



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA

Data Relative to Subject Property:

Date:

Location address: 8510 Military Pkwy

Zoning District: R - 7.5

Lot No. 1 Block No. 6218 Acreage 13.13 Census Tract

Street Frontage (in Feet): 1) 575.72 2) 1010.40 3) 523.20 4) 5)

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Cityscape Schools

Applicant: Cityscape Schools - Rey Roca

Telephone: 214-545-6554

Mailing Address: 630 Texas Street

Zip Code: 75204

E-mail Address: Leo@Cityscapeschools.org

Represented by: MPO Solutions - Rey Roca

Telephone: 817-691-1668

Mailing Address: 6021 Connection Dr. Ste 210 - Irving, TX Zip Code: 75039

E-mail Address: rey@mposolutions.net

Affirm that an appeal has been made for a Variance or Special Exception of Owner seeks to install 6ft high perimeter iron fence to enhance security under TAC 61.1031, School Safety Requirements. The school is located located in a residential zoning district (R-7.5a) which limits fences over 4 ft. We seek a special exception of 2 feet to fence height.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

Owner seeks to install perimeter iron fence to enhance campus security under Texas Administrative Code (TAC) 61.1031, School Safety Requirements. Project involves installation of fence, pedestrian gates, and vehicular gates to secure property and occupants.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Rey E. Roca

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted:

Rey Roca
(Affiant/Applicant's signature)

Subscribed and sworn to before me this

25th day of July 2024



Esperanza Lee
Notary Public in and for Dallas County, Texas



Appeal number: BDA _____

I, CityScape Schools - Leonard Brannon, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 8510 Military Pkwy Dallas, TX 75227
(Address of property as stated on application)

Authorize: *Ray E. Poca*
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Owner seeks to install a 6ft high perimeter iron fence to enhance campus security under TAC 61.1031. The school is located in a residential zoning district (R-7.5a) which limits fences over 4 ft. We seek a special exception of 2 feet to fence height.

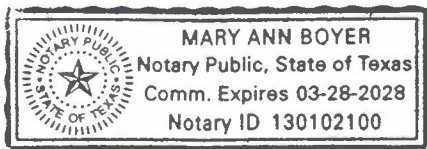
Leonard Brannon - CityScape Schools
Print name of property owner or registered agent
agent Date July 03, 2024

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared _____

Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 9th day of July, 2024



M Boyer
Notary Public for Dallas County, Texas

Commission expires on 3/28/28



Posting of Notification Sign

8510 Military Pkwy

Appeal Number BDA 234-107

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

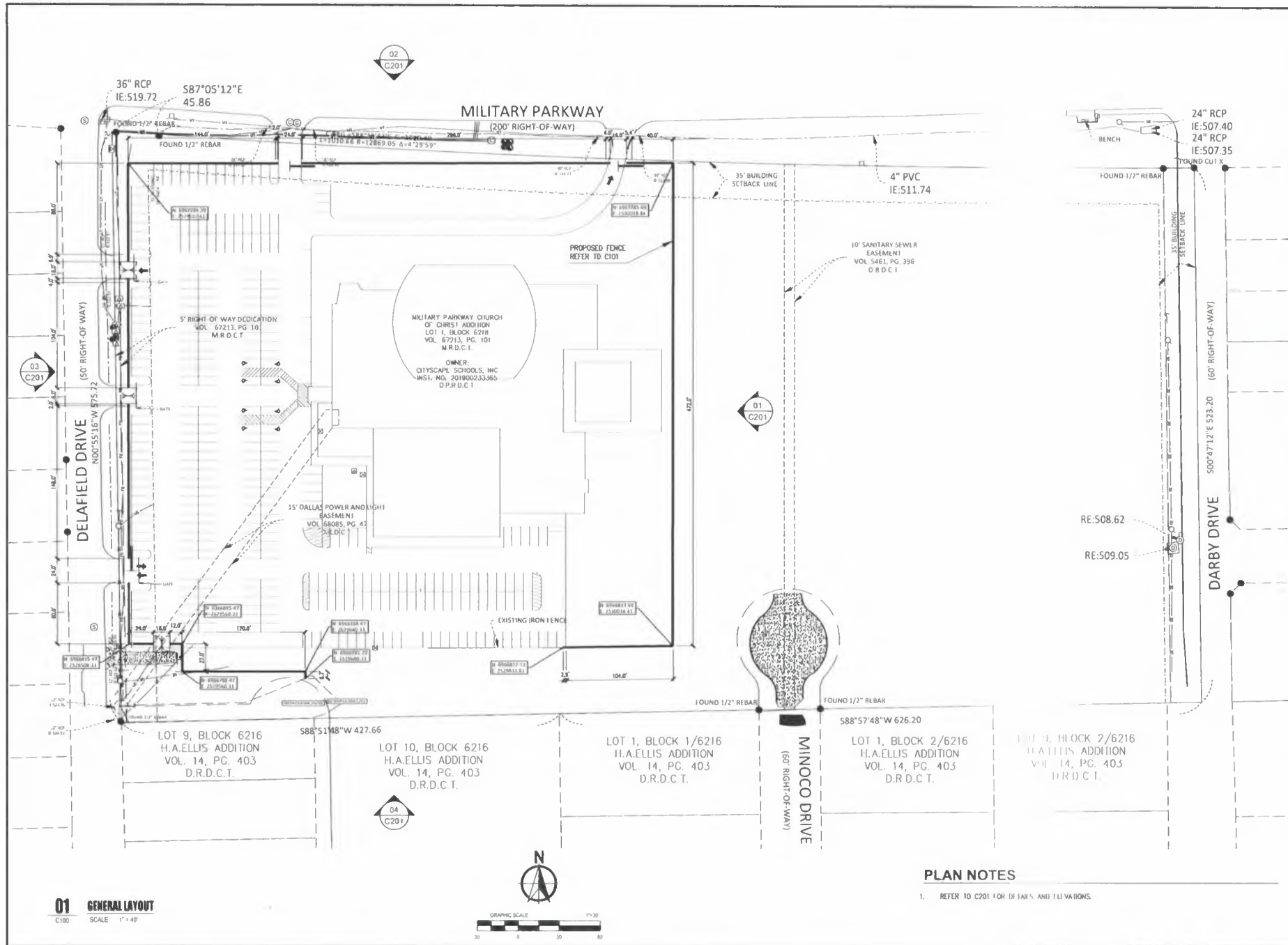
Footage of each street frontage: 575', 1010', 523'

Number of acres: 13.13

Number of signs received: 5

[Signature]
Signature of applicant or person receiving signs

7/24/24
Date



01 GENERAL LAYOUT
C100 SCALE 1" = 40'



PLAN NOTES

1. REFER TO C201 FOR DETAILS AND ELEVATIONS.

CONSULTANT

MPO SOLUTIONS
 1801 Commerce Center Blvd., Suite 200
 Irving, TX 75038
 TEL: 469-457-0000 FAX: 469-457-0054

PROJECT
**CITYSCAPE SCHOOL
 BUCKNER PREPARATORY**
 8510 MILITARY PKWY - DALLAS, TX 75227

REVISIONS

PROJECT NO. 24200-001
 DRAWN BY
 DATE 08/14/2014
 CHECKED BY
 ISSUED FOR PERM1

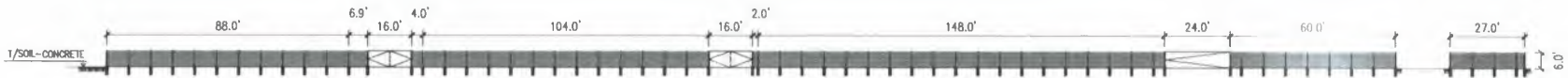
SHEET
C100
 GENERAL SITE PLAN
 2 OF 3 SHEETS



01 EAST ELEVATION
C201 SCALE 1" = 20'



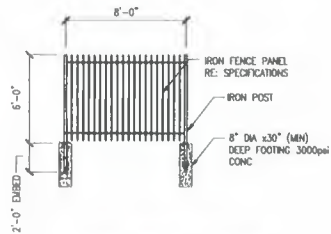
02 NORTH ELEVATION
C201 SCALE 1" = 20'



03 WEST ELEVATION
C201 SCALE 1" = 20'



04 SOUTH ELEVATION
C201 SCALE 1" = 20'



05 TYPICAL FENCE PANEL
C201 SCALE NTS

PLAN NOTES

1. REFER TO C100 FOR GENERAL LOCATION
2. FENCE PANELS SHALL BE ADJUSTED ALONG ALIGNMENT TO ACCOMMODATE CHANGES IN ELEVATION. PANEL DISTANCE TO 1/4 GRADE SHALL NOT EXCEED 10'



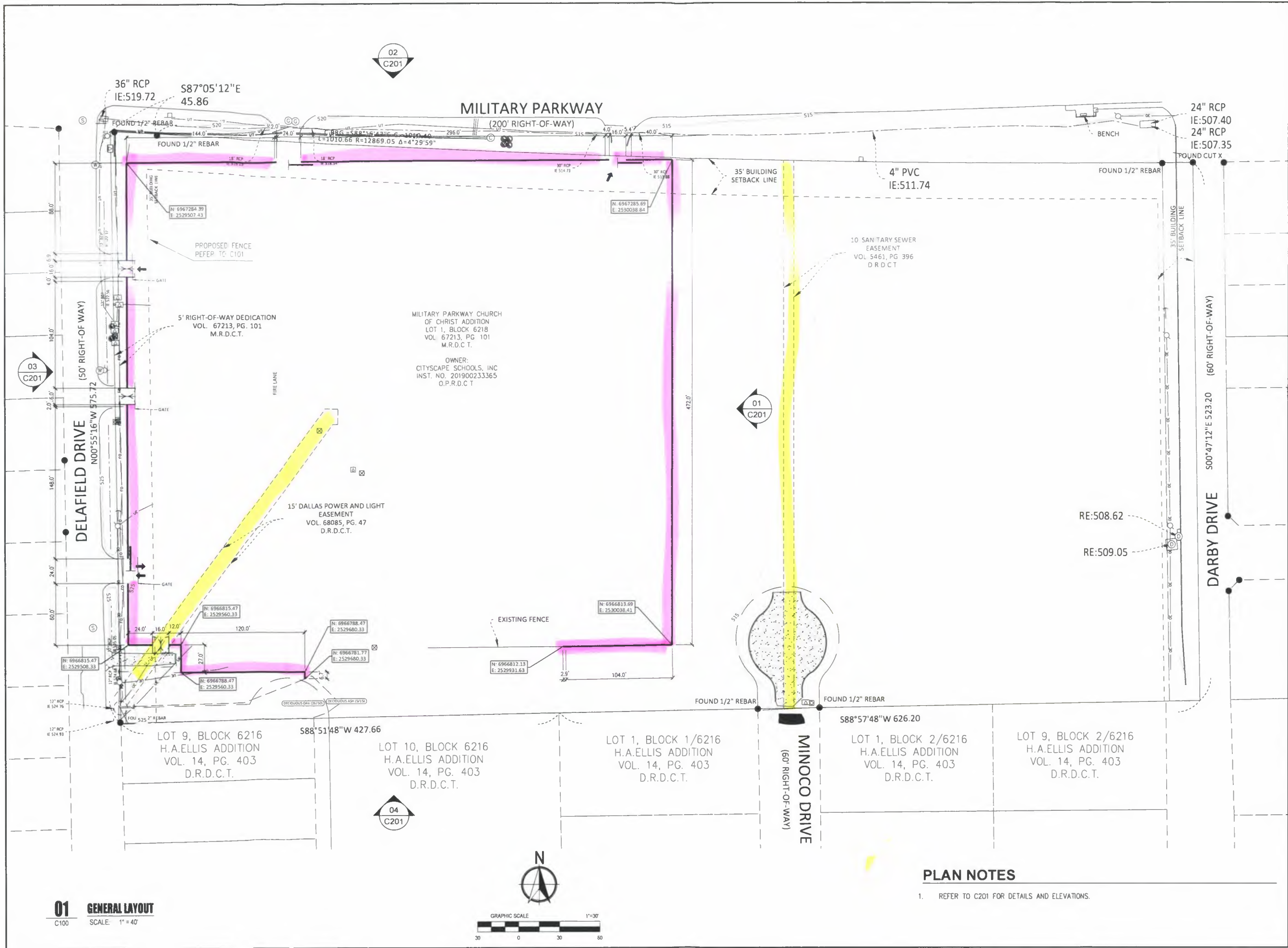
CONSULTANT
MPO SOLUTIONS
 CONSULTING ENGINEERS ARCHITECTS
 1616 G. W. WOODS BLVD., SUITE 200
 DALLAS, TEXAS 75244
 TEL: 469.518.1100 FAX: 469.518.1101

PROJECT
**CITYSCAPE SCHOOL
 BUCKNER PREPARATORY**
 8510 MILITARY PKWY - DALLAS, TX 75227

REVISIONS

PROJECT NO. 24280801
 DRAWN BY
 DATE 07/26/2024
 CHECKED BY
 ISSUED FOR CONSTRUCTION

SHEET
C201
 ELEVATIONS
 3 OF 3 SHEETS



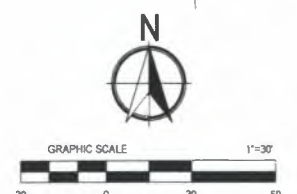
02
C201

03
C201

01
C201

04
C201

01 GENERAL LAYOUT
C100 SCALE: 1" = 40'



PLAN NOTES

- REFER TO C201 FOR DETAILS AND ELEVATIONS.



CONSULTANT:
MPO SOLUTIONS
 6021 CONNECTION DR. STE. 210
 IRVING, TX 75039
 TEXAS ENGINEERING FIRM # 24454

PROJECT
**CITYSCAPE SCHOOL
 BUCKNER PREPARATORY**
 8510 MILITARY PKWY - DALLAS, TX 75227

REVISIONS:

PROJECT NO
24.200.001
DRAWN BY

DATE
06/14/2024
CHECKED BY

ISSUED FOR
PERMIT

SHEET
C100
 GENERAL SITE PLAN
 2 OF 3 SHEETS