

FILE NUMBER: Z190-248(CT) **DATE FILED:** April 17, 2020
LOCATION: Southeast corner of Bruton Road and St. Augustine Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 59 B
SIZE OF REQUEST: ±4.07 acres **CENSUS TRACT:** 119.00

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 484 for a public school use.

SUMMARY: The applicant proposes a 24,211-square-foot building addition to the existing school [School for the Talented and Gifted in Pleasant Grove], for a total floor area of 55,891 square feet. The addition will accommodate a small gym/storm shelter, drama classroom, dressing rooms, art room, music room, cafeteria, kitchen, restrooms, and mechanical room. The landscape plan will be separated from the development plan. Additionally, the applicant proposes the addition of a traffic management plan.

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

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

BACKGROUND INFORMATION:

- The 4.07-acre request site is developed with a high school use and contains approximately 40,500 square feet.
- PD No. 484 was established by the City Council on August 27, 1997 and allows a public school and certain R-7.5(A) uses.
- The applicant proposes a 24,211-square-foot building addition to the existing school for a total floor area of 55,891 square feet. The addition will accommodate a small gym/storm shelter, drama classroom, dressing rooms, art room, music room, cafeteria, kitchen, restrooms, and mechanical room. The landscape plan will be separated from the development plan. Additionally, the applicant proposes the addition of a traffic management plan.
- Recent state regulations requiring schools to provide storm shelters is the basis for this request.

Zoning History: There have been three recent zoning change requests in the vicinity within the last five years.

1. **Z190-213** On June 18, 2020, the City Plan Commission denied without prejudice an application for an MF-2 Multifamily District on property zoning and R-7.5(A) Single Family District.
2. **Z156-243** On August 24, 2016, City Council denied an application for a Specific Use Permit for the sale of alcoholic beverage in conjunction with a general merchandise or food store greater the 3,000 square feet.
3. **Z156-104** On February 24, 2016, City Council approved an application for a Planned Development District for an open-enrollment charter school.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Bruton Road	Principal Arterial	100 ft.
St. Augustine Boulevard	Community Collector	60 ft.

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity and travel by all other modes during peak demand conditions for the high school use.

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed Traffic Management Plan for DISD's School for the Talented and Gifted (TAG- Pleasant Grove Campus) dated April 9 and updated July 22, 2020. The initially proposed conditions included three recommended options to operate school traffic:

1) converting Citadel Drive to one-way operations, 2) staging school buses on St. Augustine, and 3) staging school buses on site on the proposed parking lot. Staff does not support any of the proposed operations. First, converting Citadel Drive to one-way flow during school peak hours would not be a solution. There is no practical approach to turn Citadel to one-way flow. Second, there is not enough available curb to stage buses on St. Augustine Road; the northbound lane adjacent to the site is restricted with right turn auxiliary lane, a DART stop, and the proposed school driveway. And third, the proposed plan does not separate exit routes for school buses. Buses would have to compete for access in a drive aisle that is already saturated with vehicles participating in the pick-up queue. Any effort from school staff to manage traffic would require moving passenger cars while they're still waiting for their students.

At the request of city staff, the applicant revised the traffic plan to propose a fourth scenario that will allow the proposed expansion and school operations to operate safely with a practical traffic operations plan: The property owner/school operator plans to improve Citadel Drive to meet standards for an S-2-U street classification including 18 feet of pavement (measured from the established centerline) along the length of the property—north of the property driveway on Citadel Drive—for school bus queueing during school peak hours. In addition, the school operator must retain a peace officer to control traffic at the intersection of Citadel Drive and Chateau Drive.

Staff recommends approval subject to the abovementioned conditions.

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.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 484	Public School
North	CR	Retail/Personal Service
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	CR SUP No. 717	Church Fire Station

Land Use Compatibility

The 4.07-acre request site is developed with a one-story structure with a total floor area of approximately 40,500-square-feet. The applicant's request for an amendment to Planned Development District No. 484 will facilitate the following: 1) a small gym/storm shelter, drama classroom, dressing rooms, art room, music room, cafeteria, kitchen, restrooms, and mechanical room, 2) a standalone landscape plan, and 3) the addition of a traffic management plan. Recent state regulations requiring schools to provide storm shelters is the basis for this request.

The surrounding land uses consist of single family to the east and south of the subject site. There are retail and personal service uses west and north of the subject site.

Staff supports the amendment because the school has operated within the community at this location for many years and the proposed addition will facilitate compliance with state laws. Staff considers the requested amendment to be compatible with the surrounding single-family neighborhood because 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 requirement for off-street parking for the school is derived from three criteria: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. This school is a middle school serving fourth through seventh grade. The PD conditions require that off-street parking and loading be provided as shown on the development plan. The development plan states there are currently 42 parking spaces available on the site and are proposing an additional four parking spaces for a total of 46 parking spaces for the school. There are no additional classrooms added to the site.

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 are located within an “G”, “F”, and “H” Categories.

Landscaping

Per the PD conditions, a landscaping must be provided as shown on the landscape plan. Landscape changes include buffers on the east and south of the site with consideration given to the residential adjacency to those portions of the site.

LIST OF OFFICERS

**Dallas Independent School District
Board of Trustees**

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

CPC ACTION
JULY 23, 2020

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 484 for a public school use, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions on the southeast corner of Bruton Road and St. Augustin Drive.

Maker: Shidid
Second: MacGregor
Result: Carried: 11 to 0

For: 11 - MacGregor, Hampton, Stinson, Johnson, Shidid,
Carpenter, Blair, Jung, Schultz, Schwope, Garcia

Against: 0
Absent: 3 - Jackson, Murphy, Rubin
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 50
Replies: For: 1 Against: 0

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

PROPOSED PDD CONDITIONS

ARTICLE 484.

PD 484.

SEC. 51P-484.101. LEGISLATIVE HISTORY.

PD 484 was established by Ordinance No. 23238, passed by the Dallas City Council on August 27, 1997. Ordinance No. 23238 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23238; 26042)

SEC. 51P-484.102. PROPERTY LOCATION AND SIZE.

PD 484 is established on property generally located at the southeast corner of Bruton Road and St. Augustine Road. The size of PD 484 is approximately 4.128 acres. (Ord. Nos. 23238; 26042)

SEC. 51P-484.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 23238; 26042)

SEC. 51P-484.104. DEVELOPMENT PLAN.

- (a) For a public school, development and use of the Property must comply with the development plan (Exhibit 484A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.
- (b) For all other permitted uses, Subsections 51A-4.702(c) through (i), regarding submission of or amendments to a conceptual plan, site plan, site analysis plan, development plan, development schedule, and landscape plan, do not apply. (Ord. Nos. 23238; 26042)

SEC. 51P-484.105. MAIN USES PERMITTED.

- (a) Agricultural uses.
 - Crop production.
- (b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Cemetery or mausoleum. *[SUP]*
- Child-care facility. *[SUP]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convent or monastery. *[SUP]*
- Foster home. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Public or private school. *[By SUP for a private school.]*

(e) Lodging uses.

-- None permitted.

(f) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

(g) Office uses.

-- None permitted.

(h) Recreation uses.

- Country club with private membership. *[SUP]*
- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(i) Residential uses.

- Handicapped group dwelling unit. *[Use is permitted in this district as if located in an R-7.5(A) Single Family District; see Section 51A-4.209(3.1).]*
- Single family.

(j) Retail and personal service uses.

-- None permitted.

(k) Transportation uses.

-- Private street or alley. *[SUP]*

Z190-248(CT)

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Police or fire station. *[SUP]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Use is permitted in this district as if located in an R-7.5(A) Single Family District; see Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(l) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]* (Ord. Nos. 23238; 26042)

SEC. 51P-484.106. 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 helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(Ord. Nos. 23238; 26042)

SEC. 51P-484.107. 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. Minimum front yard is 25 feet.

(b) Side and rear yard.

Z190-248(CT)

- (1) No minimum side and rear yard for single family structures.
- (2) Minimum side yard for other permitted structures is 10 feet.
- (3) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF(A), NO(A), LO(A), MO(A), GO(A), NS(A), CR, RR, LI, IR, IM, mixed use, or multiple commercial district.
- (c) Dwelling unit density. No maximum dwelling unit density.
- (d) Floor area. For a public school, maximum permitted floor area is 64,000 square feet. For all other permitted uses, no maximum floor area ratio.
- (e) Height. Maximum structure height is 30 feet.
- (f) Lot coverage.
 - (1) Maximum lot coverage is 60 percent for residential structures and 50 percent for nonresidential structures.
 - (2) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.
- (g) Lot size.
 - (1) Minimum lot area for a residential use is 7,500 square feet.
 - (2) For all other uses, no minimum lot size.
- (h) Stories. No maximum number of stories. (Ord. Nos. 23238; 26042)

SEC. 51P-484.108. OFF-STREET PARKING AND LOADING.

- (a) For a public school, off-street parking and loading must be provided as shown on the development plan. Off-street parking may be provided in the required yards.
- (b) For all other permitted uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking regulations contained in Division 51A-4.300 for off-street parking regulations generally. (Ord. Nos. 23238; 26042)

SEC. 51P--409.108.2 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 706C).
- (b) 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 **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.

(c) 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.

Z190-248(CT)

For a public school, fencing must be provided as shown on the development plan. Fencing for the public school may be located in the required yards. (Ord. Nos. 23238; 26042)

SEC. 51P-484.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23238; 26042)

SEC. 51P-484.111. LANDSCAPING.

(a) For a public school, all landscaping must be provided as shown on the landscape plan prior to the issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Division 51A-10.100. with Article X. (Ord. Nos. 23238; 26042)

SEC. 51P-484.112. SIGNS.

Signs on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 23238; 26042)

SEC. 51P-484.113. ADDITIONAL PROVISIONS.

(a) Electrical service for single family uses. In this PD, a lot for a single-family use may be supplied by not more than one electrical utility service and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this PD when, in the opinion of the board, the special exception will:

- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this district.

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

(c) Compliance with laws. 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. 23238; 26042)

SEC. 51P-484.114. GENERAL REQUIREMENTS.

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

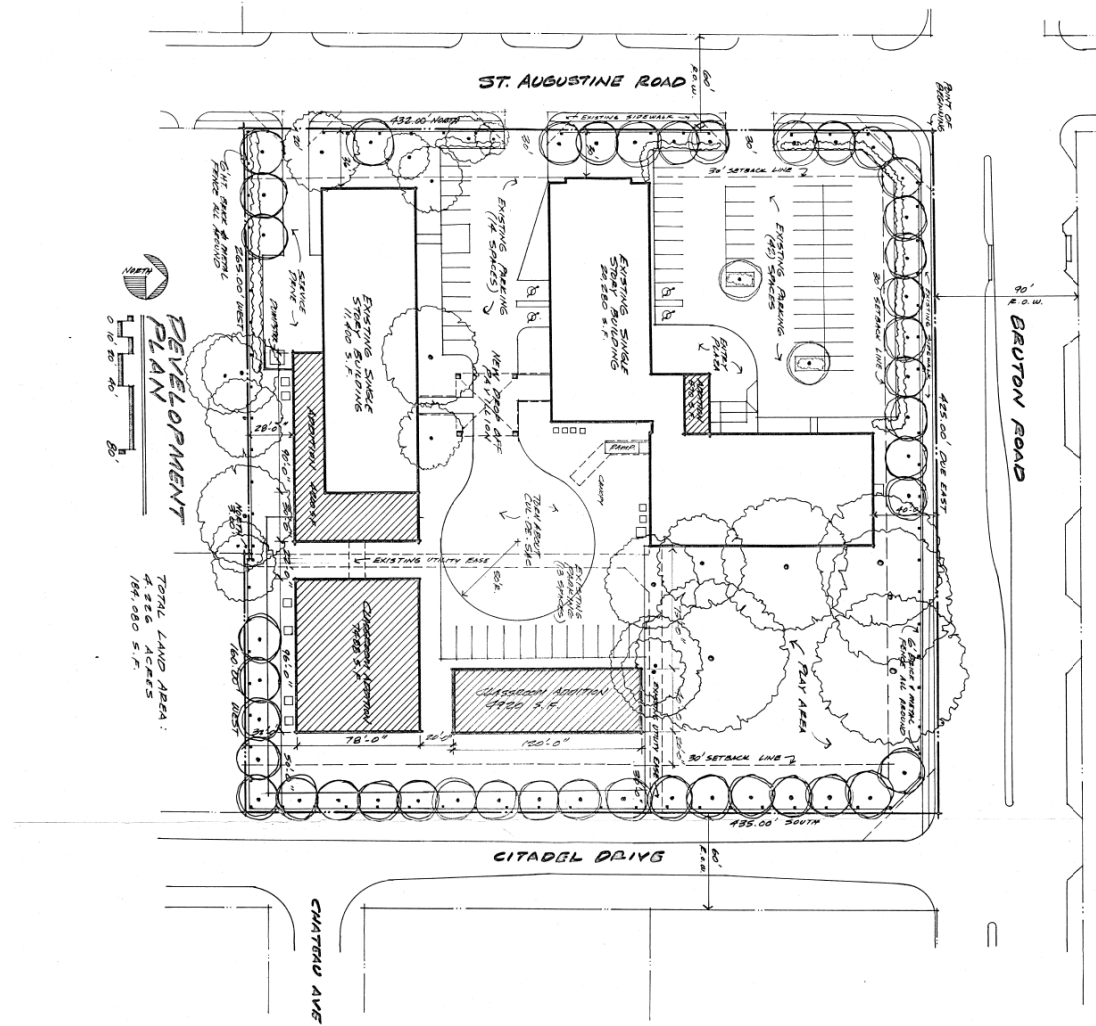
Z190-248(CT)

(b) 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. 23238; 26042)

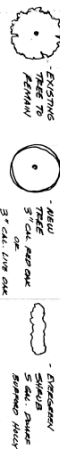
SEC. 51P-484.115. ZONING MAP.

PD 484 is located on Zoning Map No. L-11. (Ord. Nos. 23238; 26042)

EXISTING DEVELOPMENT/LANDSCAPE PLAN



LANDSCAPING INFORMATION:



STRAIGHT TREES: 432 L.F. / 50 = 8.64 (17 SHAMU)
57 ALBASTRO 425 L.F. / 50 = 8.5 (16 SHAMU)
BIRCH 440 425 L.F. / 50 = 8.5 (16 SHAMU)
CYPRESS 435 L.F. / 50 = 8.7 (17 SHAMU)
REMOVING ALBASTRO TREES WITH 12 TREES AND BIRCHES ONLY SHAMU
CARRY SHAMU: 440000 / 100000 = 4.4 SHAMU
NOTE: SEE SITE SLOPE FOR EXISTING TREE TYPES.

TYPE DESCRIPTION:

BLOCK A 6710 - BRUTON ROAD PARK ADDITION.
LOTS 1, 2, 3, 4, 5 & 6 - BLOCK 1 / 6710 - BRUTON ROAD PARK ADDITION.
BLOCK 6709 - BRUTON ROAD BAPTIST CHURCH.

SITE INFORMATION:

EXISTING LAND AREA: 4.22 ACRES 1/4, 080 S.F.
EXISTING BUILDING SQUARE FOOTAGE: 31,680 S.F.
BUILDING FOOTPRINT SQUARE FOOTAGE: 17,176 S.F.
COVERED CANOPY: 3,800 S.F.
TOTAL COVERED AREA: 52,656 S.F. + 184,080 S.F. = 236.7%
EXISTING TREES: 18, 7.5 (A)
MAXIMUM BUILDING HEIGHT: 30 FT.

PARKING INFORMATION:

28 TOTAL CLASSROOMS X 1.5 PARKING SPACES/CLASSROOM =
TOTAL REQUIRED PARKING SPACES - 42 (69 SHOWN)

SCHOOL INFORMATION:

NUMBER OF STUDENTS - 420
NUMBER OF TEACHERS & ADMIN. - 28
HOURS OF OPERATION - 7:30 A. TO 3:30 P.

Prairie Creek Academy
9610 Bruton Road, Dallas Texas 75217
Dallas Public Schools
Facilities Planning Department
3701 S. Lamar Dallas, Texas 75215

PLANNED DEVELOPMENT DISTRICT NO. 484
 Z467-273/10364-5E(KC)
 (214) 928-3700 7/1/97

972761
23238
APPROVED BY
CITY COUNCIL
AUG 27 1997
Michael J. [Signature]
City Secretary

CITY COUNCIL
AUG 27 1997

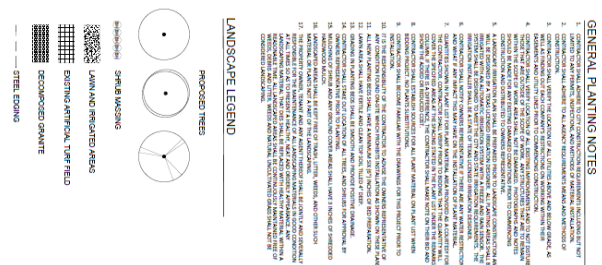
City Secretary

8-14-91

273/103/4

8-3700

7/1/97



PROJECT NO. **L-2**

PLAYING PLANS

E363. NO. P0027-3

SCHOOL FOR THE TALENTED AND GIFTED

IN PLEASANT GROVE

9610 BRUTON ROAD DALLAS, TEXAS 75217

R P G A

DESIGN GROUP, INC.

ARCHITECTURE ENGINEERING INTERIORS

1015 S. BRIDGES AVE., SUITE 100 • WEST WORTH, TEXAS 76090 • 817.357.8787 • WWW.RPGAARCHITECTS.COM

JRI

JOHN R. JONES, INC.

1015 S. BRIDGES AVE., SUITE 100 • WEST WORTH, TEXAS 76090 • 817.357.8787 • WWW.RPGAARCHITECTS.COM

DATE: 01/11/2013

TIME: 10:00 AM

BY: JRI

FOR: RPGA

PROJECT NO. **L-2**

PLAYING PLANS

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PROPOSED TRAFFIC MANAGEMENT PLAN

July 22, 2020

PK# 4459-19.580

Z189-248

TRAFFIC MANAGEMENT PLAN

SCHOOL FOR THE TALENTED AND GIFTED – PLEASANT
GROVE CAMPUS
CITY OF DALLAS



Introduction

The services of **Pacheco Koch** (PK) were retained by Masterplan Consultants, on behalf of the **Dallas Independent School District**, to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the School for the Talented and Gifted - Pleasant Grove (the "School") located at 9610 Bruton Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

School Description

- Type: School for the Talented and Gifted
- District: Dallas Independent School District
- Address: 9610 Bruton Road
- Grades: 4th-8th
- Start/End Times: 8:20 AM – 3:40 PM
- Existing Zoning/Proposed Zoning: PD 464
- Existing Enrollment: 384

School Access

- Adjacent Streets:
 - Bruton Road: Six lanes, two-way operation, median-divided
 - N St Augustine Drive: Four lanes, two-way operation, no median
 - Citadel Drive: Two lanes, two-way operation, no median
 - Chateau Drive: Two lanes, two-way operation, no median



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

July 22, 2020



- Projected Travel Modes:
 - o Bus: 40%
 - o Walk: 0%
 - o Picked Up by Parent: 60%

*Enrollment and Travel Mode Data provided by DISD

Traffic Management Operations

Parent traffic is to enter the area via Bruton Road onto Citadel Drive. Traffic is to enter the school site from the only driveway along Citadel Drive. A new driveway will be constructed to intersect with the intersection of Citadel Drive and Chateau Drive. Ingress traffic from the driveway shall queue in two separate lines around the internal roadway that will run south of the school building in a one-way directional flow where unloading/loading shall occur. Staff assistance shall be present to allow students to enter the school building in a safe and efficient manner.

Traffic is to continue west and exit onto St. Augustine Road to travel either north or south after the vehicle has sufficiently unloaded/loaded the student(s) out of/in to the vehicle.

Bus loading/unloading shall be located at two optional areas (see **Exhibit 1**). Students do not travel to and from the school property by walking.

TRAFFIC MANAGEMENT PLAN

A summary of existing conditions from observations performed on February 20, 2020 is provided below:

- Parent pick-up activity currently occurs within the site and along Citadel Drive and Chateau Drive.
- School buses load and unload students on the property within the queuing area.

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

1. **Relocate Bus Loading Area to Location Shown (Option A OR Option B). Students to be Loaded Onto Buses After Parent Pick-up Queuing Has Been Diminished** – Relocate bus loading area to Option A OR Option B location shown.

Option A – Students are to wait within the school building until parent pick-up queuing has diminished. Buses are to arrive and wait/stand along Citadel Drive before parent queuing begins. Buses will then be directed to

July 22, 2020



not enter the school site until parent queuing has been diminished (approximately 20 minutes from dismissal). At that point, students would be picked up by the buses within the site.

Option B - Students are to wait within the school building until parent pick-up queuing has diminished. Buses are to arrive and wait/stand within the parking lot aisles before parent queuing begins. Buses will then be directed and will not leave until parent queue has been diminished (approximately 20 minutes from dismissal). At that point, students would be picked up by the buses within the site.

The school principal -- as well as being that DISD controls the bus company -- will work with the bus drivers to ensure that bus drivers comply with the requirements of the plan. Students will not be released until buses are loaded in the correct locations.

If buses do not comply, or if parent pick-up is not safe and efficient as a result of the bus locations, the school is to transition to the alternative bus location option.

2. **Install "Do Not Enter" Signs at Driveway Exit** – Install "Do Not Enter" Signs at the school driveway exit to prevent vehicles entering the exiting driveway.

July 22, 2020




Acknowledgement Statement

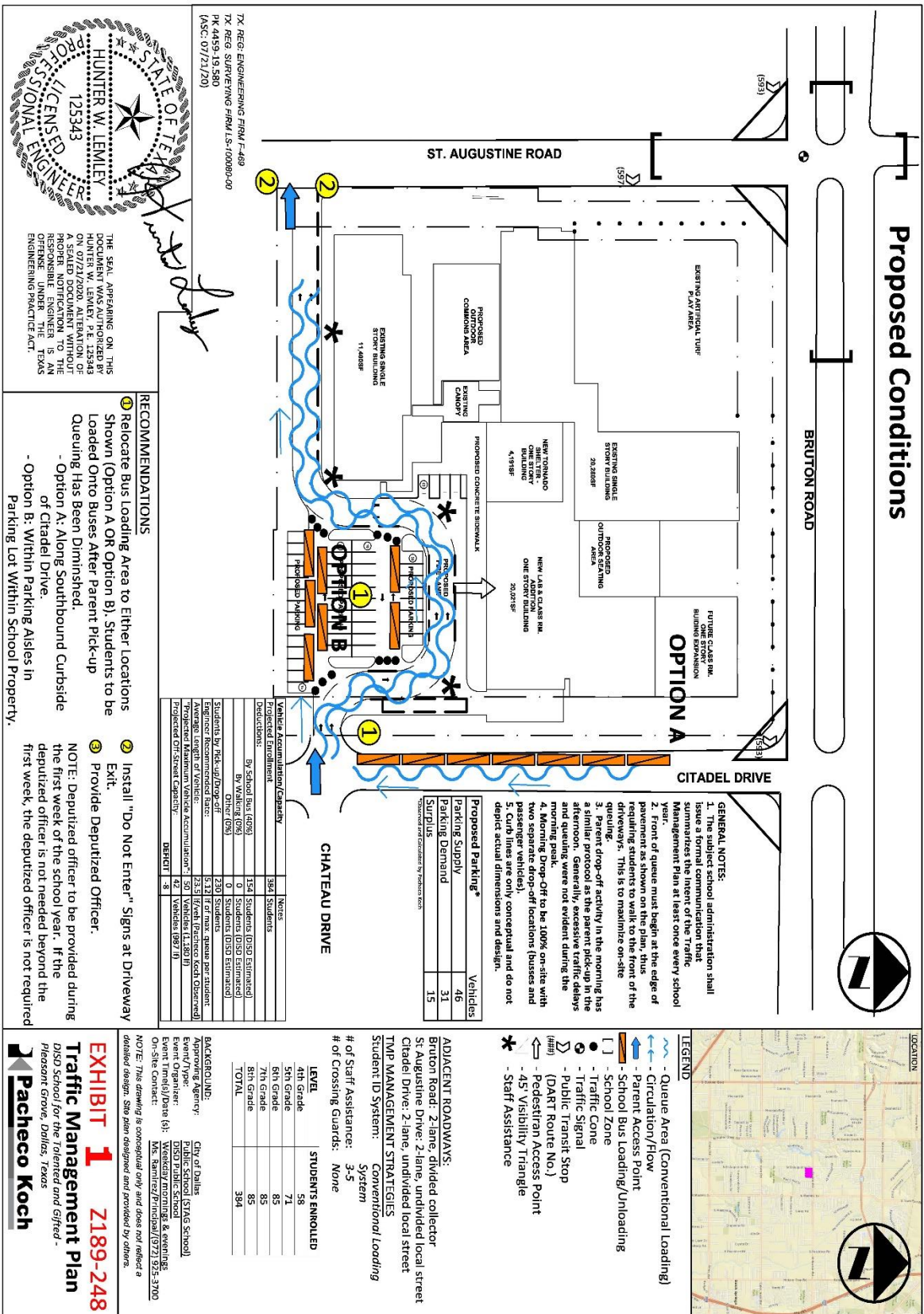
REVIEW AND COMMITMENT

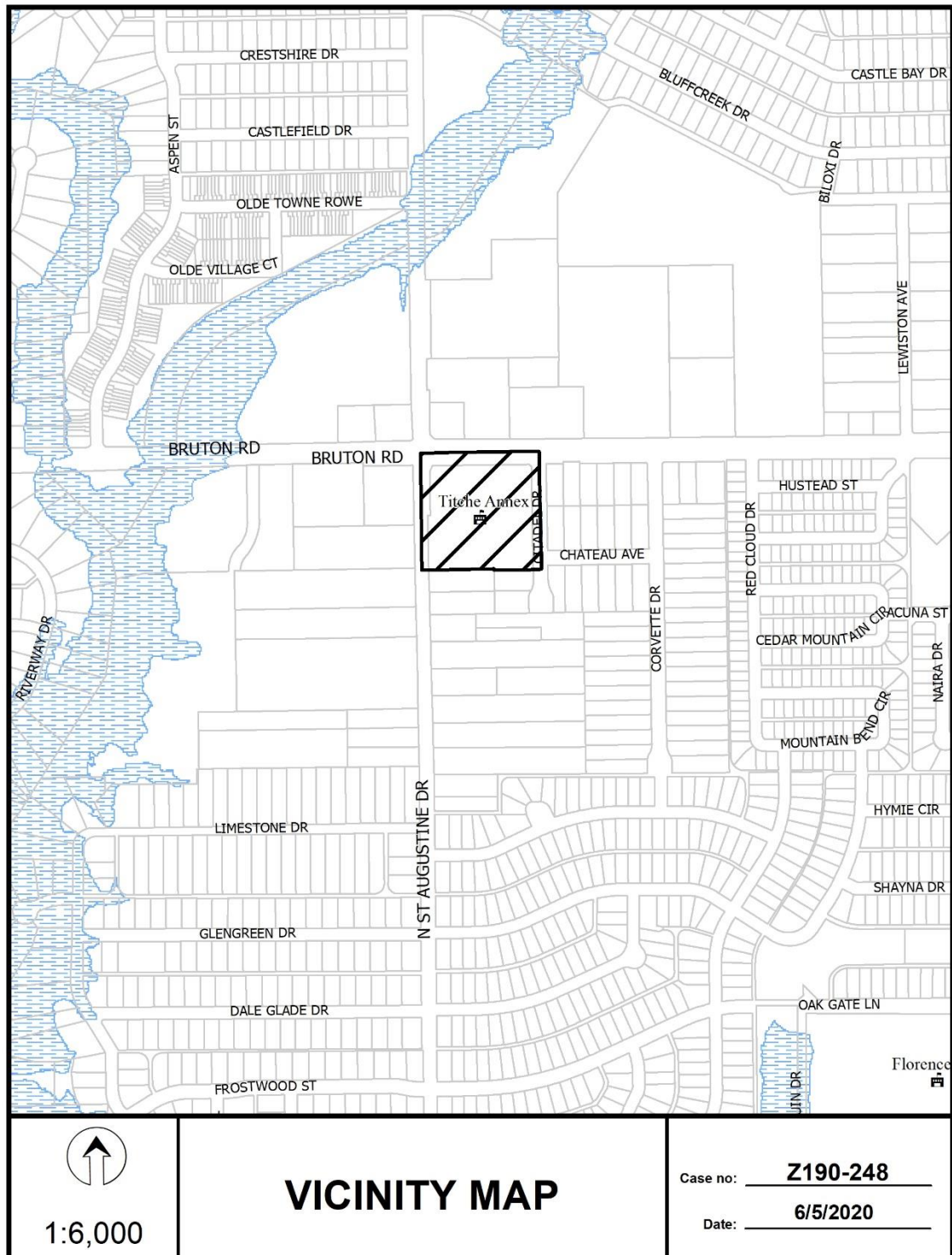
This school traffic management plan (TMP) for School for the Talented and Gifted - Pleasant Grove was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

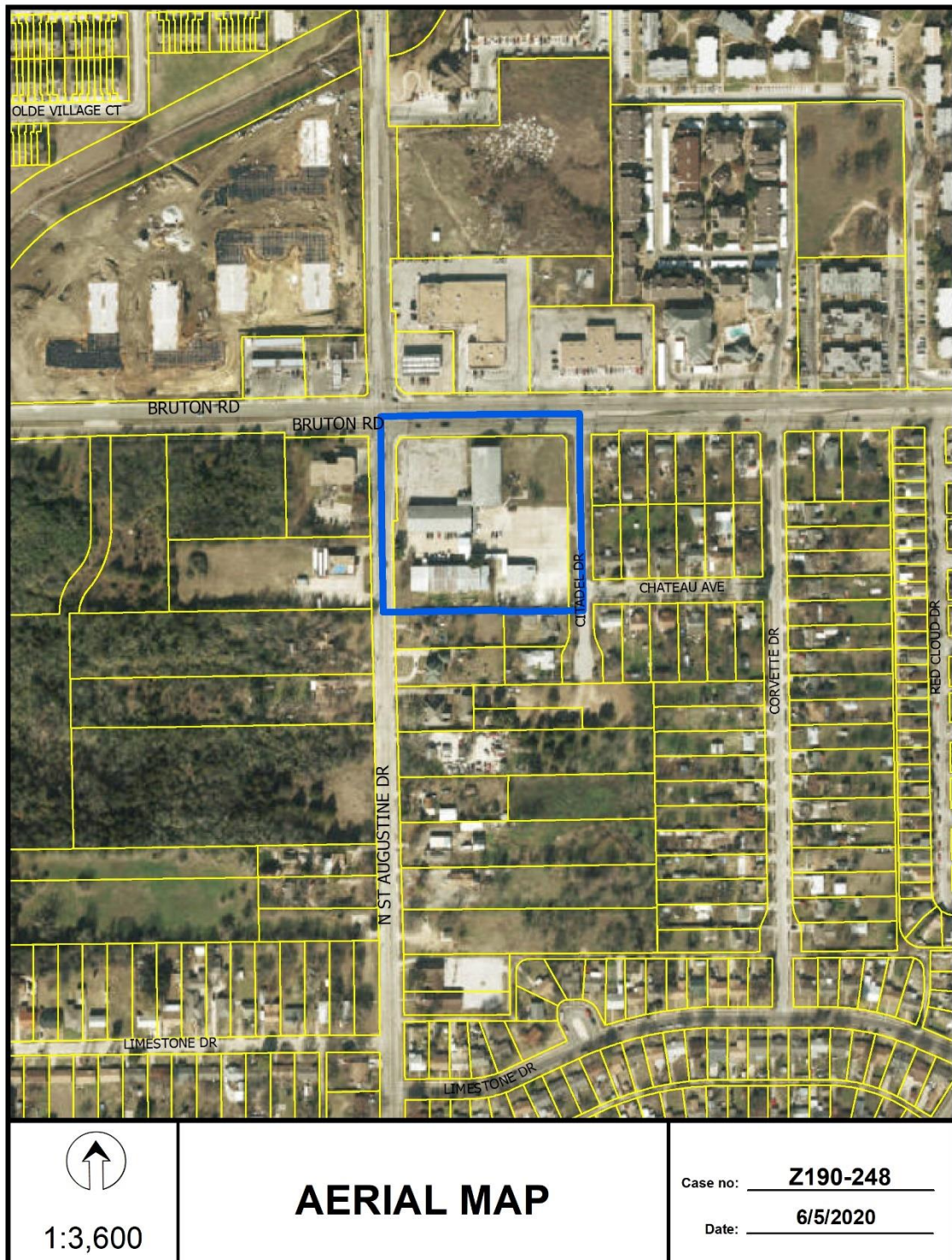
By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more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

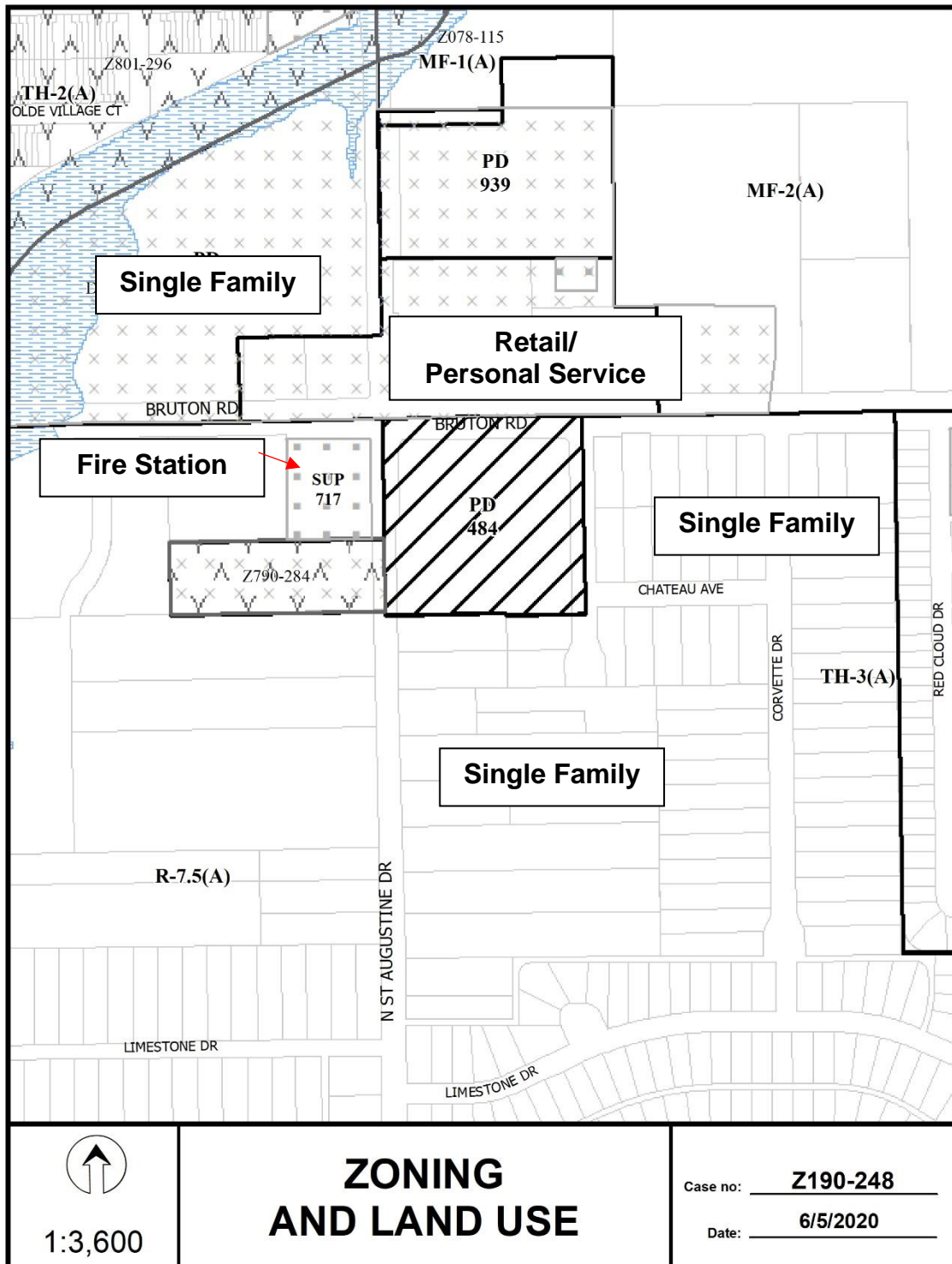
 _____ Signature	8/14/2020 _____ Date
Name: <u> Ruby Ramirez </u>	
Title: <u> Principal </u>	
_____ Police Department Signature	_____ Date
Name: _____	
Title: _____	

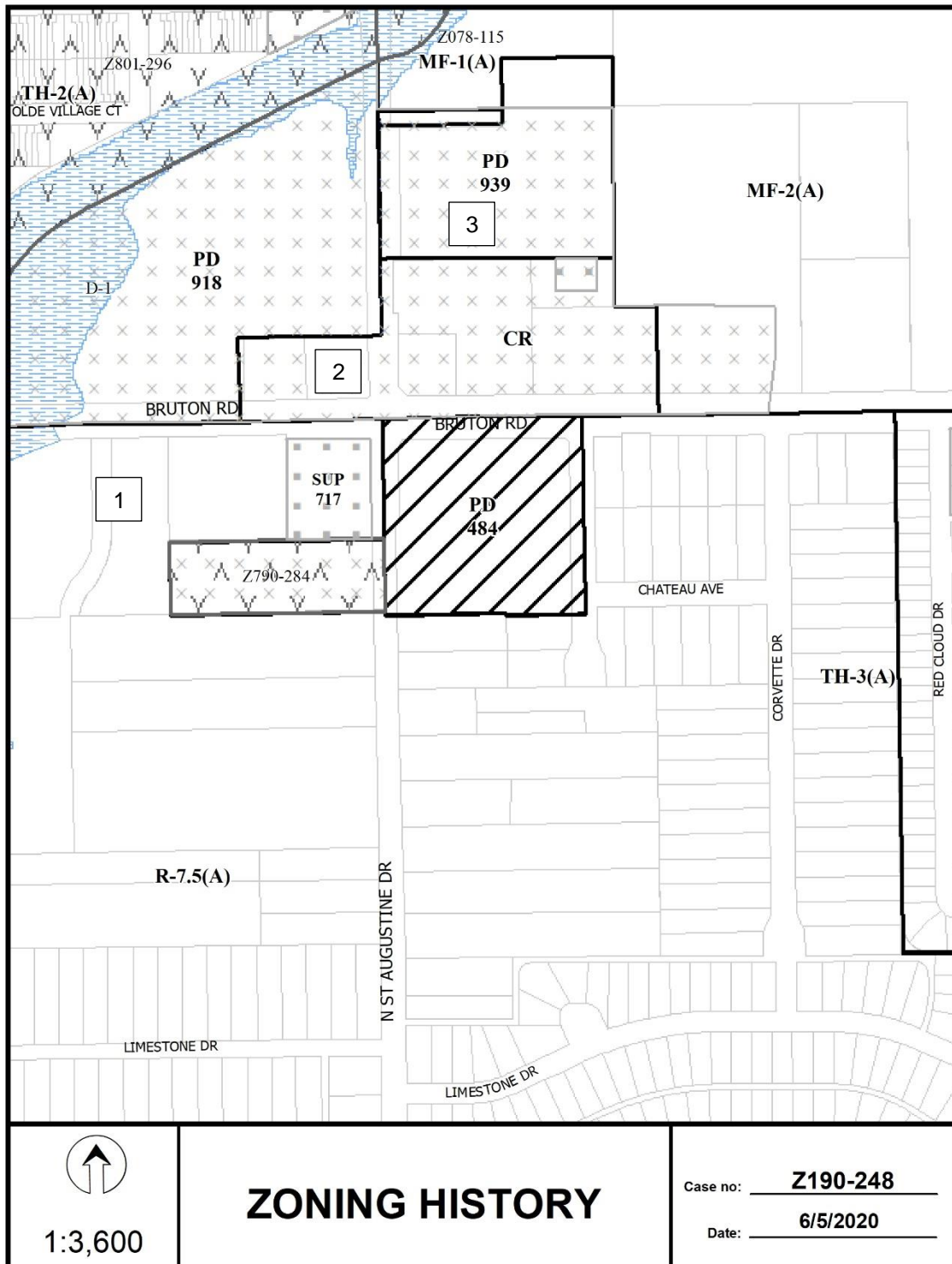
END OF MEMO











Z190-248(CT)



Market Value Analysis

A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 6/5/2020

CPC Responses



07/22/2020

Reply List of Property Owners***Z190-248******50 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9610 BRUTON RD	Dallas ISD
	2	1953 ST AUGUSTINE RD	MARSAW BELINDA
	3	2017 N ST AUGUSTINE RD	THOMSON NORMAN C
	4	2001 N ST AUGUSTINE RD	MUTCHERSON ALEX & ERMA
	5	2029 ST AUGUSTINE RD	NEW LIFE FULL GOSPEL
	6	2018 N ST AUGUSTINE RD	PETERSON RAFAELA
	7	2002 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
	8	1952 ST AUGUSTINE RD	MIRANDA MARIA LETICIA
	9	1944 ST AUGUSTINE RD	VACIO DIMAS CASTRO
	10	2002 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
	11	2010 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
	12	1946 N ST AUGUSTINE RD	RAMIREZ MARIA DEJESUS
	13	2059 CITADEL DR	HERNANDEZ MARIA C &
	14	2053 CITADEL DR	SANCHEZ JUAN C & MARIAN MOLINA
	15	9702 BRUTON RD	MARTINEZ JOSE L
O	16	9708 BRUTON RD	DELGADO VICENTE
	17	9714 BRUTON RD	PARRA MANUEL &
	18	9720 BRUTON RD	LAND GERALD D
	19	9726 BRUTON RD	HINOJOSA JOSE N
	20	9730 BRUTON RD	GARZA BLAS & JOSE G
	21	9731 CHATEAU AVE	MCGIBBONEY RICHARD E
	22	9727 CHATEAU AVE	MCGIBBONEY RICHARD EARL
	23	9721 CHATEAU AVE	RICO MARIO
	24	9715 CHATEAU AVE	TAYLOR JERRY D
	25	9709 CHATEAU AVE	PEREZ ADOLFO &
	26	9703 CHATEAU AVE	GARCIA ALEJANDRO

07/22/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9702	CHATEAU AVE	SELL HIGH INVESTMENTS
28	9708	CHATEAU AVE	CRAWSON KENNETH E
29	9714	CHATEAU AVE	SOSA MANUEL A & MARIA C
30	9720	CHATEAU AVE	BURKETT JUDY
31	9726	CHATEAU AVE	ADRIAN HECTOR POZOS &
32	9730	CHATEAU AVE	MECCA APRIL INC
33	2051	CORVETTE DR	HERRERA RICKY
34	2045	CORVETTE DR	WENCES BRAULIO &
35	2041	CORVETTE DR	GONZALEZ MARIA DELACARMEN
36	2035	CORVETTE DR	RIVERA MARISA
37	2031	CORVETTE DR	PARRA JUAN S &
38	9802	BRUTON RD	VILLARREAL PERLA
39	2070	CORVETTE DR	CASAS ROBERTO & ENEDINA T
40	2066	CORVETTE DR	BRYANT THELMA R
41	2062	CORVETTE DR	RANGEL JOSE E &
42	2300	N ST AUGUSTINE RD	SANDVIC INV LTD &
43	9607	BRUTON RD	SILWAD INC
44	2120	N ST AUGUSTINE RD	MAHAL PROPERTIES LTD
45	9709	BRUTON RD	MAPLE MARKETING LLC
46	9535	BRUTON RD	VU TRAM PHUONG
47	9513	BRUTON RD	AKITA PARTNERS LLC
48	9415	BRUTON RD	CITY OF DALLAS HOUSING FINANCE CORP
49	9797	BRUTON RD	NAPA VENTURES THE FALLS LLC
50	2200	N ST AUGUSTINE RD	KIPP DALLAS FORT WORTH INC