

**MAY 13, 2015 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated May 13, 2015. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

5.8.15

Date



Jeanne Chipperfield
Chief Financial Officer

5.8.15

Date

RECEIVED

2015 MAY -8 PM 4: 34

CITY OF DALLAS
DALLAS, TEXAS

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, MAY 13, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 21

CONSENT ADDENDUM

Items 1 - 6

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 22 - 30
Addendum Items 7 - 12

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 31 - 45

**ADDENDUM
CITY COUNCIL MEETING
MAY 13, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- George Earl Pogue v. City of Dallas, et al. Civil Action No. 3:13-CV-4702-B
- Legal issues regarding Chapter 9C, "Carryout Bags," of the Dallas City Code and Hilex Poiy Co., et al. v. City of Dallas, Texas, Cause No. DC-15-04967
- Joe Wesson v. City of Dallas, Texas and Jesus Martinez, Civil Action No. 3:14-CV-4325-L

CONSENT ADDENDUM

Economic Development

1. Authorize the cancellation of secured promissory notes and the execution of release of liens on properties held as collateral for repaid loans made by the South Dallas/Fair Park Trust Fund to **(1)** Richard Knight dba "the MLK/175 Gateway Project" (Knight), in the amount of \$92,800; **(2)** Charles Senteio, dba Namamai Services, LLC, (Senteio), in the amount of \$50,000; and **(3)** Ephraim and Helen Oladiran dba Freedom Beauty and Fashions (Oladiran) in the amount of \$26,684 - Financing: No cost consideration to the City

Police

2. Authorize **(1)** Supplemental Agreement No. 2 for renewal of the Interlocal Agreement (ILA) with Dallas County Schools (DCS) to administer and enforce the School Bus Stop Arm Enforcement Program for the period June 25, 2015 through May 22, 2062; and **(2)** disbursement of funds from the joint escrow account for certain DCS expenses associated with the operation of the school crossing guard program - Financing: No cost consideration to the City

Sustainable Development and Construction

3. An ordinance abandoning a portion of an alley to CVS Pharmacy, Inc., the abutting owner, containing approximately 3,392 square feet of land, located near the intersection of Amelia Street and Maple Avenue - Revenue: \$72,000, plus the \$20 ordinance publication fee

**ADDENDUM
CITY COUNCIL MEETING
MAY 13, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction (Continued)

4. An ordinance granting an amendment to and an expansion of Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 2079 for a child-care facility; Planned Development District No. 340; Planned Development District No. 364; Planned Development District No. 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial Research District; a CS Commercial Service District with deed restriction; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road - Financing: No cost consideration to the City

Trinity Watershed Management

5. Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 9,440 square feet of land from Kambiz Khadivi located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$15,860 (\$14,160 plus closing costs and title expenses not to exceed \$1,700); an increase of \$4,720 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds
6. A resolution authorizing the conveyance of an easement and right-of-way containing approximately 12,778 square feet of land to Oncor Electric Delivery Company, LLC for the construction, use and maintenance of electric facilities across City-owned land located on Great Trinity Forest Way near its intersection with Long Acre Lane – Revenue: \$1,000

**ADDENDUM
CITY COUNCIL MEETING
MAY 13, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

Business Development & Procurement Services

7. Execute the casting of lots to identify the recommended vendor resulting from tie bids on lines 54 and 55 for bid BM1422 for a three-year master agreement for the purchase of pumps and parts - Austin Pump & Supply Company and Master Pumps & Equipment - Financing: This action has no cost consideration to the City

City Secretary's Office

8. A resolution designating absences by Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson, and Councilmember Philip Kingston as being for "Official City Business" - Financing: No cost consideration to the City

Trinity Watershed Management

9. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kayla M. Heath and Christopher A. Geno, of a subsurface easement under approximately 182 square feet of land located on Zenia Drive at its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,710 (\$910 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
10. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael James Hudson and Robert Hudson, of a subsurface easement under approximately 634 square feet of land located on Zenia Drive at its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,170 (\$3,170 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
11. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rosedale Apartments, LLC, of a subsurface easement under approximately 4,944 square feet of land located on Ross Avenue at its intersection with Hall Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$24,382 (\$21,882 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds

**ADDENDUM
CITY COUNCIL MEETING
MAY 13, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

Trinity Watershed Management (Continued)

12. Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stuart Crow, of a subsurface easement under approximately 3,140 square feet of land located on Flora Street near its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,690 (\$10,990 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

CORRECTION:

Sustainable Development and Construction

40. A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District ~~with~~ and a resolution accepting deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District on the northeast corner of East Northwest Highway and North Central Expressway
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant
Z145-145(AF)
Note: This item was considered by the City Council at a public hearing on April 22, 2015, and was taken under advisement until May 13, 2015, with the public hearing open

ADDENDUM DATE May 13, 2015

ITEM #	OK	IND DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			7	C	ECO	NC	NA	NA	Authorize the cancellation of secured promissory notes and the execution of release of liens on properties held as collateral for repaid loans made by the South Dallas/Fair Park Trust Fund to (1) Richard Knight dba "the MLK/175 Gateway Project" (Knight), in the amount of \$92,800; (2) Charles Senteio, dba Namamai Services, LLC, (Senteio), in the amount of \$50,000; and (3) Ephraim and Helen Oladiran dba Freedom Beauty and Fashions (Oladiran) in the amount of \$26,684 - Financing: No cost consideration to the City
2			All	C	POL	NC	NA	NA	Authorize (1) Supplemental Agreement No. 2 for renewal of the Interlocal Agreement (ILA) with Dallas County Schools (DCS) to administer and enforce the School Bus Stop Arm Enforcement Program for the period June 25, 2015 through May 22, 2062; and (2) disbursement of funds from the joint escrow account for certain DCS expenses associated with the operation of the school crossing guard program - Financing: No cost consideration to the City
3			2	C	DEV	REV \$72,000	NA	NA	An ordinance abandoning a portion of an alley to CVS Pharmacy, Inc., the abutting owner, containing approximately 3,392 square feet of land, located near the intersection of Amelia Street and Maple Avenue - Revenue: \$72,000, plus the \$20 ordinance publication fee
4			1	C	DEV	NC	NA	NA	An ordinance granting an amendment to and an expansion of Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 2079 for a child-care facility; Planned Development District No. 340; Planned Development District No. 364; Planned Development District No. 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial Research District; a CS Commercial Service District with deed restriction; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1 & 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road - Financing: No cost consideration to the City
5			2	C	TWM	\$15,860.00	NA	NA	Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 9,440 square feet of land from Kambiz Khadivi located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$15,860 (\$14,160 plus closing costs and title expenses not to exceed \$1,700); an increase of \$4,720 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds
6			7	C	TWM	REV \$1,000	NA	NA	A resolution authorizing the conveyance of an easement and right-of-way containing approximately 12,778 square feet of land to Oncor Electric Delivery Company, LLC for the construction, use and maintenance of electric facilities across City-owned land located on Great Trinity Forest Way near its intersection with Long Acre Lane - Revenue: \$1,000
7			All	I	PBD	NC	NA	NA	Execute the casting of lots to identify the recommended vendor resulting from tie bids on lines 54 and 55 for bid BM1422 for a three-year master agreement for the purchase of pumps and parts - Austin Pump & Supply Company and Master Pumps & Equipment - Financing: This action has no cost consideration to the City
8			All	I	SEC	NC	NA	NA	A resolution designating absences by Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson, and Councilmember Philip Kingston as being for "Official City Business" - Financing: No cost consideration to the City

ADDENDUM DATE May 13, 2015

ITEM		IND							DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
9			14	I	TWM	\$2,710.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kayla M. Heath and Christopher A. Geno, of a subsurface easement under approximately 182 square feet of land located on Zenia Drive at its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,710 (\$910 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds
10			14	I	TWM	\$5,170.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael James Hudson and Robert Hudson, of a subsurface easement under approximately 634 square feet of land located on Zenia Drive at its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,170 (\$3,170 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds
11			14	I	TWM	\$24,382.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rosedale Apartments, LLC, of a subsurface easement under approximately 4,944 square feet of land located on Ross Avenue at its intersection with Hall Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$24,382 (\$21,882 plus closing costs and title expenses not to exceed \$2,500) - Financing: 2006 Bond Funds
12			14	I	TWM	\$12,690.00	NA	NA	Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stuart Crow, of a subsurface easement under approximately 3,140 square feet of land located on Flora Street near its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$12,690 (\$10,990 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

TOTAL \$60,812.00

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 27 N

SUBJECT

Authorize the cancellation of secured promissory notes and the execution of release of liens on properties held as collateral for repaid loans made by the South Dallas/Fair Park Trust Fund to **(1)** Richard Knight dba “the MLK/175 Gateway Project” (Knight), in the amount of \$92,800; **(2)** Charles Senteio, dba Namamai Services, LLC, (Senteio), in the amount of \$50,000; and **(3)** Ephraim and Helen Oladiran dba Freedom Beauty and Fashions (Oladiran) in the amount of \$26,684 - Financing: No cost consideration to the City

BACKGROUND

This item is being placed on the addendum because the Borrowers have repaid their loans and are requesting Lien releases.

The South Dallas/Fair Park Trust Fund assists neighborhoods in defined census tracts in the South Dallas/Fair Park community through business assistance and community and economic development. Assistance is provided in the form of loans to businesses and grants to community based nonprofit organizations and neighborhood groups and associations.

The South Dallas/Fair Park Trust Fund serves residents and businesses in the following 13 census tracts: 25, 27.01, 27.02, 28, 29, 34, 35, 36, 37, 38, 39.01, 39.02 and 40.

On March 13, 2010, Knight received a special economic development loan from the South Dallas/Fair Park Trust Fund in the amount of \$92,800. The purpose of the loan was to provide operating capital for the rehabilitation of the facility located at 2321 Martin Luther King Boulevard, Dallas, Texas 75215 and to lease same to another auto repair, auto service related business. The loan was specifically used to purchase and/or install carpets, electrical system, exterior fence, flooring, paint, roof repair, texturing, tile, an HVAC system, lighting, cabinets, doors and store front windows.

BACKGROUND (Continued)

The loan was collateralized by a promissory note and a lien on real property located at 2321 Martin Luther King Boulevard, Dallas, Texas 75215. The loan was paid in full by check dated April 7, 2015.

On May 5, 2010, Senteio received a business loan from the South Dallas/Fair Park Trust Fund in the amount of \$50,000. The purpose of the loan was to provide working capital to meet the operating expenses of a home health care business, create a “proof of concept” arrangement with health care business clients and hire two additional health care workers.

The loan was collateralized by a promissory note and a lien on real property located at 121 Hanover Street, Grand Prairie, Texas 75052. The loan was paid in full by check dated March 30, 2015.

On July 2, 2010, Oladiran received a loan from the South Dallas/Fair Park Trust Fund in the amount of \$26,684. The purpose of the loan was to purchase new equipment, expand inventory to include women’s and children’s clothing and to make leasehold improvements.

The loan was collateralized by a promissory note and a lien on real properties located at 436 Whitley, Cedar Hill, Texas 75104 and 2423 - 2nd Avenue, Dallas, Texas 75210. The loan was paid in full by check dated November 5, 2014.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 10, 2010, City Council authorized loans recommended by the South Dallas/Fair Park Trust Fund Advisory Board, to Knight in the amount of \$92,800, Senteio in the amount of \$50,000 and Oladiran in the amount of \$26,684, by Resolution No. 10-0503.

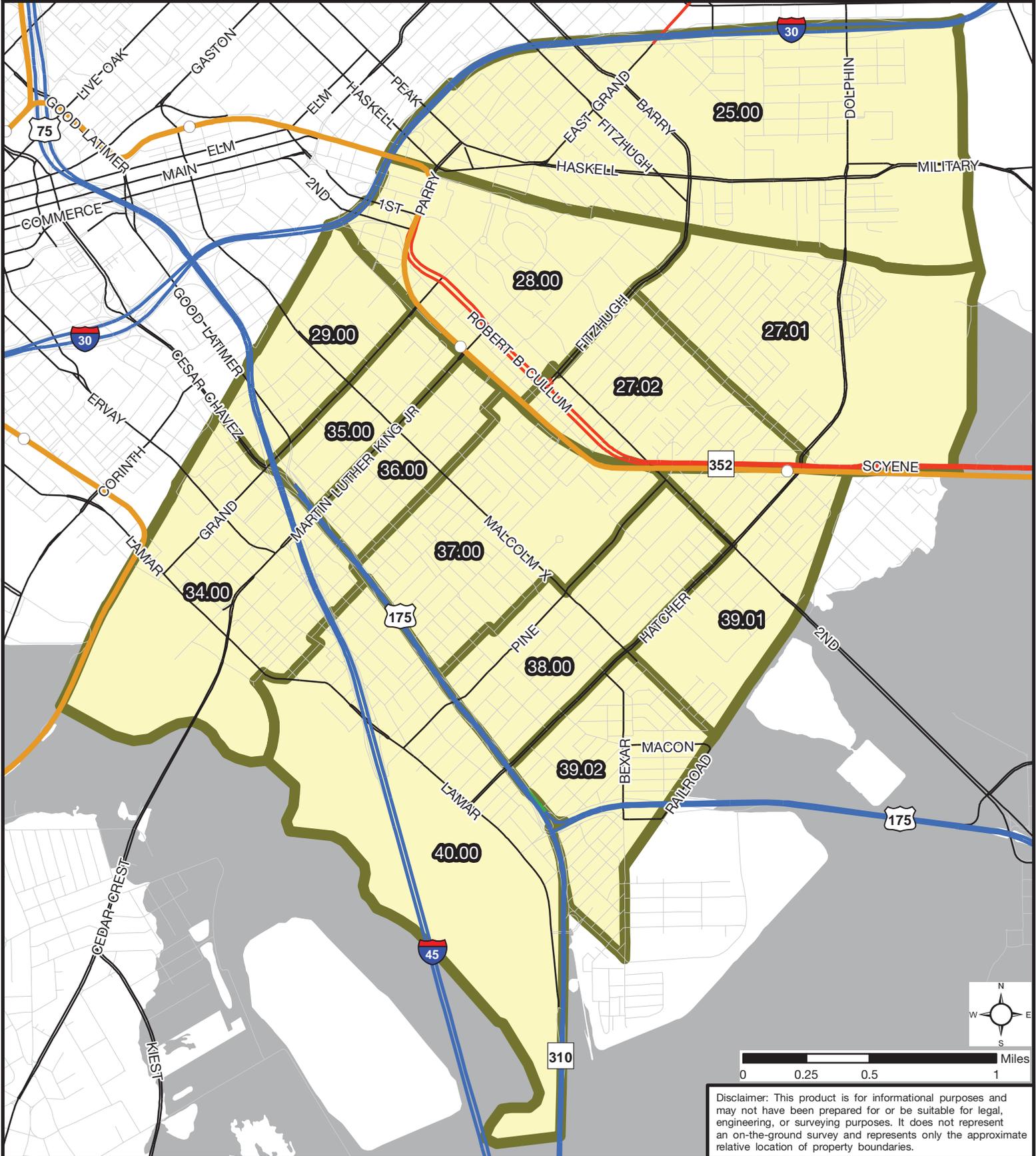
FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

South Dallas / Fair Park Trust Fund Eligible Area



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

DALLAS ECONOMIC DEVELOPMENT
 Research & Information Division
 214.670.1685
 dallas-ecodev.org
 Created 8.6.2012 - SDFP_TrustFund.TCG

Legend

- South Dallas / Fair Park Trust Fund Eligible Census Tract
- Rail Station
- DART Light Rail
- Freeway
- Highway
- Arterial
- Local Road
- Flood Plain

Source: City of Dallas, 2012

May 13, 2015

WHEREAS, on December 8, 2009, the South Dallas/Fair Park Trust Fund (SD/FPTF) Advisory Board recommended a special economic development loan in the amount of \$92,800 to Richard Knight dba the “MLK/175 Gateway Project” (“Knight”); and

WHEREAS, the Knight loan was secured by a lien placed by the City on a certain tract of real property located at 2321 Martin Luther King Jr., Boulevard, Dallas, Texas (“the Knight Property”); and

WHEREAS, on December 8, 2009, the SD/FPTF Advisory Board recommended a business loan in the amount of \$50,000 to Charles Senteio dba “Namamai Services LLC” (“Senteio”); and

WHEREAS, the Senteio loan was secured by a lien placed by the City on a certain tract of real property located at 121 Hanover St., Grand Prairie, Texas (“the Senteio Property”); and

WHEREAS, on December 8, 2009, the SD/FPTF Advisory Board recommended a business loan in the amount of \$26,684 to Ephraim and Helen Oladiran dba “Freedom Beauty and Fashions” (“Freedom”); and

WHEREAS, the Oladiran loan was secured by a lien placed by the City on two (2) certain tracts of real property located at 436 Whitley, Cedar Hill, Texas and at 2423 - 2nd Avenue, Dallas, Texas , respectively, (the “Freedom Properties”); and

WHEREAS, on February 10, 2010, City Council authorized a Special Economic Development Loan Agreement and two Commercial Loan Agreements to enhance the quality of life for the residents in the South Dallas/Fair Park Trust Fund target area to provide funding as follows: (1) Richard Knight d/b/a the MLK/175 Gateway Project in an amount not to exceed \$92,800; (2) Freedom Fashions in an amount not to exceed \$50,000; and (3) Namamai Services, LLC in an amount not to exceed \$50,000 – Total not to exceed \$192,800, by Resolution No. 10-0503; and

WHEREAS, Knight has repaid his SD/FPTF loan in full on April 7, 2015, and now requests that the City release the lien on the Knight Property; and

WHEREAS, Senteio has repaid his SD/FPTF loan in full on March 30, 2015, and now request that the City release the lien on the Senteio Property; and

WHEREAS, Oladiran have repaid their SD/FPTF loan in full on November 5, 2014, and now requests that the City release the lien on the Oladiran Properties; and

WHEREAS, City Council authorization is required to release a lien on real property (Dallas City Code, Section 2-11.1-2-11.2).

May 13, 2015

NOW, THEREFORE,

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

Section 1. That the City Manager upon approval as to form by the City Attorney, is hereby authorized to cancel the secured promissory notes to (1) Richard Knight dba the "MLK/175 Gateway Project" (Knight); (2) Charles Senteio dba "Namamai Services, LLC" (Senteio); and (3) Ephraim and Helen Oladiran dba "Freedom Beauty and Fashions" (Oladiran) and to execute release of lien documents on real properties located at 2321 Martin Luther King Jr., Boulevard, Dallas, Texas, 121 Hanover Street, Grand Prairie, Texas, 436 Whitley, Cedar Hill, Texas and 2423 - 2nd Avenue, Dallas, Texas; respectively.

Section 2. 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.

KEY FOCUS AREA: Public Safety
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Police
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize **(1)** Supplemental Agreement No. 2 for renewal of the Interlocal Agreement (ILA) with Dallas County Schools (DCS) to administer and enforce the School Bus Stop Arm Enforcement Program for the period June 25, 2015 through May 22, 2062; and **(2)** disbursement of funds from the joint escrow account for certain DCS expenses associated with the operation of the school crossing guard program - Financing: No cost consideration to the City

BACKGROUND

This item was placed on the addendum to allow for both City Council and Dallas County Schools approval prior to the expiration of the existing agreement.

After briefings from Dallas County Schools (DCS) on the growing number of incidents of motorists unlawfully passing stopped school buses and the high potential for injury or death to students and the public, on May 23, 2012, City Council adopted Ordinance No. 28654 which created a civil offense and civil penalty for unlawfully passing a stopped school bus with its stop arm extended and red lights flashing.

Concurrently, in a student safety partnership with Dallas County Schools (DCS), City Council authorized execution of (2) two ILA's. The first ILA authorized DCS to administer and enforce the School Bus Stop Arm Program. The existing ILA expires on June 24, 2015, and both parties desire to renew this student safety partnership.

Under the Interlocal Agreement for the School Bus Stop Arm Enforcement Program, DCS is responsible for monitoring and recording passing traffic when a stop arm is deployed on the bus. DCS hired peace officers to review the videos and determine whether violations have occurred and issue citations for violations that carry a \$300 civil fine. In addition, DCS is responsible for all collection efforts on school bus stop arm citations. The City is responsible for handling any hearings or appeals for adjudication of school bus stop arm violations, whether administratively or in Municipal Court.

BACKGROUND (continued)

The second ILA transferred the responsibility, management, and expense of the school crossing guard program from the City to DCS beginning in August 2012. The transition of the school crossing guard program to DCS has been a successful and valuable component of the student safety partnership.

To offset program deficits from management of the school crossing guards, certain expenses associated with the operation of the school crossing guard program can be funded by the joint escrow account. In no event, however, shall the balance of the account fall below \$250,000.

The term of the ILA for the School Bus Stop Arm Enforcement Program is being extended to coincide and synchronize with the termination date of the ILA for the School Crossing Guard Program to maintain the longevity of the student safety partnership.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Interlocal Agreements with Dallas County Schools (DCS) on May 23, 2012, by Resolution No. 12-1388.

Adopted Ordinance No. 28654 on May, 23, 2012.

On May 11, 2015, the Public Safety Committee was briefed via memorandum.

FISCAL INFORMATION

No cost consideration to the City

All expenses associated with the School Bus Stop Arm Enforcement Program and the School Crossing Guards are paid by Dallas County Schools.

May 13, 2015

WHEREAS, Dallas County Schools and the City of Dallas, Texas are each political subdivisions of the State of Texas; and

WHEREAS, on May 23, 2012, the City Council passed Ordinance No. 28654, which amended Chapter 28 of the Dallas City Code to create a civil offense and a civil penalty for unlawfully passing a stopped school bus with its stop arm extended and red lights flashing, with certain defenses and presumptions, and to provide for photographic enforcement and administrative adjudication of school bus stop arm violations (The School Bus Stop Arm Enforcement Program); and

WHEREAS, Dallas County Schools owns and operates school buses in the City and has installed video equipment on those school buses in order to capture potential violations of Ordinance No. 28654; and

WHEREAS, it was determined on May 23, 2012, to be in the best interest of the citizens of Dallas for the City and Dallas County Schools to enter into agreements for the enforcement and administration of the School Bus Stop Arm Enforcement Program and for Dallas County Schools to assume responsibility of the School Crossing Guard Program by Resolution No. 12-1388; and

WHEREAS, the City and Dallas County Schools wish to extend the term of the Stop Arm Camera Program and provide for the release of funds from the escrow account under certain circumstances.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a renewal of the Interlocal Agreement (ILA) with Dallas County Schools (DCS) to administer and enforce the Stop Arm Camera Program, for the period of June 25, 2015 through May 22, 2062.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds from the escrow account for certain expenses associated with the operation of the School Crossing Guard Program as long as a minimum of \$250,000 is maintained in the account at all times.

Section 3. That the City Manager is hereby authorized to execute the supplemental agreements after it has been approved as to form by the City Attorney.

Section 4. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 34U

SUBJECT

An ordinance abandoning a portion of an alley to CVS Pharmacy, Inc., the abutting owner, containing approximately 3,392 square feet of land, located near the intersection of Amelia Street and Maple Avenue - Revenue: \$72,000, plus the \$20 ordinance publication fee

BACKGROUND

This item is on the addendum because the City Attorney's Office required additional time to review the documents. This item authorizes the abandonment of a portion of an alley to CVS Pharmacy, Inc., the abutting owner. The area will be included with the property of the abutting owner for office development.

The abandonment fee is based on an independent appraisal.

Notices were sent to 25 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Revenue: \$72,000, plus the \$20 ordinance publication fee

OWNER

CVS Pharmacy, Inc.

Helena B. Foulkes, President

MAP

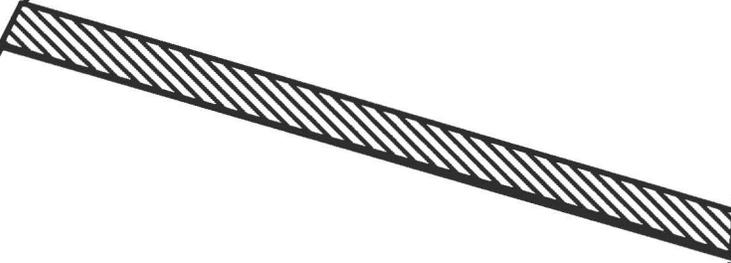
Attached



AMELIA STREET

MAPLE SPRING BOULEVARD

2/2320



MAPLE AVENUE



Abandonment Areas

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of an alley located in City Block 2/2320 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to CVS Pharmacy, Inc.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of CVS Pharmacy, Inc., a Rhode Island corporation, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of alley is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth. **Now, Therefore,**

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$72,000.00)** paid by **GRANTEE**, and the further consideration described in Section 8, 9 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions,

reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its heir successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, “Hazardous Substance” means the following: (a) any “hazardous substances” under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any “hazardous substance” under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any “hazardous chemicals” or “toxic chemicals” under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any “hazardous waste” under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any “chemical substance” under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned, relinquished and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned areas are located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

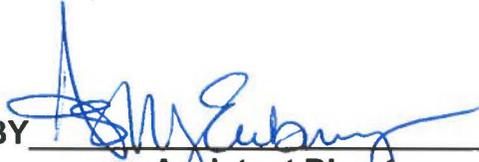
SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. 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:
WARREN M. S. ERNST
City Attorney

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY 
Assistant City Attorney

BY 
Assistant Director

Passed _____.

ALLEY ABANDONMENT

MOXLEY'S ADDITION, DALLAS CITY BLOCK 2/2320
C. GRIGSBY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

BEING a 3,392 square foot tract of land situated in the C. GRIGSBY SURVEY, ABSTRACT NO. 532, in the City of Dallas, Dallas, County, Texas, and being all of a 15-foot alley in City of Dallas Block 2/2320, being all of a 15-foot alley as described in warranty deed recorded in Volume 2316, Page 591, Deed Records, Dallas County, Texas and all of a 15-foot alley as described in warranty deed recorded in Volume 2588, Page 260, Deed Records, Dallas County, Texas, and being a portion of Lots 1, 2, 3 and 4 of Moxley's Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 4, Page 95, Map Records, Dallas County, Texas, and also being part of Tracts 1, 4A, and 4B as described in special warranty deed to Huckabee Partnership, Ltd., recorded in Volume 2004095, Page 4481, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch with red plastic cap stamped "W.A.I." found for corner on the Northwest line of the remainder of Lot 1, said 1/2-inch with red plastic cap stamped "W.A.I." found being the Southwest corner of said 15-foot alley recorded in Volume 2588, Page 260, Deed Records, Dallas County, Texas, said 1/2-inch with red plastic cap stamped "W.A.I." found being on the Southeast right-of-way of Amelia Street, a 50-foot right-of-way, said 1/2-inch with red plastic cap stamped "W.A.I." found being North 45 deg 11 min 42 sec East, a distance of 78.25 feet from the Northeast end of a radial corner clip at the intersection of the Northeast right-of-way of Maple Avenue, a variable width right-of-way with the Southeast right-of-way of said Amelia Street;

THENCE North 45 deg 11 min 42 sec East, along the Southeasterly right-of-way of said Amelia Street and said 15-foot alley recorded in Volume 2588, Page 260, Deed Records, Dallas County, Texas, a distance of 17.82 feet to a 1/2-inch iron rod found for the Southwest corner of Lot 6;

THENCE South 75 deg 08 min 07 sec East, departing the Southeasterly right-of-way of said Amelia Street, along the Northeast line of said 15-foot alley recorded in Volume 2316, Page 591, Deed Records, Dallas County, Texas, and said 15-foot alley recorded in Volume 2588, Page 260, Deed Records, Dallas County, Texas, and along the Southwest line of Lots 5 and 6, of said Moxley's Addition, a distance of 217.17 feet to a 1/2-inch with red plastic cap stamped "W.A.I." found for the Southeast corner of said Lot 5 and the Northeast corner of said 15-foot alley recorded in Volume 2316, Page 591, Deed Records, Dallas County, Texas, said 1/2-inch with red plastic cap stamped "W.A.I." found being on the Northwest right-of-way of Maple Springs Boulevard, a 50-foot right-of-way;

THENCE South 22 deg 26 min 42 sec West, along the Northwest right-of-way of said Maple Springs Boulevard and the Southeast line of said 15-foot alley recorded in Volume 2316, Page 591, a distance of 15.51 feet to a 3/4-inch iron rod found for corner;

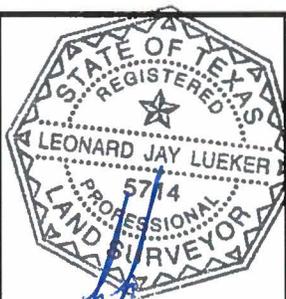
THENCE North 75 deg 08 min 07 sec West, departing the Northwest right-of-way of said Maple Springs Boulevard, along the Southwest line of said 15-foot alley recorded in Volume 2316, Page 591, and Volume 2588, Page 260, along the remainder of said Lots 1, 2, 3, and 4, a distance of 224.12 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.078 acres or 3,392 square feet of land, more or less.

Basis of bearings is the global positioning system (Texas State Plane Coordinate System, Texas North Central Zone [4202], North American Datum OF 1983 [1986]), measurement of N 75°08'07" W taken along the northeast line of the 15' alley as recorded in Volume 2588, Page 260 and Volume 2316, Page 591, Deed Records, Dallas County, Texas, during an on-the-ground survey performed the 9th day of July, 2014. No specific bearings are recited on the plat or alley documents.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 480-7090
DALLAS, TEXAS 75230 (972) 480-7099 FAX
Texas Engineers Registration No. 89
Firm Registration/License No. 10086600 Expires 12-31-13
COPYRIGHT © 2013, Winkelmann & Associates, Inc.

Scale: N/A
Date: 07.25.14
Dwg. File: 70938-ALLEY-ABAND
Project No.: 70938.00



(For SPRG use only)

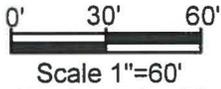
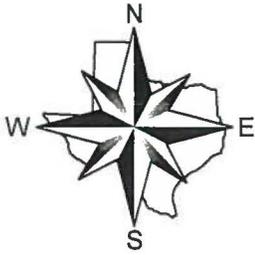
Reviewed by: JL
Date: 3-16-15
SPRG No. 3799

SHEET
1
OF
2

3/16/15

ALLEY ABANDONMENT

MOXLEY'S ADDITION, DALLAS CITY BLOCK 2/2320
 C. GRIGSBY SURVEY, ABSTRACT NO. 532
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

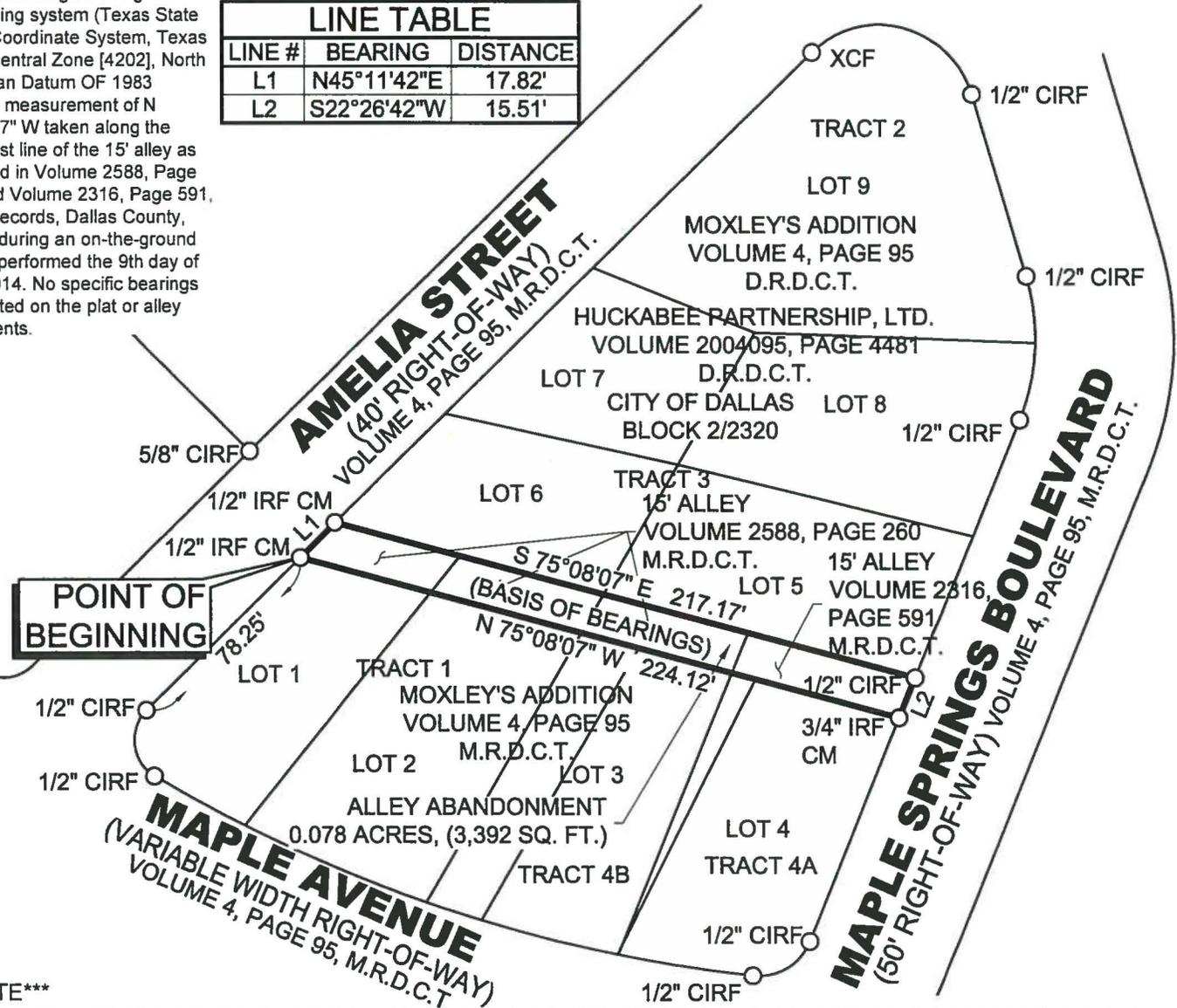


Basis of bearings is the global positioning system (Texas State Plane Coordinate System, Texas North Central Zone [4202], North American Datum OF 1983 [1986]), measurement of N 75°08'07" W taken along the northeast line of the 15' alley as recorded in Volume 2588, Page 260 and Volume 2316, Page 591, Deed Records, Dallas County, Texas, during an on-the-ground survey performed the 9th day of July, 2014. No specific bearings are recited on the plat or alley documents.

LEGEND

- IRF IRON ROD FOUND
- 1/2" CIRF 1/2" IRON ROD FOUND W/ RED PLASTIC CAP STAMPED "W.A.I." FOUND FOR CORNER
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. SQUARE FEET

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N45°11'42"E	17.82'
L2	S22°26'42"W	15.51'



POINT OF BEGINNING

BASIS OF BEARINGS

NOTE

HUCKABEE PARTNERSHIP, LTD. OWNS ALL OF LOTS 1-9, BLOCK 2/2320, MOXLEY'S ADDITION (TRACTS 1, 2, 3, 4A, & 4B), RECORDED IN VOLUME 2004095, PAGE 4481, D.R.D.C.T.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
 (872) 480-7090 (872) 480-7099 FAX
 Texas Engineers Registration No. 89 Firm Registration/icense No. 10086600 Expires 12-31-14 COPYRIGHT © 2014, Winkelmann & Associates, Inc.

Scale: 1" = 60'
 Date: 07.25.14
 Dwg. File: 70938-ALLEY-ABAND
 Project No.: 70938.00



(For SPRG use only)

Reviewed by: JL
 Date: 3-16-15
 SPRG No. 3199

SHEET
2
OF
2

3/10/15

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 6-K; 6-L; 7-K; 7-L

SUBJECT

An ordinance granting an amendment to and an expansion of Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 2079 for a child-care facility; Planned Development District No. 340; Planned Development District No. 364; Planned Development District No. 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial Research District; a CS Commercial Service District with deed restriction; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1 & 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum and is moved forward by Council direction.

The City Council, on April 16, 2015, approved an amendment to and expansion of Planned Development District No. 468 on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east,

BACKGROUND (Continued)

Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road and asked that the ordinance and exhibits be brought back at a later date.

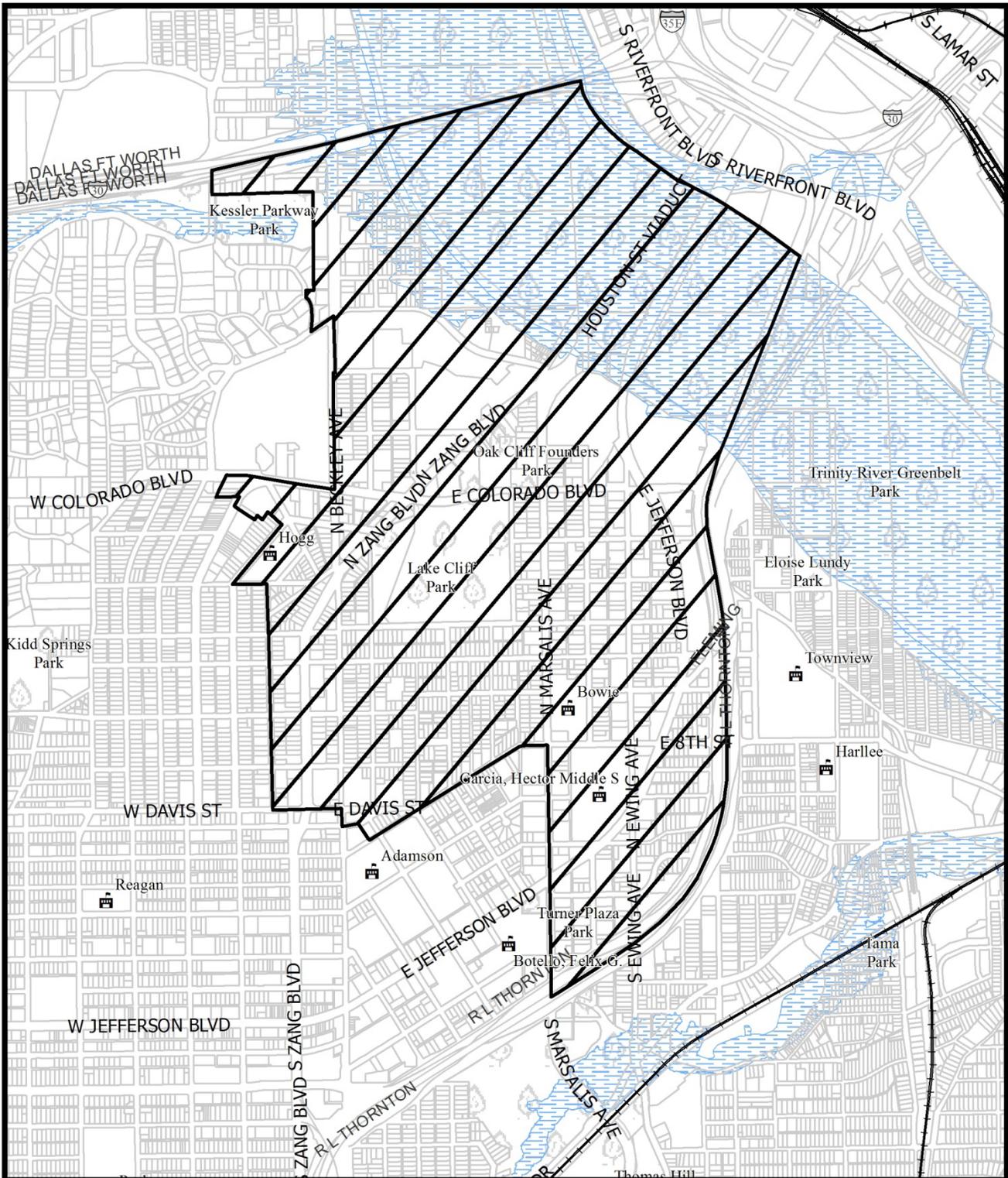
PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 20, 2014, the City Plan Commission recommended approval of an amendment to and expansion of Planned Development District No. 468 on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road.

On April 16, 2015, the City Council approved an amendment to and expansion of Planned Development District No. 468 on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road and asked that the ordinance and exhibits be brought back at a later date.

FISCAL INFORMATION

No cost consideration to the City.



1:16,800

VICINITY MAP

Case no: **Z067-203**

Date: **9/2/2014**

FILE NUMBER: Z067-203(VM)

DATE INITIATED: March 15, 2007

LOCATION: Generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east, Marsalis Street to the west, Eighth Street and Seventh Street to the south, Zang Boulevard to the west, Davis Street to the south, Elsbeth Street to the west, Neches Street to the south, Madison Street to the west, between blocks BLK M/3363 LOT 1& 2 to the south, between blocks BLK M/3363 TR 23-A and 24 to the south, Bishop Avenue to the west, Colorado Boulevard to the north, both sides of Beckley Avenue to the west including property facing Interstate 30 service road.

COUNCIL DISTRICT: 1

MAPSCO: 6-K, 6-L, 7-K, 7-L

SIZE OF REQUEST: ± 850 acres

CENSUS TRACTS: 20.00, 42.01, 47.44, 48.00

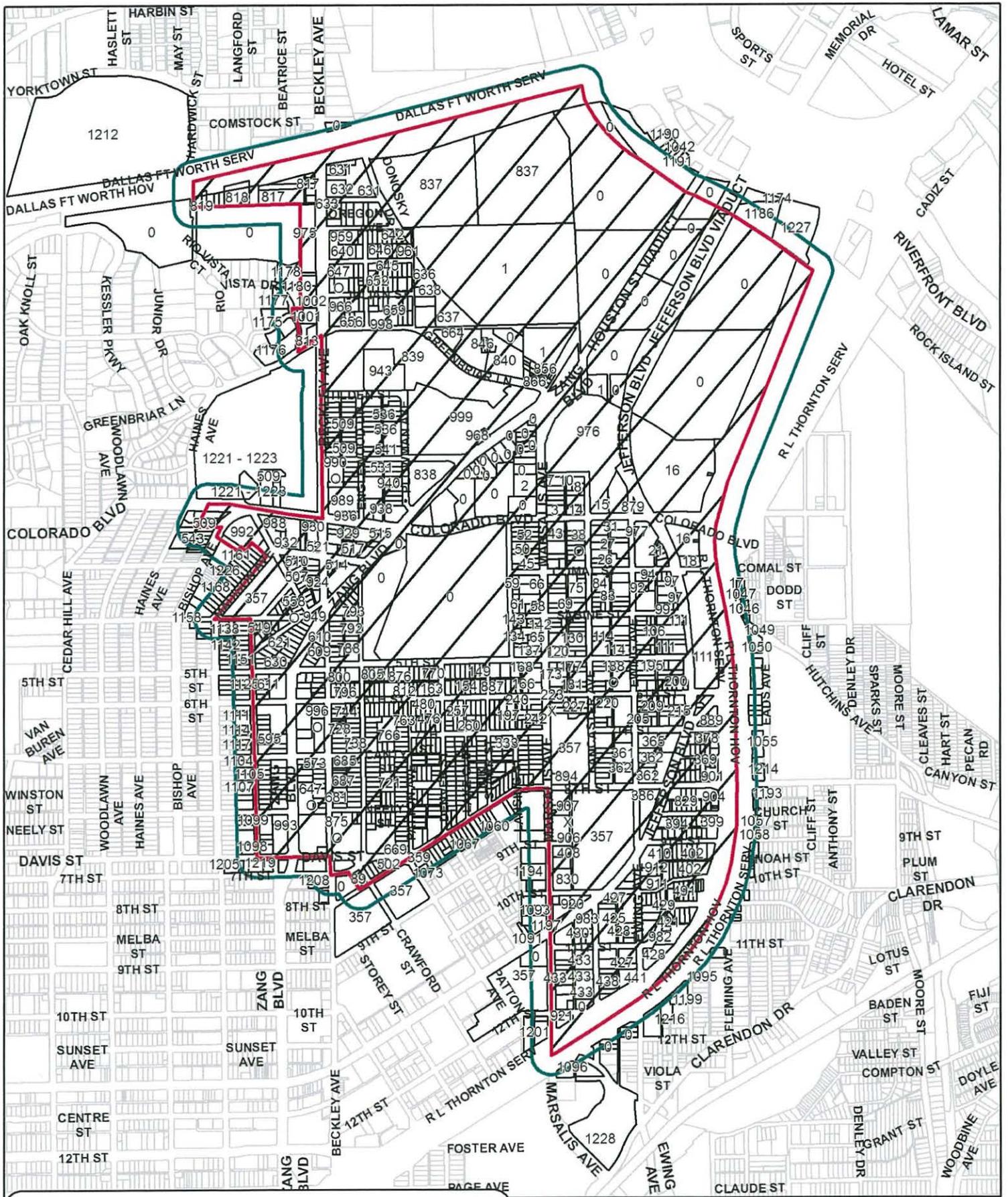
REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, with deed restrictions on a portion, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 1679 for a financial institution with a drive-in window, H/84 Lake Cliff Historic District, and H/71 Betterton House Historic District; Planned Development District No. 160 with Specific Use Permit No. 2079 for a child-care facility; Planned Development District No. 340; Planned Development District No. 364; Planned Development District No. 830; an R-5(A) Single Family District; an R-7.5(A) Single Family District; a TH-2(A) Townhouse District; a CH Clustered Housing District; an MF-2(A) Multifamily District; a CR Community Retail District with deed restrictions; an IR Industrial Research District; a CS Commercial Service District with deed restriction; an LO-1 Office District with deed restrictions; an RR Regional Retail District; an MU-1 Mixed-Use District with deed restrictions; an MU-2 Mixed-Use District; and a P(A) Parking District. Consideration will be given to appropriate zoning including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, including the termination of deed restrictions DR Z812-227, DR Z834-399, and DR Z867-185.

SUMMARY: A Form-Based Code District is being proposed to foster the creation of a regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces.

CPC RECOMMENDATION: Approval of amendments to and expansion of Planned Development District No. 468, subject to a yard, lot, space chart; a parking chart; and a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of H/84 Lake Cliff Historic District and H/71 Betterton House Historic District, Specific Use Permit Nos. 10, 1032, 1623, 1679, and deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; and 3) Planned Development District No. 340

STAFF RECOMMENDATION: Approval of amendments to and expansion of Planned Development District No. 468, subject to a street hierarchy plan and approval of the termination of deed restrictions Z812-227, Z834-399, and Z867-185 with retention of Historic Overlay District No. 84 Lake Cliff, Historic Overlay District No. 71 Betterton House, Specific Use Permit Nos. 10, 1032, 1623, and 1679, and existing deed restrictions Z034-301, Z801-168, Z890-182, Z923-112, Z923-183, Z945-113 and no change of zoning on: 1) a portion of Tract 1C within Planned Development District No. 160 on the east side of Elsbeth Avenue between Neely Street and 5th Street; 2) an R-5(A) Single Family District on the east side of Elsbeth Avenue between 5th Street and Neches Street; 3) a portion of Subdistrict 6 within Planned Development District No. 830 on the northeast corner of Davis Street and Elsbeth Avenue; 4) a CR Community Retail District and an MF-2(A) Multifamily District south of Davis Street between Beckley Avenue and Patton Avenue; and 5) Planned Development District No. 340.

DESIGNATED ZONING CASE



1228	Property Owners Notified (1499 parcels)
43	Replies in Favor (64 parcels)
36	Replies in Opposition (40 parcels)
200'	Area of Notification
4/22/2015	Date 3/25/2015 Under Advisement

Z067-203
CC



1:15,600

04/21/2015

Reply List of Property Owners

Z067-203

1228 Property Owners Notified

43 Property Owners in Favor

36 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1100 LANCASTER AVE	CITY & COUNTY LEVEE
	2	929 MARSALIS AVE	FOUNDERS SQUARE APARTMENTS LLC
	3	900 MARSALIS AVE	RISING TIDE LTD PS
	4	908 MARSALIS AVE	BAKER ALBERT L JR &
X	5	914 MARSALIS AVE	MALONE TONY L
	6	922 MARSALIS AVE	CARTER CRAIG HARLAN &
	7	926 MARSALIS AVE	WIDMER LEE ANN
	8	917 LANCASTER AVE	WEISFED HERSCHEL A
	9	925 LANCASTER AVE	WEISFELD HERSHCEL A
	10	618 ADDISON ST	WEISFELD HERSCHEL ALAN
	11	913 LANCASTER AVE	SMITH ROBERT
	12	911 LANCASTER AVE	PRESTON DIGBY M &
	13	619 COLORADO BLVD	DILBECK AUDRY & DELLA MARLENE
	14	901 LANCASTER AVE	MCKNIGHT MARY L
	15	701 COLORADO BLVD	SOUTHERN FOODS GROUP LP
	16	909 COLORADO BLVD	BELTLINE TRINITY GATEWAY
	17	100 R L THORNTON FWY	GRTP LTD
	18	1400 JEFFERSON BLVD	FIRST GLENDORA PARTNERS LTD
	19	1421 JEFFERSON BLVD	TRINITY BASIN PREPARATORY
	20	1413 JEFFERSON BLVD	HOOD WARREN W
	21	1417 JEFFERSON BLVD	TRINITY BASIN PREPARATORY
	22	1411 JEFFERSON BLVD	ALLEGHENY DALLAS INV
	23	1401 JEFFERSON BLVD	GARCIA CATALINA E
	24	800 LANCASTER AVE	FAIM ECONOMIC DEVELOPMENT CORP
	25	804 LANCASTER AVE	804 N LANCASTER AVENUE LLC
	26	810 LANCASTER AVE	AMG/TPRF II GENEVA SUBSIDIARY 3

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	816 LANCASTER AVE	BETJO MANAGEMENT LLC
	28	822 LANCASTER AVE	CHANG HENRY
	29	830 LANCASTER AVE	WOOD MICHELE
	30	836 LANCASTER AVE	PRESTON DIGBY &
	31	833 EWING AVE	CAMSTAM LP
	32	825 EWING AVE	PARK HIL PROPERTY LLC
	33	819 EWING AVE	MUSIYKO KONSTANTIN
	34	824 MARSALIS AVE	MAYS GREGORY T &
	35	817 LANCASTER AVE	HALL PATRICIA A
	36	812 MARSALIS AVE	ROBINSON RONALD R
X	37	800 MARSALIS AVE	DRAKEMONT JOINT VENTURE
O	38	821 LANCASTER AVE	SUPPORTIVE HOUSING INC
O	39	834 MARSALIS AVE	HILLCREST HOUSE
O	40	609 COMAL ST	WIGGINS MARTIN &
	41	801 LANCASTER AVE	PETERS RICHARD D
	42	815 LANCASTER AVE	HALL PATRICIA
	43	830 MARSALIS AVE	HAUPERS ERIC
	44	809 LANCASTER AVE	SCOTTSDALE TE PROPERTIES LLC
	45	801 MARSALIS AVE	SALA LARRY J
	46	807 MARSALIS AVE	MARTINEK MARK
	47	811 MARSALIS AVE	JAMISON MARIANNE &
	48	819 MARSALIS AVE	TRI-DESERT INVESTMENTS INC
	49	820 BLAYLOCK DR	RATLIFF STEVEN
	50	816 BLAYLOCK DR	HEMBRY LISA
	51	825 MARSALIS AVE	B J TRUCKING &
	52	829 MARSALIS AVE	REYNA KARON DEA BROW &
	53	839 MARSALIS AVE	WEISFELD HERSCHEL A
	54	834 BLAYLOCK DR	HHRCD LLC
	55	832 BLAYLOCK DR	SAINT JOSEPHS TEXAS ENTERPRISES LLC
	56	808 BLAYLOCK DR	RIVERA GROUP
	57	800 BLAYLOCK DR	RIVERA GROUP LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	705 MARSALIS AVE	RADKE JONATHAN WILLIAM &
	59	716 BLAYLOCK DR	HEYLAND EDWARD A
	60	704 BLAYLOCK DR	HERNANDEZ MENDY L
	61	708 BLAYLOCK DR	THOMAS BRIAN M
O	62	714 BLAYLOCK DR	DAVIS ORVILL G &
	63	507 SABINE ST	ARAMBULA INOCENCIO &
	64	707 MARSALIS AVE	WOOD MICHELE S
	65	715 MARSALIS AVE	RAVKIND WILLIAM M
	66	723 MARSALIS AVE	LSM 723 MARSALIS LP
	67	731 LANCASTER AVE	GARZON JACQUELINE L
	68	727 LANCASTER AVE	GARZON JACQUELINE
	69	704 MARSALIS AVE	ESPINOZA MARIA ELENA
	70	700 MARSALIS AVE	SIMS TROY A & SHAKEELA BROOK
	71	708 MARSALIS AVE	WOOD SHAUN D &
	72	714 MARSALIS AVE	LOPEZ DAVID
	73	718 MARSALIS AVE	CASTILLO GERRARDO G
X	74	722 MARSALIS AVE	EL PATO JOINT VENTURE
	75	715 LANCASTER AVE	707 715 LANCASTER LLC
	76	707 LANCASTER AVE	707 715 LANCASTER LLC
	77	701 LANCASTER AVE	CHAVARRIA CRUZ T
	78	700 LANCASTER AVE	CRYSTAL PICON
	79	713 SABINE ST	GARCIA ZENOVIO JR
	80	707 SABINE ST	VERGARA ROBERTO
	81	706 LANCASTER AVE	FATINO FERNANDO
	82	708 LANCASTER AVE	PATINO FERNANDO
	83	712 LANCASTER AVE	LOZANO MARIA LUISA & ERENDIRA BERNICE
	84	720 LANCASTER AVE	SUPPORTIVE HOUSING INC
	85	731 EWING AVE	SUPPORTIVE HOUSING INC
	86	1 EWING AVE	ENSERCH CORP
	87	709 EWING AVE	RODRIGUEZ RAUL & CECILIA
	88	719 SABINE ST	TRIPLE VVV LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	707 EWING AVE	SALA GARRY W
	90	706 EWING AVE	AMG TPRF II GENEVA SUBSID 4 LP
	91	812 COMAL ST	TEAMES JUDY KAY
	92	716 EWING AVE	CARSON JANICE P
	93	720 EWING AVE	SALA LARRY J
	94	724 EWING AVE	LEE YUNG JA
	95	824 COMAL ST	MCCORMICK BONNIE C
	96	820 COMAL ST	OLIVER JOHN M
	97	1305 JEFFERSON BLVD	ADIA PARTNERSHIP LLC
	98	823 SABINE ST	AVERY CHARLES E
	99	817 SABINE ST	VARGAS FEDERICO &
	100	825 SABINE ST	FAT TIGER INVESTMENTS LLC
	101	829 SABINE ST	MONTOYA JOSE GUADALUPE &
	102	604 EWING AVE	REYNOLDS ROBERT
	103	600 EWING AVE	OBREGON BERTHA G
	104	610 EWING AVE	VALERO JESSE III & DIANE
	105	620 EWING AVE	ARGUINZONI GILBERT &
	106	618 EWING AVE	RENDON MARY B
	107	812 SABINE ST	MURILLO ERIKA
	108	624 EWING AVE	ARMENDARIZ MARTIN G &
	109	808 SABINE ST	MORIEL BENITO & EDITH
	110	628 EWING AVE	MARQUEZ ENRIQUE
	111	816 SABINE ST	DALLAS AREA RAPID TRANSIT
	112	1215 JEFFERSON BLVD	DALLAS AREA RAPID TRANSIT
	113	602 LANCASTER AVE	SALDIVAR FAMILY LTD PS
	114	612 LANCASTER AVE	AMG/ TPRF II GENEVA SUBSIDIARY I LP
O	115	618 LANCASTER AVE	BRIGGEMAN SUSAN
	116	624 LANCASTER AVE	DELUGE HOLDINGS LLC
	117	625 EWING AVE	VEASLEY JAMES
	118	619 EWING AVE	RPL PROPERTIES LLC
	119	613 EWING AVE	RODRIGUEZ NORA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	600 MARSALIS AVE	P & V INC
	121	606 MARSALIS AVE	AMG/TPRF II GENEVA SUBSIDIARY 2 LP
	122	622 MARSALIS AVE	ELAM EDNA EST OF
	123	626 MARSALIS AVE	KENNEDY LISA
	124	630 MARSALIS AVE	MARTINEZ PEDRO JOE &
	125	614 SABINE ST	HAYNES DELBERT K &
	126	616 SABINE ST	RAMOS GILBERTO VASQUEZ
	127	627 LANCASTER AVE	HISLAND CORP
	128	623 LANCASTER AVE	REALESTATE R US INC
X	129	623 LANCASTER AVE	MECCA APRIL INC
	130	609 LANCASTER AVE	AMG/TPRF II GENEVA SUBSIDIARY 2 LP
	131	609 LANCASTER AVE	BATTS DOUGLAS R
	132	619 5TH ST	FISHER BRANDY
X	133	612 BLAYLOCK DR	SANDBERG LEIF A
	134	616 BLAYLOCK DR	DIETERT DALE M &
	135	622 BLAYLOCK DR	SMITH BOB W & LINDA J
	136	606 BLAYLOCK DR	GORDON EVA M & LESLIE W HALL
	137	611 MARSALIS AVE	OLIVER JOHN
	138	601 MARSALIS AVE	RISING TIDE LTD PS
	139	615 MARSALIS AVE	AHOURAMAZDA LLC
	140	629 MARSALIS AVE	JASSO JUANA HERMELINDA &
	141	626 BLAYLOCK DR	LOPEZ DAVID A
	142	625 MARSALIS AVE	SIXTOS ROCIO
	143	630 BLAYLOCK DR	GARCIA MARIA ELBA
	144	506 SABINE ST	SEFCIK MRS ROBERT
	145	400 5TH ST	PRATT EMRON E & ANNIE H
	146	406 5TH ST	PRICE JOHN WILEY
	147	410 5TH ST	PENA ALFREDO & ASHLEY C
	148	414 5TH ST	RODRIGUEZ SANJUANITA EST OF
	149	418 5TH ST	CAMACHO JUAN
	150	430 5TH ST	REYES JESUS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	431 6TH ST	THORNTON JENNIFER
	152	427 6TH ST	ZANUDIO MELISSA YANEZ &
	153	425 6TH ST	RAMOS JOHN C & CONNIE F
	154	423 6TH ST	VIERA JOAQUIN
	155	419 6TH ST	DAVILA JUAN M LIFE ESTATE
	156	415 6TH ST	TORRES LUIS ARMANDO
	157	411 6TH ST	FLORES ROSE
	158	401 6TH ST	WARD JAMES A &
	159	500 5TH ST	DUBOVE FERNANDO
	160	510 5TH ST	PRICE JOHN W
	161	519 6TH ST	DELASANCHA ANDRES
	162	515 6TH ST	GOMEZ GRACIELA
	163	511 6TH ST	BIRNBAUM ENTERPRISES LLC
	164	507 6TH ST	CRUZ LEONARDO &
X	165	501 MARSALIS AVE	STONERIDGE JOINT VENTURE
	166	531 6TH ST	GUDELMAN DEBORAH L
	167	515 MARSALIS AVE	OAK RIDGE JOINT VENTURE
	168	528 5TH ST	JOHNSON CHRISTINA
	169	523 MARSALIS AVE	CRUZ MARTHA E
	170	500 MARSALIS AVE	SANDOVAL HERMINIA
	171	611 6TH ST	CARBALLO OLIVIA
	172	504 MARSALIS AVE	MARSALIS FAMILY TRUST
	173	514 MARSALIS AVE	YOCOM GALE
	174	612 5TH ST	CHILDS HAROLD K
	175	602 5TH ST	RAMIREZ GERMAN A & IRMA
	176	517 LANCASTER AVE	ALKEBULAN CHRISTIE E
	177	618 5TH ST	SOWELLS EDDY
	178	523 LANCASTER AVE	TORRES LORENZA
	179	511 LANCASTER AVE	FAZ ISMAEL
O	180	501 LANCASTER AVE	KAVANAUGH CECIL L
	181	507 LANCASTER AVE	KARIKAL GEORGE J

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	711 6TH ST	FLORES JOSE LUIS &
	183	506 LANCASTER AVE	WILLIAMS GREGORY A
	184	500 LANCASTER AVE	SEGOVIANO JUAN M &
	185	512 LANCASTER AVE	HICKORY CREEK RETAIL LP
O	186	520 LANCASTER AVE	ALCANTARA JULIA
	187	518 LANCASTER AVE	ARRONA LUCIO &
O	188	501 EWING AVE	JA CONSTRUCTION SERVICES
	189	1101 JEFFERSON BLVD	MARCER INVESTMENTS LLC
	190	500 EWING AVE	AGUINAGA GLORIANA GUADALUPE
	191	500 EWING AVE	PEDROZA SALVADOR
	192	508 EWING AVE	PEDROZA SALVADOR ET AL
	193	512 EWING AVE	GRANOFF ALVIN ROY
	194	518 EWING AVE	HUNTER WILLIAM
	195	812 5TH ST	EDDIN ALDARAGMI SALAH
	196	826 5TH ST	GAMBER MONTY
	197	820 5TH ST	MAY JOSE FRANCISCO
	198	1109 JEFFERSON BLVD	MARCER INV LLC
	199	817 6TH ST	JDJM CAPTIAL INVESTMENT LLC
	200	831 6TH ST	MARCER INVESTMENTS LLC TR
	201	821 6TH ST	LIRA MANUEL &
	202	400 FLEMING PL	MEAZELL M GEAN
O	203	1010 JEFFERSON BLVD	SWILLING JOHN T & MARY L
	204	402 EWING AVE	SALINAS LEOBARDO &
	205	406 EWING AVE	SALINAS ANTONIO
	206	817 7TH ST	RODRIGUEZ ROBERTO &
	207	408 EWING AVE	SALINAS ANTONIO &
	208	414 EWING AVE	SALINAS OLGA &
	209	814 6TH ST	JDJM CAPITAL INVESTMENTS LLC
	210	420 EWING AVE	GONZALEZ JESUS S
	211	418 EWING AVE	ESTRELLA JUAN M
	212	816 6TH ST	BARTOLO VICTOR &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	820 6TH ST	VILLARREAL MONICO
	214	1021 JEFFERSON BLVD	CHRISTIAN CHAPEL
	215	1013 JEFFERSON BLVD	CAMPBELL HORACE G
	216	828 6TH ST	HERNANDEZ JAIME & MARIA E
	217	800 7TH ST	KARLEN AUTO CO INC
	218	400 LANCASTER AVE	ZUNIGA ANGELICA M & MARTIN
	219	704 6TH ST	418-422 LANCASTER LLC
	220	418 LANCASTER AVE	418-422 LANCASTER LLC
	221	405 EWING AVE	TUCKER BRIAN &
	222	412 MARSALIS AVE	CHERBONAY AT MARSALIS
X	223	418 MARSALIS AVE	REFUGIO RIZO VASQUEZ
O	224	422 MARSALIS AVE	LIME HOLDINGS LLC
	225	612 6TH ST	RAMIREZ AGRIPINA
	226	417 LANCASTER AVE	PAREDES CATALINA LEIJA EST OF
	227	616 6TH ST	LACIO ROBERT &
	228	413 LANCASTER AVE	FLORES BILLY MOISES
	229	501 7TH ST	RODRIQUEZ ERNESTO V &
	230	505 7TH ST	NUNEZ ARTURO
	231	500 6TH ST	GARZA ROBERT & BRENDA
	232	506 6TH ST	CRUZ LUIS GERARDO
	233	509 7TH ST	LOPEZ JOSE G & ESTER
	234	511 LANSING ST	ONE EVEN FLOW LLC
	235	510 6TH ST	MOXLEY CECELIA K
	236	516 6TH ST	WILLIAMS SAMUEL L &
	237	532 6TH ST	PORTAL 7 LLC
	238	419 MARSALIS AVE	ARRELLANO MARIA LUCILA
	239	528 6TH ST	NANEZ BENITO M &
	240	524 6TH ST	CASTILLO JUAN S & MARIA E
	241	415 MARSALIS AVE	ALONSO JUAN ANTONIO &
	242	411 MARSALIS AVE	SALAZAR JOE A
	243	516 LANSING ST	CASTILLO JUAN &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	514 LANSING ST	CASTILLO JUAN &
X	245	407 MARSALIS AVE	OLIVO ALBERTO &
	246	401 MARSALIS AVE	PERALTA PASCUALA J
	247	525 7TH ST	LEAL RUBEN JR & MARTA
	248	521 7TH ST	LEAL JOEL JOAQUIN & LETICIA
	249	531 7TH ST	GALVAN JOSE G & MARY JANE
	250	506 DENVER ST	FLORES BILLY MOISES
	251	409 7TH ST	CHAVEZ LORA A
	252	510 DENVER ST	HERNANDEZ J PASCUAL &
	253	502 DENVER ST	FLORES JOSE &
O	254	404 6TH ST	MCELROY JOSEPH III &
O	255	512 DENVER ST	WISTERIA HILLS 4 LLC
O	256	408 6TH ST	WISTERIA HILLS 11 LLC
	257	412 6TH ST	GARZA ROBERT P & BRENDA A
	258	415 7TH ST	AGUILLON JOSE L &
	259	510 LAKE CLIFF DR	HENDERSON MARLAND M
	260	421 7TH ST	GALVAN LORENZA
	261	425 7TH ST	ESTRADA NORBERTO &
O	262	420 6TH ST	WISTERIA HILLS 10 LLC
	263	422 6TH ST	CARRION BENJAMIN III &
	264	432 6TH ST	GOMEZ EDUARDO & OLGA E
	265	428 6TH ST	MOLINA BENITO
	266	433 7TH ST	HERNANDEZ VERONICA
	267	429 7TH ST	SALINAS CANDELARIO
	268	333 STARR ST	SIERRA JOSE AMPARO
	269	401 8TH ST	MACIAS EDGAR ALEXANDER
	270	407 8TH ST	MACIAS EDGAR A
X	271	313 LAKE CLIFF DR	PANIAGUA MARTIN
	272	327 STARR ST	CEJA OCTAVIANO
	273	413 8TH ST	GRANT KIM
	274	324 DENVER ST	GASPAR PASTOR A

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	314 DENVER ST	JASSO MARIA CLARA &
	276	340 LAKE CLIFF DR	GOMEZ ALMA
X	277	317 LAKE CLIFF DR	LEAL FEDERICO M
	278	321 LAKE CLIFF DR	PEREZ PAUL & FIDELFA
	279	326 DENVER ST	SILVAS MARIA L
	280	316 DENVER ST	AVALOS JOSIFINA F D
	281	328 DENVER ST	AVALOS JOSEFINA
	282	329 LAKE CLIFF DR	ORTIZ ERLINDA ESTATE OF
	283	325 LAKE CLIFF DR	MAGNA RAUL
	284	336 LAKE CLIFF DR	RODRIGUEZ CAROLYN EST OF
	285	330 DENVER ST	ORTA J G
	286	402 DENVER ST	FLORES RUBEN G
	287	403 LAKE CLIFF DR	SANCHEZ FELIBERTO
	288	407 LAKE CLIFF DR	HERNANDEZ IRMA ROJAS
X	289	400 DENVER ST	ORTA JOSE
	290	412 DENVER ST	RECINOS SANTOS & IMELDA
	291	415 LAKE CLIFF DR	AMADOR MARIA DE LOURDES
	292	411 LAKE CLIFF DR	MENDOZA MERCEDES
	293	421 LAKE CLIFF DR	TREVINO MARIA ESTELLA
	294	424 DENVER ST	MEDINA MARIA LIF EST
	295	422 DENVER ST	MEDRANO DANIEL &
	296	419 LAKE CLIFF DR	DIOSDADO ERMELINDA & JUAN
	297	430 DENVER ST	HERRIG ANDREW
	298	434 DENVER ST	MCCORKLE LELA
	299	435 LAKE CLIFF DR	BARRERA JOSE &
	300	426 DENVER ST	PEREZ RODOLFO M
	301	429 LAKE CLIFF DR	BONILLA HERLINDA AGUIRRE
	302	431 LAKE CLIFF DR	BARRERA ALFREDO & BARRERA
	303	410 LAKE CLIFF DR	CORONA JULIA
	304	406 LAKE CLIFF DR	GOMEZ BRIGGET CHAVEZ
	305	416 7TH ST	PRADO FELIPA DEJESUS

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	408 LAKE CLIFF DR	GARCIA PETE
	307	420 7TH ST	PINONES MARY
	308	419 STARR ST	RODRIQUEZ HERLINDA
	309	403 STARR ST	CHAVEZ LORA A
	310	405 STARR ST	MARQUEZ FELIX &
	311	409 STARR ST	ROMERO JOSE ASCENCION &
	312	326 LAKE CLIFF DR	JIMENZ ENRIQUE ROBERTO
	313	321 STARR ST	QUARLES AUBREY
	314	319 STARR ST	BRYANT ELIZABETH
	315	330 LAKE CLIFF DR	ANGUIANO JOE T & HELEN R
	316	314 LAKE CLIFF DR	JUDKINS DAVID PAUL SR &
	317	318 LAKE CLIFF DR	SANCHEZ RUBI &
	318	431 8TH ST	FLORES ARMANDO
	319	315 STARR ST	MARTINEZ RAMON
	320	317 STARR ST	MORALES JORGE D &
	321	501 8TH ST	FRANCO TINA M
	322	312 STARR ST	RILEY CHRISTINE
	323	509 8TH ST	GOMEZ RUTH
	324	505 8TH ST	GOMEZ JUAN &
	325	316 STARR ST	DIAZ CRISPIN & ROSA M
	326	308 STARR ST	BALDERAS MARTIN R
	327	513 8TH ST	DORSEY MRS M E
	328	517 8TH ST	SALINAS ELIDA
	329	521 8TH ST	ALVAREZ JORGE
	330	410 STARR ST	ESQUIVEL RAFAEL
	331	508 7TH ST	RECIO JESUS & GRACIELA
	332	500 7TH ST	PARRA ROLANDO
	333	415 LANSING ST	ROSS DON L &
	334	411 LANSING ST	OLGUIN JAIME O
	335	407 LANSING ST	BARAJAS ADELAIDA
	336	403 LANSING ST	NARVAEZ JUAN MANUEL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	317 LANSING ST	VEGA JUAN
	338	525 8TH ST	LEAL ELVIRA TRUSTEE FOR
	339	525 8TH ST	LEAL FAMILY PARTNERSHIP
	340	529 8TH ST	DALLAS TORTILLAS INC
	341	310 LANSING ST	LEAL RUBEN R
	342	315 MARSALIS AVE	LEAL FAMILY PARTNERSHIP
	343	316 LANSING ST	MEDINA MIGUEL & SACORRO
	344	400 LANSING ST	DURAN FELIPE
	345	317 MARSALIS AVE	SALINAS ELIDA ETAL
	346	323 MARSALIS AVE	MORENO CESAREO & MARIA
X	347	339 MARSALIS AVE	MARTINEZ MARGARET &
	348	335 MARSALIS AVE	KNOX WILLIAM T
	349	331 MARSALIS AVE	ALVARADO LIDIA LEIJA
	350	327 MARSALIS AVE	TENIENTE LEONELA
	351	418 LANSING ST	FLORES BILL
	352	414 LANSING ST	HERRERA BENJAMIN N &
	353	408 LANSING ST	RAMIREZ MARIE E
	354	406 LANSING ST	HUERTA ENRIQUE &
	355	302 LANCASTER AVE	FERNANDEZ GUSTAVO
	356	312 LANCASTER AVE	GARCIA ZENOBIO JR
	357	324 LANCASTER AVE	Dallas ISD
	358	326 LANCASTER AVE	HERNANDEZ DAVID E
	359	336 LANCASTER AVE	J&M 401K LLC
	360	722 7TH ST	MARCER INVESTMENTS
	361	321 EWING AVE	AYZ GROUP INC
	362	315 EWING AVE	TRINITY BASIN PREPARATORY INC
	363	301 EWING AVE	TRINITY BASIN PREPARATORY INC
	364	326 EWING AVE	BANDA RAUL & EPIFANIA
	365	330 EWING AVE	WOOD CORA ANN
X	366	921 8TH ST	PATEL RAJNIKANT L
	367	910 JEFFERSON BLVD	MORRISON JAY II

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	909 8TH ST	MORRISON JAY II
	369	924 DALE ST	MARTINEZ RAUL & LETICIA
	370	911 8TH ST	ABDOLLAHIDEMENEH MORTAZA
	371	912 DALE ST	ABDOLLANIDEMENEH MORTAZA
	372	908 DALE ST	QUEME EASTER MARISELVA
	373	904 DALE ST	MORRISON JAY R
	374	913 DALE ST	LOUETTAS PLACE LLC
O	375	917 DALE ST	LOUETTA'S PLACE LLC
	376	921 DALE ST	MCLAIN MARGARET A
	377	925 DALE ST	MCCRARY HOLDINGS I LLC
	378	914 7TH ST	MCLAIN JESSE C &
	379	908 7TH ST	GALINDO SERVANDO
	380	904 7TH ST	KARLEN GEORGE F
	381	842 JEFFERSON BLVD	MAGHAIDA BLANCA A &
	382	912 8TH ST	MARTINEZ ELSA C
	383	920 8TH ST	RATH MARY L
	384	935 CHURCH ST	MORA GUADALUPE
	385	939 CHURCH ST	MORA & ASSOCIATES
	386	931 CHURCH ST	RIOS PROPERTIES LLC
	387	927 CHURCH ST	DD MCDONALD
	388	915 CHURCH ST	BRAVO ALFREDO & BERTHA
	389	911 CHURCH ST	CEDILLO MARIA
	390	905 CHURCH ST	VILLEGAS VENANCIO
	391	901 CHURCH ST	VILLEGAS VENANCIO
	392	904 CHURCH ST	VALDIVIA MARIANO
	393	906 CHURCH ST	TOLOCKO MARK
	394	908 CHURCH ST	GRIMES D W
	395	912 CHURCH ST	GRIMES DAVID & RHONDA
	396	926 CHURCH ST	CALIXTO ARACELY
	397	920 CHURCH ST	MACIAS JUAN I & PATRICIA
	398	930 CHURCH ST	MASTERS KETAN & KUSUM

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	399	465 R L THORNTON FWY	MASTERS KETAN & KUSUM
	400	909 9TH ST	GALARZA JOSE
	401	911 9TH ST	GALARZA MARTHA
	402	1018 SABINE ST	MARQUEZ EFRAIN
	403	905 9TH ST	CERVANTES DAVID & BLANCA
	404	817 9TH ST	LOPEZ SIMON C
	405	811 9TH ST	KING SHAUNTAI H
	406	815 9TH ST	GUSTAVO QUEME LUES
	407	226 MARSALIS AVE	REEVES GEORGE M ET AL
	408	134 MARSALIS AVE	VILLAFRANCO JOSE B &
	409	108 EWING AVE	LONGORIA LOUIS A
	410	806 9TH ST	LONGORIA LOUIS A
	411	810 9TH ST	EMMETT SAM
	412	822 9TH ST	EMMETT JOSEPHINE
	413	837 10TH ST	MONZURES ERASMO
	414	835 10TH ST	LOVE DELLA CARTER
	415	825 10TH ST	HERNANDEZ ISAAC
	416	821 10TH ST	LEWIS DWIGHT E
	417	817 10TH ST	DAL CO RACING PIDGEON
	418	824 BETTERTON CIR	LES TAYLOR PONTIAC INC
	419	828 BETTERTON CIR	MYRICK HORACE C JR &
	420	820 BETTERTON CIR	ROBINSON PATRICIA A &
	421	816 BETTERTON CIR	WRIGHT FLOYD
	422	900 BETTERTON CIR	TAYLOR LES PONTIAC
	423	830 BETTERTON CIR	MYRICK HORACE JR &
	424	902 BETTERTON CIR	TAYLOR LES PONTIAC INC
	425	128 LANCASTER AVE	TAYLOR PONTIAC INC
	426	108 LANCASTER AVE	LES TAYLOR PONTIAC INC
	427	702 10TH ST	GOODE BARBARA ANN
	428	129 EWING AVE	TAYLOR LES PONTIAC INC
	429	133 EWING AVE	TAYLOR LES PONTIAC INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430	129 LANCASTER AVE	TORRES MIGUEL A
	431	617 11TH ST	TAYLOR BARBARA ANN
X	432	246 MARSALIS AVE	FOUNTAIN VILLA JV
	433	220 MARSALIS AVE	SECKER BETTY 1
	434	206 MARSALIS AVE	RUBIO REYNA
	435	212 MARSALIS AVE	BUENO MARIA AUDELIA
X	436	202 MARSALIS AVE	VIRGINIA JV
	437	237 LANCASTER AVE	JOSEPH GEORGE K
	438	232 LANCASTER AVE	AZTEC APT
	439	208 LANCASTER AVE	RISPOLI ANTHONY M
	440	213 EWING AVE	LAFUENTE LUPE
	441	223 EWING AVE	MONARCH HOSPITALITY INC
	442	311 8TH ST	GONZALEZ JOSE E & EMMA
	443	321 8TH ST	JMTT&Z LLC
	444	330 PATTON AVE	TORRES EFRAIN &
	445	334 PATTON AVE	MENDOZA IRENE
	446	311 DENVER ST	ZAMORA JONNY
	447	313 DENVER ST	YOUNG JUSTIN
	448	338 PATTON AVE	REYES ISIDRO G &
	449	300 STEINMAN AVE	DELGADO JUAN & MARIA
	450	304 STEINMAN AVE	SILVA RUBEN
X	451	308 STEINMAN AVE	CANDIDO ENCARNACION
X	452	321 DENVER ST	LOPEZ RODOLFO &
	453	333 DENVER ST	LOPEZ SERGIO A
	454	319 DENVER ST	GARCIA HECTOR & MARIA
	455	303 STEINMAN AVE	GOMEZ EDUARDO & OLGA
	456	410 PATTON AVE	RANGEL ISIDRO &
	457	305 STEINMAN AVE	DELGADILLO EDUARDA EST OF
	458	307 STEINMAN AVE	GARCIA RAFAEL R
	459	313 STEINMAN AVE	GARCIA RAFAEL RAMIREZ
	460	407 DENVER ST	SOLORZANO ZEFERINO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	461	411 DENVER ST	CARBAJAL VELIA
	462	405 DENVER ST	DELEON SEVERO
X	463	414 PATTON AVE	SILVA JOSE L
	464	424 PATTON AVE	MACHADO MARCO A &
	465	415 DENVER ST	ARAIZA JUAN J & ROSA M
	466	425 DENVER ST	SILVA YOLANDA
	467	302 7TH ST	MENDOZA JUANA SILVA &
	468	306 7TH ST	SILVA JOSE L
	469	310 7TH ST	LARA ALFONSO S LIFE EST &
	470	314 7TH ST	SALAS ARMANDO & MARIA
	471	316 7TH ST	CAPISTRAN ADRIANA &
	472	320 7TH ST	LOPEZ ROGER II ET AL
	473	303 7TH ST	VELAZQUEZ MARIA M
	474	307 7TH ST	HERNANDEZ FRANCISCO &
X	475	311 7TH ST	NINO LUIS &
	476	315 7TH ST	MENDOZA JUANA
	477	317 7TH ST	BARRERA LAEL
	478	302 6TH ST	RAMOS OSCAR LIF EST
	479	306 6TH ST	AGUILAR FERMIN
	480	310 6TH ST	FLOYD WILLIAM R LIFE ESTATE
	481	320 6TH ST	CHAVEZ SULEMA CARDENAS &
	482	324 6TH ST	GONZALEZ MIGUEL &
O	483	800 10TH ST	MATTHEWS WILLIAM ANDREW
	484	116 EWING AVE	TAYLOR LES PONTIAC INC
	485	811 BETTERTON CIR	TAYLOR LES PONTIAC INC
	486	814 10TH ST	JOHNSON GLENN ETAL
	487	824 10TH ST	GONZALEZ TERESA
	488	831 BETTERTON CIR	MARQUEZ EFRAIN
	489	830 10TH ST	GONZALEZ MARIA
	490	845 BETTERTON CIR	IGBOKWE OBI E
	491	904 10TH ST	CRANFORD EVIES O &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	492	903 BETTERTON CIR	WEATHERALL T W
	493	907 BETTERTON CIR	TAYLOR LES PONTIAC
	494	908 10TH ST	ROGERS BILLY JOE
	495	916 10TH ST	HERREROS MARY HELEN
	496	916 10TH ST	CASTELAN ALEX
	497	912 10TH ST	WADE DORA
	498	201 8TH ST	GOMEZ JOHN M &
	499	207 8TH ST	GOMEZ JOHN MARTIN
	500	215 8TH ST	RUIZ RAMON & BERTHA A
	501	211 8TH ST	TORRES MARIA
	502	217 8TH ST	GOMEZ MICHAEL J
	503	1112 BALLARD AVE	ANNIS BETTY JEAN SHORES LIFE ESTATE
	504	1116 BALLARD AVE	GRIFFIN CLINT
	505	1118 BALLARD AVE	BECKLEY PROPERTIES LTD
X	506	1124 BALLARD AVE	WALDEN PAUL &
	507	1126 BALLARD AVE	COLECIO JUAN ANTONIO &
X	508	1132 BALLARD AVE	MCFADDEN SHARON A &
	509	1136 BALLARD AVE	METHODIST HOSPITALS OF DALLAS
	510	1212 MADISON AVE	MOJICA MARIA
X	511	1129 BECKLEY AVE	GREENHOUSE CLYDE
	512	1127 BECKLEY AVE	MTX NOOR REAL ESTATE LLC
	513	1300 MADISON AVE	122S HAMPTON LLC
	514	1304 MADISON AVE	CASTILLO SIMON III
	515	222 COLORADO BLVD	TEXAS WAGGONER CORPORATION &
	516	1211 ZANG BLVD	OUELETTE JARRETT
	517	1215 ZANG BLVD	OUELETTE JARRETT
	518	1202 BECKLEY AVE	TRITON BECKLEY LLC
	519	1309 MADISON AVE	MARTINEZ BROS INV
	520	1218 BECKLEY AVE	MARTINEZ BRO INV
	521	1211 BECKLEY AVE	BECKLEY PLACE PARTNERS LP
	522	1205 MADISON AVE	KECHEJIAN TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	523	116 OAKENWALD ST	BARR JOHN H TRUSTEE
X	524	1339 ENGLEWOOD DR	KESSLER WOMERNS GROUP LLC
	525	1333 ENGLEWOOD DR	BARR MARY CHRISTIAN TRUST
	526	1329 ENGLEWOOD DR	BARR BURT JR
	527	1325 ENGLEWOOD DR	BARR JOHN H
	528	1307 ENGLEWOOD DR	AMIRGHOLIZADEH KARIM
	529	1334 ENGLEWOOD DR	BARR JOHN ETAL
	530	1336 ENGLEWOOD DR	BARR JOHN HOLMAN II TR
	531	1338 ENGLEWOOD DR	BARR JOHN HOLMAN II TR
O	532	1341 PLOWMAN AVE	GENA WEST LLC
	533	1339 PLOWMAN AVE	S & N PARTNERS
	534	1321 PLOWMAN AVE	WASHBURNE RAY TRUSTEE
	535	1402 ENGLEWOOD DR	DEAN PATRICK J
	536	1406 ENGLEWOOD DR	METHODIST HOSPITALS OF DALLAS
	537	1426 ENGLEWOOD DR	BUCKOVAN ROBERT SCOTT
	538	1430 ENGLEWOOD DR	BUCKOVAN COPE CYNTHIA JEAN
	539	1438 ENGLEWOOD DR	DIAZ MARY G
	540	1431 PLOWMAN AVE	METHODIST HOSPITALS OF DALLAS
	541	1405 PLOWMAN AVE	PLOWMAN AVE PPTIES LLC
	542	1400 BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
	543	1424 BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
	544	1403 ENGLEWOOD DR	METHODIST HOSPITALS OF DALLAS
	545	1047 ELDORADO AVE	MORENO MARIO
	546	1031 ELDORADO AVE	MONTANI MARIA CLAUDIA
	547	1027 ELDORADO AVE	ARMSTRONG DAVID
	548	1019 ELDORADO AVE	SKINNER DANIEL M
	549	1032 ELVBETH ST	GRANADOS ANDRES &
	550	1035 ELDORADO AVE	MENDOZA JUAN
	551	124 NECHES ST	MONRIAL JOSE F &
	552	1037 ELDORADO AVE	ALARDIN PEDRO G EST OF
	553	130 NECHES ST	RICO JOSE LUNA &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	554	1123 BALLARD AVE	WALDEN LAWRENCE PAUL &
	555	1119 BALLARD AVE	CASTILLO GONZALO
	556	1115 BALLARD AVE	WORSHAM JAMES B &
O	557	1111 BALLARD AVE	WISTERIA HILLS 2 LLC
O	558	1105 BALLARD AVE	WISTERIA HILLS 14 LLC
	559	1118 ELSBETH ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
	560	1114 ELSBETH ST	MENDOZA JUAN H
	561	111 NECHES ST	BURGESS CARMELEITA C
	562	121 NECHES ST	CARDENAS ARIK B & AMELIA J
	563	1110 ELSBETH ST	SANDOVAL RODRIGO & MARIA
	564	1104 ELSBETH ST	NEYRA FERNANDO
	565	1171 MADISON AVE	KECHEJIAN TRUST
	566	600 ELSBETH ST	ALIGN LP
	567	610 ELSBETH ST	FLORES JUAN &
	568	630 ELSBETH ST	BALLAS VICTOR E BALLAS LLC
	569	635 ZANG PL	BISHOP 1910 PARTNERS LTD
O	570	612 ZANG BLVD	DALLAS COUNTY SCHOOL
O	571	601 BECKLEY AVE	DALLAS COUNTY SCHOOL TRUS
O	572	718 ZANG BLVD	DALLAS COUNTY SCHOOLS
	573	737 BECKLEY AVE	BUSTAMANTE ANTONIO &
	574	735 BECKLEY AVE	HODGES RAMONA G
	575	727 BECKLEY AVE	LOPEZ ISRAEL
	576	733 BECKLEY AVE	LOPEZ ISRAEL
	577	719 BECKLEY AVE	TONGRA LP
	578	723 BECKLEY AVE	YBARRA MARY MAGDALENA
	579	707 BECKLEY AVE	GOMEZ RAY
	580	700 ELSBETH ST	FUENTES VIRGINIA PEREZ
	581	708 ELSBETH ST	SIROOSIAN RAMIN
	582	712 ELSBETH ST	3M 707 ZANG LLC
	583	716 ELSBETH ST	LEE MARIE E
	584	720 ELSBETH ST	AFA DEVELOPMENT LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	585	732 ELSBETH ST	PENA JESUS H &
	586	726 ELSBETH ST	GAUCIN ROGER
	587	734 ELSBETH ST	CASTILLO GERARDO
O	588	736 ELSBETH ST	WHITEAKER BETTYE M
	589	733 ZANG BLVD	PENA JESUS H & IRMA
	590	727 ZANG BLVD	CHERNOCK CHRISTIAN
	591	723 ZANG BLVD	GOMEZ CELIA O
	592	719 ZANG BLVD	BANCO POPULAR NORTH AMERICA
	593	715 ZANG BLVD	3M 707 ZANG LLC
	594	810 ELSBETH ST	COUCH KEDRIC
	595	814 ELSBETH ST	LOPEZ BENITO JR
X	596	818 ELSBETH ST	ELAINE S GORENSTEIN
	597	820 ELSBETH ST	TOVAR MARTIN
	598	828 ELSBETH ST	TUCKER MICHAEL BRITT &
	599	835 ZANG BLVD	GEMSK LLC
	600	813 ZANG BLVD	ARELLANO MIGUEL
	601	839 BECKLEY AVE	VINES DAN
	602	908 ZANG BLVD	SALAZAR JOSE
	603	912 ZANG BLVD	VALPARAISO HOLDINGS LLC
	604	917 BECKLEY AVE	SALDIVAR FAMILY I LTD PS
	605	909 BECKLEY AVE	BREETE LLC
	606	907 BECKLEY AVE	DELGADILLO JOSE LUIS
	607	903 BECKLEY AVE	TORRES LUIS & MARIA G
	608	1006 ZANG BLVD	GARCIA MAGDALENA &
	609	1018 ZANG BLVD	NABUA PROPERTY HOLDINGS
	610	1030 ZANG BLVD	KSD LLC
	611	900 ELSBETH ST	GRACE PRESBYTERY INC
	612	918 ELSBETH ST	WHISENANT LAUREL K
	613	901 ZANG BLVD	GRACE PRESBYTERY INC
	614	1039 ZANG BLVD	MALLEY JOSEPH H & MARY L
	615	1019 ZANG BLVD	DALAL KARIM & RAYAN DALAL

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	616	1020 ELDORADO AVE	MENDOZA OSCAR
	617	1007 ZANG BLVD	BKN REALTY LLC
	618	1006 ELSBETH ST	CROW BRENDA ANN
	619	1011 ZANG BLVD	ZANG CRYSTAL HILL LLC
	620	1015 ZANG BLVD	AVERITE CHRISTOPHER J
	621	1024 ELDORADO AVE	CORTEZ NATIVIDAD
	622	1000 ELSBETH ST	HERRERA RUBEN D
	623	143 5TH ST	ALATORRE DANIEL &
	624	1035 ZANG BLVD	VICTOR BALLAS & VA CAPITAL
	625	147 5TH ST	GALVAN ALFREDO GONZALEZ &
	626	1003 ZANG BLVD	FISCAL GABRIEL AND MARIA DE LA LUZ FISCAL
	627	1022 ELDORADO AVE	BARRIENTOS EMILIO A &
	628	1016 ELDORADO AVE	CALZADA ANTONIO
	629	1010 ELSBETH ST	DREILING COURTNEY
	630	139 5TH ST	AMADOR JUAN
	631	414 R L THORNTON FWY	County of Dallas
	632	2008 BECKLEY AVE	DEALEY LTD
	633	1916 BECKLEY AVE	REID JON ROY
	634	119 OREGON AVE	TRINITY FLOOR CO INC
	635	125 OREGON AVE	123 E OREGON JV
	636	1720 PLOWMAN AVE	HOLLEMAN BILLIE C
	637	317 DEALEY ST	TEXAS UTILITIES ELEC CO
	638	1620 PLOWMAN AVE	BANKS BRYAN F
	639	126 OREGON AVE	OREGON AVE PROPERTIES LLC
	640	101 MORGAN AVE	NEW MT GILEAD BAPTIST CH
	641	1805 SPANN ST	STEARNS KENNETH & NAOMI R
	642	1813 PLOWMAN AVE	MCKEMIE M JEAN
	643	218 OREGON AVE	IRA PLUS SOUTHWEST LLC
O	644	214 OREGON AVE	WANG GLOBALNET
	645	206 OREGON AVE	TRINITY HARDWOOD DISTRIBUTORS INC
	646	1802 SPANN ST	SUNDOWN PROPERTIES LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	647	1710 BECKLEY AVE	DALLAS COUNTY SCHOOLS
	648	127 JULIAN ST	HOLLEMAN CONSTRUCTION
	649	1707 SPANN ST	TOBIAS MANUEL S
	650	234 MORGAN AVE	PEREZ GUILLERMO &
	651	230 MORGAN AVE	PARK PETER
	652	208 MORGAN AVE	STEARNS KENNETH L
	653	213 JULIAN ST	CORONADO PIOQUINTO &
	654	221 JULIAN ST	CORONADO PIOQINTO &
	655	132 JULIAN ST	DARYL RICHARDSON GOURMET CATERING INC
	656	115 GREENBRIAR LN	MIMS JACK A &
	657	123 GREENBRIAR LN	RICHARDSON DARYL GOURMET CATERING INC
	658	1619 PLOWMAN AVE	STEARNS NAOMI RUTH
	659	214 JULIAN ST	LOCHRIDGE JOHN O JR
	660	210 JULIAN ST	LOCHRIDGE HOLDINGS CORP
	661	200 JULIAN ST	RICHARDSON GERALD R
	662	231 GREENBRIAR LN	HUNT ROBERT W
	663	235 GREENBRIAR LN	HUNT ROBERT
	664	323 GREENBRIAR LN	ATA APARTMENTS LTD
	665	202 NEELY ST	CASIAS MARIA DE CARMEN VILLA &
	666	632 BECKLEY AVE	PEREZ MAXIMO JR & PETRA
	667	204 NEELY ST	CUEVAS MAGDALENA A
	668	116 NEELY ST	PRADO MINERVA
	669	303 PATTON AVE	CUADROS APOLONIO
	670	309 PATTON AVE	QUINTERO MARIA
	671	120 NEELY ST	AGUIRRE ANDRES &
	672	311 PATTON AVE	NARRO LORENZO A & ROSA M
	673	317 PATTON AVE	MONDRAGON ROGELIO
	674	321 PATTON AVE	NARRO CAMERINA V
	675	325 PATTON AVE	ALONSO RUBEN & MARIA DEL
	676	329 PATTON AVE	ZUNIGA JUAN
	677	205 DAVIS ST	CFS 1 LTD

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	678	333 PATTON AVE	MATA FRAYNOE & EVELIA
	679	335 PATTON AVE	TAMAYO MARIA REYNA
	680	620 CRAWFORD ST	DOMINGUEZ MARIA G &
	681	710 BECKLEY AVE	MARTINEZ SILVERIO SR
	682	716 BECKLEY AVE	CALDERON JORGE A
	683	732 BECKLEY AVE	MONTOYA BLANCA E L
	684	714 BECKLEY AVE	YBARRA MAGDALENA
	685	736 BECKLEY AVE	FIRA MARIA DEL CARMEN
	686	702 BECKLEY AVE	MARTINEZ BENJAMIN
	687	720 BECKLEY AVE	ORTIZ JESUS & MARIA
	688	728 BECKLEY AVE	RAMIREZ BENJAMIN &
	689	730 BECKLEY AVE	DIODATI MONICA CHIARA
	690	341 PATTON AVE	JASSO CESILIA
	691	343 PATTON AVE	GONZALEZ VICENTE R &
	692	345 PATTON AVE	DIAZ MARCELINO
	693	347 PATTON AVE	REYES RICARDO
	694	401 PATTON AVE	HERNANDEZ TEODORO ETAL
	695	405 PATTON AVE	PEREZ RICARDO M & PETRA
	696	411 PATTON AVE	GIL JO JESUS G & SILVIA
	697	413 PATTON AVE	PUENTE JANET &
	698	417 PATTON AVE	SALINAS ELIDA &
	699	421 PATTON AVE	CARRANZA BENIGNO
	700	701 CRAWFORD ST	ARECHAR FRANCISCO &
	701	707 CRAWFORD ST	GARCIA JORGE & LIDIA
	702	711 CRAWFORD ST	JASSO JUANA H &
	703	715 CRAWFORD ST	CHAVEZ ROMEO
	704	719 CRAWFORD ST	LOPEZ JUAN C
	705	723 CRAWFORD ST	TORRES OLGA M
	706	727 CRAWFORD ST	TORRES JOSE G EST OF
	707	731 CRAWFORD ST	GOEN ERIK D
	708	735 CRAWFORD ST	DIAZ MARIA TERESA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	709	739 CRAWFORD ST	DIAZ ELENO NINO &
	710	700 CRAWFORD ST	CENDEJAS VICENTE A
	711	706 CRAWFORD ST	ROJAS HUMBERTO CARLOS &
	712	710 CRAWFORD ST	MUNIZ MIGUEL & MARIA D C
	713	714 CRAWFORD ST	JUAREZ MARIO
	714	718 CRAWFORD ST	VALVERDE PABLO
	715	722 CRAWFORD ST	JUAREZ MARIO & EDILIA A
	716	728 CRAWFORD ST	FLORES MAURILIO &
	717	730 CRAWFORD ST	ORTIZ JESUS &
	718	734 CRAWFORD ST	HERNANDEZ PEDRO & FELIPA
	719	738 CRAWFORD ST	CARRIZALES EDWARD
	720	212 CANTY ST	IBARRA MANUEL GONZALEZ &
	721	211 NEELY ST	ABONZA SUSANO &
	722	218 CANTY ST	HERRERA HUMBERTO
	723	220 CANTY ST	RAMIREZ FELIPE &
	724	215 NEELY ST	GONZALEZ JUAN & MARIBEL
	725	219 NEELY ST	MAGDALENO RAMIRO & MARIA
	726	223 NEELY ST	LOPEZ ENRIQUE P &
	727	838 BECKLEY AVE	WILSON ZAMORA INVESTMENTS
	728	818 BECKLEY AVE	PEDRO STEPHANIE
	729	812 BECKLEY AVE	TORRES MARTIN
	730	800 BECKLEY AVE	SOLORZANO JUAN E &
	731	808 BECKLEY AVE	SAUCEDO NICOLAS & MARIA
	732	832 BECKLEY AVE	BAEZA LORENA
	733	828 BECKLEY AVE	JOINER FAITH RENEE
	734	820 BECKLEY AVE	GARCIA RAFAEL QUEVEDO &
	735	824 BECKLEY AVE	CHRISTENSEN JANELLE M
	736	826 BECKLEY AVE	BOBO LINDA
	737	804 BECKLEY AVE	TIDEY CRAIG
	738	809 CRAWFORD ST	MENDEZ MANUEL
	739	811 CRAWFORD ST	ESTRADA FEDERICO &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	740	817 CRAWFORD ST	MOONEY MICHAEL
	741	823 CRAWFORD ST	MOONEY RICHARD LEE
	742	825 CRAWFORD ST	ROMIG RANDALL ROBERT
	743	829 CRAWFORD ST	COLLIE LUIS R
	744	112 6TH ST	RAMOS TONY M &
	745	835 CRAWFORD ST	ADAME MARIA
	746	230 6TH ST	TORRES MARIA &
	747	228 6TH ST	CASTRO PEDRO & LINA
	748	226 6TH ST	LUEVANO MATTHEW A
	749	222 6TH ST	CYMMION TERRINGTON G
	750	216 6TH ST	SANCHEZ JUAN JOSE
O	751	212 6TH ST	GENA NORTH LLC
	752	824 CRAWFORD ST	VASQUEZ MARIA Z CADENA
	753	820 CRAWFORD ST	COUCH KEDRIC &
	754	816 CRAWFORD ST	JONES ELIZABETH M
	755	812 CRAWFORD ST	COUCH KEDRIC & PAT COUCH
	756	800 CRAWFORD ST	CHUPA JAMES EDWARD &
	757	213 CANTY ST	MILLER GENE BELL
	758	215 CANTY ST	MEEHAN RYAN
	759	427 PATTON AVE	BELMONTE JOSE O &
	760	431 PATTON AVE	TORRES JOSE JAIME & TORRES SILVIA
X	761	435 PATTON AVE	TORRES BONIFACIO & AURORA
	762	439 PATTON AVE	ORTIZ MOSES &
	763	511 PATTON AVE	TOVAR VALENTIN
	764	503 PATTON AVE	FRANCO TINA MARIE
	765	507 PATTON AVE	VILLEGAS SYLVESTRE
	766	213 CANTY ST	MILLER GENE BELL
	767	313 6TH ST	VARELA CRUZ LIFE ESTATE
	768	303 6TH ST	VARELA CRUZ LIFE EST
	769	305 6TH ST	VANIAN MARY TRUSTEE
	770	320 5TH ST	CLAXTON JAMES D

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	771	323 6TH ST	RODRIGUEZ MARY
	772	302 5TH ST	MAY SHARON K
O	773	307 6TH ST	WISTERIA HILLS 9 LLC
	774	222 5TH ST	LEON ROBERT
	775	306 5TH ST	GARRISON JEFFERY &
	776	310 5TH ST	CASTRO JOHN J
	777	1122 ZANG BLVD	FORD KAYCE L & NEAL P &
	778	1118 ZANG BLVD	SPILLERS ALLEN & DONNA
	779	1102 ZANG BLVD	WALIA & SONS REAL ESTATE INC
	780	1032 BECKLEY AVE	PARKER LEON
	781	1028 BECKLEY AVE	WHATLEY KATRINA L &
	782	1022 BECKLEY AVE	SCHULTZ MEREDITH
	783	1018 BECKLEY AVE	GRANADO RALPH & DEBRA
	784	1014 BECKLEY AVE	GONZALEZ MARIA &
	785	1006 BECKLEY AVE	COFER WILLIE R
O	786	1002 BECKLEY AVE	WISTERIA HILLS 5 LLC
	787	1010 BECKLEY AVE	SPERLING MERCEDES &
	788	1001 CRAWFORD ST	STOFOROPOULOS EUTHYMIOS
	789	1159 MADISON AVE	FOUNTAIN VILLA INC
	790	1019 CRAWFORD ST	GONZALEZ MACARIO &
	791	1023 CRAWFORD ST	RAMIREZ MIGUEL & EVANGELI
	792	1027 CRAWFORD ST	EQUITY GATEWAY P1 LLC
	793	1103 CRAWFORD ST	SCHROEDER MARTIN C &
	794	123 6TH ST	GUFFEY TYLER H
	795	119 6TH ST	VICTOR PPTIES LLC
	796	113 6TH ST	SEGOVIA RAFAEL
	797	111 6TH ST	GASPER PASTOR & MARIA
	798	103 6TH ST	BAEZA IGNACIO & MARIA
	799	102 5TH ST	PARR DAVID ROBERT
	800	106 5TH ST	MURPHY CHRISTOPHER W
O	801	108 5TH ST	WISTERIA HILLS 6 LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	802	218 5TH ST	LLOYD JOSHUA
	803	214 5TH ST	ARELLANO MARTHA
	804	210 5TH ST	DANTZLER HAL S
	805	204 5TH ST	LUGO ELPIDIO &
	806	202 5TH ST	SHEETS CLAY C III
	807	205 6TH ST	SAVALA SANTOS R EST OF
O	808	209 6TH ST	WISTERIA HILLS 8 LLC
	809	215 6TH ST	ZRUBEK HENRY J
	810	223 6TH ST	BIRNBAUM ENTERPRISES LLC
	811	233 6TH ST	BERLIN APRIL
	812	237 6TH ST	SAUCEDO RUBEN C
	813	1605 BECKLEY AVE	AUSBROOKE LLC
	814	1620 HANDLEY DR	KAVANAGH PETER
O	815	115 GREENBRIAR LN	DSGN ASSOCIATES INC
	816	1717 BECKLEY AVE	BG BROOKVIEW PARTNERS LTD
	817	2001 BECKLEY AVE	LONE STAR CONSOLIDATED
	818	202 TURNPIKE AVE	TERRY ROY HICKS
	819	244 TURNPIKE AVE	AGUIRRE ALBERT T
	820	240 TURNPIKE AVE	RICE ROBERT RAY
	821	234 TURNPIKE AVE	MAGEORS & RICE PHOTO
	822	228 TURNPIKE AVE	MASSEY DAVID
	823	517 7TH ST	CARBAJAL JOSE J & LETICIA
	824	407 STARR ST	VALENZUELA ROSA
	825	320 STARR ST	CASTILLO PABLO
	826	400 STARR ST	NIETO RODOLFO ESTATE OF
	827	406 STARR ST	PINEDA FRANCISCO
	828	457 R L THORNTON FWY	PRESCOTT INTERESTS BILLBOARDS LTD
	829	923 CHURCH ST	YANGTZE RIVER REALTY LLC
	830	108 MARSALIS AVE	MALCHI JOHN E & CONNIE S
	831	906 BETTERTON CIR	PERRY CO THE
	832	115 EWING AVE	SHELTER MINISTRIES OF

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	833	324 PATTON AVE	GUTIERREZ VICTOR
	834	612 ELSBETH ST	BRIONES MARIA & ADOLFO
	835	820 ZANG BLVD	NORTH ZANG DEV LTD
	836	835 BECKLEY AVE	BECKLEY PROFESSIONALS INC
	837	99 IH 30	DALLAS CITY & COUNTY
	838	1335 ZANG BLVD	ZANG TRIANGLE LLC
	839	1520 BECKLEY AVE	KESSLER PEAK LTD PS
	840	381 GREENBRIAR LN	RAWLINS HALL LLC
	841	381 GREENBRIAR LN	DATLA UMA &
	842	381 GREENBRIAR LN	AGRAWAL SURESH C
	843	381 GREENBRIAR LN	GITOMER JASA JAY
	844	381 GREENBRIAR LN	GREGORY JOSEPH R &
	845	381 GREENBRIAR LN	CHITWOOD JENNIFER N
	846	381 GREENBRIAR LN	TAYLOR KEITH
	847	381 GREENBRIAR LN	GRAFF TROY JAMES
	848	401 TRINITY RIVER CIR	HAWKES ELLIOTT W &
X	849	409 TRINITY RIVER CIR	MASHBURN JAY H &
	850	413 TRINITY RIVER CIR	RAINES DON JR & ELIZABETH
	851	415 TRINITY RIVER CIR	ROBINSON JOE A &
	852	419 TRINITY RIVER CIR	BERG ROCKLAND A
	853	423 TRINITY RIVER CIR	BUTTS BROTHERS PROPERTIES LLC
	854	425 TRINITY RIVER CIR	KOSTECKI NICOLE L
	855	427 TRINITY RIVER CIR	MORENO LORENZO
	856	429 TRINITY RIVER CIR	DIFRONZO RALPH
	857	431 TRINITY RIVER CIR	CHEUNG BRIAN D
	858	433 TRINITY RIVER CIR	CONOVALOFF TANYA JO &
	859	435 TRINITY RIVER CIR	KAZANAS DEAN S &
	860	437 TRINITY RIVER CIR	BRAKEY BUD ARVIN JR
	861	441 TRINITY RIVER CIR	WGMA LAKESIDE LP
	862	445 TRINITY RIVER CIR	MEYER PHILIPP W &
	863	432 TRINITY RIVER CIR	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	864	446 TRINITY RIVER CIR	JACKSON STEVEN FRANCIS &
	865	443 GREENBRIAR LN	PHAM DANH
	866	439 GREENBRIAR LN	WATKINS MICHAEL &
	867	402 TRINITY RIVER CIR	BLANCHARD AIMEE NOELLE
	868	406 TRINITY RIVER CIR	WALLACE LESLEIGH
	869	426 TRINITY RIVER CIR	VOSS BENJAMIN
	870	408 TRINITY RIVER CIR	BROWN MANDISA P
	871	208 NEELY ST	BAUTISTA MANUEL
	872	212 NEELEY ST	RUIZ VERONICA Y
	873	216 NEELEY ST	RUIZ VERONICA YOUNG
	874	220 NEELY ST	MENDOZA MARIA ROSA
O	875	111 DAVIS ST	DALLAS COUNTY SCHOOL
	876	230 5TH ST	OBD INVESTMENTS LLC
	877	200 TURNPIKE AVE	TERRY ROY H
	878	11111 PLOWMAN AVE	OAK CLIFF GATEWAY-DALLAS TIF 930
	879	904 EWING AVE	DOMINGUEZ INVESTMENTS LTD
	880	837 LANCASTER AVE	MOHAMAD SHAHID
	881	808 MARSALIS AVE	FLORES MARIA D
	882	808 MARSALIS AVE	FLORES MARIA D
	883	817 MARSALIS AVE	WATERS ROBERT L
	884	835 MARSALIS AVE	WEISFELD HERSCHEL
	885	520 5TH ST	BARNARD BEVERLY A
	886	521 6TH ST	CENTENO MERCEDES
	887	503 6TH ST	GARCIA MARIA ELENA
	888	1113 JEFFERSON BLVD	MARCER INV LLC
	889	911 7TH ST	NOVA INVESTMENTS
	890	317 R L THORNTON FWY	NOVA INVESTMENT
O	891	411 FLEMING PL	SWILLING JOHN T & MARY L
	892	1009 JEFFERSON BLVD	CAMPBELL HORACE G
	893	1001 JEFFERSON BLVD	KARLE GEORGE FRANK
	894	306 MARSALIS AVE	SOUTHLAND CORP 12292

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	895	302 LANCASTER AVE	FERNANDEZ GUSTAVO
	896	312 LANCASTER AVE	GARCIA ZENOBIO JR
	897	919 JEFFERSON BLVD	TRINITY BASIN PREPARATORY INC
	898	945 JEFFERSON BLVD	KARLEN AUTO COMP INC
	899	910 JEFFERSON BLVD	MORRISON JAY II
	900	920 7TH ST	MCLAIN JESSE C &
	901	929 8TH ST	MARTINEZ RAUL & LETICIA
	902	910 JEFFERSON BLVD	MORRISON JAY II
	903	932 JEFFERSON BLVD	MORRISON JAY R
	904	930 8TH ST	RIOS PROPERTIES LLC
	905	819 JEFFERSON BLVD	RIOS PROPERTIES LLC
	906	200 MARSALIS AVE	REEVES GEORGE M ET AL
X	907	222 MARSALIS AVE	REEVES GEORGE M ET AL
	908	232 MARSALIS AVE	REEVES GEORGE M ET AL
	909	124 MARSALIS AVE	BALLAS VICTOR
	910	732 JEFFERSON BLVD	RIOS PROPERTIES LLC
	911	102 EWING AVE	LONGORIA LOUIS A
	912	108 EWING AVE	PUENTE DANIEL JAMES
O	913	525 R L THORNTON FWY	CHUNG TAI Y & SOON E
	914	719 11TH ST	TAYLOR PONTIAC INC
	915	133 LANCASTER AVE	GOODE BARBARA ANN
	916	133 LANCASTER AVE	TAYLOR PONTIAC
	917	611 JEFFERSON BLVD	BALLAS VICTOR
	918	610 10TH ST	BALLAS VICTOR
	919	600 10TH ST	BALLAS VICTOR
	920	620 10TH ST	BALLAS VICTOR
	921	300 MARSALIS AVE	Z B EAGLE PARTNERS LTD
O	922	1201 ELDORADO AVE	WISTERIA HILLS I LLC
X	923	1106 BALLARD AVE	MONTGOMERY AUDREY LEE ANN
	924	1115 BECKLEY AVE	BECKLEY PPTIES LTD
	925	1111 BECKLEY AVE	BECKLEY PPTIES LTD

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	926	1101 BECKLEY AVE	BECKLEY PPTIES LTD
	927	1201 ZANG BLVD	BRADEN EUGENE N &
	928	1317 MADISON AVE	NEWMAN WILLIAM E JR
	929	120 COLORADO BLVD	MARTINEZ BROS INV
	930	1211 BECKLEY AVE	BECKLEY PLACE PARTNERS LP
	931	1221 BECKLEY AVE	DEJONG VLADI &
	932	221 COLORADO BLVD	METHODIST HOSPITALS OF DALLAS
	933	200 COLORADO BLVD	KECHEJIAN TRUST
O	934	1322 BECKLEY AVE	JONES VICKI D
	935	123 COLORADO BLVD	AMIR KARIM
	936	115 COLORADO BLVD	AMIR KARIM
	937	211 COLORADO BLVD	BARR MARY CHRISTIAN TRUST
	938	203 COLORADO BLVD	MARY CHRISTIAN BARR TRUST
	939	1345 PLOWMAN AVE	COLLIE LUIS R
	940	1333 PLOWMAN AVE	S & N PARTNERS
	941	1327 PLOWMAN AVE	SANCHEZ DINO &
	942	1323 PLOWMAN AVE	RKCBJF LLC
	943	265 TILDEN ST	METHODIST HOSPITALS OF DALLAS
	944	1218 BISHOP AVE	AXXIS ENTERPRISES
	945	707 ZANG BLVD	HERSH KAPLAN RAY
	946	707 ZANG BLVD	HERSH BERNARD J ETAL
O	947	801 ZANG BLVD	BECKLEY PROPERTIES LTD
	948	900 ZANG BLVD	READ JOHN H II &
	949	1045 ZANG BLVD	MALLEY JOSEPH H &
	950	1033 ZANG BLVD	BALLAS VICTOR E LLC &
	951	1029 ZANG BLVD	VICTOR BALLAS & VA CAPITAL
	952	1912 BECKLEY AVE	REID JON ROY
	953	1902 BECKLEY AVE	TRINITY FLOOR COMPANY
	954	1902 BECKLEY AVE	SUNDOWN ASSOCIATES
	955	129 OREGON AVE	GVIRTZ JOE H
	956	211 OREGON AVE	TRINITY HARDWOOD DISTRIBUTORS INC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	957	123 OREGON AVE	123 E OREGON JV
	958	301 GREENBRIAR LN	BANKS BRYAN F
	959	110 OREGON AVE	FIRST AMENDED AND RESTATED REV MGMT TRUST
	960	210 OREGON AVE	WANG GLOBALNET
	961	235 MORGAN AVE	MCKEMIE M JEAN
	962	123 JULIAN ST	HOLLEMAN CONST CO
	963	209 JULIAN ST	STEARNS KENNETH L
	964	114 JULIAN ST	DARYL RICHARDSON GOURMET CATERING INC
	965	1616 BECKLEY AVE	STEWARD MICHAEL
	966	1620 BECKLEY AVE	STEWARD MICHAEL LEE
	967	227 GREENBRIAR LN	AMERICAN WAY INC
	968	1407 ZANG BLVD	THE RANKIN CORPORATION
	969	316 5TH ST	PETERSON JAY
	970	1126 ZANG BLVD	MAY JOSE FRANCISCO
	971	1112 ZANG BLVD	ELEVEN12 PROPERTIES LLC
	972	1026 BECKLEY AVE	HALL PATRICIA A
	973	107 6TH ST	GUAJARDO LEO II
	974	122 5TH ST	WHITLOCK NEILL DAVIDSON
	975	1909 BECKLEY AVE	BURDINE INDUSTRIES INC
	976	1114 LANCASTER AVE	SOUTHERN FOODS GROUP LP
	977	808 EWING AVE	TRINITY BASIN PREPARATORY
	978	309 MARSALIS AVE	LEAL ELVIRA TRUSTEE OF
	979	457 R L THORNTON FWY	MORA GUADALUPE
	980	720 JEFFERSON BLVD	LOPEZ ISRAEL
	981	545 R L THORNTON FWY	ELLIOTT DUPREE & EARLENE
	982	553 R L THORNTON FWY	TAYLOR LES PONTIAC INC
	983	620 JEFFERSON BLVD	TORRES MIGUEL A
	984	610 JEFFERSON BLVD	TNS INVESTMENTS LTD
	985	150 DAVIS ST	GARNER BRIAN S
	986	1133 ZANG BLVD	ZANG/MADISON PARTNERS LP
	987	126 COLORADO BLVD	HEBREE REVOCABLE LIVING TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	988	214 COLORADO BLVD	KECHIJIAN TRUST
	989	1306 BECKLEY AVE	CTA ASSOCIATES LP
O	990	1330 BECKLEY AVE	KESSLER WOMENS GROUP LLC
	991	225 COLORADO BLVD	SOUTHLAND CORP
	992	1222 BISHOP AVE	BISHOP COLORADO RETAIL PLAZA
	993	235 DAVIS ST	SRI REAL ESTATE PROPERTIES
	994	810 ZANG BLVD	AHA GROUP LP
	995	830 ZANG BLVD	JT REALTY INC
O	996	815 BECKLEY AVE	SHERRY IRWIN H & DALIA D TRUST NO 1
	997	1026 ZANG BLVD	MILLER DONALD W. & DONNA
	998	209 GREENBRIAR LN	LOCHRIDGE J O
	999	1401 ZANG BLVD	FOUNDERS PEAK LTD PS
	1000	1300 ZANG BLVD	GRAND BANK OF TEXAS
	1001	1619 BECKLEY AVE	AUSBROOKE LLC
	1002	1703 BECKLEY AVE	BG BROOKVIEW PARTNERS LTD
	1003	711 BECKLEY AVE	BECKLEY LLC
	1004	711 BECKLEY AVE	ROBINSON DARIN A
	1005	824 BLAYLOCK DR	KZ2
	1006	824 BLAYLOCK DR	RILEY HANNAH KATE
	1007	329 COLORADO BLVD	ARROW CREEK LLC
	1008	329 COLORADO BLVD	BALLAS VICTOR
	1009	329 COLORADO BLVD	BALLAS VICTOR
	1010	329 COLORADO BLVD	DJA REAL ESTATE LLC
	1011	329 COLORADO BLVD	ROCKWELL JOHN J
	1012	329 COLORADO BLVD	VA CAPITAL LLC &
	1013	329 COLORADO BLVD	HUBBARD DAVID
	1014	329 COLORADO BLVD	NUTTER CASSINDRA C &
	1015	329 COLORADO BLVD	GONDA JOHN C III & MARY M
	1016	329 COLORADO BLVD	AUGUSTINE ROGER B
	1017	329 COLORADO BLVD	WATERS LISA WHITEHEAD
	1018	329 COLORADO BLVD	SHOTZMAN DARREL S

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1019	329 COLORADO BLVD	STOUT TIMOTHY JAMES
	1020	329 COLORADO BLVD	LEPESKA ALLYN &
	1021	329 COLORADO BLVD	PUGH JETHRO JR
	1022	329 COLORADO BLVD	ROLONG NELSON A
	1023	329 COLORADO BLVD	WILLER ERIC
	1024	329 COLORADO BLVD	CASTLOO STANLEY LEE
	1025	329 COLORADO BLVD	LEPESKA ALLYN & ELLEN FITZSIMMONS
	1026	329 COLORADO BLVD	SEXTON RANDALL C
	1027	329 COLORADO BLVD	HENDON MARK D
	1028	329 COLORADO BLVD	GROSSMAN LEO M & GEORGIA A
	1029	329 COLORADO BLVD	NYANZI SUSAN A
	1030	329 COLORADO BLVD	CORNETTE MARVIN F
	1031	329 COLORADO BLVD	DAVIS JOHN M JR
	1032	329 COLORADO BLVD	BREN AARON &
	1033	329 COLORADO BLVD	CHASE HOME FINANCE LLC
	1034	329 COLORADO BLVD	BALLAS VICTOR E LLC
	1035	329 COLORADO BLVD	DAVIS LEVI & LORETTA
	1036	329 COLORADO BLVD	GONZALEZ CARLOS
	1037	312 PATTON AVE	BUILDERS OF HOPE CDC
	1038	312 PATTON AVE	AVILA JENNY CARRILLO
	1039	312 PATTON AVE	BUILDERS OF HOPE CDC
	1040	527 RIVERFRONT BLVD	LITFAM INVESTMENTS LC
	1041	531 RIVERFRONT BLVD	CHARALAMBOPOULOS FAY
	1042	535 RIVERFRONT BLVD	PRESCOTT INTERESTS LTD
	1043	270 R L THORNTON FWY	STATE OF TEXAS
	1044	1019 DODD ST	HOLMAN ETHEL
	1045	1019 SABINE ST	HAYES DIANNA
	1046	1015 SABINE ST	GOLDEN GATE ADULT REHABILITATION MINISTRY INC
	1047	1016 DODD ST	MARTINEZ MARIO
	1048	1012 DODD ST	PROCTOR JOHN & PROCTOR CHRISTINE
	1049	1008 HUTCHINS AVE	DALLAS TRANSIT SYSTEM

THE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1050	1030 RED OAK ST	SKYVIEW DEVELOPMENT LLC
	1051	1020 SABINE ST	DAVIS LUCY
	1052	523 EADS AVE	SKYVIEW DEVELOPMENT LLC
	1053	409 EADS AVE	KUNOFSKY MORRIS &
	1054	413 EADS AVE	WISNER TWAMEEKA
	1055	1008 7TH ST	DALLAS COUNTY PUBLIC
	1056	1023 CHURCH ST	SLIDER L G JR ETAL &
	1057	1024 CHURCH ST	COKELEY MAURICE
	1058	1023 9TH ST	GUTEN DONALD ESTATE
	1059	230 STARR ST	AHOURAMAZDA LLC
	1060	510 8TH ST	PONDEROSA 8TH LLC
	1061	520 8TH ST	BLESSED SACRAMENT PARISH
	1062	201 MARSALIS AVE	ROMAN CATH DIOCESE DALLAS
	1063	220 DENVER ST	MONROY MARINA
	1064	406 8TH ST	HOME AGAIN INC
	1065	400 8TH ST	CARVAJAL RICARDO & MARIA M
	1066	404 8TH ST	GARCIA MARGARITA
	1067	216 DENVER ST	FLORES DAMIANA J &
	1068	412 8TH ST	ORTEGA ELENA
	1069	408 8TH ST	ORTEGA ELENA
	1070	430 8TH ST	GOMEZ MARCOS MARIA
	1071	426 8TH ST	MUNOZ CATALINA PADILLA
	1072	221 STARR ST	CARRANZA JESUS G & MARIA
	1073	220 PATTON AVE	ROSALES MARGARITA &
	1074	312 8TH ST	MARTINEZ GABRIEL V
	1075	320 8TH ST	320 E 8TH ST LAND TRUST
	1076	316 8TH ST	GOMEZ MARIA EST OF
	1077	217 DENVER ST	CISNEROS SOCORRO LOPEZ
	1078	225 DENVER ST	SANCHEZ JOE
	1079	328 8TH ST	GARCIA CLYDE D & MARIE
	1080	324 8TH ST	GARCIA MARIA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1081	527 10TH ST	MACIAS ROBERTO &
	1082	1022 9TH ST	MANNING BROS BARNETT LTD
	1083	1020 9TH ST	MANNING BROTHERS BARNETT LTD INC
	1084	1021 10TH ST	COMMON GROUND COMM ECO
	1085	514 R L THORNTON FWY	GRANT CURTIS SR
	1086	508 R L THORNTON FWY	PATRICK REALTY CORP
	1087	510 R L THORNTON FWY	GOLDEN GATE BAPTIST CHURC
	1088	1008 BETTERTON CIR	BELL LEOLA
	1089	208 FLEMING AVE	MARQUEZ FROILAN
	1090	210 FLEMING AVE	LIRA ISMAEL & ROSARIO
	1091	535 JEFFERSON BLVD	VAZQUEZ HOLDINGS GROUP LP
	1092	510 10TH ST	OAK CLIFF UNITED
	1093	115 MARSALIS AVE	OAK CLIFF UNITED METHODST
	1094	117 MARSALIS AVE	OAK CLIFF UNITED METH CH
	1095	320 UPTON ST	MCDONALD BETTY S
	1096	400 MARSALIS AVE	TEXAS STATE OF
	1097	1015 BETTERTON CIR	WOODERT ROBERT
	1098	228 DAVIS ST	WEST DAVIS INVESTMENTS LLC
	1099	629 ELSBETH ST	EVERLAST CONSTRUCTION LLC
	1100	212 NEELY ST	1122 HOLDINGS LLC
	1101	627 ELSBETH ST	ACQUISTO MICHAEL F
	1102	621 ELSBETH ST	MENA JUAN BARRERA
	1103	615 ELSBETH ST	MATRIX PARTNERS LP
	1104	210 CANTY ST	MACIAS JESUS & IRMA V
	1105	727 ELSBETH ST	MARTINEZ JOSE SANTOS &
	1106	733 ELSBETH ST	MACIAS EDGAR A
	1107	719 ELSBETH ST	ACQUISTO AMY F
	1108	713 ELSBETH ST	FLORES DORA
	1109	709 ELSBETH ST	CANALES ROBERTO M &
O	1110	701 ELSBETH ST	701 ELSBETH LLC
	1111	833 ELSBETH ST	TAYLOR EVELYN S LIVING TRUST &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1112	839 ELSBETH ST	PRINCE MICHAEL
X	1113	825 ELSBETH ST	RICHINS RANDALL K
	1114	819 ELSBETH ST	MARTIN JEREMY &
X	1115	815 ELSBETH ST	ROPPOLO MATTHEW J
	1116	813 ELSBETH ST	CERVANTES CECILIA H
	1117	809 ELSBETH ST	A & E HOUSING LLC
	1118	805 ELSBETH ST	MARTINEZ AGUSTIN
	1119	801 ELSBETH ST	CLIMER NICHOLAS I &
	1120	904 MADISON AVE	FLORES RAMON
	1121	908 MADISON AVE	NOEL EMANUEAL B
	1122	912 MADISON AVE	BELTRAN MARY A
	1123	918 MADISON AVE	MOTA CONSUELO
	1124	917 ELSBETH ST	BROWN CYNTHIA R
	1125	913 ELSBETH ST	TORRES EDGAR ALFREDO
	1126	909 ELSBETH ST	PEREZ VICENTE
	1127	907 ELSBETH ST	HERNANDEZ BELEN I
	1128	901 ELSBETH ST	MATA RENE R
	1129	314 NECHES ST	HERNANDEZ FRANCISCO
	1130	1037 MADISON AVE	CHIBLI EMILIO
	1131	1031 MADISON AVE	ROGERS LINDSEY
	1132	1029 MADISON AVE	CHIBLI EMILIO & ANA
	1133	1002 MADISON AVE	MONROY AMANDO
	1134	1006 MADISON AVE	MARTINEZ JOSE JUAN &
	1135	1010 MADISON AVE	ESCALANTE JOSE JESUS &
	1136	1012 MADISON AVE	HERNANDEZ SUZANNE
	1137	1016 MADISON AVE	RANGEL JOSE DE LA LUZ
	1138	1034 MADISON AVE	TOBAR SALVADOR
O	1139	1036 MADISON AVE	JONISO LLC
	1140	212 NECHES ST	CORDOSO ERNESTO
	1141	1041 ELSBETH ST	OJEDA ISAIAS &
	1142	1020 MADISON AVE	VALADEZ BENITA

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1143	1037 ELSBETH ST	CARDOSO PRUDENCIO
	1144	1024 MADISON AVE	HOPKINS ALAN
X	1145	1033 ELSBETH ST	DAVILA PEDRO R &
	1146	1027 ELSBETH ST	JIMENEZ MARIA
	1147	1021 ELSBETH ST	DAVILA JOSE R
	1148	1028 MADISON AVE	DIAZ CARMEN D
	1149	1023 ELSBETH ST	ALMAZAN BENITA DEL CARMEN
	1150	1013 ELSBETH ST	TIJERINA JOSE M & SILVIA DELGADO
	1151	1011 ELSBETH ST	SALDIVAR RAUL
	1152	1007 ELSBETH ST	MENDOZA JUANA NAOMI
	1153	1003 ELSBETH ST	LIMON PAULA
	1154	1212 HAINES AVE	MATYASTIK PAUL J
X	1155	1234 HAINES AVE	PROHASKA THOMAS M & JILL M
	1156	330 COLORADO BLVD	HUGHES WENDY L
	1157	328 COLORADO BLVD	ANDROSOV TATIANA
	1158	1102 BISHOP AVE	ALBA MERCEDES
	1159	1114 BISHOP AVE	DEVPROP 1 LLC
	1160	1167 MADISON AVE	DELEON SERGIO & OLGA A
	1161	1155 MADISON AVE	LOMAS HOMAR C &
	1162	1151 MADISON AVE	RIVERA ELOINA R
	1163	1147 MADISON AVE	GARY ROLLIN F &
	1164	1141 MADISON AVE	OCHOA RENE & DEBORAH
	1165	1139 MADISON AVE	ALANIZ MARIA DEL R
	1166	1135 MADISON AVE	JC LEASING LLP
	1167	1131 MADISON AVE	NAVARRO ADAN &
	1168	1125 MADISON AVE	OCHOA RENE A &
	1169	1119 MADISON AVE	LOPEZ PEDRO & BEATRIZ
	1170	1115 MADISON AVE	TORRES JUAN M &
	1171	1111 MADISON AVE	OCHOA JUAN S & MARTHA C
	1172	1107 MADISON AVE	VILLEGAS MARY ISABEL
	1173	1101 MADISON AVE	ARELLANO JULIO NAVA &

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1174	130 JEFFERSON BLVD	DALLAS COUNTY FLOOD
	1175	1640 HANDLEY DR	MALLINSON LUKE W &
	1176	141 GREENBRIAR DR	SCOTT KACEY & JAKE B
	1177	1611 RIO VISTA DR	CHERNOCK CHRISTIAN S
	1178	1616 RIO VISTA DR	DANIEL LYNSEY
X	1179	1612 RIO VISTA DR	TRAYLOR GARY L &
	1180	1606 RIO VISTA DR	ALEXANDER BRIAN & BICK SARAH
	1181	418 8TH ST	WINN ELISE LIFE ESTATE EST OF
	1182	422 8TH ST	ROCHA ANTONIO
	1183	1215 BISHOP AVE	SMITH RODDIE ROBERT
	1184	1211 BISHOP AVE	PALCHIK DIANA
	1185	1163 MADISON AVE	ARELLANO JULIO &
	1186	701 RIVERFRONT BLVD	INDUSTRIAL GOLD RUSH LTD
X	1187	1639 HANDLEY DR	TUCKER TOBY & REBECCA
O	1188	1629 HANDLEY DR	HOMAN KATHERINE LIFE ESTATE
X	1189	133 GREENBRIAR LN	JOHNSTON JOHN & PATRICIA
	1190	525 RIVERFRONT BLVD	LITFAM INVESTMENTS LC
	1191	543 RIVERFRONT BLVD	MITCHELL YARA L
	1192	330 R L THORNTON FWY	KIRBYS KREATIVE LEARNING
	1193	1010 8TH ST	GONZALEZ GERARD S
	1194	111 MARSALIS AVE	MACIAS ROBERTO &
	1195	101 MARSALIS AVE	CAHUA ROSA E
	1196	105 MARSALIS AVE	MACIAS JESUS & IRMA
	1197	549 JEFFERSON BLVD	OAK CLIFF UNITED METHODST
	1198	632 R L THORNTON FWY	ARCHLAND PROPERTY II LP
	1199	628 R L THORNTON FWY	MIDBELT PROPERTIES LP
	1200	301 MARSALIS AVE	ROBERTOS LAVADERIA LLC
	1201	309 MARSALIS AVE	ALLAN REBECA
	1202	138 DAVIS ST	DALLAS CITY OF
	1203	510 ZANG BLVD	BANJO VENTURES LTD
	1204	108 DAVIS ST	LA ESTRELLA DE CUELLAR INC

04/21/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1205	238 DAVIS ST	VICTOR PROPERTIES LLC
	1206	218 DAVIS ST	ENGLISH FAMILY LTD PS
	1207	105 8TH ST	WILSON ED
	1208	421 BECKLEY AVE	1260 WEST SPRING
	1209	411 BECKLEY AVE	1260 WEST SPRING
	1210	114 7TH ST	RUIZ MANUEL SNS
	1211	1122 BISHOP AVE	WILLIAMS DEBRA C M K
	1212	2121 HARDWICK ST	U S POSTAL SERVICE
	1213	320 R L THORNTON FWY	SKYVIEW DEVELOPMENT LLC
	1214	424 R L THORNTON FWY	VICTRON STORES LP
	1215	542 9TH ST	HARRIS CLAYTON SCHULZ INC
	1216	630 R L THORNTON FWY	POP HOLDINGS LP
	1217	602 R L THORNTON FWY	ATLAS FINANCIAL SERVICE LLC
	1218	721 R L THORNTON FWY	TRIBOX REAL ESTATE LLC
	1219	204 DAVIS ST	204 WD LTD
	1220	202 DAVIS ST	AJEDL LLC
	1221	1441 BECKLEY AVE	PAVILION PROPERTIES
	1222	1401 STEMMONS AVE	PAVILLION PROP
	1223	1441 BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
	1224	221 COLORADO BLVD	METHODIST HOSPITALS OF DALLAS
	1225	1213 BISHOP AVE	ARCHER PHILLIP D
	1226	1150 BISHOP AVE	OAK CLIFF LAND DEV CO
	1227	801 RIVERFRONT BLVD	INDUSTRIAL GOLD RUSH LTD
	1228	621 CLARENDON DR	DALLAS CITY OF

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

5 00000248833000000
MALONE TONY L
914 N MARSALIS AVE
DALLAS, TEXAS 75203-1120

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

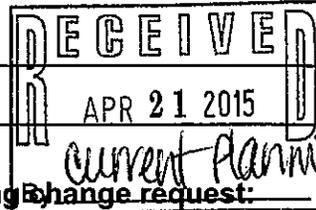
- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: _____



STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: *The sign restriction is not what it is
we in other of the city. I wish as
soon as possible to go ahead. Is idiotic!!!
Who doesn't for my block who the city has!!!!*

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

[Signature]
Signature (and Title if applicable)
4-17-2015 9:55 AM

[Signature]
Signature (and Title if applicable)
for other Area
of the City

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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37 00000249178000000
DRAKEMONT JOINT VENTURE
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

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Street Address: 700 N. MARSALES

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support Opposed

Comments: to work rates

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

[Signature]
Signature (and Title if applicable)

[Signature]
Signature (and Title if applicable)

4/17/15
Date and Time (both must be provided)

4/17/15
Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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61 00000249286000000
THOMAS BRIAN M
708 BLAYLOCK DR
DALLAS, TEXAS 75203-1340

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner**

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

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Street Address: _____

STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

Comments: Pass ~~this~~ this sucker already! We are overwhelmingly in favor of this.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)

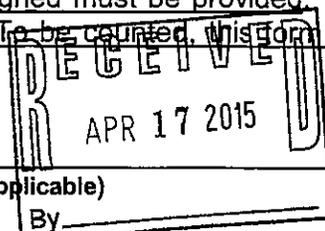
4/14/15

Date and Time (both must be provided)

Signature (and Title if applicable)

By _____

Date and Time (both must be provided)



CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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74 00000249328000000
EL PATO JOINT VENTURE
PO BOX 861025
RICHARDSON, TEXAS 75085-0000

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

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Street Address: 722 N WAASAKIS

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: WE HAVE enough regular
the existing zoning is OK

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

[Signature]
Signature (and Title if applicable)
[Signature]
Date and Time (both must be provided)
4/17/15

RECEIVED
APR 17 2015
[Signature]
Signature (and Title if applicable)
Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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129 00000250039000100
MECCA APRIL INC
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
Authorized by a power of attorney
Representing a majority of property owners

Business/Organization

- President/Vice President
General Partner
Attorney in fact

Condominium

- Governing body*
Individual owner **

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Street Address: 615-621 N LANCASTER
Dallas TX

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
Opposed

Comments: This would keep me from building a new project

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Handwritten signatures: [Signature] President

Signature (and Title if applicable)

Handwritten signature and date: Nona 5/17/15

Signature (and Title if applicable)

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

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133 00000250060000000
SANDBERG LEIF A
612 BLAYLOCK DR
DALLAS, TEXAS 75203-1338

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
Authorized by a power of attorney
Representing a majority of property owners

Business/Organization

- President/Vice President
General Partner
Attorney in fact

Condominium

- Governing body*
Individual owner **

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Street Address:

STEP 3 Indicate your support or opposition to the proposed zoning change request:

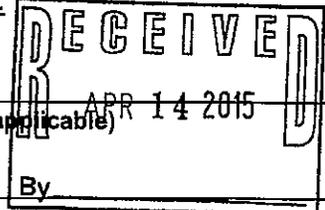
- Support
Opposed

Comments: DO NOT INCREASE RESIDENTIAL DENSITY WITHIN HISTORIC DISTRICT BOUNDARY. (NO GARAGE APARTMENTS.)

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)
Date and Time (both must be provided)

Signature (and Title if applicable)
Date and Time (both must be provided)



APRIL 22, 2015



REPLY FORM

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165 0000025017700000
STONERIDGE JOINT VENTURE
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

Business/Organization

Condominium

- Property owner, Authorized by a power of attorney, Representing a majority of property owners, President/Vice President, General Partner, Attorney in fact, Governing body*, Individual owner**

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.
** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: 501 N Meadows Dallas Tx

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support, Opposed

Comments: To much regulations existing zoning is ok

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature and Title fields with handwritten signatures and dates (4/17/15)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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366 00000251068000000
PATEL RAJNIKANT L
2642 BLACK BEAR DR
NEW BRAUNFELS, TEXAS 78132-4179

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because i am... (Check only one box.)

Individual

- Property owner (checked)
Authorized by a power of attorney
Representing a majority of property owners

Business/Organization

- President/Vice President
General Partner
Attorney in fact

Condominium

- Governing body*
Individual owner **

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Street Address: 921 E. 8TH STREET
DALLAS, TX 75203

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
Opposed (checked)

Comments: Been there 30 years

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Rajnikant Patel OWNER
Signature (and Title if applicable)
April 16, 2015, 11 AM
Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



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Z067-203 (VM)

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432 00000252973000000
FOUNTAIN VILLA JV
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Individual

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Representing a majority of property owners

Business/Organization

- President/Vice President
General Partner
Attorney in fact

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- Governing body*
Individual owner **

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Street Address: 220 & 242 S Marshall
Dallas TX

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
Opposed

Comments: We don't need more regulations

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)
Date and Time (both must be provided)

Signature (and Title if applicable)
Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

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436 00000252991000000
VIRGINIA JV
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Authorized by a power of attorney
Representing a majority of property owners

Business/Organization

- President/Vice President
General Partner
Attorney in fact

Condominium

- Governing body*
Individual owner **

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Street Address: 202 S MARSHALL S

STEP 3 Indicate your support or opposition to the proposed zoning change request:

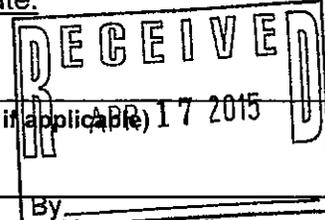
- Support
Opposed

Comments: To much regulation
already laws are ok

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)
Date and Time (both must be provided)

Signature (and Title if applicable)
Date and Time (both must be provided)



CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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596 00000265255000000
ELAINE S GORENSTEIN
LESTER E LLANTZ
818 ELSBETH ST
DALLAS, TEXAS 75208-4224

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: _____

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: Parking is ~~too~~ inadequate as stated in the proposal. Building heights are too high in residential areas. Residential parking should not be counted. No restaurants or bars.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Elaine Lantz (Gorenstein)

Lester Eugene Lantz

Signature (and Title if applicable)

Signature (and Title if applicable)

4/16/15

9:30 AM

4/16/15

9:31 AM

Date and Time (both must be provided)

Date and Time (both must be provided)

APRIL 22, 2015



CITY OF DALLAS

REPLY FORM

Z067-203 (VM)

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1113 00000263263000000
RICHINS RANDALL K
825 ELSBETH ST
DALLAS, TEXAS 75208-4225

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At (214) 670-4130 or
donna.moorman@dallascityhall.com
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llamar a Olga Torres Holyoak al teléfono (214)
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Street Address:

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
Opposed (checked)

Comments: I AM OPPOSED TO THE PROPOSED CHANGES TO THE AREAS ALONG ELSBETH, ELDORADO, BALLARD, MADISON WHICH ARE CURRENTLY R-5 AND R-75. I AM VERY OPPOSED TO CHANGING THE "SUBDISTRICTS" TO MIXED USE.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Handwritten signature of Randall K. Richins

Signature (and Title if applicable)

4-17-2015 1:45 PM

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)

APRIL 22, 2015



REPLY FORM

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1179 00000332605000000
TRAYLOR GARY L &
JANET TRAYLOR
1612 RIO VISTA DR
DALLAS, TEXAS 75208-2338

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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General Partner
Attorney in fact

Condominium

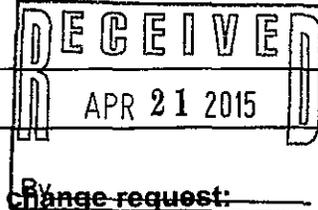
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Individual owner **

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Street Address: 1612 Rio Vista Drive
Dallas, TX 75208



STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support (checked)
Opposed

Comments: We are supporting the Ordinance revised with Councilmember Griggs on April 16, 2015 and published online April 17, 2015.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

[Signature]
Signature (and Title if applicable)

4/18/15 11:00 am

Date and Time (both must be provided)

[Signature]
Signature (and Title if applicable)

4-18-15 11:15 A.M.

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

APRIL 22, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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1188 003779000B01E0000
HOMAN KATHERINE LIFE ESTATE
1629 HANDLEY DR
DALLAS, TEXAS 75208-2335

For information contact Donna Moorman
At (214) 670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Street Address:

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
Opposed

Comments: This is in favor of the ordinance revised with CM Griggs on April 16, 2015 and published online April 17, 2015

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Katherine Homan

Signature (and Title if applicable)

Signature (and Title if applicable)

4/18/15 9:00 AM

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



REPLY FORM

CASE NO:

Z067-203 (VM) ✓

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37 00000249178000000
DRAKEMONT JOINT VENTURE
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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- Attorney in fact

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Street Address: 200 N MARSAVIS

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support Opposed

Comments: this change is a mess

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

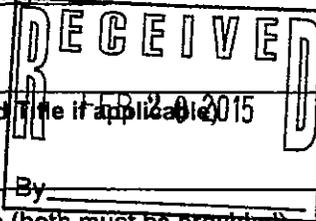
Signature (and Title if applicable)

[Handwritten Signature]
Neer 2/17/15

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)



CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



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129 00000250039000100
MECCA APRIL INC
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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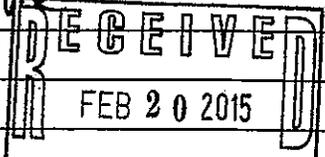
STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: 517-21 Lakewood

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support Opposed

Comments: We don't need more regulation



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John
Signature (and Title if applicable) John

2/17/15
Signature (and Title if applicable)

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



REPLY FORM

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165 00000250177000000
STONERIDGE JOINT VENTURE
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Street Address: 501 N MARSALIS

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: We need to leave existing alone

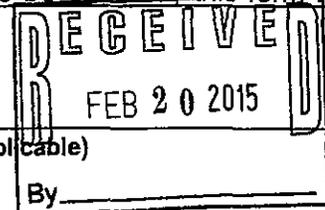
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[Signature]
Signature (and Title if applicable)
[Signature] 2/17/15

Date and Time (both must be provided)

[Signature]
Signature (and Title if applicable)
By _____

Date and Time (both must be provided)



CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



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432 00000252973000000
FOUNTAIN VILLA JV
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
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Street Address: 2289 242 & S. MARSH CTS

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: This is terrible
would make doing things much
harder

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[Signature]
Signature (and Title if applicable)
Noon 2/17/15

[Signature]
Signature (and Title if applicable)
[Stamp: FEB 20 2015]

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



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436 00000252991000000
VIRGINIA JV
PO BOX 851025
RICHARDSON, TEXAS 75085-1025

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At (214) 671-5724 or
valerie.miller1@dallascityhall.com
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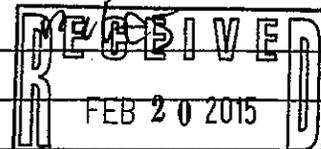
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Street Address: 202 S MARSALIS

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: We do not need more



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[Signature]
Signature (and Title if applicable)
noon 2/17/15

[Signature]
Signature (and Title if applicable)

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

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506 0000026356900000
WALDEN PAUL &
SHARON A MCFADDEN
1124 BALLARD AVE
DALLAS, TEXAS 75208-4107

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
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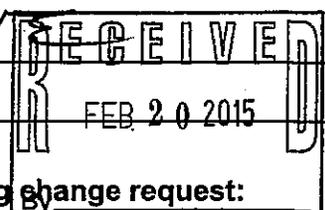
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Street Address: 1132 BALLARD AVE



STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: NO RTN ON EAST SIDE OF BALLARD. THE ONE CONSIDERED WR-3 SUB B MAKES MORE SENSE & IS LESS HARMFUL THAN RTN WHICH IS SERIOUS BACK-ZONING.

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2/17/15 6:00 pm

Date and Time (both must be provided)

2-17-15 6:00 pm

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



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508 0000026357500000
MCFADDEN SHARON A &
LAWRENCE PAUL WALDEN
1124 BALLARD AVE
DALLAS, TEXAS 75208-4107

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
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llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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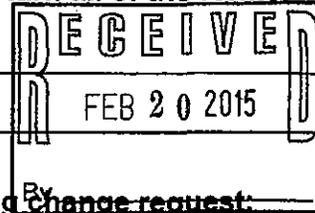
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Street Address: _____



STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

Comments: NO RTN on East Side of BALLARD. The one
considered WR-3 SUB B makes more sense
It is less harmful than RTN which is serious
BACK-30 WINS

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Signature (and Title if applicable)

2/17/15 6:00 pm

Date and Time (both must be provided)

Signature (and Title if applicable)

2-17-15 6:00 pm

Date and Time (both must be provided)

FEBRUARY 25, 2015



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554 00000264745000000
WALDEN LAWRENCE PAUL &
SHARON ANN MCFADDEN
1124 BALLARD AVE
DALLAS, TEXAS 75208-4107

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: 1123 BALLARD AVE

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: NO RTN East Side of BALLARD AVE. The once considered WR-3! SUB B makes more sense - RTN is serious BACK-ZONING + harmful to property owners & immediate area

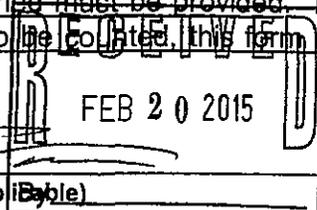
STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

[Signature]
Signature (and Title if applicable)

2/19/15 6:00 pm
Date and Time (both must be provided)

[Signature]
Signature (and Title if applicable)

2-19-15 6:00 pm
Date and Time (both must be provided)



FEBRUARY 25, 2015



**REPLY
FORM**

Z067-203 (VM)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Council hearing date.

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907 00000251659000000
REEVES GEORGE M ET AL
2601 N CARROLL AVE
DALLAS, TEXAS 75204-3009

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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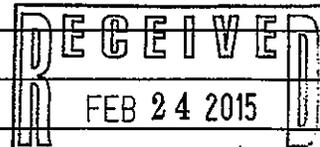
STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: 200, 222, 226, + 232 N. Marsalis, 609, 611 Nineth St, 612 Eighth

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: Not clear on the full impact



STEP 4 Sign below. For this form to be valid, the **date and time** you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)

Signature (and Title if applicable)

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



REPLY FORM

CASE NO:

Z067-203 (VM) ✓

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923 0000026355700000
MONTGOMERY AUDREY LEE ANN
1108 BALLARD AVE
DALLAS, TEXAS 75208-4107

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Street Address: 1108 & 1106 BALLARD AVE

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: NO RTN EAST SIDE OF BALLARD AVE

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Audrey Montgomery
Signature (and Title if applicable)
Feb. 18, 2015 8:00 PM
Date and Time (both must be provided)

RECEIVED
FEB 20 2015
Signature (and Title if applicable)
By _____
Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

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1113 00000263263000000
RICHINS RANDALL K
825 ELSBETH ST
DALLAS, TEXAS 75208-4225

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

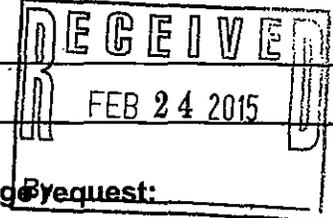
- Governing body*
- Individual owner **

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Street Address: _____



STEP 3 Indicate your support or opposition to the proposed zoning change by request:

- Support
- Opposed

Comments: WE OPPOSE ANY CHANGE TO THE RESIDENTIAL SINGLE-FAMILY ZONING ON ELSBETH. WE ALSO OPPOSE ANY ZONING ALLOWING RESTAURANTS OR BARS ALONG WEST LANE BETWEEN BECKLEY AND DAVIS.

STEP 4 Sign below. For this form to be valid, the **date and time** you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Randall K. Kalin

Signature (and Title if applicable)

Signature (and Title if applicable)

2-18-2015 2:40 AM CSB

Date and Time (both must be provided)

Date and Time (both must be provided)

25 DE FEBRERO, 2015



REPLY FORM

CASE NO:

Z067-203 (VM)

Esta notificación se le ha enviado porque su propiedad o propiedades están en el área o cerca del área en donde han sido una petición para un cambio de zona. Como dueño de propiedad, usted puede estar a favor o en contra de esta petición. Para que su voto cuente, esta forma debe ser recibida antes de las doce del día anterior al día de la junta pública del Consejo de la Ciudad.

Solo el original de esta forma o una respuesta escrita que cumpla con los requisitos del Código de Desarrollo de la Ciudad de Dallas, Sección 51A-4.701 puede ser usado. Fotocopias y facsímiles de esta forma no serán aceptadas.

1145

Para mas información contacte a Olga Torres Holyoak al teléfono (214) 670-4525 o olga.torholy@dallascityhall.com.

STEP 1 Yo estoy autorizado(a) a firmar esta forma porque yo soy... (Marque sólo un cuadro.)

Individual

- Dueño(a) de Propiedad
- Autorizado por poder de abogado
- Representando la mayoría de los Propietarios

Negocio/Organización

- Presidente/Vicepresidente
- Socio General
- Abogado Responsable

Condominios

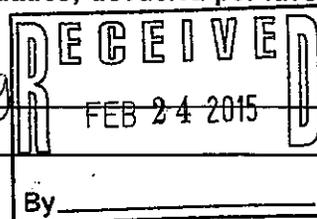
- Administrador*
- Propietario Único **

Yo estoy autorizado(a) a firmar como representante de la asociación de dueños de la propiedad y de acuerdo a las reglas de las reglas del conjunto residencial.

Si usted es dueño de un condominio debe incluir una copia del documento legal que le autoriza como propietario individual y una copia separadamente del grupo administrativo de los condominios.

STEP 2 Indique la dirección (o direcciones) de su propiedad si es diferente de la dirección en la etiqueta arriba. (No indique un buzón de correo por favor). Si usted es dueño de varias propiedades; devuelva por favor todos los impresos.

Dirección: We already have enough problems with parking as it is, having more busi nesses it gets worse



STEP 3 Indique si esta a favor o en contra de la petición de cambio de zona:

- A Favor
- En Contra

Comentarios:

LLA TENEMOS SUFICIENTES PROBLEMAS CON EL ESTACIONAMIENTO ASI COMO ESTAMOS CON MAS NEGOSIOS PIOR SE PONE

STEP 4 Firma abajo: Para que esta forma sea valida, la fecha y la hora en que usted firmó debe ser incluida. Doble la forma como se indica en el reverso de esta hoja y envíela por correo o entréguela personalmente. Para que su voto sea contado, esta forma debe ser recibida antes de las doce del día, el día anterior a la junta publica del Consejo de la Ciudad.

Pedro A Davila 2-17-2015-5:40 P.M. DUEÑO

Firma (y titulo si es aplica)

Firma (y titulo si es aplica)

Herminia M. DAVILA 2-17-2015-5.40 P.M. DUEÑA

Fecha y hora (debe proveer las dos)

Fecha y hora (debe proveer las dos)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



CITY OF DALLAS

REPLY FORM

CASE NO:

Z067-203 (VM)

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1187 003779000B01D0000
TUCKER TOBY & REBECCA
1639 HANDLEY DR
DALLAS, TEXAS 75208-2335

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

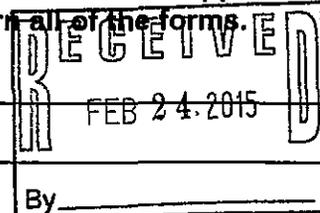
- Governing body*
- Individual owner **

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Street Address: 1639 Handley Dr



STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support Opposed

Comments: Many objectionable provisions including 20 story Heights across Beckley extending to the Trinity levees

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)

Toby Tucker-owner
2/18/15 3:38pm CST

Date and Time (both must be provided)

Signature (and Title if applicable)

[Signature]
2/18/15 3:38pm CST

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

FEBRUARY 25, 2015



CITY OF DALLAS

REPLY FORM

CASE NO:

Z067-203 (VM)

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1189 0037790B0001B0000
JOHNSTON JOHN & PATRICIA
133 W GREENBRIAR LN
DALLAS, TEXAS 75208-2303

For information contact Valerie Miller
At (214) 671-5724 or
valerie.miller1@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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- Attorney in fact

Condominium

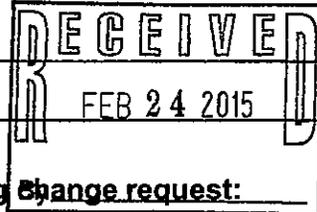
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- Individual owner **

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Street Address: _____



STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

Comments: Plan Commission's recommendations allow 20-story buildings between Beckley & Trinity River.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

[Signature]
Signature (and Title if applicable)

Patricia Johnston
Signature (and Title if applicable)

2/20/2015 12:25 PM

2-20-15 @ 12:25 pm

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY PLAN COMMISSION HEARING DATE
July 24, 2014

August 7, 2014



REPLY FORM

CASE NO:

Z067-203 (VM) ✓

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597 1000026509000000
BISHOP 1910 PARTNERS LTD
1310 MANUFACTURING ST STE 101
DALLAS, TEXAS 752076508

RECEIVED JUL 14 2014

For information contact Valerie Miller at
(214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Street Address: 635 N. Zang Dallas, TX 75208

STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

Comments: Steering Committee Recommendation

RECEIVED BY

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Signature (and Title if applicable)

[Signature]
7/25/14 3:00 pm

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)

CITY PLAN COMMISSION HEARING DATE

July 24, 2014

August 7, 2014



CITY OF DALLAS

REPLY FORM

CASE NO:

2067-203 (VM) ✓

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155 0000250105000000
PENA ALFREDO & ASHLEY C
410 E 5TH ST
DALLAS, TEXAS 752031316

For information contact Valerie Miller at
(214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
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Business/Organization

- President/Vice President
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- Attorney in fact

Condominium

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Street Address: _____

STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

Comments: We cannot support changes which do not more closely resemble the recommendations of the steering committee.

RECEIVED BY
JUL 25 REC'D

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Ashley Pena

Signature (and Title if applicable)

12:33 pm 07/22/2014

Date and Time (both must be provided)

[Signature]

Signature (and Title if applicable)

7-22-14 1:17 PM

Date and Time (both must be provided)

CITY PLAN COMMISSION HEARING DATE

July 24, 2014

August 7, 2014



REPLY FORM

CASE NO:

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384 0000251068000000
PATEL RAJNIKANT L
2642 BLACK BEAR DR
NEW BRAUNFELS, TEXAS 781324179

For information contact Valerie Miller at (214) 671-5724 or valerie.miller@dallascityhall.com
Si desea información en español, favor de llamar a Olga Torres Holyoak al teléfono (214) 670-4525.

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Street Address: 921 E. 8TH STREET
DALLAS TX 75203

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: Been business. For 30 Years RECEIVED BY
and depend on it

JUL 28 REC'D

Current Planning

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Rajnikant Patel

Signature (and Title if applicable)

July 22, 2014, 12:05pm

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)

CITY PLAN COMMISSION HEARING DATE
July 24, 2014

August 7, 2014



REPLY FORM

CASE NO:

Z067-203 (VM) ✓

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577 10000263947000000
BUCKOVAN COPE CYNTHIA JEAN
1430 ENGLEWOOD RD
DALLAS, TEXAS 752031217

For information contact Valerie Miller at
(214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

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Street Address: _____

Current Planning
JUL 31 REC'D

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: I OPPOSE WMU-20 - I DO NOT WANT 20 story Buildings in my neighborhood - MAX 3

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Cynthia Jean Buckovan Cope

Signature (and Title if applicable)

Signature (and Title if applicable)

July 30 2014 10:00 PM

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY PLAN COMMISSION HEARING DATE

July 24, 2014

August 7, 2014



CITY OF DALLAS

REPLY FORM

CASE NO:

Z067-203 (VM) ✓

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

626 10000265255000000
ELAINE S GORENSTEIN
LESTER E LLANTZ
818 ELSBETH ST
DALLAS, TEXAS 752084224

For information contact Valerie Miller at
(214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: _____

RECEIVED BY

AUG 06 REC'D

Current Planning

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: Okay to keeping zoning as is on Elsbeth
Not okay with changes on zoning. NO restaurants, bars
parking requirements need to be increased
not decreased

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Elaine S Gorenstein

Signature (and Title if applicable)

Aug 5, @ 12 noon

Date and Time (both must be provided)

Lester Eugene Lantz

Signature (and Title if applicable)

Aug 5 @ 12 noon

Date and Time (both must be provided)

2014

CITY PLAN COMMISSION HEARING DATE
July 24, 2014

August 7, 2014



REPLY FORM

CASE NO:

Z067-203 (VM) ✓

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

1082 10000263263000000
RICHINS RANDALL K
825 ELSBETH ST
DALLAS, TEXAS 752084225

For information contact Valerie Miller at
(214) 671-5724 or
valerie.miller@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: _____

STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

Comments: THE PROPOSED ZONING FOR THE WEST SIDE OF ZANG FROM 5TH TO DAVIS PROVIDES ZERO TRANSITION BUFFER PROTECTION FOR OUR NEIGHBORHOOD AND WOULD ALLOW RESTAURANTS & BARS WITH INSUFFICIENT PARKING REQUIREMENTS. DON'T TURN US INTO LOWER GREENVILLE!!!

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before either the City Plan Commission hearing date or the City Council hearing date.

Signature (and Title if applicable)

8-4-2014 1:00 PM

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 46E

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 9,440 square feet of land from Kambiz Khadivi located on Junius Street at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$15,860 (\$14,160 plus closing costs and title expenses not to exceed \$1,700); an increase of \$4,720 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes a settlement for the acquisition of a subsurface easement located under approximately 9,440 square feet of land from Kambiz Khadivi for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. This settlement will allow acquisition of the property without proceeding with condemnation proceedings.

The original authorizing resolution authorized an offer amount of \$9,440. That amount is being increased to \$14,160 plus closing costs and title expenses not to exceed \$1,700.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

On February 11, 2015, City Council approved Resolution No. 15-0287.

FISCAL INFORMATION

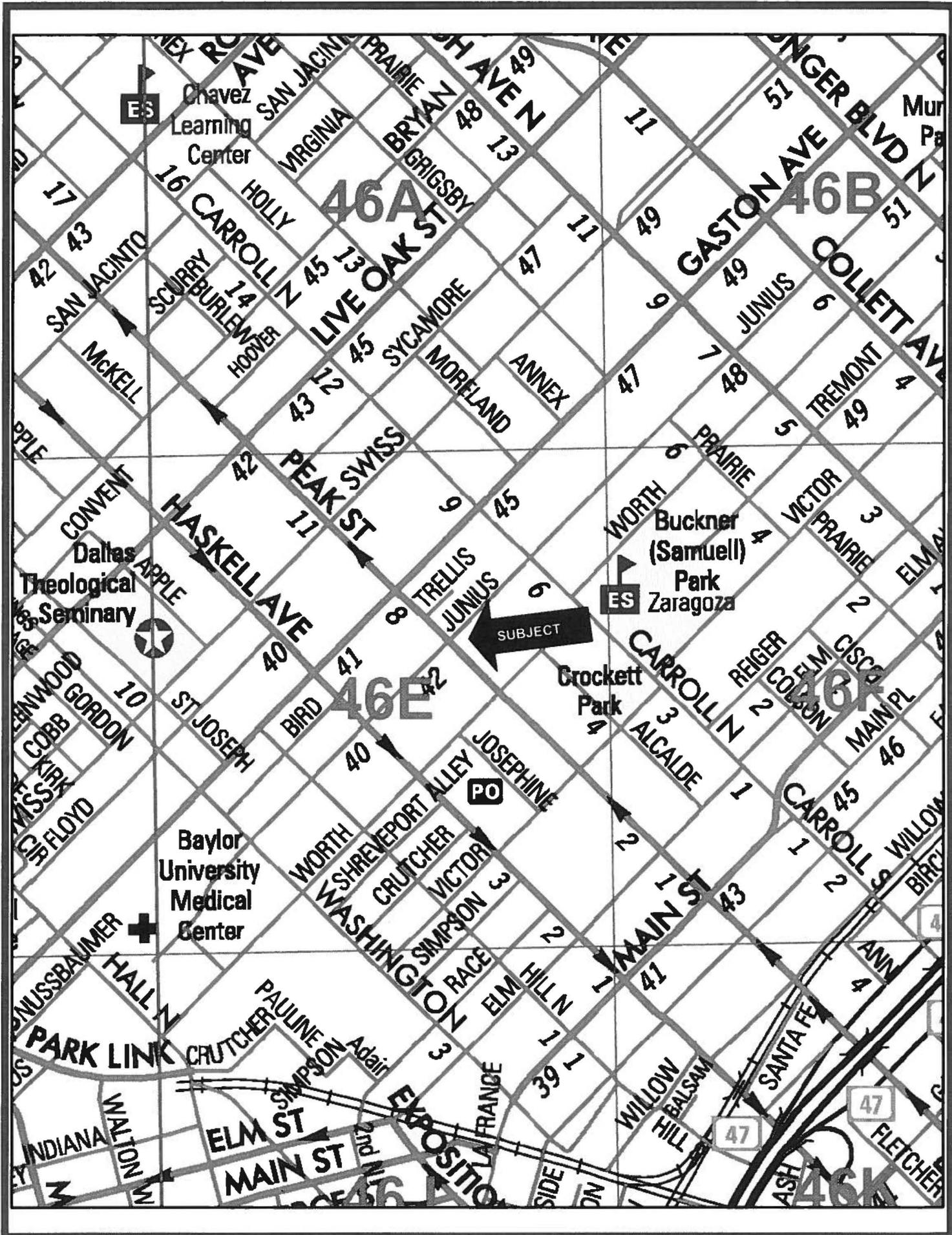
2006 Bond Funds - \$15,860 (\$14,160 plus closing costs and title expenses not to exceed \$1,700)

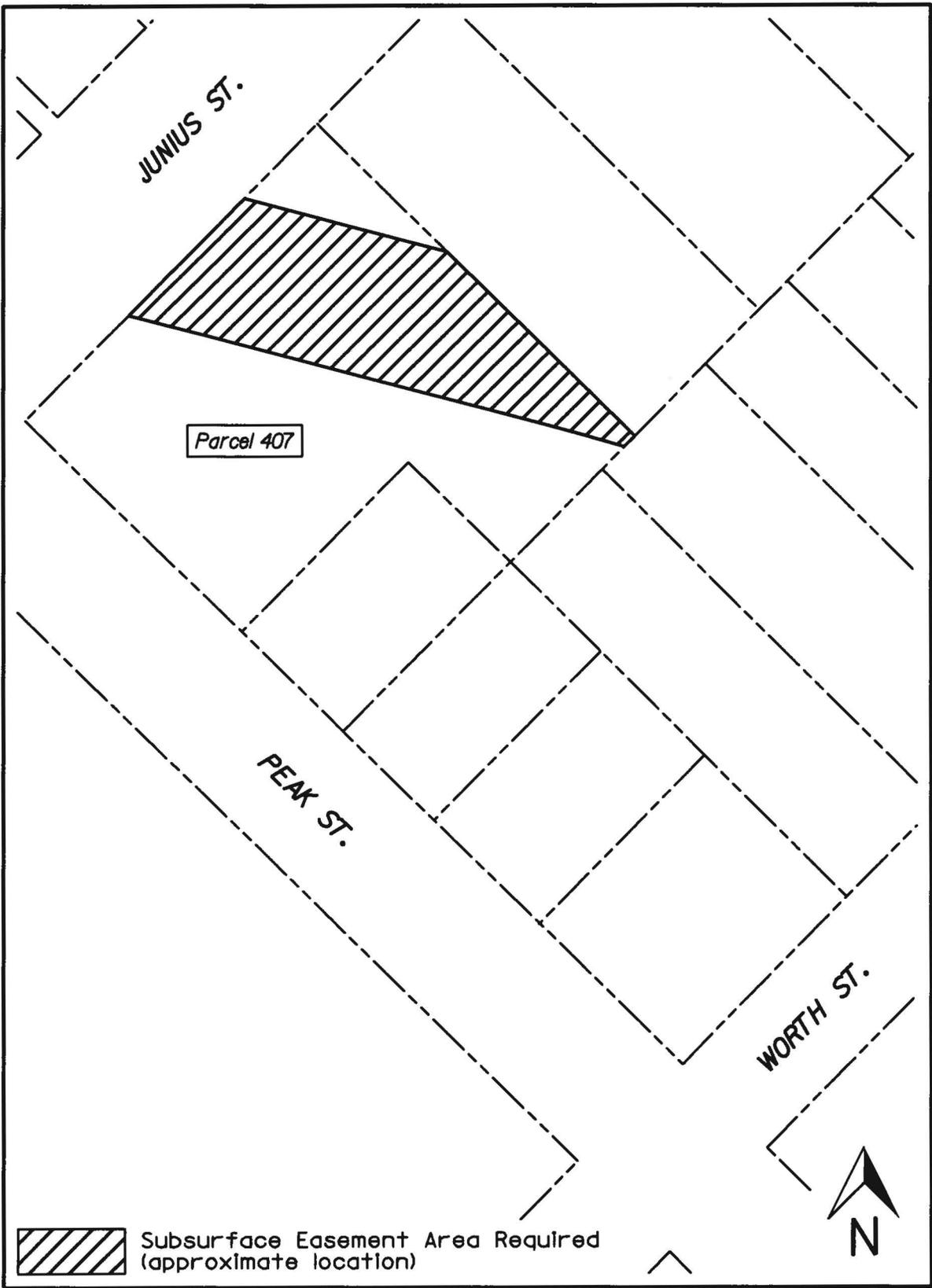
OWNER

Kambiz Khadivi

MAPS

Attached



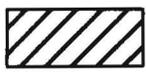


JUNIUS ST.

Parcel 407

PEAK ST.

WORTH ST.



Subsurface Easement Area Required (approximate location)



N

May 13, 2015

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR AN AMOUNT HIGHER THAN THE FIRST RESOLUTION OFFER AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION OFFER AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein; Now, Therefore,

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

SECTION 1. That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas.

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$1,700.00.

“FIRST RESOLUTION”: Resolution No. 15-0287 approved by the Dallas City Council on February 11, 2015.

“FIRST RESOLUTION OFFER AMOUNT”: \$9,440.00.

“OWNER”: Kambiz Khadivi, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

“PROJECT”: Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

“PROPERTY”: Located under approximately 9,440 square feet in area, lying between the subsurface elevations of 210 feet and 385 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in “Exhibit A”, attached hereto and made a part hereof for all purposes.

“PROPERTY INTEREST”: Flood Control Tunnel Easement.

May 13, 2015

“REVISED AUTHORIZED AMOUNT”: \$15,860.00.

“SETTLEMENT AMOUNT”: \$14,160.00.

“USE”: The below ground construction, installation, use and maintenance of a deep tunnel for the storage and transmission of stormwater drainage.

SECTION 2. That the City Manager, and/or the City Manager’s designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4210, Program No. PB06T525 Encumbrance No. CT-PBW06T525E2, and CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4230, Program No. PB06T525 Encumbrance No. CT-PBW06T525E3.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - \$14,160.00 and the CLOSING COSTS AND TITLE EXPENSES - \$1,700.00 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$15,860.00.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

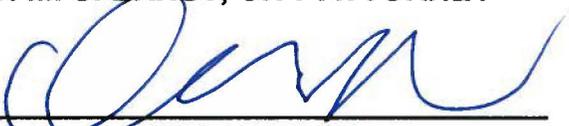
SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

May 13, 2015

SECTION 8. 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 AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: _____


Assistant City Attorney

**FIELD NOTES DESCRIBING 0.2167 ACRE (9,440 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 407)
PART OF LOT 1, CITY BLOCK 4/792
JUNIUS APARTMENTS, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM KAMBIZ KHADIVI**

EXHIBIT A

BEING a 0.2167 acre (9,440-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 1, City Block 4/792 of said Junius Apartments, an addition to the City of Dallas recorded in Volume 87229, Page 1421 of the Deed Records of Dallas County, Texas and being part of that certain tract of land conveyed to Kambiz Khadivi as evidenced by General Warranty Deed with Vendor's Lien recorded in Volume 97247, Page 879 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the northwest line of that certain tract of land conveyed to Robert Granado and wife, Vicki Anderson Granado as evidenced by General Warranty Deed with Vendor's Lien recorded in Volume 2005159, Page 9798 of the Official Public Records of Dallas County, Texas, for the south corner of that certain tract of land conveyed to Common Ground Community Economic Development Corporation as evidenced by Special Warranty Deed recorded in Volume 90175, Page 3506 of the Deed Records of Dallas County, Texas, and the east corner of Lot 1, City Block 4/792 of said Junius Apartments, having coordinates of N=6976296.4988, E=2499094.4384 (not monumented);

THENCE South 44 degrees 35 minutes 29 seconds West along the common northwest line of said Granado tract and the southeast line of Lot 1, City Block 4/792 of said Junius Apartments a distance of 6.34 feet to the beginning of a non-tangent curve to the left, having coordinates N=6976291.9845, E=2499089.9881 (not monumented);

THENCE over and across Lot 1, City Block 4/792 of said Junius Apartments along said curve to the left having a central angle of 01 degree 47 minutes 23 seconds, a radius of 1370.00 feet, an arc length of 42.79 feet, a chord bearing North 74 degrees 16 minutes 19 seconds West a distance of 42.79 feet to a point of tangency, having coordinates of N=6976303.5823, E=2499048.8054 (not monumented);

THENCE North 75 degrees 10 minutes 00 seconds West continuing over and across Lot 1, City Block 4/792 of said Junius Apartments a distance of 172.56 feet to the southeast line of Junius Street, an 80-foot right-of-way, and the northwest line of Lot 1, City Block 4/792 of said Junius Apartments, having coordinates of N=6976347.7532, E=2498882.0184 (not monumented);

THENCE North 44 degrees 24 minutes 29 seconds East along the southeast line of Junius Street, and the northwest line of Lot 1, City Block 4/792 of said Junius Apartments a distance of 68.99 feet, having coordinates of N=6976397.0299, E=2498930.2874 (not monumented);

THENCE South 75 degrees 10 minutes 00 seconds East departing the southeast line of Junius Street and the northwest line of Lot 1, City Block 4/792 of said Junius Apartments a distance of 88.34 feet to the northeast line of Lot 1, City Block 4/792 of said Junius Apartments having coordinates of N=6976374.4172, E=2499015.6719 (not monumented);



FIELD NOTES DESCRIBING 0.2167 ACRE (9,440 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 407)
PART OF LOT 1, CITY BLOCK 4/792
JUNIUS APARTMENTS, AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
DALLAS COUNTY, TEXAS
FROM KAMBIZ KHADIVI

EXHIBIT A

THENCE South 45 degrees 18 minutes 37 seconds East along the northeast line of Lot 1, City Block 4/792 of said Junius Apartments a distance of 110.81feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 0.2167 acre (9,440 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

I, Dustin Davison, a Registered Professional Land Surveyor, in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



Dustin Davison, R.P.L.S.
Texas Registration No. 6451

11/5/14

ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243
Ph. 214-739-3152

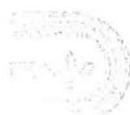


EXHIBIT A

HECTOR VENTURA
INST. NO. 201100351039
O.P.R.D.C.T.

JUNIUS STREET
(80' RIGHT-OF-WAY)

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

PEAK'S SUBURBAN
ADDITION
VOL. 45, PG. 56
D.R.D.C.T.

BLOCK 4/792 RATH-HANN HO
VOLUME 96234, PAGE 527
D.R.D.C.T.

5/8" FIR

RICHARD A. SELTZER AND
BARBARA BROCK SELTZER
VOLUME 81079, PAGE 2029
D.R.D.C.T.

COMMON GROUND COMMUNITY ECONOMIC
DEVELOPMENT CORPORATION
VOLUME 90175, PAGE 3506
D.R.D.C.T.

**POINT OF
BEGINNING**

ROBERT GRAYVADO AND WIFE,
VICKY ANDERSON GRAYVADO
VOLUME 2005159,
PAGE 9198
O.P.R.D.C.T.

N-6976374.4172
E-2499015.6719

N-6976296.4988
E-2499094.4384

S44°35'29"W
6.34'

43.98'

76.83'

S45°18'37"E 110.81'

N-6976291.9845
E-2499089.9881

N-6976397.0299
E-2498930.2874

S75°10'00"E 88.34'

PARCEL 407
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
0.2167 ACRE
(9,440 SQ. FT.)

N-6976303.5823
E-2499048.8054

Δ = 01°47'23" (LT)

R = 1,370.00'

L = 42.79'

CL = 42.79'

CB = N74°16'19"W

68.17'

THEO P. BEASLEY, J. W. TIMMINS,
TRUSTEES OF THE J. W. TIMMINS
CHRISTIAN CHURCH, EAST DALLAS
VOLUME 4882, PAGE 275
D.R.D.C.T.

N44°24'29"E
68.99'

N75°10'00"W 172.56'

EAST DALLAS CHRISTIAN CHURCH
VOLUME 365, PAGE 521
D.R.D.C.T.

JUNIUS APARTMENTS
ADDITION
VOL. 87229, PG. 1421
D.R.D.C.T.

N-6976347.7532
E-2498882.0184

KAMBIZ KHADIVI
VOLUME 97247, PAGE 879
D.R.D.C.T.

THEO P. BEASLEY, J. W. TIMMINS,
AND K. V. LIPSCOMBE,
TRUSTEES OF EAST DALLAS
CHRISTIAN CHURCH
VOLUME 4882, PAGE 273
D.R.D.C.T.

BLOCK 4/792

1/2" FIR
3/8" FIR

1/2" FIR

127.08'
ROW LINE



Dustin D. Davison
11-5-14

PEAK STREET
(60' RIGHT-OF-WAY)

SCALE: 1"=40'

Basis of Bearing is the State Plane
Coordinate System, Texas North
Central Zone (4202), North American
Datum of 1983. All coordinates are
state plane on grid. All distances are
surface distances. Surface Adjustment
Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 407)
PART OF CITY BLOCK 4/792, PEAK'S SUBURBAN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
Surv. Firm No. 10131800 (214) 739-3152 Fax (214) 739-3198

LEGEND

	ROW LINE	(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE	FIR	FOUND IRON ROD
	LOT LINE	FIP	FOUND IRON PIPE
	SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
	PROP. EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
	IRON ROD		
	X-CUT MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 57Z

SUBJECT

A resolution authorizing the conveyance of an easement and right-of-way containing approximately 12,778 square feet of land to Oncor Electric Delivery Company, LLC for the construction, use and maintenance of electric facilities across City-owned land located on Great Trinity Forest Way near its intersection with Long Acre Lane – Revenue: \$1,000

BACKGROUND

This item is on the addendum to expedite the conveyance of the easement and right-of-way in order to provide electric service for the new pump station currently being installed.

This item authorizes the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC, located on Great Trinity Forest Way near its intersection with Long Acre Lane. This easement and right-of-way will allow for the construction, use and maintenance of power lines and electric facilities to service the new pump station for the Trinity Forest Golf Course.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

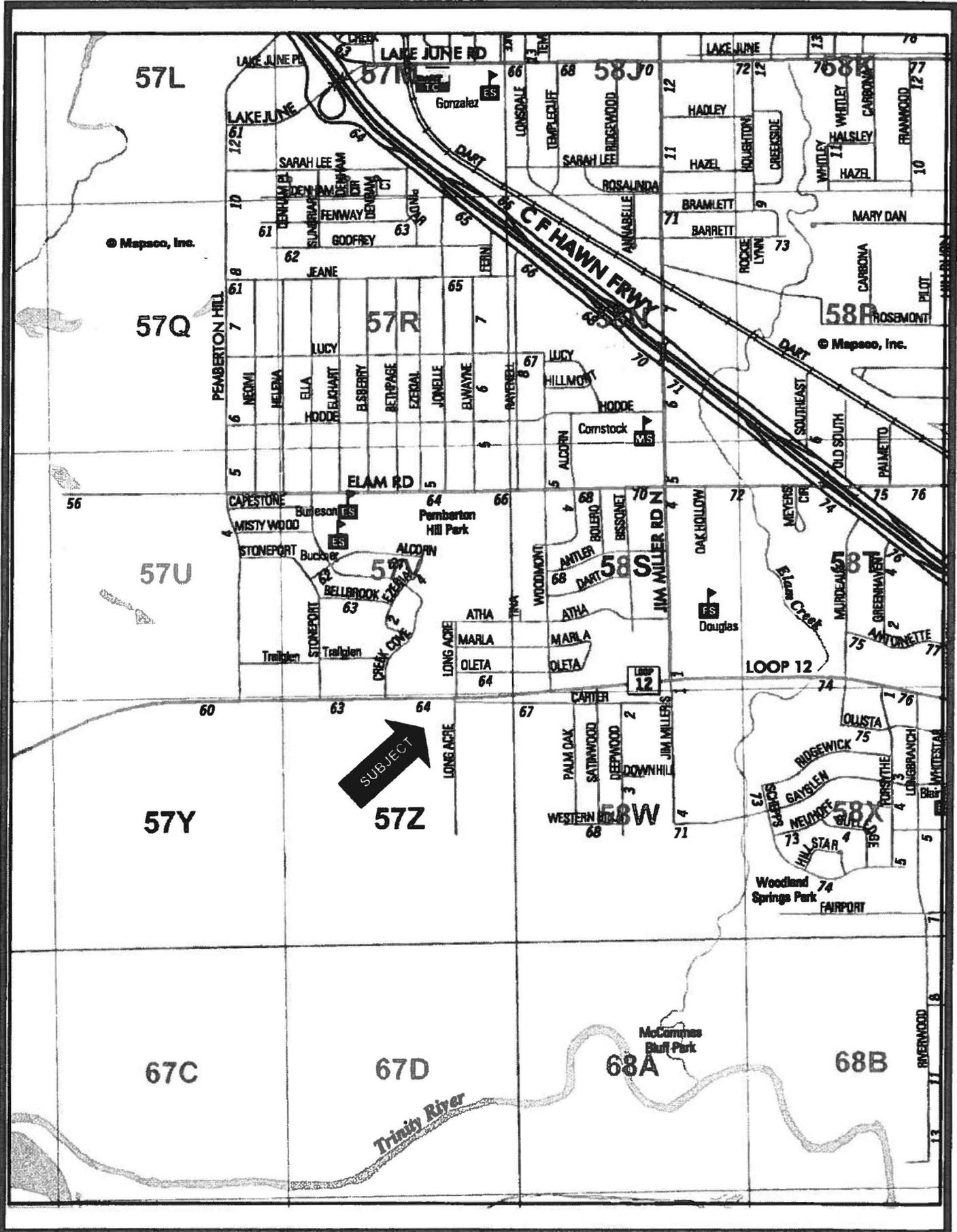
This item has no prior action.

FISCAL INFORMATION

Revenue: \$1,000

MAPS

Attached

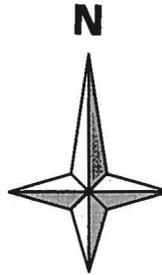


© Mapaco, Inc.

© Mapaco, Inc.

PEMBERTON HILL ROAD

LONG ACRE LANE



LOOP 12 / GREAT TRINITY FOREST WAY

LONG ACRE LANE

**EASEMENT TO BE
CONVEYED TO
ONCOR ELECTRIC
DELIVERY CO.**

May 13, 2015

WHEREAS, the City of Dallas owns certain land being part of Block A/6258, Dallas, Dallas County, Texas, which is currently being developed for use as the Trinity Forest Golf Course, and being part of the property conveyed to the City of Dallas by deed recorded in Instruments Numbered 20080250125 and 20080250127, Official Real Property Records of Dallas County, Texas; and

WHEREAS, Oncor Electric Delivery Company, LLC has requested an Easement and Right-of-Way containing approximately 12,778 square feet of land, being more fully described in Exhibit A, attached hereto and incorporated herein for all purposes (the Easement); for the construction, maintenance and use of electric facilities; and

WHEREAS, the property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation; and

WHEREAS, pursuant to said Lease Agreement, Section 7.08. Zoning and Platting; Permits and Other Approvals, the Lessee is required to bear the cost for any necessary easements; and

WHEREAS, the City of Dallas needs and desires said utility service to the Trinity Forest Golf Course and will be benefitted by the granting of said Easement and Right-of-Way.

Now, Therefore,

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

SECTION 1. That upon receipt of **ONE THOUSAND AND 00/100 (\$1,000.00) DOLLARS** from The Company of Trinity Forest Golfers, Inc., the City Manager or his designee is authorized to execute and deliver to Oncor Electric Delivery Company, LLC, an Easement and Right-of-Way to be attested by the City Secretary upon approval as to form by the City Attorney, for the construction, maintenance and use of electric facilities to service the City's facilities, including the Trinity Forest Golf Course, as to approximately 12,778 square feet of land described in Exhibit A.

SECTION 2. That the proceeds shall be deposited into the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction. Real Estate Division shall be reimbursed for administrative costs incurred (Fund 0001, Department DEV, Unit 1183, Object 5011). Any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8118.

May 13, 2015

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 AS TO FORM:
WARREN M. S. ERNST, City Attorney

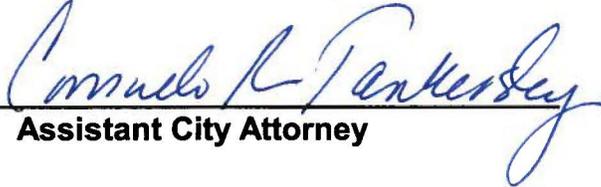
BY: 
Assistant City Attorney

Exhibit A

**BOUNDARY DESCRIPTION
OF A 12,778 SQUARE FOOT (0.293 ACRE)
ELECTRICAL SERVICE EASEMENT IN BLOCK A/6258
TO BE CONVEYED TO THE ONCOR ELECTRIC DELIVERY COMPANY**

Being a 12,778 Square Foot, or 0.293 Acre tract of unplatted land (platting currently in progress, as stated below) being situated in the City of Dallas, Dallas County, Texas, and lying in the Gideon Pemberton Survey, Abstract No. 1155, lying in City of Dallas Block A/6258, Lot 1, and being part of the property conveyed to the City of Dallas by deed recorded in Instruments Numbered 20080250125 and 20080250127 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 60-D Nail with washer marked "CITY OF DALLAS" (hereinafter referred to as "COD Nail w/Washer") set on the South Right-of-Way line of State Highway Loop 12 / Great Trinity Forest Way (a Variable Width Right-of-Way) at the common North corner between City Blocks A/6258 and E/6263, and the common North corner between the Trinity River Audubon Addition (preliminary) and the Trinity Championship Golf Course Addition, Installment No. 1 (preliminary), from which a PK Nail set in the top of a Railroad Tie Fence Post (Controlling Monument) found at the Northeast corner of a tract of land conveyed to North Benson, Inc., as recorded in Volume 2003065, Page 5458 of the Deed Records of Dallas County, Texas, and on the said South line of Loop 12, bears South 89°38'26" East a distance of 935.94 feet:

THENCE South 00°44'48" East, departing the last said South line of Loop 12 and with the common line between said Audubon and Championship Golf Course Additions, a distance of 14.94 feet to a COD Nail w/Washer set at an outside corner of the herein described tract of land:

THENCE South 89°10'39" West, departing the common line between said Audubon and Championship Golf Course Additions, over and across a portion of said Championship Golf Course Addition a distance of 11.15 feet:

THENCE continuing over and across a portion of said Championship Golf Course Addition the following courses and distances:

South 00°06'08" East a distance of 166.71 feet to a COD Nail w/Washer:

South 05°48'26" West a distance of 97.21 feet to a COD Nail w/Washer:

South 02°23'24" West a distance of 126.12 feet to a COD Nail w/Washer:

South 01°55'29" East a distance of 276.62 feet to a COD Nail w/Washer:

**BOUNDARY DESCRIPTION
OF A 12,778 SQUARE FOOT (0.293 ACRE)
ELECTRICAL SERVICE EASEMENT IN BLOCK A/6258
TO BE CONVEYED TO THE ONCOR ELECTRIC DELIVERY COMPANY**

South 13°25'58" East a distance of 66.28 feet to a COD Nail w/Washer:

North 89°15'12" East a distance of 2.31 feet to a COD Nail w/Washer:

South 00°44'48" East a distance of 20.00 feet to a COD Nail w/Washer:

South 89°15'12" West a distance of 20.00 feet to a COD Nail w/Washer:

North 00°44'48" West a distance of 20.00 feet to a COD Nail w/Washer:

North 89°15'12" East a distance of 2.31 feet to a COD Nail w/Washer:

North 13°25'58" West a distance of 64.42 feet to a COD Nail w/Washer:

North 01°55'29" West a distance of 278.70 feet: to a COD Nail w/Washer:

North 02°23'24" East a distance of 127.14 feet to a COD Nail w/Washer:

North 05°48'26" East a distance of 96.88 feet to a COD Nail w/Washer:

North 00°06'08" West a distance of 165.75 feet to a COD Nail w/Washer:

THENCE South 89°10'39" West, continuing over and across a portion of said Championship Golf Course Addition, and being at all times 15.00 feet measured perpendicularly from and parallel with the above referenced South line of Loop 12, for a distance of 66.02 feet to a COD Nail w/Washer:

THENCE North 00°49'21" West, continuing over and across a portion of said Championship Golf Course Addition a distance of 15.00 feet to a COD Nail w/Washer set at the intersection with the said South line of Loop 12:

THENCE North 89°10'39" East with the said South line of Loop 12 a distance of 89.49 feet to a COD Nail w/Washer set at an angle point in said Right-of-Way line:

THENCE South 89°38'26" East, continuing with the said South line of Loop 12 a distance of 2.71 feet to the POINT OF BEGINNING, containing 12,778 Square Feet, or 0.293 Acres of land.

**BOUNDARY DESCRIPTION
OF A 12,778 SQUARE FOOT (0.293 ACRE)
ELECTRICAL SERVICE EASEMENT IN BLOCK A/6258
TO BE CONVEYED TO THE ONCOR ELECTRIC DELIVERY COMPANY**

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

Scott Holt
5/1/2015



**LOOP 12 /
GREAT TRINITY FOREST WAY**
(Variable Width Right-of-Way)

*Highway Right-of-Way =
Addition Boundary*

SEE DETAIL
SHEET 4 OF 4

12,778 Square Foot
(0.293 Acre) Electrical
Service Easement
To Be Conveyed

60' Sanitary Sewer Esm't.

LOT 1
BLOCK
A6258

City of Dallas
Int. No. 20080250125
&
Int. No. 20080250127

TRINITY CHAMPIONSHIP
GOLF COURSE ADDITION
Installment No. 1
(Preliminary)

GIDEON PEMBERTON
SURVEY
ABSTRACT NO. 1155

⊗ Indicates 60-D Nail w/Washer
Marked "CITY OF DALLAS"

POINT OF
BEGINNING

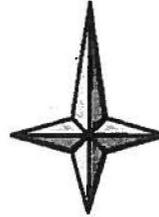
City of Dallas
Instr. #201200287032

City of Dallas
Instr. #201200145747

935.94', S 89°38'26" E

RR Tie Fence Corner
Controlling Monument

N



NORTH BENSON, INC.
Vol. 2003085, Pg. 5458

LOT 1
BLOCK
F6263

276.62'
S 01°55'29" E

278.70'
N 01°55'29" W

96.88'
N 05°48'26" E

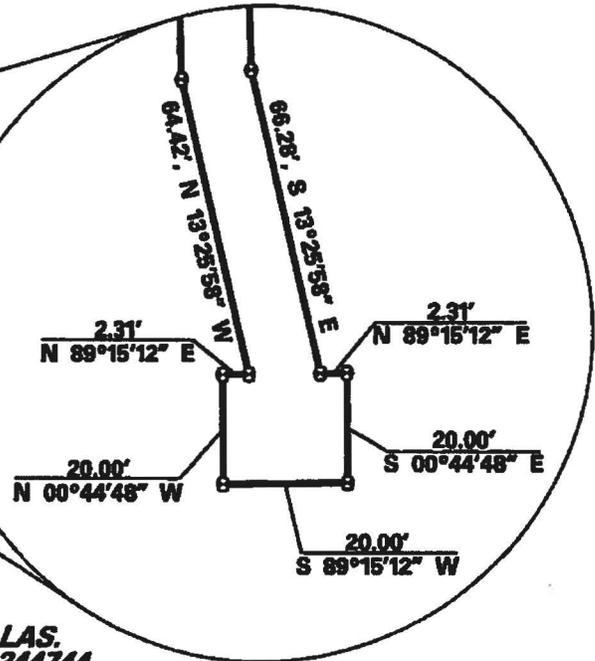
127.14'
N 02°23'24" E

97.21'
S 05°48'26" W

126.12'
S 02°23'24" W

Abstract Boundary

Addition & Block Boundary



CITY OF DALLAS,
Int. No. 200600244744

"SOUTH LONGACRE LANE"
Vol. 60, Pg. 1331
20' Easement to the City of
Dallas for Street Purposes

LOT 1
BLOCK
E6263

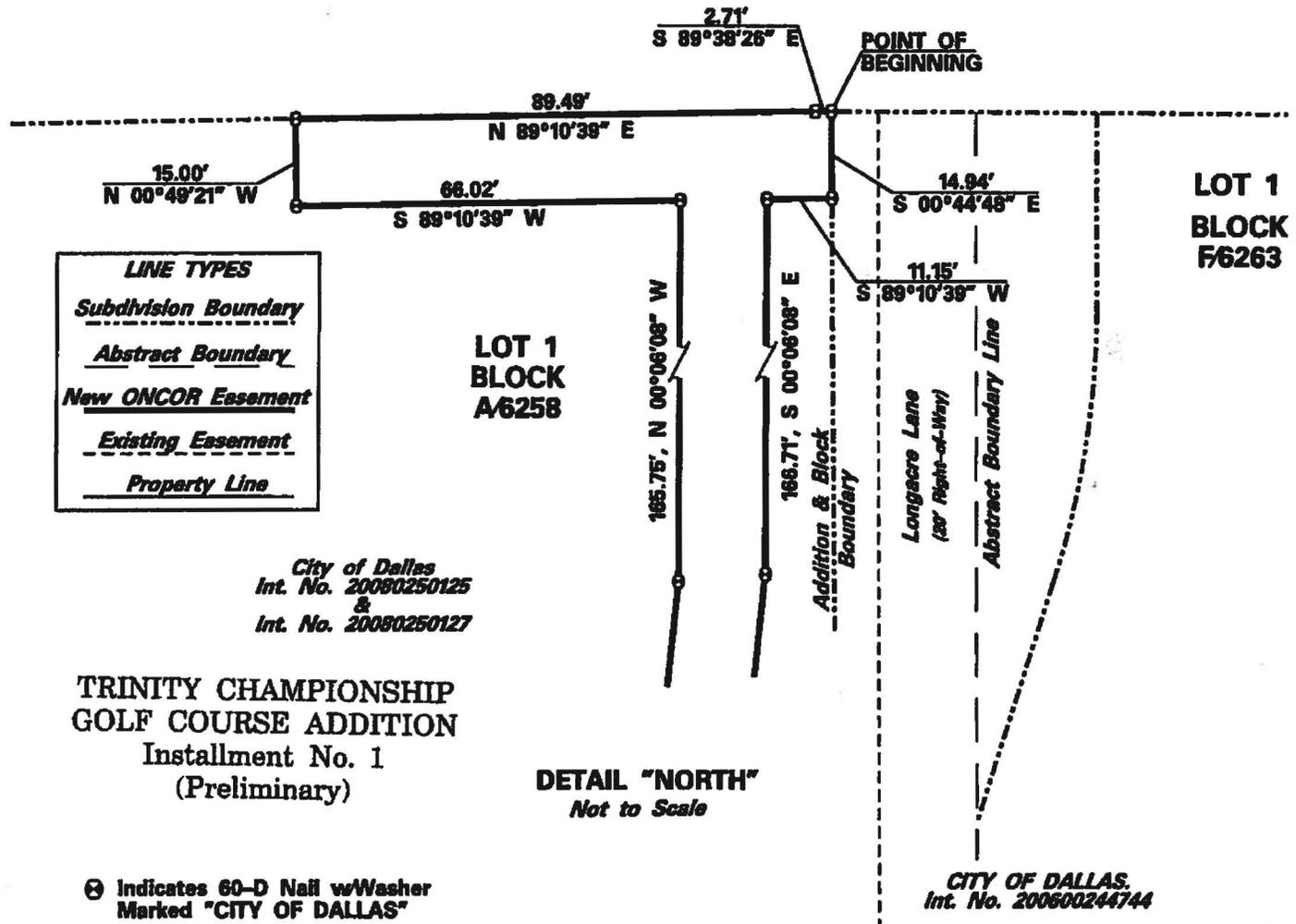
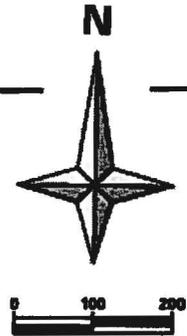
TRINITY RIVER
AUDUBON
ADDITION
(Preliminary)

GEORGE
MARKHAM
SURVEY
ABSTRACT 980

Page 4 of 5

TRINITY CHAMPIONSHIP GOLF COURSE ELECTRICAL SERVICE EASEMENT			
To: ONCOR Electric Delivery Company			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	INSTR/SURVEY/HOLT/Peck/2015/ONCOR Easement.dwg	As Noted	3-30-2015
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
B. Peck	S. Holt	Plat	S123-079

**LOOP 12 /
GREAT TRINITY FOREST WAY**
(Variable Width Right-of-Way)



LINE TYPES	
<u>Subdivision Boundary</u>	(Dashed line)
<u>Abstract Boundary</u>	(Dash-dot line)
<u>New ONCOR Easement</u>	(Solid line)
<u>Existing Easement</u>	(Long-dash line)
<u>Property Line</u>	(Solid line)

City of Dallas
Int. No. 20080250125
&
Int. No. 20080250127

TRINITY CHAMPIONSHIP
GOLF COURSE ADDITION
Installment No. 1
(Preliminary)

DETAIL "NORTH"
Not to Scale

⊗ Indicates 60-D Nail w/Washer
Marked "CITY OF DALLAS"

- Bearings and Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Distances are Surface Projection using a Scale Factor of 1.000136506.
- East Line of Longacre Lane is Abstract Survey Boundary

CITY OF DALLAS,
Int. No. 200600244744

	TRINITY CHAMPIONSHIP GOLF COURSE		
	ELECTRICAL SERVICE EASEMENT		
To: ONCOR Electric Delivery Company			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	H:\SURVEY\ELT\Design\2 Project\ONCOR Easement.dwg	As Noted	3-10-2015
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
B. Peck	S. Holt	Plat	S123-079

KEY FOCUS AREA: E-Gov
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Business Development & Procurement Services
CMO: Jeanne Chipperfield, 670-7804
MAPSCO: N/A

SUBJECT

Execute the casting of lots to identify the recommended vendor resulting from tie bids on lines 54 and 55 for bid BM1422 for a three-year master agreement for the purchase of pumps and parts - Austin Pump & Supply Company and Master Pumps & Equipment - Financing: This action has no cost consideration to the City

BACKGROUND

This item was placed on the addendum to break tie bids received from solicitation BM1422 for the purchase of pumps and parts conducted by Business Development and Procurement Services. The council agenda for award recommendation is scheduled for May 27, 2015 and in order to meet this date the results of the tie bids must be selected prior to award.

This action is not intended to make an award, but to execute the casting of lots to identify a vendor for each of the lines for which the City has received identical bids. This process is being executed in accordance with Texas Local Government Code, Section 271.901. This section of the Texas local Government Code states, in part:

- The municipality must select identical bids by the casting of lots
- The casting of lots must be in the presence of the governing body of the municipality
- If one of the bidders submitting an identical bid is a resident of the municipality, the municipality must select that bidder

This particular solicitation resulted in identical bids from vendors located outside the city limits.

Once the vendor(s) are selected for each line by a casting of lots, a recommendation will be presented to Council for award on May 27, 2015.

BID INFORMATION

The following bids were received from solicitation number BM1422 and were opened on December 4, 2014.

<u>Bidders</u>	<u>Address</u>	<u>Tie Bid Lines</u>
Austin Pump & Supply Company	4308 Murray Ave. Haltom City, TX 76117	Lines 54, 55
Master Pumps & Equipment	805 Port America Pl. #100 Grapevine, TX 76051	Lines 54, 55

OWNERS

Austin Pump & Supply Company

Tom Sterzing, President
Ryan Arnette, Vice President

Master Pumps & Equipment

Don Moilan Jr., President
Kevin Figge, Secretary

KEY FOCUS AREA: E-Gov
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: City Secretary
CMO: Rosa Rios, 670-3738
MAPSCO: N/A

SUBJECT

A resolution designating absences by Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson, and Councilmember Philip Kingston as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

May 13, 2015

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn R. Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson and Councilmember Philip Kingston participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required them to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted; **Now, Therefore,**

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

May 13, 2015

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in Exhibit A, by Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn R. Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson and Councilmember Philip Kingston because of their participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence will not count against Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn R. Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson and Councilmember Philip Kingston in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absence by Mayor Michael Rawlings, Councilmember Scott Griggs, Councilmember Adam Medrano, Councilmember Carolyn R. Davis, Councilmember Lee Kleinman, Councilmember Sandy Greyson and Councilmember Philip Kingston as described in Exhibit A, was for "official city business," and no further city council action or approval of those minutes is required.

SECTION 4. 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.

EXHIBIT A
CITY COUNCIL MEMBER(S)
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	PURPOSE/TRIP/EVENT	LOCATION	DATE	MEETING(S) MISSED	ABSENCE TYPE
Michael Rawlings	Attended a hosted event by President Obama recognizing individuals actively involved in the Ebola response.	Washington, D.C.	2/11/2015	City Council Meeting	Absent
Michael Rawlings	Attended the U.S. Infrastructure Investment Summit.	Washington, D.C.	3/25/2015	City Council Meeting	Absent
Scott Griggs	Worked on official city business related to the Oak Cliff Gateway Zoning case.	Dallas, TX	4/6/2015	Economic Development Committee	Absent more than 50%
Adam Medrano	Attended the City Year National Leadership Summit.	Washington, D.C.	4/27/2015	Public Safety Committee	Absent more than 50%
Carolyn Davis	Attended the Crew Dallas Luncheon as a panelist introduced by State Representative Eric Johnson.	Dallas, TX	4/15/2015	City Council Briefing	Absent more than 50%
Lee Kleinman	Attended the Street Car ribbon cutting.	Dallas, TX	4/13/2015	Quality of Life and Environment Committee	Absent more than 50%
Lee Kleinman	Conducted several conference calls with constituents.	Dallas, TX	4/15/2015	City Council Briefing	Absent more than 50%
Sandy Greyson	Worked on city response to H.B. 2440 (the UBER Legislation).	Dallas, TX	4/27/2015	Transportation and Trinity River Project Committee	Absent more than 50%
Philip Kingston	Worked on parks related matters.	Dallas, TX	4/20/2015	Housing Committee	Absent

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 45G

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Kayla M. Heath and Christopher A. Geno, of a subsurface easement under approximately 182 square feet of land located on Zenia Drive at its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$2,710 (\$910 plus closing costs and title expenses not to exceed \$1,800) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 182 square feet of land from Kayla M. Heath and Christopher A. Geno. This property is located on Zenia Drive at its intersection with North Central Expressway and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$2,710 (\$910 plus closing costs and title expenses not to exceed \$1,800)

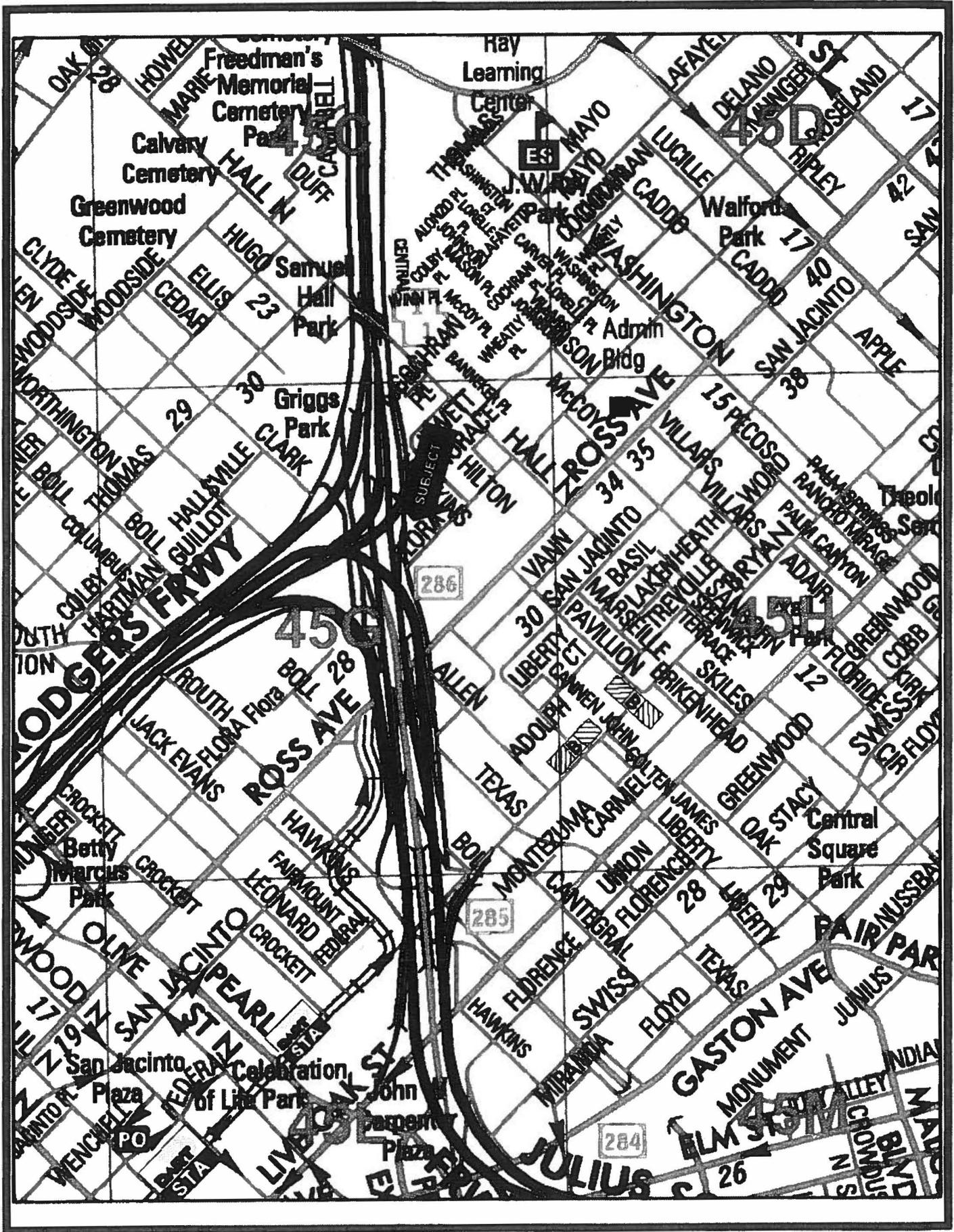
OWNERS

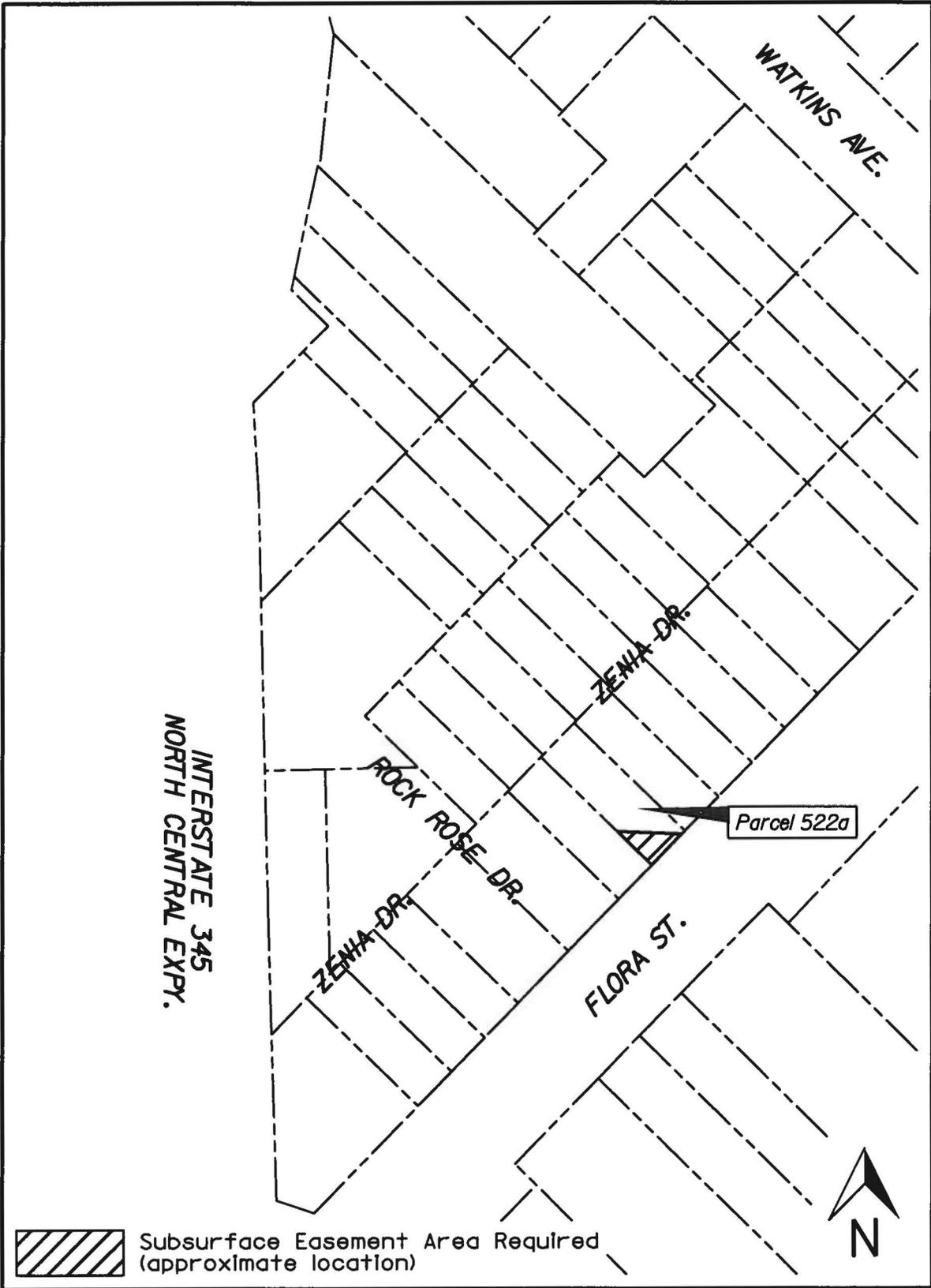
Kayla M. Heath

Christopher A. Geno

MAPS

Attached





May 13, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 182 square feet in area, lying between the subsurface elevations of 242 feet and 416 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Kayla M. Heath and Christopher A. Geno, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$910.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,800.00

"AUTHORIZED AMOUNT": \$2,710.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

May 13, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525G52, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G53. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

May 13, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$1,800.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. 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 AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

FIELD NOTES DESCRIBING A 182 SQUARE FOOT (0.0042 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522a)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
PART OF LOT 29, LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM MEGATEL HOMES II, LLC

EXHIBIT A

BEING a 182 square foot (0.0042 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 2/594 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in Special Warranty Deed With Vendor's Lien to Megatel Homes II, LLC recorded in Instrument Number 201300274631 of the Official Public Records of Dallas County, Texas, and being part of Lot 29 of Lots 2-34, Flora Street Townhomes No. 1, an addition to the City of Dallas recorded in Instrument Number 200900306242 of said Official Public Records, and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

COMMENCING at a 1/2 inch iron rod with cap stamped "DAA" (controlling monument) found on the northwest right-of-way line of Flora Street (a variable width right-of-way, 46.4 feet wide at this point) as dedicated by the plat of said Lots 2-34, Flora Street Townhomes No. 1, for the east corner of said Lot 29 and south corner of Lot 30 of said Lots 2-34, Flora Street Townhomes No. 1;

THENCE South 44 degrees 12 minutes 57 seconds West, with the southeasterly line of said Lot 29 and said northwest right-of-way line of Flora Street, 1.84 feet to the POINT OF BEGINNING having coordinates of N=6976460.5807, E=2493384.4626 (not monumented);

THENCE South 44 degrees 12 minutes 57 seconds West, with said northwest right-of-way line of Flora Street and the southeasterly line of said Lot 29, 18.16 feet to the south corner of said Lot 29 having coordinates of N=6976447.5650, E=2493371.7984 (not monumented) and the east corner of Lot 28 of said Lots 2-34, Flora Street Townhomes No. 1;

THENCE North 45 degrees 47 minutes 03 seconds West, departing said northwest right-of-way line of Flora Street and said southeasterly line of said Lot 29, and with the southwesterly line of said Lot 29 and northeasterly line of said Lot 28, 20.19 feet to the point of curvature having coordinates of N=6976461.6432, E=2493357.3295 (not monumented) of a non-tangent circular curve to the left having a central angle of 01 degree 08 minutes 54 seconds, a radius of 1,355.00 feet, a tangent of 13.58 feet and a chord which bears South 87 degrees 45 minutes 27 seconds East 27.16 feet, from whence an X cut (controlling monument) found for the west corner of said Lot 29 and north corner of said Lot 28 bears North 45 degrees 47 minutes 03 seconds West 44.82 feet;



FIELD NOTES APPROVED:

PER 11/20/13

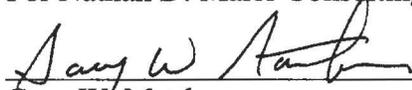
FIELD NOTES DESCRIBING A 182 SQUARE FOOT (0.0042 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522a)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
PART OF LOT 29, LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM MEGATEL HOMES II, LLC

EXHIBIT A

THENCE Easterly, departing said southwesterly line of Lot 29 and said northeasterly line of Lot 28 and across said Lot 29 with said curve to the left, an arc distance of 27.16 feet to the POINT OF BEGINNING and containing 182 square feet (0.0042 acre) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.

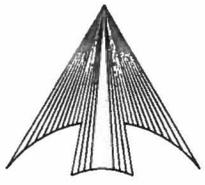


Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9.12.2013



FIELD NOTES APPROVED:

DER 11/20/18



NORTH
SCALE: 1"=50'

I.H. SPUR 345
NORTH CENTRAL EXPRESSWAY
(U.S. HWY 75)
(VARIABLE WIDTH RIGHT-OF-WAY)

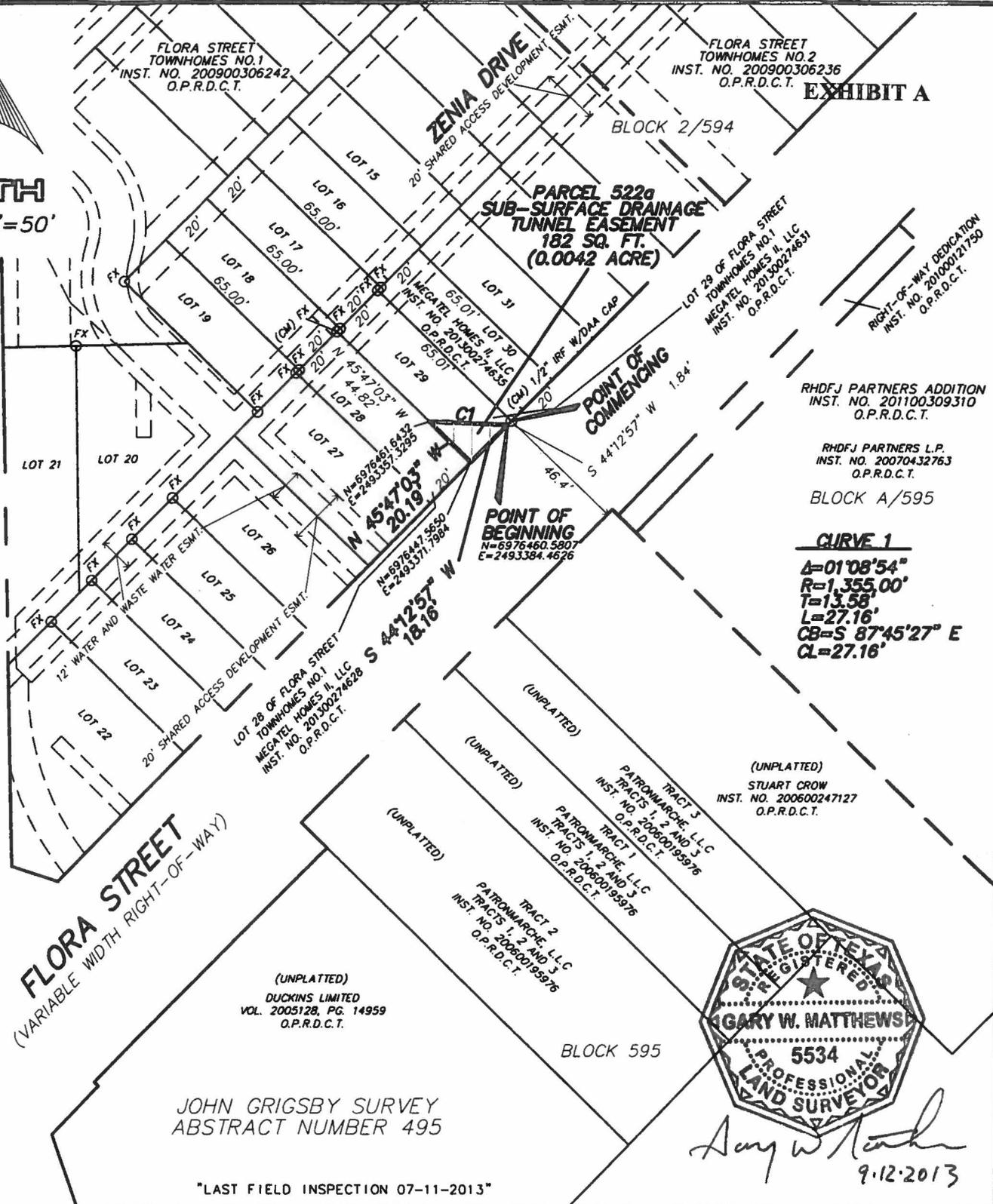


EXHIBIT A

RHDFJ PARTNERS ADDITION
INST. NO. 201100309310
O.P.R.D.C.T.
BLOCK A/595

CURVE 1
A=01°08'54"
R=1,355.00'
T=13.58'
L=27.16'
CB=S 87°45'27" E
CL=27.16'



Gary W. Matthews
9.12.2013

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

"LAST FIELD INSPECTION 07-11-2013"

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

PAGE 3 OF 3

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND			
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	---	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	- - - -	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	— — — —	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	—	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	—	IRON ROD FOUND
ESMT.	EASEMENT	—	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	—	CONTROLLING MONUMENT
		—	FOUND PK NAIL
		—	FOUND "X"

182 SQ. FT. (0.0042 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT, CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522a) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594, PART OF LOT 29, FLORA STREET TOWNHOMES NO. 1, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM MEGATEL HOMES II, LLC

NDM NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/12/2013 PARCEL-522A.DWG

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 45G

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Michael James Hudson and Robert Hudson, of a subsurface easement under approximately 634 square feet of land located on Zenia Drive at its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$5,170 (\$3,170 plus closing costs and title expenses not to exceed \$2,000) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 634 square feet of land from Michael James Hudson and Robert Hudson. This property is located on Zenia Drive at its intersection with North Central Expressway and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$5,170 (\$3,170 plus closing costs and title expenses not to exceed \$2,000)

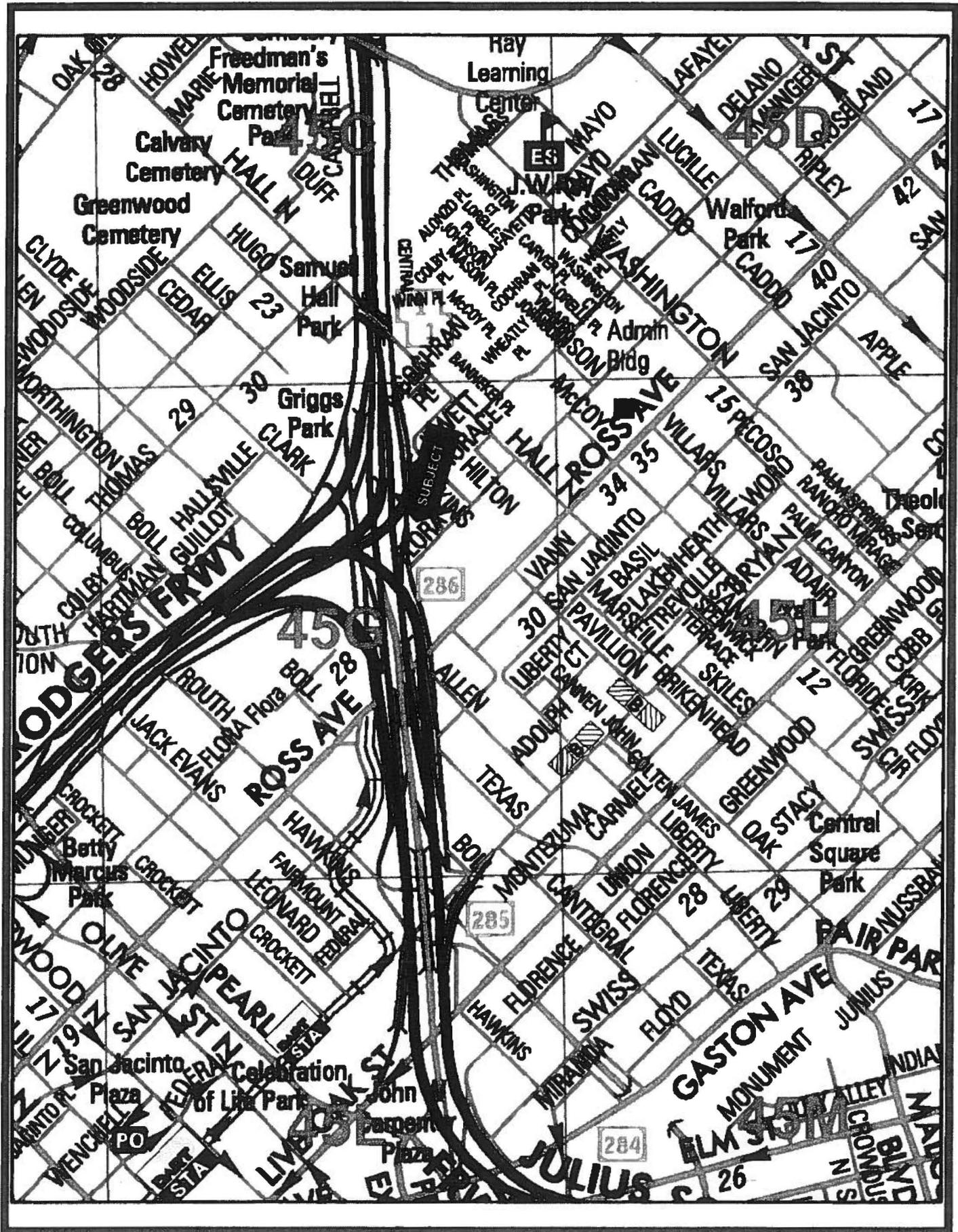
OWNERS

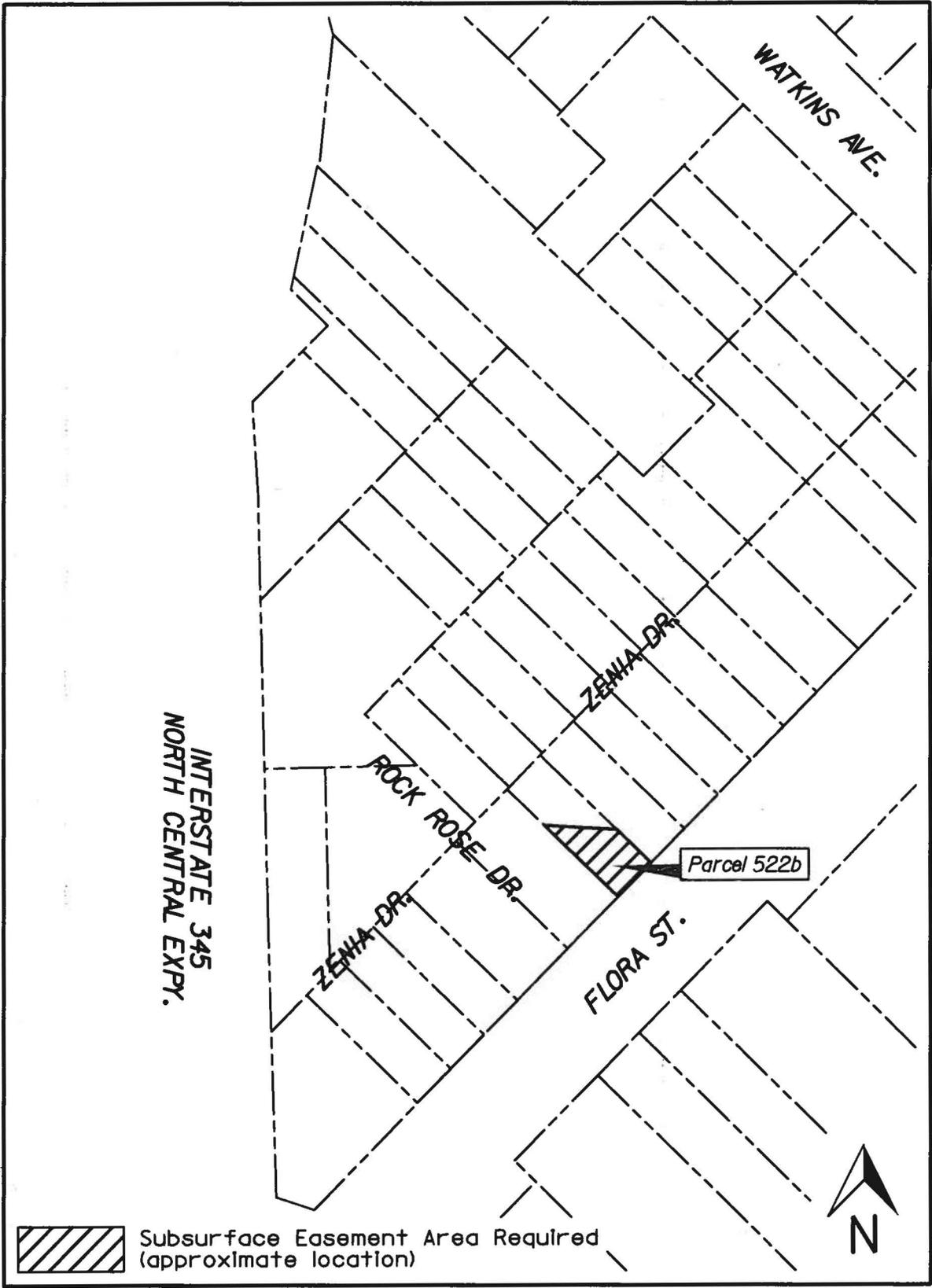
Michael James Hudson

Robert Hudson

MAPS

Attached





May 13, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 634 square feet in area, lying between the subsurface elevations of 242 feet and 416 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Michael James Hudson and Robert Hudson, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$3,170.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,000.00

"AUTHORIZED AMOUNT": \$5,170.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

May 13, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525G54, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G55. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

May 13, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,000.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. 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 AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

FIELD NOTES DESCRIBING A 634 SQUARE FOOT (0.0146 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522b) **EXHIBIT A**
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
PART OF LOT 28 OF LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM MEGATEL HOMES II, LLC

BEING a 634 square foot (0.0146 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block 2/594 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in Special Warranty Deed With Vendor's Lien to Megatel Homes II, LLC recorded in Instrument Number 201300274628 of the Official Public Records of Dallas County, Texas, and being part of Lot 28 of Lots 2-34, Block 2/594, Flora Street Townhomes No. 1, an addition to the City of Dallas recorded in Instrument Number 200900306242 of said Official Public Records, and being more particularly described as follows:

(Note: Subsurface easement corners not monumented are so noted hereon.)

BEGINNING on the northwest right-of-way line of Flora Street (a variable width right-of-way) as dedicated by the plat of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 at the east corner of said Lot 28 having coordinates of N=6976447.5650, E=2493371.7984 (not monumented) and the south corner of Lot 29 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition;

THENCE South 44 degrees 12 minutes 57 seconds West, with the southeasterly line of said Lot 28 and said northwest right-of-way line of Flora Street, 20.00 feet to a 1/2 inch iron rod with cap stamped "DAA" (controlling monument) having coordinates of N=6976433.2327, E=2493357.8530 found for the south corner of said Lot 28 and east corner of Lot 27 of said Lots 2-34, Block 2/594, Flora Street Townhomes No. 1 addition;

THENCE North 45 degrees 47 minutes 03 seconds West, departing said northwesterly right-of-way line of Flora Street and said southeasterly line of Lot 28, and with the southwesterly line of said Lot 28 and northeasterly line of said Lot 27, 43.40 feet to the point of curvature having coordinates of N=6976463.4943, E=2493326.7515 (not monumented) of a non-tangent circular curve to the left having a central angle of 01 degree 17 minutes 44 seconds, a radius of 1,355.00 feet, a tangent of 15.32 feet and a chord which bears South 86 degrees 32 minutes 08 seconds East 30.64 feet, from whence an X cut found (controlling monument) for the west corner of said Lot 28 and north corner of said Lot 27 bears North 45 degrees 47 minutes 03 seconds West 21.61 feet;

THENCE Easterly, departing said southwesterly line of Lot 28 and said northeasterly line of Lot 27 and over said Lot 28 with said curve to the left, an arc distance of 30.64 feet to the end of said curve having coordinates of N=6976461.6432, E=2493357.3295, said end of curve being on said northeasterly line of Lot 28 and said southwesterly line of Lot 29;

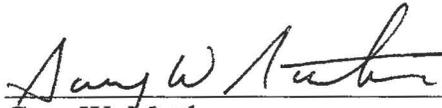


FIELD NOTES DESCRIBING A 634 SQUARE FOOT (0.0146 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522b) **EXHIBIT A**
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594
PART OF LOT 28 OF LOTS 2-34, FLORA STREET TOWNHOMES NO. 1
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM MEGATEL HOMES II, LLC

THENCE South 45 degrees 47 minutes 03 seconds East, with said northeasterly line of Lot 28 and said southwesterly line of Lot 29, 20.19 feet to the POINT OF BEGINNING and containing 634 square feet (0.0146 acre) of land, more or less.

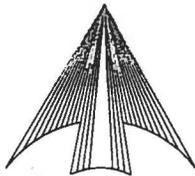
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.



Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9.12.2013





NORTH

SCALE: 1"=50'

**I.H. SPUR 345
NORTH CENTRAL EXPRESSWAY
(U.S. HWY 75)**
(VARIABLE WIDTH RIGHT-OF-WAY)

(VARIABLE WIDTH RIGHT-OF-WAY)

FLORA STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

FLORA STREET
TOWNHOMES NO.1
INST. NO. 200900306242
O.P.R.D.C.T.

FLORA STREET
TOWNHOMES NO.2
INST. NO. 200900306236
O.P.R.D.C.T.

EXHIBIT A

BLOCK 2/594

RIGHT-OF-WAY DEDICATION
INST. NO. 20100021750
O.P.R.D.C.T.

RHDFJ PARTNERS ADDITION
INST. NO. 201100309310
O.P.R.D.C.T.

RHDFJ PARTNERS L.P.
INST. NO. 20070432763
O.P.R.D.C.T.

BLOCK A/595

CURVE 1
Δ=01°17'44"
R=1,355.00'
T=15.32'
L=30.64'
CB=S 86°32'08" E
CL=30.64'

**PARCEL 522b
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
634 SQ. FT.
(0.0146 ACRE)**

(UNPLATTED)
STUART CROW
INST. NO. 200600247127
O.P.R.D.C.T.

(UNPLATTED)
PATRONMARCHÉ L.L.C.
TRACTS 1, 2 AND 3
INST. NO. 200600195976
O.P.R.D.C.T.

(UNPLATTED)
PATRONMARCHÉ L.L.C.
TRACTS 1, 2 AND 3
INST. NO. 200600195976
O.P.R.D.C.T.

(UNPLATTED)
DUCKINS LIMITED
VOL. 2005128, PG. 14959
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

"LAST FIELD INSPECTION 07-11-2013"

BLOCK 595



Gary W. Matthews
9.12.2013

PAGE 3 OF 3

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	---	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	---	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	---	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	---	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	---	IRON ROD FOUND
ESMT.	EASEMENT	---	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	---	CONTROLLING MONUMENT
		---	FOUND PK NAIL
		---	FOUND "X"

634 SQ. FT. (0.0146 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT, CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 522b) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 2/594, PART OF LOT 28, FLORA STREET TOWNHOMES NO. 1, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM MEGATEL HOMES II, LLC



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/12/2013

PARCEL-522B.DWG

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 45H

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Rosedale Apartments, LLC, of a subsurface easement under approximately 4,944 square feet of land located on Ross Avenue at its intersection with Hall Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$24,382 (\$21,882 plus closing costs and title expenses not to exceed \$2,500) – Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 4,944 square feet of land from Rosedale Apartments, LLC. This property is located on Ross Avenue at its intersection with Hall Street and will be used for the Mill Creek/Peaks Branch/ State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

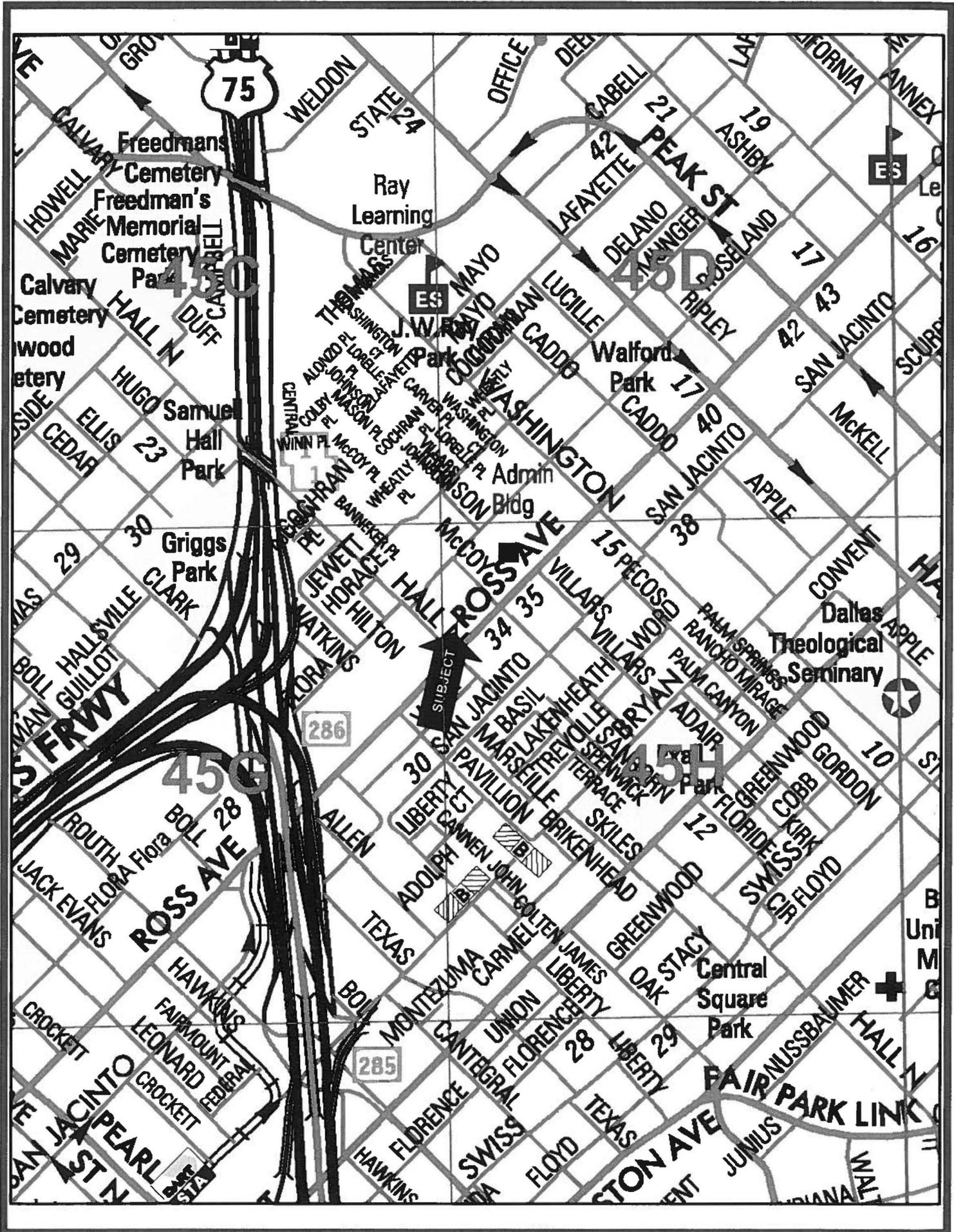
2006 Bond Funds - \$24,382 (\$21,882 plus closing costs and title expenses not to exceed \$2,500)

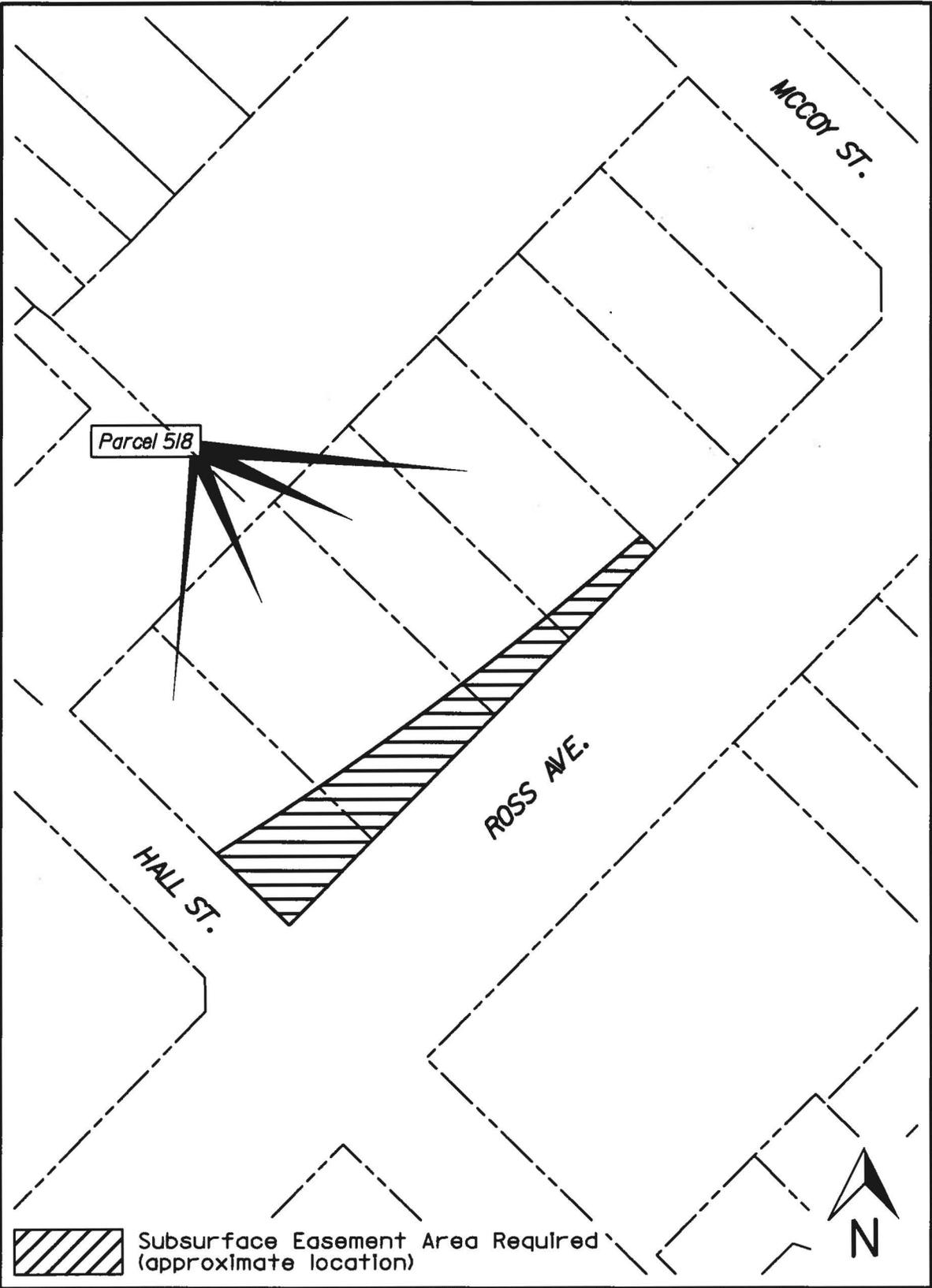
OWNER

Rosedale Apartments, LLC

MAPS

Attached





Parcel 518

MCCOY ST.

ROSS AVE.

HALL ST.



Subsurface Easement Area Required (approximate location)



N

May 13, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 4,944 square feet in area, lying between the subsurface elevations of 237 feet and 412 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Rosedale Apartments, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$21,882.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$2,500.00

"AUTHORIZED AMOUNT": \$24,382.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

May 13, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525G60, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G61. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

May 13, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$2,500.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. 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 AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

FIELD NOTES DESCRIBING A 4,944 SQUARE FOOT (0.1135 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 518)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 596
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM TOMAINO PROPERTIES, L.P.

EXHIBIT A

BEING a 4,944 square foot (0.1135 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in Block 596 (Official City of Dallas Block number) of the City of Dallas, Dallas County, Texas, and being part of Burton's Addition, an addition to the City of Dallas according to the map thereof recorded in Volume 70, Page 260 of the Deed Records of Dallas County, Texas, and being parts of those tracts of land described as Tract 9A, Tract 13, Tract 28 and Tract 29 (all unplatted) in Special Warranty Deed to Tomaino Properties, L.P. recorded in Instrument Number 200600227192 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING at the east corner of said Tract 29 having coordinates of N=6976795.2627, E=2494328.9653 (not monumented) and south corner of that tract of land (unplatted) described in Executor's Special Warranty Deed to Charles Macon Warlick recorded in Instrument Number 20080150920 of said Official Public Records, from whence a PK nail found for the east corner of said Charles Macon Warlick tract and the south corner of Ross-McCoy Addition, an addition to the City of Dallas recorded in Instrument Number 201200060574 of the Official Public Records of Dallas County, Texas, bears North 44 degrees 12 minutes 50 seconds East, 51.51 feet (deed called 50.00 feet);

THENCE South 44 degrees 12 minutes 50 seconds West, with said northwest right-of-way line of Ross Avenue and the southeasterly line of said Tracts 29, 28, 13 and 9A, at 52.00 feet passing a 1/2 inch iron rod found for the south corner of Tract 29 and east corner of Tract 28 (controlling monument), and continuing with said northwest right-of-way line of Ross Avenue and said southeasterly line of said Tracts 29, 28, 13 and 9A, at a cumulative distance of 97.00 feet passing a 1 inch pipe found for the south corner of Tract 28 and north corner of Tract 13 (controlling monument), and continuing with said northwest right-of-way line of Ross Avenue and said southeasterly line of said Tracts 29, 28, 13 and 9A for a total of 218.80 feet to the south corner of said Tract 9A having coordinates of N=6976638.4615, E=2494176.4088 (not monumented), same being the intersection of said northwest right-of-way line of Ross Avenue with the northeast right-of-way line of Hall Street (a 40 foot wide right-of-way);

THENCE North 45 degrees 38 minutes 50 seconds West, departing said northwest right-of-way line of Ross Avenue with said northeast right-of-way line of Hall Street and southwest line of said Tract 9A, 42.78 feet to the point of curvature having coordinates of N=6976668.3666, E=2494145.8203 (not monumented) of a non-tangent circular curve to the left having a central angle of 09 degrees 22 minutes 05 seconds, a radius of 1,355.00 feet, a tangent of 111.02 feet and a chord which bears North 53 degrees 07 minutes 03 seconds East, 221.30 feet;



FIELD NOTES APPROVED:

7-ER 4/20/13

FIELD NOTES DESCRIBING A 4,944 SQUARE FOOT (0.1135 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 518)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 596
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM TOMAINO PROPERTIES, L.P.

EXHIBIT A

THENCE Northeasterly, departing said northwest right-of-way line of Ross Avenue and said northeast right-of-way line of Hall Street, and across said Tracts 9A, 13, 28 and 29 with said curve to the left for an arc distance of 221.55 feet to the end of said curve having coordinates of N=6976801.1675, E=2494322.8073 (not monumented), said end of curve being on the northeast line of said Tract 29;

THENCE South 45 degrees 00 minutes 50 seconds East, with said northeasterly line of Tract 29, 8.53 feet to the POINT OF BEGINNING and containing 4,944 square feet (0.1135 acre) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.

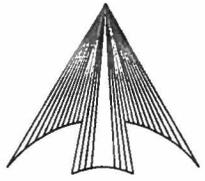


Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9.12.2013



FIELD NOTES APPROVED:

DEK 11/20/13



NORTH
SCALE: 1"=50'

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

ASKE GIRMA
VOL. 99098, PG. 5623
D.R.D.C.T.

ROSS-MCCOY ADDITION
EXTENDED
VOL. 20060574
O.P.R.D.C.T.

R&F INVESTMENTS II, LTD.
CALLED 6,450 SQ. FT.
INST. NO. 201100133586
O.P.R.D.C.T.

CHARLES MACON WARLICK
INST. NO. 20080150920
O.P.R.D.C.T.

TRACT 9B
TOMAINO PROPERTIES, L.P.
INST. NO. 200600227192
O.P.R.D.C.T.

TRACT 13

TRACT 28

BURTON'S ADDITION
VOL. 70, PG. 260
D.R.D.C.T.

TOMAINO PROPERTIES, L.P.
INST. NO. 200600227192
O.P.R.D.C.T.

$\Delta=09^{\circ}22'05''$
 $R=1,355.00'$
 $T=111.02'$
 $L=221.55'$
 $CB=N\ 53^{\circ}07'03''\ E$
 $CL=221.30'$

BLOCK 596

POINT OF BEGINNING
N=6976795.2627
E=2494328.9653

PARCEL 518
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
4,944 SQ. FT.
(0.1135 ACRE)

(UNPLATTED)
JULIO HERNANDEZ
VOL. 98207, PG. 4719
D.R.D.C.T.

(UNPLATTED)
ROSE BARSHOP RESIDUARY TRUST
VOL. 88150, PG. 4397
D.R.D.C.T.

RHDFJ PARTNERS ADDITION
INST. NO. 201100309310
O.P.R.D.C.T.

ROSS AVENUE
(80' RIGHT-OF-WAY)



9-12-2013
"LAST FIELD INSPECTION 07-11-2013"

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

PAGE 3 OF 3

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

4,944 SQ. FT. (0.1135 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 518) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 596, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS. FROM TOMAINO PROPERTIES, L.P.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	---	RIGHT-OF-WAY LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	---	EASEMENT LINE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	---	SUBDIVISION LINE
INST. NO.	INSTRUMENT NUMBER	---	PROPERTY LINE
VOL., PG.	VOLUME, PAGE	---	IRON ROD FOUND
ESMT.	EASEMENT	IRF	IRON PIPE FOUND
SQ. FT.	SQUARE FEET	IPF	CONTROLLING MONUMENT
		CM	FOUND PK NAIL
		FPK	FOUND "X"
		FX	



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

09/12/2013

PARCEL-518.DWG

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 45G

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Stuart Crow, of a subsurface easement under approximately 3,140 square feet of land located on Flora Street near its intersection with North Central Expressway for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$12,690 (\$10,990 plus closing costs and title expenses not to exceed \$1,700) - Financing: 2006 Bond Funds

BACKGROUND

This item is on the addendum to expedite the acquisition process in order to meet the project schedule.

This item authorizes the acquisition of a subsurface easement located under approximately 3,140 square feet of land from Stuart Crow. This property is located on Flora Street near its intersection with North Central Expressway and will be used for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

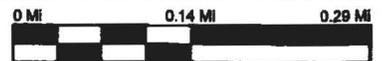
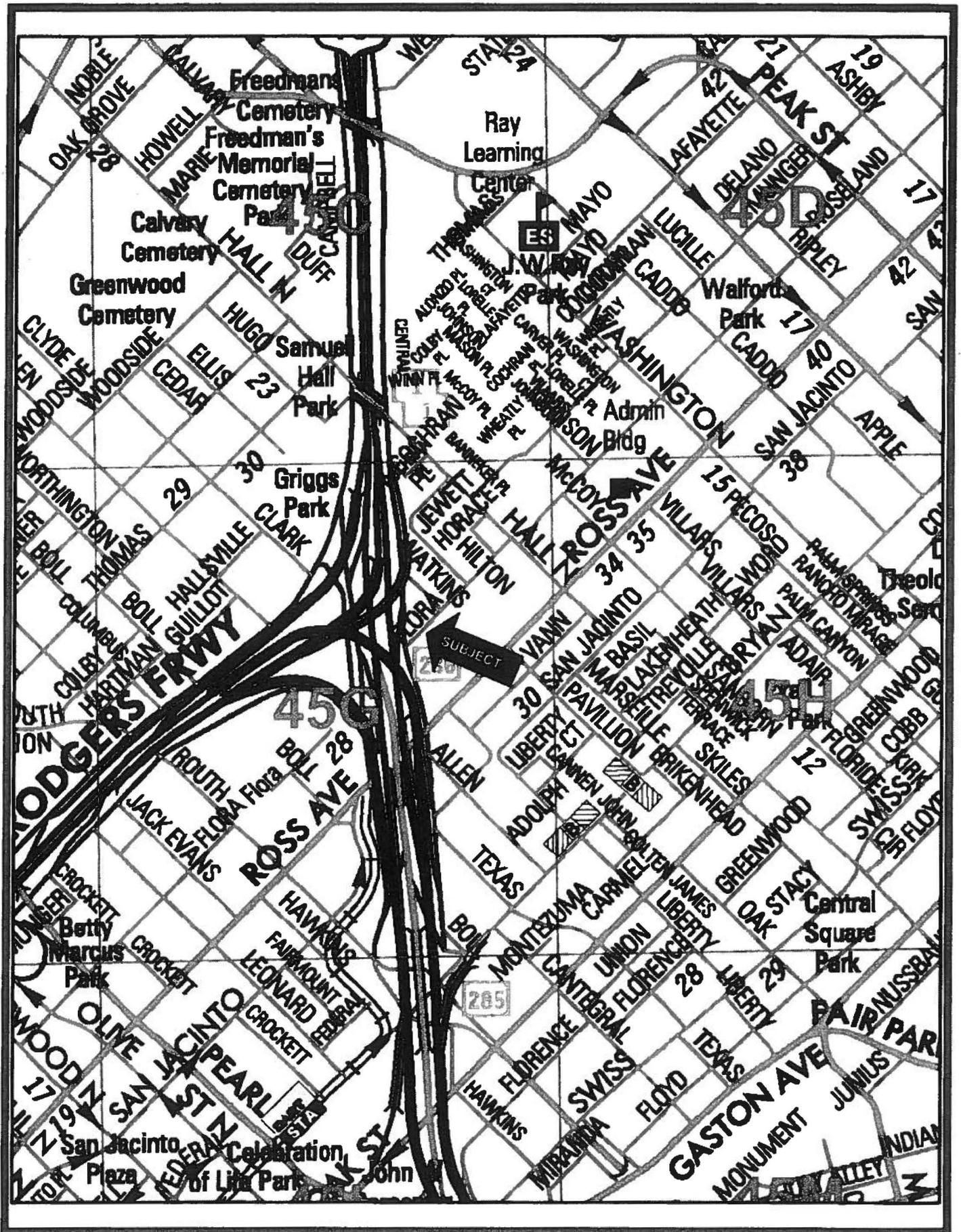
2006 Bond Funds - \$12,690 (\$10,990 plus closing costs and title expenses not to exceed \$1,700)

OWNER

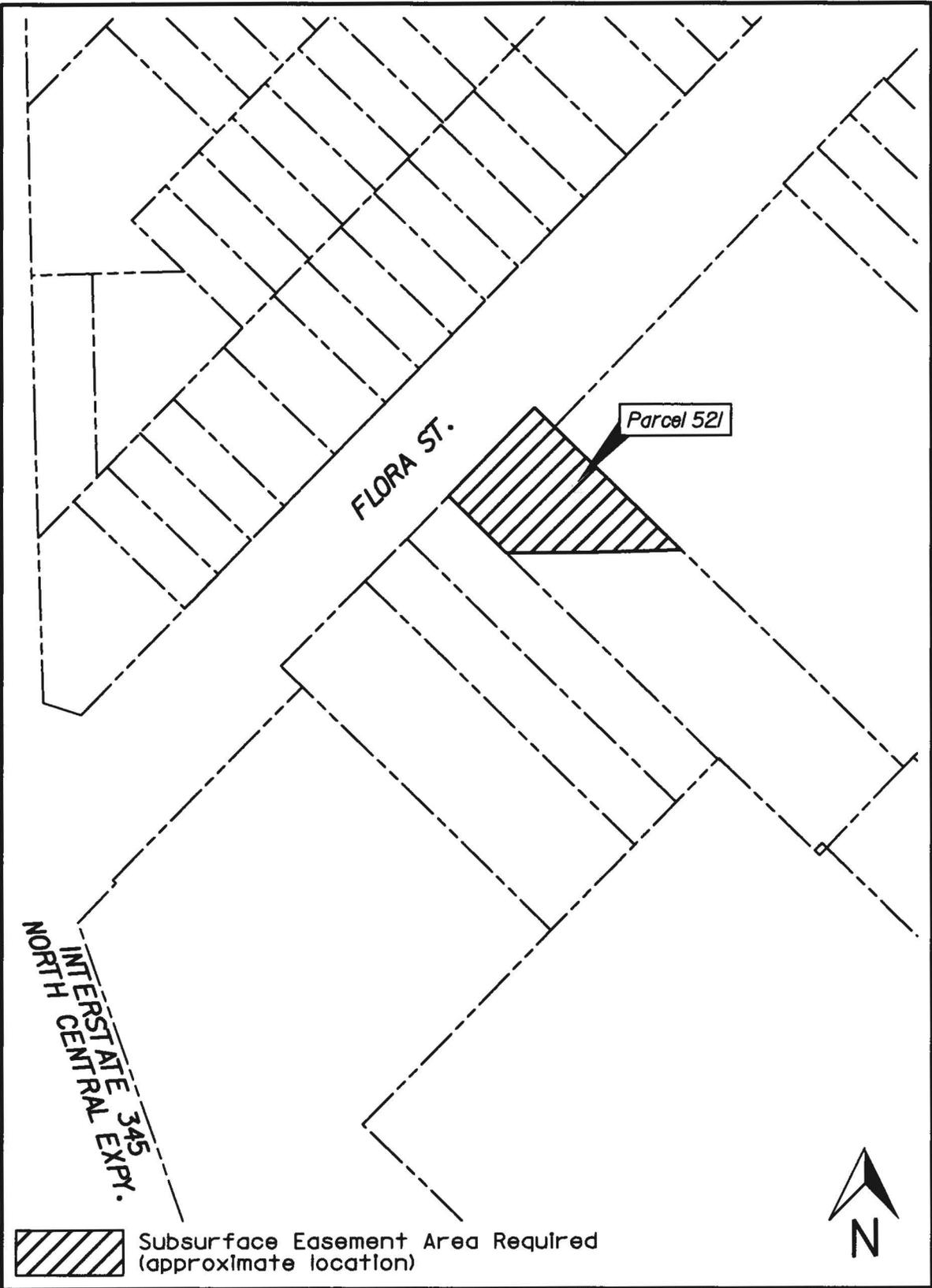
Stuart Crow

MAPS

Attached



Handwritten scribbles or marks at the bottom left corner of the page.



May 13, 2015

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas

"PROPERTY": Located under approximately 3,140 square feet in area, lying between the subsurface elevations of 242 feet and 416 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use, and maintenance of a deep tunnel for storage and transmission of storm drainage.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"OWNER": Stuart Crow, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$10,990.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,700.00

"AUTHORIZED AMOUNT": \$12,690.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

May 13, 2015

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525G62, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G63. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay costs as may be assessed by the Special Commissioners or the court. Further, that expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

May 13, 2015

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to deposit the award in the registry of the Court and to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for an amount not to exceed the OFFER AMOUNT; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council; and the Chief Financial Officer is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed \$1,700.00 for CLOSING COSTS AND TITLE EXPENSES in favor of the title company closing the transaction described herein. The Award, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 11. 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 AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY 
Assistant City Attorney

Exhibit A

FIELD NOTES DESCRIBING A 3,140 SQUARE FOOT (0.0721 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 521)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 595
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM STUART CROW

BEING a 3,140 square foot (0.0721 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in City Block 595 of the City of Dallas, Dallas County, Texas, and being part of that called 0.2544 acre tract of land described in General Warranty Deed to Stuart Crow recorded in Instrument Number 200600247127 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING on the southeast right-of-way line of Flora Street (a variable width right-of-way, 46.4 feet wide at this point) at the most northerly corner of said called 0.2544 acre tract having coordinates of N=6976430.6662, E=2493421.2572, from whence a 1/2 inch iron rod with cap stamped "SPIARS" bears South 41 degrees 11 minutes 20 seconds East 2.79 feet;

THENCE South 45 degrees 30 minutes 06 seconds East, with the northeasterly line of said called 0.2544 acre tract, same being the right-of-way line of Flora Street, at 2.96 feet passing the most westerly corner of that tract of land described as Street Right-of-Way Dedication in Correction Warranty Deed recorded in Instrument Number 201000121750 of said Official Public Records, and continuing with said northeasterly line of said called 0.2544 acre tract and with the southwesterly line of said Street Right-of-Way Dedication and the right-of-way line of Flora Street, at a cumulative distance of 11.73 feet passing the most southerly corner of said Street Right-of-Way Dedication, same being the most westerly corner of Lot 2, Block A/595, RHDFJ Partners Addition, an addition to the City of Dallas recorded in Instrument Number 201100309310 of said Official Public Records, and departing said southwesterly line of said Street Right-of-Way Dedication and said right-of-way line of Flora Street and continuing with said northeasterly line of said called 0.2544 acre tract and with said southwesterly line of said Lot 2, Block A/595, RHDFJ Partners Addition for a total distance of 85.64 feet to the point of curvature having coordinates of N=6976371.1745, E=2493481.6791 (not monumented) of a non-tangent circular curve to the right having a central angle of 02 degrees 54 minutes 22 seconds, a radius of 1,445.00 feet, a tangent of 36.65 feet and a chord which bears South 89 degrees 09 minutes 40 seconds West 73.28 feet;

THENCE Southwesterly, departing said northeasterly line of said called 0.2544 acre tract and said southwesterly line of Lot 2, Block A/595, RHDFJ Partners Addition, and across said called 0.2544 acre tract with said curve to the right for an arc distance of 73.29 feet to the end of said curve having coordinates of N=6976370.1019, E=2493408.4144 (not monumented), said end of curve being on the southwesterly line of said called 0.2544 acre tract and northeasterly line of that called 3,958 square foot tract of land described as Tract 3 in Special Warranty Deed (with Vendor's Lien) to Patronmarche, L.L.C. recorded in Instrument Number 200600195976 of said Official Public Records;



FIELD NOTES APPROVED:

DER 4/2/13

FIELD NOTES DESCRIBING A 3,140 SQUARE FOOT (0.0721 ACRE)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 521)
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 595
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM STUART CROW

THENCE North 45 degrees 28 minutes 07 seconds West, with said southwesterly line of said called 0.2544 acre tract and said northeasterly line of Tract 3, 34.00 feet to the most westerly corner of said called 0.2544 acre tract having coordinates of N=6976393.8745, E=2493384.7535 (not monumented) and northerly corner of said Tract 3, said corner being on said southeast right-of-way line of Flora Street, from whence a 1/2 inch iron rod found (controlling monument) for the most westerly corner of that tract of land described as Tract 2 in said Special Warranty Deed with Vendor's Lien to Patronmarche, L.L.C.;

THENCE North 44 degrees 21 minutes 01 second East, departing said southwesterly line of said called 0.2544 acre tract and said northeasterly line of Tract 3, and with said southeast right-of-way line of Flora Street and said northwesterly line of said 0.2544 acre tract, 52.10 feet to the POINT OF BEGINNING and containing 3,140 square feet (0.0721 acres) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.



Gary W. Matthews
Registered Professional Land Surveyor
Texas No. 5534 9.12.2013



REVISED AGENDA ITEM # 40

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: May 13, 2015
COUNCIL DISTRICT(S): 13
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 26 T

SUBJECT

A public hearing to receive comments regarding an application for and an ordinance granting an MU-3 Mixed Use District ~~with~~ and a resolution accepting deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District on the northeast corner of East Northwest Highway and North Central Expressway
Recommendation of Staff and CPC: Approval with deed restrictions volunteered by the applicant
Z145-145(AF)

Note: This item was considered by the City Council at a public hearing on April 22, 2015, and was taken under advisement until May 13, 2015, with the public hearing open

FILE NUMBER: Z145-145(AF)

DATE FILED: December 17, 2014

LOCATION: Northeast corner of East Northwest Highway and North Central Expressway

COUNCIL DISTRICT: 13

MAPSCO: 26-T

SIZE OF REQUEST: Approx. 7.029 acres

CENSUS TRACT: 78.22

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT: 8750 NCE Dallas, LLC

OWNER: 8750 NCE Dallas, LLC

REQUEST: An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District.

SUMMARY: It is the intention of the applicant to integrate a mix of uses like retail and restaurant that can further compliment the office space that is already on site. The development standards in GO(A) and MU-3 are similar. However, they differ in terms of the land uses permitted. The subject site encompasses a hotel and two office towers (Campbell Centre). It is the applicant's intention to develop the surface parking lot with uses that can further compliment the uses that are currently on site and across the street. In the immediate future, residential uses are not anticipated; however, MU-3 would permit residential uses if the owner chose to incorporate them. MU-3(SAH) Mixed Use Affordable Housing zoning is to the north.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

DESIGNATED ZONING CASE

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The site is located less than half a mile away from the Park Lane Multi-Modal Dart Station. Across the street on the north side is a mixed use development with a grocery store, office, apartments, restaurants, and retail. On the site, two office buildings and a hotel are located with a large surface parking abutting the Dart Rail, and running along Greenville Avenue. The location itself allows the opportunity to build a development that can continue the mixes of uses and compliment the uses that are currently present at that intersection on the north side.
2. *Traffic impact* – Staff has reviewed the request and has determined that the surrounding roadway system can accommodate the additional trips.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the *forwardDallas!* Comprehensive Plan for the Area. In addition, the Vickery Meadow TIF District and PID are located less than half a mile away, which creates calls for the redevelopment of the area just north of the subject site.

Zoning History:

1. Z134-110 On June 25, 2010, City Council approved a Planned Development District, subject to a subdistrict map and conditions, approved termination of Specific Use Permit No. 416 and Specific Use Permit No.1272, and approved the termination of deed restrictions
2. Z134-273 On November 12, 2014, City Council approved a Specific Use Permit for a private school on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Northwest Highway	Major Arterial	80'
North Central Expressway	Highway	300'

Land Use:

	Zoning	Land Use
Site	GO(A)	Office
North	MU-3(SAH);SUP 2120	Grocery, Retail, Office, Residential
East	PD 488	Government
South	PD 595, R-5(A)	Trinity Levy
West	RR	Retail (North Park Mall)

STAFF ANALYSIS:

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is located in an area Urban Mixed-Use Building Block which incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Urban mixed-use districts will incorporate housing, jobs and commercial activity in strategic locations throughout the city. These areas will be linked to the rest of the city by means of the transit system and will be designed to encourage pedestrian mobility.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Policy 5.2.4 Enhance retail, industrial and business operations.

Area Plans:

The subject site is located less than half-mile away from the boundaries of two major areas the City has focused major efforts in and has created a framework for development along with a funding mechanism to pay for major infrastructure improvements and catalysts for economic development. These two major plans are the Vickery Meadow TIF District Project Plan and the Vickery Meadow Public Improvement District (VMPID).

The Vickery Meadow TIF District Project Plan provides a long term program to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Vickery Meadow TIF District. This program is intended to encourage private development and public infrastructure improvements thereby the economics of redeveloping the Vickery Meadow TIF District.

Vickery Meadow Public Improvement District (VMPID) was established in 1993 and was renewed thrice in 1998, 2003 and 2008. The Vickery Meadow area consists of approximately 110 businesses, 11,929 multi-family units and 5 DISD schools. Vickery Meadow Management Corporation manages the PID. The general nature of the service and improvements provided by the PID are to enhance security and public safety, maintenance, economic development activities, special event and other services and activities approved by the Dallas City Council.

Land Use Compatibility:

Currently, the undeveloped surface parking lot serves as a void or disconnection with the development on the north side. The request site is underutilized and isolated nestled between the Dart train tracks, Northwest Highway, and Central Expressway. The surface parking serves to be a void disconnecting the site from mixed use development to the north. Development is occurring all around the site, and it has an opportunity to obtain better cohesion with the surrounding developments through the implementation of restaurants and retail.

Development Standards:

Existing Zoning							
District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
GO(A)\ General Office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; lodging; retail and personal service uses as limited uses

Proposed Zoning							
District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
MU-3	15'	20' adjacent to residential OTHER: No Min.	3.2 base 4.0 max + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging; residential; trade center

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Landscaping:

The landscape requirements of Article X will be triggered if impervious surface is added to the site.

Z145-145(AF)

CPC Action – March 19, 2015:

Motion: It was moved to recommend **approval** of an MU-3 Mixed Use District with deed restrictions volunteered by the applicant, except to allow multi-family as a mixed use development on property zoned a GO(A) General Office District on the northeast corner of East Northwest Highway and North Central Expressway.

Maker: Murphy

Second: Abtahi

Result: Carried: 14 to 0

For: 14 - Anglin, Emmons, Rodgers, Culbreath*, Shidid, Anantasomboon, Bagley, Lavallaisaa, Tarpley, Shellene, Peadon, Murphy, Ridley, Abtahi

Against: 0

Absent: 1 - Schultz

Vacancy: 0

*out of the room, shown voting in favor

Notices: Area: 400 Mailed: 23

Replies: For: 0 Against: 0

Speakers: For: Karl Crawley, 900 Jackson St., Dallas, TX, 75202
Against: None

List of Officers

Nce Dallas LLC

John R. Wooten, Vice President

Directors

Susan A. Alafano

Lawrence V. Burkett, Jr.

Daniel J. Fitzgerald

Kenneth L. Hargreaves

Isadore Jermyn

Gary E. Wendlandt

Officers

Alan M. Connor, President

Allan B. Bixby, Treasurer

Thomas J. Finnegan, Jr.

CORNERSTONE REAL ESTATE ADVISERS LLC**Officer List***Effective November 10, 2014*

<u>OFFICER</u>	<u>TITLE</u>
David J. Reilly	Chief Executive Officer
Scott D. Brown	President
Thomas G. Dudeck	Chief of Investment Strategy
C.J. Karbowicz	Chief Operating Officer, General Counsel and Secretary
Robert F. Little	Chief Investment Officer – Finance
Robert E. Mahoney	Chief Financial Officer
Lisa A. Howat	Chief Technology Officer
Andrew C. Williams	Chief Investment Officer - Equity
Robert J. Batenhorst	Managing Director
Graham J. Bond	Managing Director
David Colangelo	Managing Director
Michael Domaingue	Managing Director
R. Bruce Gadd	Managing Director
Michael H. Gately	Managing Director
James A. Henderson	Managing Director
John Kennedy	Managing Director
Timothy P. Kenny	Managing Director
R. Jay Molleur	Managing Director
James J. O'Shaughnessy	Managing Director
Scott Piccone	Managing Director
Anthony J. Pierson	Chief Risk Officer & Managing Director – Portfolio Management
Achim G. Seifert	Managing Director
Lydia L. Shen	Managing Director
Steven P. Wallace	Managing Director
Scott C. Westphal	Managing Director
David D. Wharmby	Managing Director
Michael E. Zammitti	Managing Director
Thomas Zatko	Managing Director
Robert K. Giffin	Senior Vice President

<u>OFFICER</u>	<u>TITLE</u>
Linda Houston	Senior Vice President
David Romano	Senior Vice President
Robert M. Whitney	Senior Vice President
Patrick Kendall	Senior Director
William E. Bartol	Chief Compliance Officer
Christopher Kelly Kinnon	Vice President, Associate General Counsel and Assistant Secretary
John J. Phillips	Vice President, Associate General Counsel and Assistant Secretary
John R. Wooton	Vice President, Associate General Counsel and Assistant Secretary
John E. Bonini	Vice President, Senior Counsel and Assistant Secretary
Lawrence J. Boudreau	Vice President, Senior Counsel and Assistant Secretary
William J. Jordan	Vice President, Senior Counsel and Assistant Secretary
Roberta L. Sailing	Vice President, Senior Counsel and Assistant Secretary
Pamela Schmidt Boneham	Portfolio Manager
Joanne Denver	Portfolio Manager
Dean A. Dulchinos	Portfolio Manager
Terri A. Herubin	Portfolio Manager
Steven Jacobs	Portfolio Manager
Janet Morrison	Portfolio Manager
Diane Norton	Portfolio Manager
Deborah P. Schwartz	Portfolio Manager
Denise R. Stake	Portfolio Manager
William Towill	Portfolio Manager
Bruce E. Anderson	Vice President
Christian Andersson	Vice President
Brian Baker	Vice President
Christopher Berry	Vice President
Robert A. Biddleman	Vice President
Kevin J. Bittner	Vice President
Christopher Black	Vice President
Alan Blais	Vice President
Robert J. Broderick	Vice President

<u>OFFICER</u>	<u>TITLE</u>
Tyler R. Brown	Vice President
Christopher Cassella	Vice President
Peter Cerrato	Vice President
James Clayton	Vice President
Thomas R. Cross	Vice President
Timothy S. Deane	Vice President
Penny Christy	Vice President
Ryan M. Crossley	Vice President
John Deary	Vice President
Celia Dondes	Vice President
Justin Epps	Vice President
Scott L. Ferguson	Vice President
Thomas G. Fleming	Vice President
Mark Freeman	Vice President
James J. Gallagher, Jr.	Vice President
Peter N. Gensheimer	Vice President
John Bryant Gerber	Vice President
Lisa R. Glass	Vice President
John A. Gorham	Vice President
Stephen H. Gould	Vice President
Benjamin Green	Vice President
William Gustafson	Vice President
Charles A. Hagedorn	Vice President
Kelly C. Hayes	Vice President
George Helf	Vice President
Joseph Iadarola	Vice President
James Johnng	Vice President
Martin P. Kane	Vice President
Rico Kanthatham	Vice President
Lisa B. Katz	Vice President
Mark Knapp	Vice President
John Kolb	Vice President
Jim Lagasse	Vice President
Judy Linton	Vice President
John Lonski	Vice President
Michael T. Marron	Vice President
Ben Matanga	Vice President
Pamela McKoin	Vice President
Mark Meier	Vice President

<u>OFFICER</u>	<u>TITLE</u>
Kevin Miller	Vice President
Stephen J. Murray	Vice President
James Nascimento	Vice President
Nicole Pecoulas	Vice President
Donald Phelan	Vice President
Kevin Ryan	Vice President
Craig Sabadosa	Vice President
Daniel J. Sheline	Vice President
Anthony Soldi	Vice President
Jerome J. Speltz	Vice President
Scott Spurlock	Vice President
John R. Taillie	Vice President
Frank S. Throop	Vice President
Stuart J. Turner	Vice President
Elena M. Walsh	Vice President
Jason T. Winans	Vice President
Victor Woolridge	Vice President
Carolyn Y. Zolty	Vice President
Michael Adomelis	Assistant Vice President
Jennifer D. Avery	Assistant Vice President
Da-Gon Chen	Assistant Vice President
Howard H. Chung	Assistant Vice President
Nicholas Cioffi	Assistant Vice President
Richard Davis	Assistant Vice President
Richard B. Deemer	Assistant Vice President
Brenda L. Desrosiers	Assistant Vice President
Chance Hyde	Assistant Vice President
Alden Johnson	Assistant Vice President
Martin Lilienthal	Assistant Vice President
Ryan Ma	Assistant Vice President
Ellen McDonald	Assistant Vice President
Brett McLeod	Assistant Vice President
John F. Long	Assistant Vice President
Stephen Panos	Assistant Vice President
Jen Pearl	Assistant Vice President
Justin Preftakes	Assistant Vice President
Timothy Reardon	Assistant Vice President

OFFICER

TITLE

Helen S. Shallow	Assistant Vice President
Veronica V. Soriano	Assistant Vice President
Nicole Stephenson	Assistant Vice President
Rene St. Marie	Assistant Vice President
Judy Strong	Assistant Vice President
Gregory J. Wentworth	Assistant Vice President
Bradley White	Assistant Vice President
Todd Picken	Treasurer
Bruce C. Frisbie	Assistant Treasurer

- Mortuary, funeral home or commercial wedding chapel
- Motor vehicle fueling station
- Restaurant with drive-in or drive-through service

The following main use is only permitted as part of a mixed use project (See Section 51A-4.125 of the Dallas Development Code):

- Multi-family

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in

equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

Z145-145(AF)

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

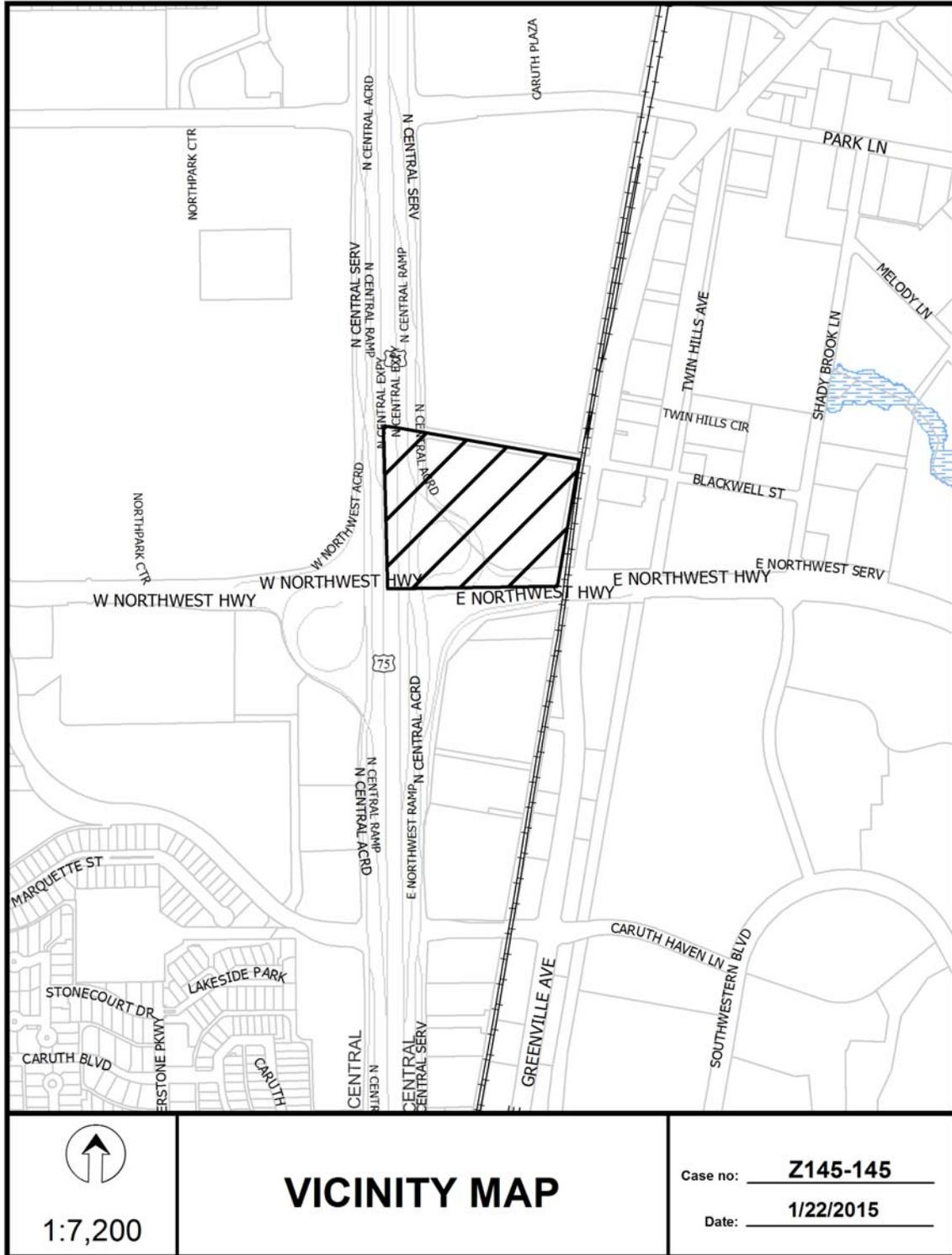
EXHIBIT A

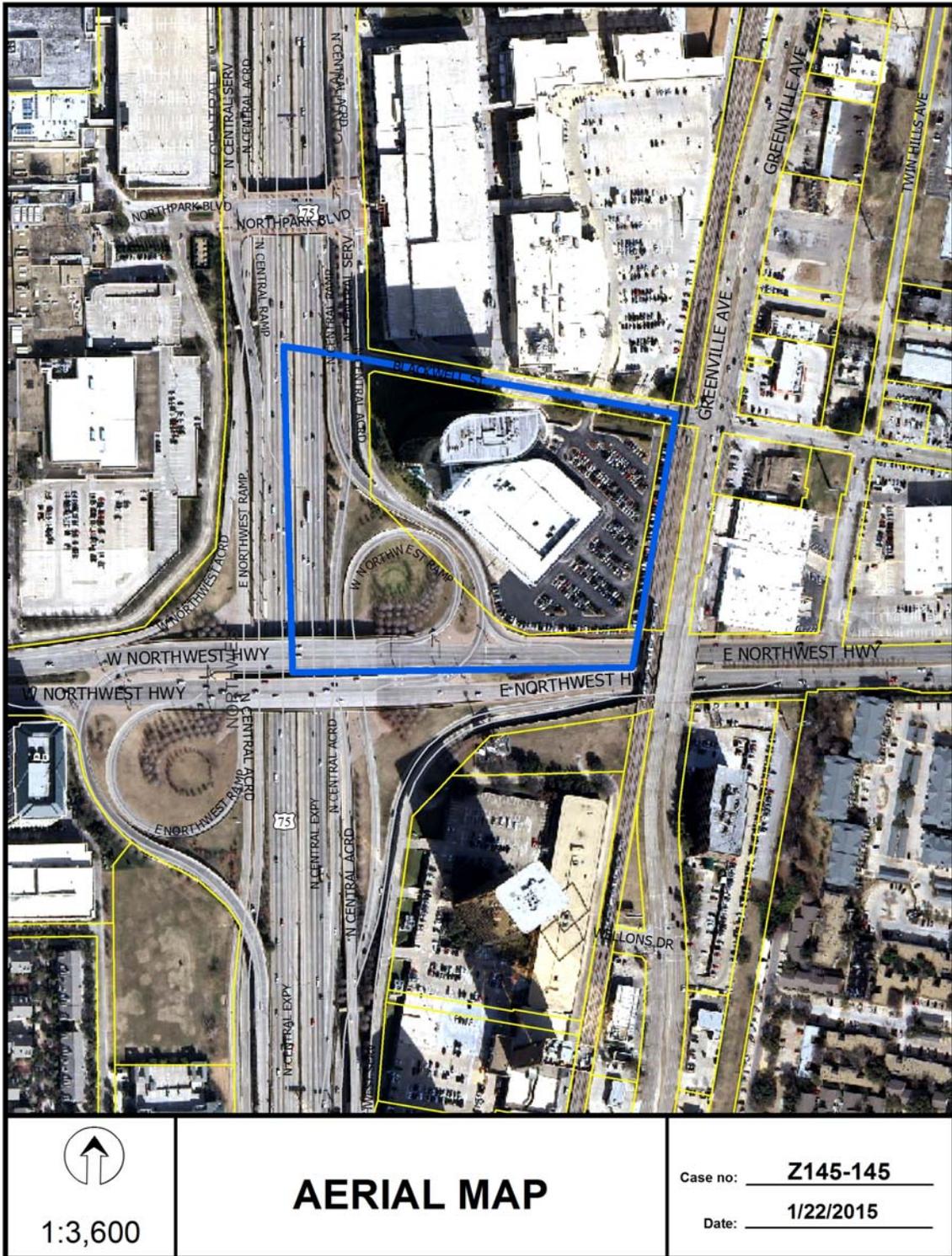
(a) The following main uses are not permitted:

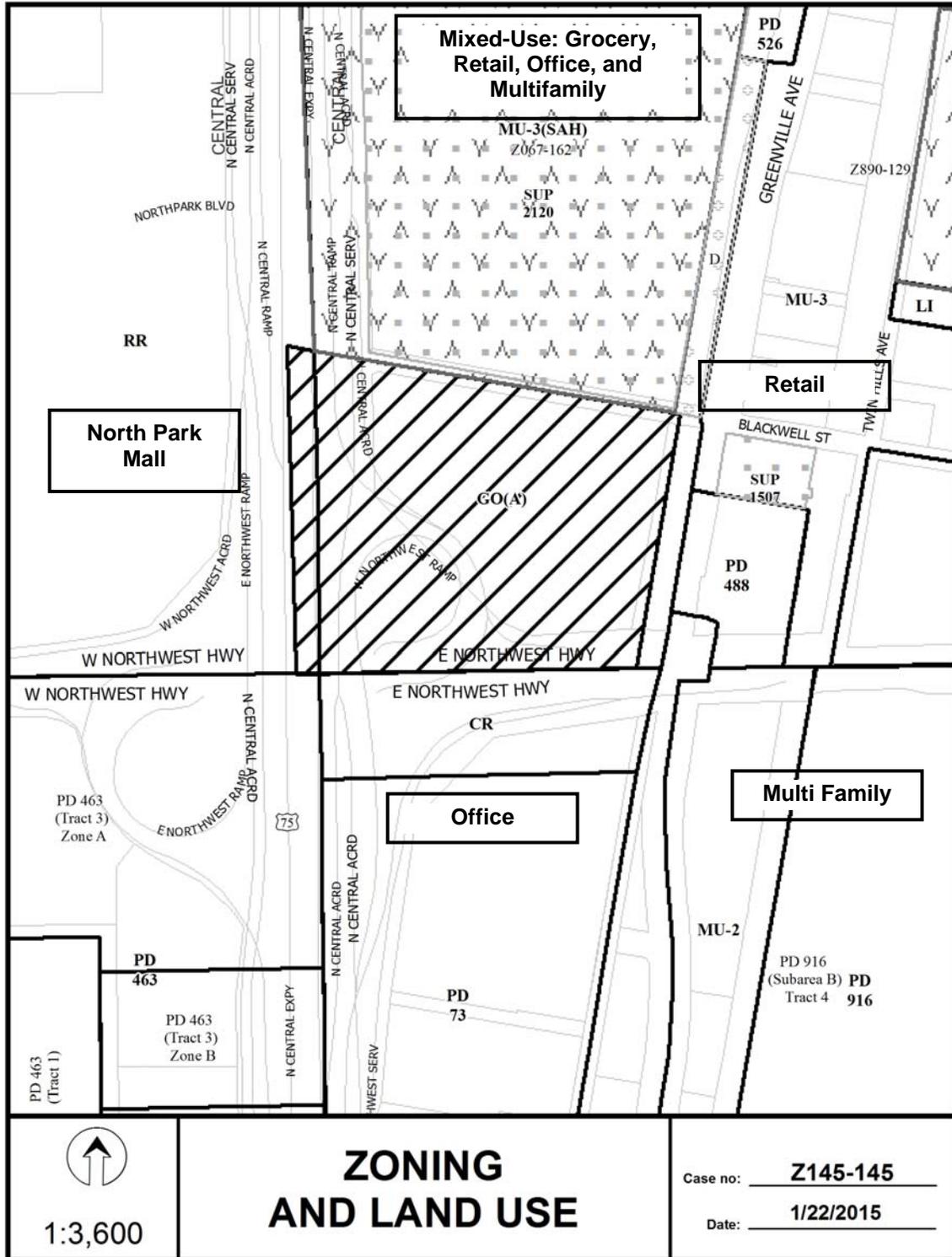
- Custom business services
- Labor hall
- Tool or equipment rental
- Convalescent and nursing home
- Foster home
- Halfway house
- Duplex
- Group residential facility
- Residential hotel
- Retirement housing
- General merchandise or food store greater than 3500 sf
- General merchandise or food store greater than 100,000 sf
- Household equipment and appliance repair
- Liquor store
- Mortuary, funeral home or commercial wedding chapel
- Motor vehicle fueling station
- Restaurant with drive-in or drive-through service

The following main use is only permitted as part of a Mixed Use Project:

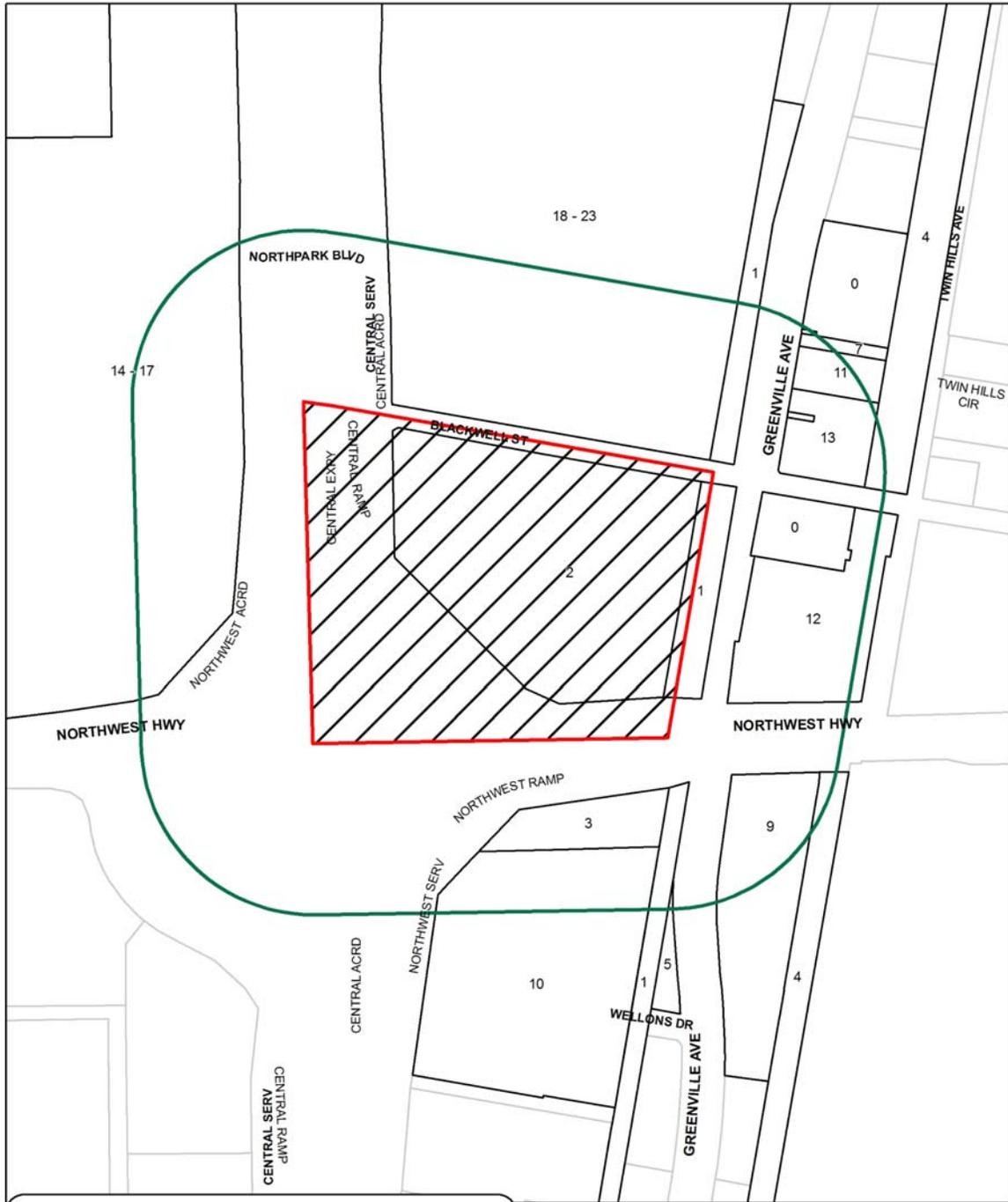
- Multi-family











<u>23</u>	Property Owners Notified (20 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>400'</u>	Area of Notification
<u>2/19/2015</u>	Date

Z145-145
CPC



1:3,600

03/18/2015

Reply List of Property Owners***Z145-145******23 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	401	BUCKNER BLVD	DART
2	8750	CENTRAL EXPY	8750 NCE DALLAS LLC
3	5600	NORTHWEST HWY	RODDIMEYER III LLC
4	5700	NORTHWEST HWY	TEXAS UTILITIES ELEC CO
5	6501	GREENVILLE AVE	SPOTLIGHT PROPERTIES CORP
6	6790	GREENVILLE AVE	6778-6790 GREENVILLE AVE
7	6778	GREENVILLE AVE	6778-6790 GREENVILLE AVE
8	6750	GREENVILLE AVE	ELLER MEDIA COMPANY
9	6500	GREENVILLE AVE	PEG OFFICE LLC
10	8350	CENTRAL EXPY	CAMPBELL CENTRE LTD PS
11	6770	GREENVILLE AVE	MIEGEL INVESTMENTS LLC
12	5701	NORTHWEST HWY	EXTRA SPACE PPTIES FORTY THREE LLC
13	6750	GREENVILLE AVE	ARMSTRONG GUADALUPE LP
14	8850	BOEDEKER ST	NORTHPARK NATIONAL BANK
15	0	NORTHPARK	NEIMAN MARCUS CO LESSEE
16	8687	CENTRAL EXPY	NORTHPARK LAND PARTNERS
17	7901	NORTHWEST HWY	NORDSTROM
18	8176	PARK LN	NORTHWOOD PL A LP
19	8166	PARK LN	NORTHWOOD PL HOLDINGS LLC
20	8130	PARK LN	NORTHWOOD PL E LP
21	8100	PARK LN	NORTHWOOD PL G LP
22	8130	PARK LN	NORTHWOOD PL HOLDINGS LLC
23	8066	PARK LN	DNCX PARK LANE LP