

SAVANNAH

DESIGN | BUILD | DEVELOP

September 5, 2019

Kris Sweckard, Director
Sustainable Development and Construction, City of Dallas
1500 Marilla Street, Rm 5DN
Dallas, TX 75201

Per Section 51A-1.109(e)(2) of Dallas City Code, a developer may appeal the Director's apportionment determination to the City Plan Commission by filing written notice with the Director within 30 days after the date of the determination.

This letter shall serve as the filing of a written notice of appeal of the apportionment determination provided to Savannah by Mr. Lloyd Denman, P.E. for exactions imposed during the issuance of building permit for the development at 6028 Lewis Street, Dallas, Texas. The letter from Mr. Denman's office is dated August 7, 2019 and references Contract No. 19-473/474-P.

Per City Code section 51A-1.109(e)(2), the city plan commission shall hear the appeal within 60 days after the filing of the appeal. For the purpose of calculating the 60 days to hearing date, the date of this letter will serve as the date of filing for the appeal.

As stated in an email sent to the assistant city attorney dated June 12, 2019 attached hereto, we continue our objection to the need for any apportionment and the disproportionate nature of exactions being imposed on our building permit. Applicant is appealing under Sec. 51A-1.109 of the Dallas City Code, Section 212.904 of the Texas Local Government Code and the law as interpreted by the United States Supreme Court.

Please provide us with the date of the public hearing for the appeal.

Regards,

Kevin Murphree
Managing Partner

RECEIVED
SEP 06 2019
By: Mary Williams

SAVANNAHDEVELOPERS.com

15660 N. Dallas Parkway, Suite 110, Dallas, Texas 75248 | O: 972.248.2147 F: 214.276.1499

Date: 6-12-19

To: Mr. Casey Burgess
City of Dallas, Assistant City Attorney

From: CPG Savannah Development, LLC
Timothy S. Baumann, Manager

**Re: 6028 Lewis Street, Dallas TX 75206 – Objection to Water Main Improvement
as Condition of Permit Approval**

As a condition of permit approval for the construction of ten (10) multifamily townhomes on the property located at 6028 Lewis Street, being Lots 1&2, Block HA/1877, the City of Dallas, Sustainable Development and Construction Department is requiring the construction of 92 linear feet of 8” water main in the public right of way. CPG Savannah Development, LLC, (“Savannah”) as the property owner and permit applicant, is of the position that the requested water line improvement in Lewis Street is not necessary, and to date, has not received a statement of need from the City. Savannah therefore objects to the requirement of the water line improvement in Lewis Street as a condition for permit approval.

To satisfy the City’s stated permit conditions, Savannah has experienced significant delays in achieving permit approval resulting in significant increases in costs, including engineering fees, city review fees, contracting fees and financing and carry costs.

In effort to mitigate losses and future damages, and to avoid the loss of construction financing, Savannah is left with no viable option except to proceed with the development, other than to enter into the private development contract demanded by the City.



City of Dallas

August 7, 2019

CPG Savannah Development LLC
Steve King
15660 Dallas N Tollway #110
Dallas, Texas 75248

Re: 6028 Lewis Street *
Contract No: 19-473/474-P
Gentlemen:

Below is an estimated breakdown of payments to the developer for mains to be constructed and fees due the City on the referenced contract.

PAYMENTS TO DEVELOPERS		FEES DUE TO CITY	
Payments at completion		Acreage Fees	
Water:	\$10,496.00	Water:	\$0.00
Sewer	\$0.00	Sewer:	\$0.00
		Misc. Charges:	\$0.00
Payments On Connection Basis 20 Year Limitation			
Water:	\$0.00		
Sewer:	\$0.00		
Total Pay:	\$10,496.00	Total Fees:	\$0.00
Net Pay to Dev:	\$10,496.00	Net Due to City:	\$0.00


Payments will be adjusted based on actual construction quantities upon acceptance of construction by the City. Payments on a connection basis must be requested by you in writing on a semi-annual basis. For each connection, you must provide the street address and lot and block number.

In order to receive the payments listed above, you must:

1) register as a vendor at <https://dallascityhall.bonfirehub.com/login> and then
2) look up your vendor ID at <https://vendors.dallascityhall.com>

For vendor support questions contact CODVendorRegistrations@dallascityhall.com

Please email the Vendor ID to michael.fay@dallascityhall.com. If you have any questions, please call Michael Fay, Contract Coordinator, at 214-948-4591.


Lloyd Denman, P.E.
Assistant Director

19219F

TAX CERTIFICATE



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:

CPG SAVANAH DEVELOPEMENT OWNER
PO BOX 670452
DALLAS , TX 75367-0452

Legal Description

HUGHES H G
BLK A/1877 W 50 FT LT 2
LEWIS ST
INT201800224612 DD08132018 CO-DC
1877 000 00200 1001877 000

Parcel Address: 6028 LEWIS ST, DA

Legal Acres: .0000

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Account Number: 000-001-825-93000000

Certificate No: 95152

Certificate Fee: \$10.00 CREDIT

Print Date: 09/05/2019 01:55:42 PM

Paid Date: 09/05/2019

Issue Date: 09/05/2019

Operator ID: SANDRA_LOPEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

CPG SAVANAH DEVELOPEMENT OWNER
PO BOX 670452
DALLAS , TX 75367-0452

Table with 2 columns: Description and Amount. Rows include 2018 Value (\$240,500), 2018 Levy (\$6,842.79), 2018 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Certified Tax Unit(s):

- 1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COUNTY COMMUNITY COLI
1041 SCHOOL EQUALIZATION
1102 DALLAS ISD
1208 CITY OF DALLAS

Reference (GF) No: N/A

Issued By: [Signature]

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR





September 5, 2019

ADDRESS: 6028 Lewis

DCAD : 00000182593000000

No information was found responsive to your request for identification of City liens in the records

of Special Collections. This response does not constitute legal advice regarding the status of the real property 6028 Lewis.

Central there may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Tesfaye Assefa at 214-670-8012

Sincerely,

A handwritten signature in black ink, appearing to be 'AK'.

Special Collections Division
Dallas Water Utilities