

A Review of the Documents, Exhibits and Illustrations

For the Zoning Application

For the NWC of Walnut Hill and Central Expressway

May 27, 2006

Dear Windsor Park Neighbors:

Late Friday, May 26th, 2006, a current copy of the zoning ordinance and deed restrictions along with several exhibits and illustrations concerning the zoning application referenced above were posted on our WPHA web site – wphadallas.com. While these documents and the exhibits are subject to change as the situation remains fluid, it would be helpful to review the highlights.

Time Line:	<u>Tuesday, May 30th</u> : A Joint Homeowners' meeting at 7:00 PM at Hillcrest High School Auditorium to review all documents and vote to accept or reject. <u>Thursday, June 1st</u> : City Plan Commission Hearing starting at 1:30 PM in the Council Chambers at City Hall. <u>Wednesday, June 28th</u> : City Council vote. <u>Fall, 2006</u> : The last of the current tenants could be gone. <u>Fall 2007</u> : The site could be demolished and ready for the start of construction.
Zoning Ordinance:	A legally binding document between the City of Dallas and the Applicant and any subsequent owners. Only the City can legally enforce the items in this document.
Deed Restrictions:	A legally binding document between the three neighborhood associations and the Applicant and any subsequent owners. Any one of the three neighborhood associations could sue to enforce compliance. This document contains some items not covered in the zoning ordinance.

Exhibits:	Legally binding attachments to both the Zoning Ordinance and the Deed Restrictions. In case of a discrepancy between the written word and the exhibit, the written word prevails.
Illustrations:	Not legally binding. Meant to give guidance to the City Plan Commission when they review the detailed development plan to be submitted later.
Mixed Use Development:	This project will have a maximum of 1,200 residential units and 300,000 SF of commercial space. Tracts A & B combined will have a maximum of 252 units. Tract A will be For Sale town homes. Tract B could be condos or apartments. The commercial space is limited to a maximum of 175,000 SF of retail and 175,000 SF of office. The property is divided up into Tracts A through G and each tract has various conditions.
Exhibit B, Conceptual Plan:	Very important exhibit. Shows the boundaries of each tract, the building setback lines, maximum height and other information.
Exhibit C, Street Plan:	Another important exhibit. Shows what roads have to be built and their approximate location. Note the reference to the Retail Street and Exhibit D and the Residential Street and Exhibit E.
Uses:	Varies between the residential Tracts (A & B) and the commercial multiple use Tracts (C-G). Please consult the documents for a more detailed list of prohibited uses.
Height:	Maximum height starts with a 2 story height limitation in Tract A and gets progressively higher going east towards Central Expressway- see Exhibit B, Conceptual Plan.

Neighborhood Review:	Some items of design approval are left to a Neighborhood Coalition and others to an Architectural Control Committee that would include the owner.
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If you have any questions or comments prior to the Joint Homeowners' Meeting on this coming Tuesday, May 30th, please do not hesitate to call or email your WPHA Joint Task Force:

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We look forward to your support and participation on Tuesday night.

Regards,

Jerry Bradley