

CITY PLAN COMMISSION

THURSDAY, JUNE 1, 2023

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z212-276(JA) **DATE FILED:** June 3, 2022

LOCATION: Property bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive, and on the north line of Palisade Drive, between North Prairie Creek Road and Greendale Drive.

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 33.12 acres **CENSUS TRACT:** 48113009204

REPRESENTATIVE: Karl Crowley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 825.

SUMMARY: The purpose of the request is to allow for the construction of an addition to an existing public school. [*Samuell High School*]

STAFF RECOMMENDATION: **Approval**, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.

Planned Development District No. 825:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=825>

BACKGROUND INFORMATION:

- On May 12, 2010, City Council approved an ordinance changing the zoning classification of the area of request from an R-7.5(A) Single Family District to Planned Development District (PD) No. 825, consisting of Tracts 1 and 2.
- PD 825 allows R-7.5(A) uses, except that a public school other than an open-enrollment charter school is allowed by right, and a youth and family center is allowed by right as an accessory use. The existing public school [Samuell High School] was in operation on the property at the time the PD was established and remains in operation currently.
- Tract 1 of PD 825 is the area bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive. Tract 1 has an approved preliminary plat (S212-156) that will be relied upon to establish a building site for construction of an addition to the school.
- Tract 2 of PD 825 is the area on the north side of Palisade Drive, between North Prairie Creek Road and Greendale Drive. This portion of the area of request remains unplatted and is not part of the preliminary plat noted above.
- While all buildings for the public-school use are located on Tract 1, PD 825 specifies that the surface parking lot located across Palisade Drive on Tract 2 may be used to meet the off-street parking requirements for the school.
- On March 22, 2018, City Plan Commission approved a minor amendment to the development plan, allowing paving for additional parking spaces, ADA-compliant ramps, parking islands and curbs, and new bus drop off, as well as two new exterior light poles on the south side of the school building (Tract 1). An associated traffic management plan (TMP) was also approved at that time.
- The applicant requests approval for a gymnasium addition to the existing public high school, installation of athletic field lighting adjacent to the practice football field located at the northwest corner of Prairie Creek Road and Tonawanda Drive, and an update to the TMP.

Zoning History:

There has been one zoning change request in the area in the last five years.

1. **Z190-213:** On June 18, 2020, City Plan Commission recommended denial without prejudice of an application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the south line of Bruton Road and the west line of North St. Augustine Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Palisade Drive	Local Street	-
Prairie Creek Road	Principal Arterial	Minimum-6 lanes-Divided 100' ROW, bike plan
Tonawanda Drive	Local Street	-
Greendale Drive	Local Street	-

Traffic:

Student drop off and pick up operations for the existing school occur almost exclusively within public rights-of-way, predominantly on both the north and south sides of Palisade Drive, which operates in one-direction east-bound during school zone hours. School bus loading and unloading occurs on the north-bound side of Greendale Drive, just south of the intersection at Palisade Drive, with additional queue area for automobiles behind the buses at this location. The westernmost portion of the surface parking lot on Tract 2 of the school property serves as a parent waiting/loading area.

The traffic management plan (TMP) submitted with the current zoning request maintains current operations substantially unchanged. However, in considering planned traffic signal operations to include a left turn from Prairie Creek Road onto Palisade Drive, the applicant updated the TMP to include two-way traffic on Palisade Drive. Staff supports continuation of current queuing locations in lieu of increasing paved areas internal to the school site.

The proposed TMP, dated May 22, 2023, is sealed by a licensed professional engineer, and contains the signature of the school principal. Proposed PD conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by March 1, 2026, or within six months after students first begin attending classes (whichever is later), and by March 1st of each even-numbered year thereafter.

The Transportation Division of the Transportation Department has reviewed the current zoning application and supports the zoning request as proposed. The Transportation Department will collaborate with school officials to enforce the TMP.

STAFF ANALYSIS:**Comprehensive Plan:**

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

With the inclusion of staff's recommended conditions, the request is consistent with the following 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

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes

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

1. New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 825	Public high school
North	R-7.5(A)	Single family
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently developed with a public school other than an open-enrollment charter school [Samuell High School]. The Property is surrounded on all sides by single family uses in an R-7.5(A) Single Family District.

The applicant proposes a gymnasium addition to the existing public high school internal to the site, installation of athletic field lighting adjacent to the practice football field located at the northwest corner of Prairie Creek Road and Tonawanda Drive, and an updated traffic management plan. There is no proposed increase in the number of classrooms.

The request is consistent with the Comprehensive Plan goals to provide greater access to schools and to compatibility for school facilities in neighborhoods. Additionally, the applicant's proposal together with staff's recommended conditions will promote a more pedestrian friendly streetscapes and support the City Council adopted Comprehensive Environmental and Climate Action Plan (CECAP), which calls for 33% or more tree canopy cover citywide and a 20% reduction in the urban heat island index by 2030.

Staff recommends approval of the request, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.

Development Standards:

Except as provided in Sec. 51P-825.108, the yard, lot, and space regulations for the R-7.5(A) Single Family District shown in the table below apply on the Property.

	Setbacks		Height ¹	Lot Coverage ²	Density/FAR
	Front	Side/Rear			
General standards for a public-school use in reference R-7.5(A) Single Family District	25' min	10' / 15' min	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools	No max FAR No min lot area for a public school

¹Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

²Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

For a public school other than an open-enrollment charter school, the following modified development standards are specified in the PD 825 ordinance. Except as noted below, R-7.5(A) standards apply.

- Minimum front yard on Tract 1 is 20 feet along Palisade Drive, Prairie Creek Road, and Tonawanda Drive, and 40 feet along Greendale Drive;
- The applicant proposes to increase the maximum allowed floor area from 298,000 square feet to 300,000 square feet;

- Maximum structure height is 45 feet, except that the applicant proposes to allow four light standards up to a height of 80 feet at the practice football field on the southeast portion of the Property;
- Maximum lot coverage is 20 percent; and
- The maximum number of stories above grade is two.

Landscaping:

Initial development of the school and accessory surface parking lots on Tracts 1 and 2 predates Article X, and the existing text of the PD ordinance further limits landscaping requirements now standard under Article X. Consequently, both Tracts are substandard with respect to current landscaping requirements.

For the currently proposed addition, Article X conditions will apply minimal landscaping to the area of construction central to the site and to where the driveway approaches Prairie Creek. The artificial lot in Article X internalizes the project from the street frontages.

In an effort to rectify these deficiencies, the applicant is intending to provide a grove of trees between the football and baseball fields to provide a carbon sink, and staff recommended conditions seek to codify this requirement.

Additionally, given that the PD allows surface parking on Tract 2 (a separate building site from the main campus on Tract 1) to be used in meeting the off-street parking requirements for the school, staff requested that the applicant explore opportunities to provide tree coverage on Tract 2 as well. If this requirement is not codified as part of the current zoning request, it is unlikely that anything in the foreseeable future would trigger any landscaping upgrades to that portion of the school property.

The applicant proposes to provide street trees within the parkway on both the north and south sides of Palisade Drive. Staff further recommends that trees be planted in created landscape medians through the center of the lot, sufficient to ensure that all parking spaces are within typical required distance from shade trees.

Parking:

In accordance with Sec. 51P-109, for a public school other than an open-enrollment charter school, a minimum of 562 off-street parking spaces must be provided in the locations shown on the development plan. The current request does not trigger additional parking requirements; however, if additional classrooms are constructed in the expansion areas shown on the development plan, four spaces per additional classroom are required. No off-street parking is required for an accessory youth and family center.

Although not part of the same building site for development purposes, Tracts 1 and 2 are considered one lot for purposes of meeting the off-street parking requirements for a public school other than an open-enrollment charter school use. 598 parking spaces are provided, with the majority of these spaces located on Tract 2 (north side of Palisade Drive).

For all other uses, parking must be provided per the use regulations in Division 51A-4.200.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple, representing the strongest markets (A through C), to orange, representing the weakest markets (G through I). The area of request is not part of an MVA cluster; however, PD 825 is surrounded on all sides by property within an “F” MVA cluster. There are “G” and “H” MVA clusters in the wider vicinity to the north, south, and west of the request site.

Dallas ISD Trustees and Administration

Dallas ISD Board of Trustees:

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

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dwayne Thompson – Deputy Superintendent Business Services
Brent Alfred, AIA – Chief Construction Services Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of Schools Officer
Sean Brinkman – Chief Technology Officer
Dr. Brian C. Lusk – Chief Strategic Officer
Shannon Trejo – Chief Academic Officer
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

Proposed PD Conditions

ARTICLE 825.

PD 825.

SEC. 51P-825.101. LEGISLATIVE HISTORY.

PD 825 was established by Ordinance No. 27871, passed by the Dallas City Council on May 12, 2010. (Ord. 27871)

SEC. 51P-825.102. PROPERTY LOCATION AND SIZE.

PD 825 is established on property generally bounded by Prairie Creek Road, Tonawanda Drive, Greendale Drive, and property on both sides of Palisade Drive. The size of PD 825 is approximately 33.12 acres. (Ord. 27871)

SEC. 51P-825 .103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a school as an accessory use to the school use where a combination of social, recreational, welfare, health, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and their family members.

Staff Recommendation:

(2) OPEN FENCE means a fence with a minimum of 50 percent open surface area in any given square foot of surface.

(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. 27871)

SEC. 51P-825.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 825A: development plan.
- (2) Exhibit 825B: traffic management plan. (Ord. 27871)

SEC. 51P-825.105. DEVELOPMENT PLAN.

(a) For a ~~private~~ **public** school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 825A). 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, and development schedule do not apply. (Ord. 27871)

SEC. 51P-825.106. MAIN USES PERMITTED.

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

(b) A public school other than an open-enrollment charter school is permitted by right. (Ord. 27871)

SEC. 51P-825.107. ACCESSORY USES.

(a) 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.

(b) A youth and family center is permitted by right. (Ord. 27871)

SEC. 51P-825.108. 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.)

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

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

(1) Front yard. In Tract 1, minimum front yard is 20 feet along Palisade Drive, Prairie Creek Road, and Tonawanda Drive, and 40 feet along Greendale Drive.

- (2) Floor area. Maximum floor area is ~~298,000~~ **300,000** square feet.
- (3) Height. Maximum structure height is 45 feet.
- (4) Lot coverage. Maximum lot coverage is 20 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (5) Stories. Maximum number of stories above grade is two. (Ord. 27871)

SEC. 51P-825.109. OFF-STREET PARKING AND LOADING.

(a) In general. 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) Public school other than an open-enrollment charter school.

- (1) A minimum of 562 off-street parking spaces must be provided in the locations as shown on the development plan.
- (2) If additional classrooms are constructed in the expansion areas shown on the development plan, four spaces per each additional classroom are required.
- (3) Parking is permitted in the required yards.
- (4) For purposes of this subsection, Tracts 1 and 2 are considered one lot.
- (5) For a youth and family center, no off-street parking is required.
- (6) Screening of off-street parking is not required. (Ord. 27871)

SEC. 51P-825.110. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 825B).

(b) Queuing. Queuing is only permitted ~~inside the Property~~ **as shown on the attached traffic management plan**. Student drop-off and pick-up ~~are not permitted~~ **are permitted** within city rights-of-way **only in the locations shown on the traffic management plan**.

(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 ~~November 1, 2012~~ March 1, 2026, or within six months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by ~~November~~ March 1 of each even-numbered year.

(A) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2026, or within six months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.

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

(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.

- (l) 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. 27871)

SEC. 51P-825.111. FENCING.

Staff Recommendation:

~~For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards. An open fence with a height greater than four feet is allowed in the required front yard.~~ (Ord. 27871)

(a) Unless otherwise specifically provided for in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public school other than an open-enrollment charter school, an open fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The Property complies with the visual obstruction regulations in [Sec. 51A-4.602\(d\)](#); and

(3) Fences shall not be erected or maintained in a location that inhibits compliance with landscaping, sidewalk/buffer, or other regulations applicable to the Property.

Applicant's Request:

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards. An open fence with a height greater than four feet is allowed in the required front yard. (Ord. 27871)

SEC. 51P-825.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27871)

SEC. 51P-825.113. LANDSCAPING.

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

Staff Recommendation:

(b) Palisade Drive

(1) When landscaping in accordance with Article X is required in Tract 1, a landscape plan for the street frontage of Tract 1 and Tract 2 along Palisade Drive that complies with Section 51A-10.123 must be submitted to and approved by the building official prior to obtaining a building permit.

(2) Tree planting and irrigation is allowed in the Palisade Drive right-of-way adjacent to Tract 1 and Tract 2. If upon finding by department review that planting in the parkway will unreasonably impair the public use of the right-of-way, the property owner shall provide the required tree in the front yard as near as practicable to the front lot line. Soil and planting area requirements and tree location requirements of Section 51A-10.104 shall be applied.

(3) One large or medium street buffer tree must be provided for every 40 linear feet of frontage of Palisade Drive.

(4) Large or medium trees must have a minimum caliper of three inches.

(5) When existing conditions prohibit planting large trees or medium trees, the building official may approve two small trees be substituted for each large or medium tree.

(5) An automatic irrigation system must be installed capable of maintaining the plant materials in a healthy, growing condition at all times.

(6) Tract 2 and Tract 1 planting and irrigation along Palisade Drive must be installed and inspected prior to a final certificate of occupancy for the Tract 1 addition. The Tract 2 and Tract 1 landscaping along Palisade Drive must be maintained in a healthy, growing condition at all times.

(c) Athletic Field Grove

(1) The open space between the baseball, softball, and football fields of no less than one acre shall be reserved for the minimum placement of required large trees to be spaced according to tree location requirements in Section 51A-10.104.

(2) A landscape plan for the grove must be submitted to and approved by the building official prior to the final inspection of the Palisade Drive tree planting.

(3) A minimum of one required large tree must be provided for each 4,000 square feet of lot area designated on the landscape plan, except as restricted by plant location restrictions under Section 51A-10.104.

(4) Trees must be planted to be inspected with the planting for Palisade Drive. If the property owner provides the building official with documented assurance that the Athletic Field Grove landscaping will be completed within six months of the inspection, the building official may permit the property owner to complete the landscaping during the six-month period.

Applicant's Request:

(b) Landscaping for Palisades Drive frontage is as follows:

(1) Landscaping on the north side of Palisades Drive is limited to compliance with Section 51A-10.125(b)(1)(C). Tree planting is allowed within the street right of way.

(2) Landscaping on the south side of Palisades Drive is limited to compliance Section 51A-10.125(b)(1)(C), except two small trees may be substituted for each large or medium tree.

(3) Irrigation must comply with Section 51A-10.106

~~(b) For a public school other than an open enrollment charter school.~~

~~(1) Cafeteria expansion. Landscaping is not required for the cafeteria expansion shown on the development plan.~~

~~(2) Parking lot trees. Parking lot trees are not required.~~

~~(3) Foundation planting strip. A foundation planting strip must be provided for facades facing a public street within six months after the issuance of a building permit for any new structure erected in the expansion area shown on the development plan.~~

~~(4) Street trees. For the expansion area shown on the development, street trees must be:~~

~~(A) planted within a 300-foot radius of structures existing as of May 12, 2010 or any new structures;~~

~~(B) provided by May 12, 2014 for existing structures and within six months after the issuance of a building permit for any new structure;~~

~~(C) a minimum of three caliper inches in size and planted a maximum of 30 feet apart on center;~~

~~(D) irrigated by an automatic irrigation system that complies with industry standards and planted within 100 feet of a verifiable water supply; and~~

~~(E) trees that are listed in Section 51A-10.134(2).~~

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

(d) Tree removal permit. A tree removal permit may be issued by the building official before the issuance of a building permit. (Ord. 27871).

SEC. 51P-825.114. SIGNS.

Staff Recommendation:

Signs for a public school other than an open enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached development plan.

~~(a) — Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.~~

~~(b) — For a public school other than an open enrollment charter school, one detached sign with a maximum height of 25 feet and an effective area of 150 square feet is permitted in the location shown on the development plan. (Ord. 27871)~~

Applicant's Request:

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

(b) For a public school other than an open-enrollment charter school, ~~one detached sign with a maximum height of 25 feet and an effective area of 150 square feet is permitted in the location shown on the development plan.~~ On the Palisade Drive frontage, of Tract 1, one detached sign may have a ten-foot setback, provided the sign does not exceed 50 square feet in effective area or 25 feet in height. Sec. 51A-7.403(a)(4), does not apply to this sign. All other signs must comply with the provisions for non-business zoning districts in 51A-7.403. Signs for a public school other than an open enrollment charter school must comply with Article VII of the Dallas Development Code, as amended, and are not required to be shown on the attached development plan (Ord. 27871)

SEC. 51P-825.115. 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. 27871)

Staff Recommendation:

(c) SIDEWALKS/BUFFER: Prior to the issuance of a certificate of occupancy for any use on Tract 1 or Tract 2 of the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all Tract 1 and Tract 2 street frontage. Sidewalks must be completed and accepted prior to final inspection of the new building addition shown on the development plan approved on Xxxx.

Applicant's Request:

(c) Existing sidewalks as shown on the attached development plan can remain. All sidewalks must be in good repair and ADA compliant

() New sidewalks with a minimum width of six (6) feet and a street buffer width is five (5) feet must be provided along the Prairie Creek Road and Palisades Drive frontage as shown on the attached development plan. The new sidewalks must be completed and accepted prior to the final inspection of the new building addition shown on the development plan approved on Xxxx.

Staff Recommendation:

(d) PEDESTRIAN AMENITIES: Prior to the issuance of a certificate of occupancy for any use on Tract 1 or Tract 2, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of Tract 1 street frontage and Tract 2 street frontage at Palisade Drive:

- (A) bench;
- (B) trash receptacle; and
- (C) bike rack.

~~A minimum of six (6) benches, three trash cans and three bicycle racks must be provided. The amenities may be grouped together with the final location determined at permitting.~~

Applicant's Request:

(d) PEDESTRIAN AMENITIES: Prior to the issuance of a certificate of occupancy, each of the following pedestrian amenities must be provided: along the frontage of Palisades Drive on Tract 1:

- (A) bench;
- (B) trash receptacle; and
- (C) bike rack.

A minimum of six (6) benches, three trash cans and three bicycle racks must be provided. The amenities may be grouped together with the final location determined at permitting.

Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required. Construction of the amenities must be completed prior to the final inspection of the new building addition shown on the development plan approved on Xxxx.

Staff Recommendation:

(e) LIGHT STANDARDS FOR ATHLETIC FIELDS. A maximum of four (4) light standards that exceed 15 feet in height may be provided for accessory athletic fields in the location shown on the attached development plan. Light standards exceeding 15 feet in height must provide a minimum setback of 15 feet may not be located in a required yard. Maximum height of these light standards is 80 feet, and residential proximity slope does not apply. Athletic field light standards exceeding 15 feet in height may only operate Monday through Thursday, no later than between 7:30 a.m. and 9:30 p.m. Lighting is limited to practice involving a Dallas Independent School District athletic team.

Applicant's Request:

(e) LIGHT STANDARDS FOR ATHLETIC FIELDS. A maximum of four (4) light standards that exceed 15 feet in height may be provided for accessory athletic fields in the location shown on the attached development plan. Light standards exceeding 15 feet in height must provide a minimum setback of 15 feet. Maximum height of these light standards is 80 feet, and residential proximity slope does not apply. Athletic field light standards exceeding 15 feet in height may only operate Monday through Thursday, no later than 9:30 p.m. Lighting is limited to practice involving a Dallas Independent School District athletic team

Staff Recommendation:

SEC. 51P-825.116. PRIVATE LICENSE.

Private License granted. The city council hereby grants a private license to the owner for the purpose of authorizing compliance with the landscape provisions of this article. A property owner is not required to pay an initial or annual fee for this license. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right of way or whenever the purpose or use of this license is likely to become a nuisance. Upon the installation of landscaping in the public rights of way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1CN, Dallas, Texas, 75201, and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy. (Ord. xxxxx)

Applicant's Request:

SEC. 51P-825.116. PRIVATE LICENSE.

Private License granted. The city council hereby grants a private license to the owner for the purpose of authorizing compliance with the landscape provisions of this article. A property owner is not required to pay an initial or annual fee for this license. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever

in its judgment the purpose or use of this license is inconsistent with the public use of the right- of-way or whenever the purpose or use of this license is likely to become a nuisance. Upon the installation of landscaping in the public rights-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this section, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy must be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1CN, Dallas, Texas, 75201, and the policy must provide for thirty days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy. (Ord. xxxxx)

SEC. 51P-825.116. COMPLIANCE WITH CONDITIONS.

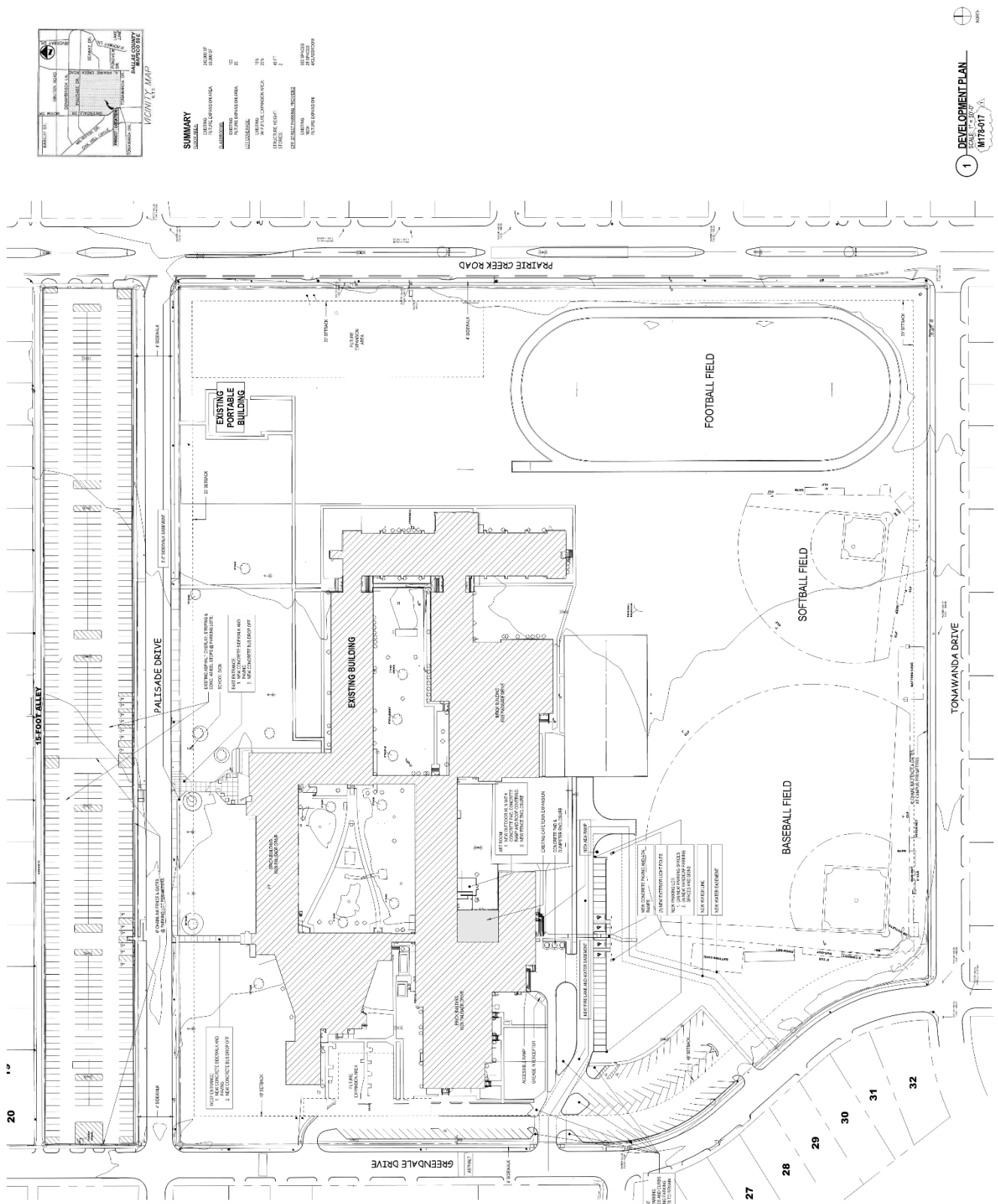
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27871)

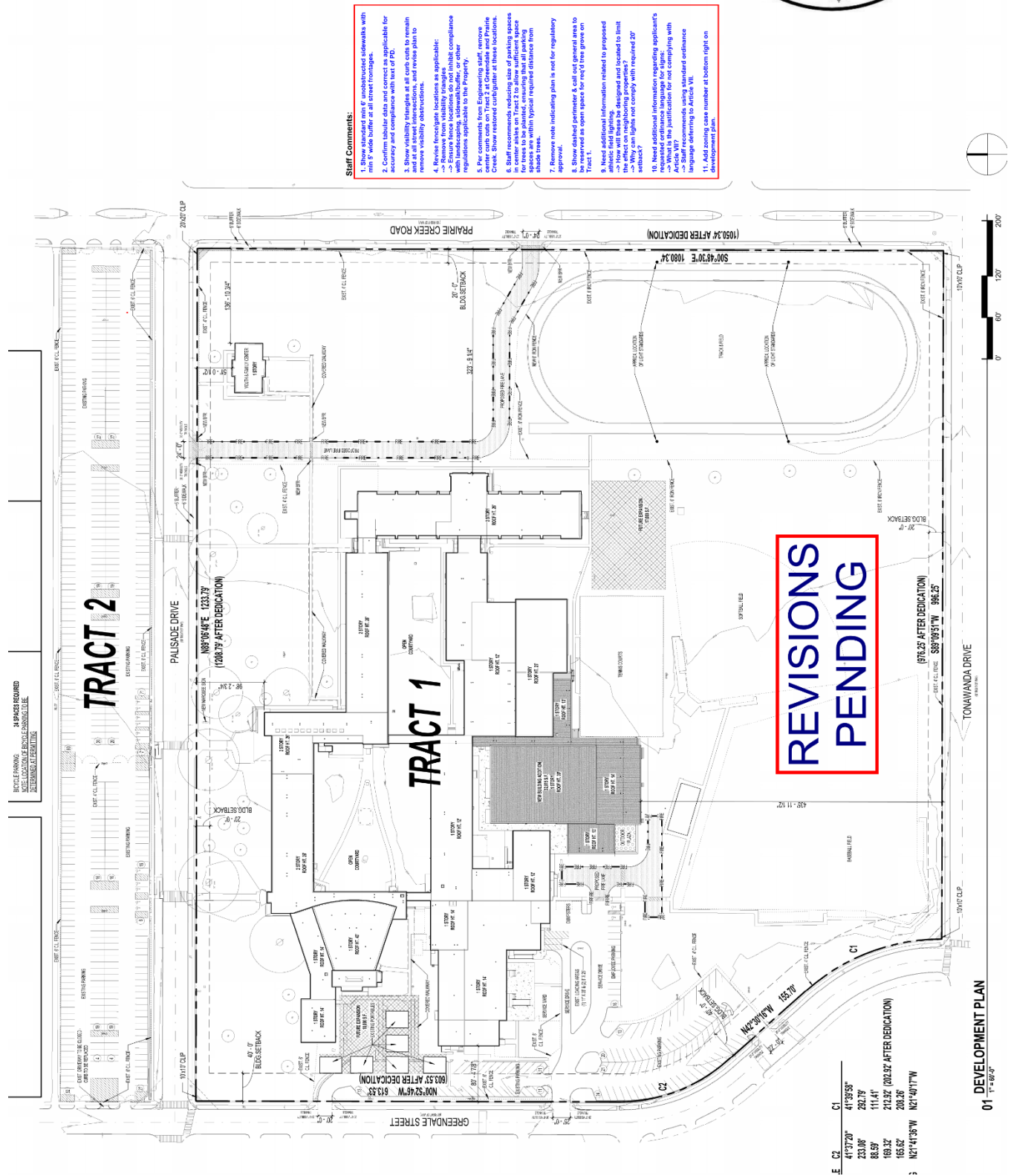
SEC. 51P-825.117. ZONING MAP.

PD 825 is located on Zoning Map Nos. L-10 and L-11. (Ord. 27871)

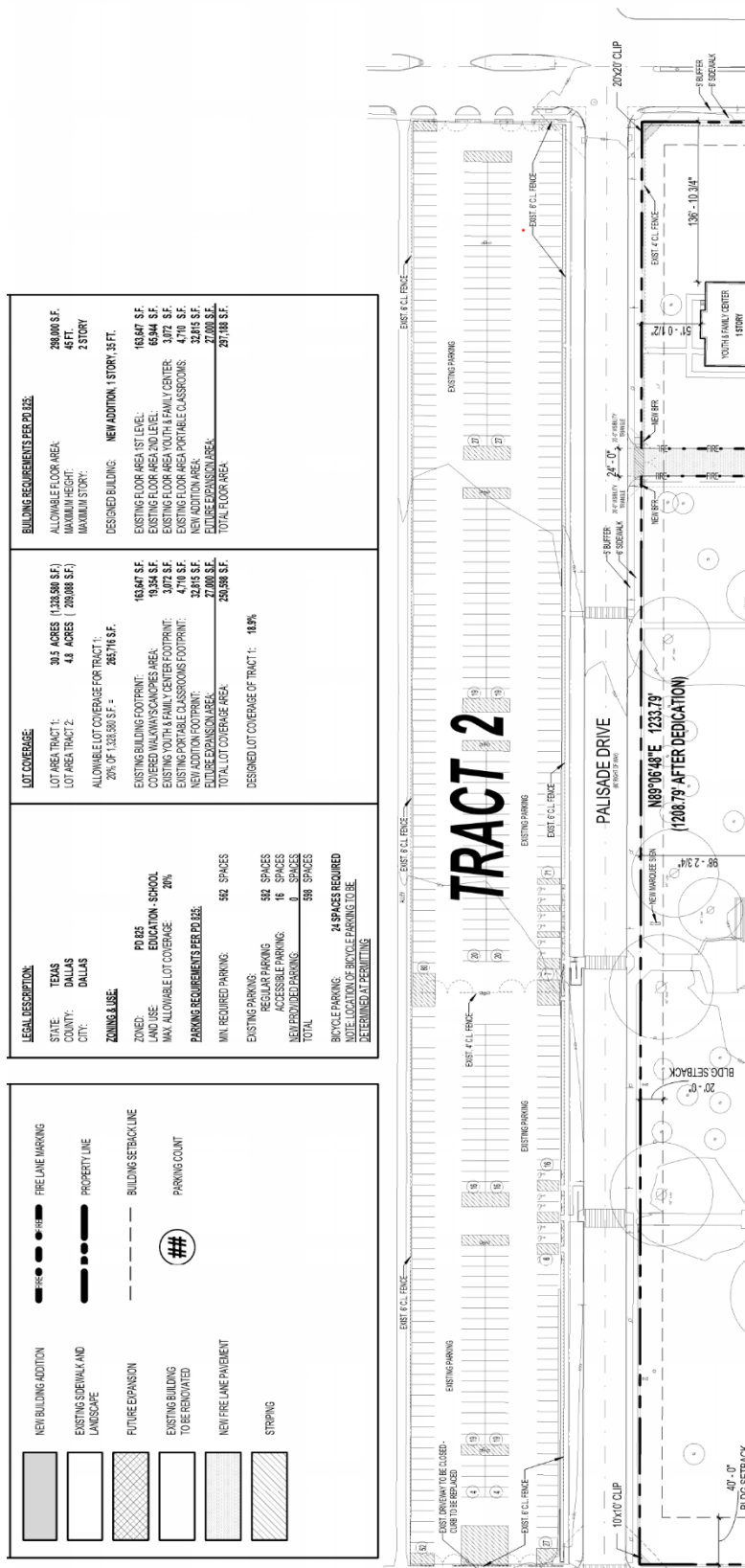
**Existing PD No. 825 Development Plan
(approved 3.22.18 under M178-017)**



Proposed Development Plan



Proposed Development Plan [*Project Data Tables*]



Proposed Traffic Management Plan

DocuSign Envelope ID: 7CCD0FA0-6EFF-481B-86CA-B7FF4ADED129

May 22, 2023

PK# 3003-21.551

TRAFFIC MANAGEMENT PLAN

Z212-276



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

DISD W.W. Samuell High School
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing W.W. Samuell High School described below. The school has an existing enrollment of 1,770 students and is anticipated to remain after improvements are complete.

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

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

The engineer performed most recent on-site dismissal field observations on Monday, April 4th, 2022 and Tuesday, April 5th, 2022 during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)



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

May 22, 2023

2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 8928 Palisade Drive, Dallas, Texas
- **Description of adjacent roadways:**
 - Adjacent Streets:
 - Prairie Creek Road:
 - Cross-section: Six lanes, two-way operation, median divided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 35 mph [School Zone of 20 mph]
 - Palisade Drive:
 - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - Greendale Drive:
 - Cross-section: Two lanes, two-way operation [northbound one-way operational during school hours], undivided.
 - Sidewalk connectivity evident along frontage of school. [School Zone]
 - Speed Limit: 30 mph [School Zone of 20 mph]
 - **Adjacent Intersections:**
 - Prairie Creek Road and Palisade Drive - Marked crosswalk on south leg, barrier free ramps provided on all corners.
 - Greendale Drive Road and Palisade Drive - Marked crosswalks on the west, south, and east legs, barrier free ramps provided on all corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed

May 22, 2023

inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**

- Greendale Drive: Three Driveways (Existing and Proposed)
- The access points for the parking lot to the north of Palisade Drive are located along Greendale Drive. The access points along N Prairie Creek Road are gated.

Faculty staff park within the west portion of the parking lot entering and exiting throughout the entire day. Students park within the east portion of the parking lot entering in the morning and exiting in the afternoon. All traffic enters from the south and exits towards the north as Greendale Drive operations as one-way northbound during school hours.

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

- Main student pedestrian access is/will be located at the main entrance on the north side of the school building.

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Monday, April 4th, 2022 and Tuesday, April 5th, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

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

May 22, 2023

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/ End Times*	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus /Deficit (veh)
			Existing	Proposed	Proposed (Existing)		
1	9 th – 12 th	9:00 AM – 4:35 PM	1,770	1,770	154 (154)	27 (27)	-127 (-127)

*All times are subject to change

5. CIRCULATION

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

- Description of Existing Conditions

On-Site Circulation:

Parent traffic enters the area traveling from Prairie Creek Road through Tonawanda Drive and Greendale Drive. Parent traffic queues/stands on the northbound and southbound curb lanes on Prairie Creek Road. Also, queuing/standing occurs along both curbsides of Palisade Drive with traffic traveling eastbound (one-way) and queuing/standing occurs along the northbound curbside of Greendale Drive with traffic traveling northbound (one-way).

School buses load and unload students along the south curbside of Palisade Drive adjacent to the site.

Student and visitor parking lots are provided north of the school building. Staff parking is provided west of the school building. In order to cross Palisade Drive to enter into the parking lot for student drivers accessing their vehicles, three midblock crosswalks are located along Palisade Drive with applicable ADA accessible ramps.

Temporary traffic control devices:

- Temporary traffic control devices are not used for this TMP in order to facilitate drop-off/pick-up operations.

- Description of Proposed Conditions

On-Site Circulation:

Parent traffic is to enters the area traveling from Prairie Creek Road and turns into Palisade Drive. A traffic signal is proposed to be installed at the intersection of N Prairie Creek Road and Palisade Drive, resulting in a recommended removal of the one-way operations of Palisade Drive.

May 22, 2023

Before the traffic signal is to be installed, school parent traffic should be organized to queue/stand along both curbsides of Palisade Drive with traffic traveling both eastbound and westbound. In addition, parent traffic is to queue/stand along the northbound curbside of Greendale Drive with traffic traveling northbound (one-way). Parent traffic is to also use the visitor parking lot north of the site for pick-up/drop-off.

School buses load and unload students along the south curbside of Palisade Drive adjacent to the site.

Student and visitor parking lots are provided north of the school building. Staff parking is provided west of the school building. In order to cross Palisade Drive to enter into the parking lot for student drivers accessing their vehicles, three midblock crosswalks are located along Palisade Drive with appropriate ADA accessible ramps.

Temporary traffic control devices:

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

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

- **Passenger ID system:**

- Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

- **Separation of modes of transportation:**

- Bus: 30%
 - Walk: 20%
 - Student Drivers: 10%
 - Picked Up by Parent: 40%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 9:00 AM – 4:35 PM (9th-12th)

May 22, 2023

7. SCHOOL STAFF ASSISTANCE

- Number:
 - Observed: 1-2 Staff Members
 - Desired: 1-2 Staff Members
- Location:
 - Observed: North of school building
 - Desired: North of school building
- Staff Requirements and expectations:
 - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

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

- Number:
 - Observed: none
- Location:
 - Desired: N/A

May 22, 2023

9. SCHOOL ADMINISTRATION INPUT STATEMENT

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

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

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD W.W. Samuell 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. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

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

DocuSigned by:

 4268A711F044D21
 Principal Signature

5/23/2023

Date

Name: Gabriel GuerraTitle: Principal

10. ENGINEER SEAL

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

May 22, 2023

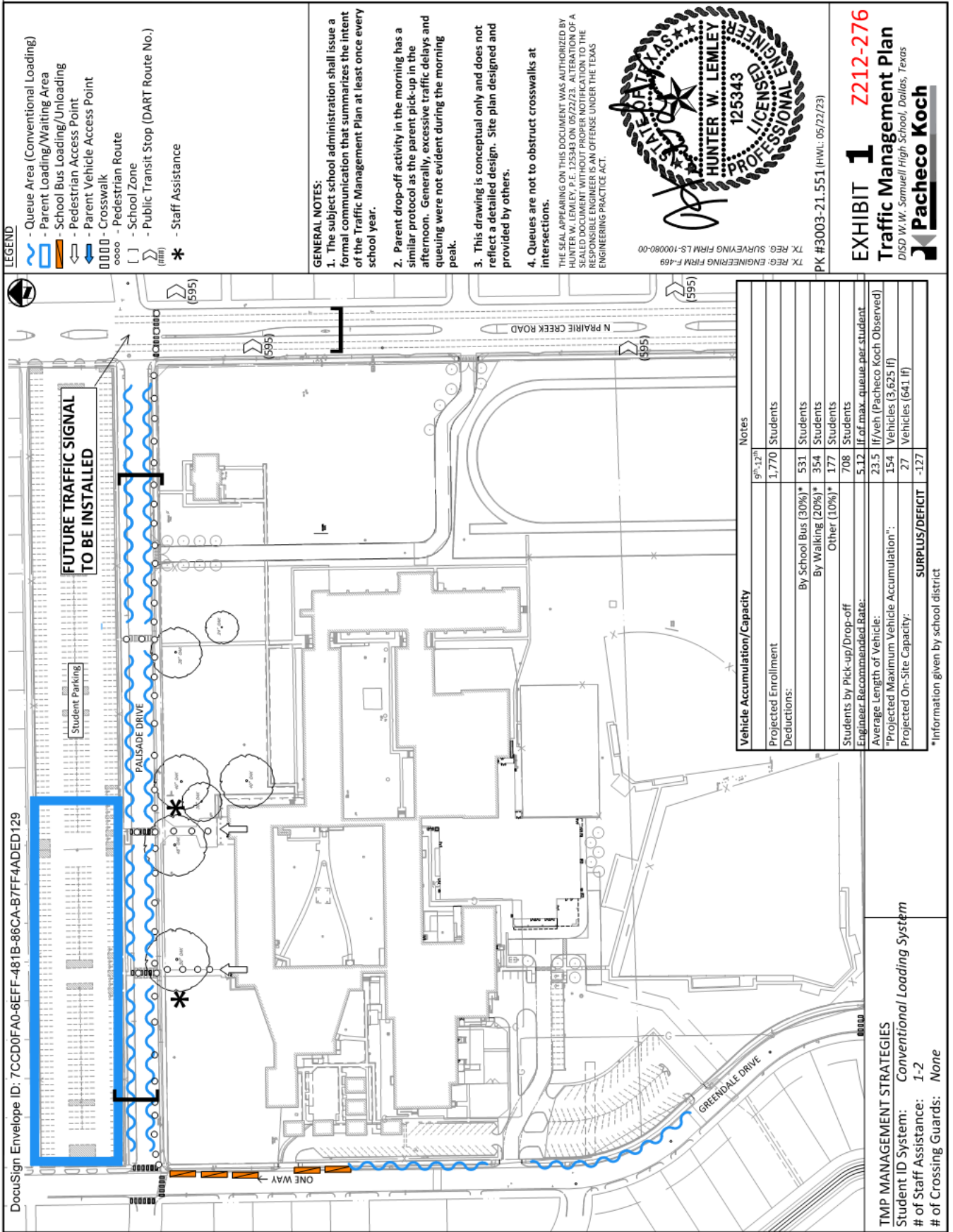
11. REPORT FORMAT

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

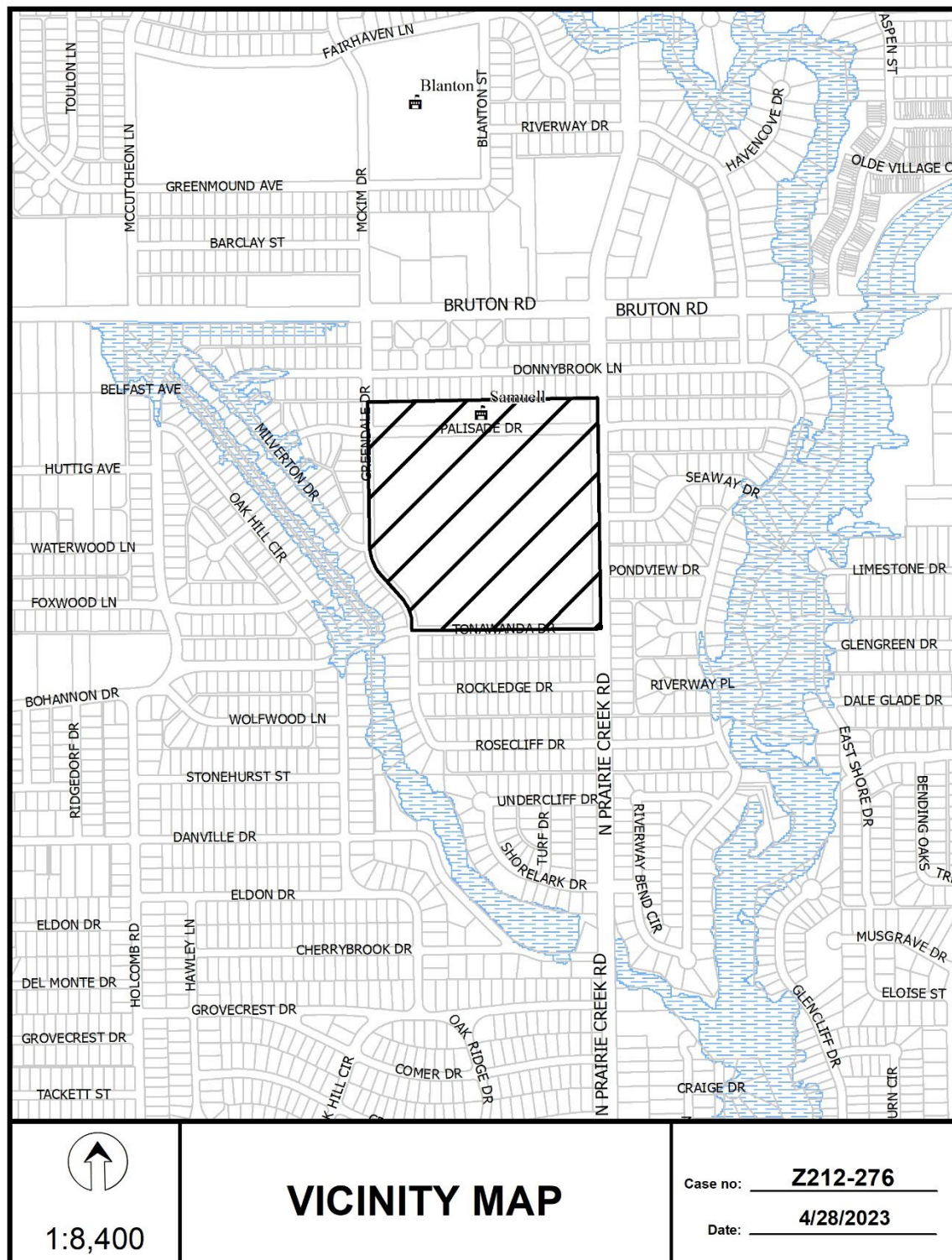
12. OTHER ITEMS WHERE APPLICABLE

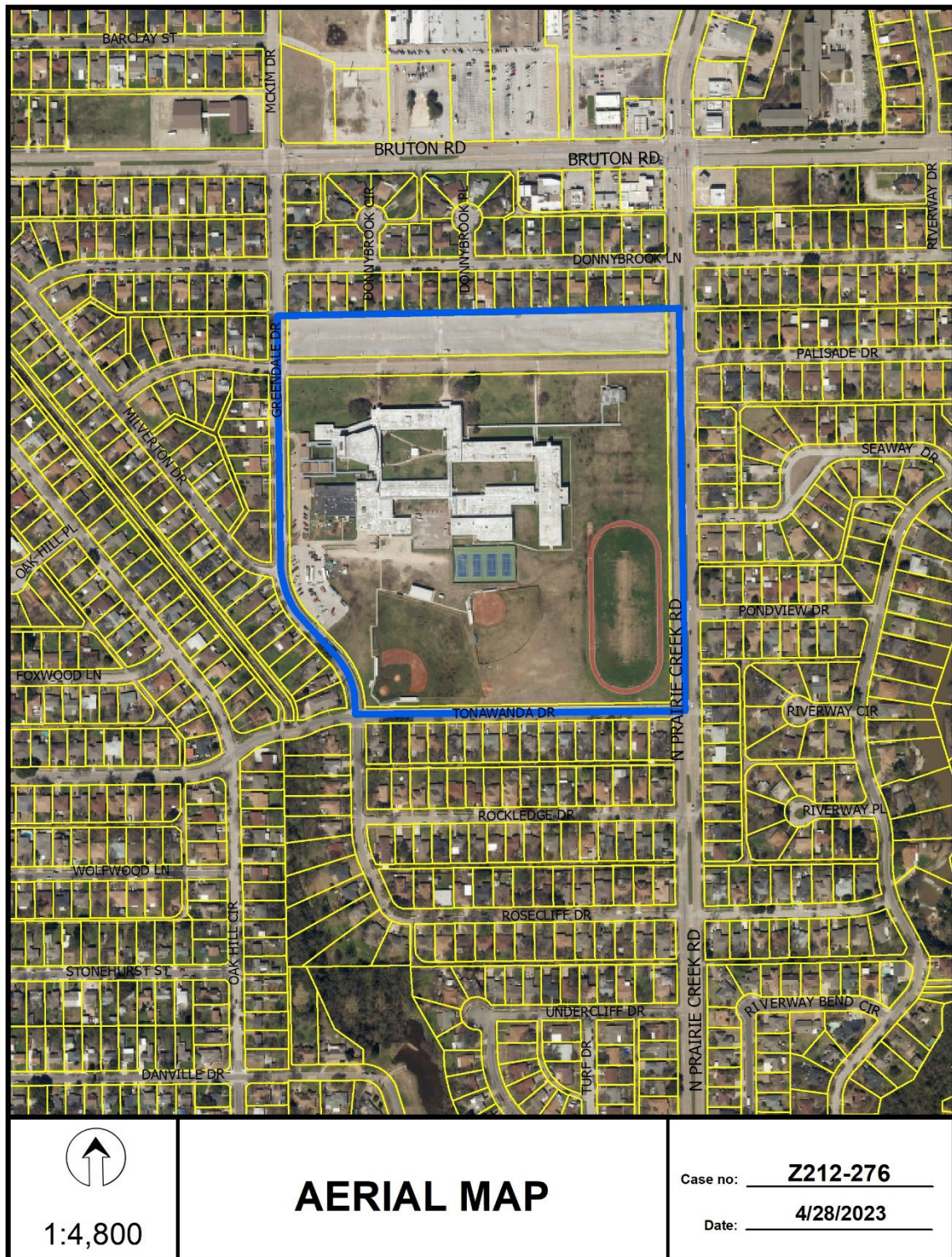
- a) School Bus Operations: (See Section 5)
- b) Methodology:
 - a. Engineer Recommended Rate: 5.12 linear feet per student
 - b. Average Length of Vehicle: 23.5 feet
 - c. Separation of modes of transportation:
 - i. Bus: 30%
 - ii. Walk: 20%
 - iii. Students Drivers: 10%
 - iv. Picked Up by Parent: 40%
- NOTE: Information provided by DISD and validated with field observations
- d. Projected maximum vehicle accumulation: 154
- e. Projected on-site storage capacity: -27
- f. Surplus/Deficit: -127
- c) Proposed Pedestrian Routes: The pedestrian routes are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Palisade Drive.
- d) Proposed Parking Management Strategies:
 - a. On-street parking restrictions: On Prairie Creek Road, on Palisade Drive during school hours
 - b. Faculty Parking: west of school building
 - c. Visitor Parking: north of school building
 - d. Student Parking: north of school building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

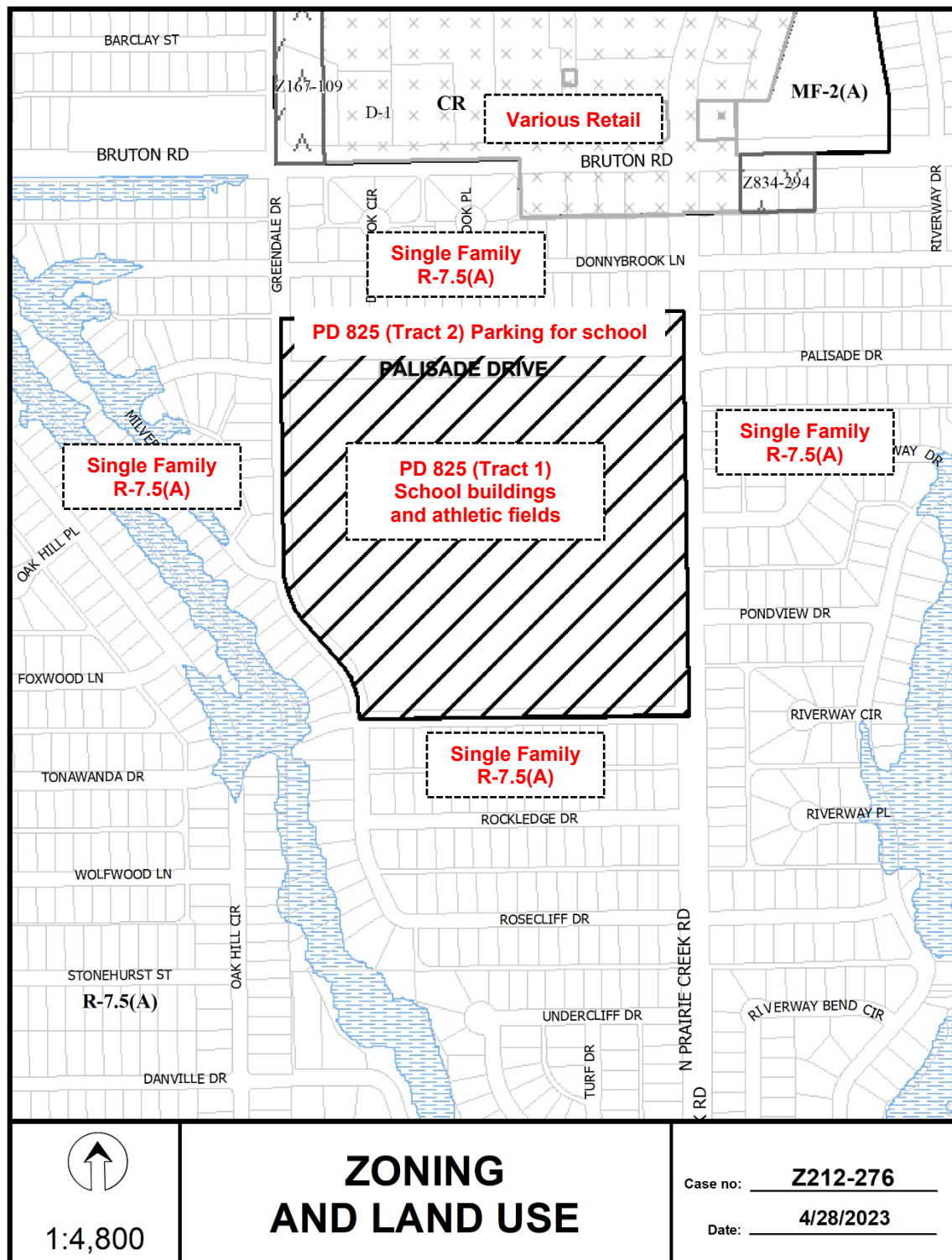
END OF MEMO



Z212-276(JA)



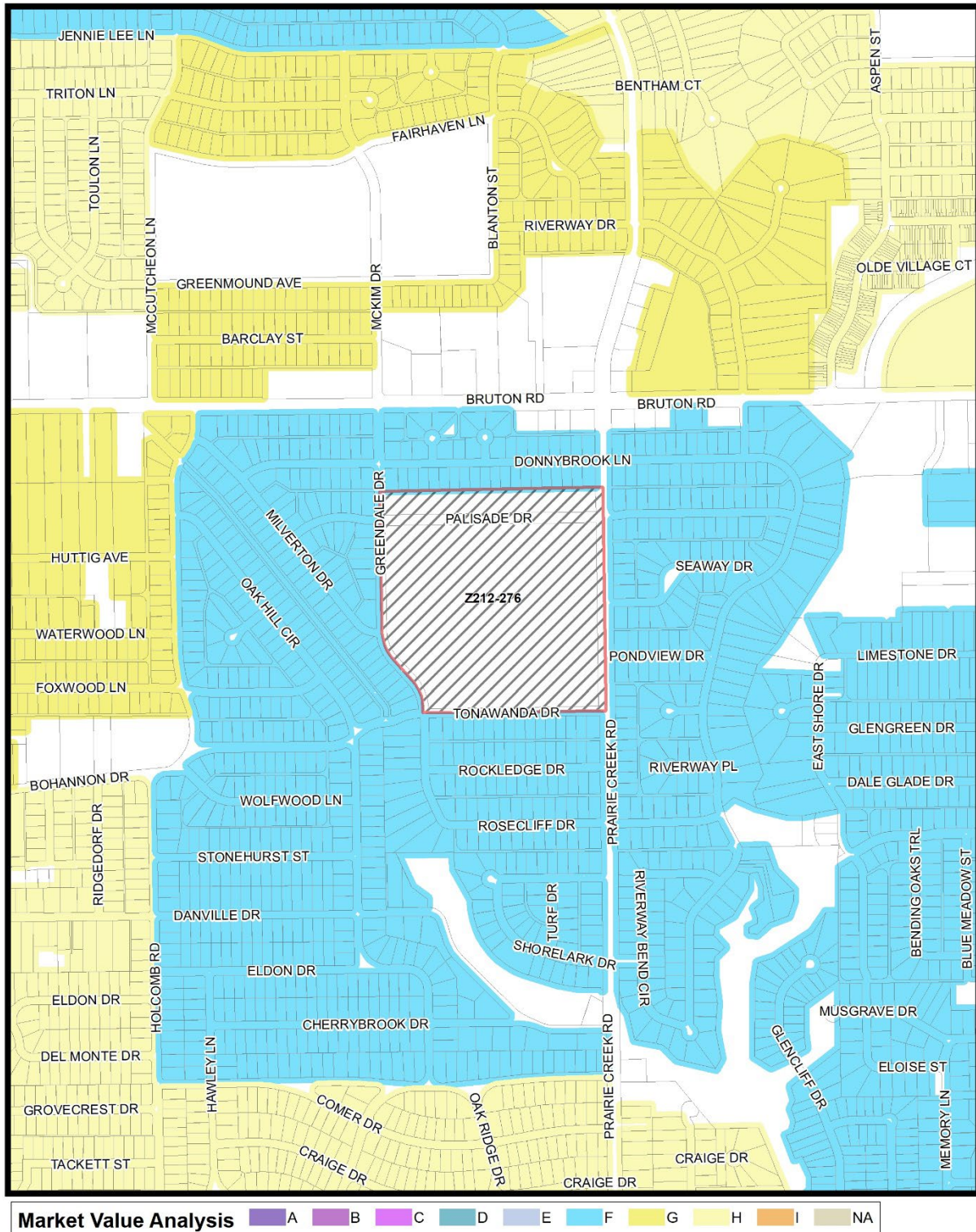






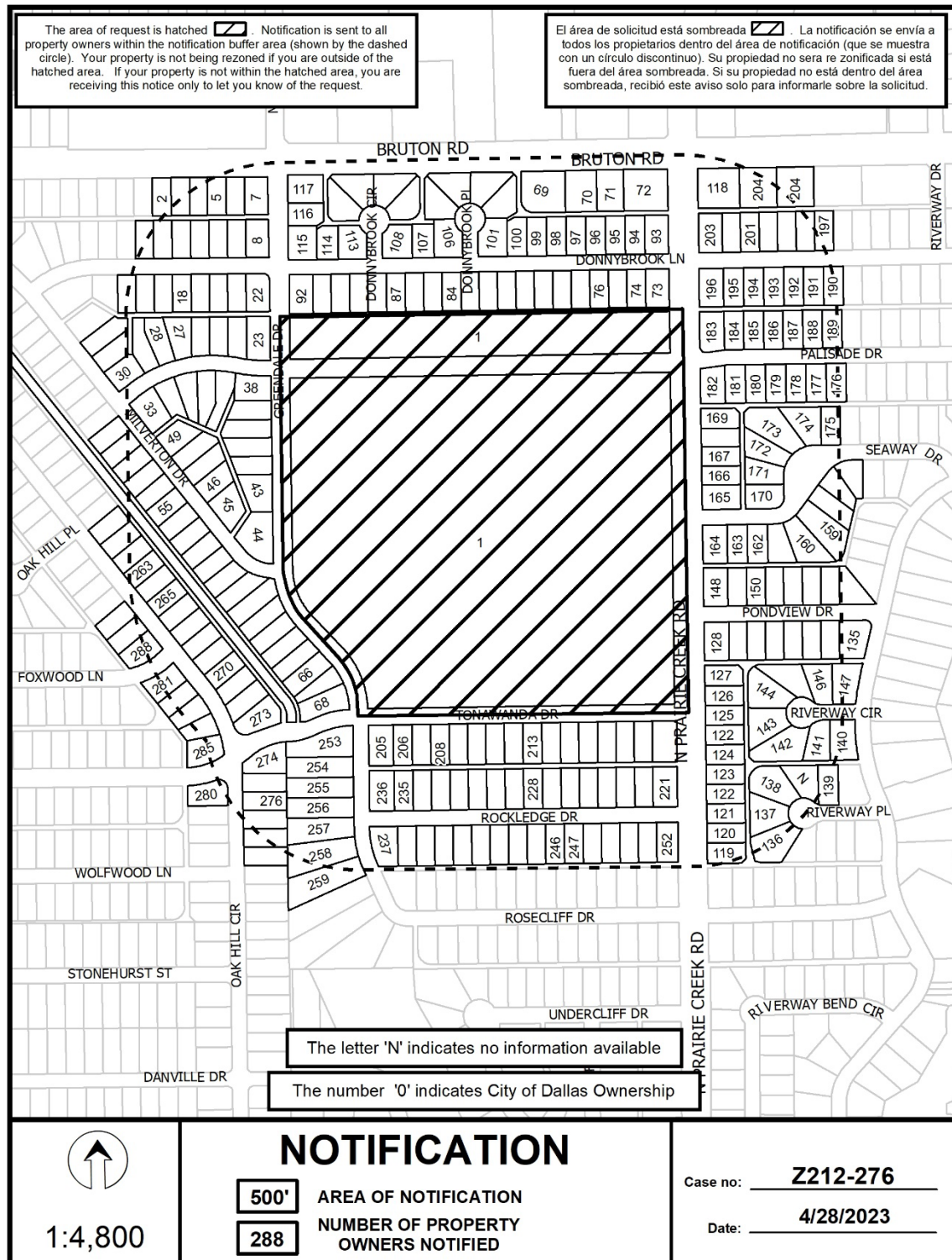
1

1



Market Value Analysis

Printed Date: 4/28/2023



04/28/2023

Notification List of Property Owners***Z212-276******288 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8928 PALISADE DR	Dallas ISD
2	8814 BRUTON RD	GARCIA JUSTIN
3	8818 BRUTON RD	VELAZQUEZ FIDEL
4	8822 BRUTON RD	SANCHEZ JEREMY A
5	8826 BRUTON RD	MEANS JEFFREY
6	8830 BRUTON RD	MURILLO ILEANA GOMEZ
7	8836 BRUTON RD	PEREZ IGNACIO & ROSALBA
8	8857 DONNYBROOK LN	SANTOS OMAR
9	8851 DONNYBROOK LN	JETER DAVID P II
10	8847 DONNYBROOK LN	CARAVEO HERMENEGILDO ALONZO &
11	8843 DONNYBROOK LN	MONJARAS SERGIO
12	8839 DONNYBROOK LN	FELIP CELINA
13	8835 DONNYBROOK LN	CRUZ ANDRES LOPEZ
14	8831 DONNYBROOK LN	GUTIERREZ J ENCARNACION &
15	8826 DONNYBROOK LN	WALKER DAVID EDWARD JR
16	8830 DONNYBROOK LN	RODRIGUEZ GUADALUPE CATALAN
17	8834 DONNYBROOK LN	FEYRER FAITH
18	8838 DONNYBROOK LN	HERNANDEZMORALES ANNA G &
19	8842 DONNYBROOK LN	PACHECO MARIA RUBIO &
20	8846 DONNYBROOK LN	SILVESTRE JOSE &
21	8850 DONNYBROOK LN	ORTIZ MIGUEL & JUANITA
22	8856 DONNYBROOK LN	HARTPRINTERS SONYA &
23	8837 PALISADE DR	LINN BERND HAROLD
24	8831 PALISADE DR	VITAR FRANCISCO
25	8827 PALISADE DR	GUERRA ANA M
26	8823 PALISADE DR	VALERIO JUVENCIO

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8819 PALISADE DR	LICEA JESUS
28	8815 PALISADE DR	RAMIREZ XOCHITL SOLEDA
29	8811 PALISADE DR	BOYKIN MARY
30	8805 PALISADE DR	VALLADARES JUAN & LEONOR
31	8751 MILVERTON DR	GONZALEZ NAOMI &
32	8745 MILVERTON DR	BELTRAN DANIEL JR
33	8806 PALISADE DR	GLENDORA PROPERTIES LLC
34	8812 PALISADE DR	LICEA RICARDO & EMETERIA
35	8818 PALISADE DR	ORDUNA EDUARDO
36	8822 PALISADE DR	GARCIA RAUL & ISABEL
37	8828 PALISADE DR	BEAVERS LAVETA &
38	1947 GREENDALE DR	SMITH MICHAEL G & CAROLYN
39	1941 GREENDALE DR	GARCIA MIREYA
40	1937 GREENDALE DR	GONZALEZ ELEAZAR &
41	1931 GREENDALE DR	Taxpayer at
42	1927 GREENDALE DR	COOPER MARTHA ANN
43	1921 GREENDALE DR	DUNCAN ROBERT B & MERCILE
44	1911 GREENDALE DR	GONZALEZ JOSE ROBERTO &
45	8841 MILVERTON DR	JIMENEZ GABINO
46	8831 MILVERTON DR	PERSPECTIVE PLUS LLC
47	8827 MILVERTON DR	ESTRADA ROGELIO &
48	8821 MILVERTON DR	LAWSON TRACIE
49	8817 MILVERTON DR	MARTINEZ GRISEL HERNANDEZ &
50	8806 MILVERTON DR	CHAIRES NORMA DELIA
51	8810 MILVERTON DR	Taxpayer at
52	8816 MILVERTON DR	LOPEZ ROBERTO &
53	8820 MILVERTON DR	LOPEZ VIRGINIA PEREZ
54	8826 MILVERTON DR	CORONA JAIME F & ASUNCION A
55	8830 MILVERTON DR	ROMERO YAMILETH VENTURA &
56	8836 MILVERTON DR	HERNANDEZ ERNESTO &
57	8840 MILVERTON DR	SANDERS W J & AUDREY

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8846 MILVERTON DR	DAVIDSON JUDITH GAIL
59	8850 MILVERTON DR	BARFIELD JAMES A
60	8856 MILVERTON DR	GLORIA ISIDORO
61	8862 MILVERTON DR	GONZALEZ FEDERICO ET AL
62	1869 GREENDALE DR	PULIDO JOSE GUADALUPE &
63	1865 GREENDALE DR	LOPEZ RAUL
64	1859 GREENDALE DR	WILSON FAMILY TRUST
65	1853 GREENDALE DR	AYALA RICHARD JR &
66	1843 GREENDALE DR	GREENDALE
67	1839 GREENDALE DR	CATALAN DAVID &
68	1833 GREENDALE DR	GREATER VALLEY ENTERPRISE LLC
69	9110 BRUTON RD	BARAKAT MAHMOUD
70	9116 BRUTON RD	BRUTON SRGM HOLDINGS LLC
71	9180 BRUTON RD	MONA & NADA CORPORATION
72	9190 BRUTON RD	MONA AND NADA CORPORATION
73	9158 DONNYBROOK LN	ORTEGA JUAN CARLOS ESPINOSA &
74	9152 DONNYBROOK LN	WHITAKER RANDALL SCOTT
75	9146 DONNYBROOK LN	JANEK FRANCES M
76	9140 DONNYBROOK LN	LAMBETH RANDY TR & SHEILA TR
77	9134 DONNYBROOK LN	JACKSON RICKEY L & HELEN
78	9128 DONNYBROOK LN	NEGRETE HOMERO & CRISTIAN A
79	9122 DONNYBROOK LN	LUNA VASNTI
80	9116 DONNYBROOK LN	TIDEWALKER PROPERTIES LLC
81	9110 DONNYBROOK LN	DELGADO JUAN MANUEL SR
82	9104 DONNYBROOK LN	MARTINEZ MONICO & THERESA
83	9036 DONNYBROOK LN	ROWI TX I LLC
84	9028 DONNYBROOK LN	JEFFERSON JANET M
85	9022 DONNYBROOK LN	AGUILAR JESUS LEMER
86	9014 DONNYBROOK LN	JARAMILLO HORTENCIA
87	9008 DONNYBROOK LN	ESPINOZA DANIEL
88	8934 DONNYBROOK LN	ALVAREZGONZALEZ JOEL & IRIS S RIVEROSANTIAGO

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8926 DONNYBROOK LN	NEAL LARRY GENE
90	8920 DONNYBROOK LN	DAVIS LAWRENCE C
91	8914 DONNYBROOK LN	BROWN SEVARIA D
92	8906 DONNYBROOK LN	MARTINEZ MARIA GLORIA
93	9157 DONNYBROOK LN	ROBINSON JOHNNY
94	9151 DONNYBROOK LN	PORCAYO JUAN & PORCAYO LEOPOIDA
95	9145 DONNYBROOK LN	DODD ELBA LIFE ESTATE
96	9139 DONNYBROOK LN	SHORT RICHARD LEON
97	9133 DONNYBROOK LN	WOOTEN JAMES
98	9127 DONNYBROOK LN	INGRAM RODNEY
99	9121 DONNYBROOK LN	LOPEZ ROSA DELIA &
100	9115 DONNYBROOK LN	WOOD W G ESTATE OF
101	9107 DONNYBROOK LN	PIERCE EMMA D W
102	9045 DONNYBROOK PL	NUNEZ JOSE NEGRETE
103	9041 DONNYBROOK PL	TERRELL FRANKIE L
104	9037 DONNYBROOK PL	MORRISON JEROME RODNEY
105	9033 DONNYBROOK PL	MENCHACA MAURICIO JR
106	9023 DONNYBROOK LN	AGUILAR ANGEL HERNANDEZ &
107	9015 DONNYBROOK LN	Taxpayer at
108	9009 DONNYBROOK LN	SANTOS JULIAN
109	8943 DONNYBROOK CIR	SALCEDO JESUS
110	8939 DONNYBROOK CIR	HICKEY PEGGY LEE
111	8935 DONNYBROOK CIR	PADRON JUAN & EMMA LUZ AGUILAR
112	8931 DONNYBROOK CIR	COOKS JOSEPH C JR
113	8921 DONNYBROOK LN	MENDEZ JUAN & ROSA
114	8915 DONNYBROOK LN	CRUZ TOBIAS & ALBA L CRUZ
115	8907 DONNYBROOK LN	PALOMINO SILVA JOSE R &
116	2038 GREENDALE DR	AYALA SAUL ANTONIO
117	2044 GREENDALE DR	QUIRINO SALUSTIO M
118	9206 BRUTON RD	KZK BUSINESS ENTERPRISE INC
119	1814 N PRAIRIE CREEK RD	PARRA YANELI

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1818 N PRAIRIE CREEK RD	LAZARO JUVENAL &
121	1824 N PRAIRIE CREEK RD	OLLARZABAL ALVARO &
122	1828 N PRAIRIE CREEK RD	ADVANCE EMPIRE GROUP INC
123	1834 N PRAIRIE CREEK RD	NAVA JESUS & GLORIA A
124	1838 N PRAIRIE CREEK RD	AGUILAR STACEY
125	1848 N PRAIRIE CREEK RD	BAENA ELVER MICLOS
126	1854 N PRAIRIE CREEK RD	RAMIREZ PRISCILLA
127	1858 N PRAIRIE CREEK RD	GEORGE RAYMOND
128	9206 PONDVIEW DR	SALGADO ANTONIO P
129	9212 PONDVIEW DR	RODRIGUEZ GUSTAVO &
130	9216 PONDVIEW DR	JESSIE LUCION III
131	9222 PONDVIEW DR	BATISTAOVALLES ZUANI M
132	9226 PONDVIEW DR	WILLIAMS PAULA W
133	9232 PONDVIEW DR	HALLEY MATTHEW & PATRICIA
134	9236 PONDVIEW DR	MADKINS RUTH
135	9242 PONDVIEW DR	BENITEZ ROGER FLORES & TRINIDAD S FLORES
136	1831 RIVERWAY PL	LOPEZ SANTIAGO III & SONIA
137	1835 RIVERWAY PL	BENT INVESTMENTS LLC
138	1839 RIVERWAY PL	VINYARD JACK C &
139	1847 RIVERWAY PL	PADDOCK REBECCA L
140	1859 RIVERWAY CIR	RENTAL TRANSITION LLC
141	1863 RIVERWAY CIR	SELMON PIERRE &
142	1867 RIVERWAY CIR	REZA PEDRO
143	1871 RIVERWAY CIR	TSGPM LLC
144	1875 RIVERWAY CIR	RUIZ DAVID
145	1879 RIVERWAY CIR	SOLIS SABINO
146	1883 RIVERWAY CIR	CHAVEZ ISRAEL &
147	1887 RIVERWAY CIR	MITCHELL LEE C & JANICE V
148	9205 PONDVIEW DR	RIVERA RAFAEL I
149	9211 PONDVIEW DR	RODRIQUEZ AGUSTINA
150	9215 PONDVIEW DR	KIRKWOOD DEBRA

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9221 PONDVIEW DR	PEREZ FAUSTINO
152	9225 PONDVIEW DR	PENDLETON DOMINIQUE & ADAM R
153	9231 PONDVIEW DR	HUNTON SHIRYL L
154	9235 PONDVIEW DR	RAMBO ARTHUR R SR
155	9241 PONDVIEW DR	SHELTON GLENDA
156	9252 SEAWAY DR	MILLER DAVID W
157	9242 SEAWAY DR	GRACE JONATHAN & RACHEL
158	9232 SEAWAY DR	VALLEJO NORMA GABRIELA P &
159	9228 SEAWAY DR	ROMERO DOMINGA ESPERANZA
160	9224 SEAWAY DR	HOUSTON JOHNNY LEE
161	9220 SEAWAY DR	HARRISON KEITH K
162	9216 SEAWAY DR	QUIROZ NOE ROSALIO B &
163	9210 SEAWAY DR	RYAN TIM
164	9206 SEAWAY DR	FREEMAN NAKIA &
165	1930 N PRAIRIE CREEK RD	REYES HECTOR HERNANDEZ &
166	1934 N PRAIRIE CREEK RD	GARCIAGIL MIREYA
167	1940 N PRAIRIE CREEK RD	DEL CASTILLO ROBERTO
168	1944 N PRAIRIE CREEK RD	CASTELLANOS DANIEL &
169	1950 N PRAIRIE CREEK RD	LUEVANOS ROBERTO VILLARREAL &
170	9227 SEAWAY DR	CONTRERAS JOSUE &
171	9231 SEAWAY DR	MARTINEZ ADRIANA
172	9235 SEAWAY DR	Taxpayer at
173	9239 SEAWAY DR	IBARRA CASIMIRO S
174	9243 SEAWAY DR	DELACRUZ AARON G
175	9249 SEAWAY DR	MORALES GONZALO T
176	9236 PALISADE DR	COX RICKY L
177	9230 PALISADE DR	POWELL BERNADINE
178	9226 PALISADE DR	ARMSTEAD CECIL L & SHERRY
179	9220 PALISADE DR	LOPEZ SANDRA
180	9216 PALISADE DR	MUNOZ RODRIGO D &
181	9210 PALISADE DR	PADRON JOSE &

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9206 PALISADE DR	JONAS LINDA NELL
183	9205 PALISADE DR	FORD KASSONDRA DENISE
184	9209 PALISADE DR	Taxpayer at
185	9215 PALISADE DR	FLORES EUFRACIO
186	9219 PALISADE DR	JOHNSON LASONIA
187	9225 PALISADE DR	HARRISON CHRISTINE
188	9229 PALISADE DR	RAMIREZ ARISTEO
189	9235 PALISADE DR	NOVASIS LLC
190	9236 DONNYBROOK LN	CARTER ROBERTA
191	9230 DONNYBROOK LN	MEDINA LETICIA G
192	9226 DONNYBROOK LN	GONZALEZ PORFIRIO &
193	9220 DONNYBROOK LN	SANCHEZ JOSE RAFAEL
194	9216 DONNYBROOK LN	SHURTLEFF PRESTON
195	9210 DONNYBROOK LN	SAUCEDO SERGIO R
196	9206 DONNYBROOK LN	MAJALCA LUIS
197	9231 DONNYBROOK LN	MENDIETA ANTONIO
198	9227 DONNYBROOK LN	DIAZ GERARDO ANTONIO &
199	9223 DONNYBROOK LN	MONJARAS JUAN &
200	9219 DONNYBROOK LN	WALKER DAVID JR
201	9215 DONNYBROOK LN	ALBARRAN JORGE &
202	9209 DONNYBROOK LN	VILLALBA LIVIS M
203	9205 DONNYBROOK LN	BARRIENTOS JUAN GABRIEL M
204	9222 BRUTON RD	DELMAR PARTNERS LP
205	8906 TONAWANDA DR	HERNANDEZ NORBERTO &
206	8910 TONAWANDA DR	HEARNE PHYLLIS
207	8916 TONAWANDA DR	PRICE MICHAEL
208	8920 TONAWANDA DR	FOLEY INETT
209	8926 TONAWANDA DR	SALAZAR CESAR &
210	8930 TONAWANDA DR	BROTHERS JIMMA
211	8936 TONAWANDA DR	GONZALEZ JORGE A
212	8940 TONAWANDA DR	GARCIA TERESA NOEMI MARTINEZ

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8946 TONAWANDA DR	CASTLEBERRY SHANTY
214	8950 TONAWANDA DR	ROJAS FRANCISCO JAVIER
215	8956 TONAWANDA DR	MOLINA INCENTE &
216	8960 TONAWANDA DR	ESNER J J
217	8966 TONAWANDA DR	ALVAREZ GERARDO MURILLO
218	8970 TONAWANDA DR	GARCIA MARCOS LEYVA
219	8976 TONAWANDA DR	DIAZ MARCIAL
220	8982 TONAWANDA DR	PACHECO RICARDO TELLEZ &
221	8985 ROCKLEDGE DR	RODRIGUEZ STEVE
222	8979 ROCKLEDGE DR	MONDRAGON JUANITA
223	8973 ROCKLEDGE DR	TRUJILLO ALEJANDRO
224	8969 ROCKLEDGE DR	MENDEZ OSCAR &
225	8963 ROCKLEDGE DR	BROWN JAMEKA
226	8959 ROCKLEDGE DR	FLORESCONTRERAS RAFAEL
227	8953 ROCKLEDGE DR	DELGADO LUIS &
228	8949 ROCKLEDGE DR	WILLIAMS LE WILBURNE M &
229	8943 ROCKLEDGE DR	FLORES ISAIAS GAMALIEL & PERIA MIRASOL
230	8939 ROCKLEDGE DR	STRANGE DAROLYN
231	8933 ROCKLEDGE DR	CELESTINO ENEREIDA &
232	8929 ROCKLEDGE DR	TAYLOR EDDIE JR
233	8923 ROCKLEDGE DR	HARDY RICHARD & TERESA
234	8919 ROCKLEDGE DR	HARRIS NATHANIEL LEE &
235	8915 ROCKLEDGE DR	Taxpayer at
236	8907 ROCKLEDGE DR	WEED KELLY
237	8908 ROCKLEDGE DR	TULE BALDEMAR
238	8912 ROCKLEDGE DR	GAONA ADRIAN &
239	8918 ROCKLEDGE DR	ALVAREZ JOSE SOCORRO CARREON
240	8922 ROCKLEDGE DR	WILLIAMS GAY & ERIC
241	8928 ROCKLEDGE DR	SOTO ARMANDO ORTIZ &
242	8932 ROCKLEDGE DR	Taxpayer at
243	8938 ROCKLEDGE DR	DANIELS JAMES R

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	8942 ROCKLEDGE DR	MORALES PATRICIA
245	8948 ROCKLEDGE DR	SMART JOSEPH
246	8952 ROCKLEDGE DR	CASTELLON ROMULOANTONIO &
247	8958 ROCKLEDGE DR	ROGERS ELMER G E &
248	8962 ROCKLEDGE DR	HUBACECK BRENDA SUE
249	8968 ROCKLEDGE DR	HERNANDEZ EUSTOLIA
250	8972 ROCKLEDGE DR	ROSS JANICE & KERRY
251	8978 ROCKLEDGE DR	HUTCHINSON MARGARITA E R
252	8984 ROCKLEDGE DR	PENALOZA JOSE
253	1821 GREENDALE DR	KNOWLES R FRED
254	1815 GREENDALE DR	BATES SHELIA A
255	1809 GREENDALE DR	SHEFFIELD ROBERTA
256	1803 GREENDALE DR	ROBINSON JOANN
257	1745 GREENDALE DR	PINNT SCOTT BENJAMIN &
258	1731 GREENDALE DR	NAVARRO HECTOR &
259	1727 GREENDALE DR	MCADAMS JONETHAN
260	1930 OAK HILL CIR	YOUNG R D JR
261	1924 OAK HILL CIR	JACKSON JERRY &
262	1920 OAK HILL CIR	TAMAYO FELIPE & ELVIRA
263	1916 OAK HILL CIR	AGUILAR RAMON
264	1912 OAK HILL CIR	ORTIZ MARIA DEL SOCORRO
265	1908 OAK HILL CIR	SANCHEZ MARCO ANTONIO HERNANDEZ
266	1904 OAK HILL CIR	GAMEZ RICARDO
267	1862 OAK HILL CIR	BURGETT LARRY N &
268	1858 OAK HILL CIR	JUSTICE LORINE
269	1854 OAK HILL CIR	RAMIREZ ARISTEO
270	1850 OAK HILL CIR	VAZQUEZ FERNANDO
271	1846 OAK HILL CIR	GARY THERESA N
272	1842 OAK HILL CIR	MARTINEZ JUAN SOTO ET UX
273	1838 OAK HILL CIR	WILLIAMS ARTHUR CLARK &
274	1828 OAK HILL CIR	ROBLES MARIA ADAME

04/28/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1824 OAK HILL CIR	MIRAMONTES TEODORA
276	1820 OAK HILL CIR	FUNACE ONIKA R
277	1816 OAK HILL CIR	PAUL DERRIC M & NICOLE S COLEMAN
278	1810 OAK HILL CIR	VERA ARTURO D & MONIRA ESQUIVEL
279	1806 OAK HILL CIR	ALMAZAN BENITA J
280	1821 OAK HILL CIR	MENDEZ HECTOR &
281	1857 OAK HILL CIR	GABALDON CRESCENCIO R &
282	1853 OAK HILL CIR	TUNZI VINCENT
283	1845 OAK HILL CIR	VILLA AGUSTIN AGUILAR
284	1841 OAK HILL CIR	SCHWARTZ GOLDMAN
285	1837 OAK HILL CIR	LARA JOSE A JR &
286	1911 OAK HILL CIR	JONES TIMOTHY A &
287	1907 OAK HILL CIR	BELTRAN JOSE &
288	1903 OAK HILL CIR	SAMANIEGO CARLOS R