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ACM: Majed Al-Ghafry

**FILE NUMBER:** Z189-314(PD)

**DATE FILED:** July 22, 2019

**LOCATION:** South line of West 10th Street, between South Brighton Avenue and South Waverly Drive

**COUNCIL DISTRICT:** 1

**MAPSCO:** 54 E

**SIZE OF REQUEST:** ± 2.18 acres

**CENSUS TRACT:** 52.00

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER:** Calvary Baptist of Oak Cliff

**APPLICANT:** The Kessler School

**REQUEST:** An application for a Specific Use Permit for a child-care facility and a private school use on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The applicant [The Kessler School] proposes to occupy an existing two-story building with a child-care facility use and a private school consisting of a maximum of 23 elementary, middle school and high school classrooms.

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

**STAFF RECOMMENDATION:** Approval for a five-year period, subject to a site plan, a traffic management plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- The area of request is zoned an R-7.5(A) Single Family District and is developed with a vacant two-story structure, consisting of approximately 54,400-square-foot and previously utilized as a church use.
- The proposed request will provide 23 classrooms with 16 elementary classrooms, three middle school classrooms, and four high school classrooms with 4,000-square-feet for a child-care facility use. Proposed hours of operation for the school are between 8:00 am to 3:30 pm Monday through Friday with after-care operating until 5:45 pm.
- The proposed request will serve 118 students with a projected or future enrollment of 328 students with a buildout that will support 23 classrooms.

**Zoning History:** There have been five recent zoning cases requested in the vicinity within the past five years.

1. **Z178-185:** On April 25, 2018 the City Council authorized a hearing to determine the proper zoning on property zoned a CH Clustered Housing District, CR Community Retail District, CS Commercial Service District, a D(A) Duplex District, an LO-1 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MU-1 Mixed Use District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an R-7.5(A) Single Family District, and an RR Regional Retail District; Planned Development District No. 87, Planned Development District No. 282, Planned Development District No. 221, Planned Development District No. 316, Planned Development District No. 160, Planned Development District No. 340, Planned Development District No. 468, Planned Development District No. 487, Planned Development District No. 567, Planned Development District No. 682, and Planned Development District No. 830; and, Conservation District No. 1 and No. 7, with consideration given to an historic demolition delay overlay..
2. **Z167-120:** On October 11, 2017, the City Council approved a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District.
3. **Z145-197:** On June 10, 2015, the City Council approved an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.
4. **Z156-240:** On September 14, 2016, the City Council renewed Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period

with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

5. **Z123-343:** On May 28, 2014, the City Council approved an Historic Overlay for Sunset High School on property zoned Planned Development District No. 409.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
W 10 <sup>th</sup> Street	Local	110 feet
S. Brighton Avenue	Local	60 feet
S. Waverly Drive	Local	60 feet

**Traffic:**

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and the proposed Traffic Management Plan and determined that the proposed request will not have a negative impact on the surrounding street system.

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

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

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

**Implementation measure 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.

## **URBAN DESIGN**

**GOAL 5.2** Strengthen Community and Neighborhood Identity

**Policy 5.2.1** Maintain neighborhood scale and character.

**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.

## **NEIGHBORHOOD PLUS**

**Policy 4.2** SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

**Action 4.2.2** Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

### **Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Church
<b>North</b>	R-7.5(A), NS(A)-D, NS(A)	Single family, Office
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	R-7.5(A)	Single Family
<b>West</b>	PDD No. 996	Multifamily

### **Land Use Compatibility:**

The 2.18-acre request site is zoned an R-7.5(A) Single Family District and currently developed with a vacant two-story building previously the location of a church.

The subject site was developed in its current configuration in 1925 and contains approximately 55,000-square-feet of floor area. The proposed request will serve 118 students with a projected or future enrollment of 328 students with a buildout that will support 23 classrooms and the gradual addition of middle school and high school classrooms within the next five years.

Surrounding land uses consist of single family to the south and east across S. Waverly Drive, multifamily to the west, and office and single family uses to the north across W. 10<sup>th</sup> Street.

While no construction is proposed for the request site, the applicant proposes to utilize the existing surface parking spaces along the eastern portion of the site as a game court. Additionally, the request seeks to provide a playground area at the rear of the existing two story structure.

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

The applicant's request is consistent with the provisions for the Specific Use Permit and is not foreseen to have a negative impact in the surrounding areas. Furthermore, staff finds the request will provide the residents of the area within proximity to the school and child care use alternative educational options.

While the representative is requesting a five-year time period with eligibility of automatic renewals for additional five-year periods, staff recommends approval of the request for a five-year approval period without automatic renewal because 1) the school is a new use to the location which will take a few years to reach capacity and 2) the five-year period without automatic renewal will allow the City Plan Commission and City Council to reevaluate and reconsider the use, with the opportunity to improve land use compatibility if additional or modified conditions are needed. Additionally, staff is recommending that only the child-care facility and private school use for elementary and middle school use be permitted. The school is adjacent to PDD No. 409 for a high school use [Sunset High School] to the northwest. Because of the proximity of the school to the request site and traffic management concerns by the Engineering Division, staff would like to evaluate how this request will work without adding to the existing concerns before permitting an

additional high school use.

**Parking:**

Per the Code, the off-street parking requirement for a child care facility use and private school use may be established by the SUP. If the request was complying with off-street parking requirement, the 4,000-square-foot child care facility use would require one space per 500 square feet of floor area for a required 8 off-street spaces. The 16 elementary classrooms would require 1.5 spaces per classroom requiring 24 off-street spaces, at a ratio of 3.5 spaces per classroom the three middle school classrooms would require 11 off-street spaces and at a ratio of 9.5 per classrooms the high school use would require 38 off-street spaces for a total of 81 spaces required. However, the request proposes to provide only 72 off-street spaces. The parking study address the deviation in the parking ratio for a high school use by discussing the use of proposed on-street parking to account for approximately 98 spaces. If approved as recommended by staff the request will only require only 43 spaces and have an excess of 29 spaces.

If the Commission approves the request with staff's recommendation, it is important to note that if the applicant seeks to include the high school classrooms, an amendment of the SUP will be required, and additional off-street parking will have to be required.

**Landscaping:**

Landscaping will be provided in accordance with Article X of the Dallas Development Code, as amended.

**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. The site is not within an identifiable MVA Category; however, it is in proximity to an "D" MVA Cluster to the north across W. 10<sup>th</sup> Street, east across S. Waverly Drive and, south and west.

**List of Partners/Principals/Officers**

**Calvary Oak Cliff Inc.**

Rocky G. Vasquez, Pastor

**The Kessler School**

**Board of Trustees**

Cooper Koch,	President
Cynthia Jaggi,	Vice President
Megan Griffin,	Secretary
Mike Casey,	Member
Kevin Doeksen,	Member
David Griffin,	Member
Vanessa Ullmann,	Head of School

**CPC Action**  
**January 23, 2020**

**Motion:** It was moved to recommend **approval** of a Specific Use Permit for a child-care facility and a private school use for a five-year period, subject to a site plan, traffic management plan, and staff's recommended conditions (as briefed) with the following changes: 1) maximum 23 classrooms for grades pre-kindergarten to twelfth grade and 2) Hours of Operations - 8:00 a.m. to 5:45 p.m., Monday through Friday on property zoned an R-7.5(A) Single Family District on the south line of West 10<sup>th</sup> Street, between South Brighton Avenue and South Waverly Drive.

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

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

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

<b>Notices:</b>	Area: 300	Mailed: 83
<b>Replies:</b>	For: 7	Against: 0

**Speakers:** For: Rob Baldwin, 3907 Elm St., Dallas, TX, 75226  
Against: None



**CPC RECOMMENDED  
SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a child care facility and a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

*CPC Recommendation:*

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on <u>five years</u> (from the passage this of this Ordinance). |
|---|

*Applicant's request:*

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (five years from the passage of this Ordinance) but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10 <sup>th</sup> but before the 120 <sup>th</sup> day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
|---|

*CPC Recommendation:*

- |   |
|---|
| 4. <u>CLASSROOMS</u> : The maximum number of classrooms is 23 for grades pre-kindergarten to twelfth grade. |
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*Staff's Recommendation:*

- |  |
|--|
| 4. <u>CLASSROOMS</u> : The maximum number of classrooms is 23 for grades pre-kindergarten to eighth grade. |
|--|

*CPC Recommendation:*

- |   |
|---|
| 5. <u>FLOOR AREA</u> : The maximum floor area for the child care facility use may not exceed 4,000 square feet. |
|---|

*Applicant's request:*

- |   |
|---|
| <del>5. <u>FLOOR AREA</u>: The maximum floor area for the child care facility use may not exceed 4,000 square feet.</del> |
|---|

6. HOURS OF OPERATION: The child-care facility and the private schools may only operate between 8:00 a.m. and 5:45 p.m., Monday through Friday.

7. PARKING: Off-street parking must be provided as shown on the attached site plan.

8. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the private school must comply with the attached traffic management plan.

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

C. Traffic study.

i. 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, 2021** or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1 of each year.

ii. 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 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.

iii. 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.

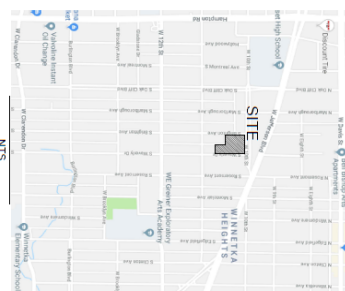
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

ii. 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.

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

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

Z189-314(PD)



SITE DATA TABLE SUN FOR PRIVATE SCHOOL AND CHILD CARE FACILITY 1822 W. 10TH STREET R-7.40A DISTRICT		
TOTAL SITE AREA LAND USE	95.11 SF	2.18 AC
TOTAL FLOOR AREA	PRIVATE SCHOOL: 17 CLASSROOMS CHILD CARE FACILITY: 4,000 SF	
PARKING	54,400 SF	
NO. OF CLASSROOMS	REQUIRED 70	PROVIDED 73
5-5 - 16	1.5	2.1
MIDDLE - 3	3.25	9
HIGH - 4	7	28
CHILD CARE FACILITY (4,000 SF)	500	8
TOTAL	69,770	

10/04/2019

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PROJECT NUMBER

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CASE NUMBER



## Traffic Management Plan for The Kessler School

October 2, 2019

### Introduction

The services of Lambeth Engineering Associates, PLLC (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for The Kessler School (Kessler). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about The Kessler School.

#### School:

- Current School Location: 1215 Turner Avenue, Dallas, TX 75208
- Proposed School Location: 1822 W. 10<sup>th</sup> Street, Dallas, TX 75208
  - Prior Use at Proposed Location: Calvary Baptist Church
- Type of School: Private School
- School Times: PreK – 8:00 AM - 3:15; K-5<sup>th</sup> – 8:00 AM - 3:20 PM; 6<sup>th</sup> – 8:00 AM - 3:30 PM. After-care program for children until 5:45 PM.
- Child Development Center: Approximately 4,000 SF of space serving children ages six months through PreK with hours from 8:00 AM – 6:00 PM.

#### Zoning:

- Existing Zoning: Single-family, R-7.5 (A)
- Proposed Zoning: New SUP
- Project: Kessler is moving from its current location on Turner Avenue to the new location on W. 10<sup>th</sup> Street. The School plans to gradually increase enrollment and add 7<sup>th</sup> - 8<sup>th</sup> grades in the next five years at the new location. While there are currently no set plans to include all grades through 12<sup>th</sup> grade, this TMP takes into account potential further growth in order to be conservative.

#### Students:

- Existing Enrollment: 118 students in PreK – 6<sup>th</sup> grades.
- Student Capacity: Approximately 230 students in five (5) years; 328 students at full buildout.
- Travel Modes: 100% via parents until school grows and includes high school students that drive.

**School Access:**

- Surrounding Roadways:
  - W. 10<sup>th</sup> Street: Two-lane, divided with a wide median
  - S. Waverly Drive: Two-lane, undivided roadway
  - S. Brighton Avenue: Two-lane, undivided roadway
- Sidewalks are provided on all streets adjacent to the school.

**Traffic Management Plan**Queue

Traffic observations were conducted on the following dates and times. Lambeth Engineering met with Ms. Vanessa Ullman, Head of School, and Mr. Cooper Koch, President, Board of Trustees, during the process of developing the TMP.

- Thursday, August 29, 2019 – AM Arrival and PM Dismissal
- Thursday, September 6, 2019 – PM Dismissal
- Monday, September 9, 2019 – PM Dismissal

Ten vehicles were observed in queue during the peak time for picking up students. Most of the traffic cleared the campus in about ten (10) minutes following dismissal.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. This situation is summarized in **Table 1** below. As shown, there was always a surplus of space.

**Table 1. Queue Summary**

Current		Buildout Projected		Provided		Surplus	
Vehicles	Feet	Vehicles	Feet	Vehicles	Feet	Vehicles	Feet
10	235	19	447	20	480	1	34

The Early Childhood Center parents will park to drop-off and pick up their children. Most of these parents are expected to pick up their children after they get off work, well after school is dismissed.

School TMP Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

**Students**

1. Students should wait in the breezeway at the designated loading area for their parent's arrival.

**Parents**

2. Parents who want to park and pick up their students should enter the northern driveway on S. Waverly Drive and proceed to the designated parking area.
3. Parents should park on the site, not on the street.



4. Parents who want to proceed through the queue line to pick up their students should enter the southern driveway on S. Waverly Drive and proceed to the queue line. Parents should remain in their vehicles and continue to pull forward in the queue line.

#### ***Staff***

5. At least two staff members should be situated in the loading area at dismissal – one to assist in loading students into the vehicle and another to make sure that the students are at the loading area upon their parent's arrival.
6. If the loading process needs to be expedited, a "walkie talkie" system could be implemented. The staff member standing at the entrance of the driveway should announce to the staff member at the loading area the parents who have arrived, who would then use a megaphone to announce that information to the students so that they are in the same order as their parents in the queue line. While this situation is not anticipated to occur in the near future, when queuing lengthens on the site, the walkie-talkie/megaphone system should be used *before* the queue ever begins to reach the entrance of the driveway.

#### ***Buses***

7. Kessler does not offer bus service.

#### ***Licensed Peace Officers***

8. Kessler traffic flows smoothly at the current location and is expected to continue to flow smoothly at the new location; a licensed peace officer is not recommended.

#### ***Parking Restrictions***

9. The school has enough on-site parking and queue space. No parking restrictions are recommended.

#### ***School Zones***

10. Students are not anticipated to walk home. If students do walk home, the City should be contacted to evaluate the need to provide a school zone.

#### ***Off-Site Improvements***

11. Since students are not anticipated to walk home, no crosswalks are recommended at this time. If students do walk home, the City should be contacted to evaluate the need to install crosswalks.

#### ***On-Site Improvements***

12. None are recommended at this time.

## **Summary**

The Kessler School Traffic Management Plan is designed to provide safe vehicular and pedestrian movements to and from school and can accommodate the projected vehicular queues within the streets around the school without blocking through traffic. A summary of the school data and queues are provided in **Table 2** and **Table 3**.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

Table 2. TMP Summary – 5 Year Projections

Grade	School Times	Current Students	5-Year Projected Students
Pre - K	8:00 AM - 3:15 PM	42	48
K - 5th	8:00 AM - 3:20 PM	69	136
6th - 9th	8:00 AM - 3:30 PM	7	46
Total:		118	230
<b>TRAVEL MODES</b>			
Parents		100%	100%
Student Drivers		0%	0%
Walkers		<1%	<1%
After School Activities		~25%	~25%
<b>QUEUE SPACE (PreK)</b>		Veh	Feet
Projected Queue		4	94
Provided Queue		20	480
Surplus Queue Space		16	386
<b>QUEUE SPACE (K - 5th)</b>		Veh	Feet
Projected Queue		10	235
Provided Queue		20	480
Surplus Queue Space		10	245
<b>QUEUE SPACE (6th - 12th)</b>		Veh	Feet
Projected Queue		2	47
Provided Queue		20	480
Surplus Queue Space		18	433

Table 3. TMP Summary – Buildout Projections

Grade	School Times	Current Students	Full Buildout Projected Students
Pre-K - K	8:00 AM - 3:10 PM	42	80
1st - 4th	8:00 AM - 3:20 PM	69	128
6th - 12th	8:00 AM - 3:30 PM	7	120
Total:		118	328
<b>TRAVEL MODES</b>			
Parents		100%	97%
Student Drivers		0%	3%
Walkers		<1%	<1%
After School Activities		~25%	~25%
<b>QUEUE SPACE (PreK-K)</b>		Veh	Feet
Projected Queue		4	94
Provided Queue		20	480
Surplus Queue Space		16	386
<b>QUEUE SPACE (1st - 4th)</b>		Veh	Feet
Projected Queue		10	235
Provided Queue		20	480
Surplus Queue Space		10	245
<b>QUEUE SPACE (5th - 12th)</b>		Veh	Feet
Projected Queue		2	47
Provided Queue		20	480
Surplus Queue Space		18	433

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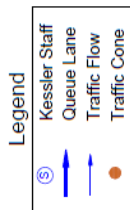
**Traffic Management Plan**  
The Kessler School



West 10th Street

S Brighton Avenue

S Waverly Drive



**TMP Summary**

Grade	School Times	Current Students	Full Buildout Projected Students
Pre-K - K	8:00 AM - 3:10 PM	42	50
1st - 4th	8:00 AM - 3:20 PM	69	128
6th - 12th	8:00 AM - 3:30 PM	7	120
Total:		118	328
<b>TRAVEL MODES:</b>			
Parents		100%	97%
Student Drivers		0%	3%
Walkers		<1%	<1%
After School Activities		~25%	~25%
<b>QUEUE SPACE (PreK-K):</b>			
Projected Queue:		Veh Feet	Veh Feet
Provided Queue:		4 94	9 216
Surplus Queue Space:		20 480	20 480
<b>QUEUE SPACE (1st - 4th):</b>			
Projected Queue:		Veh Feet	Veh Feet
Provided Queue:		10 235	19 447
Surplus Queue Space:		20 480	20 480
<b>QUEUE SPACE (5th - 12th):</b>			
Projected Queue:		Veh Feet	Veh Feet
Provided Queue:		2 47	17 403
Surplus Queue Space:		18 433	3 77

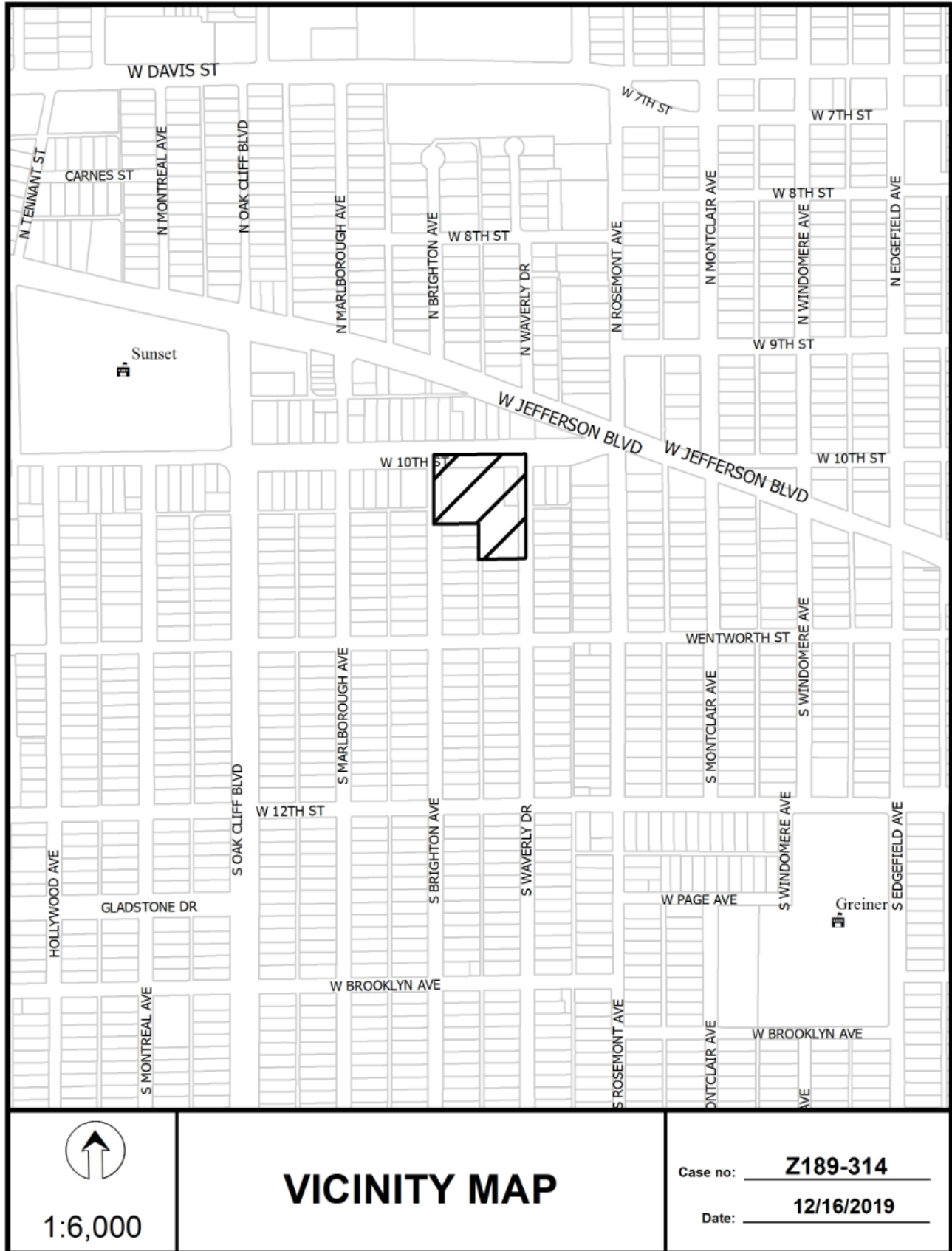
School dismissal and stagger times may vary as long as the queue does not extend beyond the school's driveway onto S. Waverly Drive.

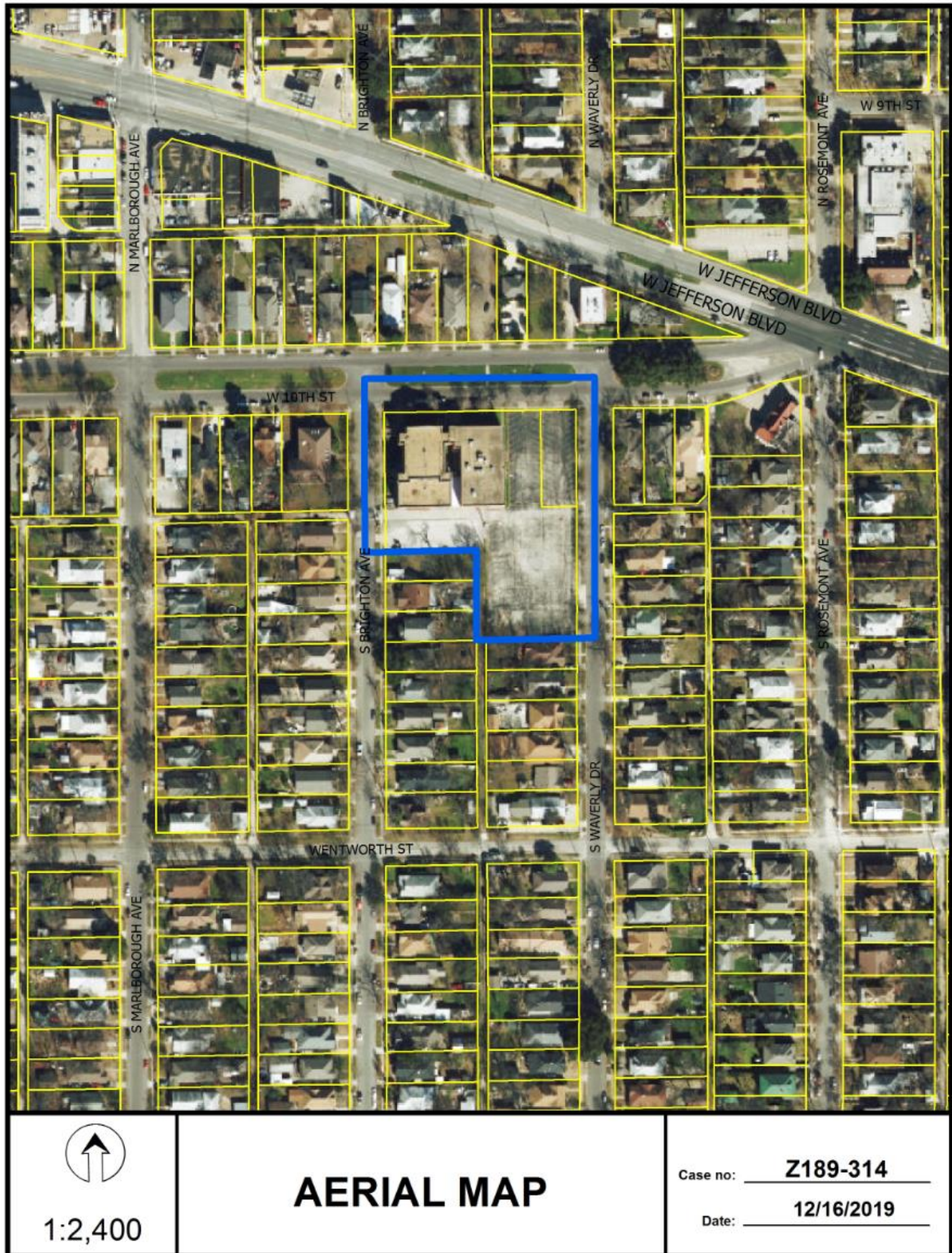


SITE PLAN PROVIDED BY BALDWIN ASSOCIATES 09.26.19

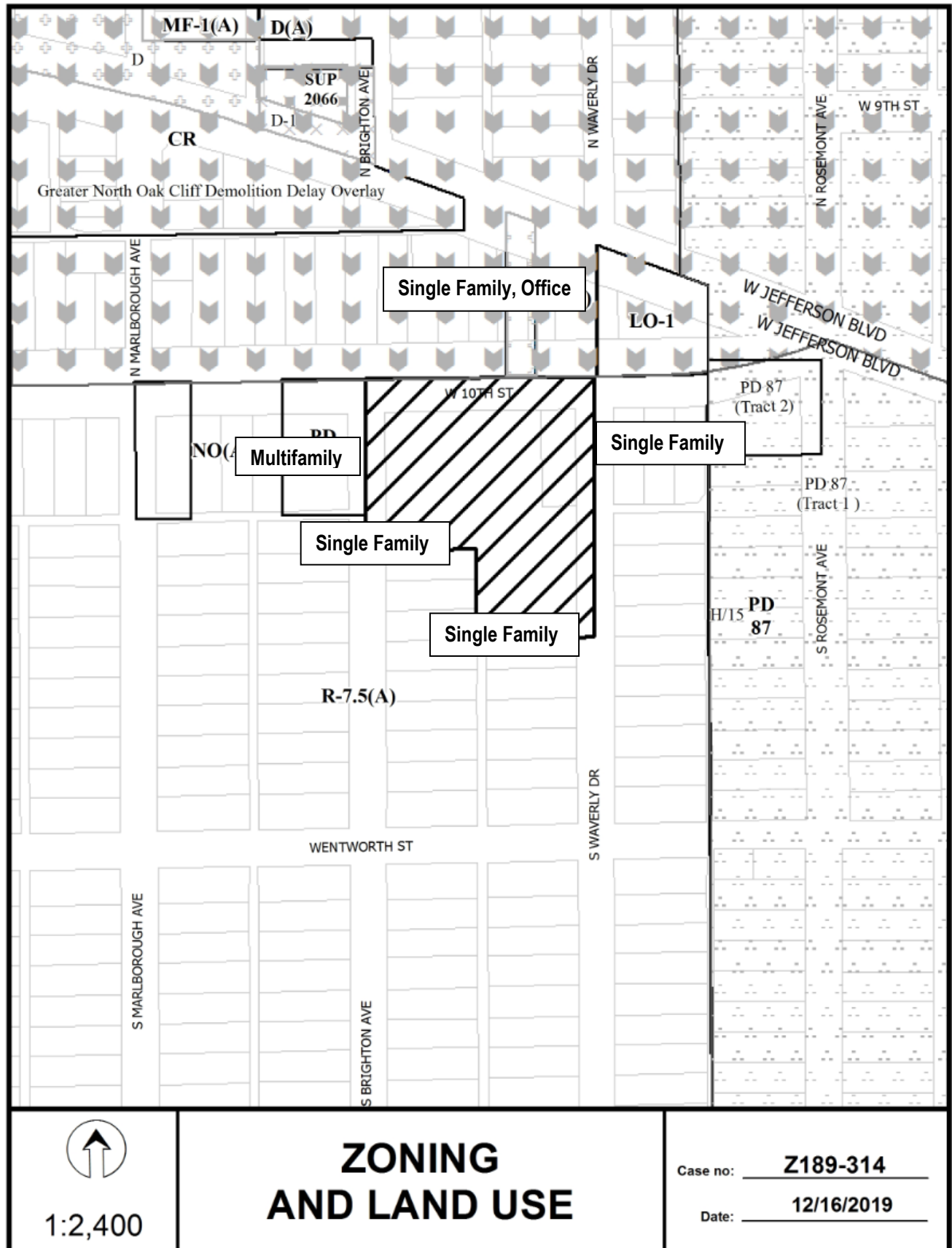


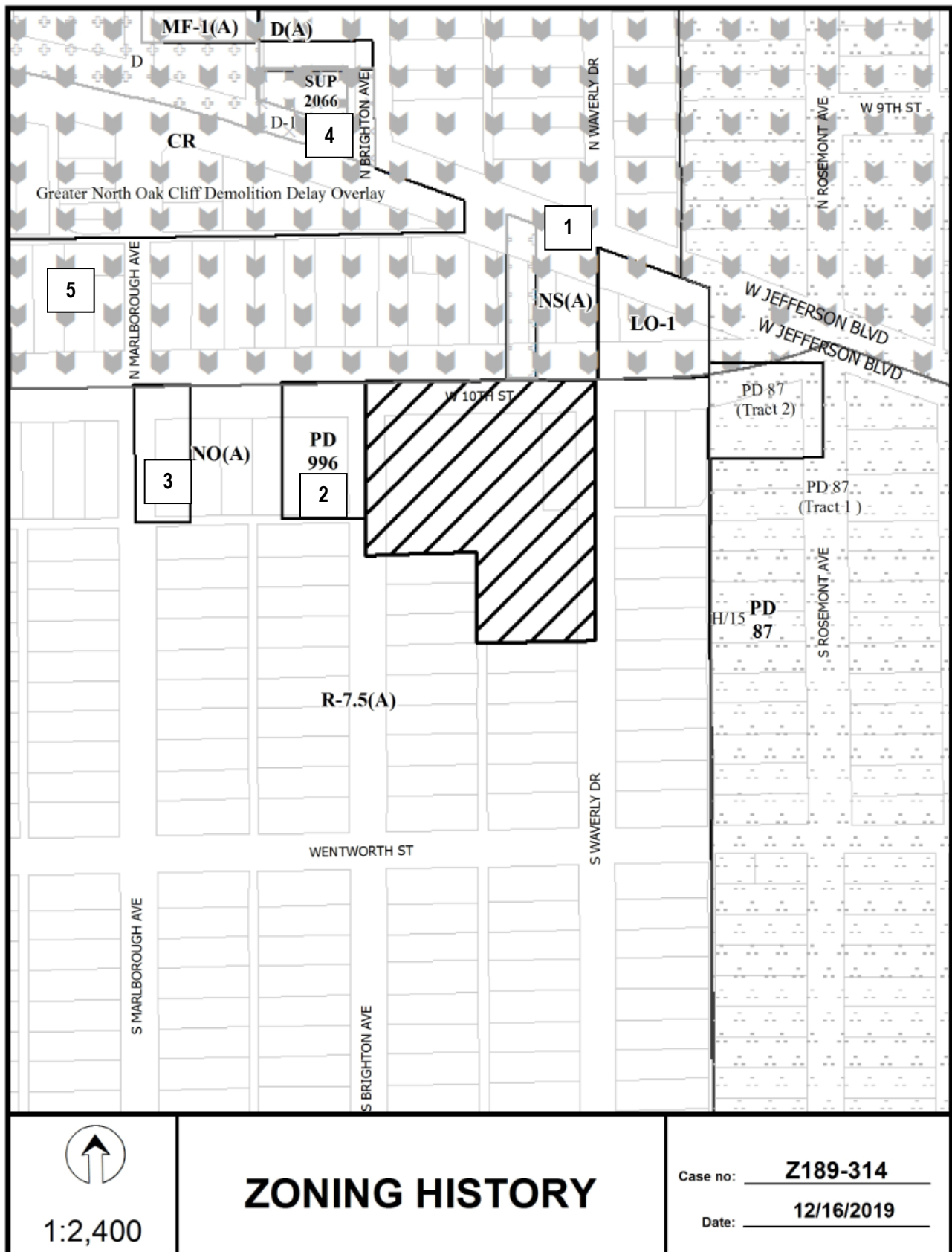
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Market Value Analysis

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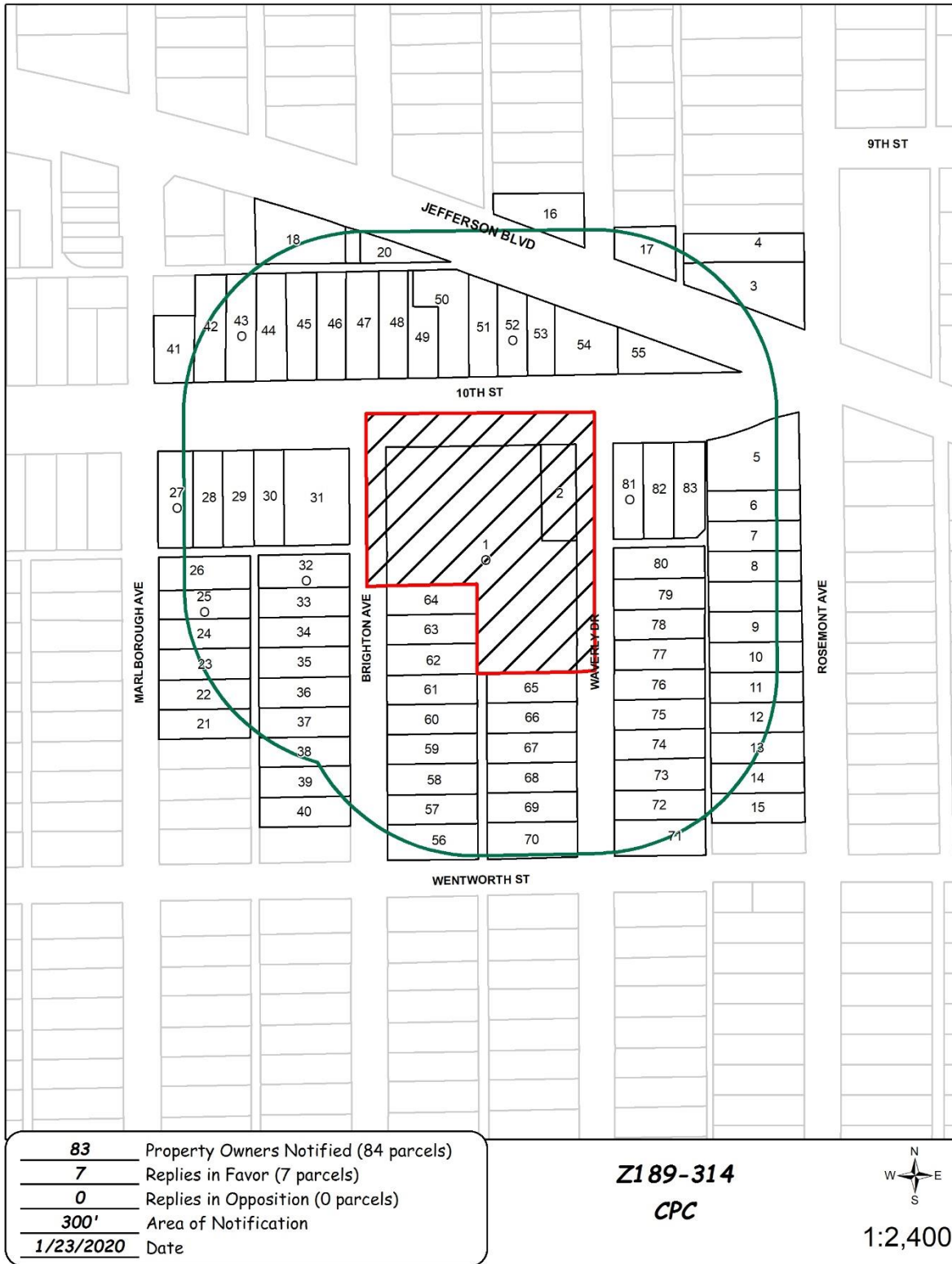


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# Market Value Analysis

Printed Date: 12/16/2019

# CPC RESPONSES



01/22/2020

***Reply List of Property Owners******Z189-314******83 Property Owners Notified      7 Property Owners in Favor      0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF OAK CLIFF INC
	2	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF CHRIST
	3	101 N ROSEMONT AVE	SALVATION ARMY
	4	107 N ROSEMONT AVE	STOHLMANN SCOTT & CYNTHIA F
	5	1700 W 10TH ST	LOPEZ FRANCISCO J &
	6	107 S ROSEMONT AVE	ROMAN VERONICA J
	7	111 S ROSEMONT AVE	EAGER CHRISTIAN THOMAS H &
	8	115 S ROSEMONT AVE	WILSON STEVEN G
	9	123 S ROSEMONT AVE	PAGE LAURA G
	10	127 S ROSEMONT AVE	TELLES MARIO ALBERT
	11	201 S ROSEMONT AVE	THRASHER KAREN & BARTON
	12	205 S ROSEMONT AVE	ZAREFF STEVE TRUST
	13	209 S ROSEMONT AVE	JOHNSON ARON
	14	211 S ROSEMONT AVE	GACONNIER FRANCES M
	15	219 S ROSEMONT AVE	WEST KATHLEEN
	16	207 N WAVERLY DR	DEARING NANCY C WONDERS
	17	202 N WAVERLY DR	CRUZ JOSE & EDITH R
	18	1910 W JEFFERSON BLVD	BALLAS VICTOR &
	19	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
	20	1836 W JEFFERSON BLVD	VA CAPITAL LLC &
	21	206 S MARLBOROUGH AVE	GLOBAL CAPITAL HOMEBUYERS INC
	22	200 S MARLBOROUGH AVE	TAYLOR KRISTAN LEIGH & ARCADI PALERM
	23	126 S MARLBOROUGH AVE	BAUMAN MAYA &
	24	120 S MARLBOROUGH AVE	GONZALEZ NOEMI
O	25	118 S MARLBOROUGH AVE	BLAYLOCK JOHN L &
	26	116 S MARLBOROUGH AVE	ANGUIANO JOSE



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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	1922 W 10TH ST	VALADEZ JAVIER A
	28	1918 W 10TH ST	VELA ELISA S
	29	1912 W 10TH ST	SOTO JESUS
	30	1910 W 10TH ST	CEDILLO APOLONIO &
	31	1900 W 10TH ST	1900 W 10TH STREET LLC
O	32	115 S BRIGHTON AVE	FRANCIS MICHAEL & THERESA
	33	119 S BRIGHTON AVE	GUILLEN MARIA B
	34	121 S BRIGHTON AVE	VASQUEZ MARGARITA GAMEZ
	35	125 S BRIGHTON AVE	LEIJA DELORES G
	36	201 S BRIGHTON AVE	CARMONA JUAN C
	37	205 S BRIGHTON AVE	COOK LATANYA
	38	209 S BRIGHTON AVE	BANNISTER CHARLES L &
	39	213 S BRIGHTON AVE	SANCHEZ GRIMALDO &
	40	217 S BRIGHTON AVE	RODRIGUEZ ROBERTO &
	41	1921 W 10TH ST	MADIGAN MARIA ROSARIO SAI & ROBERT FRANK II
	42	1917 W 10TH ST	GALLEGOS JESUS C ET AL
O	43	1915 W 10TH ST	CURTIS BEVERLY A
	44	1913 W 10TH ST	MACIAS JOSE A JR &
	45	1909 W 10TH ST	JIMENEZ ARNULFO JR &
	46	1903 W 10TH ST	RODRIGUEZ JOSE M & KARA S
	47	1827 W 10TH ST	BETANCOURT EVA L
	48	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
	49	1821 W 10TH ST	SARMIENTO NEIMD Z
	50	1817 W 10TH ST	MELGOZA JOSE JJ &
	51	1815 W 10TH ST	MELGOZA JOSE J JIMENEZ
O	52	1808 W JEFFERSON BLVD	MELTON JANIE
	53	1805 W 10TH ST	VILLARREAL HECTOR D
	54	1801 W 10TH ST	SUNSET MANOR LLC
	55	1719 W 10TH ST	BACSIK MICHAEL JOSEPH &
	56	222 S BRIGHTON AVE	DANIELS LAURA PAGE
	57	216 S BRIGHTON AVE	SANCHEZ GRIMALDO & ROSA M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	212 S BRIGHTON AVE	SANTOS MARIA JESUS C &
	59	208 S BRIGHTON AVE	QUINONEZ RAMON &DORA
	60	206 S BRIGHTON AVE	ORNELAS MIGUEL &
	61	200 S BRIGHTON AVE	DIAZ MANUEL &
	62	128 S BRIGHTON AVE	JCB NORTEX PROPERTIES LLC
	63	120 S BRIGHTON AVE	SIMMONS MARK ALAN &
	64	118 S BRIGHTON AVE	SIMMONS MARK A
	65	207 S WAVERLY DR	PRUETT JOHN
	66	211 S WAVERLY DR	MACIAS FERMIN JR
	67	215 S WAVERLY DR	MENDEZ FIDENCIO &
	68	219 S WAVERLY DR	LORETTO ARNOLD
	69	223 S WAVERLY DR	BRACKINS KELLEN L
	70	227 S WAVERLY DR	OLIVA CARLOS E & MYRNA
	71	226 S WAVERLY DR	WOODRUFF HOLLY & WILLIAM JR
	72	222 S WAVERLY DR	GONZALEZ ARMANDO
	73	218 S WAVERLY DR	JACK OLLIE C JR &
	74	212 S WAVERLY DR	SNIDOW BARRY G
	75	210 S WAVERLY DR	ROMERO MARIA
	76	206 S WAVERLY DR	VALLEJOS JOSHUA BRYAN &
	77	126 S WAVERLY DR	MARIADELACERDA MONICA
	78	122 S WAVERLY DR	OVERTON JANET L
	79	118 S WAVERLY DR	WAGERS ROBERT WAYNE &
	80	114 S WAVERLY DR	CONRAD JENNIFER A
O	81	1720 W 10TH ST	HORTON BARBARA SIEMENS
	82	1716 W 10TH ST	TREJO GABRIEL &
	83	1712 W 10TH ST	DENOVA ERIKA