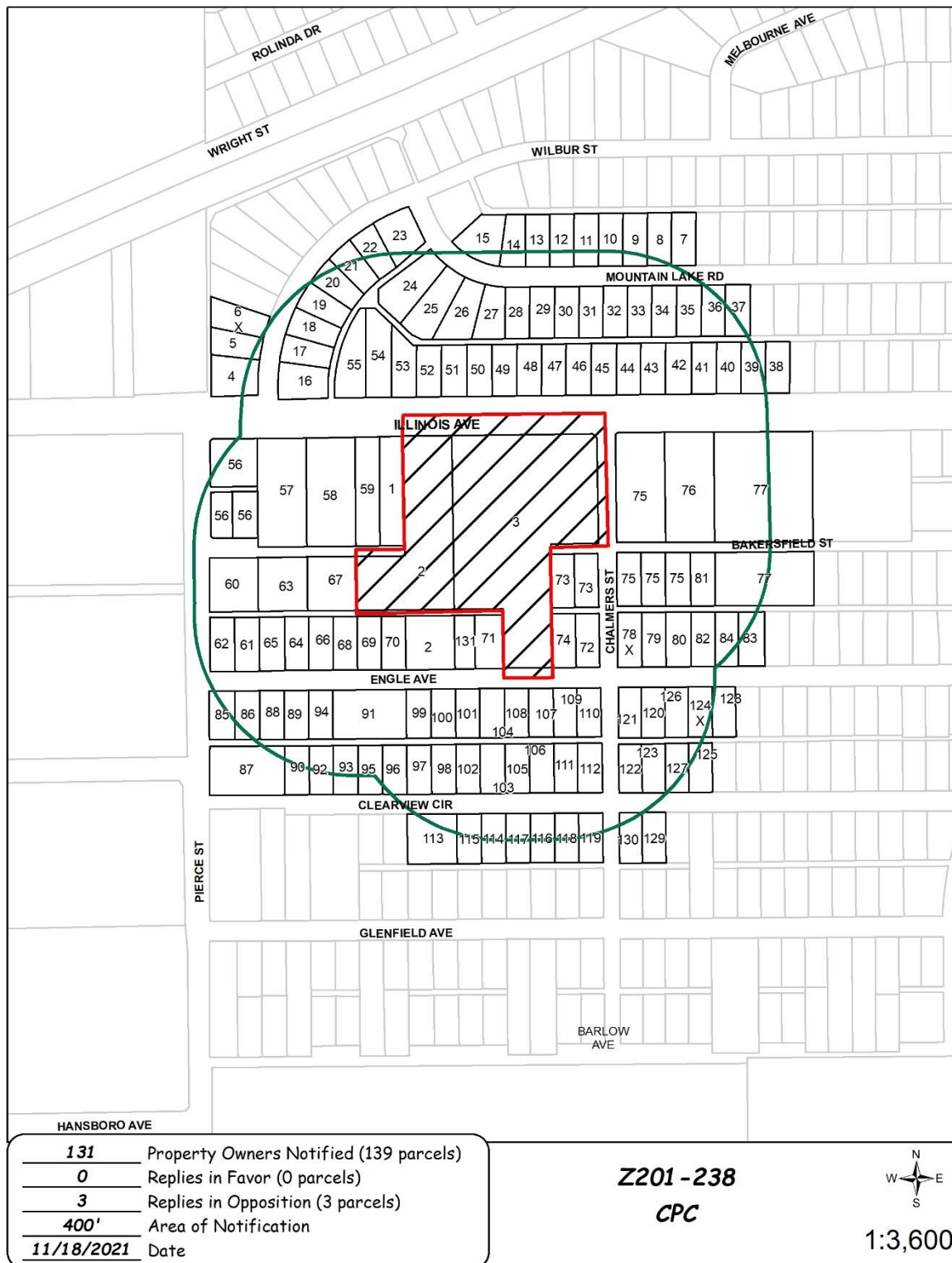




Market Value Analysis

Printed Date: 5/28/2021

CPC RESPONSES



11/17/2021

Reply List of Property Owners***Z201-238******131 Property Owners Notified 0 Property Owners in Favor 3 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2702 W ILLINOIS AVE	REYES GAMALIEL MEJIA
	2	2634 W ILLINOIS AVE	GOLDEN RULE CHARTER SCHOOL
	3	2602 W ILLINOIS AVE	GOLDEN RULE SCHOOLS INC
	4	2757 WILBUR ST	JACKSON CHRISTINE LIFE ESTATE
	5	2751 WILBUR ST	CARDOZA ALFONSO G
X	6	2747 WILBUR ST	NORRELL MARILYN KAY &
	7	2607 MOUNTAIN LAKE RD	RODRIGUEZ DIMAS
	8	2611 MOUNTAIN LAKE RD	MAYEN MARGARITA S
	9	2615 MOUNTAIN LAKE RD	GARCIA RICARDO
	10	2621 MOUNTAIN LAKE RD	ORTIZ JUAN P &
	11	2625 MOUNTAIN LAKE RD	CHAMBERS JAMES K & TINA M
	12	2631 MOUNTAIN LAKE RD	ROCHA MARIA R
	13	2635 MOUNTAIN LAKE RD	GONZALEZ EMA &
	14	2641 MOUNTAIN LAKE RD	GARCIA DANIEL & CRUZ
	15	2651 MOUNTAIN LAKE RD	MARTINEZ SILVERI
	16	2754 WILBUR ST	CASTILLEJO CELESTINO &
	17	2746 WILBUR ST	MONTERO GUILLERMINA
	18	2740 WILBUR ST	ESCOBEDOROSALES JAVIER ALEJANDRO &
	19	2734 WILBUR ST	MONTENEGRO J FELIX &
	20	2726 WILBUR ST	VEGA ADELINA REGALADO
	21	2720 WILBUR ST	SOLORZANO TOMAS &
	22	2712 WILBUR ST	CHAVEZ JOSE LUIS
	23	2706 WILBUR ST	ALVAREZ DAVID F
	24	2660 MOUNTAIN LAKE RD	ZACARIAS NOHEMI
	25	2654 MOUNTAIN LAKE RD	MARTINEZ JOSE
	26	2650 MOUNTAIN LAKE RD	DURAN OSVALDO

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2646	MOUNTAIN LAKE RD	MARTINSON JAY MCCARLEY
28	2640	MOUNTAIN LAKE RD	RAMIREZ SAN JUANA
29	2636	MOUNTAIN LAKE RD	DELAROSA MONICA
30	2630	MOUNTAIN LAKE RD	MARTINEZ ANDREA
31	2626	MOUNTAIN LAKE RD	ALDANA LUIS ANGEL GONZALEZ &
32	2620	MOUNTAIN LAKE RD	GREGORIO NEFTALI
33	2616	MOUNTAIN LAKE RD	GUILLEN ANTONIA
34	2610	MOUNTAIN LAKE RD	MIRELES BASILIO
35	2606	MOUNTAIN LAKE RD	GONZALES MARCELINA
36	2602	MOUNTAIN LAKE RD	GONZALEZ ALBERTO G & SOCORRO C
37	2560	MOUNTAIN LAKE RD	BANDA ROGELIO C &
38	2545	W ILLINOIS AVE	ARELLANO FREDDY
39	2551	W ILLINOIS AVE	MAZZMANIA LP
40	2555	W ILLINOIS AVE	LEYVA AMADOR & MARIA
41	2561	W ILLINOIS AVE	TORRES DARLENE
42	2565	W ILLINOIS AVE	LOPEZ RAFAEL & SILVIA REYNOSO
43	2571	W ILLINOIS AVE	JIMENEZ CYNTHIA
44	2575	W ILLINOIS AVE	Taxpayer at
45	2581	W ILLINOIS AVE	DEMOJICA YULIANA GUTIERREZ &
46	2603	W ILLINOIS AVE	COMPEAN GUILLERMO &
47	2607	W ILLINOIS AVE	SEPULVEDA JUAN CARLOS
48	2611	W ILLINOIS AVE	BACCHUS ANTOINETTE
49	2617	W ILLINOIS AVE	MARTINEZ ALBERTO
50	2621	W ILLINOIS AVE	ALBARANGEL JOSE MARCELO
51	2625	W ILLINOIS AVE	ZAVALA ROSENDA N
52	2631	W ILLINOIS AVE	GOMEZ RAMON M
53	2635	W ILLINOIS AVE	ESQUIVEL ANTHONY
54	2703	W ILLINOIS AVE	HERNANDEZ VICTORIA
55	2709	W ILLINOIS AVE	GUERRERO TRACY &
56	2600	PIERCE ST	KANASE HEENA N &
57	2726	W ILLINOIS AVE	CHAPMAN BEVERLY D

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2712 W ILLINOIS AVE	DELGADO VICENTE & ANTONIO
	59	2706 W ILLINOIS AVE	DURON JOSE A
	60	2636 PIERCE ST	CHURCH OF GOD OF PROPHECY
	61	2731 ENGLE AVE	LULE ROBERT
	62	2737 ENGLE AVE	JIMENEZ ALBERTO JR & MARY
	63	2624 BAKERSFIELD ST	GUZMANFLORES RODRIGO & MARIA CONCEPTION
	64	2723 ENGLE AVE	MAPLES ANTHONY LEE
	65	2727 ENGLE AVE	CARDONA DAVID &
	66	2719 ENGLE AVE	GARCIA ROLANDO & BLANCA E
	67	2718 BAKERSFIELD ST	VILLANUEVA ROSALINDA
	68	2717 ENGLE AVE	SANCHEZ JAVIER
	69	2707 ENGLE AVE	GOMEZ DONNA M
	70	2703 ENGLE AVE	TILLEY JERRY
	71	2623 ENGLE AVE	DELGADO ANTONIO & MARTHA
	72	2603 ENGLE AVE	MARTINEZ JUAN RAUL
	73	2608 BAKERSFIELD ST	VALDEZ LUPE
	74	2607 ENGLE AVE	CABRERA AGUSTIN & MELBA
	75	2574 W ILLINOIS AVE	FIRST PENTECOSTAL CHURCH OF GOD IN CHRIST
	76	2558 W ILLINOIS AVE	SILOE IGLESIA EVANGELICA
	77	2550 W ILLINOIS AVE	PALABRA DE VIDA MINISTRIES INC
X	78	2577 ENGLE AVE	JAMS LAH LLC
	79	2571 ENGLE AVE	DOMINGUEZ CUAUHEMOC &
	80	2567 ENGLE AVE	HERNANDEZ RENE S &
	81	2558 BAKERSFIELD ST	HERNANDEZ ANTONIO C
	82	2561 ENGLE AVE	GOMEZ ENRIQUE
	83	2551 ENGLE AVE	VERDIN JOSE C & ROSA
	84	2557 ENGLE AVE	RUIZ RAMIRO
	85	2736 ENGLE AVE	CANCINO MISAEL CRUZ
	86	2730 ENGLE AVE	CORDERO ALFREDO & BLANCA
	87	2710 PIERCE ST	BUTTON DAVID R
	88	2726 ENGLE AVE	SILVA JUAN C & MARIA B

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	2722 ENGLE AVE	RODRIGUEZ LOUIS
	90	2719 CLEARVIEW CIR	LOPEZ JUAN A & BERTHA
	91	2710 ENGLE AVE	CANAAN CHURCH OF GOD
	92	2715 CLEARVIEW CIR	RANGEL MICHAEL ETAL
	93	2711 CLEARVIEW CIR	ESCAMILLA ROY
	94	2718 ENGLE AVE	CANAAN CHURCH OF GOD
	95	2707 CLEARVIEW CIR	VALTIERRA SERGIO R &
	96	2703 CLEARVIEW CIR	OSORIO PEDRO &
	97	2631 CLEARVIEW CIR	CRUZ GISELA
	98	2627 CLEARVIEW CIR	REYES ANGEL S & RAMONA C
	99	2636 ENGLE AVE	GARCIA JOEL H & HILARIA
	100	2634 ENGLE AVE	GARCIA JOSE G
	101	2626 ENGLE AVE	KUGLER VALERIE J
	102	2623 CLEARVIEW CIR	RAMIREZ JOSE L &
	103	2619 CLEARVIEW CIR	GONZALES RIGOBERTO &
	104	2620 ENGLE AVE	ROSS ANDREW & LYDIA
	105	2615 CLEARVIEW CIR	GONZALEZ MARCELINO ET AL
	106	2611 CLEARVIEW CIR	CONTRERAS EFRAIN &
	107	2610 ENGLE AVE	GARCIA PEDRO JR & IRMA G
	108	2616 ENGLE AVE	HERNANDEZ JOSE LUIS
	109	2606 ENGLE AVE	ACUNA JOSE A & MARTINA C
	110	2602 ENGLE AVE	TAPIA JUAN MARTIN
	111	2607 CLEARVIEW CIR	SCHORMAN CLEARVIEW LLC
	112	2603 CLEARVIEW CIR	MUNOZ RODOLFO & MAYELA
	113	2628 CLEARVIEW CIR	BEIZA ADOLFINA
	114	2620 CLEARVIEW CIR	OCCM INC
	115	2624 CLEARVIEW CIR	CASANAZ CARLOS A
	116	2612 CLEARVIEW CIR	FERNANDEZ ROMULO & NORMA
	117	2616 CLEARVIEW CIR	ALONZO HUGO & ROSA
	118	2608 CLEARVIEW CIR	CASTANEDA CESAR &
	119	2604 CLEARVIEW CIR	YESCAS FELIPE

11/17/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	2572 ENGLE AVE	BENITEZ REYNA PEREZ NEGRON &
	121	2576 ENGLE AVE	ESPINOZA JESUS &
	122	2567 CLEARVIEW CIR	Taxpayer at
	123	2563 CLEARVIEW CIR	LOPEZ HUGO &
X	124	2560 ENGLE AVE	MENDOZA MARIA S
	125	2553 CLEARVIEW CIR	GUTIERREZ BRISA
	126	2566 ENGLE AVE	WILSON REBECCA
	127	2559 CLEARVIEW CIR	STUBBS SANDRA JEAN
	128	2556 ENGLE AVE	OLGUIN ONESIMO
	129	2562 CLEARVIEW CIR	PINEDA ALBERTO
	130	2566 CLEARVIEW CIR	MORGADO SERGIO C &
	131	2627 ENGLE AVE	LEYVA PRESILIANO &