

ROBERT REEVES
& Associates, Inc.

PLANNING AND ZONING CONSULTANTS

July 22, 2020

Kris Sweckard, Director
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: Appeal of City Plan Commission Denial
of Waiver of Two Year Waiting Period, Case W190-009

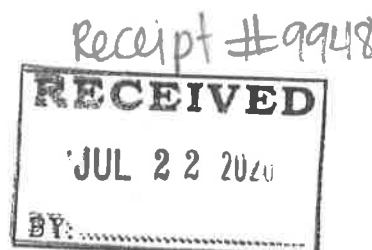
Dear Mr. Sweckard:

On behalf of my client, Golden Rule Schools, Inc, I am appealing Case No. W190-009, to the City Council which was a request by my client to waive the two-year waiting period for zoning Case No Z189-268(AU). The waiver was denied the City Plan Commission on 7/9/20. Please see the attached letter from Dr. Vincente Delgado, superintendent of Golden Rule Schools, Inc. for a justification for this appeal to City Council.

Respectfully:



Robert Reeves





GOLDEN RULE SCHOOLS, Inc.

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July 15, 2020

Kris Sweckard, Director
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: Appeal of City Plan Commission Denial
of Waiver of Two Year Waiting Period

Dear Mr. Sweckard:

In accordance with Section 51A-4.701(d)(3)(C) of the Dallas City Code I am appealing the City Plan Commission's denial of my request to waive the two-year waiting period for Case No. Z189-268(AU) to the City Council. This zoning case was for an amendment to the site plan for SUP No. 1817 for Golden Rule Open Enrollment Charter School located on Bruton Road.

On 2/12/20 the City Council the denied the request based on Councilman Adam Bazaldua's motion. Since that hearing Councilman Bazaldua has reconsidered his position and now supports our amendment the site plan in order to expand the school by adding a new storm shelter/gym and a new eight classroom middle school. The code states that a waiver may be a granted if there are changed circumstances regarding the property sufficient to warrant a new hearing. However, the code does not define what constitutes a change in circumstances, so the City Plan Commission's decision to deny the waiver is simply a judgement call.

It is my firm opinion that the commission's decision to deny the waiver was in error. Clearly the fact that Councilman Bazaldua has reconsidered his original position, which was to deny the site plan amendment, but now supports the amendment and expansion of our school is a very significant change in circumstances regarding the property.

Mr. Sweckard, please place my appeal on the council agenda as soon as possible.

Respectfully:

Dr. Vincente Delgado, Superintendent
Golden Rule Schools, Inc.

