

ACM: Majed Al-Ghafry

FILE NUMBER: Z189-354(SM) **DATE FILED:** September 16, 2019
LOCATION: North corner of McKinney Avenue and North Haskell Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 35 Y
SIZE OF REQUEST: Approx. 7.14 acres **CENSUS TRACT:** 7.01

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Dallas ISD

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use and to repeal Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School.

SUMMARY: The applicant [Dallas ISD] proposes to remove existing portable classrooms adjacent to Cole Avenue and construct an addition with approximately 50,000 square feet of floor area on the north side of the existing school building [North Dallas High School]. The addition will also necessitate the reconfiguration of the outdoor playing fields and the applicant proposes to add street trees around the playing fields.

CPC RECOMMENDATION: Approval of a planned development subdistrict, subject to a development plan, traffic management plan, and conditions and approval of the repeal of Specific Use Permit No. 893.

STAFF RECOMMENDATION: Approval of a planned development subdistrict, subject to a development plan, traffic management plan, and conditions and approval of the repeal of Specific Use Permit No. 893.

BACKGROUND INFORMATION:

- The site was constructed in 1920 with a public school use, North Dallas High School, and is now the oldest operating high school in Dallas ISD.
- On December 14, 1983, the City Council approved Specific Use Permit No. 893 for a public school use for a permanent time period, subject to a site plan and conditions.
- On November 4, 2019, the Landmark Commission approved two applications for North Dallas High School. One was a Certificate of Demolition (CD) application for the removal of three temporary non-historic classroom buildings – located at the rear of the school. The second was a Certificate of Appropriateness (CA) application for removal of a non-historic rear addition, construction of a new gym/storm shelter rear addition, reconfiguration of the parking lot and service area, reconfigure the sports field, new landscaping (associated with new addition and parking lot reconfiguration), new fencing, and replacement of the sign at the front of the school. Both Staff and Task Force have recommended approval of both applications as submitted.

Zoning History: There have been four zoning cases in the area within the last five years.

1. **Z189-311:** On October 23, 2019, the City Council approved an amendment to Planned Development Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Cambrick Street.
2. **Z178-223:** On August 14, 2019, the City Council approved an amendment to Planned Development District No. 305, Cityplace; generally located on both sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres.
3. **Z178-225:** On October 23, 2019, the City Council approved an amendment to Subdistrict E2 within Planned Development District No. 305, Cityplace, located on the northeast corner of North Central Expressway and Haskell Avenue.
4. **Z156-333:** On January 11, 2017, the City Council approved a WR-20 Walkable Urban Residential District with a Height Map Overlay on property zoned Subdistrict B-1, West Residential Subzone within Planned Development District No. 305 bounded by Blackburn Street, Cole Avenue, Travis Street, and Lemmon Avenue East.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Description; ROW
McKinney Avenue	Major Arterial	3 lanes undivided; 60-80 ft
Cole Avenue	Major Arterial	3 lanes undivided; 60-80 ft
North Haskell Avenue	Local	60 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department made the following comments and recommendations regarding the applicant's proposed traffic management plan (TMP).

1. The proposed TMP for DISD's North Dallas High School shows that all drop-off and pick-up traffic will accumulate on site but leaves little to no flexibility to accommodate the challenges of the planned two-way conversion of both McKinney and Cole. The planned two-way conversions will provide only one travel lane in each direction adjacent to the school; any stopping, standing or parking in this lane will obstruct the one travel lane.
2. Also, the proposed TMP does not provide details on how school staff should assign pick-up locations. As a result, parents and staff will still need to coordinate so that all areas are managed and fully utilized as shown on the plan. Internal queuing is also not shown to be facilitated by staff, temporary control signs (like traffic cones) or pavement markings.
3. The relocation of buses to Haskell Avenue eliminates an existing midblock crosswalk while creating loading areas on both sides of the street. Students are likely to cross in between buses.
4. Staff recommends a reconfiguration of the intersection of Cole at Haskell to eliminate an existing dead triangular space abutting the school property with proper sidewalk, barrier free ramps, curb and gutter. The applicant is not interested in following this recommendation at this time.

The proposed TMP for DISD's North Dallas High School will be challenging to enforce and therefore staff recommends approval of the request with required annual updates followed by biennial updates following the implementation of the two-way conversion of McKinney and Cole.

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

NEIGHBORHOOD PLUS

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 (MF-2) with SUP No. 893 and H No. 111	Public School
Northeast	PDD No. 193 (MF-2)	Park
Southeast	PDD No. 193 (PDS No. 102) and PDD No. 305 (West Mixed Use Subarea D-1)	Church and Multiple Family
Southwest	PDD No. 193 (PDS No. 65) and PDD No. 305 (West MU Subareas C and C-1)	Public School and Mixed uses
Northwest	PDD No. 193 (MF-2)	Multiple Family

Land Use Compatibility:

Surrounding land uses consist of a mix of residential, institutional, and recreational uses as noted in the table above which are considered compatible with the existing school that has been serving the community for 99 years. The school has operated under SUP No. 893 since 1983; however, since PDD No. 193 does not allow an SUP to alter the parking requirements for a public school, staff supports the applicant's request for a new PDD.

Parking:

North Dallas High School operates on two parcels of land separated by Haskell Avenue. The portion of the school on the south line of Haskell Avenue will remain unchanged and is not a part of this request. This application is limited to the portion of the school campus which is north of Haskell Avenue, where the addition is proposed. The existing school campus has parking and classrooms on both sides of Haskell Avenue for students and therefore, the cumulative number of parking spaces and classrooms on both sides of Haskell Avenue should be considered for the applicant's requested parking reduction.

Although approximately 10 classrooms for the school's Early Collegiate program for all grade levels is located southwest of the subject site, that portion of the campus contains a parking lot that is also utilized for drivers who teach or attend classes on the subject site. The 96 parking spaces on the southern campus, outside of the subject site, are required to be provided for the 10-classroom school through PDS No. 65 parking regulations and equate to 9.6 spaces per classroom and cannot be altered as part of this request. The supply of parking spaces is proposed to increase from 128 to 138 on the northern campus which contains approximately 35 classrooms, and thus equates to approximately 3.94 spaces per classroom. For the entire high school campus, on both sides of Haskell Avenue, the total average parking supply equates to 5.2 spaces per high school classroom.

The Dallas Development Code requires nine and one-half spaces for each high school classroom or 428 parking spaces for the existing high school campus with approximately 45 classrooms on both sides of Haskell Avenue while only 234 parking will be provided. The applicant has provided a parking demand study which observed the overall parking provided on both sides of Haskell Avenue had a surplus of 50 spaces provided. The study therefore expects a surplus of 60 spaces once the addition is complete because an additional 10 spaces will be constructed and enrollment is not expected to increase. Based upon the parking demand analysis provided by the applicant, staff does not object to the requested parking requirement.

Landscaping:

Historic Overlay No. 111 for North Dallas High School has landscape regulations which supersede zoning landscape regulations; therefore, landscaping for a public school in the proposed PDS is focused on the rear or northern portion of the existing school campus.

Additionally, since the northern portion of the existing school campus has no street trees, the proposed addition will require a reduction of the playing field areas. Because there are utility conflicts along McKinney Avenue and Cole Avenue which prevent the planting of large trees, staff is supportive of the applicant's to limit landscaping to small street trees spaced approximately 25 feet apart.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it abuts a "C" MVA cluster to the east, south, and west.

List of DISD Trustees

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Edwin Flores, 2 nd Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, 1 st Vice President
District 4	Karla Garcia, Board Secretary
District 5	Maxie Johnson
District 6	Joyce Foreman
District 7	Ben Mackey
District 8	Miguel Solis
District 9	Justin Henry, President

CPC Action
January 9, 2020

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses and a public school use, subject to a development plan, traffic management plan, and conditions; and **approval** of the repeal of Specific Use Permit No. 893 for a public school use on property zoned MF-2 Multifamily Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 111 North Dallas High School, on the north corner of McKinney Avenue and North Haskell Avenue.

Friendly Amendment: Commissioner Jung offered a friendly amendment to change SEC. 51P--____.112. TRAFFIC MANAGEMENT PLAN. (c) Traffic study. (1) to read as follows: "The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each year until two years after the two-way conversion of McKinney Avenue and Cole Avenue is complete, after such time submit updates to the director by March 1 of each even-numbered year." Commissioner Garcia, the maker of the motion, along with Commissioner MacGregor, the seconder of the motion, accepted the friendly amendment.

Maker: Garcia
Second: MacGregor
Result: Carried: 11 to 3

For: 11 - MacGregor, Johnson, Shidid, Carpenter,
Brinson, Blair, Jung, Schultz, Schwope, Garcia,
Rubin

Against: 3 - Hampton, Housewright, Murphy
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 357
Replies: For: 7 Against: 1

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None
Staff: David Nevarez, Traffic Engineer, Sustainable Development & Construction

Specific use Permit No. 893
(to be repealed)

834051

12/13/83

3120 N. HASKELL AVE

ORDINANCE NO. 18085

An ordinance amending CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned as an MF-2 Multiple Family District, to-wit:

Being all of City Block 3/1512 bounded by North Haskell Avenue, Cole Avenue, Cambrick Street and McKinney Avenue, and containing 7.75 acres of land,

to be used under Specific Use Permit No. 893 for a public school; providing that this specific use permit is granted subject to certain conditions; providing a penalty not to exceed \$1000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

CHECKED BY

JCX

1

18085

834051

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That CHAPTER 51, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended insofar as it applies to the property hereinafter described ("the Property"), which is presently zoned as an MF-2 Multiple Family District, and which shall be used under Specific Use Permit No. 893 for a public school, to-wit:

SUP site plan could not be located in files.

Block 3/1512 bounded by North Haskell Avenue, Embick Street and McKinney Avenue, and acres of land.

SECTION 2. That this specific use permit is granted upon the following conditions:

1. SITE PLAN: Development and utilization of the Property must conform to a city plan commission approved site plan which is attached to and made a part of this ordinance.
2. PARKING: Off-street parking must be provided at the ratio of nine and one-half (9 1/2) spaces for each classroom.
3. PAVING: All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced with non-combustible materials such as asphaltic paving materials or concrete. The surface must consist of compacted subgrade covered by: (1) concrete paving; (2) hot asphaltic paving consisting of a binder course and a surface course; or (3) an approved equivalent. The surface must be maintained so as to be continuously hard, dustless, and suitable for use under all weather conditions.
4. FENCING: The outdoor play area must be totally enclosed by a minimum four-foot high fence as shown on the approved site plan.
5. TIME LIMIT: This specific use permit has no time limit.

18085 834051

6. MAINTENANCE: All of the Property must be properly maintained in a state of good repair and neat appearance at all times.
7. SIGNS: All signs must comply the provisions for non-business zoning districts contained in Article VII of the Dallas Development Code, as amended.
8. GENERAL REQUIREMENTS: Utilization of the property must comply with the requirements of all applicable codes and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in accordance with the standard City of Dallas specifications adopted for such purpose, and that the same shall be done to the satisfaction of the director of public works.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance and with the construction codes and all other applicable ordinances of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. I-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$1000.

18085 834051

SECTION 7. That CHAPTER 51 of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Sections 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESLIE MUNCY, City Attorney

By Maks. Kyz
Assistant City Attorney

Passed and correctly enrolled DEC 14 1983

Zoning File No. Z823-382/6271-N

1971D

CPC RECOMMENDED PDD NO. 193 PDS CONDITIONS

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

PD Subdistrict ____ was established by Ordinance No.____, passed by the Dallas City Council on ____.

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the north corner of McKinney Avenue and Haskell Avenue. The size of PD Subdistrict ____ is 7.15 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a residential zoning district.

SEC. S- ____ .104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: traffic management plan.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For a public or private school, development and use of the Property must comply with the development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-____.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

(b) The following main use is permitted by right:

-- Public or private school. [*Limited to a public school other than an open-enrollment charter school.*]

SEC. S-____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.109. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

The yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a public school other than an open-enrollment charter school use, off-street parking may be located within required yards.

(c) For a public school other than an open-enrollment charter school use with up to 35 classrooms, a minimum of 138 parking spaces must be provided. Additional parking in the amount required by Part I of this article must be provided for any classrooms beyond the initial 35 classrooms.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.112. LANDSCAPING.

(a) In general. Except for a public or private school use, landscaping and screening must be provided in accordance with Part I of this article.

(b) Public school other than an open-enrollment charter school. Except for driveways and visibility triangles, a minimum of one tree for each 25 feet of lot frontage in the PDS Landscaping area shown on the development plan is required. Required trees must be located between the street curb and the sidewalk.

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

SEC. 51P--____.112. TRAFFIC MANAGEMENT PLAN.

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

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within the city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each year until two years after the two-way conversion of McKinney Avenue and Cole Avenue are complete, after such time submit updates to the director by March 1 of each even-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. S-____.114. SIGNS.

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

SEC. S-____.115. ADDITIONAL PROVISIONS.

(a) For a public or private school use, athletic field fencing may be a maximum height of 35 feet and located within the front yard.

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

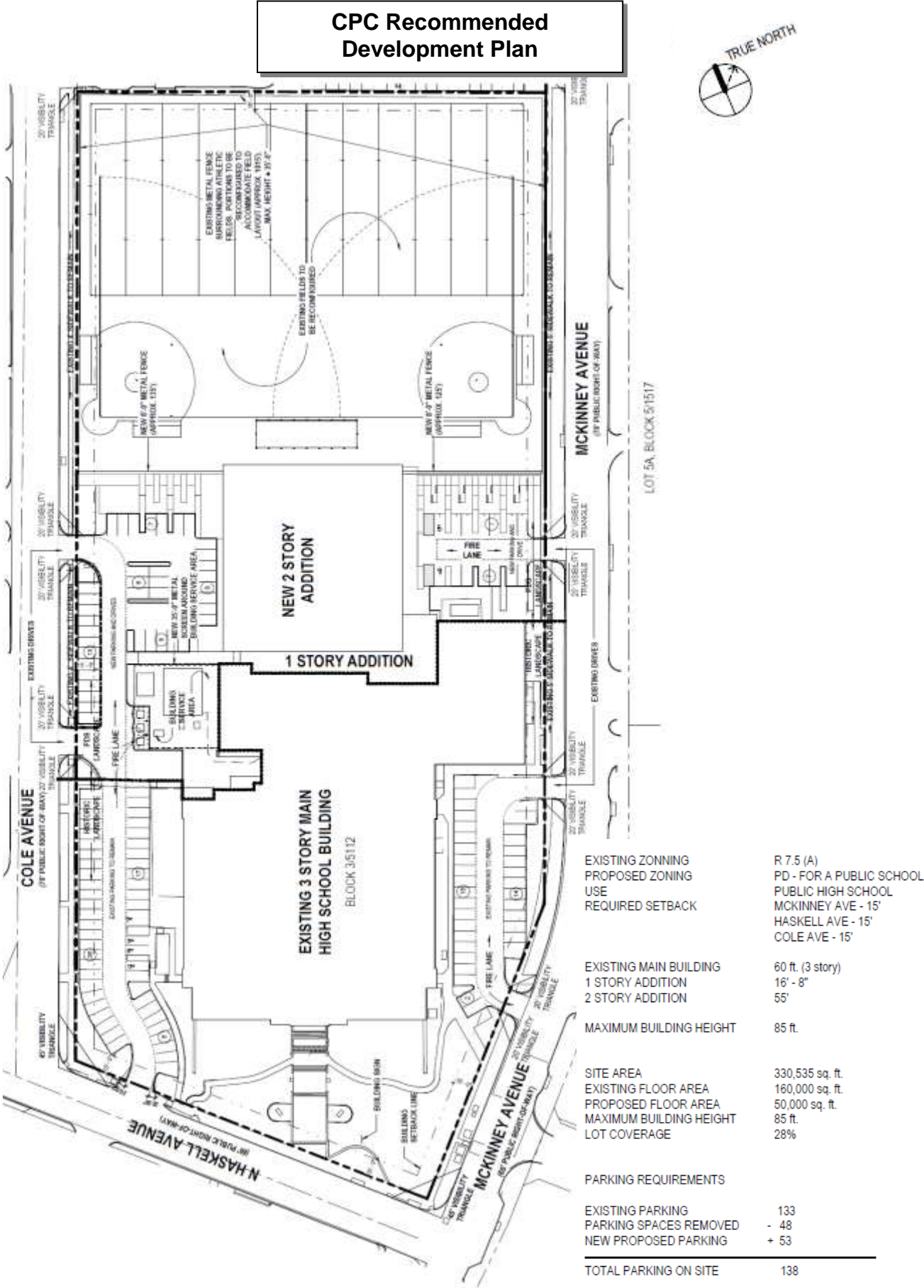
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Development and use of the Property must comply with Part I of this article.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

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

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



CPC Recommended Traffic Management Plan

November 26, 2019

PK# 2592-19.162

Z189-354

TRAFFIC MANAGEMENT PLAN

Project:

DISD North Dallas High School

In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:



Hunter W. Lemley, P.E.



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-100060-00

November 26, 2019



TRAFFIC MANAGEMENT PLAN
DISD North Dallas High School
Dallas, Texas

TABLE OF CONTENTS

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

Exhibit 1. Recommendations/Proposed Conditions

Appendix

November 26, 2019



INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by Masterplan, on behalf of **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for North Dallas High School (the "School") located at 3120 N Haskell Ave in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

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

School Description

The site currently consists of an existing public high school. Current enrollment is summarized below in **Table 1**. The School is not anticipating an increase enrollment as a result of the Project. School starts at 9:05 AM and ends at 4:20 PM. Calculations for vehicle accumulation and parking numbers are based upon engineer recommended ratios and validated by on-site dismissal observations conducted on Thursday, April 25th, 2019. Pacheco Koch performed two on-site observations each for the morning and afternoon periods.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9th Grade	300
10th Grade	275
11th Grade	250
12th Grade	225
TOTAL	1,050

*Enrollment Data provided by DISD

The school building is located on N Haskell Avenue. Access to the campus is via McKinney Avenue and Cole Avenue, two three-lane, one-way, major thoroughfares. The school is located in a predominately urbanized area.

TMP Objectives

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

November 26, 2019



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

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

Methodology

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

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

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

November 26, 2019



Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "**Exhibit 1**"). Other specific duties of the Manager include:

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

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

Changes to TMP

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

November 26, 2019

TRAFFIC MANAGEMENT PLAN

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

A summary of existing conditions is provided below:

- Parent pick-up activity currently occurs on the eastern curbside of Cole Avenue, the western curbside of McKinney Avenue, and within the visitor parking lot located on the western side of the school building.
- Currently, the bus loading area is located at the northern parking lot of the school building.
- Proper pedestrian amenities are available in the vicinity of the school, such as, sidewalks, crosswalks, ADA compliant barrier-free ramps, appropriate signage, etc.

A graphical summary of specific recommendations and proposed conditions is provided below and depicted in **Exhibit 1**:

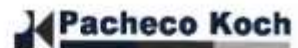
1. **Relocate School Bus Loading to New Bus Loading Area Located on Haskell Avenue** – As a result of the northern parking lot being removed, relocate the school bus loading area from the northern parking lot to the existing bus loading area along both curbsides on Haskell Avenue. Bus Loading Zone signs to be installed on the southern curbside of Haskell Avenue.
2. **Relocate Crosswalk on Cole Avenue to North Leg of Intersection With Appropriate Signage and Installation of ADA Compliant Ramp** – Crosswalk has been evaluated based on NCHRP 562 to recommend relocating the existing crosswalk on Cole Avenue at the intersection of Haskell Avenue to the north leg to minimize walking distance for pedestrians. It was observed that little to no school pedestrian traffic was utilizing the crosswalk, however, it is still necessary to provide access across Cole Avenue.
3. **Remove Crosswalk on Haskell Avenue** – In order to provide safety for students, remove the crosswalk on Haskell Avenue that would cause a hazard of students walking in between school buses.

November 26, 2019



- Vehicular traffic is to enter the area via Cole Avenue and McKinney Avenue. To enter the school site, driveways are located along Cole Avenue, McKinney Avenue, and Haskell Avenue. Ingress traffic from the west parking lot shall enter the southern-most driveway and queue starting at the driveway located on Haskell Avenue.
- Bus loading/unloading shall be located along both curbsides on Haskell Avenue at the southern side of the school building and separated from the queuing circulation.
- NOTE: McKinney Avenue is currently a one-way thoroughfare that will be converted to two-way in the immediate future. This plan was developed to take into this transition accordingly and does not need to be updated once McKinney Avenue is converted to two-way operational.

November 11, 2019

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

This school traffic management plan (TMP) for North Dallas High School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

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


Signature

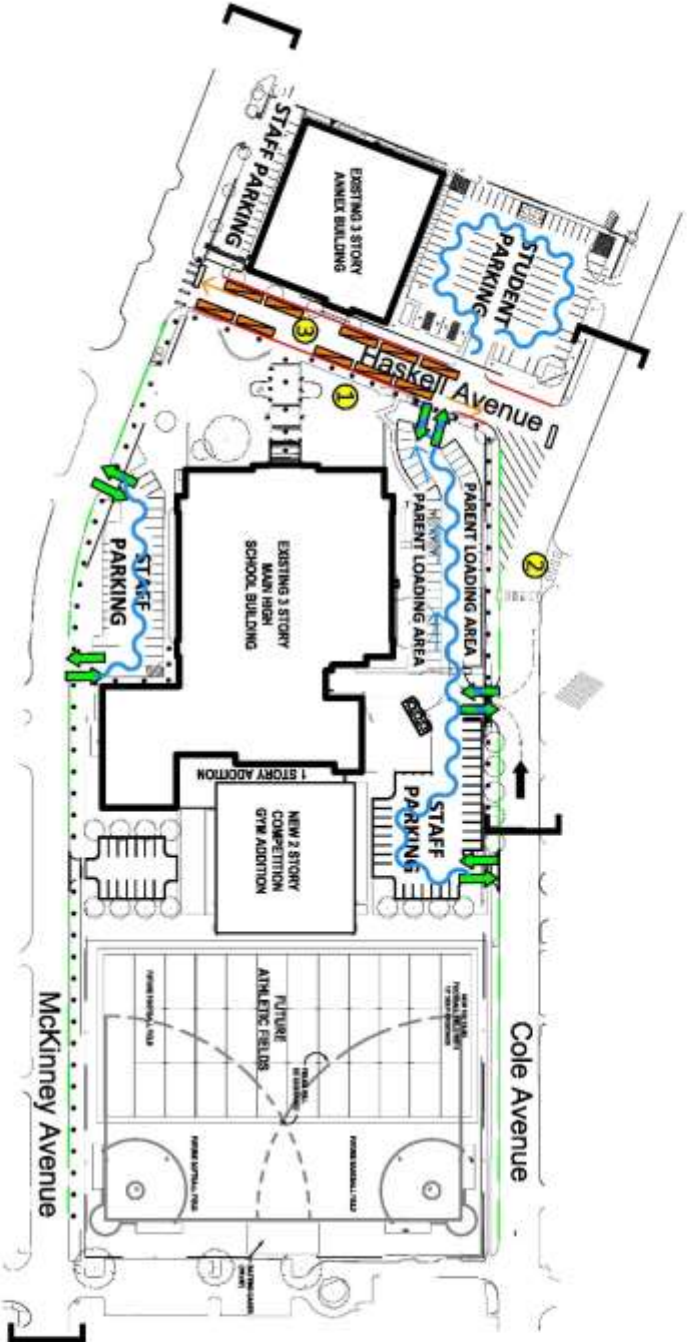
11/26/2019
Date

Name: K. Wanserski

Title: Principal

END OF MEMO

GENERAL NOTE: 1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
2. The Traffic Management Plan is intended to function when McKinney Avenue is one-way operational AND two-way operational.



- Parking**
- No On-Street Parking Allowed (Existing)
 - On-Street Parking Allowed (Existing)
 - Access Point
- Queueing/Loading**
- Queue Area (Conventional Loading)
 - Circulation/Flow
 - School Bus Loading/Unloading
- Pedestrian/Other**
- Crosswalk
 - School Zone
 - Stop Line
 - Trail/Path

Proposed Parking*	Vehicles
Parking Supply	234
Parking Demand	174
Surplus	+60

Vehicle Accumulation/Capacity	Notes
Projected Enrollment	1,280 Students
Deductions:	
By School Bus (20%)	256 Students (20% Estimated)
By Walking (55%)	704 Students (55% Estimated)
Other (45%)	576 Students (45% Estimated)
Students by Pick-up/Drop-off	100 Students
Estimated Accumulated Space	1,024 Spaces
Excess Capacity of Vehicle	256 Spaces (20% of max queue per student)
Projected Maximum Vehicle Accumulation*	40 Vehicles (1,024 ft ² in 11,000 ft ²)
City Street Proposed Capacity	47 Vehicles (11,000 ft ²)
Surplus	41

* Percentage assumptions are based on professional judgment. Surveys may not reflect actual school drop-off/pick-up vehicle characteristics.

RECOMMENDATIONS

- 1 Relocate School Bus Loading to New Bus Loading Area located on Haskell Avenue
- 2 Relocate Crosswalk on Cole Avenue to North Leg of Intersection With Appropriate Signage and Installation of ADA Compliant Ramp
- 2 Remove Crosswalk on Haskell Avenue

STATE OF TEXAS
HUNTER W. LEMLEY
125343
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS LAID DOWN BY THE STATE OF TEXAS, 11/26/2019, ALTERATION OF A SEALED DOCUMENT WITHOUT NOTICE TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

EXHIBIT 1 Z189-354
Traffic Management Plan
Proposed Conditions
DISD North Dallas High School
Dallas, Texas
Pacheco Koch

BACKGROUND:
Client Information: City of Dallas
Approving Agency: Public School High School
Event/Type: DISD North Dallas High School
Event Organizer: DISD North Dallas High School
Event Time(s)/Date(s): Wednesday morning & evening (In-person)
Event Frequency: Recurring

NOTE: This drawing is conceptual only and does not reflect a detailed design. All plan dimensions are provided by others.

APPENDIX

DEFINITIONS:

Terms are used in this report:

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

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

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

“Users” – guests/patrons attending the Event

“Analyst” – the person(s) preparing the TMP for the School

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

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

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

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

“Queue Area” – the area for parent/guardian of a student to wait and load their student into the vehicle. (For a conventional loading protocol, the parent/guardian may wait curbside to load their student into the vehicle or may walk up to the school building to pick up their student. A conventional loading protocol does not require hang-tags, etc., however a by-pass lane is necessary in order to facilitate traffic.)

DISCLAIMERS:

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

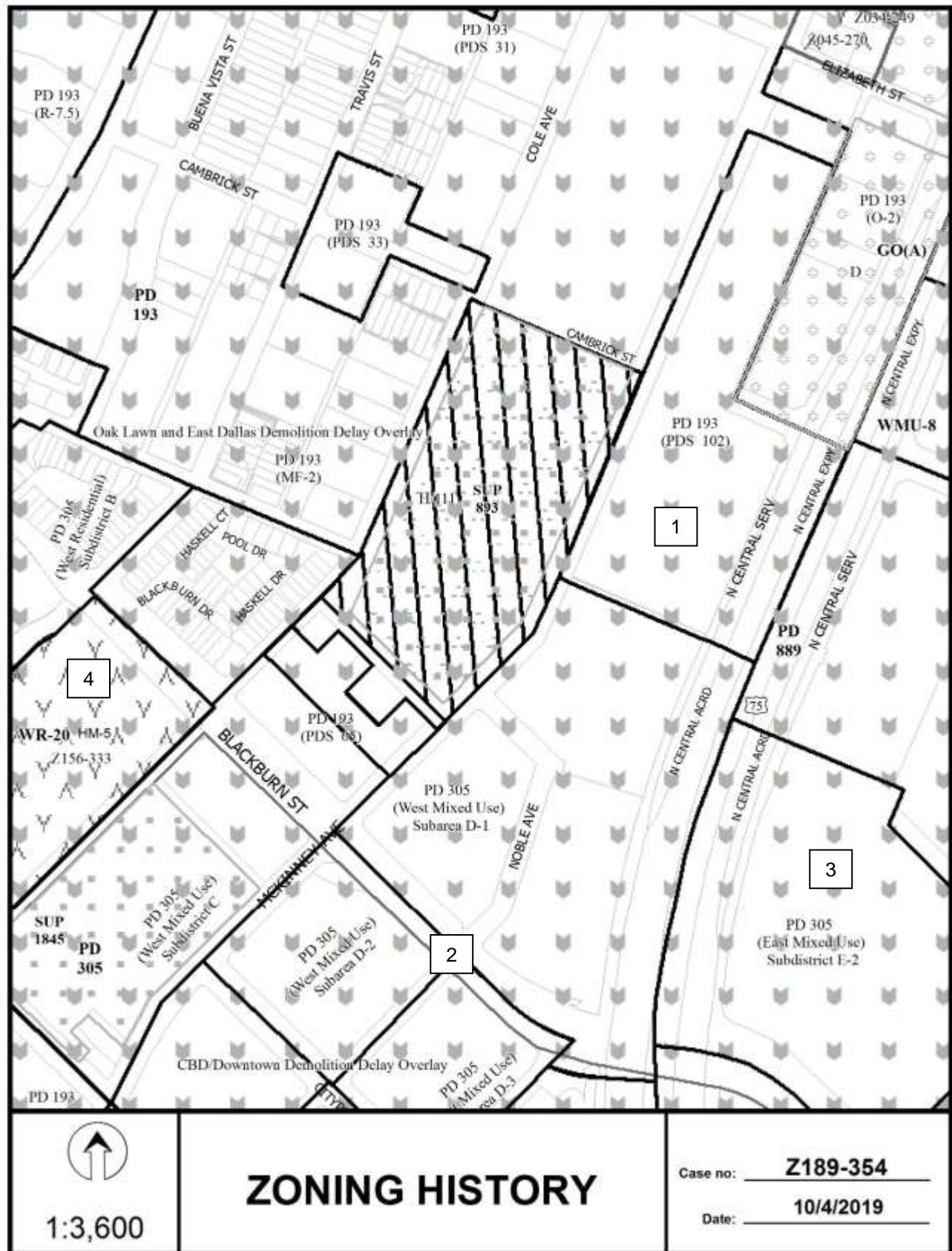
Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

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

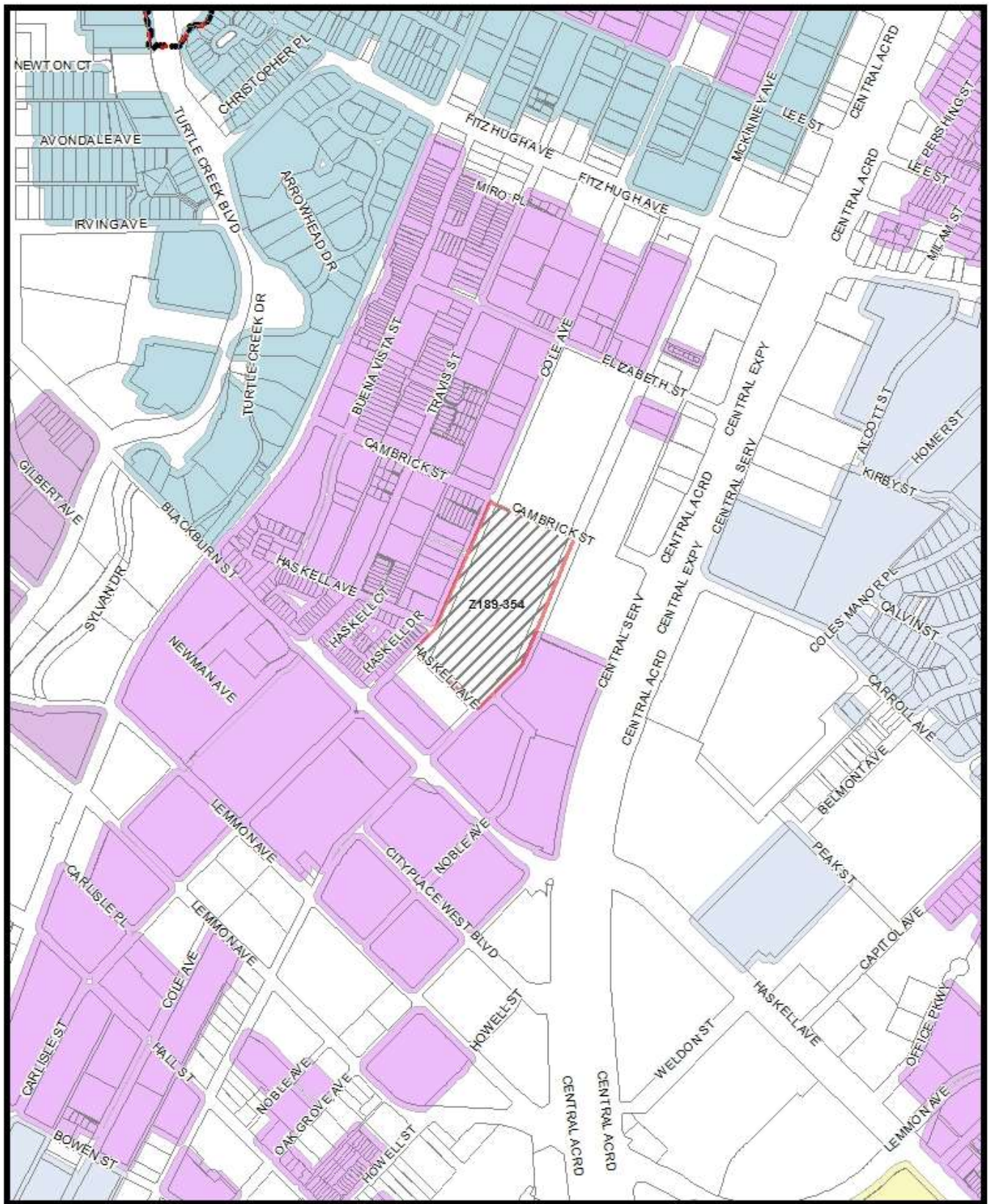
No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

The recommendations presented in this report reflect Pacheco Koch's assessment of current and projected traffic needs based on observations and professional judgment and incorporate feedback from DISD representatives. Pacheco Koch is not responsible for operations at the school; however, the recommendations have been presented to on-site school personnel with authority over implementation of the Plan (see **Exhibit 1** for on-site contact information). Pacheco Koch was not involved with site selection, site design, or the current operations for this project.





Z189-354(SM)



MVAC Cluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 10/4/2019



01/08/2020

Reply List of Property Owners***Z189-354******357 Property Owners Notified******7 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3120 N HASKELL AVE	Dallas ISD
	2	3210 N HASKELL AVE	COLE FLOYD O JR
	3	3927 COLE AVE	LUFESA INVESTMENT PROPERTIES LLC
	4	4011 TRAVIS ST	ALLEN JOHN M
O	5	4031 COLE AVE	VICEROY LIVING LLC
	6	4029 N CENTRAL EXPY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
	7	3700 MCKINNEY AVE	BLACKBURN CENTRAL
	8	3711 COLE AVE	LG CITYPLACE LP
	9	3201 HASKELL AVE	BLVD BLDRS/VALENCIA LP
	10	3810 TRAVIS ST	SANDERS ANGELA L
	11	3808 TRAVIS ST	BARNETT ROBERT TRACY
	12	3806 TRAVIS ST	METZLER JONATHAN
	13	3804 TRAVIS ST	MCKENDRY PATRICIA & MATTHEW
	14	3802 TRAVIS ST	CURLEY BRINDA HOLT
	15	3224 BLACKBURN DR	DELPINO CARLOS M & DEBORAH A
	16	3222 BLACKBURN DR	DOUD BRIAN &
	17	3220 BLACKBURN DR	BARRETT JOHN & LISA
	18	3218 BLACKBURN DR	MORTENSON TIMOTHY & KATHLEEN
	19	3216 BLACKBURN DR	DUNN JOHN R
	20	3214 BLACKBURN DR	TURNBULL JULIE & DERRICK J
	21	3212 BLACKBURN DR	LATHAM VAN & LYNN
	22	3210 BLACKBURN DR	FL DALLAS LLC
	23	3208 BLACKBURN DR	KUMAR RAJESWARI V
	24	3206 BLACKBURN DR	EDGERTON JAMES & LINDA L
	25	3223 POOL DR	HOA OF VALENCIA TOWNHOMES
	26	3839 COLE AVE	WOOMING GEORGE

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3837 COLE AVE	KOBETT PATRICK
	28	3835 COLE AVE	HARRIS DARRIUN & KRISTINA HARRIS
	29	3831 COLE AVE	HOFF NANCY A
	30	3829 COLE AVE	PARKER RONALD C
	31	3825 COLE AVE	OZBILEK LEVENT & ZEYNEP BURCU
	32	3823 COLE AVE	MINARYJOLANDAN MAJID &
	33	3821 COLE AVE	DE HAAN KAMERON
	34	3819 COLE AVE	BUCK MICHAEL A &
	35	3817 COLE AVE	BRYANT DAVID B
	36	3815 COLE AVE	CHRISTOPHERSON AARON M
	37	3811 COLE AVE	DOAN DUC
	38	3815 HASKELL DR	PRITCHARD JEFFREY M &
O	39	3817 HASKELL DR	CULLEN JOHN M & CONSTANCE L
	40	3819 HASKELL DR	WEIDE MARK
	41	3821 HASKELL DR	WALLACE CHRIS
	42	3823 HASKELL DR	HAUSER THOMAS M JR
O	43	3825 HASKELL DR	BALL JOHN G
	44	3820 HASKELL CT	VICK MICHAEL M & GRETCHEN G P
	45	3818 HASKELL CT	CONNERS CHRISTOPHER
	46	3816 HASKELL CT	MAH JEFFERY
	47	3814 HASKELL CT	TRUST PAM
	48	3812 HASKELL CT	ETHRIDGE JACOB J & AMANDA B
	49	3812 TRAVIS ST	SMITH TOBIAS
	50	3814 TRAVIS ST	KAMINSKI ANDRZEJ S
O	51	3816 TRAVIS ST	ASINOF PAULA
	52	3820 TRAVIS ST	HEPFER MAXINE
	53	3824 TRAVIS ST	MASON ASHLEY L
	54	3231 HASKELL AVE	OZBILEK LEVENT & ZEYNEP B
	55	3227 HASKELL AVE	VELING MARIA C
	56	3223 HASKELL AVE	BOLDRICK DAVID B & SUSAN B
	57	3219 HASKELL AVE	MESCIOGLU KUTLAY

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	3215 HASKELL AVE	HAMMETT DENNIS R
	59	3230 BLACKBURN DR	MAZUR ORLY & LEONARD
	60	3232 BLACKBURN DR	E&S JOSEPH FAMILY PARTNERSHIP LTD
	61	3234 BLACKBURN DR	FARROW PAUL
	62	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
	63	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
	64	3900 TRAVIS ST	SHRI SONYA LIMITED PS
	65	3902 TRAVIS ST	NIDUMOLU VIJAY
	66	3904 TRAVIS ST	BLANKENSHIP MONICA L & LARRY D
	67	3238 N HASKELL AVE	OCONNOR JESSICA L
	68	3234 N HASKELL AVE	ARBOUR PAOLA M
	69	3230 N HASKELL AVE	RAUPERS GREGORY D
	70	3906 TRAVIS ST	NIREN LESLIE
	71	3908 TRAVIS ST	BONDS DOROTHEA
O	72	3910 TRAVIS ST	GRIMSHAW AIMEE M
	73	3250 N HASKELL AVE	KAVANAGH MARK ANTHONY
X	74	3246 N HASKELL AVE	MAGSTADT BRYAN MICHAEL &
	75	3912 TRAVIS ST	WHITE TRUST THE
	76	3914 TRAVIS ST	NELSON MITZI JEAN
	77	3262 N HASKELL AVE	SHAKOURIAN NIKKI
	78	3258 N HASKELL AVE	NYSEWANDER BEN
	79	3254 N HASKELL AVE	WOODARD RACHEL
	80	3983 COLE AVE	JOHNSTON KEVIN S &
	81	3979 COLE AVE	KLEIN BRYAN D
	82	3975 COLE AVE	PERNA DAVIID A
	83	3971 COLE AVE	MCARTHUR CLAIRE L III &
	84	3967 COLE AVE	NGUYEN QUANG KHOA
	85	3963 COLE AVE	MENDRYGAL KIPRIAN E &
	86	3959 COLE AVE	LIN CHUN M
	87	3955 COLE AVE	SPARROW TONI L
O	88	3951 COLE AVE	JENKINS KRISTIN M &

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3947 COLE AVE	SARGENT JAMES M JR
	90	3943 COLE AVE	OWENS DERRICK CHASE
O	91	3939 COLE AVE	DOWELL MICHAEL B &
	92	3935 COLE AVE	MURRAY SARAH P & MARK C
	93	3931 COLE AVE	BROWN FREDERICK
	94	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
	95	3947 TRAVIS ST	PIHAKARI KATIANNA
	96	3943 TRAVIS ST	SOTOBURAK KIMBERLY &
	97	3939 TRAVIS ST	MYERS PATRICK DAVID &
	98	3955 TRAVIS ST	ROGERS DEBBIE COFFMAN
	99	3971 TRAVIS ST	DEABREU IZABELLA DUTRA &
	100	3967 TRAVIS ST	MAY STEVEN D
	101	3963 TRAVIS ST	APONTE DUANE
	102	3975 TRAVIS ST	GOEKE GEORGE B
	103	3979 TRAVIS ST	KENNEDY BRYAN J
	104	3983 TRAVIS ST	VAMOS JOSE
	105	3817 TRAVIS ST	CORREA ANDRES & CLAUDIA VARGAS
	106	3819 TRAVIS ST	MAGNESS SUE ANN
	107	3821 TRAVIS ST	KENNEDY LESLIE A
	108	3823 TRAVIS ST	BERMAN GEORGE &
	109	3825 TRAVIS ST	BREVELLE JOHNALAIN ALMARIA
	110	3827 TRAVIS ST	DEAN GAIL L SURVIVORS TRUST
	111	3300 BLACKBURN ST	PORTOBELLO LTD
	112	4016 TRAVIS ST	KUTLER MARC D
	113	4016 TRAVIS ST	MEYER JASON & KRISTIN GREEN
	114	4016 TRAVIS ST	FISCHER CHRIS A
	115	4016 TRAVIS ST	RUCK DUANE SCOTT &
	116	4016 TRAVIS ST	STINSON STEWART
	117	4016 TRAVIS ST	ADAMS JAMES LOUIS &
	118	4030 TRAVIS ST	ROEMER JASON
	119	4022 TRAVIS ST	GRIGGS LEO II

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4022	TRAVIS ST	DARIENZO VINCENZO &
121	4022	TRAVIS ST	FERRIS CYNTHIA ANN
122	4022	TRAVIS ST	HACKEN KEVIN T
123	4018	TRAVIS ST	GIVENS JENNY G
124	4018	TRAVIS ST	CAMPBELL JONATHAN &
125	4018	TRAVIS ST	OZTURK CIGDEM
126	4018	TRAVIS ST	WARDEN GARY
127	4014	TRAVIS ST	LOYOLA WALTER X JR
128	4014	TRAVIS ST	AUSTIN MILES J
129	4014	TRAVIS ST	BUSKER MITCHELL
130	3966	MCKINNEY AVE	CHURCH OF INCARNATION
131	11111	COLE AVE	CITY PLACE - DALLAS TIF 920
132	3340	CAMBRICK ST	NORFLEET GAIL
133	3330	CAMBRICK ST	JAMIESON JEFF
134	4003	TRAVIS ST	KARPIENSKI SAMANTHA
135	4003	TRAVIS ST	HUFFINES DEVIN
136	3919	COLE AVE	ROBEY SCOTT
137	3919	COLE AVE	COLE AVE 3919 102 LAND TR
138	3919	COLE AVE	HARTSELL NICOLE L
139	3919	COLE AVE	GORDON LAINEY ELIZABETH
140	3919	COLE AVE	CARMICHAEL WILLIAM JAMES JR
141	3919	COLE AVE	MOUTON ANDREW JAMES
142	3250	CAMBRICK ST	DAILEY GEORGE L JR & KATHARINE C
143	3250	CAMBRICK ST	KERSTEN EDWARD LAWRENCE
144	3250	CAMBRICK ST	KHARIV OKSANA
145	3250	CAMBRICK ST	BREWSTER ADRIAN
146	3250	CAMBRICK ST	BRYANT MONROE D JR
147	3250	CAMBRICK ST	DELEON ADRIAN
148	3250	CAMBRICK ST	SAIB AMINE
149	3250	CAMBRICK ST	BRAY RONALD A & SYLVIA H
150	3250	CAMBRICK ST	ABREL AMIR

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3250	CAMBRICK ST	NEEMAN PATRICK RUSSELL
152	3250	CAMBRICK ST	HITTON WILLIAM
153	3250	CAMBRICK ST	NYENHUIS BRIAN KEITH
154	3250	CAMBRICK ST	JACOBSON JOHN D
155	3250	CAMBRICK ST	DAMERIS BRYAN V
156	3250	CAMBRICK ST	LAMSON INVESTMENTS LLC
157	3250	CAMBRICK ST	RYAN MEGHAN J
158	3250	CAMBRICK ST	SLOAN FREDERICK C
159	3230	CAMBRICK ST	CHEW SUSAN
160	3230	CAMBRICK ST	MCELROY ERIN
161	3230	CAMBRICK ST	LEVINE MARK
162	3230	CAMBRICK ST	DEAN JESSICA M
163	3230	CAMBRICK ST	BABCOCK JANE H
164	3230	CAMBRICK ST	SMITH CHARLES C
165	3251	CAMBRICK ST	WRIGHT JEANNA M TRUST
166	3251	CAMBRICK ST	CARRALES ANGELA L
167	3251	CAMBRICK ST	THIBODEAUX PAUL L
168	3251	CAMBRICK ST	SCHALL RYAN N
169	3251	CAMBRICK ST	FABIAN CHRIS
170	3251	CAMBRICK ST	PARRISH BRIAN MICHAEL &
171	3251	CAMBRICK ST	NAGELY NEAL MILTON
172	3251	CAMBRICK ST	PARIKH ANKUR
173	3251	CAMBRICK ST	MONACO ANDREW D
174	3251	CAMBRICK ST	SULLIVAN ESAU KENNETH
175	3251	CAMBRICK ST	KOO HE JIN
176	3251	CAMBRICK ST	SUSIE CATHERINE LEIGH
177	3251	CAMBRICK ST	KRUGER BRADLEY A
178	3251	CAMBRICK ST	CHEN KENNETH SUNGMAN &
179	3251	CAMBRICK ST	APPERTI-CHOA JENNIFER &
180	3251	CAMBRICK ST	BORG SANDRA J & JOSEPH D LIVING TR
181	3251	CAMBRICK ST	ARIAGNO CONSTANCE R

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4011	COLE AVE	GARZA ANA L
183	4011	COLE AVE	WALKER JOHN H &
184	4011	COLE AVE	KAFTOUS SHARI
185	4011	COLE AVE	AHMED MUSTAQUE
186	4011	COLE AVE	MYERS SCOTT TIMOTHY
187	4011	COLE AVE	POLLARD CRAIG
188	4011	COLE AVE	FATTAHIYAR AHMAD
189	4011	COLE AVE	WILCHER MATTHEW
190	4011	COLE AVE	ADAMS JOHN
191	4011	COLE AVE	DIAMOS VIKKI &
192	4011	COLE AVE	VICEROY LIVING LLC
193	4011	COLE AVE	LOONEY JASON P
194	4011	COLE AVE	GRANDCHAMPT ROGER
195	4011	COLE AVE	REYESTOME ISRAEL
196	4011	COLE AVE	SOCALL PRISCILLA
197	4011	COLE AVE	BLUEROCK PROPERTIES LLC
198	4011	COLE AVE	TATE JOHN W &
199	4011	COLE AVE	RITTER ALMA ANGELINA
200	4021	COLE AVE	PETREE JASON
201	4021	COLE AVE	RAMOS VIVIANA
202	4021	COLE AVE	ORTEGA MARTHA
203	4021	COLE AVE	PURIFOY GROUP LLC THE
204	4021	COLE AVE	DELAMATA TOMAS
205	4021	COLE AVE	CASTRO NORA
206	4021	COLE AVE	HART DONALD R
207	4021	COLE AVE	FORBRICH D T
208	4021	COLE AVE	LAM BILLY M
209	4021	COLE AVE	SANCHEZ NICHOS MERAZ
210	4021	COLE AVE	CATHEY SAM C
211	3915	COLE AVE	UNIVERSITY CONSTRUCTION
212	3915	COLE AVE	DOYLE ROBERT

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3915	COLE AVE	COLE FLOYD
214	3923	COLE AVE	SHEFFIELD KIT & VASILISA
215	3923	COLE AVE	KAPPELMANN JENNIFER LEE
216	3923	COLE AVE	DIWA TOMAS III & LETICIA
217	3923	COLE AVE	PAYNE CHANDRA L
218	3923	COLE AVE	COLEAVENUECONDOS LLC
219	3923	COLE AVE	PYTKA JACK & LORETA
220	3923	COLE AVE	LEHTOLA PATRICIA
221	3923	COLE AVE	GOHSMAN JOHN W & ANNETTE F
222	3923	COLE AVE	GOODRUM DAVID H
223	3923	COLE AVE	ROWE ALLEN EDWIN &
224	3923	COLE AVE	HENKIN HARVEY E & HELENE
225	3901	COLE AVE	MELLENDEZ MYRNA GEORGINA
226	3901	COLE AVE	HANSON KURT & PATRICA
227	3901	COLE AVE	TUCKER THOMAS A
228	3901	COLE AVE	FERGUSON ELIZABETH
229	3901	COLE AVE	ROWLAND COLIN
230	3901	COLE AVE	ROWLAND COLIN
231	3901	COLE AVE	BREWER EMILY M
232	3901	COLE AVE	SOKOLOVIC BENJAMIN S
233	3700	MCKINNEY AVE	FC 3700 MCKINNEY OWNER LLC
234	3700	MCKINNEY AVE	3700 MCKINNEY LTD
235	3901	TRAVIS ST	SIERS SCOTT A
236	3901	TRAVIS ST	GARCIA RYAN
237	3901	TRAVIS ST	HENNINGSSEN JOSEPH H JR
238	3901	TRAVIS ST	GILLETTE KRISTINE
239	3901	TRAVIS ST	JEON TINA
240	3901	TRAVIS ST	DILLOW DANIELLE LEIGH
241	3901	TRAVIS ST	KISSANE ERIN
242	3901	TRAVIS ST	WEINBERG ELANDRA B
243	3901	TRAVIS ST	GILG TERRANCE L

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3901	TRAVIS ST	TSAI ROGER W & MARGARET S C
245	3901	TRAVIS ST	MCMANUS SEAN
246	3901	TRAVIS ST	BAKER JONATHAN A
247	3901	TRAVIS ST	MARTITS CHALANGARI KATALIN &
248	3901	TRAVIS ST	CCCC PROPERTY MGMT LLC
249	3901	TRAVIS ST	SULLIVAN JOHN P REVOCABLE TRUST
250	3901	TRAVIS ST	DOTLINK LLC
251	3901	TRAVIS ST	SHERIDAN THOMAS M
252	3901	TRAVIS ST	SHADLE KATHERINE A &
253	3901	TRAVIS ST	FRIEDMAN JASON
254	3901	TRAVIS ST	CAMERON AMANDA
255	3901	TRAVIS ST	CUARTELON ADELE S
256	3901	TRAVIS ST	WEEDMAN JONATHAN
257	3901	TRAVIS ST	TSAI TAI CHUN
258	3901	TRAVIS ST	PANGLE JONATHAN LOUIS
259	3901	TRAVIS ST	THOMAS DARIUS & FALLYN
260	3901	TRAVIS ST	HALAYDA STEPHEN J
261	3901	TRAVIS ST	PLEITEZ CLAUDIA
262	3901	TRAVIS ST	CCCC PPTY MGMT LLC
263	3901	TRAVIS ST	SENROR CHARLES DAVID & JANE ALLEN
264	3901	TRAVIS ST	ROUSSON GEORGE & BEATA
265	3901	TRAVIS ST	WOOD CHARLES MARK
266	3901	TRAVIS ST	MCALEAVEY DAVID J
267	3901	TRAVIS ST	REYES JOSHUA P
268	3901	TRAVIS ST	FULLER WILLIAM T
269	3901	TRAVIS ST	JOHNSON CARRIE L
270	3901	TRAVIS ST	SMITH SCOTT N & ALYSSA L
271	3901	TRAVIS ST	MELCHER MARIAH B
272	3901	TRAVIS ST	LUPTON CHAD ARTHUR &
273	3901	TRAVIS ST	FEATHERSTONE ALEXANDRIA N
274	3901	TRAVIS ST	BURNLEY ROBERT

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3901	TRAVIS ST	KAISER KASS
276	3901	TRAVIS ST	WESTBROOK ASHLY
277	3901	TRAVIS ST	BITENCOURT NICOLE
278	3901	TRAVIS ST	GURKA STEPHANIE A &
279	3901	TRAVIS ST	SANCHEZ VICTOR G
280	3901	TRAVIS ST	IVCHENKO NATALIA A
281	3901	TRAVIS ST	CHEN SHYHDAH &
282	3901	TRAVIS ST	GOMEZ MARK D
283	3901	TRAVIS ST	VANLANDINGHAM SHARMAN J
284	3901	TRAVIS ST	FACCA THOMAS PAUL &
285	3901	TRAVIS ST	MILLER LINDSEY R
286	3901	TRAVIS ST	LOVATO CHRISTOPHER J
287	3901	TRAVIS ST	BEARIST GROUP LLC
288	3901	TRAVIS ST	TATUM JOHN & MARGARET
289	3901	TRAVIS ST	HERBST REBECCA
290	3901	TRAVIS ST	BUIE THOMAS M & CAROLINE P
291	3922	TRAVIS ST	FLAD JORDAN ELIZABETH
292	3922	TRAVIS ST	PATEL RAJAN P
293	3922	TRAVIS ST	STAFIRA JOHN
294	3922	TRAVIS ST	MURREY MATTHEW LYNN & HEATHER FOX
295	3922	TRAVIS ST	BURNS NICHOLS L
296	3922	TRAVIS ST	WIGGS BRUCE
297	3920	TRAVIS ST	KIM ERNEST YOON
298	3920	TRAVIS ST	CASSADY KAREN
299	3920	TRAVIS ST	BOYD TRACY J
300	3920	TRAVIS ST	CORPACO 1 LP
301	3920	TRAVIS ST	WENNING CONNOR
302	3920	TRAVIS ST	DAVIS LANE C & VIVIAN O
303	3920	TRAVIS ST	WINSTON NANCY A
304	3920	TRAVIS ST	GLENNON JASON NICHOLAS
305	3920	TRAVIS ST	FIROOZBAKHT BOBACK F

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3920	TRAVIS ST	RODRIGUEZ HILDA M
307	3920	TRAVIS ST	MOUSEL MICHAEL A
308	3922	TRAVIS ST	SCHOENFELD BRENDA
309	3922	TRAVIS ST	JAMES RICHARD D & RONALD S
310	3920	TRAVIS ST	ESPINOSA LEIGH ANN
311	3920	TRAVIS ST	KING CLAUDINE
312	3920	TRAVIS ST	FARVARDIN ANOOSH
313	3920	TRAVIS ST	WILCHER JACQUELINE K
314	3920	TRAVIS ST	HOMSEY ANNA L
315	3936	TRAVIS ST	GUERRA ALEXANDER
316	3936	TRAVIS ST	VELAZQUEZ SOFIA ALEJANDRA M &
317	3936	TRAVIS ST	DAVILA HOLANDA &
318	3936	TRAVIS ST	THRAILKILL JESSICA
319	3936	TRAVIS ST	FURLOW DAVID
320	3936	TRAVIS ST	VAN HATTUM ROBERT
321	3936	TRAVIS ST	MCLENDON SHERRY A
322	3936	TRAVIS ST	SCSM CORPORATION LLC
323	3936	TRAVIS ST	CRISMAN THOMAS L
324	3936	TRAVIS ST	GRAVES ALEXANDRA L
325	3936	TRAVIS ST	HARPER HEIDI
326	3907	COLE AVE	HAMM PHILIP
327	3907	COLE AVE	ANDERL RICHARD M
328	3907	COLE AVE	SUTHERLAND SCOTT R &
329	3907	COLE AVE	HAEGELE JOSHUA S & SARAH J SPECK
330	3907	COLE AVE	SEARFOSS RALPH
331	3907	COLE AVE	CULBERTSON DAVID EVAN
332	3907	COLE AVE	STHRC REAL ESTATE TRUST
333	3907	COLE AVE	REINHEIMER MARK &
334	3907	COLE AVE	ABATE MATTHEW & ESTHER
335	3907	COLE AVE	SHAH JHEEL H
336	3907	COLE AVE	MASEK GEORGE E &

01/08/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3907	COLE AVE	FENNEMA RICHARD E & MARIA E
338	3699	MCKINNEY AVE	WEST VILLAGE 2004 PO LTD
339	3699	MCKINNEY AVE	KAPORIS HELEN
340	3699	MCKINNEY AVE	WILLIAMSON ANA R
341	3699	MCKINNEY AVE	SAVAGE TAMARA ANN
342	3699	MCKINNEY AVE	JONES MIRANDA
343	3699	MCKINNEY AVE	MILLER OMARI
344	3699	MCKINNEY AVE	SHERWOOD STEVEN TRUST
345	3699	MCKINNEY AVE	KIA HAMID G & SHELIA F
346	3699	MCKINNEY AVE	SCHULZE MARK
347	3699	MCKINNEY AVE	JOHNSON GLENN
348	3699	MCKINNEY AVE	LIVINGSTON WILLIAM C &
349	3699	MCKINNEY AVE	LEMMA YONATAN SOLOMON
350	3699	MCKINNEY AVE	PHILZACH LLC
351	3699	MCKINNEY AVE	REBELLO EUPHRASON G
352	3699	MCKINNEY AVE	YOUNG FREDERICK C
353	3699	MCKINNEY AVE	BARRON JEFFERY ADAM
354	3699	MCKINNEY AVE	ALIBHAI HUSEIN F
355	3699	MCKINNEY AVE	SHAH SUMMIT J &
356	3839	MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3839 OWNER LP
357	3839	MCKINNEY AVE	WV7 LP