



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, NOVEMBER 17, 2016 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**1. VISITORS/CITIZENS FORUM:**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

**2. PUBLIC HEARINGS AND ACTION**

- 2A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lot 27 of The Woods comprising all of lot 27 of The Woods, a subdivision of Kerr County, according to the plat of record in volume 4 at page 137 of the plat records and 6.05 acres conveyed from Crystal Land Company LLC to Darrell Duane Robinson and Connie Jo Robinson, located at 234 Oak Wood Road East; west of Oak Wood Road East, between Saddle Club Drive East and Woodland Road East. (File No. 2016-063) **Pg. 2**
- 2B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Block 16 Lot 12 and part of Lots 10 and 11 comprising .3 acres of land out of the Thos. Hand survey no. 115, abstract no. 193, in the City of Kerrville, Kerr County, Texas. Located at 1421 Broadway (Highway 27) and 218 E Street East; north of E Street East, between Broadway (Highway 27) and Water Street East. (File No. 2016-066) **Pg. 5**
- 2C. **Public Hearing & Resolution** – Public hearing and consideration of resolution concerning a requested conditional use permit for "Retail Trade I- Alcoholic Beverage Sales for off-premise consumption" for an approximate 28.25 acres tract. Legal Description Guadalupe River RV Resort Block 1 Lot 1. Located at 2605 Junction Highway (Highway 27); west of Colbath Road South, between Junction Highway and Nimitz Lake/Guadalupe River. (File No. 2016-065) **Pg. 8**

**3. STAFF REPORTS**

**4. ADJOURNMENT**

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: November 11, 2016 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown  
Deputy City Secretary, City of Kerrville, Texas

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# City of Kerrville Planning Department Report

Planning & Zoning Commission

Agenda Item: 2A  
Planning File #: 2016-063  
Hearing Date: November 17, 2016  
Representative: Lee Voelkel  
Location: 234 Oak Wood Road East  
Legal Description: Comprising all of lot 27 of The Woods, a subdivision of Kerr County, according to the plat of record in volume 4 at page 137 of the plat records and 6.05 acres conveyed from Crystal Land Company LLC to Darrell Duane Robinson and Connie Jo Robinson, located at 234 Oak Wood Road East; west of Oak Wood Road East, between Saddle Club Drive East and Woodland Road East  
Total Acreage: 8.48

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## **Proposal**

Replat of Lot 27 of the Woods

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 2, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on November 7, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 11, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

Staff recommends that the Commission hold the required public hearing to receive public comments and take action on the proposal.

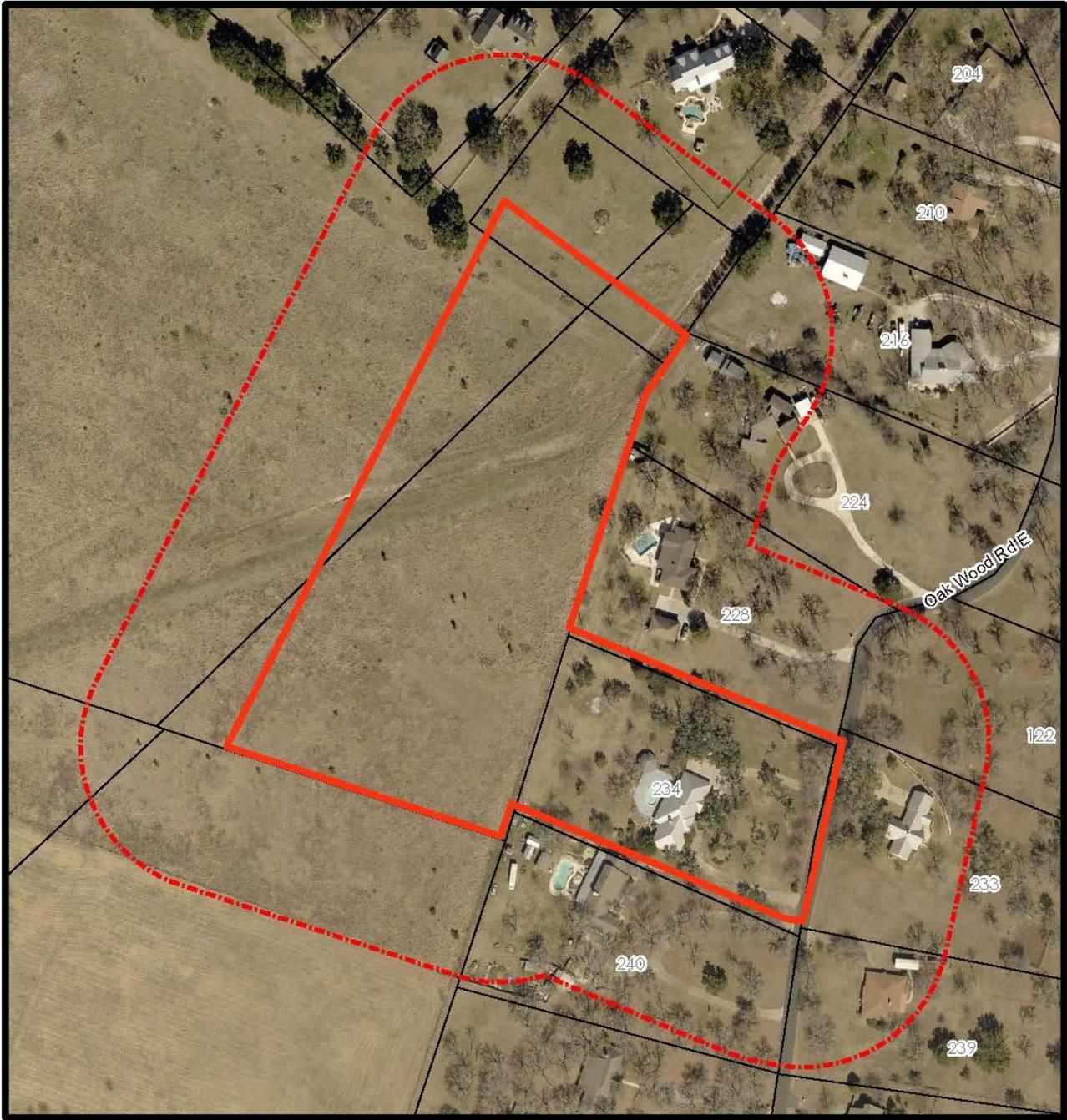
## **Notices Mailed**

**Owners of Property within 200 feet: 16**

## **Staff Analysis and Recommendation: Approval**

### **1. Requirements and Guidelines:**

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.



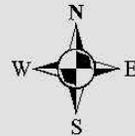
# Replat Location Map

Case # 2016-063

Location:  
 Lot 27  
 The Woods

### Legend

200' Notification Area - - - - -  
 Subject Properties —————



Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2B  
Planning File #: 2016-066  
Hearing Date: November 17, 2016  
Representative: Eric Ashley  
Location: 1421 Broadway  
Legal Description: Block 16 Lot 12 and part of Lots 10 and 11 in the JA Tivy Addition comprising .3 acres of land out of the Thos. Hand survey no. 115, abstract no. 193, in the City of Kerrville, Kerr County, Texas. Located at 1421 Broadway (Highway 27) and 218 E Street East; north of E Street East, between Broadway (Highway 27) and Water Street East  
Total Acreage: 0.3

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## **Proposal**

Replat of Block 16 Lot 12 and part of Lots 10 and 11 in the JA Tivy Addition

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 2, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on November 7, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 11, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

Staff recommends that the Commission hold the required public hearing to receive public comments and take action on the proposal.

## **Notices Mailed**

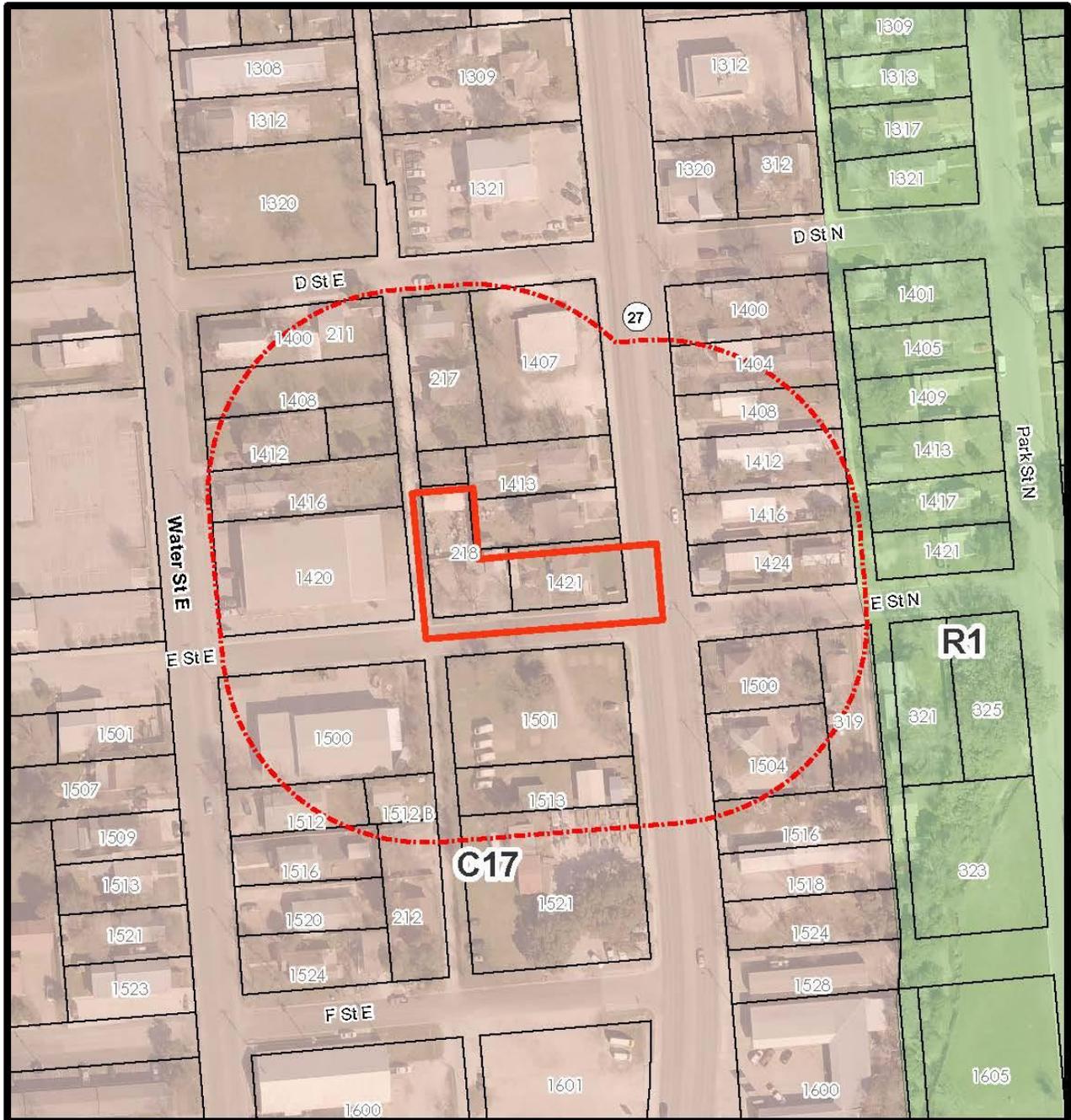
Owners of Property within 200 feet: 30

## **Staff Analysis and Recommendation: Approval, with conditions**

### **1. Requirements and Guidelines:**

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

Staff does require that the applicable TxDOT plat notes be added to the document.



## Replat Location Map

Case # 2016-066

Location:

Block 16

Lot 12 and Part of Lots 10 and 11

J.A. Tivy's Addition

### Legend

200' Notification Area - - - -  
 Subject Properties \_ \_ \_ \_



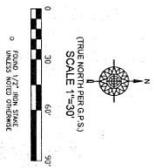
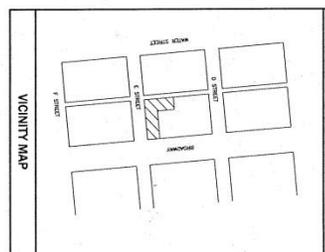
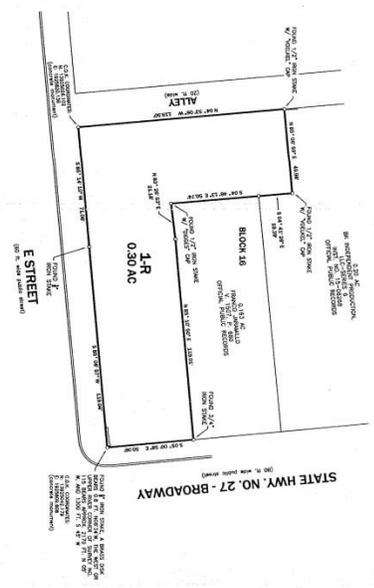
0 50 100 200

Scale In Feet

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BLOCK NO. 16, OF J.A. TIVY'S ADDITION TO THE CITY OF KERRVILLE  
VOL. P, PAGE 16, DEED RECORDS, V. 1, P. 1-6 PLAT RECORDS



**GENERAL NOTES**

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING ORDINANCE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE "R" ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP (FIRM NO. 13080C0010) DATED 08/12/09.

A GENERAL STUDY CORRESPONDING TO THE APPLICABLE PLANNING SPECIFICATIONS SHALL BE SUBMITTED TO, AND APPROVED BY THE CITY ENGINEER BEFORE A BUILDING PERMIT IS ISSUED. THE STUDY SHALL BE MADE PART OF THE BUILDING PERMIT APPLICATION AND SHALL BE CONSIDERED CONCOMITANT WITH THE DEVELOPMENT OF THE SITE.

THE SUBJECT PROPERTY IS IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.

THE REGULAR COMPASS SPOON HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR CITY OF KERRVILLE UNIFORM COORDINATE SYSTEM, NAD 83, AND ARE NOT TO BE USED IN THE STATE OF TEXAS OUTSIDE OF THE BOUNDARIES OF THE CITY OF KERRVILLE.

STATE OF TEXAS  
COUNTY OF KERR  
I, ERIC N. ASHLEY, LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE SUBJECT PROPERTY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF TEXAS.  
DATE: 08/15/2016

STATE OF TEXAS  
COUNTY OF KERR  
I, CHAR CITY PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE SUBJECT PROPERTY WAS APPROVED BY THE CITY COUNCIL OF KERRVILLE, TEXAS, ON THE 14TH DAY OF OCTOBER, 2016.  
DATE: 10/14/2016

STATE OF TEXAS  
COUNTY OF KERR  
I, TRENTON ROBERTSON, CITY PLANNER, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE SUBJECT PROPERTY WAS APPROVED BY THE CITY ENGINEER OF KERRVILLE, TEXAS, ON THE 14TH DAY OF OCTOBER, 2016.  
DATE: 10/14/2016

STATE OF TEXAS  
COUNTY OF KERR  
I, ERIC N. ASHLEY, LAND SURVEYOR, DO HEREBY CERTIFY THAT THE STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KERRVILLE STANDARD SPECIFICATIONS IN THIS SUBDIVISION.  
DATE: 08/15/2016

STATE OF TEXAS  
COUNTY OF KERR  
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DATE: 08/15/2016

STATE OF TEXAS  
COUNTY OF KERR  
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DATE: 08/15/2016

**TIVY ADDITION**  
**REPLAT OF BLOCK 16, LOT 12**  
**AND PART OF LOTS 10 AND 11**

COMPRISING 0.30 ACRES OF LAND OUT OF THE THOS HAND SURVEY NO. 115, ABSTRACT NO. 193, IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.

DATE: 08/15/2016

ERIC N. ASHLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4627

FILE NO. 16 -



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2C  
Planning File #: 2016-065  
Hearing Date: November 17, 2016  
Representative: Kerrville Camp-Resort, LLC  
Location: 2605 Junction Highway (Highway 27); west of Colbath Road South, between Junction Highway and Nimitz Lake/Guadalupe River  
Legal Description: Guadalupe River RV Resort Block 1 Lot 1  
Total Acreage: 28.25

## Proposal

A request for a conditional use permits for “Retail Trade I- Alcoholic Beverage Sales for off-premise consumption” for an approximate 28.25 acres tract.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 2, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on November 7, 2016. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on November 11, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

**Owners of Property within 200 feet:** 20

## Adjacent Zoning and Land Uses

**Direction:** North  
**Current Base Zoning:** “1-W” and “OCL”  
**Current Land Uses:** Auto Repair, Recycling Center (private), Fireworks Sales, Tattoo & Piercing Parlor, Computer Repair, Retail, and Restaurant

**Direction:** East and West  
**Current Base Zoning:** “GR”  
**Current Land Uses:** Recreation Vehicle Park, Vacant, and Auto Body Shop

## **Transportation**

**Thoroughfare:** Junction Highway (Highway 27)

**Existing Character:** Two lanes in each direction with partial sidewalks

**Proposed Changes:** None known

## **Staff Analysis and Recommendation: Approval**

### **1. Consistency:**

The property's land use designation is General Commercial. The existing base zoning district is not being amended at this time.

### **2. Adverse Impacts on Neighboring Lands:**

The proposed CUP will be located within two existing structures on site that currently or will act as a general/camp store for patrons at the recreational vehicle park. The requested conditional use permit (CUP) will have little to no impact on the surrounding properties. The proposed use will not be visible from the public ROW. A majority of the impact caused by the proposed CUP will be in the confines of the site itself. The proposed CUP will not require the construction of any new structures.

### **3. Suitability as Presently Zoned:**

The subject property is currently allowed to sale alcohol for on premise consumption (cocktail lounge, bar, restaurant, etc.) as an accessory use to the park. The proposed CUP is suitable for the subject property. The surrounding area will be impacted minimally due to the proposed use. Future growth or alterations on the site beyond what is shown on the submitted site plan (attached to resolution), will require the property owner to amend the CUP through a public hearing process before the Planning & Zoning Commission and City Council. Additionally, the applicant/ owner of the subject property will be required to meet all regulations for a CUP in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

### **5. Size of Tract:**

The subject property is approximately 28.25 acres in size, which should be able to reasonably accommodate the proposed "Retail Trade I- Alcoholic Beverage Sales for off-premise consumption".

### **6. Other Factors:**

Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13 Conditional Use Permits.

As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance. The site plan is in accordance with Article 11-1-13(f)(1)(xiv) "Procedures for Obtaining a Conditional Use Permit".



**Case 2016-065**

Location:  
2605 Junction Hwy

Legend

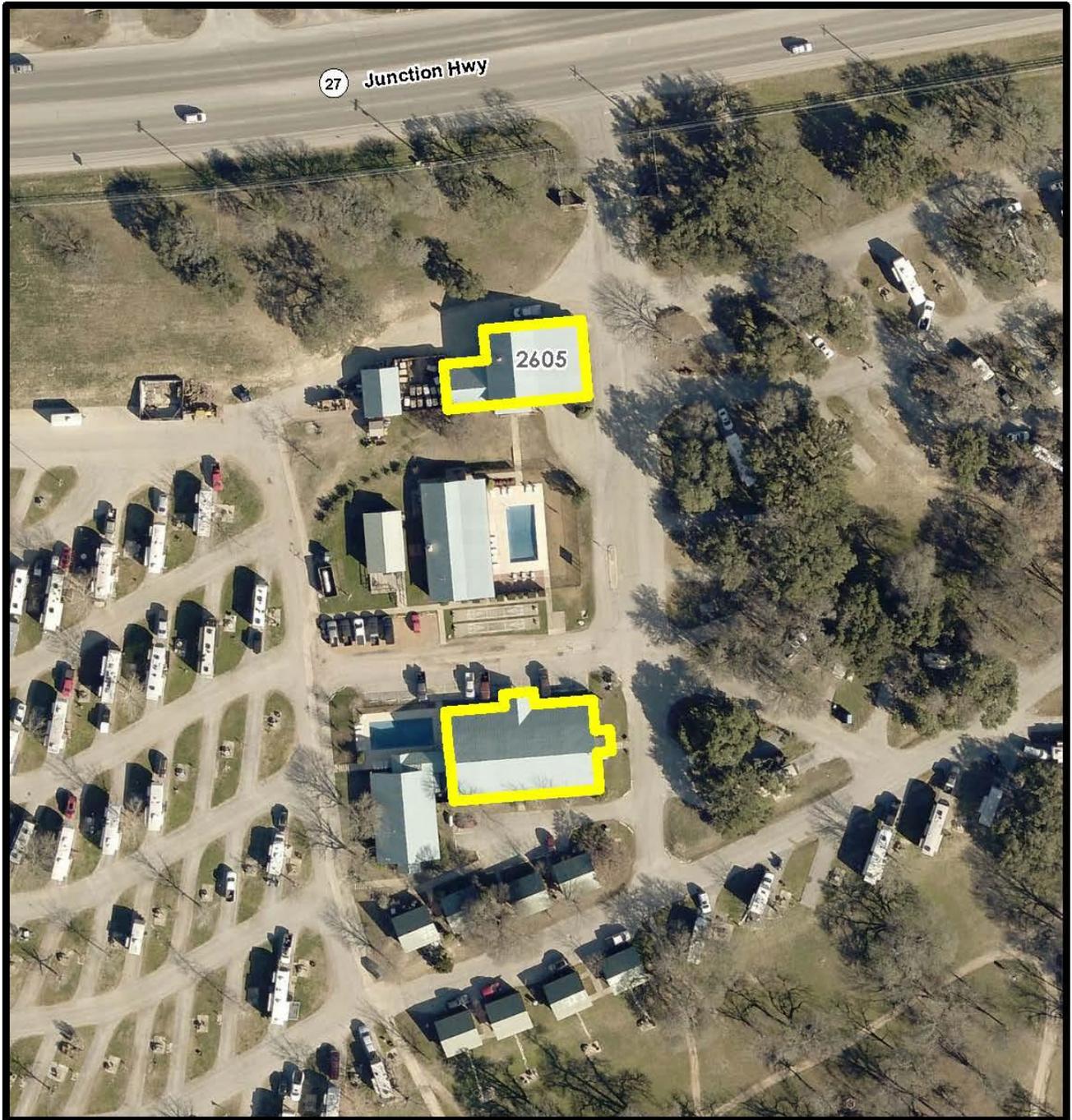
Subject Properties  
200-ft Notification Area



0 125 250 500

Scale In Feet

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## Building Location Map

**Case 2016-065**

**Location:  
2605 Junction Hwy**

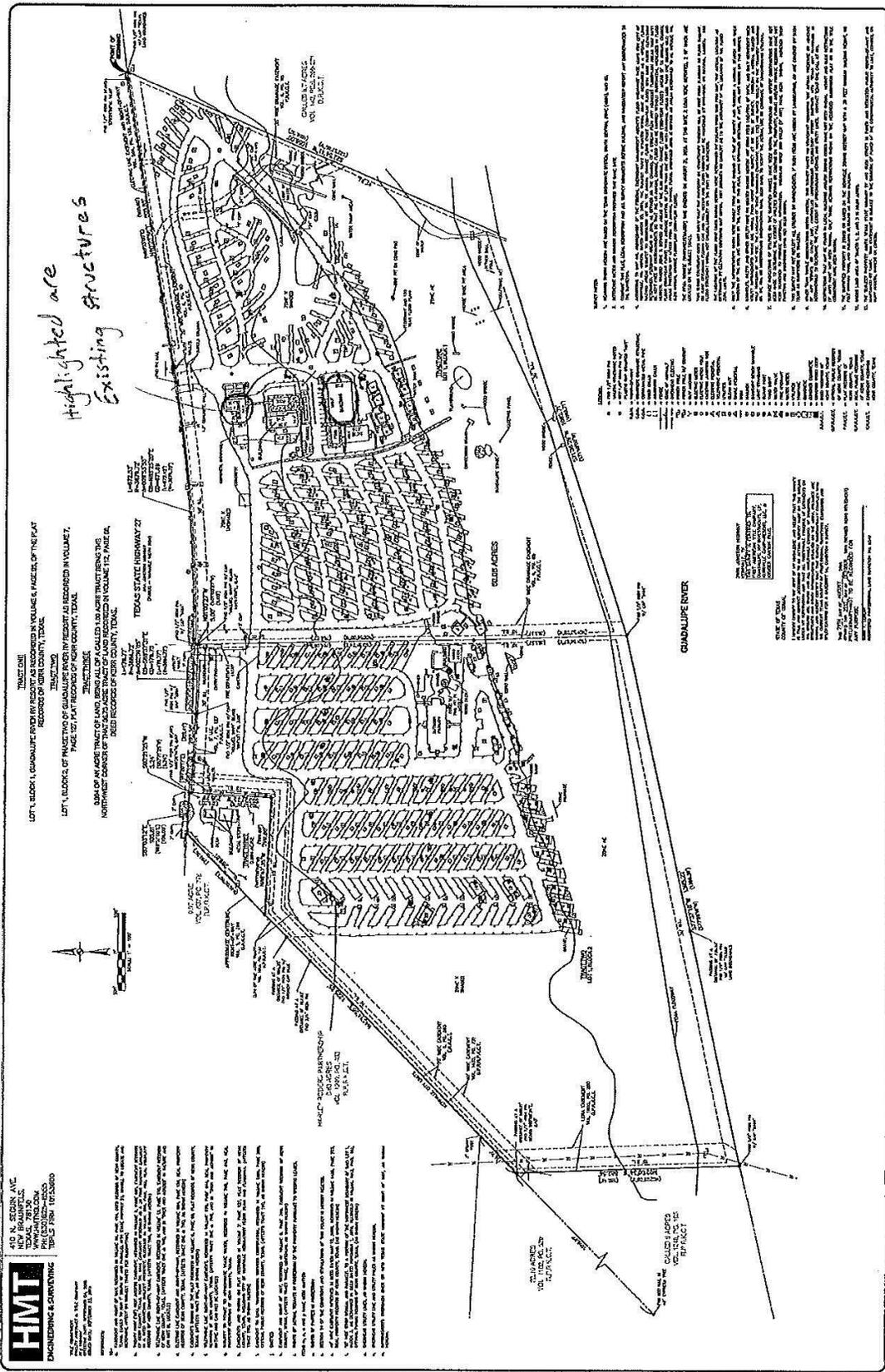
### Legend

Affected Structure 



0 30 60 120  
Scale In Feet

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**HMT**  
 ENGINEERING & SURVEYING  
 400 N. SIDER, AVE  
 DALLAS, TEXAS 75240  
 PHONE (214) 822-8800  
 TELETYPE (214) 822-8800

TRACT ONE  
 LEFT, BLOCK 1, GUALUPE RIVER BY RESORT AS DESCRIBED IN VOLUME 6, PAGE 65, OF THE PAT  
 RESOURCES OF DALLAS COUNTY, TEXAS.  
 TRACT TWO  
 LEFT, BLOCK 2 OF PHASE TWO OF GUALUPE RIVER BY RESORT AS DESCRIBED IN VOLUME 7,  
 PAGE 67 OF THE PAT RESOURCES OF DALLAS COUNTY, TEXAS.  
 TRACT THREE  
 BLOCK OF AN ACRE TRACT OF LAND, BEING ALL OF A CALLED 1300 ACRE TRACT BEING THE  
 NORTHWEST CORNER OF THE 3200 ACRE TRACT OF LAND DESCRIBED IN VOLUME 112, PAGE 6A,  
 RESOURCES OF DALLAS COUNTY, TEXAS.

1. THE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED AS A FINAL PLAN.  
 2. THE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF DALLAS.  
 3. THE PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY OF DALLAS.  
 4. THE PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF TEXAS.  
 5. THE PLAN IS SUBJECT TO THE APPROVAL OF THE FEDERAL GOVERNMENT.  
 6. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF AGRICULTURE.  
 7. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF THE INTERIOR.  
 8. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF COMMERCE.  
 9. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF JUSTICE.  
 10. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF LABOR.  
 11. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF HEALTH, EDUCATION & WELFARE.  
 12. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION.  
 13. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF ENERGY.  
 14. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF AERONAUTICS & SPACE ADMINISTRATION.  
 15. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF DEFENSE.  
 16. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF ENVIRONMENTAL PROTECTION.  
 17. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.  
 18. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION.  
 19. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION.  
 20. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF PRISONS.

NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED AS A FINAL PLAN.  
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 20. THE PLAN IS SUBJECT TO THE APPROVAL OF THE UNITED STATES DEPARTMENT OF JUSTICE, FEDERAL BUREAU OF INVESTIGATION, CIVIL RIGHTS DIVISION.

THE CITY OF DALLAS  
 COUNTY OF DALLAS  
 STATE OF TEXAS  
 I, \_\_\_\_\_, Mayor of the City of Dallas, do hereby certify that the above and foregoing is a true and correct copy of the original as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.