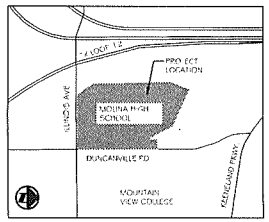
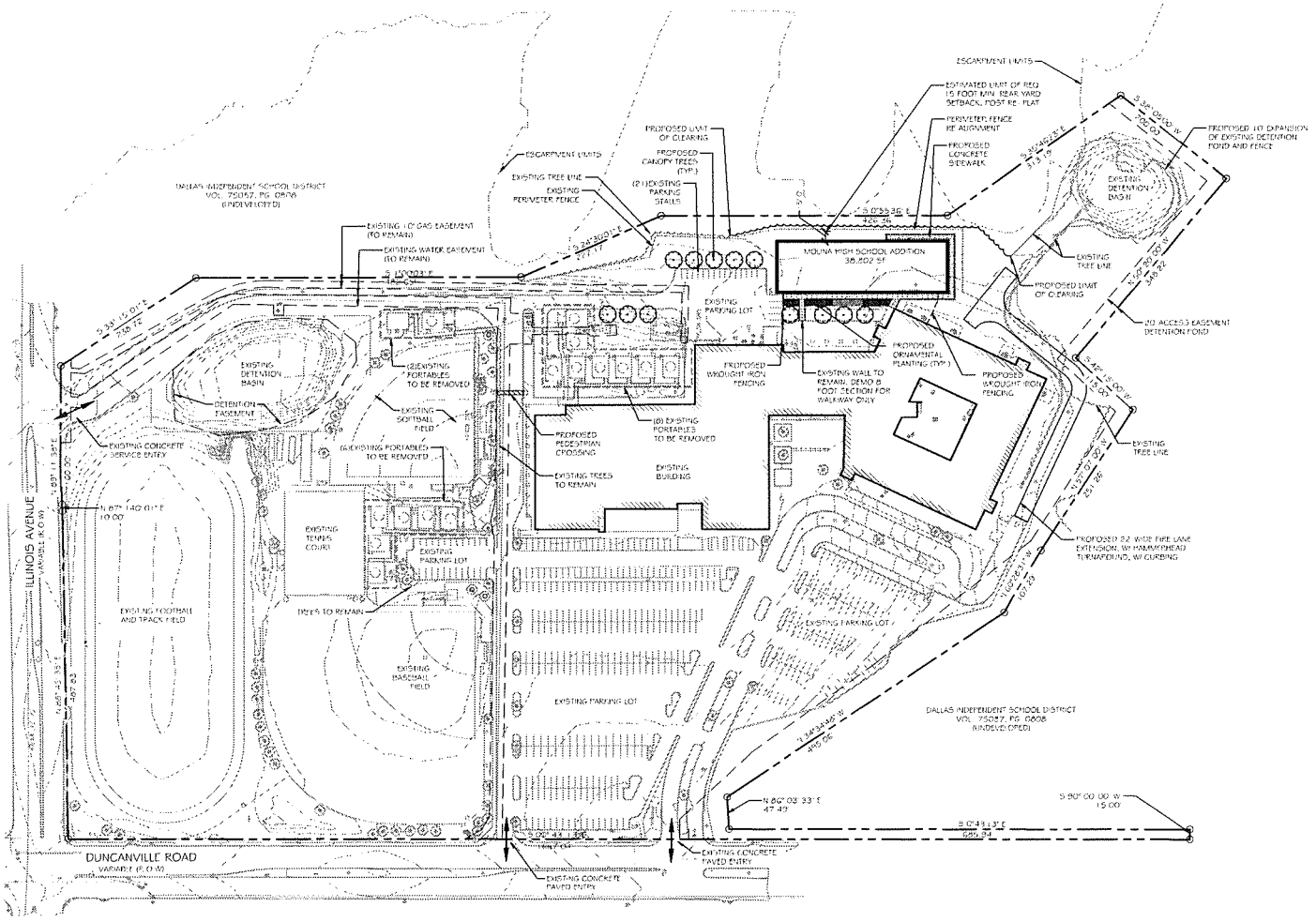
Exhibit 435A

Planned Development
District No. 435

Approved
City Plan Commission
June 21, 2018



VICINITY MAP
(NOT TO SCALE)



1 DEVELOPMENT PLAN
1" = 80'-0"

EXISTING CAMPUS SITE INFORMATION	LAND USE- PUBLIC SCHOOL
MOISES E. MOLINA HIGH SCHOOL	
PROPERTY LOCATION: 2355 Duncanville Rd, Dallas, TX 75211	
DISD TRUSTEE DISTRICT	7
DISD FACILITY #	32-1207
YEAR BUILT	1997
Floor Area Max	263,255 sf
Building Stories Max	3
Off Street Parking	502 stalls
Replacement value	59,023,980
Total # of portables on site	16
Total GSF of portables	12,288
MOLINA HIGH SCHOOL ADDITION BUILDING	**LAND USE- PUBLIC SCHOOL**
Requirement	Proposed
Floor Area Max	38,802 sf
Building Height Max	53'
Building Stories Max	2
Off Street Parking	21 stalls
SITE SETBACKS	
MINIMUM FRONT YARD SETBACK	25' Per ARTICLE 435 - SEC.51 P-435-107.
MINIMUM SIDE YARD SETBACK	10' Per ARTICLE 435 - SEC.51 P-435-107.
MINIMUM REAR YARD SETBACK	15' Per ARTICLE 435 - SEC.51 P-435-107.
DEVELOPMENT NOTES:	
Landscape Requirements	Comply and be provided as shown on PD 435 EXHIBIT D
* Tree Mitigation	Alternative Mitigation Plan Per Article X
Perimeter Fencing	Provide as shown on development plan.
Off Street Parking	Provide as shown on development plan.
Streets / Permanent Drives	Construct in accordance with standard city specifications.

* When tree survey and construction documents are complete, detailed mitigation plan per Article X

30944

0 40 80 160 240
GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193905

DEVELOPMENT PLAN
MOLINA HIGH SCHOOL ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS
PD 435

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MED	LBW	JAN 2018	1"=80'			DP1

PK FILE: 4010-17.298

TYPE PROJECT NAME HERE

30970