

**FILE NUMBER:** Z190-367(ND)                      **DATE FILED:** September 28, 2020  
**LOCATION:** Generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street  
**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 46 W  
**SIZE OF REQUEST:** Approx. 14.43 acres              **CENSUS TRACT:** 34.00

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**REPRESENTATIVE:** David Martin, Winstead PC  
**APPLICANT:** St. Philip’s School and Community Center  
**OWNER:** St. Philip’s School and Community Center; 1600 Pennsylvania; SP 1600 Penn Foundation; 3103 Colonial, LLC.

**REQUEST:** An application for an amendment to and an expansion of Planned Development District No. 597 on property zoned an FWMU-3 Form Walkable Mixed Use Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict with Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 597.

**SUMMARY:** The purpose of the request is to primarily add property into Planned Development District No. 597 to allow a performing arts center for a private school use (St. Philip’s School). Additional property will provide for educational programs, fieldhouse, and an existing food pantry.

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

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

**BACKGROUND INFORMATION:**

- The applicant's request for an amendment to, and an expansion of, PD No. 597 will allow for the construction of an approximately 19,283 square foot building that will contain performing arts center and relocation of the kitchen into the new building.
- The applicant is also requesting to add approximately 6.5 acres to PD No. 597 to have their property under a unified zoning district. One of the added properties will include a food and beverage store on the east corner of Pennsylvania Avenue and Holmes Street which serves as a food pantry. Existing buildings, identified as Buildings I and J on the plan, will be re-purposed for education space and a fieldhouse. The applicant indicated there are no immediate plans for the remaining parcels being added to the PD.
- PD No. 597 was created on March 28, 2001. The PD was amended and expanded by 1.35 acres on August 26, 2009.

**Zoning History:** There have been five zoning requests at four locations in the vicinity in the past five years.

- 1. Z201-198:** An application for the renewal of Specific Use Permit No. 2155 for a recycle buy-back center for the collection of household and industrial metals on southeast corner of Martin Luther King, Jr Boulevard and Botham Jean Boulevard. Pending a CPC hearing.
- Z178-361:** On September 13, 2017, the City Council approved the renewal of Specific Use Permit No. 2155 for a recycle buy-back center for the collection of household and industrial metals on the southeast corner of Martin Luther King, Jr Boulevard and Botham Jean Boulevard (formerly Lamar Street).
- 2. Z178-234** On October 23, 2018, Specific Use Permit No. 1732 for a tower/antenna for cellular communication on the southwest corner of Drury Drive and South Polk Street was automatically renewed for a 10-year period.
- 3. Z178-256:** On May 22, 2019, the City Council denied a request for an MF-2(A) Multifamily Subdistrict on property zoned a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District Southwest side of Cleveland Street, north of South Lamar Street.
- 4. Z167-158** On February 16, 2017, City Plan Commission recommended denial without prejudice of an application for an NC Neighborhood Commercial Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special

Purpose District on the north corner of Julius Schepps Freeway Service Road and Lenway Street. The denial was not appealed to Council.

**Thoroughfares/Streets:**

| Thoroughfare/Street    | Type                | Existing ROW       | Proposed ROW       |
|------------------------|---------------------|--------------------|--------------------|
| Julius Schepps Freeway |                     | Variable ROW width | Variable ROW width |
| Pennsylvania Avenue    | Community Collector | 60 ft.             | 60 ft.             |
| Colonial Avenue        | Community Collector | 36 ft.             | 56 ft.             |

**Traffic:**

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

The Engineering staff evaluated the revised Traffic Management Plan and has no objection to the revised TMP. Drop off and pick up occur in the parking lot on southwest corner of Colonial Avenue and Pennsylvania Avenue. The applicant worked with Engineering staff to lengthen the queuing line for first through sixth grades to help prevent stacking on public streets.

**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 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 1.1.2 Focus on Southern Sector development opportunities

**URBAN DESIGN ELEMENT**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

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

**Land Use:**

|                         | <b>Zoning</b>  | <b>Land Use</b>   |
|-------------------------|--|---|
| <b>Site</b>             | PD No. 597 and PD No. 595: FWMU-3 w/ SH-3; NC; MF-2(A) | Private school, food & beverage store, office, field house, undeveloped |
| <b>North, Northwest</b> | PD No. 595: FWMU-3 w/ SH-3; SUP No. 254                | Vacant, liquor store, retail, personal service, auto related            |
| <b>East</b>             | PD No. 597 and PD No. 595: FWMU-3 w/ SH-3              | I-45, undeveloped   |
| <b>Southeast</b>        | PD No. 595: MF-2(A)                                    | Single family, undeveloped  |
| <b>West, Southwest</b>  | PD No. 595: FWMU-3 w/ SH-3, NC, MF-2(A),               | Single family, undeveloped, church, vacant, multifamily                 |

**Land Use Compatibility:**

The site is developed with a private school, athletic field and field house, food and beverage store, office uses, and undeveloped lots. The land uses surrounding the request site consist primarily of single family uses to the southeast and west. Scattered undeveloped lots are among the single family uses. Properties to the north and northwest are retail, vacant store fronts, liquor store, and personal service use. Julius Schepps Freeway is to the east.

The applicant is requesting to amend and expand Planned Development District No. 597 for a private school by approximately 6.5 acres. The applicant indicated the primary reason for the amendment is to allow the construction of an approximately 19,283 square foot building, which will contain a performing arts center and the relocation of a kitchen. No new classrooms will be added.

A secondary reason for the request is to expand PD No. 597 to include adjacent property owned by the school. The inclusion of the property provides one zoning category for the property. The applicant indicated there are no immediate plans to develop the expansion areas.

An office currently operates in Building I and will continue operating. The applicant plans to use the space for educational purposes and space for “residents to work and collaborate in the community.”

The food and beverage store operating as a food pantry, on the east corner of Pennsylvania Avenue and Holmes Street is also being added to the PD. The new building will be adjacent to the food pantry on the north side.

As with the previous expansion of PD No. 597, several lots are wrapped by the PD. Most of the lots are developed with single family uses. For the newly added areas, staff suggested a 10-foot side and rear yard setback to help buffer any development. The applicant requests a four-foot side and rear yard setback when adjacent to residential property outside of PD No. 597. CPC recommends following staff's suggested 10-foot side and rear yard setbacks.

Staff requested a conceptual plan to show the two tracts and provide a foundation for the Tract 2 development plan when submitted. Tract 1 will be the existing PD No. 957 and the property being added southeast of Pennsylvania. Staff prefers to have the conceptual plan separate from the development plan. Staff feels comfortable with the information on the applicant's initial conceptual plan/Tract 1 development plan to move forward with receiving the conceptual plan and development plan separated before scheduling for Council consideration.

**Development Standards:**

| DISTRICTS                                    | SETBACKS                              |  | Density  | Height                          | Lot Coverage | Special Standards  | PRIMARY Uses                          |
|--|---------------------------------------|--|--|---------------------------------|--------------|--------------------|---------------------------------------|
|  | Front                                 | Side/Rear  |  |                                 |              |                    |                                       |
| PD No. 595 –<br>FWMU-3<br>Walkable Mixed Use | 5'/15'                                | 0 to 10'   |  | 50'                             |              | Article XIII       | Mixed uses                            |
| PD No. 595 – MF-<br>2(A)<br>Multifamily      | 15'                                   | 15'  | Min lot 1,000 sq. ft.<br>800 sq ft – E<br>1,000 sq. ft – 1 BR<br>1,200 sq ft – 2 BR<br>+150 sq ft each add<br>BR | 36'                             | 60%          | Proximity<br>Slope | Multifamily, duplex, single<br>family |
| PD No. 595 - NC<br>Neighborhood Commercial   | 15'                                   | 20' adjacent<br>to<br>residential<br>OTHER:<br>No Min. | 0.5 FAR  | 30'<br>2 stories                | 40%          |                    | Retail & personal service,<br>office  |
| PD No. 597<br>Existing                       | As shown<br>on dev<br>plan            | As shown<br>on dev<br>plan                             | None   | 36'<br>50' for<br>bell<br>tower | 50%          | No RPS             | Private school                        |
| PDD No. 597 -<br>Proposed                    | 0 –<br>unless<br>otherwise<br>on plan | 0 – unless<br>otherwise<br>on plan'                    | None   | 36'<br>50' for<br>bell<br>tower | 50%          | No RPS             | Private school                        |

**Landscaping:**

Landscape of Tract 1 will be in accordance with a landscape plan. Staff has asked the applicant to include landscaping north of Pennsylvania Avenue that is on the existing plan as well as remove the mitigation table. The condition indicated tree mitigation to be complete by 2010 is recommended to be removed as this occurred prior to the issuance of the final certificate of occupancy. Tract 2 will be subject to Article X landscaping and tree mitigation.

**Parking:**

The current requirement for off-street parking for the school in PD No. 597 is 76 off-street parking spaces. Additional parking is not suggested as no classrooms are being added to the PD. A parking ratio was added for the food or beverage store at one space per 200 square feet. The proposed development plan shows 102 parking spaces.

The applicant requests the ability to provide special parking for non-residential uses outside the PD. Special parking is not allowed in residential districts per Code but can be allowed within the PD. The special parking would be limited to lots having frontage on Colonial Avenue and on Peabody Avenue east of the playing field. The special parking would be for uses on Martin Luther King Jr. Boulevard that are currently being renovated.

**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. A portion of the site that is proposed to be included in PD No. 597 as well as the surrounding area is within "I" MVA Category.

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3103 COLONIAL, LLC

List of Officers and Directors

| <u>Name</u> | <u>Position</u> |
|-------------|-----------------|
| Todd Howard | Manager         |

**CPC Action**  
**April 22, 2021**

**Motion:** It was moved to recommend **approval** of an amendment to and an expansion of Planned Development District No. 597, subject to a conceptual plan, a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions on property zoned an FWMU-3 Form Walkable Mixed Use Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict with Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 597, in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street.

Maker: Jackson  
Second: Rubin  
Result: Carried: 13 to 1

For: 13 - MacGregor, Hampton, Johnson, Shidid,  
Carpenter, Jackson, Blair, Jung, Suhler,  
Schwope, Murphy, Garcia, Rubin

Against: 1 - Stinson  
Absent: 0  
Vacancy: 1 - District 10

**Notices:** Area: 500 Mailed: 191  
**Replies:** For: 38 Against: 4

**Speakers:** For: David Martin, 2728 N. Harwood St., Dallas, TX, 75201  
Terry Flowers, 1600 Pennsylvania Ave., Dallas, TX, 75215  
Julie Saqueton, 1600 Pennsylvania Ave., Dallas, TX, 75215  
LaSharyl Walker, 3607 Hamburg Ct., Dallas, TX, 75215  
Bill Keslar, 1600 Pennsylvania Ave., Dallas, TX, 75215  
Tommy Mann, 500 Winstead Building, Dallas, TX, 75201  
Against: Cassia Wesley, 414 W. Louisiana Ave., Dallas, TX, 75224  
Michael Murphy, 3620 Windelkin St., Dallas, TX, 75215

## CPC RECOMMENDED CONDITIONS

### SEC. 51P-597.101. LEGISLATIVE HISTORY.

PD 597 was established by Ordinance No. 24564, passed by the Dallas City Council on March 28, 2001. Ordinance No. 24564 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

### SEC. 51P-597.102. PROPERTY LOCATION AND SIZE.

PD 597 is established on property fronting on the northeast line of Holmes Street, on the southeast line of Pennsylvania Avenue, on the northwest line of Pennsylvania Avenue between Holmes Street and Julius Schepps Freeway, and on the northwest and southeast lines of Peabody Avenue between Holmes Street and ~~Colonial Avenue~~[Julius Schepps Freeway](#). The size of PD 597 is approximately ~~7.858~~[14.43](#) acres.

### SEC. 51P-597.103. 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) This district is considered to be a residential zoning district. (Ord. Nos. 24564; 25163; 27635)

(d) [FOOD OR BEVERAGE STORE means a store for the distribution or sale of food or beverages. The term “food or beverage store” includes a food pantry, grocery, delicatessen, and specialty foods store.](#)

### SEC. 51P-597.104. [EXHIBITS](#)

[The following exhibits are incorporated into this article:](#)

- 1) [Exhibit 597A: conceptual plan](#)
- 2) [Exhibit 597B: Tract 1 development plan](#)
- 3) [Exhibit 597C: Tract 1 landscape plan](#)

### SEC. 51P-597.105. [CREATION OF TRACTS](#)

[This district is divided into two tracts: Tract 1 and Tract 2. The boundaries of each tract are as shown on the conceptual plan \(Exhibit 597A\).](#)

**SEC. 51P-597.106. MAIN USES PERMITTED.**

(a) The following uses are allowed by right: private school, community service center, and food or beverage store. Office is allowed in Building I as shown on the conceptual plan.

(b) ~~(a) A private school is permitted by right.~~ For purposes of this article, private school includes recreation areas and athletic facilities; including but not limited to: playgrounds, art installations, parks, game courts, swimming pools, and playing fields in conjunction with the private school use.

(c) ~~(b)~~ Except as provided in ~~Subsection (a)~~ this section, the uses permitted in this district are all uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District as set out in the Dallas Development Code, as amended. For example, a use permitted in the MF-2(A) Multifamily District by specific use permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this planned development district, etc.

**SEC. 51P-597.107. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

**SEC. 51P-597.108. ~~DEVELOPMENT~~ CONCEPTUAL PLAN.**

Development and use of the Property must comply with the conceptual plan (Exhibit 597A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

**SEC. 51P-597.109. DEVELOPMENT PLAN.**

(a) Tract 1.

(1) ~~Except as provided in Subsection (c)~~ For a private school, community center, and food or beverage store, development and use of ~~the Property~~ Tract 1 must comply with the Tract 1 development plan (Exhibit 597B). ~~In the event of~~

(2) If there is a conflict between the ~~provisions~~ text of this article and the development plan, the ~~provisions~~ text of this article ~~control~~ controls.

(b) Tract 2

(1) For a private school, community center, office, and food or beverage store, a development plan must be approved by the city plan commission before issuance of any building permit to authorize construction on Tract 2. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(2) Development plans may be submitted in phases and may include any portion of the Property.

(c) No development plan is required for the renovation or re-utilization of existing buildings prior to the adoption of this article.

~~(b)~~(d) For all other permitted uses, no development plan is required, and Section 51A-4.702 regarding submission of or amendments to a development, site, or landscape plan do not apply.

(e) The Property may be developed in phases as shown on the conceptual plan.

~~The play field shown on the development plan may not be constructed over the Peabody Street right of way until that section of Peabody Street has been formally abandoned. (Ord. Nos. 24564; 25163; 27635)~~

**SEC. 51P-597.110.      ~~SEC. 51P-597.107.~~ 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 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 a private school, food or beverage store, and community service center, no minimum front yard ~~is unless otherwise~~ shown on the ~~development~~conceptual plan.

(2) For all other permitted uses, minimum front yard is 15 feet.

(b) Side and rear yard.

(1) Except as provided in this subsection, for a private school, food or beverage store, office, and community service center, no minimum side and rear yard ~~is unless otherwise~~ shown on the ~~development~~conceptual plan.

*CPC Recommendation:*

(2) For a private school, food or beverage store, and community service center, along abutting residential property lines outside this district with frontage on Holmes Street and Peabody Avenue, a minimum side and rear yard is 10 feet.

*Applicant Request:*

^(2) For a private school, food or beverage store, and community service center, along abutting residential property lines outside this district with frontage on Holmes Street and Peabody Avenue, a minimum side and rear yard is 4 feet.

~~^(3) For a private school, temporary off street parking is permitted for only 15 minutes during student drop off and pick up in the southeast quadrant of Pennsylvania Avenue and Colonial Street in the location shown on the development plan.~~

(3) For all other permitted uses:

(A) No minimum side and rear yard for single family structures.

(B) Minimum side yard for duplex structures is five feet.

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(C) Minimum side yard for other permitted structures is 10 feet.

(D) Minimum rear yard for duplex structures is 10 feet.

(E) 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, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(c) Density. No maximum dwelling unit density.

(d) Height.

(1) Residential proximity slope. For a private school, food or beverage store, and community service center, the residential proximity slope does not apply. For all other permitted uses, the residential proximity slope regulations in Chapter 51A apply.

(2) Maximum height. Except as provided in Section 51A-4.408(a)(2), and unless further restricted under Paragraph (1), maximum structure height is 36 feet excluding a bell or clock tower in the location shown on the development plan which may not exceed 50 feet in height.

(e) Lot coverage.

(1) For a private school, food or beverage store, community service center, and office uses, maximum lot coverage for Tracts 1 and 2 combined is 50 percent.

(2) For all other permitted uses, maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

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

(4) The Property is considered one lot for purposes of lot coverage calculation.

(f) Lot size. Minimum lot size for residential uses is as per the MF-2(A) district standards.

(g) Stories.

(1) For a private school, maximum number of stories is two, excluding a bell or clock tower as provided in Section 51P-597.107(d)(2).

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

(h) Floor area.

(1) For a private school, food or beverage store, community service center, and office uses, maximum combined floor area is ~~140,000~~ 180,000 square feet ~~as shown on the development plan~~.

(2) For office use, maximum floor area is 5,000 square feet.

(3) ~~(2)~~ For all other permitted uses, no maximum floor area.

SEC. 51P-597.111.

~~SEC. 51P-597.108.~~ OFF-STREET PARKING AND LOADING.

(a) For a private school, one and one-half off-street parking spaces are required for each kindergarten and elementary school classroom, but in no event may there be less than 76 ~~[74]~~ off-street parking spaces. Off-street parking must be provided as shown on the development plan. Temporary off-street parking is permitted for only 15 minutes during student drop-off and pick-up in the southwest quadrant of Pennsylvania Avenue and Colonial Street in the location shown on the Tract 1 development plan.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(c) Notwithstanding Section 51A-4.324(b)(1), special parking may be located in a parking lot having frontage on Colonial Avenue and on Peabody Avenue east of the playing fields in this district to serve non-residential uses located outside this district.

(d) The Property is considered one lot for purposes of off-street parking requirements.

(e) For a private school, food or beverage store, office, and community service center uses, parking may be located within a required front yard.

(f) Parking for a food or beverage store use is one space per 200 square feet of floor area.

(g) Two loading spaces as shown on the Tract 1 development plan are permitted.

SEC. 51P-597.112.

~~SEC. 51P-597.109.~~ TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of the uses must comply with the traffic management plan (Exhibit 597C).

(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 March 1, 2010. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of ~~each~~every 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 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-597.113.**  
**STANDARDS.**

~~SEC. 51P-597.110.~~ ENVIRONMENTAL PERFORMANCE

See Article VI.

**SEC. 51P-597.114.**

~~SEC. 51P-597.111.~~ LANDSCAPING.

(a) For a private school, food or beverage store, or community service center located on Tract 1, landscaping must be provided as shown on the landscape plan (Exhibit 597B). Otherwise, Article X applies. Landscaping for each phase must be installed within six months after the issuance of a certificate of occupancy for that phase of development.

(b) For all ~~other~~ permitted uses on Tract 2, landscaping must be provided in compliance with the requirements of Article X.

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

~~For a private school, tree mitigation for the Property north of Pennsylvania Avenue must be completed by February 26, 2010 and tree mitigation and landscaping for the Property south of Pennsylvania Avenue must be completed before issuance of a final certificate of occupancy for any new construction on the Property as shown on the landscape plan. For all other uses, tree mitigation must be provided in accordance with Article X.~~



SEC. 51P-597.115.

~~SEC. 51P-597.112.~~ LANDSCAPING IN THE PARKWAY.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the right-of-way.

**SEC. 51P-597.116.**

**~~SEC. 51P-597.113.~~ LIGHTING.**

Athletic field and parking lot lighting must be directed away from surrounding properties. Athletic field light poles may not exceed 60 feet in height.

**SEC. 51P-597.117.**

**~~SEC. 51P-597.114.~~ SIGNS.**

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

**SEC. 51P-597.118.**

**~~SEC. 51P-597.115.~~ ACCESS.**

Ingress and egress must be provided as shown on the development plan. No other ingress and egress is permitted.

**SEC. 51P-597.119.**

**~~SEC. 51P-597.116.~~ FENCES.**

(a) For a private school, food or beverage store, or community service center a perimeter fence minimum six foot high wrought iron fence is permitted to be wrought iron or similar material. ~~in the location shown on the development plan.~~

(b) For all other uses, fences must be located in accordance with Chapter 51A.

**SEC. 51P-597.120.**

**~~SEC. 51P-597.117.~~ ADDITIONAL PROVISIONS.**

~~‘(a) — The Property may be developed in phases as shown on the development plan.~~

Z190-367(ND)

~~(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.

**SEC. 51P-597.121.**

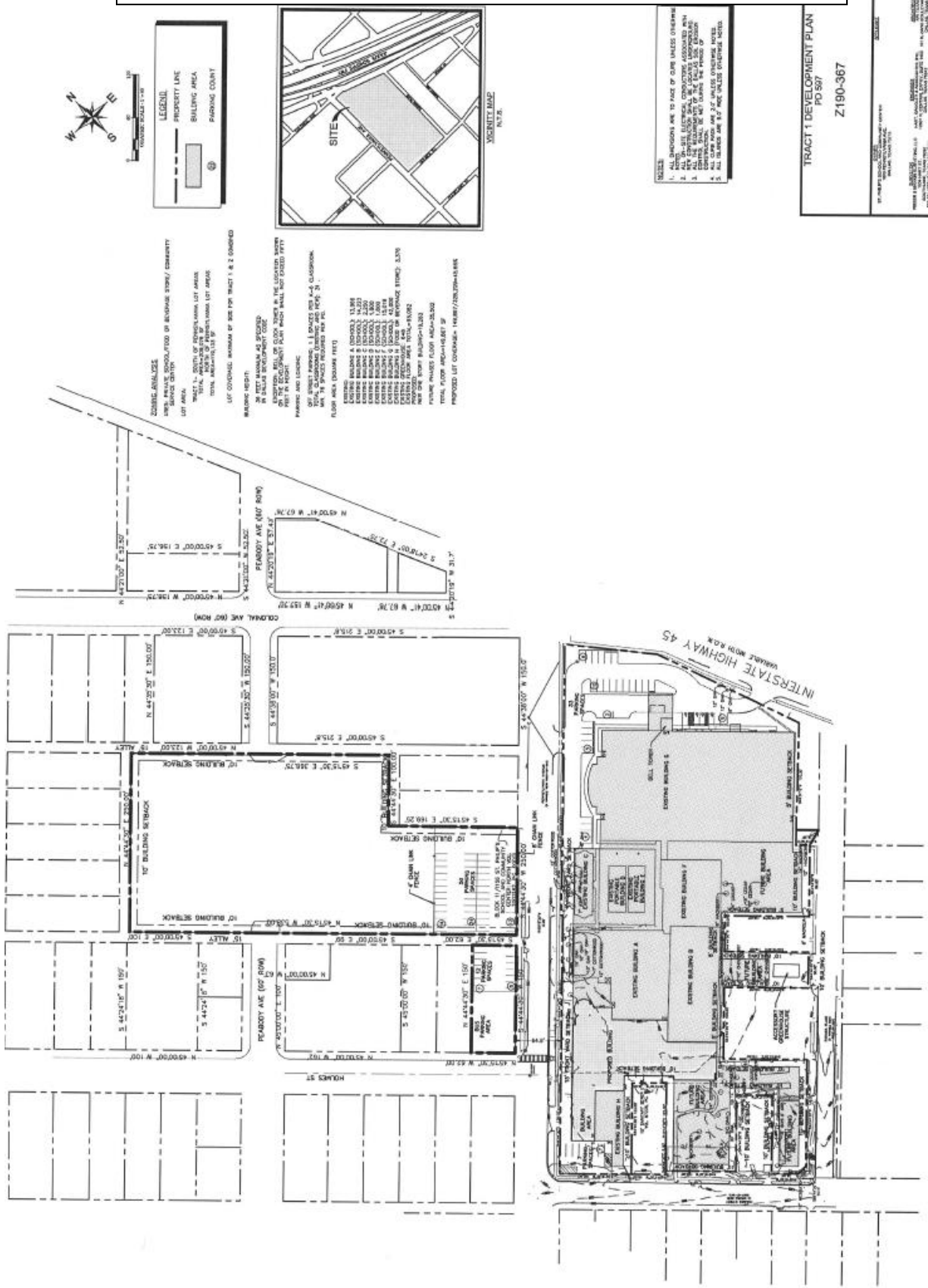
**~~SEC. 51P-597.118.~~ COMPLIANCE WITH CONDITIONS.**

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district 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.

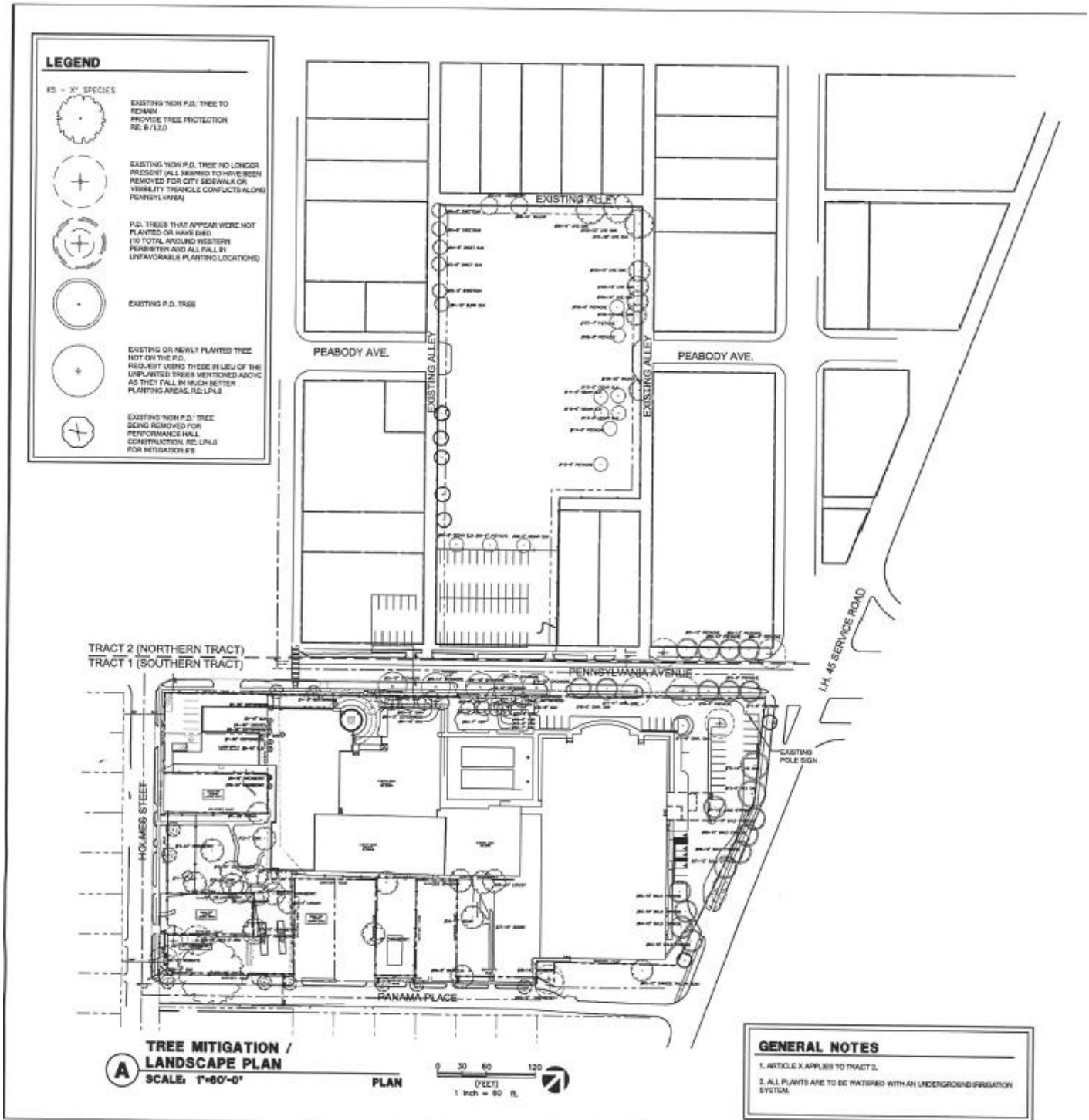


# CPC RECOMMENDED DEVELOPMENT PLAN

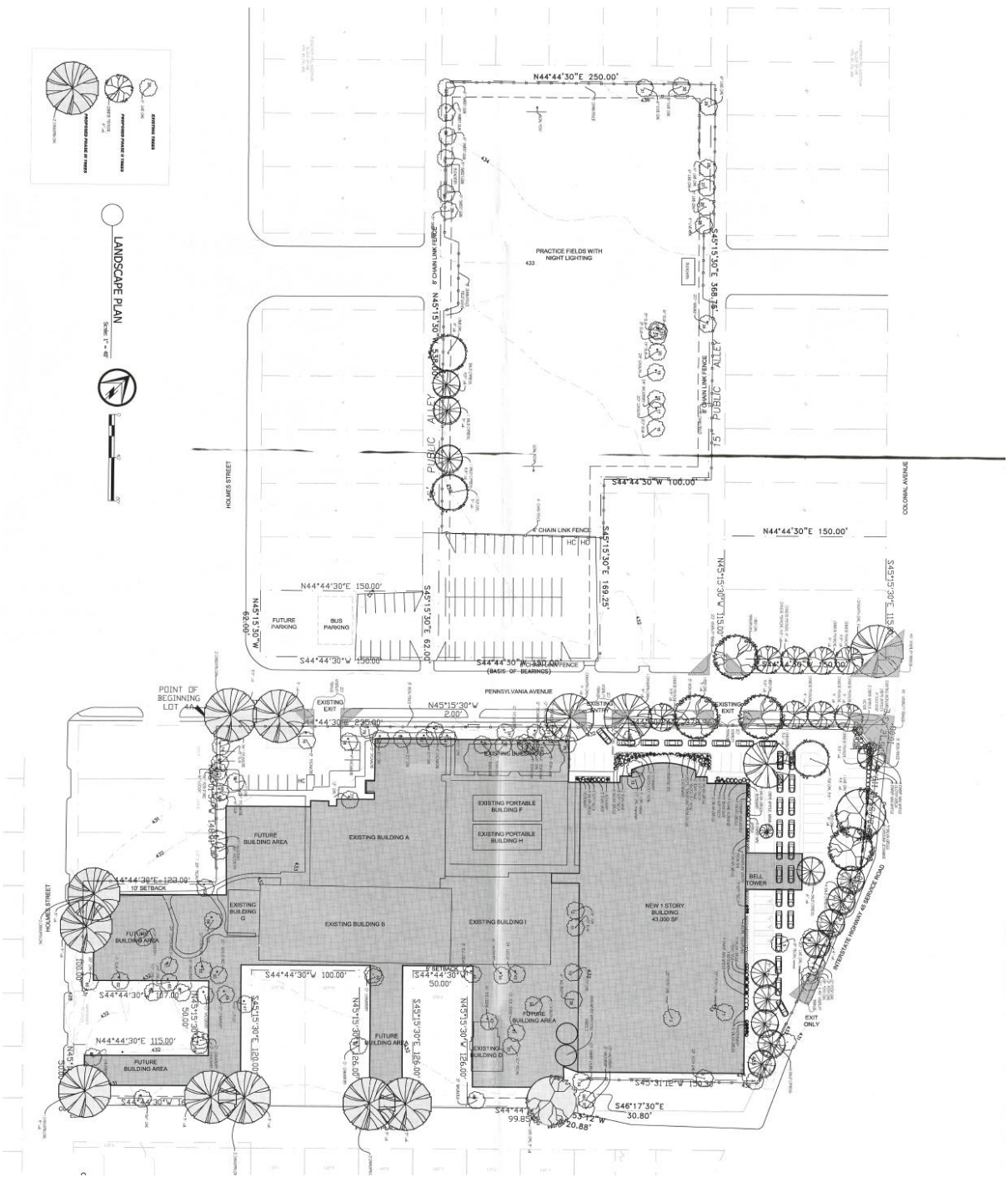




**CPC RECOMMENDED LANDSCAPE PLAN**



**EXISTING LANDSCAPE PLAN**

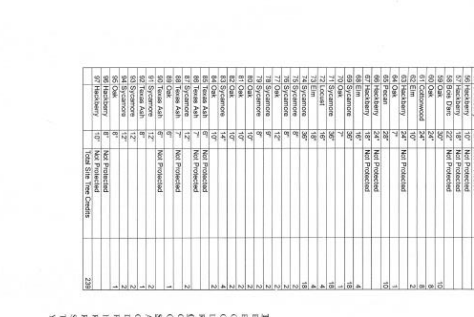
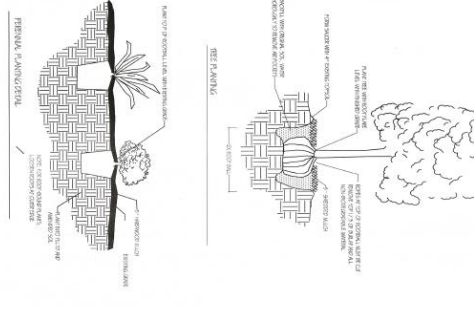
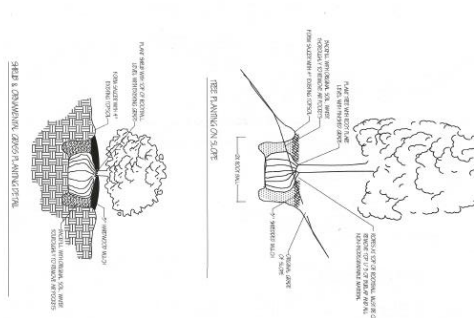




# EXISTING LANDSCAPE PLAN

## Page 2

- NOTES**
- GENERAL COMMENTS:**
1. ALL EXISTING PLANTS TO REMAIN TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTS TO BE REMOVED SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION. ALL PLANTS TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND THE REMOVAL SHALL BE VERIFIED BY THE ARCHITECT.
  2. ALL EXISTING PLANTS TO REMAIN TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTS TO BE REMOVED SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION. ALL PLANTS TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND THE REMOVAL SHALL BE VERIFIED BY THE ARCHITECT.
  3. ALL EXISTING PLANTS TO REMAIN TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTS TO BE REMOVED SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION. ALL PLANTS TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND THE REMOVAL SHALL BE VERIFIED BY THE ARCHITECT.
  4. ALL EXISTING PLANTS TO REMAIN TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PLANTS TO BE REMOVED SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION. ALL PLANTS TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND THE REMOVAL SHALL BE VERIFIED BY THE ARCHITECT.
- PLANTING SCHEDULE:**
1. ALL PLANTS TO BE PLANTED SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
  2. ALL PLANTS TO BE PLANTED SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
  3. ALL PLANTS TO BE PLANTED SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
  4. ALL PLANTS TO BE PLANTED SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
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  4. ALL PLANTS TO BE PLANTED SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.



**PLANTING SCHEDULE:**

| Plant Name | Quantity | Planting Date | Planting Location |
|------------|----------|---------------|-------------------|
| Plant A    | 10       | 2023-08-01    | Area 1            |
| Plant B    | 5        | 2023-08-01    | Area 2            |
| Plant C    | 15       | 2023-08-01    | Area 3            |
| Plant D    | 8        | 2023-08-01    | Area 4            |
| Plant E    | 12       | 2023-08-01    | Area 5            |
| Plant F    | 6        | 2023-08-01    | Area 6            |
| Plant G    | 9        | 2023-08-01    | Area 7            |
| Plant H    | 4        | 2023-08-01    | Area 8            |
| Plant I    | 7        | 2023-08-01    | Area 9            |
| Plant J    | 11       | 2023-08-01    | Area 10           |
| Plant K    | 3        | 2023-08-01    | Area 11           |
| Plant L    | 14       | 2023-08-01    | Area 12           |
| Plant M    | 2        | 2023-08-01    | Area 13           |
| Plant N    | 10       | 2023-08-01    | Area 14           |
| Plant O    | 5        | 2023-08-01    | Area 15           |
| Plant P    | 8        | 2023-08-01    | Area 16           |
| Plant Q    | 6        | 2023-08-01    | Area 17           |
| Plant R    | 9        | 2023-08-01    | Area 18           |
| Plant S    | 4        | 2023-08-01    | Area 19           |
| Plant T    | 7        | 2023-08-01    | Area 20           |
| Plant U    | 11       | 2023-08-01    | Area 21           |
| Plant V    | 3        | 2023-08-01    | Area 22           |
| Plant W    | 10       | 2023-08-01    | Area 23           |
| Plant X    | 5        | 2023-08-01    | Area 24           |
| Plant Y    | 8        | 2023-08-01    | Area 25           |
| Plant Z    | 6        | 2023-08-01    | Area 26           |
| Plant AA   | 9        | 2023-08-01    | Area 27           |
| Plant AB   | 4        | 2023-08-01    | Area 28           |
| Plant AC   | 7        | 2023-08-01    | Area 29           |
| Plant AD   | 11       | 2023-08-01    | Area 30           |
| Plant AE   | 3        | 2023-08-01    | Area 31           |
| Plant AF   | 10       | 2023-08-01    | Area 32           |
| Plant AG   | 5        | 2023-08-01    | Area 33           |
| Plant AH   | 8        | 2023-08-01    | Area 34           |
| Plant AI   | 6        | 2023-08-01    | Area 35           |
| Plant AJ   | 9        | 2023-08-01    | Area 36           |
| Plant AK   | 4        | 2023-08-01    | Area 37           |
| Plant AL   | 7        | 2023-08-01    | Area 38           |
| Plant AM   | 11       | 2023-08-01    | Area 39           |
| Plant AN   | 3        | 2023-08-01    | Area 40           |
| Plant AO   | 10       | 2023-08-01    | Area 41           |
| Plant AP   | 5        | 2023-08-01    | Area 42           |
| Plant AQ   | 8        | 2023-08-01    | Area 43           |
| Plant AR   | 6        | 2023-08-01    | Area 44           |
| Plant AS   | 9        | 2023-08-01    | Area 45           |
| Plant AT   | 4        | 2023-08-01    | Area 46           |
| Plant AU   | 7        | 2023-08-01    | Area 47           |
| Plant AV   | 11       | 2023-08-01    | Area 48           |
| Plant AW   | 3        | 2023-08-01    | Area 49           |
| Plant AX   | 10       | 2023-08-01    | Area 50           |
| Plant AY   | 5        | 2023-08-01    | Area 51           |
| Plant AZ   | 8        | 2023-08-01    | Area 52           |
| Plant BA   | 6        | 2023-08-01    | Area 53           |
| Plant BB   | 9        | 2023-08-01    | Area 54           |
| Plant BC   | 4        | 2023-08-01    | Area 55           |
| Plant BD   | 7        | 2023-08-01    | Area 56           |
| Plant BE   | 11       | 2023-08-01    | Area 57           |
| Plant BF   | 3        | 2023-08-01    | Area 58           |
| Plant BG   | 10       | 2023-08-01    | Area 59           |
| Plant BH   | 5        | 2023-08-01    | Area 60           |
| Plant BI   | 8        | 2023-08-01    | Area 61           |
| Plant BJ   | 6        | 2023-08-01    | Area 62           |
| Plant BK   | 9        | 2023-08-01    | Area 63           |
| Plant BL   | 4        | 2023-08-01    | Area 64           |
| Plant BM   | 7        | 2023-08-01    | Area 65           |
| Plant BN   | 11       | 2023-08-01    | Area 66           |
| Plant BO   | 3        | 2023-08-01    | Area 67           |
| Plant BP   | 10       | 2023-08-01    | Area 68           |
| Plant BQ   | 5        | 2023-08-01    | Area 69           |
| Plant BR   | 8        | 2023-08-01    | Area 70           |
| Plant BS   | 6        | 2023-08-01    | Area 71           |
| Plant BT   | 9        | 2023-08-01    | Area 72           |
| Plant BU   | 4        | 2023-08-01    | Area 73           |
| Plant BV   | 7        | 2023-08-01    | Area 74           |
| Plant BV   | 11       | 2023-08-01    | Area 75           |
| Plant BW   | 3        | 2023-08-01    | Area 76           |
| Plant BX   | 10       | 2023-08-01    | Area 77           |
| Plant BY   | 5        | 2023-08-01    | Area 78           |
| Plant BZ   | 8        | 2023-08-01    | Area 79           |
| Plant CA   | 6        | 2023-08-01    | Area 80           |
| Plant CB   | 9        | 2023-08-01    | Area 81           |
| Plant CC   | 4        | 2023-08-01    | Area 82           |
| Plant CD   | 7        | 2023-08-01    | Area 83           |
| Plant CE   | 11       | 2023-08-01    | Area 84           |
| Plant CF   | 3        | 2023-08-01    | Area 85           |
| Plant CG   | 10       | 2023-08-01    | Area 86           |
| Plant CH   | 5        | 2023-08-01    | Area 87           |
| Plant CI   | 8        | 2023-08-01    | Area 88           |
| Plant CJ   | 6        | 2023-08-01    | Area 89           |
| Plant CK   | 9        | 2023-08-01    | Area 90           |
| Plant CL   | 4        | 2023-08-01    | Area 91           |
| Plant CM   | 7        | 2023-08-01    | Area 92           |
| Plant CN   | 11       | 2023-08-01    | Area 93           |
| Plant CO   | 3        | 2023-08-01    | Area 94           |
| Plant CP   | 10       | 2023-08-01    | Area 95           |
| Plant CQ   | 5        | 2023-08-01    | Area 96           |
| Plant CR   | 8        | 2023-08-01    | Area 97           |
| Plant CS   | 6        | 2023-08-01    | Area 98           |
| Plant CT   | 9        | 2023-08-01    | Area 99           |
| Plant CU   | 4        | 2023-08-01    | Area 100          |
| Plant CV   | 7        | 2023-08-01    | Area 101          |
| Plant CV   | 11       | 2023-08-01    | Area 102          |
| Plant CW   | 3        | 2023-08-01    | Area 103          |
| Plant CX   | 10       | 2023-08-01    | Area 104          |
| Plant CY   | 5        | 2023-08-01    | Area 105          |
| Plant CZ   | 8        | 2023-08-01    | Area 106          |
| Plant DA   | 6        | 2023-08-01    | Area 107          |
| Plant DB   | 9        | 2023-08-01    | Area 108          |
| Plant DC   | 4        | 2023-08-01    | Area 109          |
| Plant DD   | 7        | 2023-08-01    | Area 110          |
| Plant DE   | 11       | 2023-08-01    | Area 111          |
| Plant DF   | 3        | 2023-08-01    | Area 112          |
| Plant DG   | 10       | 2023-08-01    | Area 113          |
| Plant DH   | 5        | 2023-08-01    | Area 114          |
| Plant DI   | 8        | 2023-08-01    | Area 115          |
| Plant DJ   | 6        | 2023-08-01    | Area 116          |
| Plant DK   | 9        | 2023-08-01    | Area 117          |
| Plant DL   | 4        | 2023-08-01    | Area 118          |
| Plant DM   | 7        | 2023-08-01    | Area 119          |
| Plant DN   | 11       | 2023-08-01    | Area 120          |
| Plant DO   | 3        | 2023-08-01    | Area 121          |
| Plant DP   | 10       | 2023-08-01    | Area 122          |
| Plant DQ   | 5        | 2023-08-01    | Area 123          |
| Plant DR   | 8        | 2023-08-01    | Area 124          |
| Plant DS   | 6        | 2023-08-01    | Area 125          |
| Plant DT   | 9        | 2023-08-01    | Area 126          |
| Plant DU   | 4        | 2023-08-01    | Area 127          |
| Plant DV   | 7        | 2023-08-01    | Area 128          |
| Plant DV   | 11       | 2023-08-01    | Area 129          |
| Plant DW   | 3        | 2023-08-01    | Area 130          |
| Plant DX   | 10       | 2023-08-01    | Area 131          |
| Plant DY   | 5        | 2023-08-01    | Area 132          |
| Plant DZ   | 8        | 2023-08-01    | Area 133          |
| Plant EA   | 6        | 2023-08-01    | Area 134          |
| Plant EB   | 9        | 2023-08-01    | Area 135          |
| Plant EC   | 4        | 2023-08-01    | Area 136          |
| Plant ED   | 7        | 2023-08-01    | Area 137          |
| Plant EE   | 11       | 2023-08-01    | Area 138          |
| Plant EF   | 3        | 2023-08-01    | Area 139          |
| Plant EG   | 10       | 2023-08-01    | Area 140          |
| Plant EH   | 5        | 2023-08-01    | Area 141          |
| Plant EI   | 8        | 2023-08-01    | Area 142          |
| Plant EJ   | 6        | 2023-08-01    | Area 143          |
| Plant EK   | 9        | 2023-08-01    | Area 144          |
| Plant EL   | 4        | 2023-08-01    | Area 145          |
| Plant EM   | 7        | 2023-08-01    | Area 146          |
| Plant EN   | 11       | 2023-08-01    | Area 147          |
| Plant EO   | 3        | 2023-08-01    | Area 148          |
| Plant EP   | 10       | 2023-08-01    | Area 149          |
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| Plant ER   | 8        | 2023-08-01    | Area 151          |
| Plant ES   | 6        | 2023-08-01    | Area 152          |
| Plant ET   | 9        | 2023-08-01    | Area 153          |
| Plant EU   | 4        | 2023-08-01    | Area 154          |
| Plant EV   | 7        | 2023-08-01    | Area 155          |
| Plant EV   | 11       | 2023-08-01    | Area 156          |
| Plant EW   | 3        | 2023-08-01    | Area 157          |
| Plant EX   | 10       | 2023-08-01    | Area 158          |
| Plant EY   | 5        | 2023-08-01    | Area 159          |
| Plant EZ   | 8        | 2023-08-01    | Area 160          |
| Plant FA   | 6        | 2023-08-01    | Area 161          |
| Plant FB   | 9        | 2023-08-01    | Area 162          |
| Plant FC   | 4        | 2023-08-01    | Area 163          |
| Plant FD   | 7        | 2023-08-01    | Area 164          |
| Plant FE   | 11       | 2023-08-01    | Area 165          |
| Plant FF   | 3        | 2023-08-01    | Area 166          |
| Plant FG   | 10       | 2023-08-01    | Area 167          |
| Plant FH   | 5        | 2023-08-01    | Area 168          |
| Plant FI   | 8        | 2023-08-01    | Area 169          |
| Plant FJ   | 6        | 2023-08-01    | Area 170          |
| Plant FK   | 9        | 2023-08-01    | Area 171          |
| Plant FL   | 4        | 2023-08-01    | Area 172          |
| Plant FM   | 7        | 2023-08-01    | Area 173          |
| Plant FN   | 11       | 2023-08-01    | Area 174          |
| Plant FO   | 3        | 2023-08-01    | Area 175          |
| Plant FP   | 10       | 2023-08-01    | Area 176          |
| Plant FQ   | 5        | 2023-08-01    | Area 177          |
| Plant FR   | 8        | 2023-08-01    | Area 178          |
| Plant FS   | 6        | 2023-08-01    | Area 179          |
| Plant FT   | 9        | 2023-08-01    | Area 180          |
| Plant FU   | 4        | 2023-08-01    | Area 181          |
| Plant FV   | 7        | 2023-08-01    | Area 182          |
| Plant FV   | 11       | 2023-08-01    | Area 183          |
| Plant FW   | 3        | 2023-08-01    | Area 184          |
| Plant FX   | 10       | 2023-08-01    | Area 185          |
| Plant FY   | 5        | 2023-08-01    | Area 186          |
| Plant FZ   | 8        | 2023-08-01    | Area 187          |
| Plant GA   | 6        | 2023-08-01    | Area 188          |
| Plant GB   | 9        | 2023-08-01    | Area 189          |
| Plant GC   | 4        | 2023-08-01    | Area 190          |
| Plant GD   | 7        | 2023-08-01    | Area 191          |
| Plant GE   | 11       | 2023-08-01    | Area 192          |
| Plant GF   | 3        | 2023-08-01    | Area 193          |
| Plant GG   | 10       | 2023-08-01    | Area 194          |
| Plant GH   | 5        | 2023-08-01    | Area 195          |
| Plant GI   | 8        | 2023-08-01    | Area 196          |
| Plant GJ   | 6        | 2023-08-01    | Area 197          |
| Plant GK   | 9        | 2023-08-01    | Area 198          |
| Plant GL   | 4        | 2023-08-01    | Area 199          |
| Plant GM   | 7        | 2023-08-01    | Area 200          |
| Plant GN   | 11       | 2023-08-01    | Area 201          |
| Plant GO   | 3        | 2023-08-01    | Area 202          |
| Plant GP   | 10       | 2023-08-01    | Area 203          |
| Plant GQ   | 5        | 2023-08-01    | Area 204          |
| Plant GR   | 8        | 2023-08-01    | Area 205          |
| Plant GS   | 6        | 2023-08-01    | Area 206          |
| Plant GT   | 9        | 2023-08-01    | Area 207          |
| Plant GU   | 4        | 2023-08-01    | Area 208          |
| Plant GV   | 7        | 2023-08-01    | Area 209          |
| Plant GV   | 11       | 2023-08-01    | Area 210          |
| Plant GW   | 3        | 2023-08-01    | Area 211          |
| Plant GX   | 10       | 2023-08-01    | Area 212          |
| Plant GY   | 5        | 2023-08-01    | Area 213          |
| Plant GZ   | 8        | 2023-08-01    | Area 214          |
| Plant HA   | 6        | 2023-08-01    | Area 215          |
| Plant HB   | 9        | 2023-08-01    | Area 216          |
| Plant HC   | 4        | 2023-08-01    | Area 217          |
| Plant HD   | 7        | 2023-08-01    | Area 218          |
| Plant HE   | 11       | 2023-08-01    | Area 219          |
| Plant HF   | 3        | 2023-08-01    | Area 220          |
| Plant HG   | 10       | 2023-08-01    | Area 221          |
| Plant HH   | 5        | 2023-08-01    | Area 222          |
| Plant HI   | 8        | 2023-08-01    | Area 223          |
| Plant HJ   | 6        | 2023-08-01    | Area 224          |
| Plant HK   | 9        | 2023-08-01    |                   |

**CPC RECOMMENDED TRAFFIC MANAGEMENT PLAN**

December 17, 2020  
PK# 4594-20.173

# TRAFFIC Z190-367 MANAGEMENT PLAN



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

ST. PHILIP'S SCHOOL  
CITY OF DALLAS

### **Introduction**

The services of **Pacheco Koch** (PK) were retained by **St. Philip's School and Community Center** to prepare a Traffic Management Plan (TMP) for zoning approval in the City of Dallas for the St. Philip's School (the "School") located at 1600 Pennsylvania Avenue 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: Existing Private School
- Address: 1600 Pennsylvania Avenue
- Grades: PreK-6<sup>th</sup>
- Start/End Times:
  - 8:00 AM – 3:30 PM (Pre-Kindergarten – Kindergarten)
  - 8:00 AM – 3:45 PM (1<sup>st</sup> – 6<sup>th</sup>)
- Existing Zoning/Proposed Zoning: PD 597/Amendment of Existing PD
- Existing Enrollment: 228 Students
- Future Enrollment: No change

### **School Access**

- Adjacent Streets:
  - Pennsylvania Avenue: Two lanes, two-way operation, no median
  - I-45 Frontage Road: Two lanes, one-way frontage road, no median
- Projected Travel Modes:

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



December 17, 2020



- o Bus: 0%
- o Walk: 0%
- o After-School Care: 60%
- o Picked Up by Parent: 40%

\*Enrollment and Travel Mode Data provided by St. Philip's School and Community Center

NOTE: Pedestrian infrastructure improvements at all active crosswalks on Pennsylvania Avenue will be required at permitting.

### **Traffic Management Operations**

Parent traffic is to approach the campus from the I-45 Frontage Road, adjacent to the school building and enter the site via the only driveway on the frontage road. Ingress traffic shall queue internally as shown on **Exhibit 1** and **Exhibit 2** in a one-way, counterclockwise directional flow. Actual unloading/loading shall occur northeast of the school building for Pre-Kindergarten – Kindergarten and northwest of the school building for 1<sup>st</sup> – 6<sup>th</sup> grades.

Parent and student traffic are to exit the campus by continuing west and exit onto Pennsylvania Avenue after the vehicle has sufficiently unloaded/loaded the student(s) out of/into the vehicle. Dismissal will consist of two separate dismissal groups. The first dismissal group will be Pre-Kindergarten and Kindergarten and the second dismissal group will be 1<sup>st</sup> through 6<sup>th</sup> grades.

### **Special Event Traffic and Parking Management**

Due to the occasional event that occurs on the campus that results in a high volume of people to the school, valet parking is operational for guests (such as parents and other visitors) for special events that occur outside of normal school hours. The valet service operates in front of the school building where guests arrive in front of the building while their vehicles are retrieved by valet services as the vehicle is then parked in the existing parking lot north of Pennsylvania Avenue, adjacent to the school.

Guests for all other special events are expected to park at the existing parking lot north of Pennsylvania Avenue. Guests then cross the existing mid-block crosswalk on Pennsylvania Avenue located between Holmes Street and Colonial Avenue to arrive at the building. Sidewalk connectivity and signage and markings for the existing crosswalks along with appropriate ADA compliant ramps are provided for the crossing of Pennsylvania Avenue.

### **School Administration Input Statement**

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site personnel. The onsite personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan. Assessment and evaluation of traffic operations discussed with Dr. Terry J. Flowers occurred on Friday, October 16, 2020.

December 17, 2020



## **TRAFFIC MANAGEMENT PLAN**

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On-site dismissal observations were conducted on Tuesday, March 3, 2020. A summary of existing conditions is provided below:

- Parent pick-up activity currently occurs within the site. Also, Parent pick-up activity extends out along the I-45 Frontage Road adjacent to the school building.
- A small number of students are picked up by vans from within the queue line.
- 60% of students will attend an after-school program that includes enrichment activities that take place on campus after the school release period. Students attending these after-school programs are picked up from a two-hour pick-up window.
- Staff and Visitor Parking occurs in the parking lot just north of the school building.
- No students walk to and from the school building at release times.

All the above operations will continue to be as part of the proposed Traffic Management Plan except for the following operations:

1. Release period will be separated into two separate dismissal groups.
2. The second release period (Grades 1<sup>st</sup> – 6<sup>th</sup>) will exit the site from the western most driveway on Pennsylvania Avenue.

A graphical summary of specific recommendations and proposed conditions is depicted in **Exhibit 1** (Pre-K through K) and **Exhibit 2** (1<sup>st</sup> Grade through 6<sup>th</sup> Grade).

December 17, 2020



**Acknowledgement Statement**

**REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for St. Philip's School and Community Center 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.

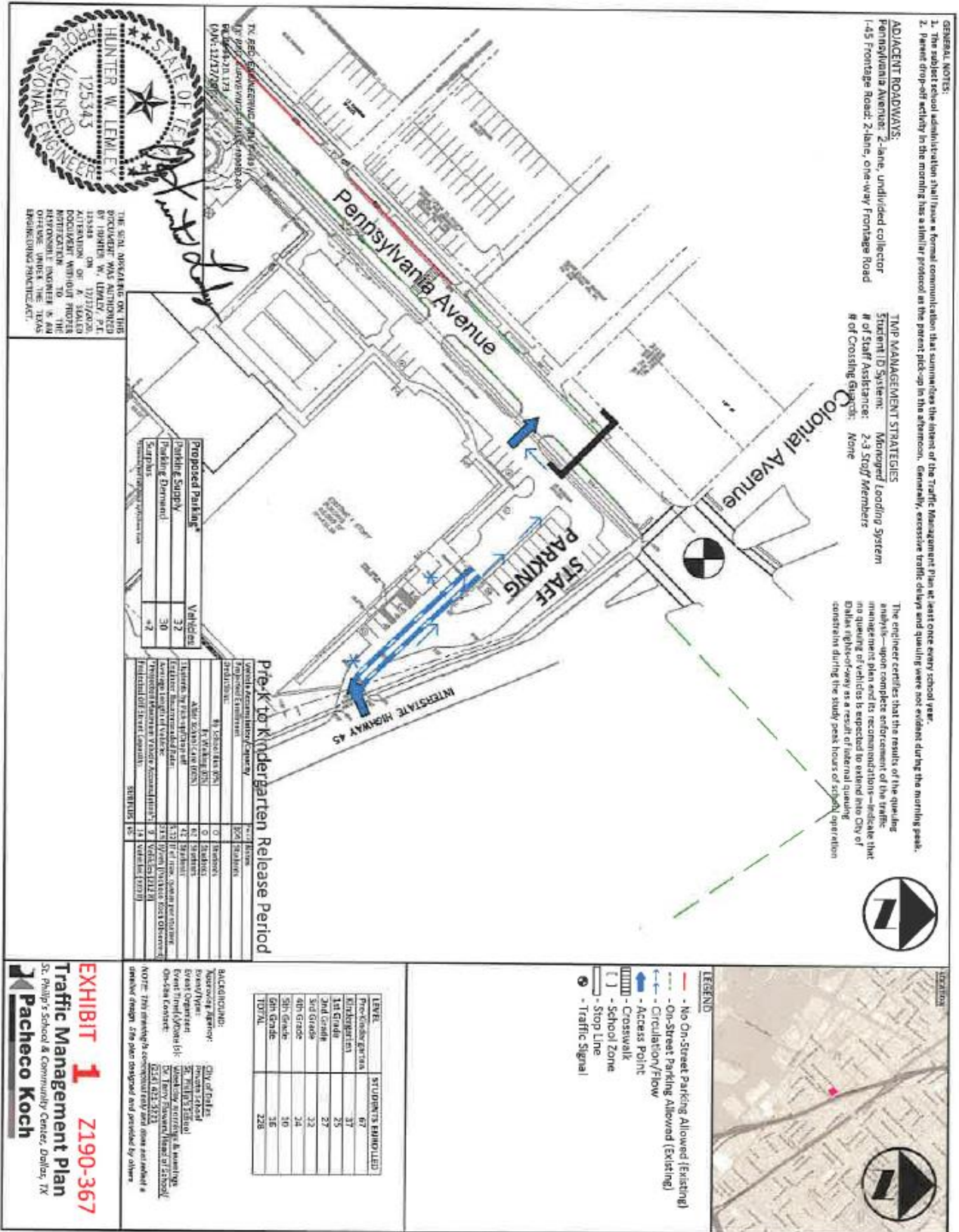
  
Signature

4/26/21  
Date

Name: Terry J. Flowers

Title: Exec. Director

END OF MEMO





EXISTING TRAFFIC MANAGEMENT PLAN

092110

27635

This document is issued on June 8, 2009 by Todd C. Howard, Architect, State of Texas, license number 16322. Not for regulatory approval, permitting or construction.

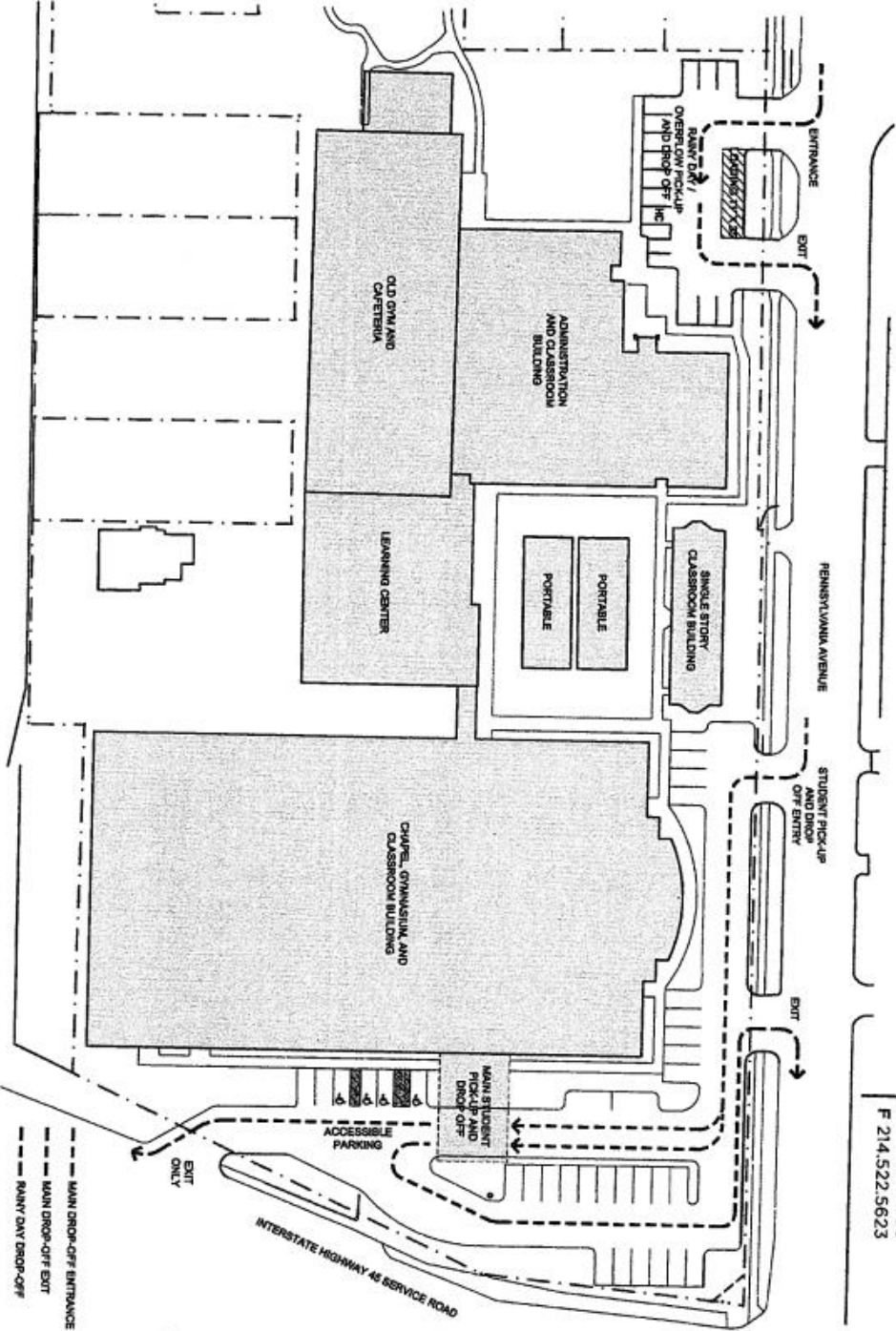
ST. PHILIP'S SCHOOL & COMMUNITY CENTER  
TRAFFIC FLOW DIAGRAM

scale: 1" = 70'  
project # 2009-015  
date JUNE 8, 2009

© COPYRIGHT 2009



t. howard + associates  
architecture, interior design  
planning  
1506 w. griffin street  
dallas, texas 75215  
T 214.522.1100  
F 214.522.5623





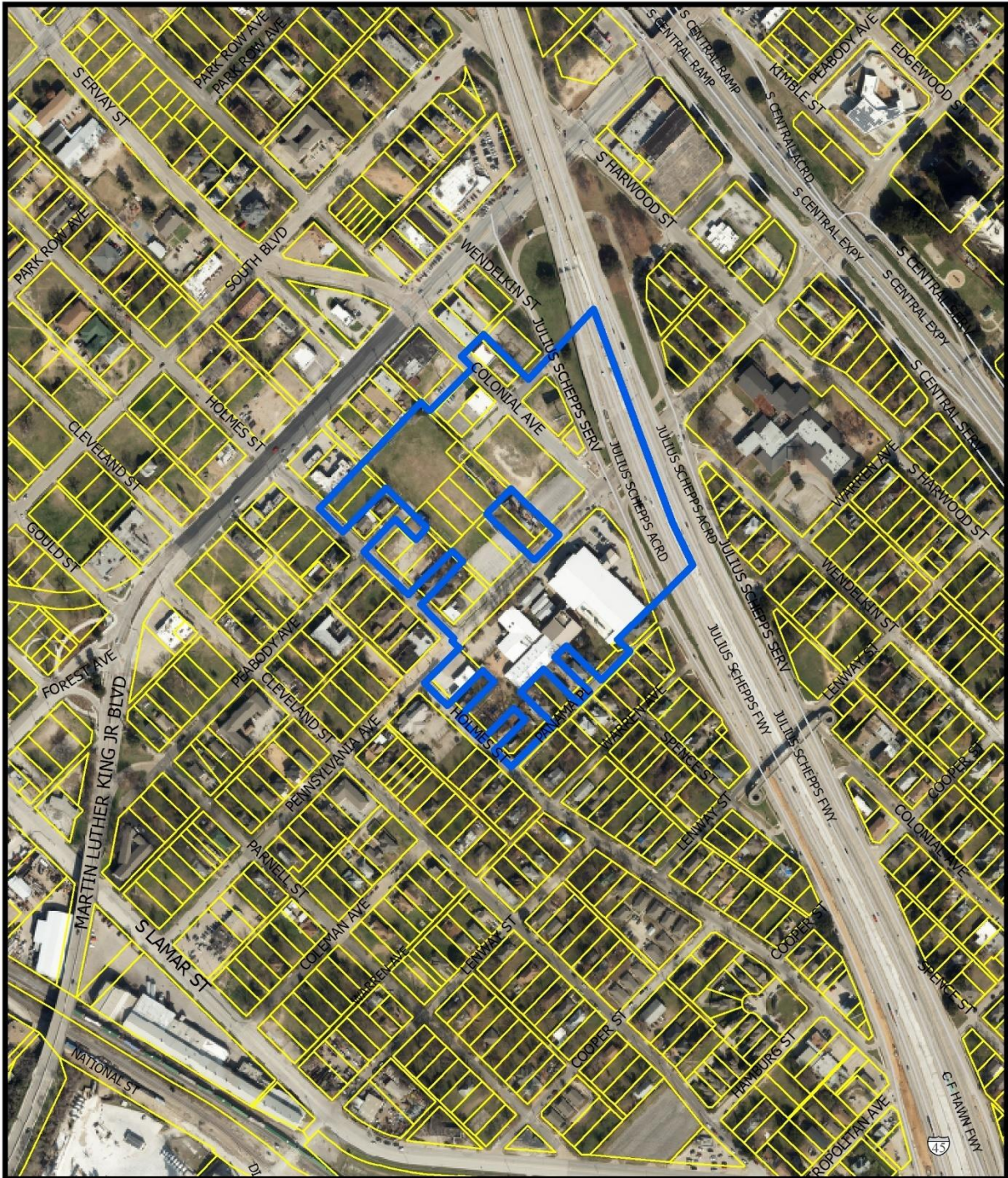


1:7,200

### VICINITY MAP

Case no: **Z190-367**

Date: **3/4/2021**

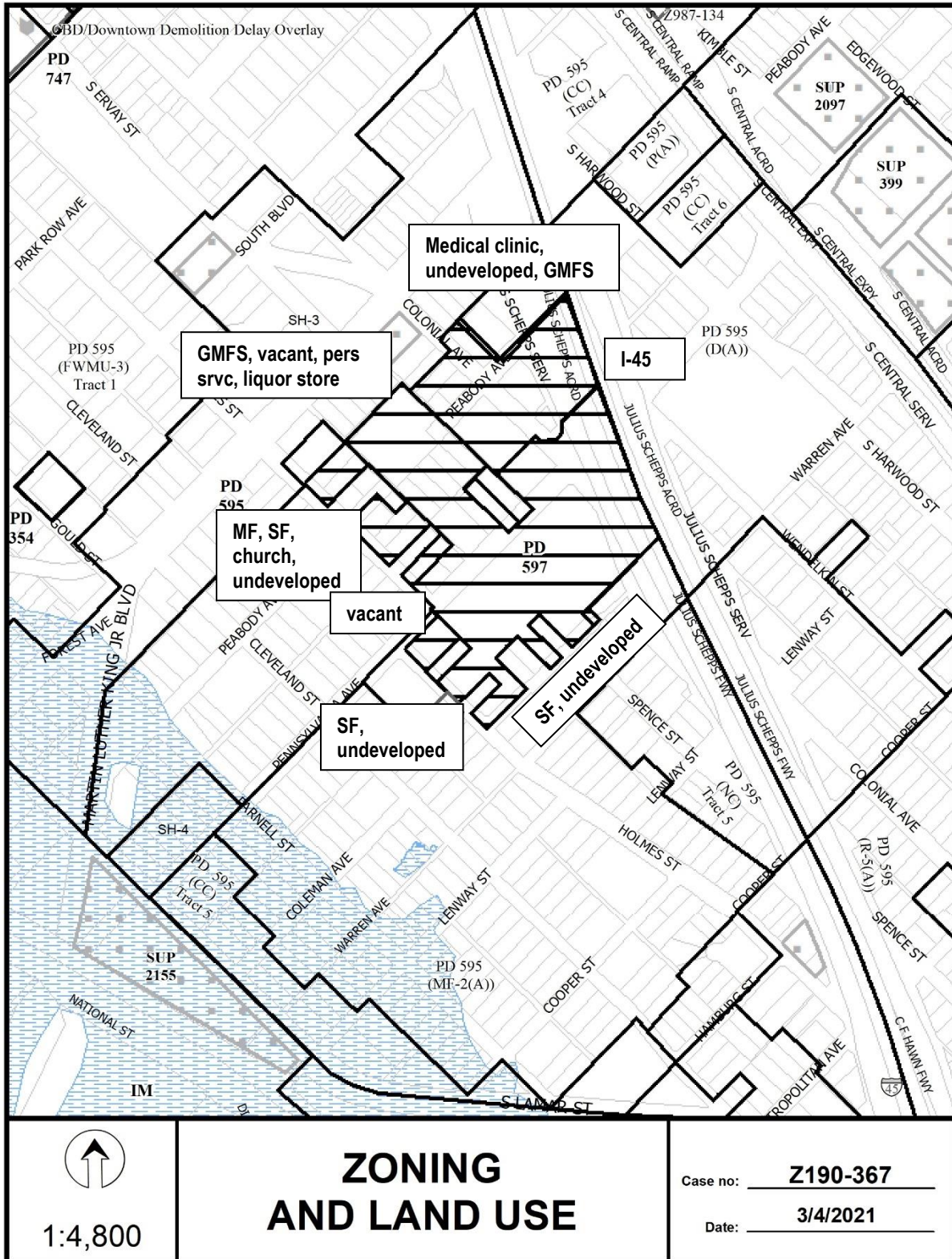


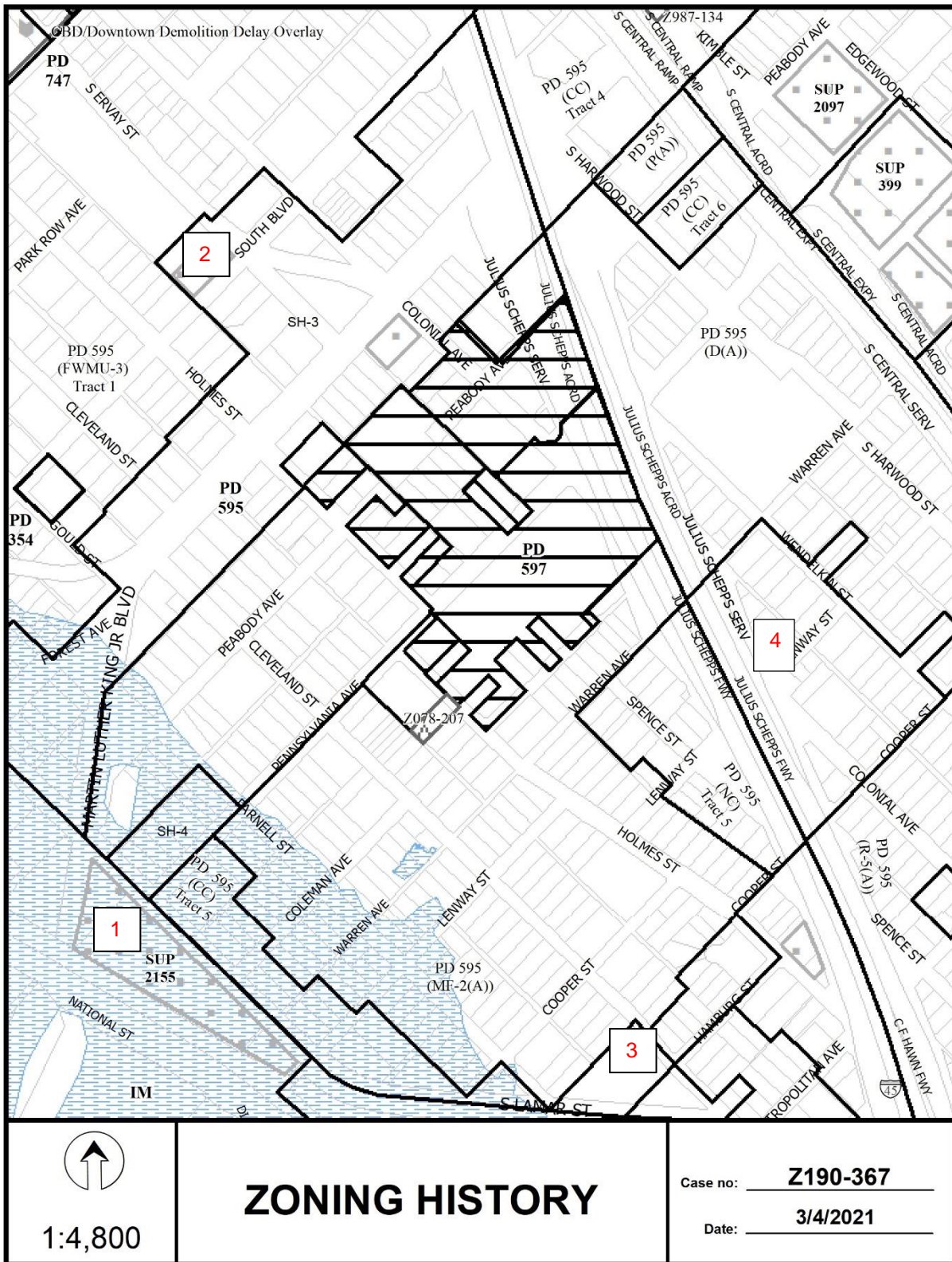
1:4,800

## AERIAL MAP

Case no:           Z190-367          

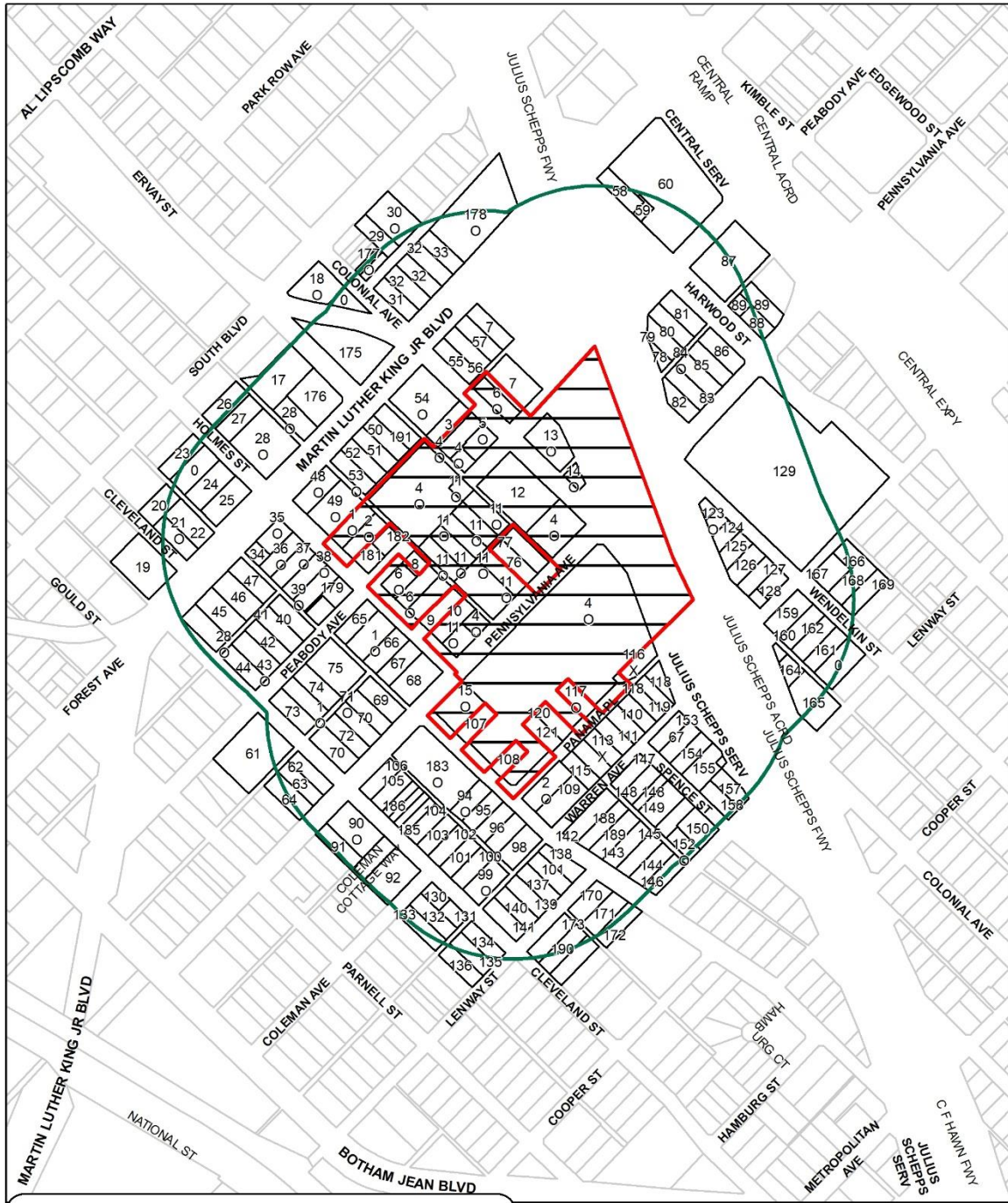
Date:           3/4/2021







CPC RESPONSES



|                  |  |
|------------------|--|
| <b>191</b>       | Property Owners Notified (226 parcels) |
| <b>38</b>        | Replies in Favor (59 parcels)          |
| <b>4</b>         | Replies in Opposition (4 parcels)      |
| <b>500'</b>      | Area of Notification                   |
| <b>4/22/2021</b> | Date                                   |

**Z190-367**  
**CPC**



1:4,800

04/21/2021

**Reply List of Property Owners****Z190-367****191 Property Owners Notified****38 Property Owners in Favor****4 Property Owners Opposed**

| <b>Reply</b> | <b>Label #</b> | <b>Address</b>                  | <b>Owner</b>                              |
|--------------|----------------|---------------------------------|---|
| O            | 1              | 3012 HOLMES ST                  | 1600 PENNSYLVANIA INC                     |
| O            | 2              | 3016 HOLMES ST                  | ST PHILLIPS SCHOOL &<br>COMMUNITY CENTER  |
|              | 3              | 3013 COLONIAL AVE               | Taxpayer at                               |
| O            | 4              | 3015 COLONIAL AVE               | ST PHILIPS SCHOOL & COMMUNITY<br>CENTER   |
| O            | 5              | 3021 COLONIAL AVE               | ST PHILIPS SCHOOL AND<br>COMMUNITY CENTER |
| O            | 6              | 3016 COLONIAL AVE               | ST PHILIPS SCHOOL AND                     |
|              | 7              | 1714 MARTIN LUTHER KING JR BLVD | COOPER DON                                |
|              | 8              | 1608 PEABODY AVE                | MARSH HORACE                              |
|              | 9              | 3112 HOLMES ST                  | EASTER AVAN SR                            |
|              | 10             | 3116 HOLMES ST                  | ST PHILIPS SCHOOL &<br>COMMUNITY          |
| O            | 11             | 3120 HOLMES ST                  | 1600 PENNSYLVANIA                         |
|              | 12             | 3103 COLONIAL AVE               | Taxpayer at                               |
| O            | 13             | 1700 PEABODY AVE                | SP 1600 PENN FOUNDATION                   |
| O            | 14             | 3112 COLONIAL AVE               | ST PHILLIPS SCHOOL &                      |
| O            | 15             | 1502 PENNSYLVANIA AVE           | ST PHILIPS SCHOOL AND<br>COMMUNITY        |
| O            | 16             | 1627 PANAMA PL                  | ST PHILIPS SCHOOL &                       |
|              | 17             | 2913 S ERVAY ST                 | RAMBO DERRICK                             |
|              | 19             | 1411 MARTIN LUTHER KING JR BLVD | TDP MLK DEVELOPMENT                       |
|              | 20             | 2912 CLEVELAND ST               | BROWN KATHERINE LIFE EST                  |
| O            | 21             | 1501 MARTIN LUTHER KING JR BLVD | JOHSAM INC                                |
|              | 22             | 1509 MARTIN LUTHER KING JR BLVD | LANGRUM ALMA                              |
|              | 23             | 2909 HOLMES ST                  | BRAGG SHARON N                            |
|              | 24             | 2917 HOLMES ST                  | CHISM BYRON ARTHUR &                      |
|              | 25             | 1519 MARTIN LUTHER KING JR BLVD | SDL RE LLC                                |

Z190-367(ND)

04/21/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>                  | <i>Owner</i>                                |
|--------------|----------------|---------------------------------|---|
|              | 26             | 2906 HOLMES ST                  | BLUE WINDOW CAPITAL LLC                     |
|              | 27             | 2912 HOLMES ST                  | COUNTY LAND & WATER LLC<br>SERIES COM1      |
| O            | 28             | 1611 MARTIN LUTHER KING JR BLVD | MATTHEWS INVESTMENTS<br>SOUTHWEST INC XXIII |
|              | 29             | 1810 SOUTH BLVD                 | REDEEMED CHRISTIAN<br>CHURCH OF GOD         |
|              | 31             | 1703 MARTIN LUTHER KING JR BLVD | REDEEMED CHRISTIAN<br>CHURCH OF GOD         |
|              | 32             | 1705 MARTIN LUTHER KING JR BLVD | REDEEMED CHRISTIAN<br>CHURCH OF GOD         |
|              | 33             | 1717 MARTIN LUTHER KING JR BLVD | WINWAY CORP OF DALLAS LLC                   |
|              | 34             | 1500 MARTIN LUTHER KING JR BLVD | PALMER-STRONG WANDA J                       |
|              | 40             | 1417 PEABODY AVE                | PARKER DOUGLAS                              |
|              | 41             | 1413 PEABODY AVE                | PARKER DOUGLAS                              |
|              | 42             | 1409 PEABODY AVE                | CHRISTIAN MYRA LEE<br>HAMMONDS ET AL        |
|              | 44             | 1401 PEABODY AVE                | TORRES JOSE CARMEN<br>MARTINEZ              |
|              | 45             | 1406 MARTIN LUTHER KING JR BLVD | PAGANELLA HOLDINGS LLC                      |
|              | 46             | 1410 MARTIN LUTHER KING JR BLVD | Taxpayer at                                 |
|              | 47             | 1420 MARTIN LUTHER KING JR BLVD | Taxpayer at                                 |
|              | 50             | 1624 MARTIN LUTHER KING JR BLVD | Taxpayer at                                 |
|              | 51             | 1620 MARTIN LUTHER KING JR BLVD | HEGWER ESTHER CORINE                        |
|              | 52             | 1618 MARTIN LUTHER KING JR BLVD | GNG PROPERTIES INCORP                       |
|              | 55             | 1702 MARTIN LUTHER KING JR BLVD | GREEN NEELY L & VIOLA                       |
|              | 56             | 1706 MARTIN LUTHER KING JR BLVD | WASHINGTON SAMUEL                           |
|              | 57             | 1708 MARTIN LUTHER KING JR BLVD | RESOURCES ASSISTANTS CORP                   |
|              | 58             | 1902 MARTIN LUTHER KING JR BLVD | CITY SQUARE ARTS OPPORTUNITY                |
|              | 59             | 3000 S HARWOOD ST               | CITY SQUARE ARTS OPPORTUNITY                |
|              | 60             | 1904 MARTIN LUTHER KING JR BLVD | CITY SQUARE ARTS OPPORTUNITY<br>CTR LLC     |
|              | 61             | 1314 PEABODY AVE                | PEABODY MANOR LLC                           |



04/21/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>        | <i>Owner</i>                               |
|--------------|----------------|-----------------------|--|
|              | 62             | 1325 PENNSYLVANIA AVE | BLAIR LORAIN DANIELS                       |
|              | 63             | 1323 PENNSYLVANIA AVE | LEWIS A B JR                               |
|              | 64             | 1317 PENNSYLVANIA AVE | FREEMAN VELMA B EVANS                      |
|              | 65             | 1506 PEABODY AVE      | TAYLOR JACQUELYN D                         |
|              | 66             | 3109 HOLMES ST        | CHEN KATIE                                 |
|              | 67             | 3115 HOLMES ST        | JAMES R BROWN REVOCABLE                    |
|              | 68             | 3127 HOLMES ST        | JACKSON TROY                               |
|              | 69             | 1419 PENNSYLVANIA AVE | B&J WHOLESALE RTL LIQUOR                   |
|              | 70             | 1415 PENNSYLVANIA AVE | MAX DATA LLC                               |
|              | 72             | 1405 PENNSYLVANIA AVE | GLENDA HURLEY TRUSTEE                      |
|              | 73             | 1400 PEABODY AVE      | COVARRUBIAS JUAN                           |
|              | 74             | 1410 PEABODY AVE      | WISELILY SERVISSES LLC                     |
|              | 75             | 1414 PEABODY AVE      | Taxpayer at                                |
|              | 76             | 1625 PENNSYLVANIA AVE | UPTON HENRIETTA REEVES                     |
|              | 77             | 1629 PENNSYLVANIA AVE | JAMES R BROWN REVOCABLE<br>TRUST           |
|              | 78             | 1808 PEABODY AVE      | CONRAD ELEANOR                             |
|              | 79             | 1812 PEABODY AVE      | DALLAS CITY OF COUNTY OF                   |
|              | 80             | 1814 PEABODY AVE      | SIMPSON MARCUS R &<br>MICHELLE D           |
|              | 81             | 1816 PEABODY AVE      | ROBERTSON MANZELL                          |
|              | 82             | 1805 PENNSYLVANIA AVE | GRAVES PROPERTIES LLC                      |
|              | 83             | 1809 PENNSYLVANIA AVE | DESERTCALI LLC                             |
| O            | 84             | 1813 PENNSYLVANIA AVE | BRADFORD ETHEL                             |
|              | 85             | 1817 PENNSYLVANIA AVE | MASON LINDA C                              |
|              | 86             | 1821 PENNSYLVANIA AVE | GRAVES PROPERTIES LLC                      |
|              | 87             | 1906 PEABODY AVE      | CITY SQUARE ARTS OPPORTUNITY<br>CENTER LLC |
|              | 88             | 1901 PENNSYLVANIA AVE | SMITH LYDIA SUE                            |
|              | 89             | 3116 S HARWOOD ST     | HARRIS & HARRIS PPTIES LLC                 |
|              | 91             | 1316 PENNSYLVANIA AVE | Taxpayer at                                |
|              | 92             | 1319 COLEMAN AVE      | Taxpayer at                                |

04/21/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                  |
|--------------|----------------|-------------------|-------------------------------|
| O            | 94             | 3221 HOLMES ST    | SP 1600 PENN FOUNDATION       |
|              | 95             | 3227 HOLMES ST    | REYES MARCO                   |
|              | 96             | 3303 HOLMES ST    | PUEBLA HUGO                   |
|              | 97             | 3305 HOLMES ST    | RUIZ MAXIMINO                 |
|              | 98             | 3309 HOLMES ST    | CIS INVESTMENT                |
| O            | 99             | 3304 CLEVELAND ST | NEWSOME EMILY                 |
|              | 100            | 3302 CLEVELAND ST | Taxpayer at                   |
|              | 101            | 3228 CLEVELAND ST | 1600 PENNSYLVANIA             |
|              | 102            | 3224 CLEVELAND ST | SP 1600 PENN FOUNDATION       |
|              | 103            | 3220 CLEVELAND ST | SAKA RAMAN &                  |
|              | 104            | 3216 CLEVELAND ST | LEWIS SUSAN                   |
|              | 105            | 3204 CLEVELAND ST | LYONS XAVIER DEMOND           |
|              | 106            | 3200 CLEVELAND ST | HEARD VINCENT C               |
|              | 107            | 3208 HOLMES ST    | DAVIS JERI D                  |
|              | 108            | 3222 HOLMES ST    | TODD CLIFTON JR LF EST        |
|              | 109            | 3306 HOLMES ST    | MAY DONALD E &                |
|              | 110            | 1622 PANAMA PL    | CONNER ROSIE LEE EST OF &     |
|              | 111            | 1616 PANAMA PL    | LILIAN LEASINGS LLC           |
|              | 112            | 1612 PANAMA PL    | BREWER MADELYN LIFE<br>ESTATE |
| X            | 113            | 1608 PANAMA PL    | JONES ANDREA M                |
|              | 114            | 1604 PANAMA PL    | MILK FAMILY TRUST             |
|              | 115            | 1600 PANAMA PL    | WILLIAMS JERLINE              |
| X            | 116            | 3307 COLONIAL AVE | BRAGG STEPHEN B               |
| O            | 117            | 1613 PANAMA PL    | CROWE GWEN &                  |
|              | 118            | 1630 PANAMA PL    | CHILDRESS BENJAMIN            |
|              | 119            | 1628 PANAMA PL    | CHILDRESS BEN &               |
|              | 120            | 1605 PANAMA PL    | ADAMS MARY                    |
|              | 121            | 1601 PANAMA PL    | RUFFIN ROBERT EST OF          |
|              | 122            | 3213 WENDELKIN ST | LACY VARSIA L & COMPANY       |
| O            | 123            | 3217 WENDELKIN ST | RAMIREZ JORGE &               |
|              | 124            | 3221 WENDELKIN ST | BENIGNO ZAMUDIO               |

04/21/2021

125 3303 WENDELKIN ST GALLEGOS FRANCISCO J &

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                  |
|--------------|----------------|-------------------|-------------------------------|
|              | 126            | 3305 WENDELKIN ST | ROBERTS ALFRED LYNN           |
|              | 127            | 3309 WENDELKIN ST | WALLACE GENEVA B              |
|              | 128            | 3317 WENDELKIN ST | ASHIOFU STEPHANIE             |
|              | 129            | 1817 WARREN AVE   | Dallas ISD                    |
|              | 130            | 1324 COLEMAN AVE  | STOCKARD JANICE DALE          |
|              | 131            | 1326 COLEMAN AVE  | JOHNSON FASHION L             |
|              | 132            | 1314 COLEMAN AVE  | GILAT ORNA                    |
|              | 133            | 1310 COLEMAN AVE  | LAWLER RONNIE                 |
|              | 134            | 1327 LENWAY ST    | ALFARO COSME                  |
|              | 135            | 1323 LENWAY ST    | MONTGOMERY JAMES<br>RUSSELL & |
|              | 136            | 1317 LENWAY ST    | MCGEE YLONDA                  |
|              | 137            | 1413 LENWAY ST    | LEWIS LARRY DOUGLASS          |
|              | 138            | 1419 LENWAY ST    | SANTOS SALAVIA                |
|              | 139            | 1409 LENWAY ST    | FOREMAN BOBBY JOE &           |
|              | 140            | 1405 LENWAY ST    | Taxpayer at                   |
|              | 141            | 1401 LENWAY ST    | Taxpayer at                   |
|              | 142            | 3400 HOLMES ST    | WALKER TRAVIS                 |
|              | 143            | 3412 HOLMES ST    | Taxpayer at                   |
|              | 144            | 3420 HOLMES ST    | DURROUGH FANNIE               |
|              | 145            | 3416 HOLMES ST    | WATSON EDDIE K                |
|              | 146            | 3424 HOLMES ST    | SOUTHEY FRANK                 |
|              | 147            | 3401 SPENCE ST    | Taxpayer at                   |
|              | 148            | 3405 SPENCE ST    | FOUNTAIN CURTIS JEAN          |
|              | 149            | 3413 SPENCE ST    | FOXSMITH TIMOTHY J &          |
|              | 150            | 3421 SPENCE ST    | PRICE L C SR                  |
|              | 151            | 3419 SPENCE ST    | GLASSCOCK NORA LINDA          |
| O            | 152            | 1509 LENWAY ST    | DIXON CARLTON J               |
|              | 153            | 3400 SPENCE ST    | MCCULLOUGH RUBY EST OF        |
|              | 154            | 3410 SPENCE ST    | BROWN JAMES RAY TR            |
|              | 155            | 3414 SPENCE ST    | PINEDA MARINA CONSUELO        |
|              | 156            | 3411 SPENCE ST    | BLAIR ARNOLD W                |

Z190-367(ND)

04/21/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>                  | <i>Owner</i>                      |
|--------------|----------------|---------------------------------|-----------------------------------|
|              | 157            | 1605 LENWAY ST                  | Taxpayer at                       |
|              | 158            | 1601 LENWAY ST                  | ALEMAN NATALI &                   |
|              | 159            | 3401 WENDELKIN ST               | CHAPMAN SHARON D &<br>MARC        |
|              | 160            | 3405 WENDELKIN ST               | THOMAS SARAH                      |
|              | 161            | 3413 WENDELKIN ST               | SEPULVEDA ANDREW                  |
|              | 162            | 3409 WENDELKIN ST               | TOWNSELE BOBBIE                   |
|              | 163            | 3408 JULIUS SCHEPPS FWY         | WATKINS RICKEY D &                |
|              | 164            | 3412 JULIUS SCHEPPS FWY         | UNLIMITED HEALTHCARE<br>SERV      |
|              | 165            | 3424 COLONIAL AVE               | Taxpayer at                       |
|              | 166            | 1808 WARREN AVE                 | BRIGGS CHRISTOPHER                |
|              | 167            | 3400 WENDELKIN ST               | KOLLI SAISANKAR &<br>RAJESWARI R  |
|              | 168            | 3404 WENDELKIN ST               | Taxpayer at                       |
|              | 169            | 3408 WENDELKIN ST               | DEZHAM MAHDI                      |
|              | 170            | 3501 HOLMES ST                  | ADAMS LAURETTA EST OF             |
|              | 171            | 3505 HOLMES ST                  | 2ND CHANCE FOUNDATION             |
|              | 172            | 3509 HOLMES ST                  | CASTRO ELIUD                      |
|              | 173            | 3500 CLEVELAND ST               | CHAPA JUAN RODOLFO &              |
| X            | 174            | 3508 CLEVELAND ST               | ARMSTEAD FELICIA ANITA            |
|              | 175            | 2939 S ERVAY ST                 | FOUR A'S REALTY INC               |
|              | 176            | 1619 MARTIN LUTHER KING JR BLVD | BRACEYS FINANCIAL<br>HOLDINGS LLC |
|              | 179            | 1507 PEABODY AVE                | HAWKINS SHARON                    |
| X            | 180            | 1501 PEABODY AVE                | CASTANEDA REGULO &                |
|              | 181            | 1601 PEABODY AVE                | HERNANDEZ JUAN & MARIA            |
|              | 182            | 1605 PEABODY AVE                | NARVAEZ MARCOS & MARIA            |
|              | 185            | 3214 CLEVELAND ST               | ETANISLAO ERICA                   |
|              | 186            | 3208 CLEVELAND ST               | HARRIS LARRY                      |
|              | 187            | 3210 CLEVELAND ST               | BROOKS GLORIA                     |
|              | 188            | 3404 HOLMES ST                  | LEE DOROTHY                       |

04/21/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i>                  | <i>Owner</i>                   |
|--------------|----------------|---------------------------------|--------------------------------|
|              | 189            | 3406 HOLMES ST                  | SPRIGGINS REGINA & JOHN        |
|              | 190            | 3502 CLEVELAND ST               | MUMFORD CHRISTINA JO           |
|              | 191            | 1628 MARTIN LUTHER KING JR BLVD | Taxpayer at                    |
| O            | A1             | 3211 CLEVELAND ST               | Taxpayer at                    |
| O            | A2             | 3203 HOLMES ST                  | Taxpayer at                    |
| O            | A3             | 1405 PEABODY AVE                | FOREST HEIGHTS<br>NEIGHBORHOOD |
| O            | A4             | 3212 CLEVELAND ST               | FOREST HEIGHTS<br>NEIGHBORHOOD |
| O            | A5             | 1320 PENNSYLVANIA AVE           | Taxpayer at                    |
| O            | A6             | 3006 HOLMES ST                  | Taxpayer at                    |
| O            | A7             | 3009 HOLMES ST                  | Taxpayer at                    |
| O            | A8             | 3015 HOLMES ST                  | Taxpayer at                    |
| O            | A9             | 3017 HOLMES ST                  | Taxpayer at                    |
| O            | A10            | 1602 MARTIN LUTHER KING JR BLVD | Taxpayer at                    |
| O            | A11            | 1612 MARTIN LUTHER KING JR BLVD | Taxpayer at                    |
| O            | A12            | 1516 MARTIN LUTHER KING JR BLVD | TEXACO INC                     |
| O            | A13            | 3007 HOLMES ST                  | WFMF MLK LLC                   |
| O            | A14            | 1819 MARTIN LUTHER KING JR BLVD | CORNERSTONE BAPTIST            |
| O            | A15            | 1814 SOUTH BLVD                 | Taxpayer at                    |
| O            | A16            | 2904 S ERVAY ST                 | GROSS JESSE                    |
| O            | A17            | 1 SOUTH BLVD                    | CORNERSTONE COMMUNITY          |
| O            | A18            | 1 SOUTH BLVD                    | CORNERSTONE COMMUNITY          |
| O            | A19            | 1409 PENNSYLVANIA AVE           | Taxpayer at                    |
| O            | A20            | 1632 MARTIN LUTHER KING JR BLVD | Taxpayer at                    |