

FILE NUMBER: Z190-128(AU)

DATE FILED: November 4, 2019

LOCATION: Northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive

COUNCIL DISTRICT: 12

MAPSCO: 7 B

SIZE OF REQUEST: ± 10.02 Ac

CENSUS TRACT: 136.05

REPRESENTATIVE: Jonathan Vinson, Jackson Walker LLP

APPLICANT: SS Education Foundation (Subham Pandey)

OWNER: The Shelton Landmark Foundation

REQUEST: An application for an amendment to Planned Development District No. 514

SUMMARY: The purpose of the request is to allow the existing school campus of a former private school [June Shelton School and Evaluation Center] to be used as an open-enrollment charter school [Pioneer Technology and Arts Academy].

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

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

BACKGROUND INFORMATION:

- The 10.02-acre area of request is currently the campus of a private school [June Shelton School and Evaluation Center]. The area of request contains two lots, one located on the northeast corner of Hillcrest Road and Arapaho Road, that is 5.95 acres in area, and another one on the west line of Hillcrest Road, north of the terminus point of La Bolsa Drive, that is 4.07 acres in area. The area of request is located within Planned Development District No. 514.
- The area of request contains a three-story building, 110,236 square feet in area on one lot, and an athletic field with four one-story buildings for the necessary athletic facilities, on the other lot. The school campus currently serves 1,200 students from preschool to 12th grade.
- The purpose of the request is to allow the existing school campus of a former private school [Shelton School] to be used as an open enrollment charter school [Pioneer Technology and Arts Academy - PTAA]. PTAA is a combination of private school Montessori education for early childhood through second grade, charter school for third through tenth grade, and senior high school. PTAA will serve a maximum of 1,200 students from preschool to 12th grade.
- City Council approved PD No. 514 on August 26, 1998, with an associated development plan. PD No. 514 allows private school, church, and mounted antenna uses and standards in addition to uses and standards allowable in D(A) Duplex District. D(A) Duplex District includes private school and open-enrollment charter school uses under the same use category and allows them subject to Specific Use Permit approval. Since PD No. 514 allows the private school by right, the applicant is requesting to add the open-enrollment school use as use by right within PD No. 514.
- Minor amendments to the development plan were approved in 1999 and 2001. No changes to the development plan are proposed with this request.
- The former private school [Shelton School] has been occupying the current campus since 1999, per the applicant.

Zoning History

There have been no zoning change requests in the surrounding area in the past five years.

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Arapaho Road	Principal Arterial	100 feet
Hillcrest Road	Principal Arterial	100 feet

Traffic

The applicant submitted a Traffic Management Plan (TMP) with this request. The TMP includes 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 Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request together with the TMP and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS**Comprehensive Plan**

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

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

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

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

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.2 Direct pedestrian routes to home, school or work.

Surrounding Land Uses

	Zoning	Land Use
Site	PD No. 514	Private school
North	TH-3(A) R-7.5(A)	Single family
East	R-7.5(A) R-10(A)	Single family
South	D(A) CR	Single family Church
Southwest	MF-2(A)	Multifamily
West	CR MF-2(A)	Retail, personal services Multifamily

Land Use Compatibility

The 10.02-acre area of request is currently the campus of a private school [June Shelton School and Evaluation Center]. The area of request contains two lots, one located on the northeast corner of Hillcrest Road and Arapaho Road, that is 5.95 acres in area, and another one on the west line of Hillcrest Road, north of the terminus point of La Bolsa Drive, that is 4.07 acres in area. The area of request is located within Planned Development District No. 514.

The area of request contains a three-story building, 110,236 square feet in area on one lot, and an athletic field with four one-story buildings for the necessary athletic facilities, on the other lot. The school campus currently serves 1,200 students from preschool to 12th grade.

Surrounding land uses consist of single family to the north, east and south of the property, multifamily to the southwest and an retail area to the west.

The purpose of the request is to allow the existing school campus of a former private school to be used as an open-enrollment charter school [Pioneer Technology and Arts Academy - PTAA]. PTAA is a combination of private school Montessori education for early

childhood through second grade, charter school for third through tenth grade, and senior high school. PTAA will serve a maximum of 1,200 students from preschool to 12th grade. No changes to the school campus or the development plan are included in this request.

PD No. 514 allows private school, church, and mounted antenna uses and standards in addition to uses and standards allowable in D(A) Duplex District. D(A) Duplex District includes private school and open-enrollment charter school uses under the same use category and allows them subject to Specific Use Permit approval. Since PD No. 514 allows the private school by right, the applicant is requesting to add the open-enrollment school use as a use allowed by right within PD No. 514.

Staff supports the applicant's request to match the use category for private school or open-enrollment charter school to the one included in the Development Code and allow the open-enrollment charter school use by right. Staff took into consideration the operation of the existing private school at this location since 1999 and appreciates that the transition to an open-enrollment charter school will not impact the surroundings or change the existing conditions. Furthermore, staff considers that compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Parking

The proposed school will contain a total of 57 classrooms spanning from early childhood education to junior high school and 150 students enrolled in the senior high school. PD No. 514 requires the following parking ratios for schools:

- One and one-half parking spaces for each kindergarten/elementary school classroom;
- three and one-half spaces for each junior high or middle school classroom; and
- nine tenths of one space for each student enrolled as a senior high school student.

In addition, the PD requires one off street parking space for each school employee. PTAA will have a maximum of 80 employees at peak time.

At this ratio, the school is required to provide 300 parking spaces for the classrooms and students, and school employees. There are currently 537 parking spaces on site. No changes to the site are proposed with this request.

Landscaping

PD No. 514 requires landscaping to be provided in accordance with the development/landscape plan included in PD No. 514. No changes to the site are proposed with this request, therefore no changes to the existing approved development / landscape plan are triggered.

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 to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties to the northwest, north and east are located within a Category "D". Properties located southwest are designated a Category "C".

List of Officers

PTAA School

Shubham Pandey – Executive Director, Superintendent, Director of Application
Brent Parrott – Board Chair
Brian Hogan – Board Member
Harley Finnell – Board Member
Betty Hastings – Private Board Secretary

SSS Education Foundation

Shubham Pandey – Board President
Brent Parrott – Board Member
Deependra Chhabra Board Member

The Shelton Landmark Foundation, Executive Committee

Glen Brown - Chief Financial Officer, Board Treasurer (ex-officio)
Leon Kaplan - Board Secretary, (Initial Appointment: 1992, Present Term: 2018 - 2020)
Benton Markey - Executive Board Member, (Initial Appointment: 1988, Present Term: 2018 - 2020)
David Martineau - Executive Board Member, (Initial Appointment: 1978, Present Term: 2018 - 2020)
Paul Neubach - Board Vice Chairman, (Initial Appointment: 1991, Present Term: 2019 - 2021)
Joyce Pickering - Executive Director Emerita, Board Executive Committee (ex-officio)
James Reeder - Board Chairman Emeritus, (Initial Appointment: 1987, Present Term: 2019 - 2021)
Suzanne Stell - Executive Director, Board Executive Committee
Holly Vitullo - Executive Board Member, (Initial Appointment: 2011, Present Term: 2019 - 2021)
Gary Webb - Board Chairman, (Initial Appointment: 1998, Present Term: 2018 - 2020)

CPC Action
January 23, 2020

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 514, subject to a traffic management plan and conditions on the northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive.

Maker: Schwope
Second: MacGregor
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Blair
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 215
Replies: For: 9 Against: 1

Speakers: For: Jonathan Vinson, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Scot Johnson, 13455 Noel Rd., Dallas, TX, 75240
Shubham Pandey, 4532 Livingston Ave., Dallas, TX, 75205
Jennifer Cayce, 1800 Savage Dr., Plano, TX, 75023
Against: None

CPC Recommended

PD Conditions

ARTICLE 514.

PD 514.

SEC. 51P-514.101. LEGISLATIVE HISTORY.

PD 514 was established by Ordinance No. 23625, passed by the Dallas City Council on August 26, 1998. Ordinance No. 23625 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23625; 26042; _____)

SEC. 51P-514.102. PROPERTY LOCATION AND SIZE.

PD 514 is established on property generally located on two tracts of land along Hillcrest Road, north of Arapaho Road. The size of PD 514 is approximately 12.6031 acres. (Ord. Nos. 23625; 26042)

SEC. 51P-514.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) Except as provided in this section, Tract I is considered to be a residential district and Tract II is considered to be a nonresidential district. For purposes of interpreting Divisions 51A-4.300 through 51A-4.331, Tract I is considered to be a nonresidential zoning district. (Ord. Nos. 23625; 26042)

SEC. 51P-514.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 514A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23625; 26042)

SEC. 51P-514.105. MAIN USES PERMITTED.

(a) **Tract I.**

- (1) Private school, or open-enrollment charter school.
- (2) Church.
- (3) Mounted cellular antenna.

(4) All other uses permitted in the D(A) Duplex District, subject to the same conditions applicable in the D(A) Duplex District, as set out in the Dallas Development Code. For example, a use permitted in the D(A) Duplex District by specific use permit (SUP) only is permitted by SUP only in this district. A use subject to development impact review (DIR) in the D(A) Duplex District is subject to DIR in this district; etc.

(b) **Tract II.**

- (1) Private school, or open-enrollment charter school.
- (2) Church. (Ord. Nos. 23625; 26042)

SEC. 51P-514.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.
- Pedestrian skybridges.

(Ord. Nos. 23625; 26042)

SEC. 51P-514.107. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) **Front yard.**

(1) For the private school, **or open-enrollment charter school**, church, and mounted cellular antenna uses, minimum front yard is as shown on the development/landscape plan.

(2) For all other permitted uses, minimum front yard regulations of the D(A) Duplex District apply.

(b) **Side and rear yard.**

(1) For the private school, **or open-enrollment charter school**, church, and mounted cellular antenna uses, minimum side and rear yard is as shown on the development/landscape plan.

(2) For all other permitted uses, minimum side and rear yard regulations of the D(A) Duplex District apply.

(c) **Density.** No maximum dwelling unit density.

(d) **Height.**

(1) For the private school, **or open-enrollment charter school**, church, and mounted cellular antenna uses, the following height regulations apply:

(A) Maximum height on Tract I. Maximum structure height for Tract I must comply with the development/landscape plan. In no event may any structure or portion of a structure exceed the heights indicated for that structure or portion of a structure on the development/landscape plan.

(B) Maximum height on Tract II. Unless further restricted under Subparagraph (C), Maximum structure height for Tract II is a variable height, with a maximum of 36 feet. Refer to the development/landscape plan for the specific height of any structure.

(C) Height of bleachers and press box located on Tract II. Maximum permitted height for the soccer and football field bleachers is nine feet three inches. Maximum permitted height for the baseball field bleachers is five feet. Maximum permitted height for the press box is 21 feet.

(2) For all other permitted uses, the height regulations of the D(A) Duplex District apply.

(e) **Lot coverage.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, maximum lot coverage is 35 percent for Tract I and five percent for Tract II

(2) For all other permitted uses, maximum lot coverage is:

(A) 60 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(3) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(f) **Lot size.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, no minimum lot size.

(2) For all other permitted uses, the lot size regulations of the D(A) Duplex District apply.

(g) **Stories.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, maximum number of stories for Tract I is four and maximum number of stories for Tract II is two.

(2) For all other permitted uses, no maximum number of stories.

(h) **Floor area and floor area ratio.**

(1) For the private school, or open-enrollment charter school, church, and mounted cellular antenna uses, maximum combined floor area for Tracts I and II is 253,000 square feet.

(2) For all other permitted uses, no maximum floor area ratio. (Ord. Nos. 23625; 26042)

SEC. 51P-514.108.

OFF-STREET PARKING AND LOADING.

(a) For the private school, or open-enrollment charter school uses, off-street parking must be provided at a ratio of one and one-half spaces for each kindergarten or elementary school classroom, three and one-half spaces for each junior high or middle school classroom, and nine-tenths of one space for each student enrolled as a senior high school student. In addition to these

requirements, one off-street parking space must be provided for each school employee. Handicapped parking must be provided pursuant to Section 51A-4.305.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use.

(c) Except for special parking provided pursuant to Division 51A-4.320, all required off-street parking must be located on Tract I.

(d) Aboveground parking structures are prohibited on the Property.

(e) Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23625; 26042)

SEC. 51P-514.109. HOURS OF OPERATION OF THE PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL, AND CHURCH USES.

(a) Outdoor athletic facilities. For the outdoor athletic facilities located on Tract II, the hours of operation are restricted to the hours between 8:45 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday, except scheduled games which must conclude by 7:00 p.m.

(b) **Outdoor band practice.**

(1) On Tract I, no outdoor band practice is permitted.

(2) On Tract II, outdoor band practice for private school, or open-enrollment charter school uses is restricted to the hours between 10:00 a.m. and 5:00 p.m. and a maximum of one hour per day. In addition, outdoor band practice is limited to a maximum of 50 practices per year with a maximum of two practices per week. (Ord. Nos. 23625; 26042)

SEC. 51P-514.110. LIGHTING OF THE PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL, AND CHURCH USES.

(a) Lighting for Tract I must comply with Sections 51A-4.301(e)(2) and 51A-6.104.

(b) Lighting for Tract II must comply with Sections 51A-4.301(e)(2)(B) through (E) and 51A-6.104 and the following:

(1) Lighting may not exceed 30 feet in height.

(2) All light fixtures must be hooded, shielded, and direct light vertically downward.

(3) Lighting must be solely for the purpose of security. Lighting of the athletic fields for the purpose of illuminating athletic events is prohibited.

(4) Except as shown on the development/landscape plan, no light fixture may be located within 20 feet of the northern or western boundary of Tract II.

(c) Spillover light from Tract II onto adjacent property must not exceed 0.1 footcandle measured at a point five feet inside the adjacent lot line and five feet above the ground surface. (Ord. Nos. 23625; 26042)

SEC. 51P-514.111. ROADWAY AND ACCESS PROVISIONS.

Prior to the issuance of a certificate of occupancy for a private school, **or open-enrollment charter school** use, the following roadway and access improvements must be completed:

(1) Improvements of the driveway pavement width from the Property to Arapaho Road to a minimum of 30 feet.

(2) Installation of warning flashers to be located in advance of the crosswalk along both directions of Hillcrest Road. These warning flashers must be operating during the hours of operation of the private school use. The design and installation of the warning flashers must be approved by the director of public works and transportation. (Ord. Nos. 23625; 26042)

SEC. 51P-514.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23625; 26042)

SEC. 51P-514.113. LANDSCAPING.

(a) Private school, **or open-enrollment charter school**, church, and mounted cellular antenna uses.

(1) Landscaping must be provided as shown on the development/landscape plan.

(2) Landscaping for Tract I must be provided prior to the issuance of a certificate of occupancy for a private school, **or open enrollment charter school**, on Tract I or June 1, 1999, whichever occurs last.

(3) Landscaping for Tract II must be provided prior to the issuance of a certificate of occupancy for any use on Tract II.

(b) All other permitted uses. Landscaping must be provided in compliance with the provisions of Article X.

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

(d) Tree preservation. Tree preservation as outlined in Article X applies to this PD. (Ord. Nos. 23625; 26042)

SEC. 51P-514.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23625; 26042)

SEC. 51P-514.115. ENROLLMENT IN A PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL USE.

The number of students enrolled in a private school, or open-enrollment charter school, may not exceed 1,200. (Ord. Nos. 23625; 26042)

SEC. 51P-514.116. ADDITIONAL PROVISIONS FOR THE PRIVATE SCHOOL, OR OPEN-ENROLLMENT CHARTER SCHOOL, CHURCH, AND MOUNTED CELLULAR ANTENNA USES.

(a) No amplified sound is permitted on Tract II.

(b) Bleacher seating for Tract II must not exceed 278 for the baseball field and 840 for the football or soccer field.

(c) The location of the press box and the baseball, soccer, and football field bleachers, as shown on the development/landscape plan, may not be altered through the minor development plan amendment process contained in Section 51A-4.702(h). (Ord. Nos. 23625; 26042)

SEC. 51P-514.117. ADDITIONAL PROVISIONS.

(a) The entire 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. Nos. 23625; 26042)

SEC. 51P-514.118. PAVING.

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. (Ord. Nos. 23625; 26042)

SEC. 51P-514.119. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a private school, or open-enrollment charter school, must comply with the traffic management plan (Exhibit xxx).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2021. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) **Amendment process.**

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

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

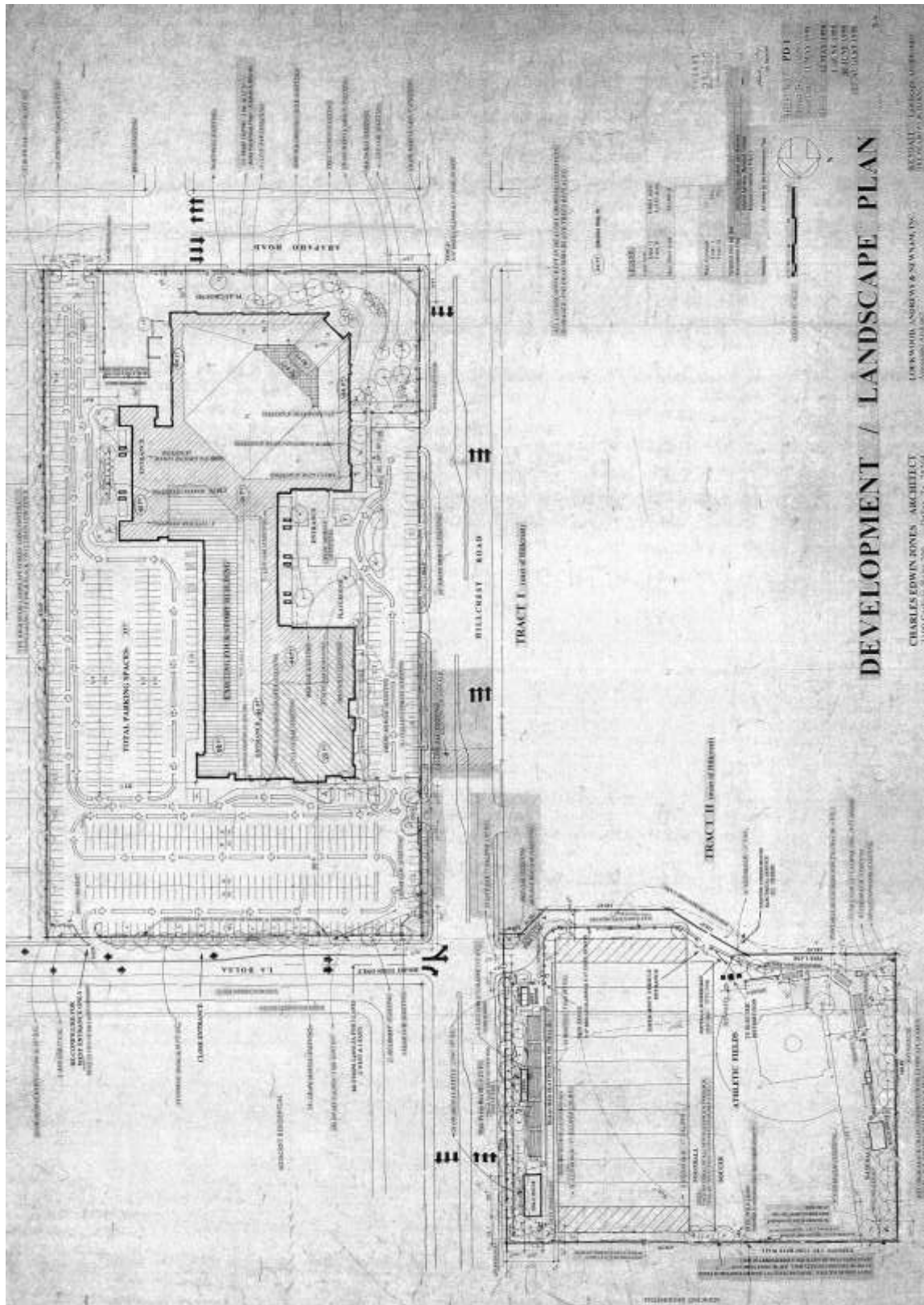
SEC. 51P-514.120. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. Nos. 23625; 26042)

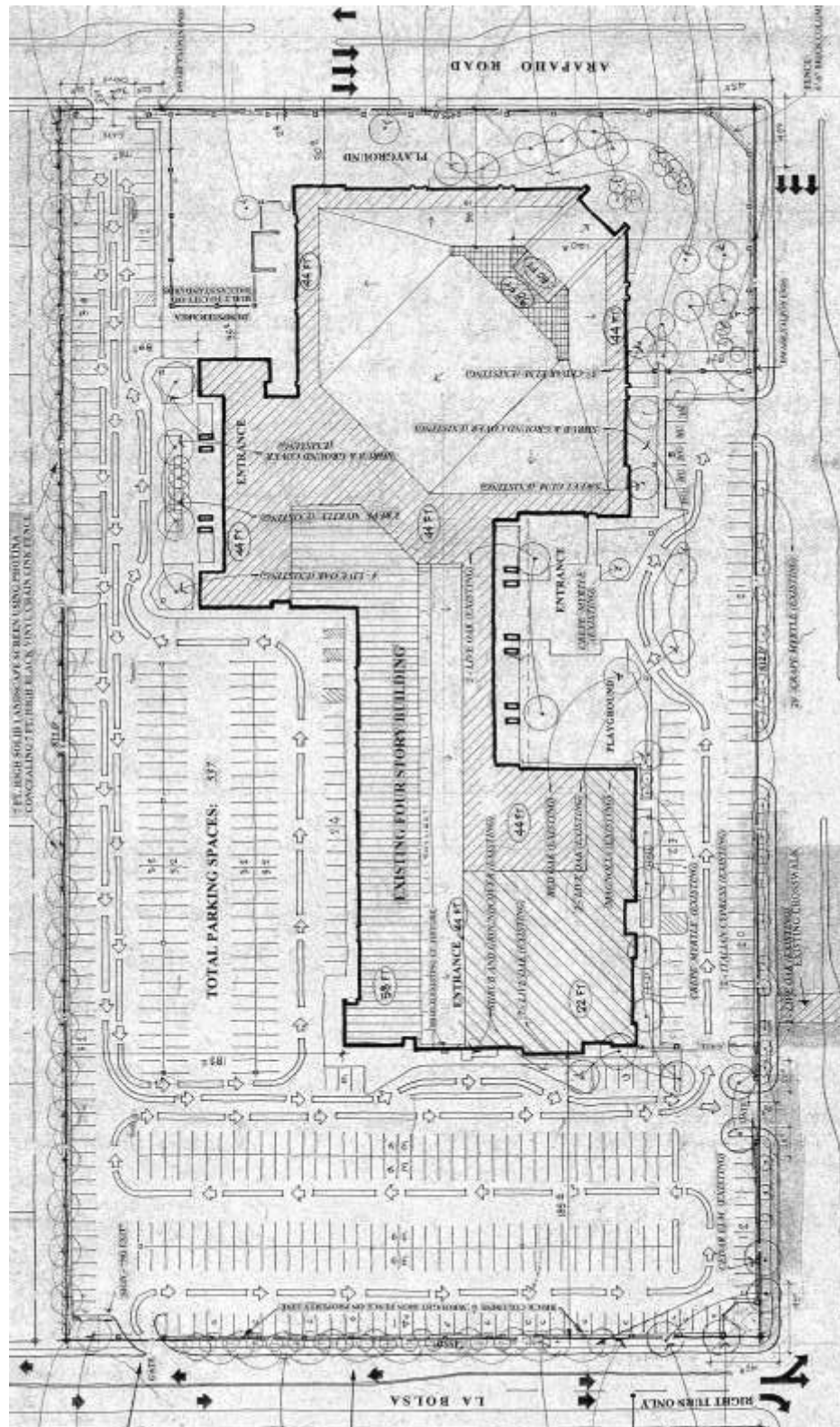
~~SEC. 51P-514.121. ZONING MAP.~~

~~PD 514 is located on Zoning Map No. B-7. (Ord. Nos. 23625; 26042)~~

**Existing development / landscape plan
(no proposed changes)**



**Existing development / landscape plan
(no proposed changes)
Tract I Enlarged**





CPC Recommended Traffic Management Plan



Traffic Management Plan and Queueing Analysis

Pioneer Technology & Arts Academy, Shelton School Campus
15720 Hillcrest Road, Dallas, Texas 75248
December 27th, 2019

Introduction:

The Pioneer Technology & Arts Academy (PTAA) will move into the existing Shelton School for the upcoming 2020-2021 school year. The Shelton School has been in operation on the site since 1997, the year that the property was purchased from Prestonwood Baptist Church. The Shelton School currently has approximately 1,200 students across its lower, upper elementary, middle, and high schools. PTAA will use the same student population. Observations of the current Shelton School operations were made on Tuesday, November 12th and Wednesday, November 13th, 2019. These were standard school days with no extraordinary events on the school calendar.

Previous Traffic Management Plan (TMP) Operation:

The Shelton School has been using the same TMP for approximately a decade. That TMP was based on 1,200 students. However, the number of students in each grade level has shifted. The previous and current enrollment are compared in **Table 1**.

Table 1 – Shelton School Attendance

	Previous Enrollment	Current Enrollment	Observed Arrival	Observed Dismissal
Lower School	200	150	8:00 AM	2:45 PM
Upper Elementary	500	350	8:30 AM	3:00 PM
Middle School	350	450	8:35 AM	3:25 PM
High School	150	250	8:40 AM	4:00 PM
Total	1,200	1,200		

On weekdays, the 1,200-student school operates from 8:00 AM until 4:00 PM. Parent automobile drop-off and pick-up is organized with one loading area in the northern parking loop (Northern Loop) and one loading area in the southern parking loop (Southern Loop). There are three loading areas: the Northern Loading Area, the Western Loading Area, and the Southern Loading Area. The separate loops, loading areas, and existing pick-up and drop-off operations are illustrated in the **Existing Queueing Observations Exhibit** attached to the end of this report.

Presently, traffic for the Northern Loop enters from La Bolsa Drive and exits to Hillcrest Road on the western edge of the lot. The Northern Loading Area is used by the Upper Elementary school pick-up and drop-off drivers. The Lower school drivers also use the Northern Loop, but instead of using the Northern Loading Area, they by-pass the Upper Elementary school drivers and use the Western Loading Area before exiting to Hillcrest Road.

CPC Recommended Traffic Management Plan



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Traffic for the Southern Loop enters from and exits to Arapaho Road on the southern edge of the site. In both areas, entries and exits are limited to right turns to simplify operations. The Southern Loading Area serves the Middle and High schools.

Student pick-up procedure is in the modern style with multiple pick-up points, vehicles displaying student ID, and names being called ahead to match students with vehicles as they arrive. Each division of the Shelton School uses a slightly different method to match the students but achieve the same effect.

The drop-off operations for the Shelton School operate well. The maximum queue observed for either the Northern Loop or the Southern Loop was 17 vehicles, a fraction of the capacity of either queueing area.

A summary of the observations made during the current Shelton School pick-up operation is included below as **Table 2**. As a general observation, the Shelton School staff for all divisions of the school is very efficient at moving vehicles through the queue. The Lower School and Upper Elementary pick-up operations function well. Both maintained all queueing on the Shelton School campus.

The Middle School has the most students dismissed at once and generates the largest queue of any of the schools. The maximum observed queue was 88 vehicles on November 12th and 93 vehicles on November 13th. For the higher day, 41 vehicles were observed queueing on Arapaho Road. Vehicles were observed queueing on-campus before 2:45 PM, more than 40 minutes before dismissal time. Though the queue moved rapidly once the dismissal began, cars were observed queueing on Arapaho Road at 3:14 PM on November 12th and at 3:11 PM on November 13th. Generally, the vehicles queued on Arapaho Road respected the local streets and did not block the intersections. However, the Arapaho Road queueing will be addressed in the proposed TMP operation.

A licensed peace officer controls the queue operations at Arapaho Road. Because of the officer, there are relatively few delays incurred as drivers leave the Middle School Southern Loading area. Furthermore, there is a fair amount of outbound queueing area between the Southern Loading area and Arapaho Road for drivers leaving the school to queue until the officer permits them to leave. While the licensed peace officer is useful for vehicles exiting the Southern Loading area, it was observed that the outbound traffic was able to enter Arapaho Road with few delays on November 12th when no officer was present.

It should be noted that the current Shelton School by design serves students that have special needs. This may mean that PTAA, which does not specifically cater to a special needs student base, will be able to operate more quickly than the existing Shelton School. This consideration will not affect this analysis, but it should be noted nonetheless.

The High School has a high percentage of students who park on campus and drive themselves. Therefore, only a 27-vehicle queue developed, which was easily contained in the Southern Loop. The high school drivers who park on-campus park in the Northern and Southern Loops. Some of the High Schoolers are released early due to off-campus class periods. These coincide with the Upper Elementary and Middle School pick-up operations, but the High School drivers do not significantly affect the pick-up queues. Any delays incurred are temporary and minor, and the queues recover quickly.

CPC Recommended Traffic Management Plan



Table 2 – Shelton School Observed TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Observed Dismissal Time	Students Dismissed	Observed Maximum Queue	Observed Available Stacking	Observed Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles	70 Vehicles	52 Vehicles	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles	50 Vehicles	10 Vehicles	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles	52 Vehicles	-41 Vehicles	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles	52 Vehicles	25 Vehicles	1 Vehicle per 9.3 students

Proposed TMP Operation and Queue Analysis:

The proposed TMP assumes that the PTAA will have the same enrollment as the current Shelton School. The enrollment will likely start below these maximums and approach them over time. Furthermore, a significant portion of the PTAA high school will be taking classes off-campus at Richland Community College, further reducing the on-campus pick-up volumes.

For the Lower School, Upper Elementary, and High School, the same arrival times, dismissal times, and TMP operations are recommended. The current operations for these grades are very effective and should be continued. Since the maximum number of students per group will remain the same after PTAA moves into the Shelton Campus, the maximum queues are expected to remain the same and continue to be contained within the campus. The arrival operations are recommended to remain the same for each arrival group.

In order to contain the large Middle School pick-up queue, additional queueing length is proposed for the Southern Loop. The existing Southern Loop queue is one single-stacked queue stretching 1,230' for a capacity of 52 vehicles. As shown in the **Proposed TMP Exhibit**, four additional queueing areas are proposed to allow for more vehicles to be stored on-campus. The five queueing areas total 2,405' of queueing area, which is enough for 102 vehicles.

To properly implement the four extra queueing lanes for the Southern Loop, two parking spaces must be periodically blocked off (as noted on the **Proposed TMP Exhibit**) and additional coordination is required from campus staff to operate the queueing lanes. Currently, two traffic administrators are used to run the Southern Loop of the Shelton School pick-up. In the proposed plan, five staff members will be needed. The extra three staff will open queue lanes when the previous queue lane is full.

When Queue 1 fills up back to Traffic Administrator T2, he/she will remove the cones and allow Queue 2 to fill. Once Queue 2 fills up to T3, he/she will open Queue 3. In this manner, all five queues should be able to contain the Middle School queue.

CPC Recommended Traffic Management Plan



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When dismissal begins, T4 will direct those in Queue 1 to move forward to the Southern Loading area. Once Queue 1 has emptied, Queue 2 will be directed to follow suit. Queues 3-5 will be directed in due time. If needed, an emptied queue lane can be refilled as more vehicles arrive. Early arriving High School pick-up drivers can be directed into Queue 1, which should be empty by the time they arrive. The traffic administrators should have walkie-talkies or some other form of communication device so that each administrator can know what is happening and when to allow each queue lane to fill. **Table 3** shows the proposed dismissal times, maximum projected queue lengths, and projected surplus of each dismissal group. Each queueing area can handle its projected queue.

A licensed peace officer is not necessary to allow vehicles to enter Arapaho Road from the Southern Loading area. However, it is recommended to continue utilizing the peace officer for traffic control during the peak times. Presence of the peace officer may be periodically reviewed by the Dallas Police Department and may be discontinued with their approval.

Table 3 – PTAA Projected TMP Operation Summary

Pick-Up Queuing Summary						
Group Grades Dismissed	Dismissal Time	Students Dismissed	Maximum Queue	Available Stacking	Surplus (Deficiency)	Vehicles Queued per Student Dismissed
Western Loading Area Lower School	2:45 PM	150	18 Vehicles 423'	70 Vehicles 1,650'	52 Vehicles 1,227'	1 Vehicle per 8.3 students
Northern Loading Area Upper Elementary	3:00 PM	350	40 Vehicles 940'	50 Vehicles 1,170'	10 Vehicles 230'	1 Vehicle per 8.8 students
Southern Loading Area Middle School	3:25 PM	450	93 Vehicles 2,186'	102 Vehicles 2,405'	9 Vehicles 219'	1 Vehicle per 4.8 students
Southern Loading Area High School	4:00 PM	250	27 Vehicles 635'	52 Vehicles 1,230'	25 Vehicles 595'	1 Vehicle per 9.3 students

CPC Recommended Traffic Management Plan



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Summary:

This TMP defines the drop-off and pick-up procedures for the Pioneer Technology & Arts Academy Shelton Campus. The proposed TMP provides a significant improvement in on-site queue storage over the existing operations, which will translate to a reduction in the number of vehicles stopping temporarily on the adjacent roadways. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown and the dismissed students balanced between the loading areas, the school traffic will not need to queue vehicles in the right-of-way of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form constant queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the PTAA School will extend onto City of Dallas rights-of-way.

In order to ensure that all queuing of vehicles is completely accommodated on school property, Pioneer Technology & Arts Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Only uniformed, licensed peace officers should be allowed to direct and control traffic operating within the public right-of-way.

CPC Recommended Traffic Management Plan



Page 6 of 6

Prepared by:

Kimley-Horn and Associates, Inc.

Scot A. Johnson, P.E., PTOE
 Jake Halter, EIT
 Iman Rahim, EIT
 13455 Noel Road, Suite 700
 Dallas, TX 75240
 (972) 770-1300
 December 27th, 2019



Pioneer Technology & Arts Academy has reviewed and will comply with the approved traffic management plan. The school will monitor the operation on a continuing basis to ensure that school traffic does not form queues in the public right-of-way. If any queuing should begin to occur in the public right-of-way the school agrees to take the necessary action to mitigate it as soon as possible. The school also agrees that any expansion of the total enrollment of the school or any changes in the grades enrolled will require the school to update this study and have a new traffic management plan approved before applying such changes.

Signature

Shubhankar Budey

 Name

Date

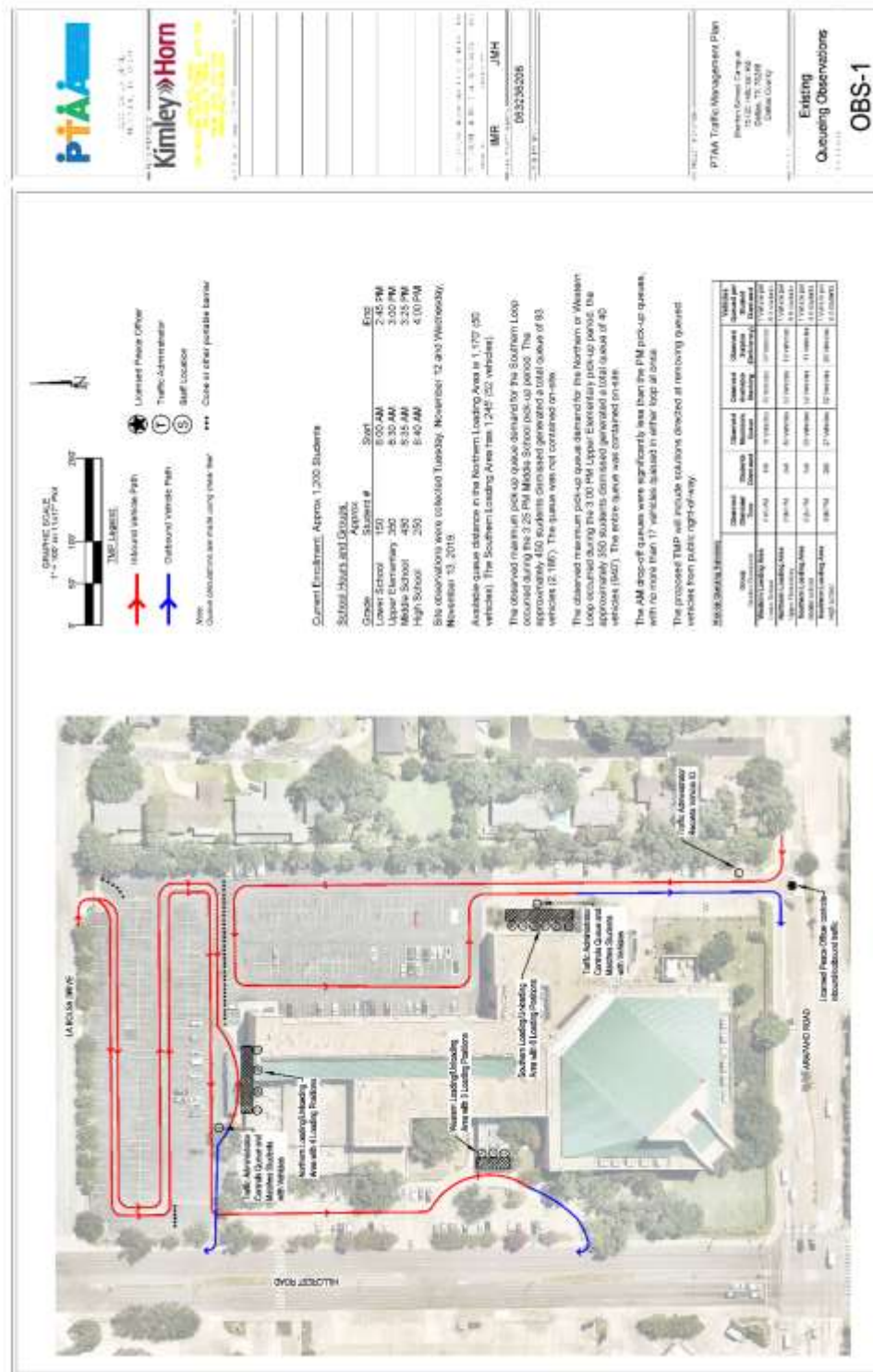
12/27/19

 Title

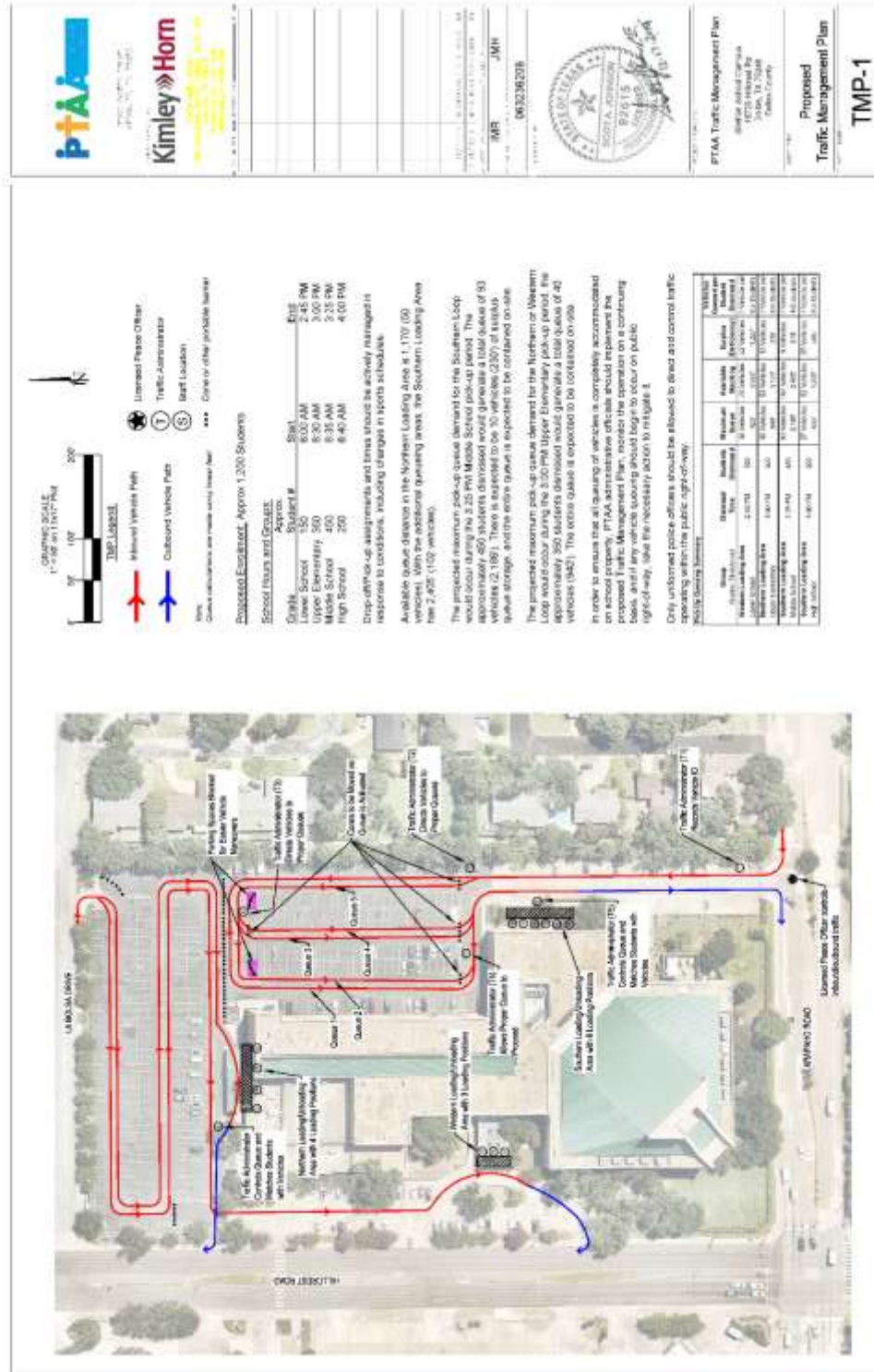
Attachments

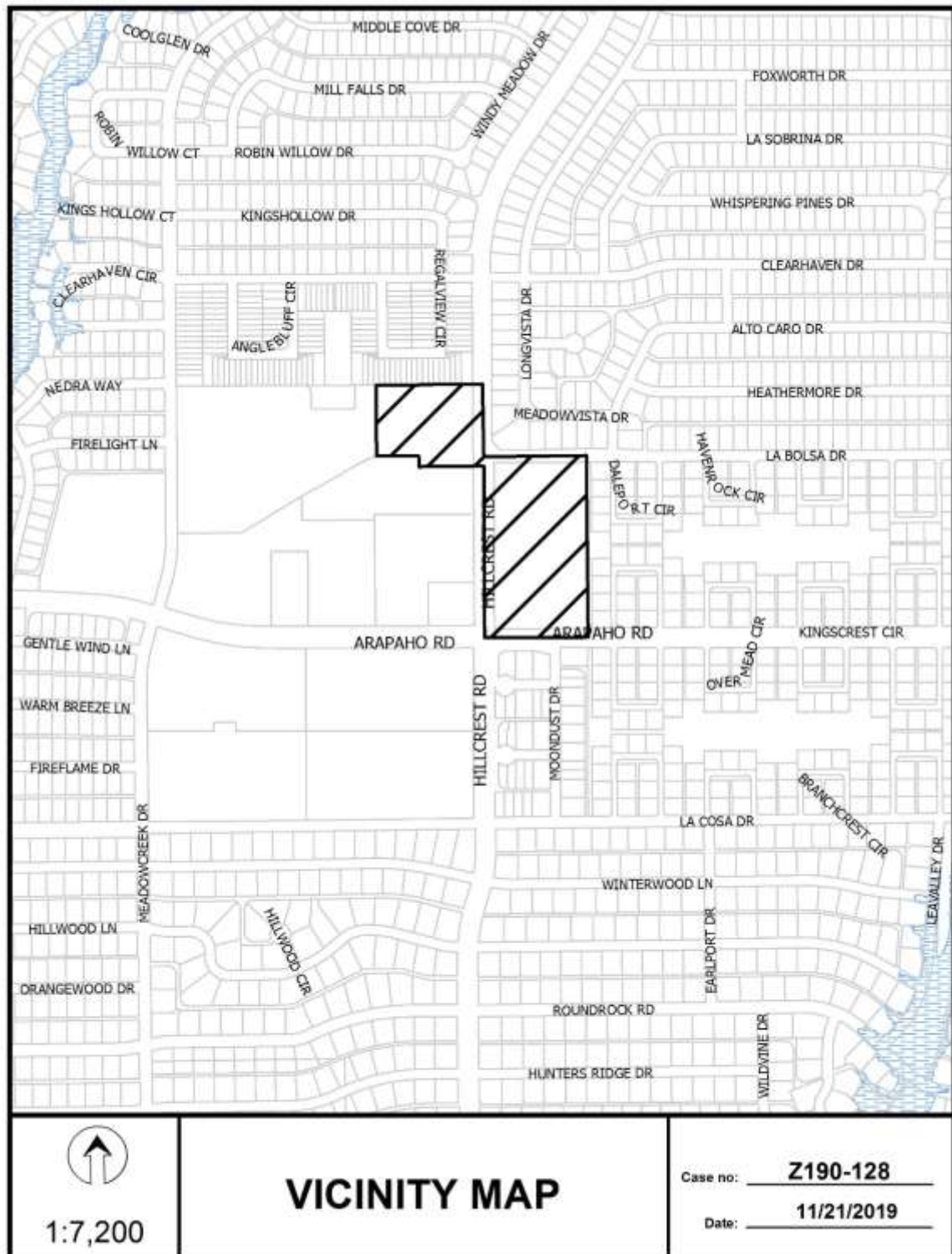
1. Existing Queueing Observations Exhibit
2. Proposed Traffic Management Plan Exhibit

CPC Recommended Traffic Management Plan

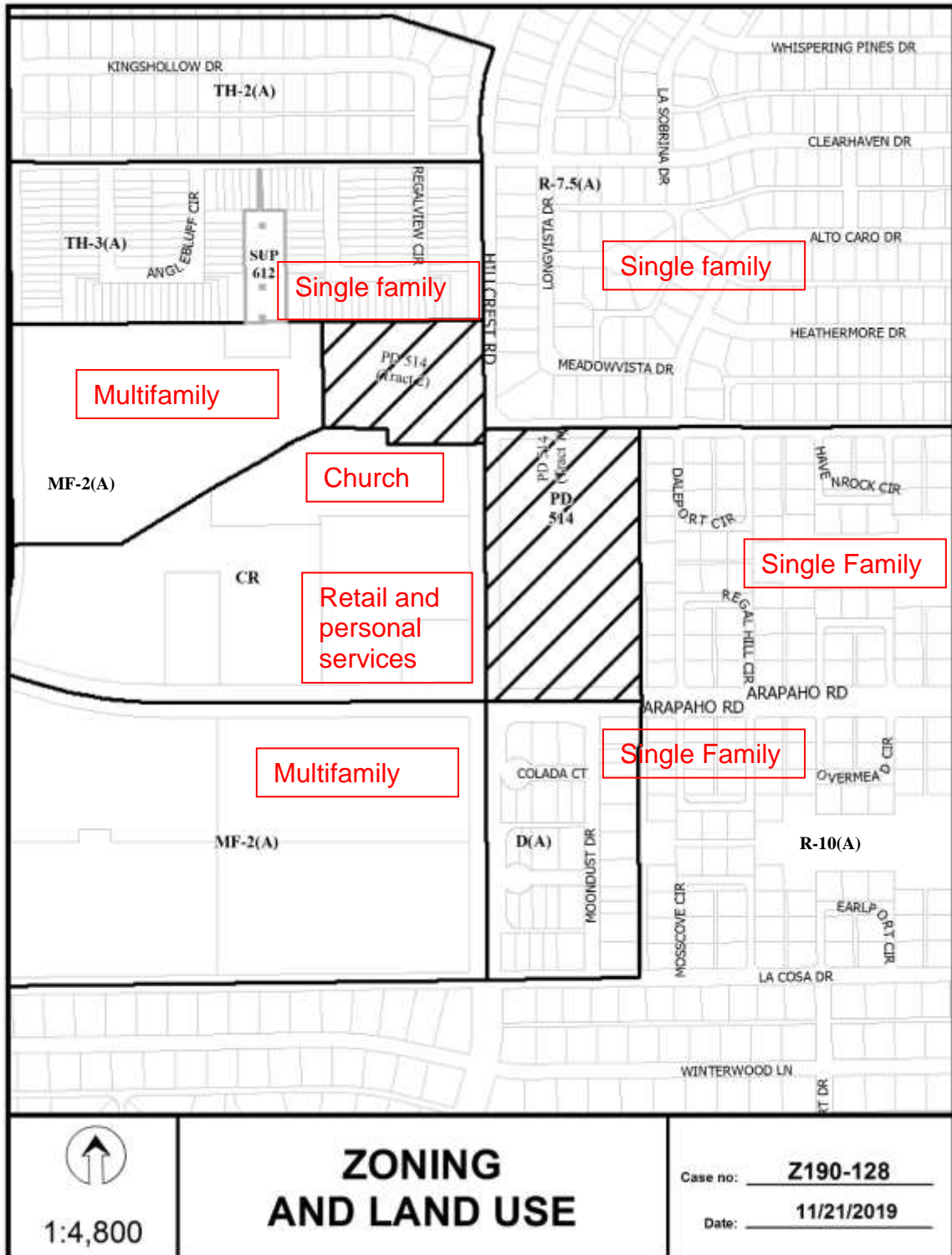


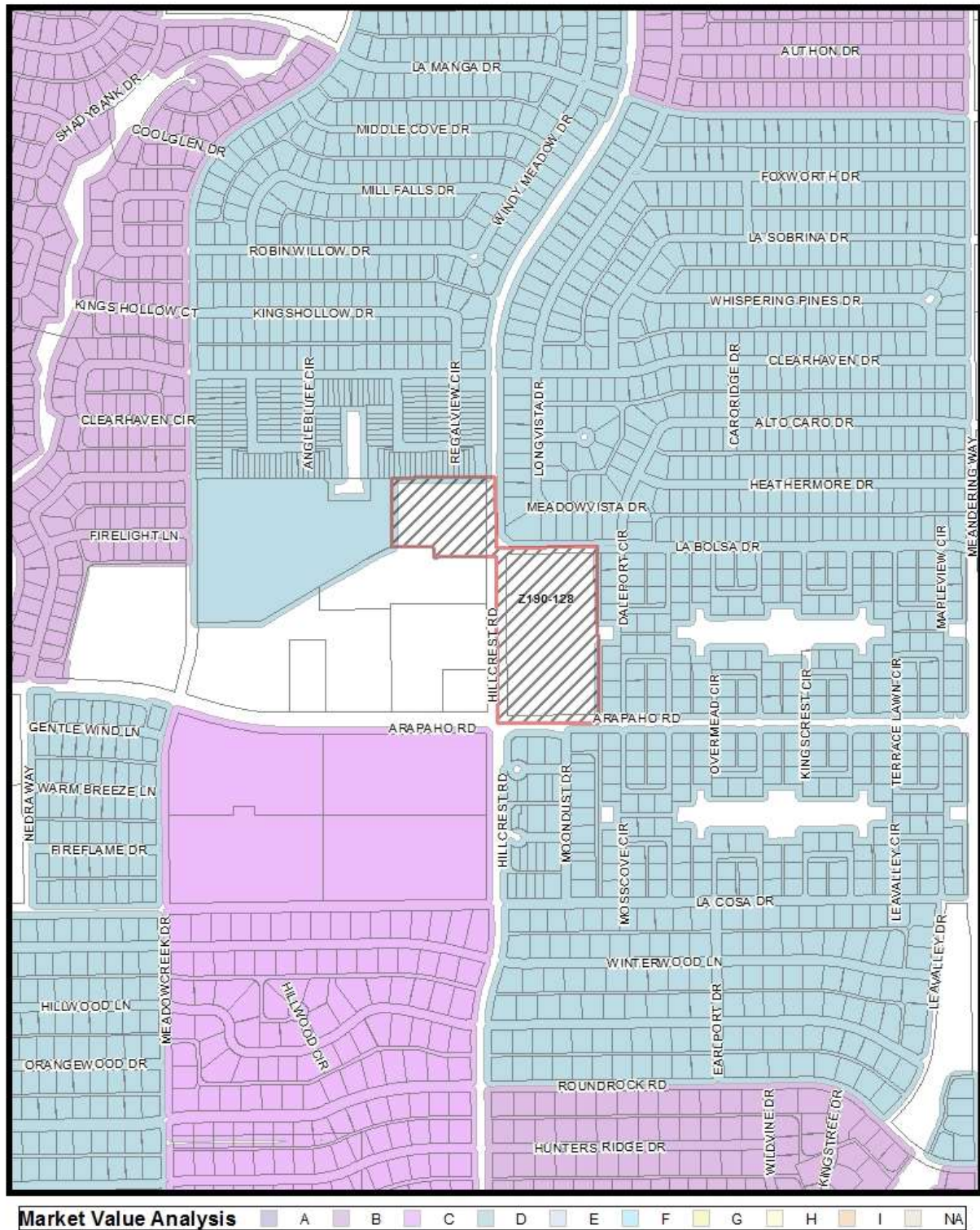
CPC Recommended Traffic Management Plan







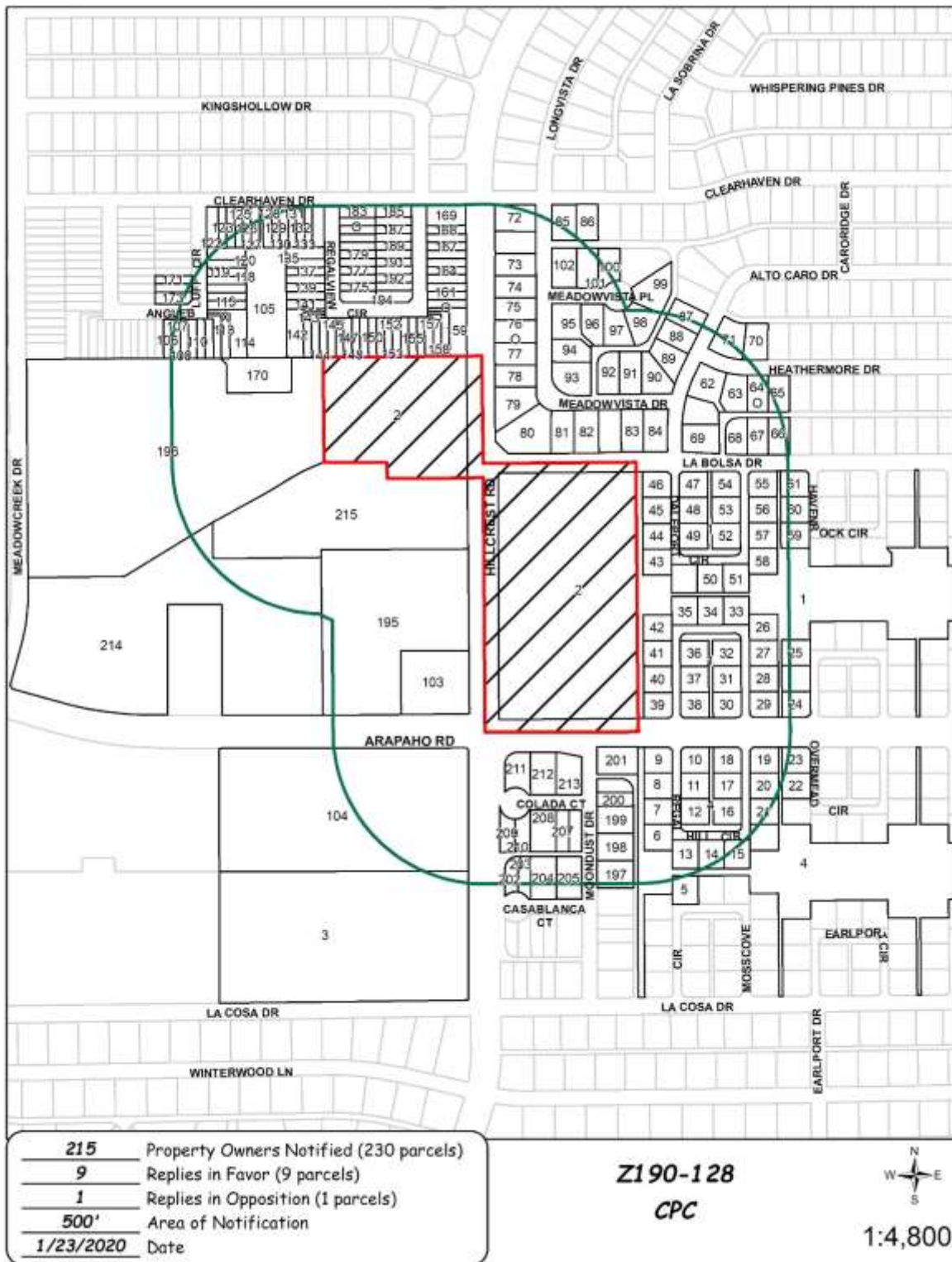




Market Value Analysis

Printed Date: 11/21/2019

CPC RESPONSES



01/22/2020

Reply List of Property Owners***Z190-128******215 Property Owners Notified 9 Property Owners in Favor 1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	7300 LA BOLSA DR	HOLIDAY PARK HM OWNRS
	2	15720 HILLCREST RD	SHELTON LANDMARK FOUNDATION THE
	3	15505 HILLCREST RD	PHA ASSOCIATES LLC
	4	15527 LA COSA DR	PRESTONWOOD 1 A HOME
	5	15525 MOSSCOVE CIR	MCGILL JERRY A &
	6	15621 REGAL HILL CIR	BUI DINH THI & MAUD ALICE
	7	15615 REGAL HILL CIR	HARRISON ABBY J & THOMAS G
	8	15611 REGAL HILL CIR	BENDER ANNETTE & JONATHAN
	9	15605 REGAL HILL CIR	KRENIK JORDAN &
	10	15606 REGAL HILL CIR	POWELL JIMMY & MARSELLA
	11	15612 REGAL HILL CIR	ONEAL FRANK D
	12	15616 REGAL HILL CIR	ROMER NAIRIOSANGH &
	13	15625 REGAL HILL CIR	NICHOLSON JOHN & VICKY
	14	15631 REGAL HILL CIR	HIGBY SCOTT & KATHY
	15	15635 REGAL HILL CIR	BLOOM JOHN &
	16	15644 REGAL HILL CIR	CERA JOAN H
	17	15650 REGAL HILL CIR	RISOLIO TERESA MARIE
	18	15656 REGAL HILL CIR	MILLER PAMELA LOUISE &
	19	15655 REGAL HILL CIR	WALLACE GAYLE S
	20	15651 REGAL HILL CIR	RANKIN GREGORY
	21	15645 REGAL HILL CIR	DAVIS SPOTSWOOD E
	22	15611 OVERMEAD CIR	CASNER DEANA JAN
	23	15605 OVERMEAD CIR	ABBS GARRY LEE II & JOY I
	24	15705 OVERMEAD CIR	CARRILLO LEOPOLD & EDNA
	25	15715 OVERMEAD CIR	COHEN JUDITH M
	26	15741 REGAL HILL CIR	TOMLINSON MARC & ERICA

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	15745 REGAL HILL CIR	VAZQUEZ ISAAC D & KAYLEE M
	28	15751 REGAL HILL CIR	JAVED BABAR
	29	15755 REGAL HILL CIR	DOBBS JERED R & MICHELLE L
	30	15756 REGAL HILL CIR	WILLIAMS SANFORD B &
	31	15750 REGAL HILL CIR	MENARD RYAN
	32	15744 REGAL HILL CIR	MITZI TANAMACHI REVOCABLE TR
	33	15735 REGAL HILL CIR	GRIERSON EMILY L & DAVID S MARTIN
	34	15731 REGAL HILL CIR	SIMPSON GREGORY &
	35	15725 REGAL HILL CIR	PAZ CESAR A PERALTA & DIANA L
	36	15716 REGAL HILL CIR	COMPEAN MARTHA M
	37	15712 REGAL HILL CIR	LATMAN MICHAEL &
	38	15706 REGAL HILL CIR	AGUIRRE DELFINA
	39	15705 REGAL HILL CIR	FROMM ADELE
	40	15711 REGAL HILL CIR	DAVIS LEO W
	41	15715 REGAL HILL CIR	ADLER WARREN
	42	15721 REGAL HILL CIR	SAVAGE KENNETH D & SANDRA
	43	15721 DALEPORT CIR	HERNANDEZ CARLOS
	44	15715 DALEPORT CIR	KELLEY CARYN E
	45	15711 DALEPORT CIR	SIRINOGLU CELINE &
	46	15705 DALEPORT CIR	CUNNINGHAM KIM
	47	15706 DALEPORT CIR	REINA ANGELA
	48	15712 DALEPORT CIR	URICK JONATHAN
	49	15716 DALEPORT CIR	XIE SHANG KUI
	50	15731 DALEPORT CIR	ANDREWS JAMES ANTHONY &
	51	15735 DALEPORT CIR	ATON THOMAS J & BEATRICE
	52	15744 DALEPORT CIR	FEDERICO DEANNA L
	53	15750 DALEPORT CIR	TREADAWAY COURTNEY M &
	54	15756 DALEPORT CIR	ALDRICH RYAN & KATHARINE
	55	15755 DALEPORT CIR	HASSELL SHARON F
	56	15751 DALEPORT CIR	MAULDING ROBERT
	57	15745 DALEPORT CIR	MARTIN MARILYN K

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	15741 DALEPORT CIR	RAMOS JULIO
	59	15715 HAVENROCK CIR	EMMETT BARRY & MIREILLE
	60	15711 HAVENROCK CIR	EMMETT MIREILLE P
	61	15705 HAVENROCK CIR	VOGES ROBERT
	62	7208 HEATHERMORE DR	WELLS PHILIP J & SHERI L
	63	7214 HEATHERMORE DR	JONES JENNIFER DIANE
O	64	7220 HEATHERMORE DR	DOCZI ROBERT F TR &
	65	7226 HEATHERMORE DR	GRACE JULIA &
	66	7229 LA BOLSA DR	FRANKS FAMILY TRUST
	67	7223 LA BOLSA DR	SUTTON GREG S & JILL LYNN
	68	7217 LA BOLSA DR	BRUNDER ROBERT A & ERICA N
	69	7208 ALTO CARO DR	MORRISON KARA
	70	7219 HEATHERMORE DR	WALL DAVID E ET AL
	71	7211 HEATHERMORE DR	MALEY MARIAN
	72	15941 LONGVISTA DR	HESS JAMES B
	73	15931 LONGVISTA DR	COHEN GADI & AMY
	74	15925 LONGVISTA DR	REY JORGE &
	75	15921 LONGVISTA DR	MORENO JASON RANDOLPH &
O	76	15915 LONGVISTA DR	BURFORD DAVID EDUARD &
	77	15911 LONGVISTA DR	RICH CARLO T & EMILY P
	78	15905 LONGVISTA DR	HONG DAVID & JANET
	79	15901 LONGVISTA DR	DUNCAN BRADLEY L
	80	15839 MEADOW VISTA DR	JOHNSTON DARLA
	81	15833 MEADOW VISTA DR	WHITE SUSAN A
	82	15827 MEADOW VISTA DR	DOWNS MELINDA &
	83	15815 MEADOW VISTA DR	CARLYLE FAMILY TRUST
	84	15807 MEADOW VISTA DR	TUTTLE RANDALL S
	85	7124 CLEARHAVEN DR	THIGPEN MICHAEL & JANICE
	86	7130 CLEARHAVEN DR	RUTH JUSTIN & SUMA
	87	7237 ALTO CARO DR	MULKEY MATHEW & EMILY
	88	7231 ALTO CARO DR	STACY JAMES D

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	7225 ALTO CARO DR	SNYMAN MARK P &
	90	15808 MEADOW VISTA DR	PARSONS STEVE C & CHERYL E
	91	15814 MEADOW VISTA DR	PALANT JONATHAN & MARK MULLANEY
	92	15820 MEADOW VISTA DR	MCCADDEN FAMILY TRUST
	93	15906 LONGVISTA DR	MCGEE KRISTEN ANN &
	94	15910 LONGVISTA DR	WIGLE PATRICK J & LESLEY N
	95	15916 MEADOW VISTA PL	HALL KATHRYN C
	96	15920 MEADOW VISTA PL	WARREN WILLIAM WARD &
	97	15924 MEADOW VISTA PL	LEVITT LIV REV TR THE
	98	15928 MEADOW VISTA PL	VICE JAMES R LIVING TRUST THE
	99	15932 MEADOW VISTA PL	LEE JEREMY M & ASHLI R
	100	15940 MEADOW VISTA PL	BUDMAN SHELDON & BEVERLY
	101	15944 MEADOW VISTA PL	MEYER STUART
	102	15948 MEADOW VISTA PL	LOYD WILLIAM AARON &
	103	15707 HILLCREST RD	7-ELEVEN INC
	104	7050 ARAPAHO RD	BW SONOMA LLC
	105	6926 CLEARHAVEN DR	PRESTONWOOD HILLCREST
	106	6849 ANGLEBLUFF CIR	JOHNSON ALAN
	107	6851 ANGLEBLUFF CIR	WASSERMAN KOMSAMORN Y & JAMES
	108	6853 ANGLEBLUFF CIR	DUARTE JOE &
	109	6855 ANGLEBLUFF CIR	BLEVINS LAWRENCE C
	110	6857 ANGLEBLUFF CIR	HERSH DEBRA J S LIFE EST&
O	111	6859 ANGLEBLUFF CIR	POOLE CAROLYN C
	112	6861 ANGLEBLUFF CIR	MASTOR JEANNE L
	113	6863 ANGLEBLUFF CIR	MAYNARD KEN
	114	6865 ANGLEBLUFF CIR	KEAHEYBLASIOUS BARBARA &
X	115	6867 ANGLEBLUFF CIR	MIERTSCHIN WILLIAM R
	116	6869 ANGLEBLUFF CIR	COOPER GRAFTON M
	117	6871 ANGLEBLUFF CIR	BARRETT MICHAEL & LYN S
	118	6873 ANGLEBLUFF CIR	PANELLI PERDRO F &
	119	6875 ANGLEBLUFF CIR	CONNAUGHTON THERESA A

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	6877 ANGLEBLUFF CIR	MCKEEVER MARY H
	121	6879 ANGLEBLUFF CIR	AUSTIN JESSIE L
	122	6904 CLEARHAVEN DR	ROSENFELD WENDY
	123	6908 CLEARHAVEN DR	CLEAR CREEK ASSETS LP
O	124	6912 CLEARHAVEN DR	MCAFEE RANDY J & BARBARA M
	125	6916 CLEARHAVEN DR	CRAWFORD CORNELIA A
	126	6920 CLEARHAVEN DR	QUINN JAMES Y III & JANE
	127	6924 CLEARHAVEN DR	SCHMA PETER
	128	6928 CLEARHAVEN DR	COLDWELL MARY CARLA
	129	6932 CLEARHAVEN DR	CHACON KURT B
	130	6936 CLEARHAVEN DR	FIELDER PATRICIA MILLER
	131	6940 CLEARHAVEN DR	FERNANDEZ ANA SOFIA
	132	6944 CLEARHAVEN DR	DWYER STEPHEN J
	133	6948 CLEARHAVEN DR	MAXVILL WILLIAM S
	134	6952 CLEARHAVEN DR	LEVY DANIEL & TORI MURPHY
	135	7011 REGALVIEW CIR	THOMAS STEVEN E & JOAN W
	136	7015 REGALVIEW CIR	FERNANDEZ JORGE &
	137	7017 REGALVIEW CIR	HOWARD KATHLEEN K
O	138	7019 REGALVIEW CIR	PEARCE JAMES CALLAHAN JR &
	139	7021 REGALVIEW CIR	KELLAGHER MARY
O	140	7023 REGALVIEW CIR	CRAWLEY JOSEPH D &
	141	7025 REGALVIEW CIR	CASEY ELEANOR
	142	7027 REGALVIEW CIR	PHILLIPS ROBERT E LIVING TRUST
	143	7029 REGALVIEW CIR	MCELVANY MARY
	144	7033 REGALVIEW CIR	RIDLEY JACK K JR
	145	7035 REGALVIEW CIR	KELLAGHER SHEILA & WILLIAM
	146	7037 REGALVIEW CIR	MEHLMAN FLORENCE
	147	7039 REGALVIEW CIR	COOLEY RANDALL D &
	148	7041 REGALVIEW CIR	C&C RESIDENTIAL PROPERTIES INC
	149	7043 REGALVIEW CIR	FERNANDEZ DANIELA
	150	7045 REGALVIEW CIR	BRUNNER VONDA M

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	7047 REGALVIEW CIR	IMERY EDUARDO &
	152	7049 REGALVIEW CIR	BYRNE KATHLEEN B
	153	7051 REGALVIEW CIR	MCCULLOUGH PAMELA
	154	7053 REGALVIEW CIR	RUMBLE ROBERT W
	155	7055 REGALVIEW CIR	HEALY REVOCABLE TRUST UAD 092794
	156	7057 REGALVIEW CIR	HERBST JOSEPH &
	157	7059 REGALVIEW CIR	TOBIANSKI ANTHONY W & RITA BETH
	158	7061 REGALVIEW CIR	BLAIR MARTHA J
	159	7065 REGALVIEW CIR	RODRIGUEZ ROCIO
	160	7067 REGALVIEW CIR	WOLFF LESLEY C
O	161	7069 REGALVIEW CIR	NEVANT THEODORE & LISA A
	162	7071 REGALVIEW CIR	HINKLE ADA &
	163	7073 REGALVIEW CIR	BECK BONNIE
	164	7075 REGALVIEW CIR	BRICKERT JEFFREY & JESSICA
	165	7077 REGALVIEW CIR	ALCANTARA RUSELOCRI
	166	7079 REGALVIEW CIR	REHKEMPER LIVING TRUST THE
	167	7081 REGALVIEW CIR	KONGABEL HAROLD F & PATRICIA A
	168	7085 REGALVIEW CIR	AYLMER JUDITH A
	169	7087 REGALVIEW CIR	HARRISON MARY BETH
	170	7000 REGALVIEW CIR	ONCOR ELECRTIC DELIVERY COMPANY
	171	6872 ANGLEBLUFF CIR	ABNER PHILIP & ISLA MARGARET
	172	6870 ANGLEBLUFF CIR	MCQUADE KENNETH J
	173	6868 ANGLEBLUFF CIR	STARR SUSAN R
	174	7022 REGALVIEW CIR	PRATHER BRIAN L & KRISTIN CAMPBELL
	175	7020 REGALVIEW CIR	HITCH ROBERT & JUDITH S
	176	7018 REGALVIEW CIR	BLACK VIVIAN
	177	7016 REGALVIEW CIR	HALPERN VALERIE &
	178	7014 REGALVIEW CIR	CALLAHAN DAVID N REV LIVING TRUST SR &
	179	7012 REGALVIEW CIR	LADYMON NANCY M
	180	7010 REGALVIEW CIR	GER ADRIA L &
	181	7008 REGALVIEW CIR	ANDREWS JOHN C &

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	7006 REGALVIEW CIR	TOM AARON & SMITHERS ANDREA F
O	183	7004 REGALVIEW CIR	DAVIS JOAN M
	184	7002 REGALVIEW CIR	BEZPROZVANNAYA SVETLANA
	185	7088 REGALVIEW CIR	DABBS GORDON & DABBS ILA
O	186	7086 REGALVIEW CIR	SAUNDERS SONDRRA M TR
	187	7084 REGALVIEW CIR	BRANDT RANDALL & KATHRYN
	188	7082 REGALVIEW CIR	JONES ASHLEIGH
	189	7080 REGALVIEW CIR	SHAAF HESAM
	190	7078 REGALVIEW CIR	SAUNDERS PAULA S TRUST
	191	7076 REGALVIEW CIR	HARDY RANCH INC
	192	7072 REGALVIEW CIR	WESTMORELAND ROSWELL H III & NANCY
	193	7070 REGALVIEW CIR	SAAGE WANDA NAN
	194	7068 REGALVIEW CIR	KENNY MARCUS JOHN &
	195	7007 ARAPAHO RD	PACIFIC BEACH CO INC
	196	5200 MEADOWCREEK DR	MEADOWCREST PROPERTIES LP
	197	15618 MOONDUST DR	WILLMS MICHAEL T & AMY A
	198	15624 MOONDUST DR	THREADGILL JIM TR
	199	15626 MOONDUST DR	HAIGLER JASON P & MAGGIE L
	200	15630 MOONDUST DR	DUQUE ISIDRO ROBLES &
	201	15634 MOONDUST DR	MEDALI INVESTMENTS INC
	202	7101 CASABLANCA CT	SAARTY GENEVA F
	203	7103 CASABLANCA CT	HAYNES-OLIVER LYNETTA
	204	7107 CASABLANCA CT	LONG ELIZABETH BETSIE
	205	7109 CASABLANCA CT	PRESTON HAVEN VENTURES LTD &
	206	7112 COLADA CT	EPSTEIN DONALD M & JOANNE B
	207	7110 COLADA CT	DALLAS SIOSH LLC
	208	7108 COLADA CT	LOUIS RISOLIO PROPERTIES LLC
	209	7102 COLADA CT	PERRELLA GAVIN
	210	7104 COLADA CT	HASTIE SANDRA LEE &
	211	7101 COLADA CT	ESFANDIARI MEHDI &
	212	7105 COLADA CT	JOHNSON JOHN B

Z190-128(AU)

01/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	7109 COLADA CT	WALK JAMES
	214	6959 ARAPAHO RD	HV DEVELOPMENT PARTNERS LP
	215	15775 HILLCREST RD	DALLAS BIBLE CHURCH