

COUNCIL CHAMBER

March 24, 2004

041037

WHEREAS, for purposes of this resolution, "Ross Avenue" is defined as all of Subareas 1, 2, and 4, and that portion of Subarea 3 northwest of San Jacinto Street, of Planned Development District No. 298 (the Bryan Area Special Purpose District); and

WHEREAS, for purposes of this resolution, "residential property" means property legally used or to be used for a single-family or multi-family use; and

WHEREAS, citizens and property owners have expressed concerns regarding the creation and expansion of inappropriate uses on Ross Avenue; and

WHEREAS, citizens and property owners have requested a comprehensive study of the zoning of Ross Avenue and PD 298; and

WHEREAS, the city council finds that it is in the public interest to review the zoning on Ross Avenue and PD 298; and

WHEREAS, the city council finds that it is in the public interest to preserve the status quo on Ross Avenue pending completion of a land use study and the rezoning of Ross Avenue and PD 298; Now, Therefore,

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

SECTION 1. That for a period beginning on the effective date of this resolution up to and including July 22, 2004, no application may be accepted for a building permit or a certificate of occupancy for any property on Ross Avenue. This moratorium does not apply to residential property on Ross Avenue. This moratorium does not apply to an application for or issuance of a certificate of occupancy related to a building permit for which a complete application was accepted by the city before the effective date of this resolution. If a series of permits is required for a project and a complete application for the first building permit in that series was accepted by the city before the effective date of this resolution, this moratorium does not apply to subsequent applications for the remaining permits in the series required for that project.

SECTION 2. That the city plan commission is directed to authorize a public hearing to consider amendments to the zoning on Ross Avenue and PD 298.

SECTION 3. That the city manager is directed to conduct a land use study of Ross Avenue and PD 298 and submit the land use study for city plan commission and city council consideration by July 22, 2004.

APPROVED _____
HEAD OF DEPARTMENT

APPROVED _____
DIRECTOR OF FINANCE

APPROVED _____
CITY MANAGER

SECTION 4. That the city manager and the city plan commission are directed to expedite their performance of appropriate analyses, calling or conducting of necessary hearings, evaluation of alternatives, and preparation of recommendations on the proper zoning of Ross Avenue and PD 298 for city council consideration by July 22, 2004.

SECTION 5. That appeals for relief from a hardship caused by this moratorium may be made to and shall be considered by the city council.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

MAR 24 2004

Shirley Gray
City Secretary

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CITY SECRETARY
DALLAS, TEXAS
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APPROVED _____
HEAD OF DEPARTMENT

APPROVED _____
DIRECTOR OF FINANCE

APPROVED _____
CITY MANAGER

June 23, 2004

WHEREAS, on March 24, 2004, by Resolution No. 04-1037, the City Council imposed a moratorium until July 22, 2004, on the acceptance of applications for building permits and certificates of occupancy for Ross Avenue, from Central Expressway to Fitzhugh Avenue, and

WHEREAS, the City Manager is conducting analyses of land use and zoning within the study area, to include recommendations regarding appropriate future uses and future zoning, and

WHEREAS, City Council finds that it is in the public interest to extend the moratorium to allow the recommendations to be scheduled for and considered by both the City Plan Commission and the City Council; Now, Therefore,

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

Section 1. That the moratorium imposed by Resolution No. 04-1037 is extended up to and including November 19, 2004.

Section 2. That appeals for relief from a hardship caused by this moratorium may continue to be made to and shall be considered by the City Council.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

JUN 23 2004

Shirley Gee
City Secretary

APPROVED

Neil C...
HEAD OF DEPARTMENT

APPROVED

Robert...
CITY CONTROLLER

APPROVED

Ryan...
CITY MANAGER