



STATE OF TEXAS

COUNTY OF DALLAS

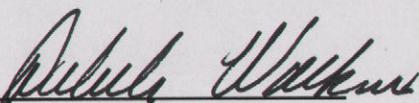
CITY OF DALLAS

I, **DEBORAH WATKINS**, City Secretary of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

FILE NO. 04-2442

filed in my office as official records of the City of Dallas, and that I have custody and control of said records.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the 12th day of **June, 2009**.


DEBORAH WATKINS
CITY SECRETARY
CITY OF DALLAS, TEXAS

TM

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

August 25, 2004

04-2442

Item 39: Zoning Case Z034-229 (RB)

The consent zoning docket, consisting of agenda items, 39-44, was presented.

Councilmember Thornton Reese requested that consent zoning docket item 39 be removed from the consent zoning docket to be called as an individual hearing. Mayor Miller stated that consent zoning docket item 39 would be removed from the consent zoning docket to be called as an individual hearing, there being no objection voiced to Councilmember Thornton Reese's request.

Later in the meeting, zoning docket item 39 was brought up for consideration.

A public hearing was called on zoning case Z034-229 (RB), an application for a Planned Development District for attached residential uses on property zoned an RR Regional Retail District on property north and west of the terminus of Village Fair Drive, northwest of Fairshop Drive.

(The city plan commission recommended approval, subject to a development plan and conditions.)

Councilmember Fantroy announced that he had conflict of interest and would abstain from voting or participating in any discussion. Councilmember Fantroy left the city council chamber.

No one appeared in opposition to the city plan commission's recommendation.

Appearing in favor of the city plan commission's recommendation:

Susan Kedron, 901 Main, St., representing the applicant

The following individual addressed the city council regarding zoning case Z034-229 (RB):

~~Darrien~~ Darren Reagan (no address given)

Councilmember Thornton Reese moved to close the public hearing and accept the recommendation of the city plan commission.

Motion seconded by Deputy Mayor Pro Tem Hill and unanimously adopted. (Fantroy abstain)

9/16/04 1:44 PM
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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS



46
12/2/03

Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

042442

RECEIVED 5:09

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner <input type="checkbox"/>	Prospective Buyer <input checked="" type="checkbox"/>			Individual Partnership <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Trust <input checked="" type="checkbox"/>	
Name:	Provident Odyssey Partners, L.P.	Name:	Suzan Kedron/Jackson Walker, LLP	Name:	The Lusardi Family Trust
Address:	5400 LBJ Freeway, # 975	Address:	901 Main Street # 6000	Address:	1570 Linda Vista Drive
City/ST/Zip:	Dallas, Texas 75240	City/ST/Zip:	Dallas, Texas 75202	City/ST/Zip:	San Marcos, Ca 92069-3808
Telephone:	(972) 239-8500	Telephone:	214-953-5943	Telephone:	
Fax:	(972) 239-8373	Fax:	214-953-5822	Fax:	
E-mail:	bfisher@providentrealty.net	E-mail:	skedron@jw.com	E-mail:	

see attached
Signature of Applicant

see attached
Signature of Owner

Existing zoning:	RR	Location & cross street:	3900 SRL Thornton Freeway & 4000 Village Fair
Mapaco no.	64(C)	Request:	Planned Development District for Townhouse uses. The proposed planned development conditions memorialize agreements made with the community such as a greater setbacks and garages. The applicant has discussed the attached detailed development plan with the community prior to filing the case.
Zoning map no.	N-6		
Council district	4		
School district	DISD		
Census tract no.	6002	Lot(s)/Block(s):	Part of City Blocks A/5988 and A/5989
		Size of request:	approx. 20 acres

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input checked="" type="checkbox"/> <input type="checkbox"/> Renewal Amendment <input type="checkbox"/> <input type="checkbox"/> Auto Renewal***		Termination <input type="checkbox"/> <input type="checkbox"/> Amendment
Proper signatures <input type="checkbox"/>	Proper signatures*** <input checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>	Proper signatures <input type="checkbox"/>
Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization*** <input checked="" type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)*** <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic Impact Study or Waiver** <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Termination instrument*** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic Impact Study or Waiver** <input checked="" type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers** <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input checked="" type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

*Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver:	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Filing fee: \$	7515	Sign fee: \$	4000	Date filed:	4-28-09
Escarpment	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Receipt no.	30844	Receipt no.	30844	Accepted by:	Jd
Floodplain	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Notification area:	500 FT.	No. of signs:	4	Date withdrawn:	

Tentative CPC Hearing Date: JUNE 10, 2009 Planner: Brown File No.: 2039-229/1200/128

CATEGORY: PUBLIC HEARINGS AND RELATED ACTIONS

AGENDA DATE: August 25, 2004
COUNCIL DISTRICT(S): 4
DEPARTMENT: Department of Development Services
CMO: ^{pt} Ryan S. Evans, 670-3314
MAPSCO: 64 C

SUBJECT

An application for a Planned Development District for attached residential uses on property zoned an RR Regional Retail District on property north and west of the terminus of Village Fair Drive, northwest of Fairshop Drive

Recommendation of Staff: Approval of an MF-1(A) Multifamily District in lieu of the requested Planned Development District

Recommendation of CPC: Approval, subject to a development plan and conditions Z034-229 (RB)

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 25, 2004

ACM: Ryan S. Evans

FILE NUMBER: Z034-229(RB)

DATE FILED: April 28, 2004

LOCATION: North and West of the terminus of Village Fair Drive, Northwest of Fairshop Drive

COUNCIL DISTRICT: 4

MAPSCO: 64 C

SIZE OF REQUEST: Approx. 20 Acres

CENSUS TRACT: 60.02

APPLICANT: Provident Odyssey Partners, LP

OWNER: The Lusardi Family Trust

REPRESENTATIVE: Suzan Kedron

REQUEST: An application for a Planned Development District for Attached residential uses on property zoned an RR Regional Retail District.

SUMMARY: The applicant is requesting a Planned Development District in order to develop the site with 236 multifamily dwelling units, an accessory community room/common area, and various landscaped areas.

CPC RECOMMENDATION: Approval, subject to a development plan and conditions.

STAFF RECOMMENDATION: Approval of an MF-1(A) Multifamily District in lieu of the requested Planned Development District.

Z034-229(RB)

BACKGROUND:

- The request site is irregularly shaped and is undeveloped.
- The applicant is proposing 236 multifamily dwelling units with specific construction standards as well as an accessory community room/common area. Various landscaped areas are proposed throughout the development.
- A PDD is being requested in order to provide assurance to the surrounding community of certain architectural features/dwelling unit configurations as well as depicting specific building plans per a submitted development plan.

Zoning History: There has been no recent zoning activity in the area relevant to this request.

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Village Fair Drive	Local; 70' ROW

Area Plans: The site lies within the boundary of the Southwest Dallas Land Use Study-Phase Two, adopted by the City Council in June, 1988. The request site and immediate area are recommended for mixed use nonresidential development which may include multifamily.

While the site is not being developed as a mixed use project, it nevertheless possesses characteristics that could be compatible with mixed use nonresidential development on adjacent properties.

STAFF ANALYSIS:

Land Use Compatibility: The request site is undeveloped and is irregular in shape. The applicant is proposing the development of 236 multifamily dwelling units as well as a community room/common area. The applicant is requesting a PDD in order to address community concerns over architectural features as well as specific dwelling unit configurations.

The major land use surrounding the site consists of scattered retail and public school related facilities to the southeast and south, respectively. The eastern site

boundary abuts IH 35 with the balance of the surrounding properties undeveloped and zoned for RR District Uses.

The request represents a single use development. The applicant's representative has indicated that the surrounding community has been involved in the 'creation' of this application in that certain architectural standards as well as a necessity of a development plan are contingent on their approval. While this involvement is encouraged, staff has determined that these issues can be addressed via other methods more conducive to providing the development as submitted. While these ideas have been presented to the applicant's representative, staff has not received any interest from them to pursue additional discussions.

The Dallas Development Code defines the purpose of a PDD as one that provides flexibility in the planning/construction of a development consisting of a combination of land uses that are sensitive to contiguous land use and environmental features.

As a result of these factors, staff is recommending an MF-1(A) Multifamily District in lieu of the requested PDD. Staff has reviewed the submitted development plan and determined that all requested development standards can be provided for via staff's recommendation (see Miscellaneous section, below).

Traffic: The Engineering Section of the Building Inspection Division of the Department of Development Services has reviewed the request and determined that it will not impact the surrounding street system. The request will generate significantly less trip generations when compared to those of a retail development, as permitted by the uses allowed in an RR District.

Landscaping: All development must comply with the provisions of Article X.

Miscellaneous-Development Standards: As addressed above, the applicant is proposing development that can be accomplished via the MF-1(A) Multifamily District, with specifics addressed in the following table.

	<u>Applicant's request</u>	<u>Staff's recommended MF-1(A) provisions</u>	<u>Staff's comments</u>
FRONT/ SIDE/ REAR	30'/20'/20'	15'/10'/10'	Accommodated by staff's recommendation
DENSITY	236 dwelling units; approx. 12 dwelling units per acre	Maximum dwelling unit density of 43 units per acre (all one bedrooms); normally developed at 25-28 units/acre	Applicant can volunteer to limit density to that requested*
FAR/ FLOOR AREA	Clubhouse/community room-3,500 square feet	No maximum	This use is considered an accessory to the main use (residential)
LOT COVERAGE	22%	60%	Applicant can volunteer to limit lot coverage to that requested*
HEIGHT/ STORIES	36'/2 stories (residential structures-32'; clubhouse/community room-36')	36'/ no maximum	Accommodated by staff's recommendation
LANDSCAPING	Article X	Article X	Accommodated by staff's recommendation
PARKING	236 dwelling units providing 437 off-street parking spaces	Dallas Development Code requires one space/500 sf of floor area with <1 nor >2 1/2 spaces/unit	N/A
ADDITIONAL PROVISIONS	<u>Applicant's request</u>	<u>Staff's recommended MF-1(A) provisions</u>	<u>Staff's comments</u>

Z034-229(RB)

	Creating an 'attached dwelling unit' definition: ≥ 3 dwelling units within a building site with < 12 nor > 14 units per structure; 42% of the units constructed to 2 stories; enclosed parking for units ≥ 2 bedrooms	Development of the site per the Uniform Building Code and staff's recommendation	Staff recommendation can provide for request, however, applicant can volunteer to address certain provisions offered to the community*
PLANS	Applicant has submitted a development plan in conjunction with the request, which is a requirement of a PDD	Development plan not required; flexibility of development afforded by straight zoning	Applicant can volunteer to attach a development plan*

*These various provisions may be accommodated in a volunteered deed restriction instrument.

CPC ACTION

(July 8, 2004)

Motion: It was moved to recommend **approval** of an application for a Planned Development District for attached residential uses on property zoned an RR Regional Retail District, north and west of the terminus of Village Fair Drive, northwest of Fairshop Drive

Maker: Marshall

Second: Brandon

Result: Carried: 12 to 0

For: 12 - Vera, Gary, Emmons, Scott, Wilke, Brandon, Cunningham, Traylor, Marshall, Avery, Alonzo and Perkett

Against: 0 -

Absent: 1 - Lee

Vacancy: 2 - District 15 and District

Notices: Area: 500' Mailed: 46

Replies: For: 2 Against: 10

Speakers: For: Suzan Kedron, 901 Main St #600, Dallas

Against: None

PROVIDENT ODYSSEY PARTNERS, L.P.
PROVIDENT ODYSSEY GP, LLC (general partner)

Leon J. Backes
Saleem A. Jafar
James R. Fisher
Leon J. Backes
Kevin Cherry

President
Managing Director
Vice President
Treasurer
Secretary

CITY PLAN COMMISSION RECOMMENDED

PROPOSED PLANNED DEVELOPMENT DISTRICT CONDITIONS

ORDINANCE NO. _____

An ordinance amending the zoning ordinance of the City of Dallas, as amended, by changing the zoning classification on the following described property, to wit:

(INSERT SHORT LEGAL)

from an RR Regional Retail District to Planned Development District No. _____, amending CHAPTER 51P, "DALLAS DEVELOPMENT CODE: PLANNED DEVELOPMENT DISTRICT REGULATIONS," of the Dallas City Code, as amended, by creating a new Article _____; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed from a RR Regional Retail District to Planned Development District No. _____ on the property described in Exhibit "A" (the "Property") attached to and made a part of this ordinance.

SECTION 2. That CHAPTER 51P, "DALLAS DEVELOPMENT CODE: PLANNED DEVELOPMENT DISTRICT REGULATIONS," of the Dallas City Code, as amended, is amended by adding a new Article _____ to read as follows:

"ARTICLE _____

PD _____

SEC. 51P- ____.101. LEGISLATIVE HISTORY.

PD was established by Ordinance No. _____, passed by the Dallas City Council on

SEC. 51P- ____.102. PROPERTY LOCATION AND SIZE.

PD is established on property generally located west of SRL Thornton Freeway and north and west of Village Fair Road. The size of PD is approximately 20.001 acres.

SEC. 51P- __.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.
- (d) In this article, ATTACHED DWELLING UNITS mean 3 or more dwelling units within a single building site with no fewer than 12, and no more than 14, dwelling units in any separate building. 42% of the units will have 2 stories of interior living area and are attached to other units with party walls. Enclosed garage parking will be provided for dwelling units with a minimum of 2 bedrooms.

SEC. 51P- __.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- __.105. MAIN USES PERMITTED.

The following listed uses are the only main uses permitted in this district:

- (A) Agricultural uses.
 - Crop production.
- (B) Commercial and business service uses.
 - None permitted.
- (C) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (D) Institutional and community service uses.
 - Adult day care facility. [SUP]
 - Cemetery or mausoleum. [SUP]
 - Child-care facility.
 - Church.
 - College, university or seminary. [SUP]
 - Community service center.
 - Convalescent and nursing homes, hospice care, and related institutions. [SUP]
 - Convent or monastery. [SUP]
 - Foster homes. [SUP]

- Library, art gallery, or museum. [SUP]
- Public or private school. [SUP]
- (E) Lodging uses.
 - None permitted.
- (F) Miscellaneous uses.
 - Carnival or circus (temporary). [By special authorization of the building official].
- (G) Office uses.
 - None permitted.
- (H) Recreation uses.
 - Country Club with private membership. [SUP]
 - Private recreation center, club or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
 - Duplex.
 - Retirement housing.
 - Handicapped group dwelling unit. [See Section 51A-4.209(3.1).]
 - Single family.
 - Attached dwelling units.
- (J) Retail and personal service uses.
 - None permitted.
- (K) Transportation uses.
 - Private street or alley. [SUP]
 - Transit passenger shelter.
 - Transit passenger station or transfer center [SUP]
- (L) Utility and public service uses.
 - Electrical substation. [SUP]
 - Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
 - Police or fire station. [SUP]
 - Radio, television, or microwave tower. [SUP]
 - Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]
 - Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]

SEC. 51P- __.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In this district, the following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

SEC. 51P- __.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict, between this section and Division 51A-4.400, this section controls.)

(a) Front yard. Minimum front yard is 30 feet.

(b) Side and rear yard. Minimum side and rear yard is 20 feet

(c) Density. Maximum dwelling unit density is 12 units per acre. Maximum number of dwelling units is 250.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height. Maximum structure height is 38 feet.

(f) Lot coverage. Maximum lot coverage is 50 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is two.

SEC. 51P- __.108. OFF-STREET PARKING AND LOADING.

(a) Off-street parking and loading must be provided as shown on the attached detailed development plan.

(b) A minimum of 100 of the required off-street parking spaces shall be enclosed, direct access. And, a minimum of 80 of the required off street parking spaces shall be enclosed, remote access as shown on the attached detailed development plan.

SEC. 51P- ___.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- ___.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) All plant material must be maintained in a healthy, growing condition.

SEC. 51P- ___.111. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P- ___.112. ADDITIONAL PROVISIONS.

- (a) Limits on Attached Dwelling Units. Dwelling units within a single building site may have no fewer than 12, and no more than 14, dwelling units in any separate building.
- (b) Attached Dwelling Unit Spacing. A minimum of 10 feet is required between all structures.
- (c) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SEC. 51P- ___.113. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SEC. 51P - ___.114. ZONING MAP.

PD _____ is located on Zoning Map No. N-6.

SECTION 3. That, pursuant to Section 51A-4.701 of CHAPTER 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

0423 1-4 2

SECTION 4. That development of this district must comply with the full-scale versions of the conceptual and development plan attached to this ordinance. Reduced-sized versions of these plans shall be provided in CHAPTER 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 5. That the director of development services shall correct Zoning District Map No. N-6 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article _____ in CHAPTER 51P.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. That the zoning ordinances of the City of Dallas and CHAPTER 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 9. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

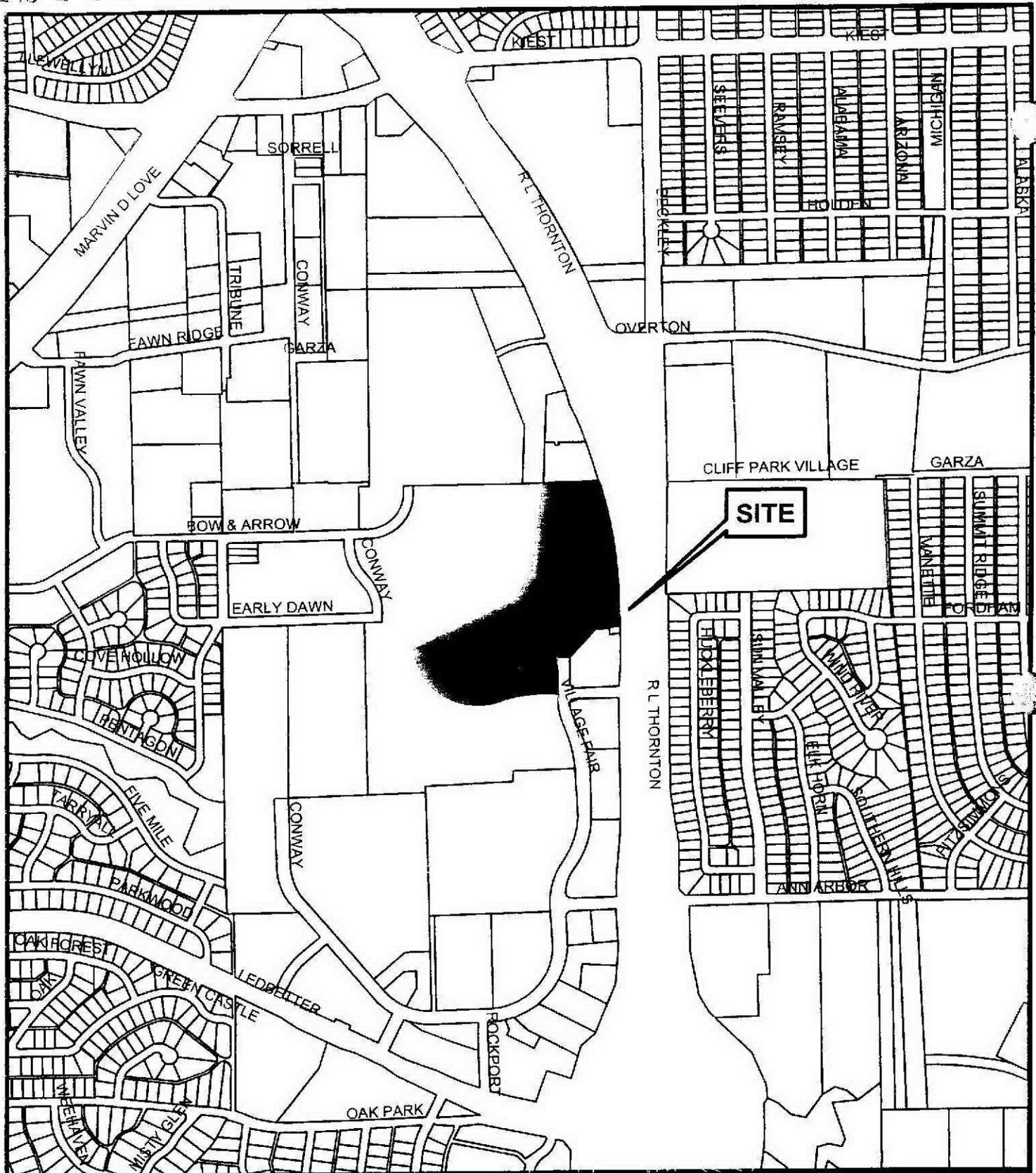
SECTION 10. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

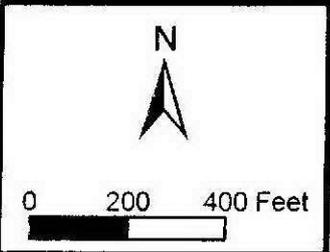
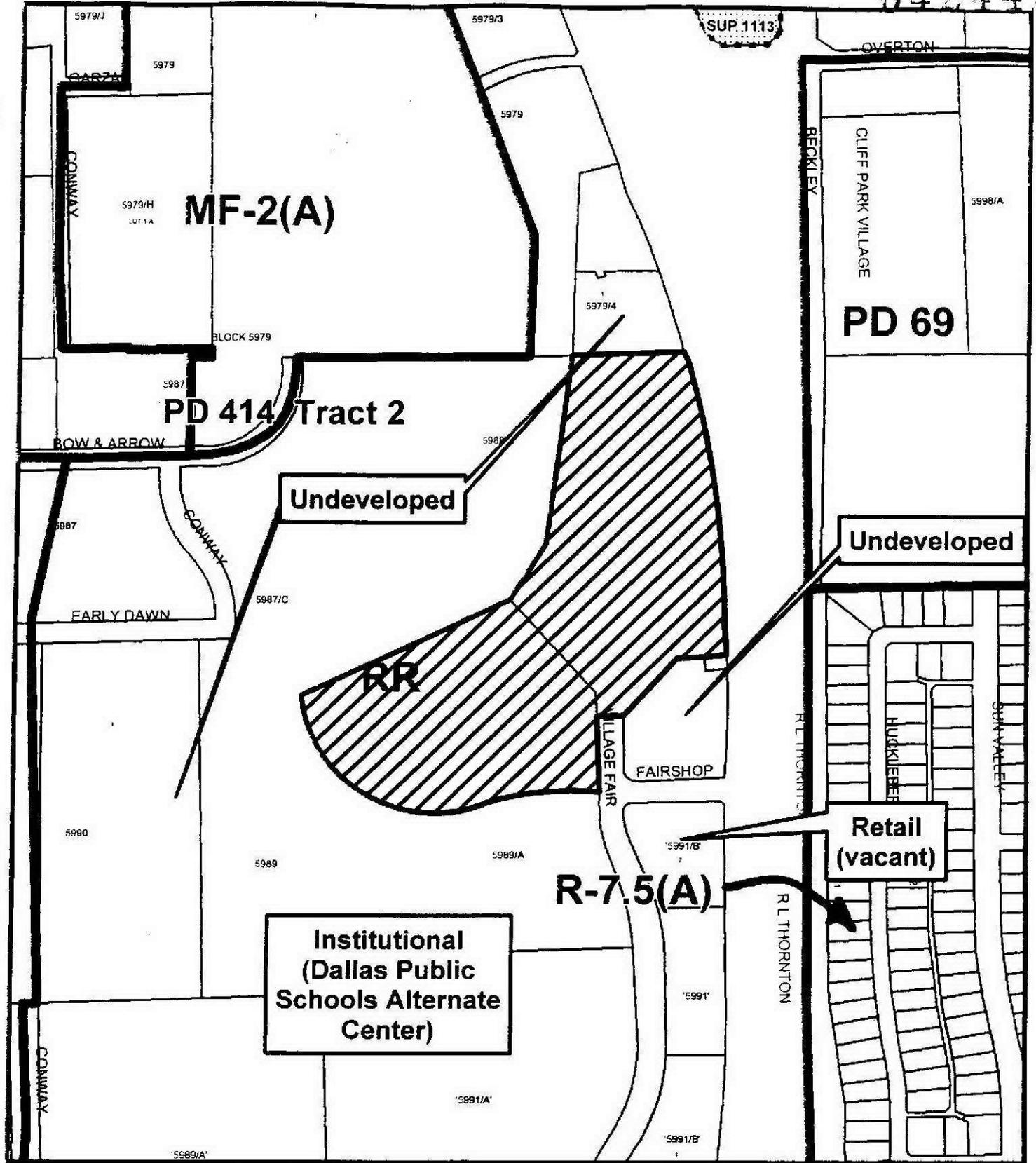
By: _____
Assistant City Attorney

Passed: _____



VICINITY MAP

Map No. _____ N-6
 Case No. Z034-229/12001(RB)

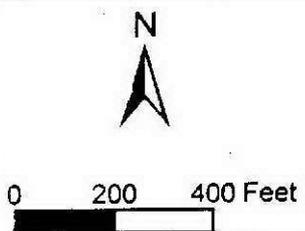
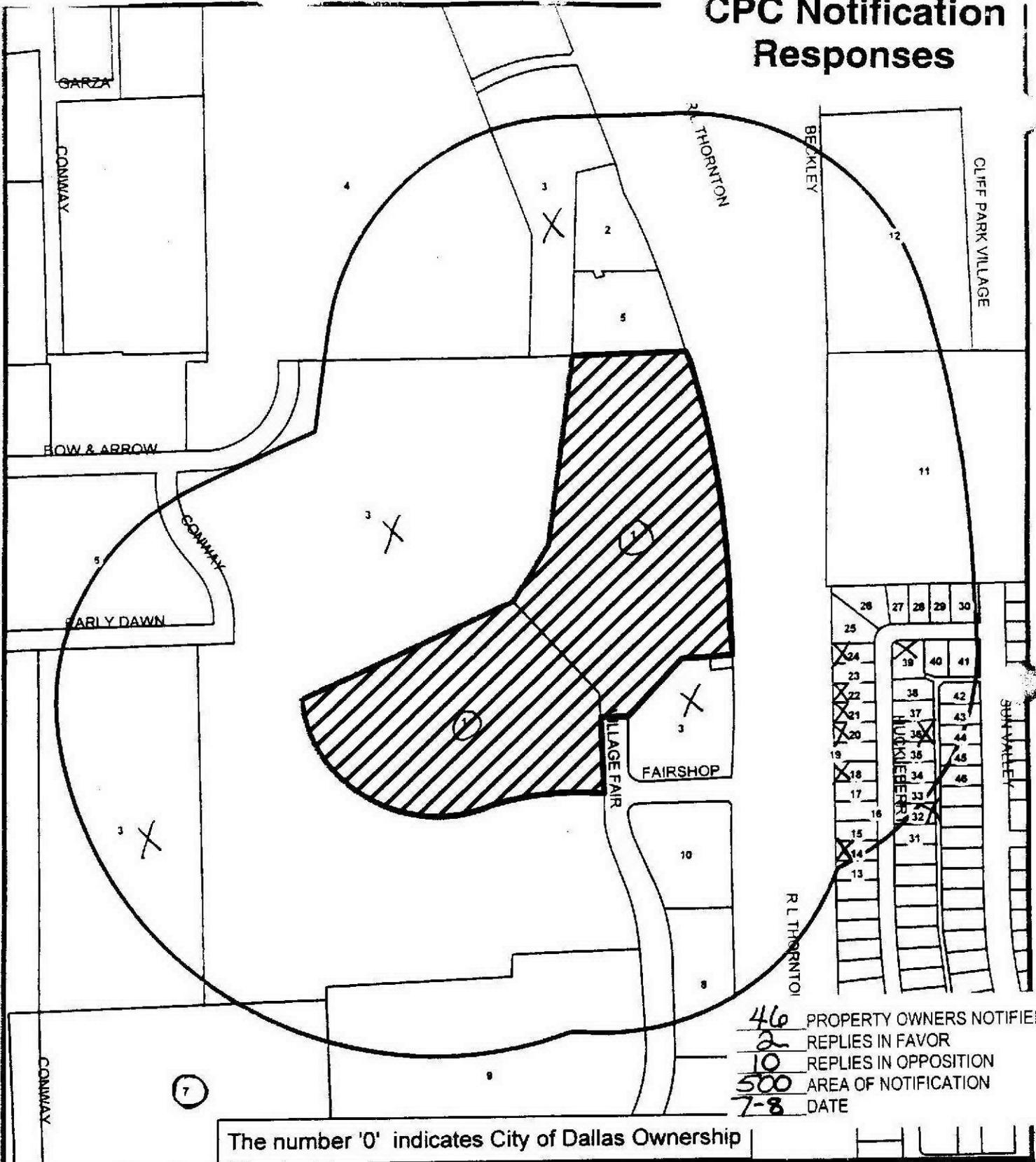


ZONING AND LAND USE

Map No. N-6
 Case No. 2034-229/12001(RB)

043112

CPC Notification Responses



NOTIFICATION

500' AREA OF NOTIFICATION
46 NUMBER OF PROPERTY OWNERS NOTIFIED

Map No. N-6
 Case No. 2034-229/12001(RB)

5/17/2004

Notification List of Property Owners

Z034-229/12001(RB(EA))

46 Property Owners Notified

Label #	Address	Owner
1		LUSARDI WARNER C TR OF
2		AMERICAN LEGION POST 511
X 3		ALI ELIZABETH C
4		MADISON POINT LTD PS
5		HERITAGE CABLEVISION DLS
6		FARS INVESTMENT LP
7		INTERNATIONAL BAZAAR INC
8		ALPHA & OMEGA MINISTRIES
9		DALLAS ISD
10		LUBYS RESTAURANTS LTD PS
11		M & R LEWIS LAND HOLDINGS
12		W J GROUP I LTD
13		WILLIAMS L K
X 14		KIRBY WAYMON E & BERNICE
15		MCGAUDER JOYCE M
16		ROBERTSON R L
17		HALL CLEVESTER & ERMA
X 18		VINSON JIM
19		BRATTON ANNIE B
X 20		LAW BOOKER T & SUNDRA K
X 21		ERVIN ERNESTINE
X 22		JONES MAXINE
23		CASTLE JACK
X 24		CHRISTIAN CLARENCE H
25		COLLINS WILLIE LEE
26		OLIVER LEATHA B

Label # Address

Owner

27

BRADLEY JAMES E

28

SMITH NORMA JEAN

29

DANIEL EULA M

30

JONES ROSALAND JACKSON

31

DAVIS MELVIN

X 32

WASHINGTON ODESSA &

33

SMITH THOMAS E

34

WILLIAMS EDGAR L SR

35

WILLIAMS DENNIS J

X 36

TYLER TERRY EARL

37

ROBERTSON BRENDA S

38

MCCARTHY ROBERT BOYD

X 39

JONES EUGENE

40

COLEMAN WILLIE J

41

WATERS M M ESTATE OF

42

DAVIS FRANKIE

43

ELLISON TOMMIE LOUISE

44

FULCHER MIREE C

45

DAVIS JOHNNIE C

46

LEWIS MARY

*Dr. Maxine Thornton-Reese
Councilmember
District 4



Al Romero
[Redacted]
Mesquite, TX 75150

Bridge Ballowe c/o Nextel
[Redacted]
Ricardson, TX 75081

Jeff Bosse
[Redacted]
Dallas, TX 75208

Mike Sultan
[Redacted]
Dallas, TX 75203

Robert P. Garza
[Redacted]
Dallas, TX 75203

Steve Craft
[Redacted]
Dallas, TX 75354

.Alpha Testing, Inc
Virginia Brown
[Redacted]
Dallas, TX 75229

.Dallas Asoc for Decency
Dan Panetti
[Redacted]
Dallas, TX 75379

Dallas Planning Asoc
hart Pully
[Redacted]
Dallas, TX 75378

*Dr. Maxine Thornton-Reese
Councilmember
District 4
5FN

Anthony Jones
[Redacted]
Galveston, TX 77553

D.J. Young
[Redacted]
Dallas, TX 75209

Joe Martin
[Redacted]
Dallas, TX 75208

Pam Conley
[Redacted]
Dallas, TX 75208

Signs Manufacturing
[Redacted]
Dallas, TX 75236

Suzanne Smith
[Redacted]
Dallas, TX 75206

.Am. Metro/Study Corp
Marque Nelson
[Redacted]
Dallas, TX 75240

.Dallas Homeowners
Mary Jane Beaman
[Redacted]
Dallas, TX 75214

.FW Dodge Reports
Donna McGuire
[Redacted]
Dallas, TX 75063

*Angela Marshall
CPC Member
District 4

Betty Wadkins
[Redacted]
Dallas, TX 75227

Jane Guerrini
[Redacted]
Dallas, TX 75225

Marcus Wood
[Redacted]
Dallas, TX 75206

Rob Baldwin
[Redacted]
Dallas, TX 75226

Stephanie Pegues
[Redacted]
Dallas, TX 75201

Steve Kim
[Redacted]
Dallas, TX 75229

.Arboriological Services, Inc.
Bill Seaman
[Redacted]
Wylie, TX 75098

.Dallas ISD
Stan Armstrong
[Redacted]
Dallas, TX 75204

.Greater Dal. Com Rel.
Joyce Lockley
[Redacted]
Dallas, TX 75208

742-142
.Hidden Valley/NIA
Sandra Crenshaw
[REDACTED]
Dallas, TX 75237

.Jackson Walker
Suzan Kedron
901 Main St. #6000
Dallas, TX 75202

.Kiestwood Neighbors
Neoma Shafer
[REDACTED]
Dallas, TX 75233

.Lake Highlands AIA
Tammy Santi
[REDACTED]
Dallas, TX 75238

.Lake Highlands AIA
Terri Woods
[REDACTED]
Dallas, TX 75243

.Master Plan
Karl Crawley
[REDACTED]
Dallas, TX 75201

.Micheal R Coker Co
Michael R Coker
[REDACTED]
Dallas, TX 75240

.Minyards Properties Inc
David Hardin
[REDACTED]
Coppell, TX 75019

.Oak Cliff Chamber
Joe Burkleo
[REDACTED]
Dallas, TX 75224

.PARC DU LAC
Linda Sharp
[REDACTED]
Dallas, TX 75230

.Quick Trip Co.
Teri Dorazil
[REDACTED]
Fort Worth, TX 76155

.Reed Construction Data
Renee Williams
[REDACTED]
Dallas, TX 75229

.United HOA
Norma Parry
[REDACTED]
Dallas, TX 75232

.United HOA
Thelma J. Norman
[REDACTED]
Dallas, TX 75237

.United Homeowner
Raymond Montgomery
[REDACTED]
Dallas, TX 75232

.Erman Dodd
[REDACTED]
Dallas, TX 75224

BSEAT
Allen McGill
[REDACTED]
Dallas, TX 75241

Creek Side NA
David & Alie Bullock
[REDACTED]
Dallas, TX 75224

Creek Side NA
Ed Livingston
[REDACTED]
Dallas, TX 75224

Creek Side NA
Eura Burford
[REDACTED]
Dallas, TX 75224

Creek Side NA
Gwendolyn Swann
[REDACTED]
Dallas, TX 75224

Creek Side NA
Helen & Willie Lacy
[REDACTED]
Dallas, TX 75221

Creek Side NA
Isaac & Ruthie Tippens
[REDACTED]
Dallas, TX 75224

Creek Side NA
Janice & Virgil Board
[REDACTED]
Dallas, TX 75224

Creek Side NA
Marion Barnett
[REDACTED]
Dallas, TX 75224

Creek Side NA
Charles Curry
[REDACTED]
Dallas, TX 75224

Elderoaks Civic HOA
Victoria F Welcome
[REDACTED]
Dallas, TX 75232

Glen Oaks HOA
Eli Davis
[REDACTED]
Dallas, TX 75232

Kimball United
Dwain T Haxel
[REDACTED]
DeSoto, TX 75123

Mt. Lakes NA
LLoyd Powell
[REDACTED]
Dallas, TX 75211

Oak Cliff Tribune
Kathie Magers
[REDACTED]
Dallas, TX 75208

Oakland Terrace HA
W. David Klemm
[REDACTED]
Dallas, TX 75232

042443

Pleasant Wood/Grove
J. Eugene Thomas
[REDACTED]
Dallas, TX 75250



042442

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DISCLOSURE OF CONFLICT STATEMENT

This statement is filed in accordance with Chapter 12A of the Dallas City Code. Copies of the applicable code sections and additional copies of this form may be obtained from the City Secretary's office.

Please print or type all information. Attach additional pages if more space is needed.

Check One	Fill in Appropriate Information	
Elected Official	Office Held	
Appointed Official	Board or Commission/ Title	
City Employee	Title/Department	

1. Name of Employee/Official: James L. Hanon

James L. Hanon have a conflict as defined in Chapter 12A, Article II, of the Dallas City Code in the following matter:

Item # 39

(3-25-04)

042442

Nature of Conflict:

As a result of this conflict, I will not take any official action in regard to the matter stated above.

James L. Fantroy
Signature of Employee/Official

Date

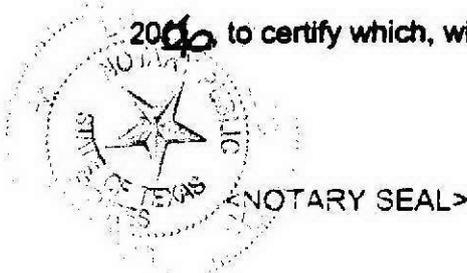
BEFORE ME, the undersigned authority, on this day personally appeared

James L. Fantroy, who on oath stated that the above facts are

within his personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 29 day of August

2006 to certify which, witness my hand and seal.



Lorri Ann Ellis Lorri Ann Ellis Notary Public
Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath

DATE OF COUNCIL MEETING: 8/25/04 AGENDA ITEM: 39

NAME: JAMES L. FANTROY

DALLAS CITY COUNCIL
AFFIDAVIT ON ABSTENTION FROM VOTING

STATE OF TEXAS §
COUNTY OF DALLAS §

I, James L. Fantroy, a member of the City Council of the City of Dallas, Texas, file this affidavit in accordance with the provisions of Chapter 171 of the Texas Local Government Code, and hereby on oath state the following:

A. Business Entity Name of Entity: _____

I and/or person(s) related to me* have a substantial interest in a business entity that would be specially affected economically by the matter presently pending before the City Council. The nature and extent of the interest is:

_____ Ownership of 10 percent or more of the voting stock or shares of the business entity or ownership of \$15,000 or more of the fair market value of the business entity.

_____ Funds received from the business entity exceed 10 percent of gross income for the previous twelve months.

B. Real Property

_____ I and/or person(s) related to me*, have an interest in real property that has a fair market value of \$2,500 or more, and it is reasonably foreseeable that the action presently pending before the City Council will have a special economic effect on the value of the property, distinguishable from the effect on the public.

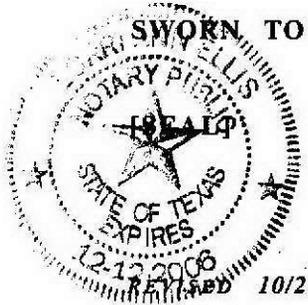
*For purposes of this affidavit, "person(s)" refers to first degree by consanguinity (parent or child, natural or adoptive), or first degree by affinity (spouse, step child, mother-in-law, father-in-law, daughter-in-law, son-in-law). (In cases of divorce or death, if a child is living, the marriage is considered as continuing, even after divorce or death.)

As a result of this interest, I will refrain from participating in discussion and voting on the item(s); and, I will leave the council chambers immediately before the discussion and vote on the item(s).

James L. Fantroy 9-1-05
Signature of Council Member Date

BEFORE ME, the undersigned authority, on this day personally appeared James L. Fantroy on oath stated that the above facts are within his personal knowledge and are true and correct.

SWORN TO AND SUBSCRIBED BEFORE ME on this 1st day of Sept, 2005.



Justin Allen Ellis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-12-06