



STAFF ACTION ITEM

MEETING DATE: 04/06/2026

TITLE: Resolution 2026-10: To Amend Zoning Stipulations for Annexation and Zoning Application # A-2021-03 – Z-2021-04

PRESENTED BY: Brandon Rakestraw – Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution 2026-10: To Amend Zoning Stipulations for Annexation and Zoning Application # A-2021-03 – Z-2021-04

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

N/A

INFORMATION:

Request approval of Resolution 2026-10. This resolution amends the originally approved annexation and zoning stipulations for applications A-2021-03 and Z-2021-04.

Amendment:

9. Stipulation Road Improvements

- Applicant responsible for construction of the following
 - i. A right and left turn lane to be installed on the southern portion of North Industrial Blvd at the intersection of East Memorial Dr. Owner/Developer will be responsible for drafting all additional easement documents and exhibits for construction of the right and left turn lane. City of Dallas shall assist, to the fullest

extent of Georgia State Law, the Owner/Developer with obtaining any permissions or easements required for the construction of the left and right turn lanes.

- ii. The road located at the entrance on North Industrial Blvd to the first intersection within the development to be upgraded in a manner that will provide for an improved sense of arrival.
 - iii. In order to achieve a traffic calming effect – the Owner/Developer shall be responsible to incorporating horizontal traffic calming practices within the development and main divided parkway. All practices applicable to this main road shall be approved by the City of Dallas and designed in accordance with ideas from the Institute of Transportation Engineering (ITE) manual for traffic calming.
 - iv. Owner/Developer is responsible for the roadway and intersection improvements related to Croker Road, Old Acworth Road, and East Memorial that are applicable to the project and DRI.
 - ~~v. Owner/Developer is responsible for the multi use trail construction from the development entrance on North Industrial Boulevard to Samuel U. Braly Sport Complex per the DRI. Alternate compliance, based on site conditions or easements, may need to be obtained from the City to be able to construct said path.~~
- Owner/Developer shall comply with the conditions required by GRTA as specified in the Notice of Decision section dated ~~April 21, 2021~~ **February 17, 2026** in the section specifically for the Owner/Developer.