City of Dallas

Department of Development Services

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

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner ☐ ☒ Prospective Buyer Tenant ☐				Individual ☐ ☐ Corporation Partnership ☐ ☒ Trust	
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
Mapsco no.	64(C)
Zoning map no.	N-6
Council district	4
School district	DISD
Census tract no.	60.02

Location & cross street: 3900 SRL Thornton Freeway & 4000 Village Fair

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.

REVISED - SEE ATTACHED

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 ☑ ☐ Renewal Amendment ☐ ☐ Auto Renewal***				Termination ☐ ☐ Amendment	
Proper signatures	☐	Proper signatures***	☑	Proper signatures	☐	Proper signatures	☐
Letter(s) of authorization	☐	Letter(s) of authorization***	☑	Letter(s) of authorization	☐	Letter(s) of authorization	☐
Land use statement	☐	Land use statement	☑	Land use statement	☐	Land use statement	☐
Zoning Location Maps (2)	☐	Draft Conditions	☑	Draft Conditions	☐	Zoning Location Maps (2)	☐
Tax Plat Maps (2)	☐	Zoning Location Maps (2)***	☑	Zoning Location Maps (2)	☐	Tax Plat Maps (2)	☐
Correct lot & block or Metes & Bounds survey with drawing (2)	☐	Tax Plat Maps (2)	☑	Tax Plat Maps (2)	☐	Correct lot & block or Metes & Bounds survey with drawing (2)	☐
Copy of Deed	☐	Correct lot & block or Metes & Bounds survey with drawing (2)	☑	Correct lot & block or Metes & Bounds survey with drawing (2)	☐	Copy of Deed	☐
Tax and lien statements	☐	Copy of Deed	☑	Copy of Deed	☐	Tax and lien statements	☐
Traffic Impact Worksheet	☐	Tax and lien statements	☑	Tax and lien statements	☐	List of partners/principals/officers**	☐
Traffic impact Study or Waiver**	☐	Traffic Impact Worksheet	☑	Traffic Impact Worksheet	☐	Termination instrument**	☐
List of partners/principals/officers**	☐	Traffic impact ~~Study or~~ Waiver**	☑	Traffic impact Study or Waiver**	☐	New instrument**	☐
		List of partners/principals/officers**	☑	List of partners/principals/officers**	☐	Copy of executed deed restrictions**	☐
		Site Plans (10 folded)	☑	Conceptual plans (10 folded) or Development Plans (10 folded)	☐		
		Landscape Plans (10 folded)**	☐	Landscape Plans (10 folded)**	☐		
		Tree Survey (2 folded)**	☐	Tree Survey**	☐		
				Elevation/perspectives (optional)	☐		

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

2 year waiver: Y ☐ N ☑	Filing fee: $ 7515	Sign fee: $ 40.00	Date filed: 4-28-04
Escarpment Y ☐ N ☑	Receipt no. 30844	Receipt no. 30844	Accepted by: JD
Floodplain Y ☐ N ☑	Notification area: 500 FT.	No. of signs: 4	Date withdrawn:

Tentative CPC Hearing Date: JUNE 10, 2004 Planner: Brown File No.: Z 034-229 / 12001 (RB)

3606643v1 123636/00016

JK 8/04

EXHIBIT

DEFENDANT'S EXHIBIT CASE NO. 3:07-CR-389-M EXHIBIT NO. 5

ATTORNEYS & COUNSELORS
1 Main Street, Suite 6000
Dallas, Texas 75202
(214) 953-6000 • fax (214) 953-5822
www.jw.com

JACKSON WALKER L.L.P.

Suzan Kedron
(214) 953-5943
skedron@jw.com

June 3, 2004

Mr. Richard Brown
Senior Planner
City of Dallas
Department of Development Services
1500 Marilla Street
Room 5BN
Dallas, Texas 75201

Re: Z034-229;
3900 SRL Thornton Freeway and 4000 Village Fair.

Dear Mr. Brown:

Enclosed please find the following documents in support of the above-referenced request:

(1) Revised zoning change application;
(2) Revised land use statement;
(3) Revised proposed land use conditions;
(4) Revised Detailed Development Plans
- 2 oversized copies
- 2 8½ x 11 copies; and
(5) Redlined Original Detailed Development Plan.

I do understand and appreciate your input regarding this request. Should you have additional comments or revisions, please don't hesitate in calling.

Sincerely,

Suzan Kedron

CITY PLAN COMMISSION **THURSDAY, JULY 8, 2004**

Planner: Richard E. Brown

FILE NUMBER: Z034-229(RB) **DATE FILED:** April 28, 2004

LOCATION: North and West of the terminius 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.

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

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 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.

Street	Designation; Existing & Proposed ROW
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 is 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 are

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).

For information purposes, the applicant's requested conditions are attached, but have not been reviewed by staff.

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.

	Applicant's request	Staff's recommended MF-1(A) provisions	Staff's comments
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 ½ spaces/unit	N/A

	Applicant's request	Staff's recommended MF-1(A) provisions	Staff's comments
ADDITIONAL PROVISIONS	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.

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

Leon J. Backes	President
Saleem A. Jafar	Managing Director
James R. Fisher	Vice President
Leon J. Backes	Treasurer
Kevin Cherry	Secretary

*APPLICANT'S REQUEST - NOT REVIEWED BY STAFF; PROVIDED FOR INFORMATION ONLY

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.

REVISED (6.3.04)

City of Dallas

Department of Development Services

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

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner ☐ ☒ Prospective Buyer Tenant ☐				Individual ☐ ☐ Corporation Partnership ☐ ☒ Trust	
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
Mapsco no.	64(C)
Zoning map no.	N-6
Council district	4
School district	DISD
Census tract no.	60.02

Location & cross street: 3900 SRL Thornton Freeway & 4000 Village Fair

Request: Planned Development District for attached residential 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.

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

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

2 year waiver: Y ☐ N ☐	Filing fee: $	Sign fee: $	Date filed:
Escarpment Y ☐ N ☐	Receipt no.	Receipt no.	Accepted by:
Floodplain Y ☐ N ☐	Notification area: FT.	No. of signs:	Date withdrawn:

ntative CPC: Planner: File No.: Z / ( )
Hearing Date:

(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.

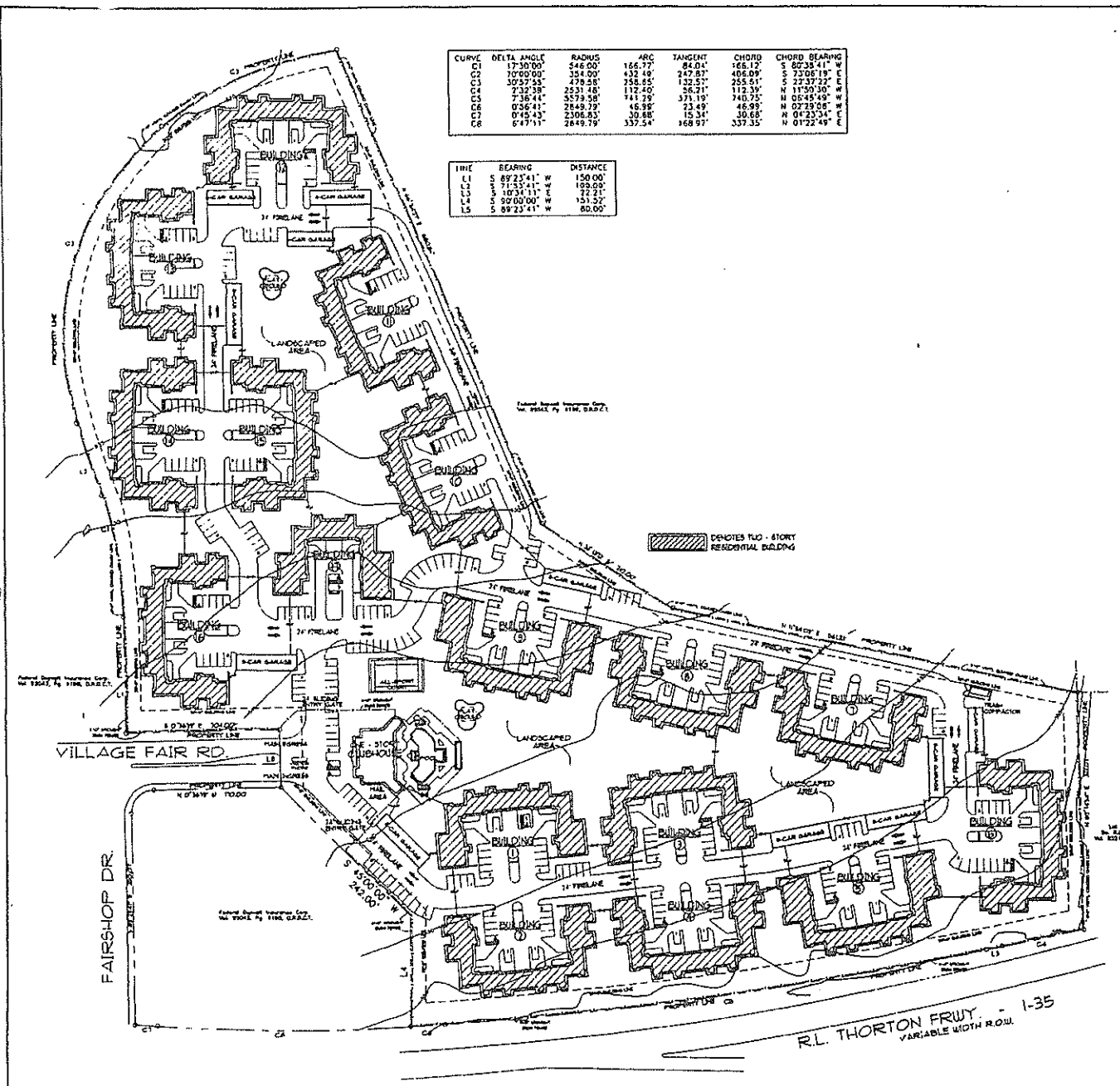
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

(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.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	17°30'00"	546.00'	166.77'	84.04'	166.12'	S 80°38'41" W
C2	70°00'00"	354.00'	432.49'	247.87'	406.09'	S 73°06'19" E
C3	30°57'55"	478.58'	258.65'	132.57'	255.51'	S 23°37'22" E
C4	2°32'38"	2531.48'	112.40'	56.21'	112.39'	N 11°50'30" W
C5	7°36'44"	3579.58'	741.29'	371.19'	740.75'	N 06°45'49" W
C6	0°56'43"	2849.79'	46.99'	23.49'	46.99'	N 02°39'06" W
C7	0°15'43"	2306.83'	10.68'	15.34'	10.68'	N 04°23'34" E
C8	6°47'11"	2849.79'	337.54'	168.97'	337.35'	N 01°22'49" E

LINE	BEARING	DISTANCE
L1	S 89°23'41" W	150.00'
L2	S 71°33'41" W	109.09'
L3	S 18°34'11" E	72.21'
L4	S 90°00'00" W	151.52'
L5	S 89°23'41" W	80.00'

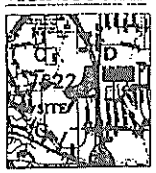
SITE PLAN AREA INFORMATION

DESCRIPTION	PROVIDED
LOT AREA	20.091 Acres M/L 871,949 S.F.
DWELLING UNITS MAXIMUM	Total 264 Units
FLOOR AREA	Residential Buildings 317,777 S.F. Non-residential buildings Clubhouse 3,950 S.F. Remote Garages 14,400 S.F. Total 336,177 S.F.
LOT COVERAGE	38.6% S.F. or 38.6%
PERIMETER FRONT SET BACK	50'-0"
PERIMETER SIDE SET BACK	50'-0"
PERIMETER REAR SET BACK	50'-0"
BUILDING HEIGHT	34'-0" max. @ Clubhouse 37'-0" max. @ Residential buildings
MAXIMUM # OF STORIES	2 STORIES
PARKING REQUIREMENTS	264 Units - 1.81 parking spaces per unit Standard Open Parking: 253 spaces Handicap Parking 20 spaces Guest Access Garages 100 spaces Remote Garages 82 spaces Total Provided 455 spaces
Duplex Residential Parking Requirements (see section 51A-4.209)	Single family – Two-family require 1 parking space per dwelling unit = 214 spaces Multi-family require 1 space for each 300 sq. ft. of dwelling unit = 214 spaces.
SIGNS	To be provided according to article VII, non-business zoning, as amended.

NOTE:

1. PERGOLA PROJECTED IN REQUIRED FRONT YARD AT A MAXIMUM OF 4'-0".
2. LANDSCAPING AREA WILL BE GRASS/ GROUND COVER, PER ARTICLE X, AS AMENDED.
3. LANDSCAPING PER ARTICLE X, AS AMENDED.
4. LIGHT STANDARDS 30' MAXIMUM HEIGHT W/ BOX-TYPE SHIELDED FIXTURES.

VICINITY MAP



PROVIDENCE AT VILLAGE FAIR
DEVELOPMENT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 90' 120'
GRAPHIC SCALE

VILLAGE FAIR RD. AND FAIRSHOP DR. DALLAS, TX

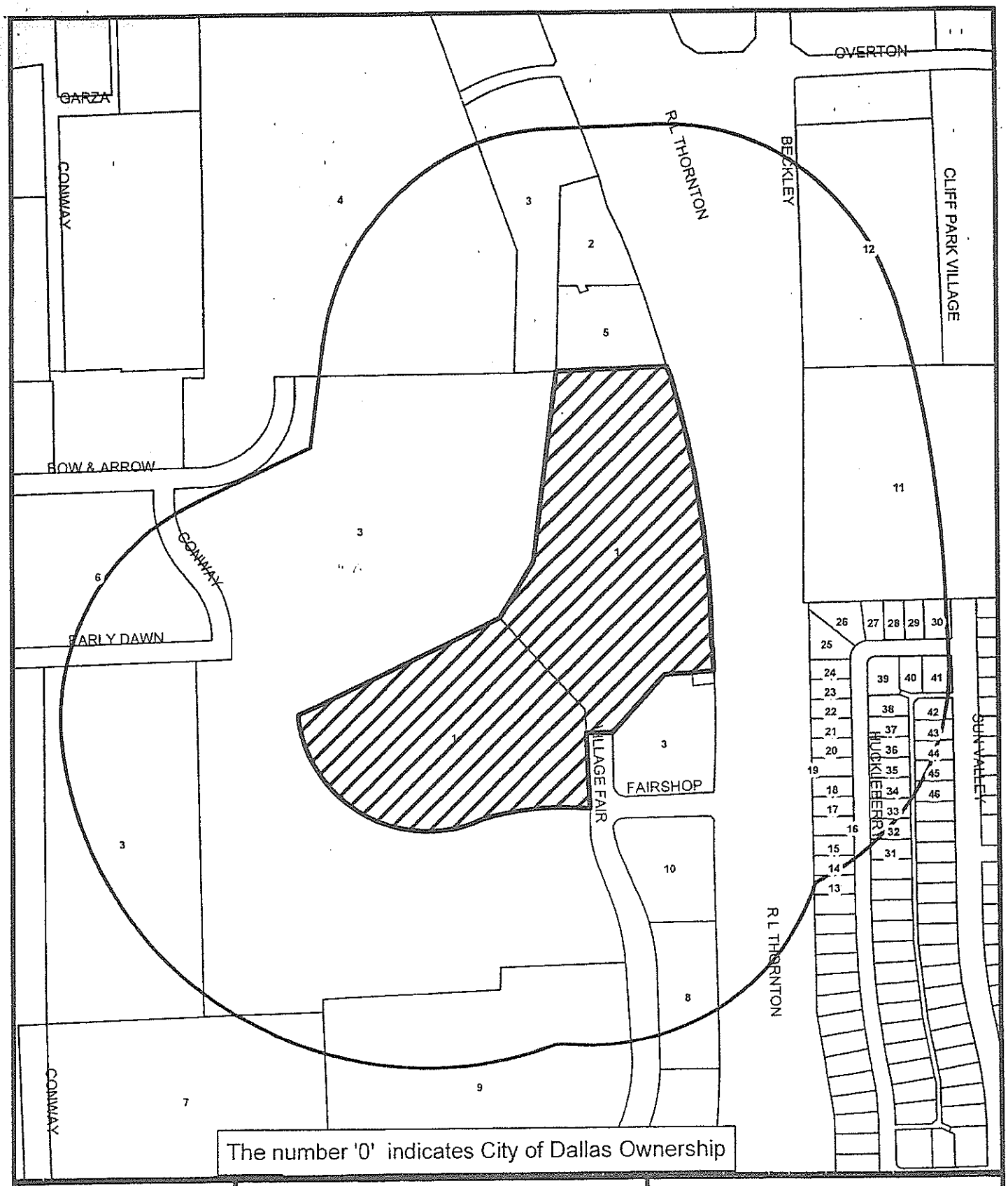
ORIG. DATE: 4-26-04 REV. DATE: 6-8-04

ZONING CASE NO. Z034-229(RB)

Providence at Village Fair
Dallas, Texas

Galier.Tolson.French
DESIGN ASSOCIATES
8251 Preston Road, Suite 220, North Parkland Bldg., Dallas, TX 75225
OFFICE (214) 373-6464 FAX (214) 373-6469 E-Mail: gtf@gtfdesign.com
ARCHITECTURE PROJECT MANAGEMENT INTERIORS
Lillian Tolson William C. French, Jr. Gerald H. Galier

SCALE	CHECKED BY
4-26-04	
DRAWN BY	ISSUED FOR



N

0 200 400 Feet

NOTIFICATION

500' AREA OF NOTIFICATION

46 NUMBER OF PROPERTY OWNERS NOTIFIED

Map No. N-6

Case No. Z034-229/12001(RB)

Notification List of Property Owners

Z034-229/12001(RB(EA)

46 Property Owners Notified

Label #	Address				Owner
1	0003900	S	R L THORNTON	FWY	LUSARDI WARNER C TR OF
2	0003607	S	R L THORNTON	FWY	AMERICAN LEGION POST 511
3	0003600	S	R L THORNTON	FWY	ALI ELIZABETH C
4	0003600	S	R L THORNTON	FWY	MADISON POINT LTD PS
5	0003715	S	R L THORNTON	FWY	HERITAGE CABLEVISION DLS
6	0000400		BOW ARROW	DR	FARS INVESTMENT LP
7	0004515		VILLAGE FAIR	DR	INTERNATIONAL BAZAAR INC
8	0004159	S	R L THORNTON	FWY	ALPHA & OMEGA MINISTRIES
9	0004949		VILLAGE FAIR	DR	DALLAS ISD
10	0004155	S	R L THORNTON	FWY	LUBYS RESTAURANTS LTD PS
11	3900	S	R L THORNTON	FWY	M & R LEWIS LAND HOLDINGS
12	0000120	E	OVERTON	RD	W J GROUP I LTD
13	4109		HUCKLEBERRY	CIR	WILLIAMS L K
14	4103		HUCKLEBERRY	CIR	KIRBY WAYMON E & BERNICE
15	4077		HUCKLEBERRY	CIR	MCGAUDER JOYCE M
16	4073		HUCKLEBERRY	CIR	ROBERTSON R L
17	4069		HUCKLEBERRY	CIR	HALL CLEVESTER & ERMA
18	4063		HUCKLEBERRY	CIR	VINSON JIM
19	4059		HUCKLEBERRY	CIR	BRATTON ANNIE B
20	4053		HUCKLEBERRY	CIR	LAW BOOKER T & SUNDRA K
21	4049		HUCKLEBERRY	CIR	ERVIN ERNESTINE
22	4043		HUCKLEBERRY	CIR	JONES MAXINE
23	4039		HUCKLEBERRY	CIR	CASTLE JACK
24	4033		HUCKLEBERRY	CIR	CHRISTIAN CLARENCE H
25	4027		HUCKLEBERRY	CIR	COLLINS WILLIE LEE
26	4023		HUCKLEBERRY	CIR	OLIVER LEATHA B

Label #	Address			Owner
27	4017	HUCKLEBERRY	CIR	BRADLEY JAMES E
28	4015	HUCKLEBERRY	CIR	SMITH NORMA JEAN
29	4009	HUCKLEBERRY	CIR	DANIEL EULA M
30	4005	HUCKLEBERRY	CIR	JONES ROSALAND JACKSON
31	4078	HUCKLEBERRY	CIR	DAVIS MELVIN
32	4072	HUCKLEBERRY	CIR	WASHINGTON ODESSA &
33	4068	HUCKLEBERRY	CIR	SMITH THOMAS E
34	4062	HUCKLEBERRY	CIR	WILLIAMS EDGAR L SR
35	4058	HUCKLEBERRY	CIR	WILLIAMS DENNIS J
36	4054	HUCKLEBERRY	CIR	TYLER TERRY EARL
37	4048	HUCKLEBERRY	CIR	ROBERTSON BRENDA S
38	4042	HUCKLEBERRY	CIR	MCCARTHY ROBERT BOYD
39	4018	HUCKLEBERRY	CIR	JONES EUGENE
40	4010	HUCKLEBERRY	CIR	COLEMAN WILLIE J
41	4006	HUCKLEBERRY	CIR	WATERS M M ESTATE OF
42	4011	SUNVALLEY	DR	DAVIS FRANKIE
43	4015	SUNVALLEY	DR	ELLISON TOMMIE LOUISE
44	4019	SUNVALLEY	DR	FULCHER MIREE C
45	4023	SUNVALLEY	DR	DAVIS JOHNNIE C
46	4027	SUNVALLEY	DR	LEWIS MARY

*Dr. Maxine Thornton-Reese
Councilmember
District 4

Al Romero
PO Box 870875
Mesquite, TX 75150

Bridge Ballowe c/o Nextel
1680 N. Prospert Dr.
Ricardson, TX 75081

Jeff Bosse
PO Box 4738
Dallas, TX 75208

Mike Sultan
320 E Jefferson #105
Dallas, TX 75203

Robert P. Garza
412 E. Sixth St.
Dallas, TX 75203

Steve Craft
P O Box 542225
Dallas, TX 75354

.Alpha Testing, Inc
Virginia Brown
2209 Wisconsin St, Ste 100
Dallas, TX 75229

.Dallas Asoc for Decency
Dan Panetti
P O Box 794647
Dallas, TX 75379

.Dallas Planning Asoc
t Pully
P O Box 781609
Dallas, TX 75378

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

Anthony Jones
PO Box 0711
Galveston, TX 77553

D.J. Young
3600 Fairfax
Dallas, TX 75209

Joe Martin
P O Box 4133
Dallas, TX 75208

Pam Conley
901 N Madison Avenue
Dallas, TX 75208

Signs Manufacturing
4610 Mint Way
Dallas, TX 75236

Suzanne Smith
5640 Ellsworth Ave.
Dallas, TX 75206

.Am. Metro/Study Corp
Marque Nelson
14881 Quorum Dr #400
Dallas, TX 75240

.Dallas Homeowners
Mary Jane Beaman
6159 La Vista Drive
Dallas, TX 75214

.FW Dodge Reports
Donna McGuire
9155 Sterling Dr. Ste 160
Dallas, TX 75063

*Angela Marshall
CPC Member
District 4

Betty Wadkins
2843 Modesto Drive
Dallas, TX 75227

Jane Guerrini
7032 Lupton
Dallas, TX 75225

Marcus Wood
6060 N Central Expy Ste 333
Dallas, TX 75206

Rob Baldwin
401 Exposition
Dallas, TX 75226

Stephanie Pegues
1500 Marilla 5FS
Dallas, TX 75201

Steve Kim
4318 Sexton Ln.
Dallas, TX 75229

.Arborilogical Services, Inc.
Bill Seaman
16 Steel Rd.
Wylie, TX 75098

.Dallas ISD
Stan Armstrong
3700 Ross Ave, Box 61
Dallas, TX 75204

.Greater Dal. Com Rel.
Joyce Lockley
400 S Zang, #1025
Dallas, TX 75208

.Hidden Valley/ NIA
Sandra Crenshaw
4041 W Wheatland Rd #156
.s, TX 75237

.Lake Highlands AIA
Tammy Santi
8821 Hackney Lane
Dallas, TX 75238

.Micheal R Coker Co
Michael R Coker
6350 LBJ Frwy #158
Dallas, TX 75240

.PARC DU LAC
Linda Sharp
12126 Vendome Place
Dallas, TX 75230

.United HOA
Norma Parry
1515 Reynaldston Ln.
Dallas, TX 75232

Erman Dodd
3423 Navajo Ct.
Dallas, TX 75224

Creek Side NA
Ed Livingston
717 W Pentagon Pkwy
Dallas, TX 75224

Creek Side NA
Helen & Willie Lacy
3807 Morning Spring Trail
Dallas, TX 75221

Creek Side NA
Marion Barnett
3912 Morning Frost
Dallas, TX 75224

Glen Oaks HOA
)avis
912 Timber Dell Ln
Dallas, TX 75232

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

.Lake Highlands AIA
Terri Woods
9603 Rocky Branch Drive
Dallas, TX 75243

.Minyards Properties Inc
David Hardin
777 Freeport Pkwy
Coppell, TX 75019

.Quick Trip Co.
Teri Dorazil
14450 Trinity Blvd. #300
Fort Worth, TX 76155

.United HOA
Thelma J. Norman
2628 Blackstone Dr.
Dallas, TX 75237

BSEAT
Allen McGill
P O Box 41561
Dallas, TX 75241

Creek Side NA
Eura Burford
633 W Pentagon Pkwy
Dallas, TX 75224

Creek Side NA
Isaac & Ruthie Tippens
607 Cove Hollow Dr.
Dallas, TX 75224

Creek Side NA
Charles Curry
3831 Morning Springs Trl.
Dalllas, TX 75224

Kimball United
Dwain T Haxel
P O Box 1404
DeSoto, TX 75123

.Kiestwood Neighbors
Neoma Shafer
2538 W Kiest Blvd
Dallas, TX 75233

.Master Plan
Karl Crawley
500 S Ervay St. #112-B
Dallas, TX 75201

.Oak Cliff Chamber
Joe Burkleo
545 Lacewood Drive
Dallas, TX 75224

.Reed Construction Data
Renee Williams
11101 Stemmons Frwy Ste. 101
Dallas, TX 75229

.United Homeowner
Raymond Montgomery
7535 Oak Garden
Dallas, TX 75232

Creek Side NA
David & Alie Bullock
3916 Morning Springs Trl
Dallas, TX 75224

Creek Side NA
Gwendolyn Swann
543 Early Dawn Trl
Dallas, TX 75224

Creek Side NA
Janice & Virgil Board
4025 Morning Springs Trail
Dallas, TX 75224

Elderoaks Civic HOA
Victoria F Welcome
2319 Elderoaks Lane
Dallas, TX 75232

Mt. Lakes NA
LLoyd Powell
136 S Merryfield Rd.
Dallas, TX 75211

Oak Cliff Tribune
Kathie Magers
115 N Edgefield Ave
s, TX 75208

Oakland Terrace HA
W. David Klempin
941 Golden Trophy Dr.
Dallas, TX 75232

Pleasant Wood/Grove
J. Eugene Thomas
P O Box 50051
Dallas, TX 75250

Zoning Cases – Individual

4. Z034-229 (RB) Planner: Richard Brown

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

5. Z034-240 (MM) Planner: Maureen Meredith

Motion: It was moved to recommend **approval** of an application for a TH-3(A) Townhouse District on property zoned a CR-D-1 Community Retail District with Dry Liquor Control Overlay, on the southwest corner of Military Parkway and Sam Houston Road.

Maker: Avery
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 2

Notices: Area: 400' Mailed: 19
Replies: For: 0 Against: 0

Speakers: For: Michael Beaty, 4516 Lovers Ln, #350 Dallas
Against: None

NOTICE OF CITY COUNCIL PUBLIC HEARING

The City Council of the City of Dallas, Texas will hold a public hearing at **1:00 p.m., Wednesday, August 25, 2004**, in the Council Chambers of the Dallas City Hall to determine whether or not Chapter 51, Chapter 51A, and Chapter 51P of the Dallas City Code, as amended, should be amended by the granting of the following applications:

Zoning Cases

This notice authorizes the City Council to approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height, floor area ratio, or density that is higher than the one requested; or (2) be "nonresidential" when the one requested is for residential uses or vice versa.

Z034-207 (RB) - An application for an expansion of Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, and the termination of the portion of Specific Use Permit No. 97 for an Airport that encompasses the site on property zoned an IR Industrial Research District on the west line of Anaheim Drive, south of Forest Lane

Recommendation of Staff and CPC: Denial

Z034-220 (MM) - An application for an amendment to Planned Development District No. 485 for an assisted living facility on the northwest corner of the intersection of Hillcrest Road and LBJ Freeway

Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan, tree protection and removal plan, and conditions

Z034-227 (MJF) - An application to amend Planned Development District No. 316, the Jefferson Area Special Purpose District, to allow the creation of a new Subarea for a restaurant with drive-in or drive-through service on the southwest corner of Jefferson Boulevard and Beckley Avenue

Recommendation of Staff and CPC: Denial

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

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

Z034-232 (RB) - An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District and a D(A) Duplex District on the west line of Glover Pass between Christensen Street and Scyene Road

The Specific Use Permit allows this additional use of the property and does not change the zoning. The uses permitted by the present zoning are also allowed.

Recommendation of Staff and CPC: Approval for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions

Z034-252 (RB) - An application for an R-5(A) Single Family District on property zoned a P(A) Parking District on the southeast corner Skillman Street and Winton Street

Recommendation of Staff and CPC: Approval

Z034-253 (RB) - An application for an LO-1 Limited Office District on property zoned an MF-2(A) Multifamily District and termination Specific Use Permit No. 13 for a Telephone Company on the northeast line of Beachview Street, north of Garland Road

Recommendation of Staff and CPC: Approval of an LO-1 District and approval of the termination of Specific Use Permit No. 13 for a Telephone Company

Z034-254 (DW) - An application for a Planned Development District for a public school other than open-enrollment charter school and MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District with H/76 Historic District Overlay No. 76 on property bounded by Belmont Avenue, Carroll Avenue, Capitol Avenue and Peak Street

Recommendation of Staff and CPC: Approval, subject to a development/landscape plan and conditions with the retention of the H/76 Historic Overlay District No. 76

Z034-255 (DW) - An application for a Planned Development District for a public school other than an open-enrollment charter school and D(A) Duplex District uses on property zoned a D(A) Duplex District bounded by Buckner Boulevard, Mercer Drive, Mariposa Drive and the Gulf Colorado & Santa Fe Railroad

Recommendation of Staff and CPC: Approval, subject to a development plan/landscape plan and conditions

Z034-256 (DW) - An application for a Planned Development District for a public school other than open-enrollment charter school and R-16(A) Single Family District uses on property zoned an R-16(A) Single Family District on property bounded by Ridgeside Drive, Welch Road, Rickover Drive and Crestline Avenue

Recommendation of Staff and CPC: Approval, subject to a development plan/landscape plan and conditions

Z034-259 (MM) - An application for a Planned Development District for R-7.5(A) Single Family District uses and a retirement housing community with related uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 764 for a College or University and related uses located at the southeast corner of Coit Road and Frankford Road

Recommendation of Staff and CPC: Approval, subject to a conceptual plan and conditions with retention of Specific Use Permit No. 764

Z034-261 (MM) - An application for the creation of a new subdistrict within Planned Development District No. 100 for single family uses to allow three air conditioning units within the 15-foot side yard setback closer than 10 feet apart on the northwest corner of Willow Lane and Elysian Court

Recommendation of Staff: Denial
Recommendation of CPC: Approval

Development Code Amendment

DCA 034-006 - An ordinance amending Chapter 51P by codifying the regulations of Planned Development District Nos. 201 through 208, 211 through 222, 224 through 236, 238 through 252, 254 through 259, 261 through 268, 270 through 286, 288 through 297, 299, and 300

Recommendation of Staff and CPC: Approval.

Testimony will be limited to 3 minutes per person for the proponents and for the opponents. For further information, call the Department of Development Services at (214) 670-4209.

INVITATION FOR BIDS

The Adjutant General's Department invites qualified bidders to submit SEALED BIDS for:

PROJECT:

REPAIR OF PAINT, PREPARATION, AND WASH BAYS AT THE COMBINED SUPPORT MAINTENANCE SHOP (CSMS) # 1, 855 EAST INDUSTRIAL ROAD, SAGINAW, TEXAS

BID PACKAGES: May be obtained at the office of the Architect, Hahnfeld Hoffer Stanford - 1425 8th Avenue, Fort Worth, Texas 76104 (817-921-5928) on or after 2 August 2004. Bidders may mail their completed bid proposal packages to the Adjutant General's Department, P.O. Box 5218, ATTN: JFTX-RP-C (Jerry Maroney), Austin, Texas 78763-5218 or deliver to 2200 West 35th Street, Building 10, Room # 108, Austin, Texas 78703. Deadline for submission of bids is **3:00 P.M., 2 September 2004.**

Plans and specifications may be viewed at McGraw Hill Construction Dodge Plan Room, 9155 Sterling Drive, Suite 160, Irving, Texas, and AGC, 417 Fulton Street, Fort Worth, Texas.

MANDATORY PRE-BID CONFERENCE: 10:30 A.M., 19 August 2004 at CSMS # 1, Conference Room, 855 East Industrial Road, Saginaw, Texas

BID OPENING: 3:00 P.M., 2 September 2004. All bids must include a bid security and must be properly marked on the outside of the envelope with "Bid Proposal" and project name, date and time of bid opening. No penalty or other responsibility will be assigned to any Owner's representative for the premature opening of any bid proposal not properly addressed and identified. **Bidders may not withdraw their bid prior to 60 days after the bid opening without forfeiture of bid security.**

PUBLIC UTILITY COMMISSION OF TEXAS DOCKET NUMBER 29879 NOTICE OF AMENDED PETITION FOR WAIVER

Notice is given to the public of Verizon Southwest's ("Verizon") Amended Petition for Waiver of Separate Video Programming Affiliate Requirement ("Amended Petition") filed with the Public Utility Commission of Texas ("Commission") on July 27, 2004. This Amended Petition is assigned Docket Number 29879. Verizon's Amended Petition requests a waiver of § 62.072 of the Public Utility Regulatory Act ("PURA"), Tex. Util. Code Ann. §§ 11.001 - 64.158 (Vernon 1998 & Supp. 2004). Section 62.072 requires incumbent local exchange companies ("ILECs") to establish separate affiliates in order to provide video programming in Texas.

PURA § 62.077 states in part that an ILEC may petition the Commission for a waiver from the requirement this subchapter imposes on it, and the Commission shall grant the waiver if the waiver is in the public interest, after considering whether there is a need for the requirement in the affected market. Verizon seeks the requested waiver in order to provide cable service to customers through its advanced fiber optic network, thereby giving Texans access to advanced technology and more consumer choices.

The **Application:** Verizon is an ILEC serving more than 100,000 access lines in Texas. In its Amended Petition, Verizon has identified the following counties in the Dallas/Fort Worth metropolitan area as comprising the initial affected market in which it proposes to provide cable programming: Dallas, Denton, Tarrant, and Collin. By Order dated July 23, 2004, the Commission required Verizon to publish notice of its Amended Petition. The Commission further requires potential intervenors to file their intervention with the Commission by September 3, 2004 and any request for hearing by September 10, 2004.

Persons wishing to comment or intervene in the above-referenced proceeding should contact the Public Utility Commission of Texas, no later than September 3, 2004, by mail at P.O. Box 13326, Austin, Texas 78711-3326, or by phone at (512) 936-7120 or toll free at 1-888-782-8477. Hearing- and speech-impaired individuals with text telephone ("TTY") may contact the Commission at (512) 936-7136 or toll free at 1-800-735-2989. All correspondence should refer to Docket Number 29879.

NOTICE OF CITY PLAN COMMISSION HEARING RESIDENTIAL REPLATS

The City Plan Commission of the City of Dallas, Texas, will hold a public hearing at 1:30 p.m., Thursday, **August 26, 2004** in the Council Chamber of Dallas City Hall, 6th Floor, 1500 Marilla Street, to consider the residential replats described below:

S034-323 - North Oak Cliff Boulevard, north of Fouts Lane

Replat of lots 1 and 2, Block 2C/4735 of Thyrza H. Munn's Subdivision, fronting approximately 131 feet on the west line of North Oak Cliff Boulevard, beginning 442 feet north of the north line of Fouts Lane.

Please call Rochelle Duke at (214) 948-4335 with any questions and refer to the Subdivision File number. At this hearing, an opportunity will be provided for all interested parties to be heard concerning these residential replats.

LEGAL NOTICE

Pursuant to the Health Notice is hereby given that Bank of the Ozarks, Little Rock, Arkansas has

REVISED
LAND USE STATEMENT
(Generally Located West of SRL Thornton Freeway and North and West of Village Fair Drive)

I. Purpose of Request:

The request is for a change of zoning from Regional Retail (RR) to Planned Development District for attached residential uses. The proposed project is a townhouse style development with over 40% of the units having an enclosed garage. The clubhouse will be the centerpoint of the development and it will have an array of community serving uses for the residents of the development. The request for a Planned Development District is in response to ongoing neighborhood discussions. Platting requirements for straight townhouse zoning necessitates this request as a planned development district.

II. Existing Land Use:

The site is currently, undeveloped vacant land.

III. Adjoining Property Uses:

The site is bound to the north by vacant, undeveloped land. To the east, the site is bound by SRL Thornton Freeway. South and west of the site is vacant, undeveloped land, commercial development, some of which is vacant, and new construction of a faith-affiliated building. Also to the west is a DISD alternative education facility.

IV. Proposed use of the Area of Request:

The pending request would allow for approximately 236 units per 20 acres less than 12 units per acre which is in keeping with TH-3 density standards. The goal of the project is to be both desirable and responsible to the surrounding community. The intent is to develop a source of quality, affordable housing that is needed in the vicinity.

The applicant is seeking state and local funding which would result in a project that would meeting the state and local standard for affordability. The applicant, prior to filing the case, has been meeting with neighborhood representatives. The proposed conditions address agreements made with the community.

CATEGORY: PUBLIC HEARINGS AND RELATED ACTIONS

AGENDA DATE: August 25, 2004

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Development Services

CMO: 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 terminius 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.

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.

Street	Designation; Existing & Proposed ROW
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.

	Applicant's request	Staff's recommended MF-1(A) provisions	Staff's comments
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 ½ spaces/unit	N/A
ADDITIONAL PROVISIONS	Applicant's request	Staff's recommended MF-1(A) provisions	Staff's comments

	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

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):

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)

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

November 10, 2004

04-3188

Item 36: An ordinance granting a Planned Development District for attached residential uses north and west of the terminus of Village Fair Drive northwest of Fairshop Drive subject to a development plan and conditions - Z034-229(WE) - Financing: No cost consideration to the City

Councilmember Thornton Reese requested that consent agenda item 36 be considered as an individual item. Mayor Miller stated that consent agenda item 36 would be considered as an individual item later in the meeting, there being no objection voiced to Councilmember Thornton Reese' request.

Later in the meeting, agenda item 36 was brought up for consideration.

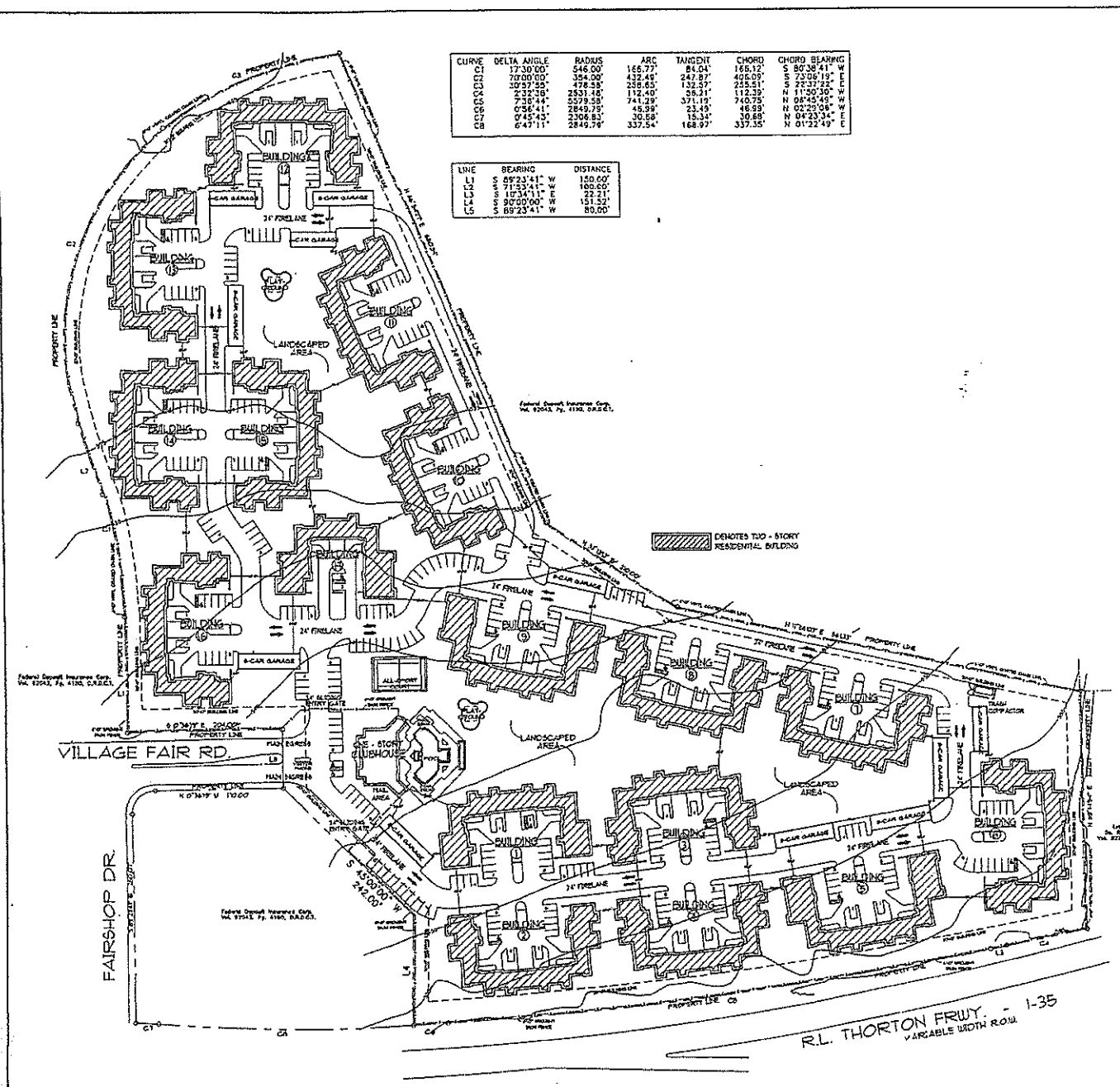
Councilmember Thornton Reese moved to pass the ordinance with the following changes:

1. A maximum six-foot-high fence is permitted in the front yard; and

2. Signs must comply with the provisions for non-business zoning districts

Motion seconded by Councilmember Fantroy and unanimously adopted. (Chaney absent on city business; Greyson absent)

Assigned ORDINANCE NO. 25797.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	17°30'00"	546.00'	166.77'	84.04'	166.12'	S 80°38'41" W
C2	70°00'00"	354.00'	432.49'	247.87'	406.09'	S 73°06'19" E
C3	30°57'55"	478.58'	258.65'	132.57'	255.51'	S 22°37'22" E
C4	2°32'38"	2531.48'	112.40'	56.21'	112.39'	N 11°50'30" W
C5	7°30'44"	5579.58'	741.29'	371.19'	740.75'	N 08°45'49" W
C6	0°56'41"	2849.79'	46.99'	23.49'	46.99'	N 02°29'08" W
C7	0°45'43"	2306.83'	30.68'	15.34'	30.68'	N 04°23'34" E
C8	6°47'11"	2849.79'	337.54'	168.97'	337.35'	N 01°22'49" E

LINE	BEARING	DISTANCE
L1	S 89°23'41" W	150.00'
L2	S 71°53'41" W	100.00'
L3	S 10°34'11" E	22.21'
L4	S 90°00'00" W	151.52'
L5	S 89°23'41" W	80.00'

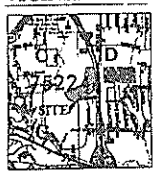
SITE PLAN AREA INFORMATION

DESCRIPTION	PROVIDED
LOT AREA	20.001 Acres or 871,343 S.F.
DWELLING UNITS MAXIMUM	Total 216 Units
FLOOR AREA	*Residential buildings 257,072 S.F. Non-residential buildings Clubhouse 5,500 S.F. Remote Garages 16,400 S.F. *Total 276,972 S.F. *DOES NOT INCLUDE GARAGES
LOT COVERAGE	292,014 S.F. or 45%
PERIMETER FRONT SET BACK	20'-0"
PERIMETER SIDE SET BACK	20'-0"
PERIMETER REAR SET BACK	20'-0"
BUILDING HEIGHT	34'-0" max. @ Clubhouse 32'-0" max. @ Residential buildings
MAXIMUM # OF STORIES	3 STORIES
PARKING REQUIREMENTS	216 Units – 1.85 parking spaces per unit Standard Open Parking: 235 spaces Handicap Parking 20 spaces Direct Access Garages: 100 spaces Remote Garages: 82 spaces Total Provided 437 spaces
Dallas Residential Parking Requirements (see section 51A-4.209)	
Single family – Townhouse require 1 parking space per dwelling unit = 255 spaces.	
Multi-family require 1 space for each 300 sq. of dwelling unit = 314 spaces.	
SIGNS	To be provided according to article VII non business rules, as amended.

NOTE:

1. FENCING PERMITTED IN REQUIRED FRONT YARD AT A MAXIMUM OF 6'-0".
2. LANDSCAPING AREA WILL BE GRASS/GROUND COVER, PER ARTICLE X, AS AMENDED.
3. LANDSCAPING PER ARTICLE X, AS AMENDED.
4. LIGHT STANDARDS 20' MAXIMUM HEIGHT W/ BOX-TYPE SHIELDED FIXTURES.

VICINITY MAP



PROVIDENCE AT VILLAGE FAIR
DEVELOPMENT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 90' 120'
GRAPHIC SCALE

VILLAGE FAIR RD. AND FAIRSHOP DR. DALLAS, TX

ORIG. DATE: 4-26-04 REV. DATE: 6-3-04

ZONING CASE NO. Z034-229(RB)

Providence at Village Fair
Dallas, Texas

Galier.Tolson.French
DESIGN ASSOCIATES
ARCHITECTURE PROJECT MANAGEMENT INTERIORS
J. Mark Tolson William C. French David H. Burton

SEAL

REVISION

4-26-04

Post-it® Fax Note 7671	Date 4-28-04	# of pages ▶ 1
To Suzan Kedron	From HDF	
Co./Dept. Jackson Walker	Co. DDS	
Phone # 2/953-6000	Phone # 2/948-4223	
Fax # 2/953-5822	Fax # 2/948-4211	

CITY OF DALLAS

DEVELOPMENT SERVICES DEPARTMENT
TRAFFIC IMPACT STUDY WAIVER

Applicant: Provident Odyssey Partners, LP **Telephone #:** 214-953-5943
Project Location: 3900 RL Thornton Freeway & 4000 Village Fair
Lot/Block #: Part of City Blocks A/5988 and A/5989 **MAPSCO #:** 64-C
Description of Request: Change of zoning from Regional Retail (RR) District to a Planned Development District for Townhouse uses (250 units)

The Engineering Section has been requested to determine if a Traffic Impact Analysis (TIA) will be required for this zoning change. Based on the information provided to us, we have determined that a TIA is not required for the following reason(s):

[ ] The proposal will generate fewer than 1000 trips per day.

[ ] The proposal consists of low/medium density residential uses and will not have a significant impact on the street system.

[X] The proposal generates more than 1000 additional trips per day, however, the street system will have sufficient capacity.

[ ] The proposal generates more than 1000 additional trips per day, however, a previous study provides enough information for us to properly review the request.

COMMENTS:

Chief Engineer: For Hammad D. Fard Date: 4-28-04
Elias K. Sassoon, P.E.

NOTE: This waiver is valid for zoning applications submitted within 180 days of date.

TRAFFIC IMPACT WORKSHEET

This worksheet will help you determine if a Traffic Impact Study (T.I.S.) needs to be submitted with your zoning change request. **Please read the following paragraphs before filling out this worksheet.**

First, read all of the uses listed in column A and check the box to the right of each use that characterizes the proposed development.
Next, fill in the number of units or gross square footage of each use in column 'C' :

* If the development has a Number of Units, then multiply that number by the Trip Rate (column 'B' times column 'C') and indicate the total in column 'D',
* If the development has a Gross Square Footage, then divide the gross square footage in column 'C' by 1,000, then multiply the result by the Trip Rate in column 'B' and indicated the total in column 'D'.

Finally, total all the trips generated per day to the space at the bottom of column 'D'.

If the total exceeds 1,000 trips per day, then either a Traffic Impact Study (T.I.S.) or a Waiver of the T.I.S. is required with the zoning request. Traffic Impact Study waivers will be considered on a per case basis by the Director of the Department of Development Services. The Department of Development Services is located in the Oak Cliff Municipal Center at 320 E. Jefferson Blvd., Room 200 and can be reached by telephone at 214-948-4205. If a proposed project cannot be defined within the uses provided on this worksheet, contact the Department of Development Services for assistance. Finally, fill out the applicant and development information below the chart.

A		B	C	D
Use		Trip Rates[1]	Number of Units/ SQ. FT.	Trip Generated
Lodging	☐	9.11 per room		
Residential				
Single Family	☐	9.57 per dwelling unit		
Other (TOWNHOUSES)	☒	6.59 per dwelling unit	250 units	1648 trips
dustrial	☐	6.96 per 1,000 gsf		
fice				
Financial Institution w/o drive-in	☐	156.48 per 1,000 gsf		
Financial Institution with drive-in	☐	246.49 per 1,000 gsf		
Other: 10,000 gsf or less	☐	26.59 per 1,000 gsf		
10,001-50,000 gsf	☐	22.64 per 1,000 gsf		
50,000-100,000 gsf	☐	15.58 per 1,000 gsf		
100,001-150,000 gsf	☐	13.27 per 1,000 gsf		
150,001-200,000 gsf	☐	12.08 per 1,000 gsf		
Retail/ Personal Service				
General Merchandise > 3,500 sq.ft.	☐	177.59 per 1,000 gsf		
General Merchandise < 3,500 sq.ft.	☐	863.10 per 1,000 gsf		
Restaurant w/o drive-in	☐	158.37 per 1,000 gsf		
Restaurant with drive-in	☐	722.03 per 1,000 gsf		
Other: 10,000 gsf or less	☐	278.24 per 1,000 gsf		
10,001-50,000 gsf	☐	215.39 per 1,000 gsf		
50,000-100,000 gsf	☐	118.36 per 1,000 gsf		
100,001-150,000 gsf	☐	91.46 per 1,000 gsf		
150,001-200,000 gsf	☐	78.65 per 1,000 gsf		
Church	☐	36.63 per 1,000 gsf		
School (1.29 Elem., 1.62 JH, 1.71 H.S.)	☐	Per Student @ 22 Student/Class	25 Student/ JH & HS	
Day care	☐	79.26 per 1,000 gsf		
Wholesale/ Distribution/ Storage				
Mini-warehouse	☐	2.50 per 1,000 gsf		
Warehouse	☐	4.96 per 1,000 gsf		
			Total trips generated	1648 trips

1. All rates are based on ITE Trip Generation Report, 7th edition, November 2003
2. These rates may change based on new data / publications, directional distribution and specific developments.

pplicant	**Provident Odyssey Partners, L.P.**	**Phone Number**	**214-953-5943**
Location	**3900 RL Thornton Freeway & 4000 Village Fair**	**Size (in Acres)**	**approximately 20 acres**

Dallas Independent School District

June 1, 2004

Mr. Bruce Wilke, Chairperson
Planning Commission
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, TX 75201

Re: Zoning Case Number Z034-229

Dear Mr. Wilke:

The above referenced case is a request to change the zoning from Regional Retail (RR) to a Planned Development District (PDD), which would allow for the development of approximately 250 townhouses.

The School attendance zone is comprised of T.D. Marshall Elementary School, Boude Storey Middle School and South Oak Cliff High School. This development would generate approximately 37 elementary, 7 middle, and 31 high school students. The district projects minimal impact on enrollment when the project is fully occupied.

Please contact me at 972.925.3890 if you have any questions.

Sincerely,

Larry Groppel
Deputy Superintendent
Business Services

LG/oa

cc: City of Dallas Planning Commission
Lois Parrott
Lew Blackburn
Hollis Brashear
Mike Moses
Michael Brown
Joseph Brew
Stan Armstrong
Glenna Taite

From: Richard Brown
To: William
Date: 6/28/04 7:26AM
Subject: Re: Lusardi/Village Fair

Bill

Thanks for the revised table, however, I am still unclear as to how lot coverage is calculated on 348,496 sf when footprints (as identified on the plan) consists of multifamily structures, office/community room, and covered parking.

Either revise or identify other structures.

Also, the note on landscaped area is still not accurate...Article X does not stipulate on these type of areas. You can drop the '...per Article X, as amended', thus allowing for grass or groundcover if that is the intent.

I'll need this addressed by noon today in order to maintain the scheduled CPC date of July 8th.

Richard

CC: skedron@jw.com

1972 STEINWAY B
Satin Ebony
★★ 214-351-6636 ★★

Kimball Baby Grand, $3000
214-356-1434

Baby Grand-Great Buy! Rich Tone, Nice Finish, X Cond, $1800. 817-675-4296

Hammond 125X [illegible]

Gorgeous Antique Piano, Moving, 1/2 price. Sat. only. (214) 320-0383

Beaut. Kimball console piano. Hardly used. Like new $1350 Call 972-934-2007

Steinway Grand Piano, excel cond, Ebony finish, $18,500 obo. 817-896-1878

Yamaha Baby Grand walnut finish excel cond. tuned $5000 214-280-8885

3 used Consoles w/benches/ nice finish & sound $600-$800. (972) 274-3509

Brand New Spa
W/cover, '04. 5 HP, 31 jets, lounger, aromatherapy, life-warranty. Cost Will let go for $3700 -5275 or 817-691-6541

LEISURE BAY SPA Sa-[illegible]ra color. Niagra grand spa w/all options and ozone generator Bought new 7/03. Paid $7500.00 Sell $3750 obo. 972-612-8809 After 7pm.

[illegible]

NOTICE OF CITY PLAN [illegible] HEARING [illegible] RESIDENTIAL RE[illegible]

The City Plan Commission of the City of [illegible] public hearing at 1:30 p.m., **Thursday, July** [illegible] Chamber of Dallas City Hall, 6th Floor, 1500 [illegible] the residential replats described below:

1. S034-274 Ridge St at 1101 [illegible] corner

Replat all of Lot 1 and part of Lot 2 in City Blo[illegible] dition to Oak Cliff fronting 188.76 ft on th[illegible] and fronting 154.65 ft on the east line of [illegible]

2. S034-277 1013 Algonquin Dri[illegible] Rd, W. of Masters DR.

Replat part of Tract 4 and part of Tract [illegible] Dalview Acres Addition fronting 140 ft on [illegible] Dr. approximately 115 feet n. of the north [illegible]

3. S034-279 1238 N. Bagley St., [illegible]

Replat all of Lot 3 in City Block 10/8331 [illegible] terurban Acre Farms Addition and Additio[illegible] fronting 241.54 feet on the east line of N. B[illegible] of the north line of Goodman St.

Please call Rochelle Duke at (214) 948-433[illegible] refer to the Subdivision File number. At th[illegible] will be provided for all interested parties [illegible] these residential replats.

OVERSTOCKED Large Blemished Portable Bldgs. Terms 972-247-3986

Storm Damaged Portable Bldgs, all sizes, Big Savings. Terms 972-271-2441

Wood or steel storage bldgs Shaneshacks.com (Metro) 817-689-0464

8x12 Gable roof built on site. All wood. $1300. ★★ (817) 501-7198 ★★

Shed/Playhouse 12x8 electric wired, 3 outlets, 3 windows $1000 214-473-5659

EXTRA NICE! 12x24 $1,995. 16x32 $3,145. 8' walls, skylight 214-557-6415

[illegible] * SELL

WALK-IN COOLE[illegible] Freezers glass drs [illegible] best prices! 469-438-2[illegible]

KITCHEN EQUIPME[illegible] Freezer, Grill, Warmes[illegible] hing & tables. 972-530-[illegible]

Taylor Frozen Yorg[illegible] Machine well main[illegible] $1400 obo 214-789-204[illegible]

Charbroiler, large bu[illegible] line; new hood fan[illegible] Waffle Iron. (817) 488-[illegible]

Steam Tbl 13" wet/dr[illegible] pans 220V 3ph tbl [illegible] storage VGC 469-682-3[illegible]

NOTICE OF CITY PLAN COMMISSION HEARING

The City Plan Commission of the City of Dallas, Texas will hold a public hearing at 1:30 p.m., **Thursday, July 8, 2004**, in the Council Chambers in the Dallas City Hall to determine whether or not Chapter 51, Chapter 51A, and Chapter 51P of the Dallas City Code, as amended, should be amended by the granting of the following applications.

This notice authorizes the City Plan Commission to recommend approval of a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height, floor area ratio, or density that is higher than the one requested, or (2) be "nonresidential" when the one requested is for residential uses or vice versa.

Zoning Cases

Z034-186 (RB)

An application for a Specific Use Permit for a Child-care facility on property zoned a TH-3(A) Townhouse District, on the southeast corner of Arabs Avenue and Brotherton Street.

The Specific Use Permit allows this additional use of the property and does not change the zoning. The uses permitted by the present zoning are also allowed.

Z034-229 (RB)

An application for a Planned Development District for attached residential uses on property zoned an [illegible] Regional Retail District, north and west of the terminus of Village Park Drive, [illegible] Fairshop Drive.

Z034-239 (DW)

An application for a Specific Use Permit for an open-enrollment charter school on property zoned an MU-1 Mixed Use District and Subarea 4 within Planned Development District No. 318, the Jefferson Area Special Purpose District, on the west side of Beckley Avenue, north of Sunset Boulevard

The Specific Use Permit allows this additional use of the property and does not change the zoning. The uses permitted by the present zoning are also allowed.

Z034-240 (MM)

An application for a TH-3(A) Townhouse District on property zoned a CR-D-1 Community Retail District with a Dry Liquor Control Overlay, on the southwest corner of Military Parkway and Sam Houston Road.

Z034-241 (MM)

An application for a Specific Use Permit for an Auto Service Center located in Subdistrict 2, Tract 1 of Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3, with a Dry Liquor Control Overlay, on the southwest corner of C.F. Hawn Freeway and St. Augustine Road

The Specific Use Permit allows this additional use of the property and does not change the zoning. The uses permitted by the present zoning are also allowed.

Z034-242 (MM)

An application for an RR-D Regional Retail District with a D Dry Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Dry Liquor Control Overlay, on the north side of Lake June Road between Oak Hill Road and Oak Ridge Drive

Z034-243 (MM)

An application for a Planned Development District for CR Community Retail District uses and NO(A) Neighborhood Office District uses on property zoned an R-10(A) Single Family District, on the south side of Forest Lane between Cromwell Drive and Marsh Lane.

Testimony will be limited to 15 minutes for the proponents and 15 minutes for the opponents. For further information, call the Department of Development Services at (214) 670-4209.