

Fort Worth Avenue Corridor Land Use and Urban Design Study

**Dallas City Plan Commission
December 16, 2004**

FORT WORTH AVENUE CORRIDOR LAND USE AND URBAN DESIGN STUDY

City of Dallas
Department of Development Services
Long Range Planning Division

Theresa O'Donnell, Director
Patricia Rincon-Kallman, Assistant Director
Leif Sandberg, Manager

Project Staff:
Carrie F. Gordon, Ph.D.
Project Manager

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The Department of Development Services, Long Range Planning Division, wishes to thank the *Fort Worth Avenue Corridor Land Use and Urban Design Study Steering Committee* for their participation in the development of this plan. Committee members spent many hours attending meetings, reviewing materials, and providing input to ensure that the study represents the desires of this community. Special recognition goes to Deborah Carpenter, John Cramer, Ernesto López, Maria Gómez, Sophie Guerra, Joe Lodor, and Carole Twitmyer for devoting their time and resources to assist City staff with development of the proposed Special Purpose District (underway at the time of this study). Lastly, thanks goes to the Kidd Springs Recreation Center, Stevens Park and Sidney Lanier Elementary Schools, Commerce Grinding and Chase Bank (formerly known as Bank One, N.A.) for providing meeting space for planning sub-committee and community meetings.

STEERING COMMITTEE

Maria Gómez, Chair
Business Property Owner

John Cramer, Vice-Chair
Fort Worth Avenue Development Group, Inc. (FWADG)

Deborah Carpenter, Area Resident
Ernesto López, Business Owner
Carole Twitmyer, FWADG
Joe Lodor, Business Owner
Oscar Garcia, Area Resident
Lee Bruce, Business Owner
Sophie Guerra, Chase Bank

Monte Anderson, Ex-Officio
Oak Cliff Chamber of Commerce

Rosa López, Ex-Officio
West Dallas Chamber of Commerce

ELECTED OFFICIALS

Dr. Elba Garcia – District 1
Ed Oakley – District 3
Steve Salazar – District 6

CITY STAFF AND OTHER AGENCIES

Carrie F. Gordon, Ph.D.
Project Manager

Interdepartmental Review Team Members:

Leif Sandberg, Development Services (DS)
Sue Hounsel, Economic Development
Lt. Archie Lance King, Dallas Police
Michael Oluborode, Housing
Erling Holey, Dallas Water Utilities
Anthony Ware, Code Compliance (CC)

Tanya Brooks and Lloyd Denman, Public Works & Transportation (PW&T)

Former Members: Ralph Masters and Vanessa Edwards (CC); Kenneth Melston (PW&T); Olga Torres-Holyoak (DS); Danny Johnson, Street Services and Linda Lockhart-Rumsey, DART

EXECUTIVE SUMMARY

On **March 26, 2003**, the Dallas City Council adopted Resolution No. 03-1021 establishing a moratorium on the acceptance of applications for building permits or certificates of occupancy for “non-residential” properties within 1,000 feet of the north or south right-of-way line of Fort Worth Avenue, from the centerline of West Davis Street to the centerline of North Beckley Avenue (refer to Map 1). The moratorium was enacted to allow the City Manager to perform appropriate land use, zoning, and urban design analyses, to call or conduct all necessary hearings, evaluate alternatives, and prepare recommendations for the City Council regarding proper zoning of properties along the Fort Worth Avenue corridor.

On **March 27, 2003**, the City Plan Commission authorized a hearing to determine proper zoning of an area, with consideration being given for the granting of a mixed-use planned development district zoning, that is generally located along Fort Worth Avenue and West Commerce Street commencing at the intersection of West Davis Street at Fort Worth Avenue (western boundary) and ending at the intersection of North Beckley Avenue and West Commerce Street (eastern boundary), and extending approximately 1/8 to 1/4 mile on either side of the Fort Worth Avenue/West Commerce Street right-of-way. The study area comprises approximately 236 acres.

In conjunction with the authorization, the Department of Development Services initiated the Fort Worth Avenue Corridor Land Use and Urban Design Study to review current land use and explore opportunities for redevelopment of the area based on recent development activity in and immediately adjacent to the proposed study area.

The Fort Worth Avenue Development Group, Inc. (FWADG) has offered to serve as the conduit for this study and provide broad-based representation of area residential, business, property owner, and citizen interests. They provided the framework for this study through their efforts with the North Oak Cliff Summit (January 2002) and the West Commerce/Fort Worth Avenue Charrette (October 2002). The end result was a community-based land use plan, The Fort Worth Avenue Visioning and Conceptual Land-Use Planning Study that was completed in December, 2003.

The City’s study, Fort Worth Avenue Corridor Land Use and Urban Design Study (FWACLUUDS), provides land use, zoning, and urban design guidelines to direct future decisions and influence policy development along the West Commerce Street/Fort Worth Avenue corridor. This document is a hybrid of the neighborhood-based study prepared by the Fort Worth Avenue Development Group and serves as a reference for the development of “realistic” goals, objectives and policy statements the City can support.

COMMUNITY PARTICIPATION

One of the most important aspects of a planning process is citizen participation. Stakeholders involved in this planning process included:

- ◆ Area Residents (e.g., owners and tenants)
- ◆ Business owners

-
- ◆ Property owners
 - ◆ West Dallas and Oak Cliff Chambers of Commerce

The Fort Worth Avenue Corridor Land Use and Urban Design Study was prepared with the assistance of a Council-appointed steering committee and ex-officio participation by the West Dallas and Oak Cliff Chambers of Commerce. The 11-member committee consisted of area residents, business, and property owners who possessed expertise in banking, real estate, urban planning, and architecture.

Neighborhood input was gathered during three (3) community meetings held at Sidney Lanier and Stevens Park Elementary Schools; and an Open House Forum held at Dallas City Hall to address specific issues related to future zoning. Results from City sponsored meetings and those held by the Fort Worth Avenue Development Group, Inc. are contained in this document.

STUDY CONTENT

The document is divided into four (4) sections. Each section presents findings and recommendations that address issues raised during the entire citizen participation process.

Section 1 provides background information on the study area and an overview of initiatives conducted by the Fort Worth Avenue Development Group to identify and offer solutions to issues perceived to impede growth and development of the area.

Section 2 contains a general demographic profile of the area and identifies factors that are currently impacting growth and development of the area: zoning, crime, code compliance, economic development, housing, street improvements, and DART services.

Section 3 contains goals, objectives, policy statements, and recommendations to address issues associated with land use, zoning, urban design standards, code compliance, public safety, economic development, infrastructure improvements and other opportunities (conceptual plan).

Section 4 is the implementation schedule to bring study recommendations in concert with those identified in the community-based study.

This document serves as a working reference of planning guidelines and policies to nurture the area's need for a cohesive purpose and direction. The Plan provides a "vision" of the community's desires for re-development and the tools needed to get there.

CHAPTER 1

1.1 INTRODUCTION/PURPOSE OF STUDY

An area study is a planning tool that can be used to guide future land use and provide an opportunity for citizens to be involved in creating a long-term vision for the physical design of their community. The **Fort Worth Avenue Corridor Land Use and Urban Design Study** is a City-based study to explore opportunities for redevelopment of the study area. The study offers recommendations to guide future land use decisions and encourage mixed-use development and provide urban design guidelines that support adaptive re-use of existing structures and encourage new businesses to locate along the West Commerce Street/Fort Worth Avenue corridor. Additionally, it incorporates pertinent information from the neighborhood-based study prepared by the Fort Worth Avenue Development Group, **Fort Worth Avenue Visioning and Conceptual Land-Use Study**, and **West Dallas Comprehensive Land Use Study** (another City-based study adopted in May 1999).

As stated in the neighborhood-based study prepared by the Fort Worth Avenue Development Group (FWADG), the vision for the West Commerce Street/Fort Worth Avenue corridor is to “create a more balanced mix of neighborhood friendly development; improve and support the overall stability of existing single family residential neighborhoods that abut the corridor; incorporate high quality development and redevelopment; enhance pedestrian connections between neighborhoods across the corridor; respect the valuable of historic properties; and address infrastructure and transportation needs.”

To complement initiatives of the Fort Worth Avenue Development Group, on March 26, 2003, the Dallas City Council adopted Resolution No. 03-1021 establishing a moratorium on the acceptance of applications for building permits or certificates of occupancy (CO) for “non-residential” properties within 1,000 feet of the north or south right-of-way (R.O.W.) line of Fort Worth Avenue. Subsequently, on March 27, 2003, the City Plan Commission authorized a hearing to determine proper zoning of an area generally located along West Commerce Street and Fort Worth Avenue, commencing at the intersection of West Davis Street at Fort Worth Avenue (western boundary) and ending at the intersection of North Beckley Avenue and West Commerce Street (eastern boundary), and extending approximately 1/8 to 1/4 mile on either side of the West Commerce Street/Fort Worth Avenue R.O.W. (see Map No. 1 for both areas).

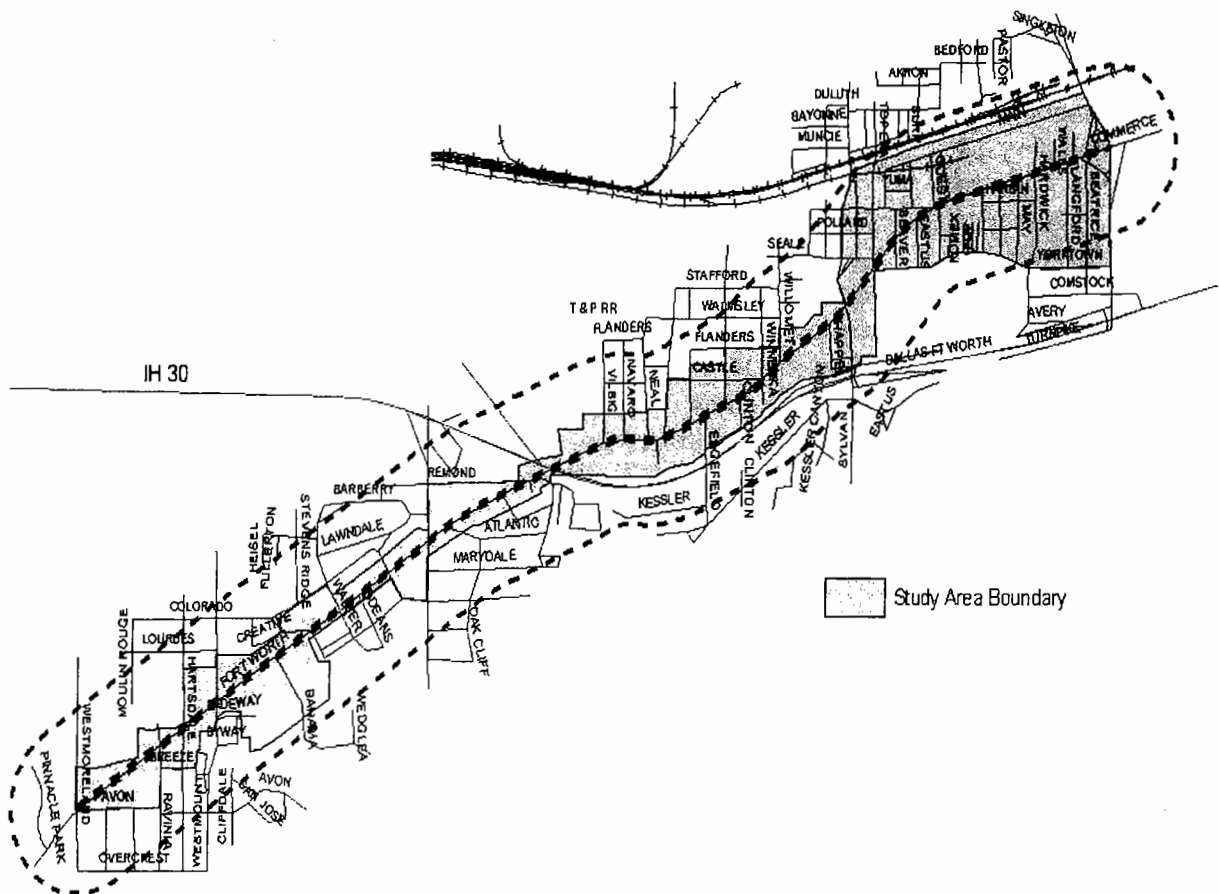
1.2 STUDY AREA BOUNDARY AND SCOPE

The study area is generally located along West Commerce Street and Fort Worth Avenue, commencing at the intersection of Westmoreland Road at Fort Worth Avenue (western boundary) and ending at the intersection of North Beckley Avenue and West Commerce Street (eastern boundary), and extending approximately 1/8 to 1/4 mile on either side of the West Commerce Street/Fort Worth Avenue street right-of-way.

The Scope of this study is as follows:

1. Determine proper zoning of the area based on a review of the existing land uses and their compatibility with adjacent residential neighborhoods;

2. Determine the potential for rezoning for mixed-use development (e.g., residential, office, retail) and create neighborhood identity with the Fort Worth Avenue corridor as its anchor;
3. Propose recommendations for future economic development opportunities based upon current development activity in and immediately adjacent to the study area; and
4. Identify other areas of need that are perceived to discourage development of the area and offer recommendations accordingly.



1.3 PUBLIC INVOLVEMENT

An 11-member steering committee, appointed by Councilmembers Dr. Elba Garcia, Steve Salazar and Ed Oakley, worked with an Interdepartmental Review Team (IRT) composed of City staff representatives from the departments of Development Services (Long Range Planning and Economic Development divisions), Code Compliance, Public Works and Transportation, Housing, Dallas Police, Dallas Water Utilities, and Street Services. Dallas Area Rapid Transit (DART) staff also worked with City staff to seek solutions to issues that have and will impact future growth and development along the corridor.



Photo of Steering Committee Prior To Bus Tour of Study Area

L to R (top): Lee Bruce, John Cramer, Rosa López, Sophie Guerra, Maria Gómez, Rick Lawson (stakeholder), Ernesto López, Leif Sandberg (City staff), and Oscar Garcia
L to R (bottom): Joe Lodor, Deborah Carpenter, Carole Twitmyer, and Monte Anderson

Six (6) steering committee meetings were held between June 3, 2003 and January 4, 2004, to identify issues and create a preliminary list of findings for presentation to area residents, business and property owners, and stakeholders. The committee developed the following mission statement:

“To help the West Commerce Street/Fort Worth Avenue corridor become more vital, safe, attractive, and ethnically/economically diverse. In achieving those goals, we also intend to make the corridor more pedestrian-friendly and to enhance the likelihood that it will provide residential and commercial options that will appeal to ALL of the citizens who live and work near the corridor.”

Three (3) community meetings were held between December 8, 2003 and September 7, 2004, to present preliminary study findings and seek citizen input. An Open House Forum was held on October 22, 2004, for business property owners to review preliminary findings associated with proposed future zoning of the area and solicit additional input.

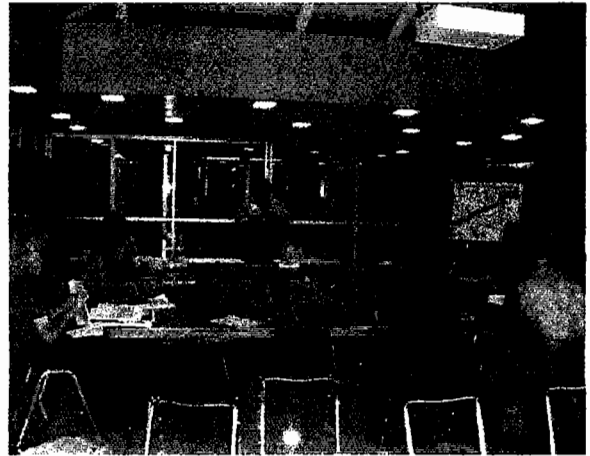


Photo: Steering Committee, stakeholders, and City staff in attendance at meetings held at the Kidd Springs Recreation Center.

As a result of the overall citizen participation process (refer to Chart 1), issues within the Scope of Study were refined with goals, objectives, policies, recommended actions, timelines, and implementers identified for major study components developed and outlined in this document. The Fort Worth Avenue Corridor Land Use and Urban Design Study is the result of that citizen participation process.

MORATORIUM

To preserve the status quo of the area and to allow time for study recommendations to be developed and considered by the City Council, moratorium extensions were requested and granted as shown below:

Moratorium Imposed	March 26, 2003 to July 24, 2003
Extension No. 1	July 24, 2003 to November 21, 2003
Extension No. 2	November 21, 2003 to March 24, 2004
Extension No. 3	March 24, 2004 to July 22, 2004
Extension No. 4	June 23, 2004 to November 19, 2004
Extension No. 5	November 19, 2004 to March 10, 2005

As of November 1, 2004, 43 moratorium appeal applications were considered by the City Council and are reflected in Appendix A.

1.4 BACKGROUND

As indicated in the Fort Worth Avenue Development Group's neighborhood plan, the architectural, cultural and historical significance of Fort Worth Avenue stems from the glamour and secrets of mid-20th Century Americana; pioneer settlements and the Great Depression (including the Barrow gang); and its post-WWII automotive, nightclub and restaurant culture. The motels date back to the late 1940's and early 1950's and consist of the Travel Lodge Motel (white bungalow-type rooms, built in 1946 by renowned architect Dilbeck); the Alamo Motel (Spanish architecture, built in 1953); the Mission Motel (built in 1950); and the Ranch Motel (built in 1947). Other buildings with facades that bear architectural significance includes the Carpenter Building, Old Safeway building (currently being used by the United States Postal Service as a warehouse), Taqueria Lupita and Club 1958; and four (4) small business storefronts located in a triangular area near Castle Street, Fort Worth Avenue and N. Winnetka Avenue.

1.4.1 HISTORICAL SETTING

The cultural significance of this area is found in its locale from the Trinity River levee; access to downtown Dallas via the Commerce Street Bridge (constructed in 1930); and its ties to the West Dallas and Oak Cliff communities. The passage of Fort Worth Avenue up to the plateau above the escarpment at Sylvan Avenue was along a natural incline, equipped with a prolific natural spring of water that flowed out near the drive-way to the present motel-on-the bluff, the Travel Lodge. This spring was not piped underground until the 1930's when the roadbed was widened into a brick paved State Highway to accommodate the increase in population and vehicular traffic to the Oak Cliff area, via Commerce Street. This route was known as the Fort Worth "Cut-Off", and it was paved, at least in part, with red brick. During this time, Fort Worth Avenue had a reputation for being plagued by "highwaymen" who would hold up vehicles and rob their passengers. The Barrow brothers (including Clyde of Bonnie and Clyde) and other toughs from the nearby community of Eagle Ford also staked a claim to this area. With the advent of the automobile culture of the mid-20th century, the "Cut Off" became the principle gateway to the west. Automotive and tourism-related businesses sprung up along the way, including many popular motor hotels and motels. As transportation needs increased, other routes to Fort Worth became available, and the "Cut Off" became an inter-city traffic artery that is now Fort Worth Avenue.

The construction of the Dallas-Fort Worth Turnpike, now known as Interstate-30, was the final blow to Fort Worth Avenue's vitality. Fort Worth Avenue's red bricks have long since been paved over near the quaint motor courts of the Ranch, Mission and Alamo motels.

In the publication, "The Hidden City", it states that oral legend has it that an 1843 pioneer, Kentuckian William Coombes, is buried under the roadbed of the modern Fort Worth Avenue. Located on part of the original William Coombes survey, burials in the Western Heights Cemetery date to the 1850s. Originally known as Troth, it was formally dedicated in 1881, when land was set aside for a "grave yard forever" by Z. E. Coombes and W. R. Fisher. Pioneers interred here include W. R. Fisher, Z. E. Coombes, John and Rosina Loupot, Mary Ellen Cole Tuggle, and Heinrich and Anna Struck. Also buried here are veterans of the Civil War and World Wars I and II, and Clyde and Buck Barrow. The Barrow family plot is located in this cemetery.

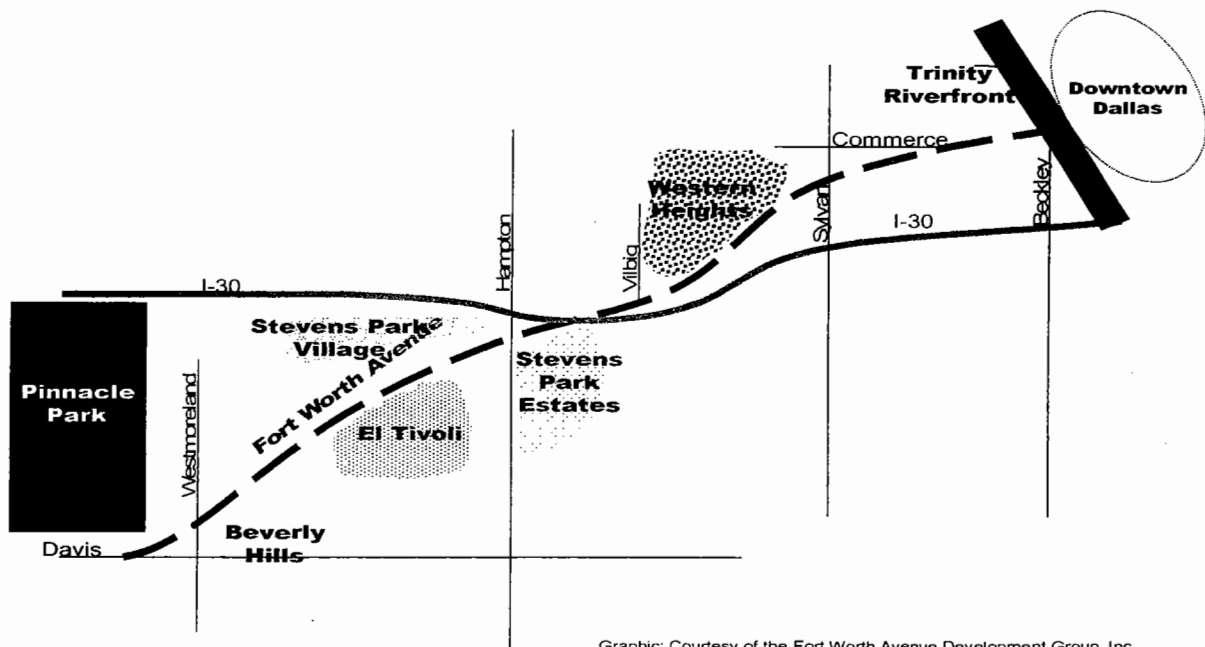
Clyde is buried next to his older brother, Marvin "Buck" Barrow. Their joint headstone reads "Gone but Not Forgotten."

Other cultural aspects include the Bilbo Jitney Line (formerly located in the triangle at Sylvan Avenue and Seale Street). In 1915, when public transportation was non-existent in the western part of Dallas, Victor Clifford Bilbo (1894 - 1968) began operating a jitney (small bus) line from downtown to areas known in that period as Cement City, Gates, Sowers, Irving, and other outlying communities. Paying 5 cents per ride, passengers often sat 3 deep and hung on running boards of Bilbo's Model T Ford touring cars. He often took people to hospitals and funerals free of charge. In August 1927, because of new state franchise laws, the Bilbo Jitneys were replaced by buses.

The West Commerce Street/Fort Worth Avenue corridor, including the existing Texas & Pacific Railroad line (completed to Fort Worth, TX in 1878) and Commerce Street Bridge has served as a vital link from this community to downtown Dallas.

1.4.2 FORT WORTH AVENUE DEVELOPMENT GROUP INITIATIVES

The Fort Worth Avenue Development Group visioning and conceptual land use study formed the basis for the residents to identify those issues perceived to "positively or negatively" impact the quality of life in/and adjacent to the study area. (Adjacent neighborhoods that are impacted by the corridor are shown below.



Graphic: Courtesy of the Fort Worth Avenue Development Group, Inc.

Let us begin with an overview on community-based measures taken by the Fort Worth Avenue Development Group, Inc., namely the North Oak Cliff Summit and West Commerce Street/Fort Worth Avenue Charrette.

The Fort Worth Development Group (FWADG) is a 501(3)(C) non-profit corporation organized to “improve the West Commerce Street/Fort Worth Avenue corridor and maintain a high quality of life for the area’s residential neighbors, property owners and businesses in matters such as crime reduction, code enforcement, beautification, urban planning, economic development, and other educational and charitable matters of neighborhood and civic concern.” Several measures have been initiated by the FWADG since its incorporation in 2002. This section of the Fort Worth Avenue Corridor Land Use and Urban Design Study provides excerpts from key components of the community-based Fort Worth Avenue Visioning and Conceptual Land-Use Planning Study, and only presents findings from the study that are applicable to this study.

NORTH OAK CLIFF SUMMIT

In January of 2002, a community-based summit was conducted with three (3) North Oak Cliff neighborhoods. The goal was to imagine their “perfect neighborhood” through a “visioning exercise.” Over 120 North Oak Cliff and West Dallas residents and business owners participated. The following issues were identified at this summit:

1. Petty crime
2. Prostitution
3. Graffiti
4. Non-code conforming uses
5. Poor road and infrastructure conditions
6. Uncontrolled trash and illegal dumping
7. Lack of neighborhood service retail
8. Lack of greenery and green space
9. Lack of signage standards
10. A general overall lack of beauty, continuity and sense of place
11. Direct connection to downtown Dallas via the Commerce Street Bridge
12. Proximity to downtown Dallas and the Trinity River
13. Best and most photographed view of downtown Dallas skyline
14. Strong and diverse single and multifamily residential neighborhoods to the north and south
15. Rising elevation from downtown
16. Strong historic connection to the history of the City of Dallas
17. Some historic buildings and landmarks worth preserving
18. Proximity to the underutilized Coombs Creek and Stevens Park green space
19. Recent employment and retail development at Pinnacle Park

After the summit, feedback from elected officials and professionals pointed to the need for rezoning along the corridor as well as the need for a more defined plan and broader base of community support to achieve the “vision”. A land use study initiated by the City of Dallas would be a necessary step towards rezoning a desired area within the City limits. The idea of a community visioning charrette, a day-long community design workshop, was suggested as a way of further defining community desire and support for the vision and as a precursor to any City initiative.

WEST COMMERCE STREET/FORT WORTH AVENUE CHARRETTE

On October 26, 2002, the West Commerce Street/Fort Worth Avenue Charrette was held. Nearly 80 individuals participated in the six (6) hour visioning session that included elected officials, volunteers, design professionals and members of the community.

The goal of the charrette process was to identify and prioritize negative (challenges to development) and positive (assets to development) aspects of the corridor and community needs and desires. The following summarizes the results:

Area Assets

- √ There is much history to treasure from pioneer settlements and the Great Depression (including the Barrow gang) to Fort Worth Avenue as the first major thoroughfare in Texas to head west from the east to its post-WWII automotive, nightclub, and restaurant culture. Connections to the JFK assassination and scattered architectural uniqueness augment its shared past.
- √ Great access to freeways and downtown, West End, Arts District, and the Stemmons corridor. Accessibility in-and-out of the area is enhanced by crossroads and feeder streets.
- √ Well-anchored by downtown Dallas and the Trinity River corridor on the east and Pinnacle Park on the west.
- √ Available space, a wide boulevard able to handle alternative transportation and landscaping, high traffic counts (augmented by traffic on its cross streets of N. Hampton Road, N. Westmoreland Road, Sylvan Avenue, and N. Beckley Avenue plus the parallel Interstate-30).
- √ Adjacent residential neighborhoods are a demographic mix of Anglo, Latino, Asian and African-American cultures spanning all economic groups, and have high education and societal consciousness levels and offer both expendable income and an under-measured cash economy.
- √ Nearby neighborhoods with great homes and an economically and culturally diverse resident population. The area's residential communities have great character, natural topographic beauty and old-growth trees and offer the best and most-photographed views of the Dallas skyline. There is great potential for hike-and-bike trails along Kessler Greenway and Coombs Creek.
- √ Commercial and residential property owners recognize the opportunity for the area to become a "zipper" that brings together diverse businesses, neighborhoods.
- √ "Anchor tenants" include area banks, schools, churches, Stevens Park Golf Course, Home Depot (former Bronco Bowl site), the Main Post Office and Bulk Mail Center, Wedgwood and Virginia Manor apartments, and businesses like Luby's, FedEx, Commerce Grinding and Blank's Printing and Imaging.

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- √ Opportunity exists for “planned” mixed-use development to augment the existing single family, multifamily, light industrial, commercial and retail development.
 - √ Fort Worth Avenue’s existing 100 foot R-O-W provides ample dimension for the “greening” of the street – a true boulevard. Street trees and median landscaping can be added while still providing four lanes of traffic and a turning lane.

Greening of the street, street trees and median landscaping require coordination with Dallas Water Utilities. These types of project may create additional maintenance and cost to DWU. Also new or replacement mains may tear out the work of these project. Vertical landscaping should be place at least ten feet from the centerline of all mains.

Area Challenges

- Major entry portals into the community are not easily identifiable and need to be created at major intersections along the Fort Worth Avenue corridor.
- Strengthen the neighborhood entry connections to the corridor at Sylvan Avenue, North Hampton Road and North Westmoreland Road.
- Market the corridor to attract businesses that cater to the needs of the diversified adjacent neighborhoods, as well as attract patrons to cross the Trinity to utilize those services (e.g., restaurants, grocery store, equestrian area, family entertainment center.
- Create a sense of place by incorporating principles of the “New Urbanism” concept by encouraging new and infill development (i.e., conversion of hotels for galleries, coffee shops or remodeled hotels, mid-rise office buildings with residential units) that creates pedestrian-friendly “walkable” streets and blocks.”
- The area has a surplus of undeveloped and vacant lots that should be considered for public/private development projects. These area challenges will drive main extension, relocations and replacements as the area develops.
- Utilization of the existing Dallas Area Rapid Transit (DART) line (presently dormant) for motorized trolley or other rail service through the corridor that is adjacent to the Trinity River Floodway.
- Immobilize activity that negatively impacts the image of the corridor (e.g., transients, prostitutes, drug trade, illegal dumping and panhandlers).

Issues raised during the charrette were consistent with those raised during the North Oak Cliff Neighborhood Summit, and are noted below.

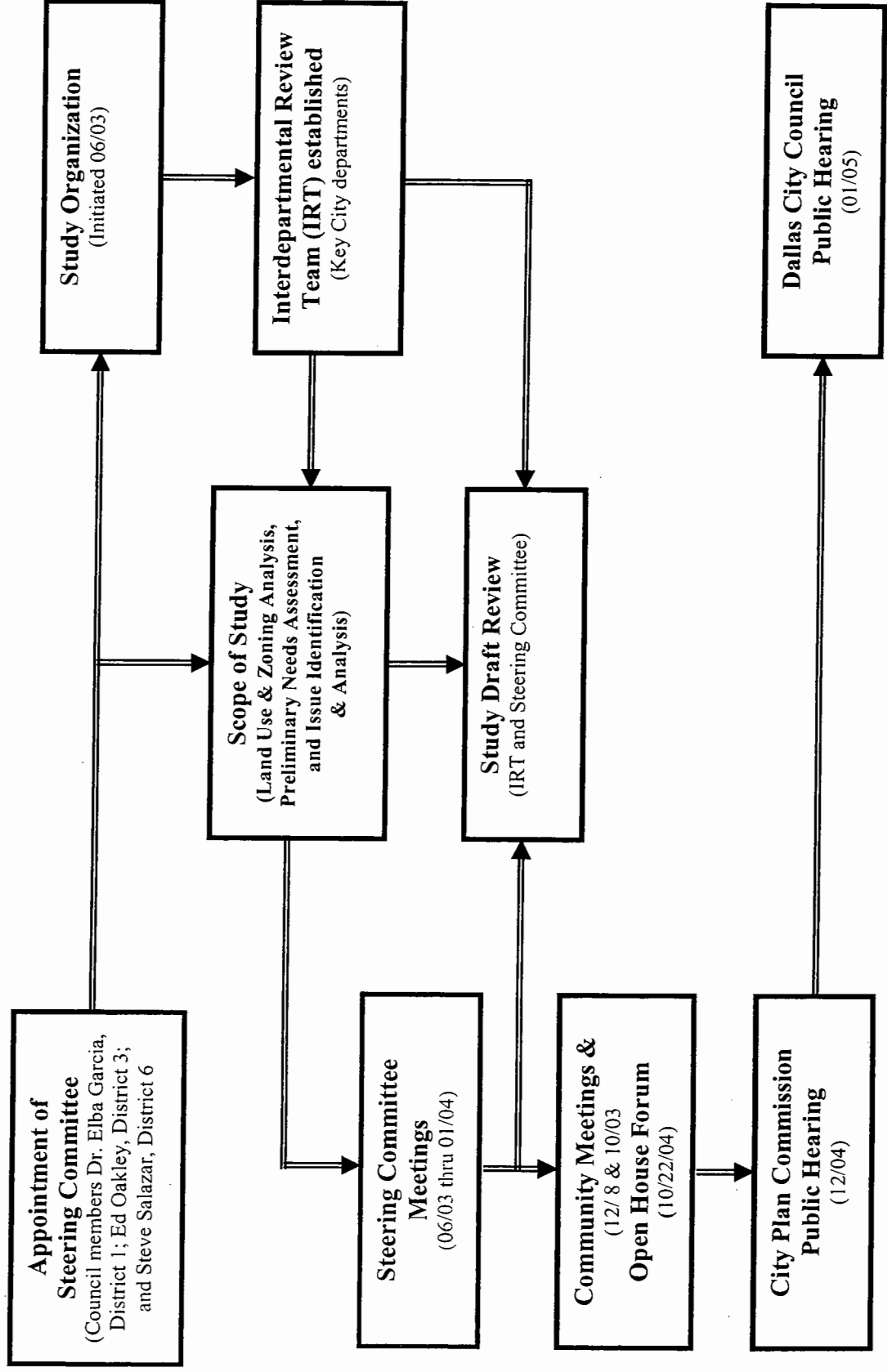
Community Needs and Desires

1. Lack of Retail and Services - Current West Commerce Street / Fort Worth Avenue (WC/FWA) commercial offerings are not reflective of the economic and cultural diversity of all of the nearby residents and tenants nor do they adequately serve the day to day needs of the community.
2. Lack of Neighborhood Friendly Qualities - Current WC/FWA area is not community or family oriented. It is not pedestrian-friendly, has few places to walk to and few continuous sidewalks.
3. Safety and Security - WC/FWA is not safe and secure. WC/FWA businesses, area residents and through-traffic are all plagued by transients, prostitutes, drug trade, illegal dumping and panhandlers. The perception is that WC/FWA substandard motels contribute to the transient, prostitution and drug trade problems.
4. Lack of Leadership - WC/FWA is on the southwest side of the Trinity River and split between three City Council districts, two City and Police department jurisdictions and the two long-divided communities of North Oak Cliff and West Dallas. Therefore, WC/FWA encounters slow response and is not well-maintained.
5. Poor and Decaying Infrastructure - WC/FWA infrastructure (bridges, streetlights, street signage, intersections, neighborhood interface, public right-of-ways, road conditions, sidewalks, public area maintenance) is in dangerous disrepair and/or unsightly.
6. Lack of Aesthetics - WC/FWA needs more landscaping, “streetscaping” and nearby green spaces. Unsightly power lines and view obstruction must be addressed. Currently, medians are cement-only with no landscaping and no panhandler deterrents. A visual identity must be developed and consistent.
7. Lack of Law and Code Enforcement - WC/FWA code enforcement, building quality and maintenance standards do not achieve minimums expected by law. Area is plagued by businesses operating without certificates of occupancy and non-complying practices (such as signage, fences, vehicle storage). WC/FWA vehicle traffic and speed need to be better managed.
8. Lack of Stewardship - Many WC/FWA property owners and developers particularly absentee owners have little if any community stewardship. Properties are not maintained and a lack of business and community watch programs contribute to area crime and neglect.
9. Lack of Cohesive Planning/Sense of Place - There is no master plan for land use in the WC/FWA corridor, current zoning exacerbates all problems. We should move forward with a strategy that maximizes a village “nodes” approach to development.
10. A lack of authentic identity and connection to important history of the area.

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11. Few incentives both physical and economic for new economic development.
 12. Lack of access to alternative modes of transportation including light rail.
 13. Area is underdeveloped – abundance of vacant land.
 14. No on-street parallel parking permitted.
 15. Area has limited access to new technologies like high speed internet and mobile phone coverage.
 16. Lack of restaurants and entertainment - area is hindered by the inability to sell liquor by the drink

Issues from both community-based events were refined and used as a basis for discussion with the Fort Worth Avenue Corridor Land Use and Urban Design Steering Committee.

CHART 1: FORT WORTH AVENUE CORRIDOR LAND USE & URBAN DESIGN STUDY PROCESS

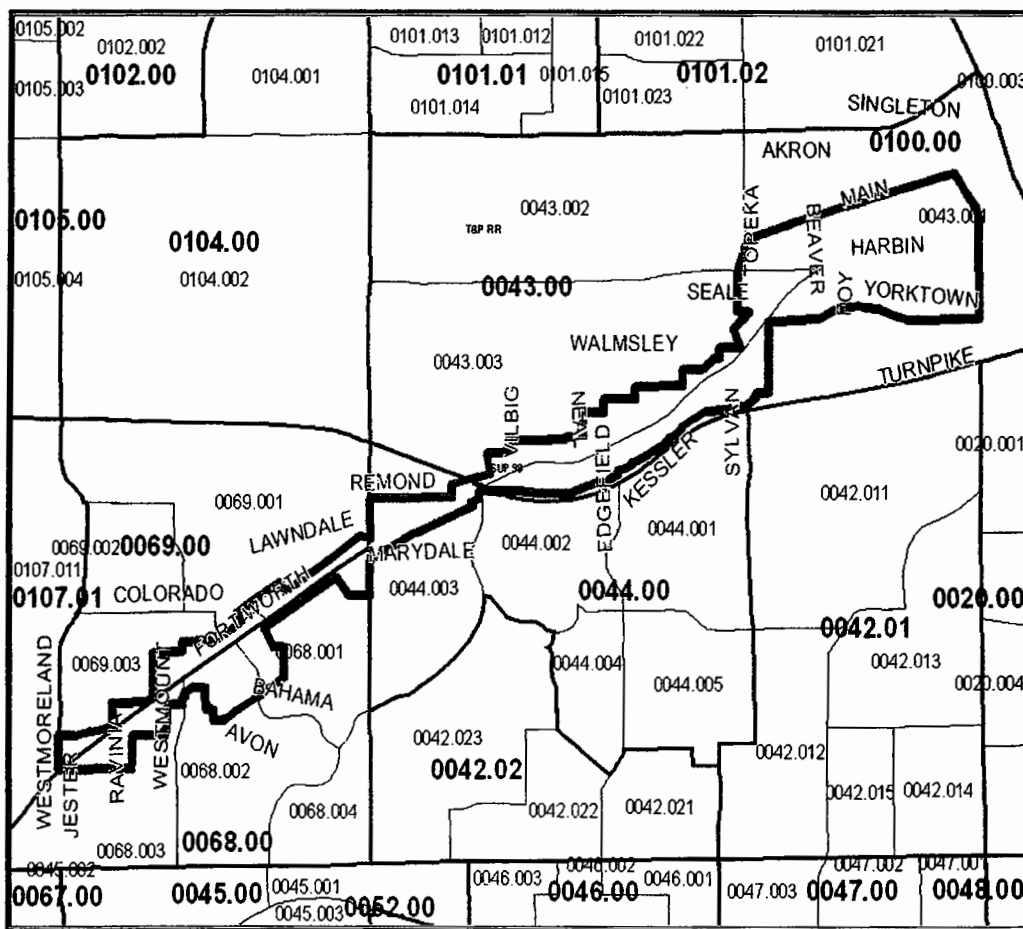


CHAPTER 2

2.1 DEMOGRAPHICS-AT-A-GLANCE

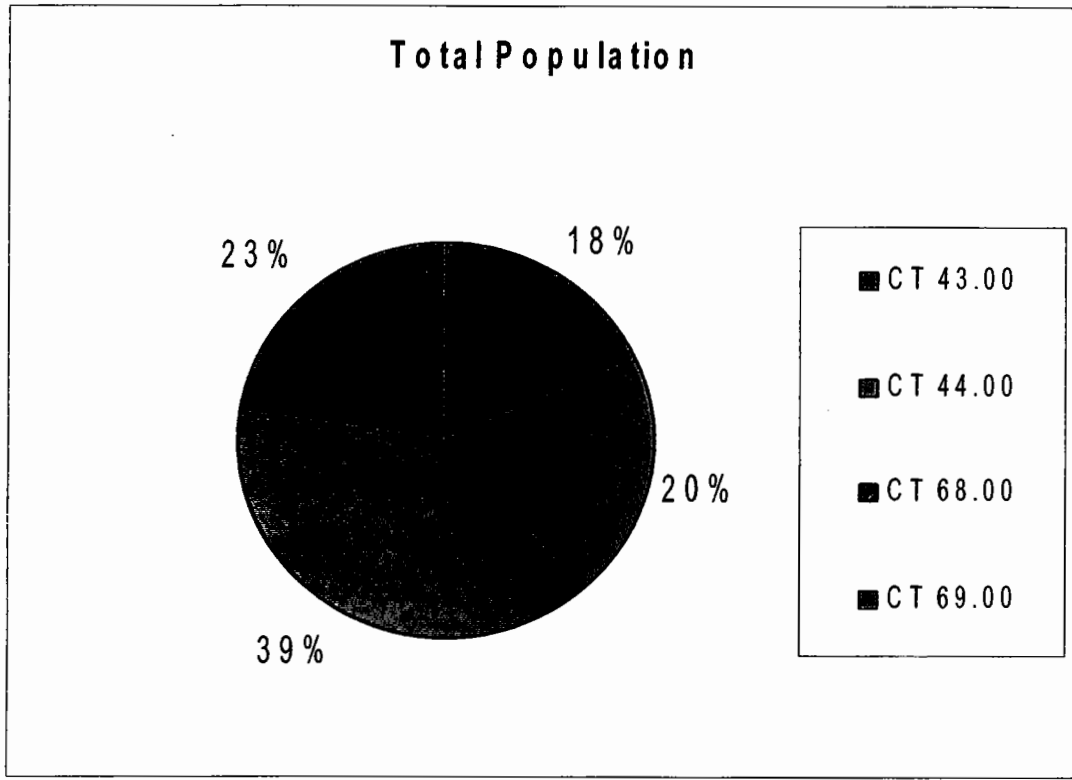
The Fort Worth Avenue corridor is located within four (4) census tracts: 43.00, 44.00, 68.00, and 69.00. Demographic data for this study was obtained from the 2000 census prepared by the US Census Bureau and extracted to the block group level for Educational Attainment, Sex By Employment and Household Income only (blocks are the smallest geographic areas used by the Census Bureau). Due to the size of some census tracts, data will be beyond the boundaries of the study area for the remaining demographics; however, it provides a glimpse of properties adjacent to the corridor. (Demographics related to housing can be found in Section 2). This information, along with other demographic overview tables, is located in Appendix B.

CENSUS TRACTS



The total population for all census tracts is 15,717 (SF1 data source). Tracts 68.00 and 69.00 contain the majority of the area's population.

CHART 2: TOTAL POPULATION BY BLOCK GROUP



Source: U.S. Census Bureau, Census 2000
Compiled by the North Central Texas Council of Governments

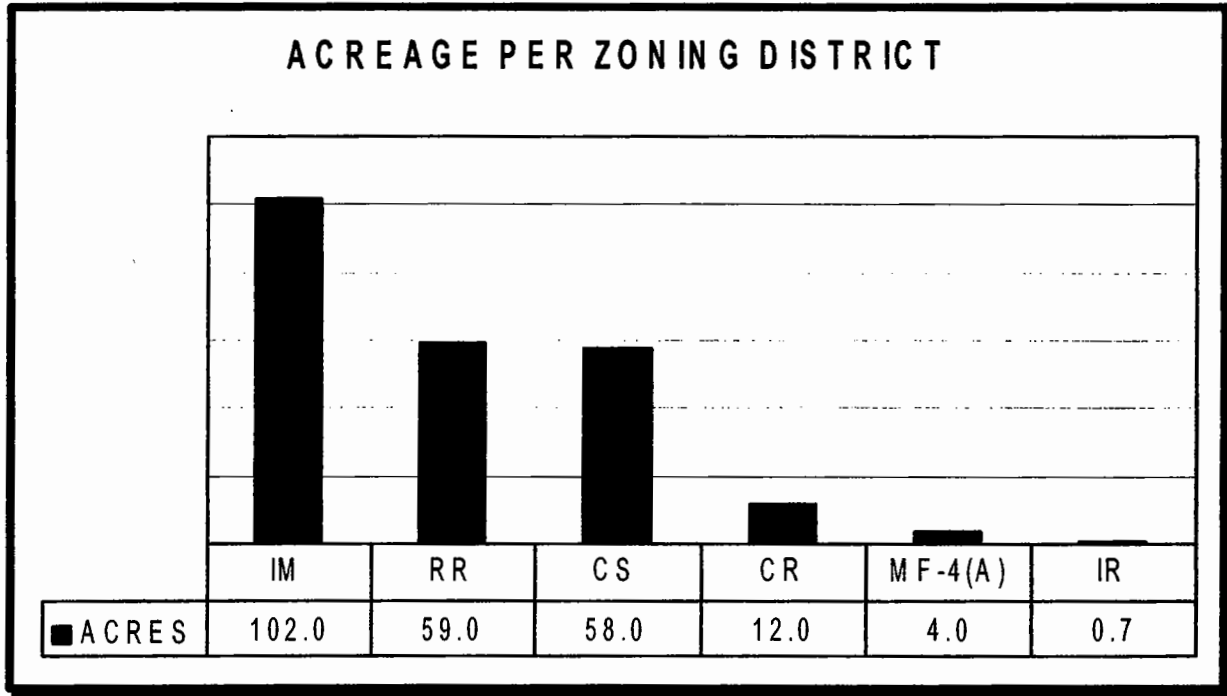
The racial makeup for the area is 49.25% White; 10.73% African-American; .82% Native American; .80% Asian; .08% Native Hawaiian and Other Pacific Islander; 35.01% from other races; and 3.26% from two or more races. Hispanic or Latino of any race account for 60% of the population. Hispanics/Latinos are considered by the U.S. Census Bureau as an ethnicity, not a race. Because the two are distinct concepts, persons of Hispanic origin may be of any race (see details in Appendix BB).

2.2 EXISTING ZONING

The West Commerce Street/Fort Worth Avenue study area, located just west of downtown Dallas contains approximately 236 acres of land. The area is comprised of seven (7) zoning districts, namely: **IM** Industrial Manufacturing, **IR** Industrial Research, **CS** Commercial Service, **CR** Community Retail, **RR** Regional Retail, **MF-4(A)** Multifamily and **MF-4(A)** Multifamily with 4 Specific Use Permits located within the CR and MF-4(A) districts. (Refer to Map 2, along with Appendix C and D).

Within each of the above referenced zoning districts, the largest percentage of land is zoned **IM** (102 acres). The **RR** and **CS** districts each constitute approximately 25% of the acreage; with **RR** accounting for 59 acres and **CS** at 58 acres (Chart 3).

CHART 3: ACREAGE PER ZONING DISTRICT

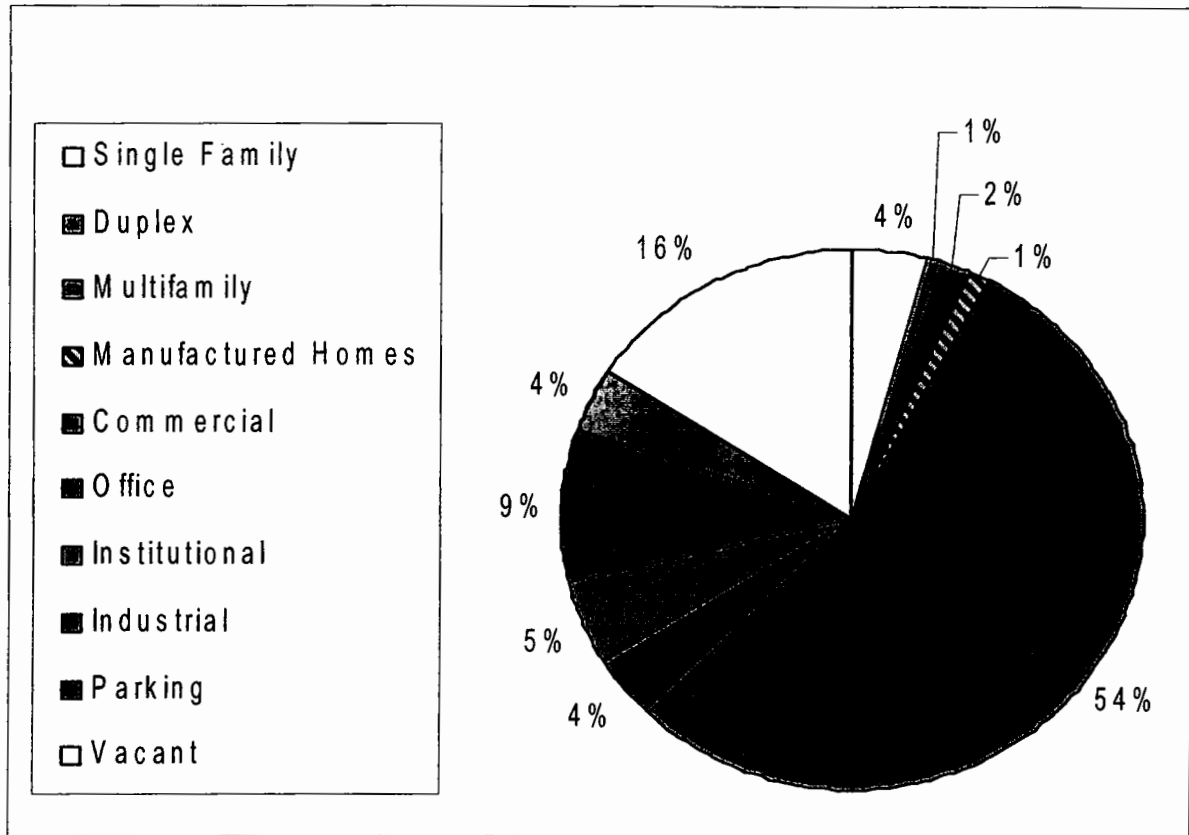


2.3 EXISTING LAND USE

As a part of the land use analysis, a “windshield survey” of the area is conducted to map out existing land use patterns and, based on zoning district classifications, identify any incompatible and nonconforming land uses. An overview of the types of existing uses within the study area (in accordance with the Certificate of Occupancy (CO) and/or what the property is being used for or operating as) is outlined in Appendix E.

An analysis of the land use within those districts shows that 54% (129 acres) constitute commercial service, community and regional retail type uses. The next largest use of the land is categorized as vacant at 16% (39 acres). Surprisingly, only 9% of the land is developed with industrial uses (Chart 4).

CHART 4: LAND USE ACREAGE



Existing Specific Use Permits (SUP) are located in the CS and MF-4(A) districts. All have expired, with the exception of SUP No. 1508, and continue to operate as nonconforming uses.

TABLE 1: EXISTING SPECIFIC USE PERMITS

SUP NO.	DESCRIPTION	APPROVAL DATE(S)
98	Quarry and Mining Operation	06/02/1958
537	Residential Home For Aging	12/21/1970 05/22/1972
661	Open Storage (Visual Screen)	10/21/1974 (EXPIRED)
1508	Commercial Amusement Inside	04/09/03 (2 YRS.)

Portions of the study area lay within the West Dallas Comprehensive Land Use Study (WDCLUS), adopted May 26, 1999). In this study, the areas are identified as Sub-area 9: Western Heights/La Loma and Sub-area 11: La L'aceate/Main Post Office. Future land use recommendations for both areas are as follows:

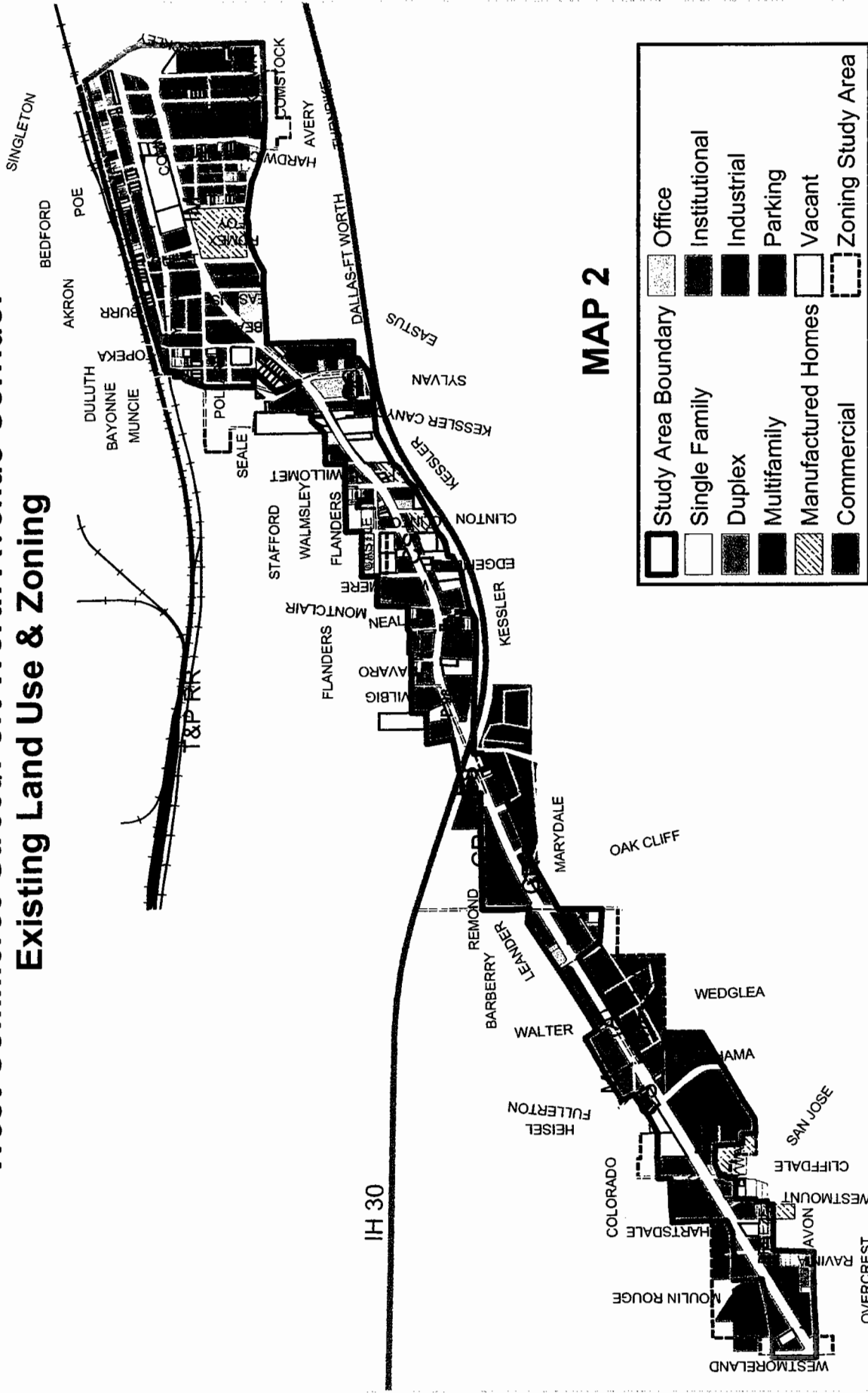
- Sub-area 9: Western Heights/La Loma – “Future rezoning considerations should support office and mixed uses along the Fort Worth Avenue corridor that complement the adjacent neighborhoods.”
- Sub-area 11: La L'aceate/Main Post Office – “Favorable consideration should be given to rezoning requests that support mixed uses (i.e., office and lofts) in this sub-area.”

Both recommendations outlined in the West Dallas Comprehensive Land Use Study are consistent with those identified in this study.

For analysis purposes, the study area was divided into five (5) specific sub-areas to identify and address the differing land use needs and offer future land use recommendations accordingly as shown below in Table 2 (refer to Map No. 3 and 4 as you review this table). (Sub-areas 2 and 3 are sub-divided to address height restrictions and land use issues that will be addressed during the proposed rezoning process.)

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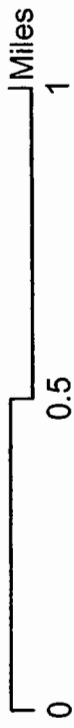
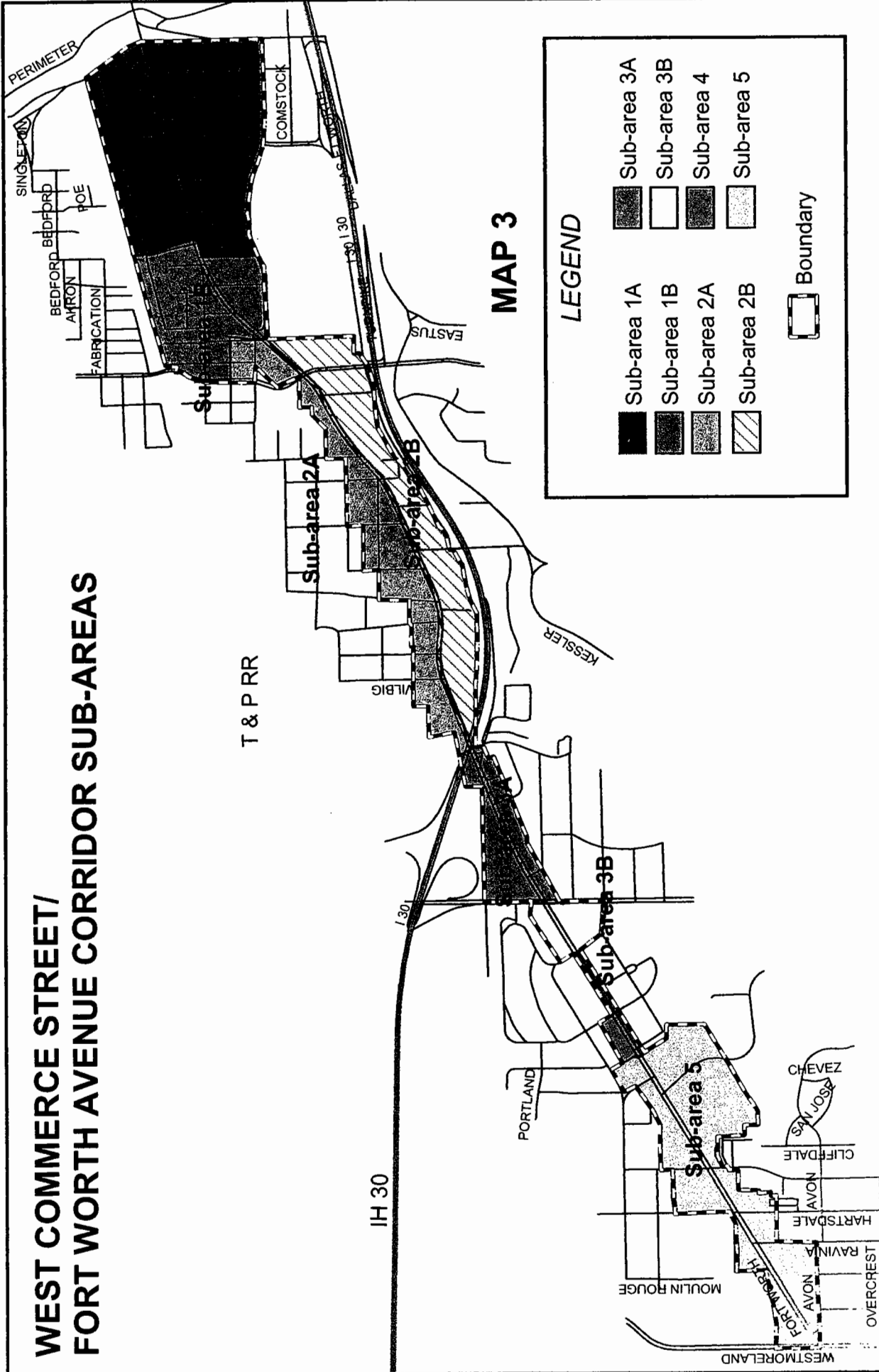
West Commerce Street/Fort Worth Avenue Corridor Existing Land Use & Zoning



City of Dallas
Development Services Department
Long Range Planning Division
Fall 2004



WEST COMMERCE STREET/ FORT WORTH AVENUE CORRIDOR SUB-AREAS



City of Dallas
Development Services Department
Long Range Planning Division
Fall 2004



TABLE 2: LAND USE & ZONING ANALYSIS AND RECOMMENDATIONS

SUB-AREA	GENERAL BOUNDARY	EXISTING CONDITIONS	EXISTING ZONING	PROPOSED FUTURE ZONING	OTHER
No. 1	Bounded by Beckley Ave. on the east; Yorktown St. on the south; Topeka Ave. on the west; and the T&P railroad on the north.	Scattered single family (SF), duplex dwellings, scattered vacant lots with some being used for parking, and abandoned structures. Other uses include auto sales, service and repair; bail bonds; paint and body shops; church; auto salvage and reclamation; mobile home and manufactured home (MH) parks and subdivisions; and heavy industrial uses. Major business anchors include Blank's Printing & Imaging; Don's Building Supply; FedEx and Commerce Grinding.	IM Industrial Manufacturing	Special Purpose District Planned Development District (PDD) for Mixed Use development (based on MU-2 zoning district regulations.)	Non-conforming uses include residential (SF, duplex, MH) and various commercial uses not permitted in this zoning district.
No. 2	Bounded by Topeka Ave. on the east and commencing at the T&P railroad north of Sylvan Ave. , and extending approximately 1,000 feet on either side of the right-of-way (ROW) line of Fort Worth Ave. to Plymouth Rd.	Scattered vacant lots, scattered single family dwellings, retail, motels, bank, auto paint & body shops, auto sales, cemetery, fire station, credit union and other commercial businesses. Major anchors in the area include Public Storage, Neighborhood Credit Union, and Bank One.	CS Commercial Service, CS-Dry 1, SUP Nos. 1508 and 661	PDD	The predominate land uses include motels and auto sales and service business uses. Non-conforming uses would include single family dwellings, manufactured, and mobile homes.

TABLE 2: LAND USE & ZONING ANALYSIS AND RECOMMENDATIONS

SUB-AREA	GENERAL BOUNDARY	EXISTING CONDITIONS	EXISTING ZONING	PROPOSED FUTURE ZONING	OTHER
No. 3	<p>Along Fort Worth Ave. from Plymouth Rd. to W. Colorado Blvd., and extending approximately 1,000 feet on either side of the ROW line of Fort Worth Ave.</p>	<p>Motel, grocery store, shopping strip, fast food restaurants, gas stations and other commercial uses. Major anchors include Luby's and Minyards.</p> <p>Land use to the north (W. Colorado) consists of established single family neighborhoods zoned R-7.5(A).</p> <p>Land use is consistent with the zoning.</p>	<p>CS, CR Community Retail, SUP No. 732</p>	<p>PDD</p>	<p>Area located at Fort Worth Ave. and Hampton Rd. is exemplary of what is envisioned along the corridor (i.e., sidewalks, landscaping, building facades).</p>
No. 4	<p>Along Fort Worth Ave. from W. Colorado Blvd. to Jacqueline Dr., and extending approximately 1,000 feet on either side of the ROW line of Fort Worth Ave.</p>	<p>Several multifamily apartment complexes (including a high-rise unit), fast food restaurant, auto service, shopping center (various uses) and a public facility associated with the Stevens Park neighborhood.</p> <p>Land use to the north consists of an established single family neighborhood.</p> <p>Zoning is consistent with existing land uses.</p>	<p>RR Regional Retail, MF-4(A) Multifamily, SUP 537 for MF-4 development; CS-D</p>	<p>PDD</p>	<p>Well-established and well-maintained section along the Fort Worth Ave. corridor (with slip roads for head-in and parallel parking).</p>

TABLE 2: LAND USE & ZONING ANALYSIS AND RECOMMENDATIONS

SUB-AREA	GENERAL BOUNDARY	EXISTING CONDITIONS	EXISTING ZONING	PROPOSED FUTURE ZONING	OTHER
No. 5	<p>Along Fort Worth Ave. commencing at the intersection of Jacqueline Dr. @ Bahama Dr. to Westmoreland Rd., and extending approximately 1,000 feet on either side of the ROW line of Fort Worth Ave.</p>	<p>Home Depot (former site of the Bronco Bowl) and other retail uses; single family and duplex dwellings and manufacture homes; small office buildings; motel; mini-storage facility; fast food and restaurant establishments; church; auto sales and service; major shopping center that houses (e.g., Social Security Administration, Texas Rehab Commission, Texas Work Force, day care, retail stores, beauty salons, medical clinics, Laundromat and so on).</p> <p>Land use to the south consists of established single family neighborhoods zoned R-7.5(A).</p>	CS, RR	PDD	Eastbound entry portal into the community to capitalize on its adjacency to Pinnacle Park.

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2.4 COMMUNITY NEEDS ASSESSMENT

Similar to the community-based process conducted by the FWADG, the Community Needs Assessment section of this study process involved a brainstorming exercise to facilitate the identification of key issues perceived to influence the redevelopment and stability of an area. Information gathered during steering committee and community meetings was collected, disseminated and forwarded to the respective City departments for comments and additional input. Identified needs assessment issues, in order of priority, are as follows:



1. **Land Use, Zoning & Urban Design Standards** (To be covered in Section 3.)
2. **Code Compliance**
3. **Economic Development**
4. **Infrastructure Improvements**
5. **Public Safety and Crime Prevention**
6. **Dallas Area Rapid Transit (DART)**
7. **Housing**
8. **Dallas Water Utilities)**

The above referenced Community Needs Assessment issues priorities were consistent with those identified during the neighborhood meetings conducted by the Fort Worth Avenue Development Group (FWADG) and are addressed in the proceeding sections.

1. Area is plagued by businesses operating without certificates of occupancy and non-complying practices (i.e., signage, fences, vehicle storage).
2. Properties are not maintained.
3. Zoning changes are needed to support development that is conducive of a “well-planned” corridor.
4. The corridor needs more family-oriented entertainment, and restaurants. Consideration needs to be given to approach the “dry” area regulations by precinct to possibly encourage a “wet” district near the Trinity River floodway.
5. Encourage existing business owners to support aesthetic improvements (e.g., landscaping, facade improvements, planting street trees) while developing urban design guidelines for new business that locate in the area.
6. There are few economic development incentives to attract businesses.
7. The area needs more on-street parking.
8. Vehicular traffic and traffic speed need to be better monitored.
9. Currently, medians offer no landscaping and create an all concrete visual. More landscaping is needed to aesthetically enhance the corridor.

-
10. Existing infrastructure needs to be modernized (e.g., unsightly power lines, bridges, streetlights, street signage, intersections, neighborhood interface, public right-of-ways, road conditions, sidewalks, public area maintenance).
 11. The corridor needs street and infrastructure system improvements.
 12. Enforcement needs to be strengthened to immobilize the prostitution, drug traffic, panhandling, and other illicit behavior that plagues the corridor.
 13. Area residents have no access to light rail transportation and limited access to other public transportation.

The Interdepartmental Review Team (IRT) reviewed and refined the issues based on the feasibility to implement and provided information on projects/projects slated for the area. In the proceeding sections of this study, each topic will be reviewed with recommendations to address concerns that are within the scope of this study.

2.4.1 CODE COMPLIANCE

The City of Dallas' Code Compliance Department enforces City codes in an effort to prevent and abate nuisances on private property such as open and dangerous buildings, illegal dumping, weeded lots, graffiti, junk motor vehicles (JMV), etc.

As it relates to the study area, the corridor is divided into two (2) districts. District 2 encompasses the area between North Beckley Avenue and Hampton Road and District 5A includes the area between Hampton Road and Westmoreland Road. Due to recent staffing concerns within the Code Compliance Department, the area had not maintained consistent inspectors. With the recent revamping of this department, inspectors have been re-assigned to provide more efficient and effective code compliance inspections.

There are approximately 441 business operating within the study. Building Inspection records indicate that there are ten (10) major uses operating in and immediately adjacent to the corridor. Of the 690 COs on record with the City (some are defunct, while other businesses are operating without the benefit of a valid CO); the predominant uses are auto service centers (16%), auto sales, service and display (17%), and vehicle or engine repair and maintenance (17%).

<u>CERTIFICATE OF OCCUPANCY USE CODE</u>	<u># CO's ISSUED</u>
Warehouse	21
Restaurant	22
Machinery, Heavy Equip. or Truck Sales & Service	23
Industrial	29
Office Showroom/Warehouse	55
General Merchandise or Food < 3,500 S.F.	62

CERTIFICATE OF OCCUPANCY USE CODE (continued): **# CO's ISSUED**

Office	65
Auto Service Center	73
Vehicle Sales, Service and Display	75
Vehicle or Engine Repair or Maintenance	76

As a result of initiatives set forth by the Fort Worth Avenue Development Group, a major inspection sweep of businesses in the area was conducted in December 2003, and detailed and comprehensive analysis of the outcome was prepared in early January 2004. A total of 54 inspections addressed a wide variety of code issues and violations. An example of uses operating without the benefit of a CO included a motel, trailer courts, auto salvage operations, auto auctions, outside storage and warehouses. Further, between July and September 2004, the area inspector cited 17 Junk Motor Vehicles (JMV), 3 illegal land uses, high weeds, and litter violations along the Fort Worth Avenue corridor. Effective October 2004, a permanent inspector will be assigned to monitor the area and address concerns and violations on a regular basis.

2.4.2 ECONOMIC DEVELOPMENT

The vitality of neighborhoods depends on the vitality of neighborhood marketplaces. In this community, area residents, business and property owners feel that the potential for development activity exists with new businesses to locate in the area: Home Depot with several pad sites available for restaurant and retail uses (new construction presently underway includes Walgreens and Chase Bank); Salon de Americas; and redevelopment of the Belmont Hotel. At this time, any initial businesses that open will likely be destination type venues and should be marketed individually. Before an intensive marketing effort is undertaken, there needs to be facade improvements to historical structures, new facades, and changes in land use. This would occur as the area transitions and guidelines are established to aesthetically enhance the corridor and attract new businesses.

The Development Services Department (Economic Development Division) can evaluate incentives needed to improve this area provided that the property owners have accepted the *Master Plan/Beautification Program*. This tool can aide in marketing the area, otherwise there is little to market at this time. Other incentives offered through the City include (refer to Exhibit A):

- ❖ *Enterprise Zones (EZ)* – A portion of the study area lies in EZ1 (107.01-Block Group 1) and Commercial Zone “A”. Exhibit B provides information on public and private partnership programs available in these areas associated with these zones.
- ❖ *Tax Increment Finance District (TIF)* is used to finance public improvements in designated areas and stimulates private investment, thereby increasing real estate values.

There are presently 7 TIFs in the Dallas area: Cedars, City Center, City Place Area, Farmers Market, Oak Cliff Gateway, Sports Arena, and State-Thomas.

- ❖ *Public Improvement Districts (PID)* are special assessment areas created at the request of property owners whereby owners pay a supplemental assessment with their taxes, which the PID uses for services above and beyond existing City services. Existing PIDs in the city of Dallas includes: Deep Ellum, Downtown, Prestonwood, Uptown and Victory Meadow.

If consideration is given to the development of a Tax Increment Financing District (TIF), the City's Beautification Program/Master Plan is an essential part of the creation of the district. The TIF find ways to re-invest incremental taxes generated by new development to pay for a "specific" list of public improvements. A detailed plan has to be developed showing roadway modification and costs, water and wastewater infrastructure, modifications and improvements needed for changes in land use, and may also include items like utility burial in the analysis. The pricing of all these items is critical and should be considered during development of the district.

Other eligible TIF expenditures include: historic facade restoration is an eligible TIF expenditure (identification of the historic resources and cost of facade restoration probably should be considered as part of the Beautification Program); any sites that have real or perceived environmental problems can also be identified; and environmental remediation and demolition.

The responsibility for creating a Feasibility Study for a TIF District or Public Improvement District rests with the property owners. The City of Dallas Economic Development Division can assist and advise but does not create the plan. Staff will evaluate incentives needed to improve the area provided that the property owners have accepted the Master Plan/Beautification Program.

Parts of the may be potential candidates for a new TIF District; however, a TIF District for the entire study area is not feasible if it is to work effectively. City incentives, TIF or otherwise, need to be offset by added revenues to the City through increased sales, property and hotel taxes.

FUTURE ECONOMIC DEVELOPMENT NEEDS

Specific businesses the community desires along the corridor, to serve the adjacent residential neighborhoods as well, includes:

- Sit-down restaurants above the level of fast-food franchises (Chili's, Café Express and up)
- Convenience stores
- Fitness centers and gyms (from YMCA to 24 Hour Fitness)
- Coffee shops (Starbucks or independent coffee house)
- Large variety stores (Target and Wal-mart)
- Bakeries and take-out restaurants (Eatzi's or La Madeleine)
- Health food and healthy food stores (Whole Foods)
- Bookstores (Barnes & Nobles)

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- Office supply (Office Depot)
 - Drugstore (There isn't one along the entire 3 and a half mile corridor)
 - Toy store
 - Hair salon, beauty shop, barber shop
 - Offices of any sort--dental, medical, minor emergency medical clinic, veterinarian, professional services such as accounting, lawyers, optometrist, photographer's studios, etc.
 - Cell phone store
 - Retail stores (clothing and shoes)
 - Home electronics store
 - Nursery/garden store
 - Pet supply store (PetSmart, Petco, and etc.)
 - Theaters
 - Kinkos type store
 - General merchandise store above level of dollar stores
 - Florist
 - Ice cream, frozen yogurt, juice/smoothie shop/store (Jamba Juice, Smoothie King, etc.)
 - Kitchen goods store
 - Garden Ridge type store
 - Michaels/party goods/crafts store
 - Donut shops
 - Ticketmaster outlet
 - Music store (Tower Records type)
 - Home improvement specialty stores, interior accessories, lighting store (Lamps Plus, Tiles R Us, etc.)
 - Banking (area is underserved)
 - Day care establishments
 - Some mixed-use developments with residential, office, retail, and entertainment options
 - Business Assistance Center (BAC)
 - Community college

On a city-wide basis, the Economic Development Division provides services to stimulate economic development and assist the development process. As the community continues to identify and implement recommendations in the community-based and this city based study, staff can assist with City programs and services available for business expansion and/or relocation. For more information on the various City sponsored economic development programs, log on to www.dallas-edd.org/.

2.4.3 INFRASTRUCTURE

In general, transportation, water and wastewater infrastructure are in serious disrepair. The sidewalks, curbs and gutters, and water and wastewater systems are in grave disrepair and out-dated.

STREETS

Twenty-five percent of the streets are in poor condition, and 22% stand between acceptable and fair condition ((refer to Appendix F and G). Proposed computer generated improvements are noted in Appendix H.

In the area generally bound by North Beckley Avenue (E), Yorktown Street (S), Sylvan Avenue (W), and West Main Street (N), a number of streets are in disrepair or non-existent. Typically, concrete extends from the curb to the building's edge without any landscaping. In addition, parking lots are not landscaped with shrubs or trees, thus providing no visual relief from the large expanses of pavement.

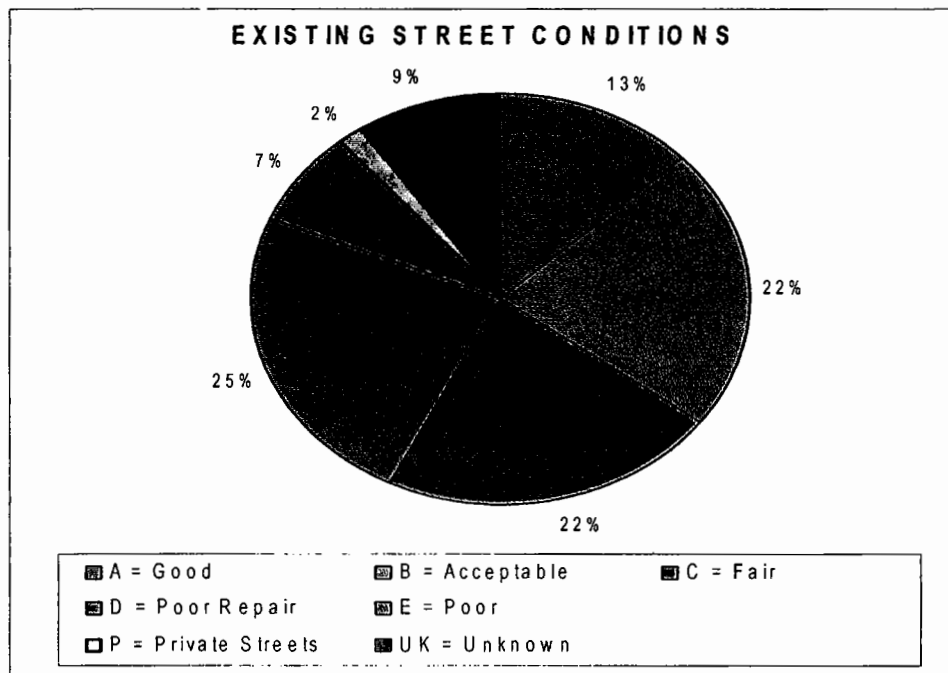


Photo: Main St. @ N. Beckley Ave.



Photo: Eastbound on W. Commerce St.

CHART 5: EXISTING STREET CONDITIONS



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- A** = Good- good riding surface, no noticeable wear or obvious defects.
 - B** = Acceptable- good riding surface but has some minor surface defects and wear indications. Some good cut or patch repairs may exist.
 - C** = Fair- Slightly rough riding surface, edges beginning to break down, some gutter/ street misalignments, small areas of spalling, cracks, and cut repairs beginning to require attention.
 - D** = Poor- Uncomfortable and/or badly worn riding surface, extensive spalling, cracks, paving failures, poor patches, and/or cut repairs, edge breakdown, and gutter/ street misalignment.
 - E** = Unacceptable- Very rough and/or uneven riding surface areas in bad conditions, many unsatisfactory patches and cut repairs.
 - U** = Poor Repairs- Conditions caused by utility cut repair. Street otherwise is in "C" or better condition. (Less than 1% exists in the area.)

Signals for pedestrian crossings are needed at collector streets to assist pedestrians crossing major roads safely, especially children walking to and from school. Priority locations for a pedestrian signal include North Edgefield Avenue, North Montclair Avenue and Neal Street. On major roads where pedestrian signals may not be warranted, crosswalks are needed to provide crossing protection.

WATER AND WASTEWATER

The City of Dallas provides water and wastewater services to the entire study area. Dallas Water Utilities indicated that new utilities for an area are determined on a case-by-case basis and utility fees and connections are provided based on the impact of that development in accordance with Chapter 49 of the Dallas Development Code.

Based on the information gathered from business and property owners, the need exists to upgrade water utilities in the area. There are approximately 11 miles of water and wastewater mains in the study area. Approximately 84% of the mains are more than 40 years old and will need to be considered in future plans for the area. The mains will likely need to be replaced and/or upgraded to accommodate changes in zoning which increase the demand on the distribution and collection systems. Significant growth in demand for the area may also result in the need to provide upgrades to the mains that serve the overall area.

Future development, in particular adaptive reuse of existing structures or new construction for residential uses, must address the need for improved water and wastewater services. Water and wastewater projects proposed for future construction are noted in Table 3. Refer to Appendix I and J for a complete listing of existing water and wastewater utilities serving the area, and Exhibit C for location of wastewater main.

TABLE 3: PROPOSED WATER AND WASTEWATER PROJECTS

Location	Type of Construction	Disposition
IH-30 from Loop 12 to Sylvan Ave.	Texas Department of Transportation (TxDOT)	Under construction
Montclair: Castle St. to Walmsley Ave.	Public Works & Transportation (PW&T)	Sidewalks
Gr. 7 N. Beckley – Railroad bridge to 600'; S of W. Commerce	Dallas Area Rapid Transit (DART)	Construction Pending
Beckley Ave. at W. Commerce St.	PW&T	Construction Pending
Fort Worth Ave.	W. of Bahama Dr. to Jacqueline Dr. Line size: 6' and 10' 1,030 Linear Feet Wastewater	Construction Pending
W. Commerce St.	At each end of viaduct and 24" valve Line size: 24 1,000 Linear Feet Water 2	Construction Pending

VISUAL APPEARANCE

Signage is another issue of concern. Various types of signage (e.g., banners, billboards, hand-made, etc.) detract from the district's visual appeal and hinder its ability to establish a positive image and identity.

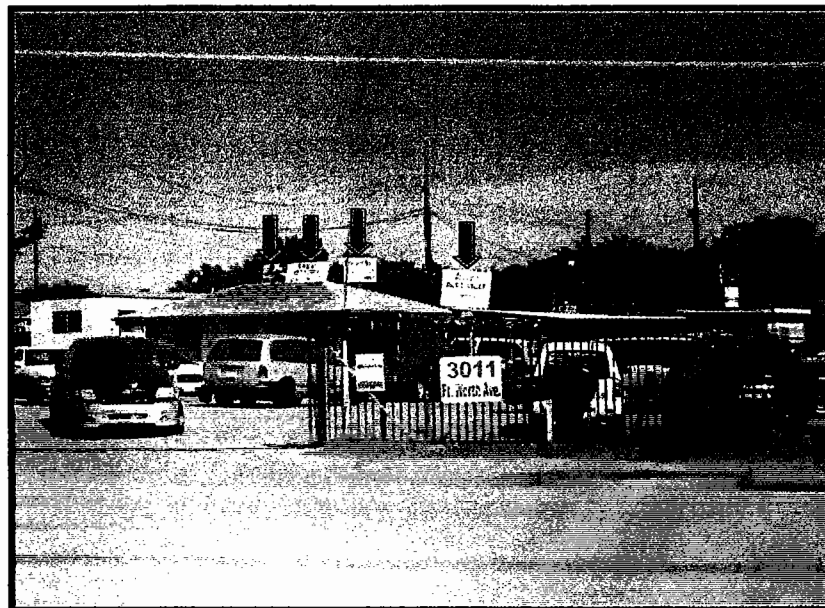


Photo: SW of Westmoreland Ave. @ Ft. Worth Ave.

Streetscape improvements will serve to establish a cohesive image for the district. New in-fill buildings will reinforce the architectural character of the area and respect the district's existing buildings in terms of scale and materials. Redevelopment of some of the existing buildings should seek to preserve/restore exterior facades.

One of the major points stressed during the course of this study has been the desire to aesthetically enhance the West Commerce Street/Fort Worth Avenue corridor. The City's "MOWmentum" program can be the conduit to achieve this. The program allows homeowner association groups, businesses and individuals [individual participation requires the consent of the abutting property owner(s)] the opportunity to adopt portions of public rights-of-way for the purposes of maintaining and improving the property through a MOWmentum volunteer service agreement. This is a joint effort between the City and residents to keep our right-of-ways and neighborhoods clean and beautiful.

The MOWmentum Program may be used for elaborate projects such as fully landscaped rights-of-way. It is designed to allow sponsoring groups a great deal of flexibility to design a program that assumes full maintenance and enhancement of the rights-of-way. Rights-of-way include medians, triangles, traffic circles, curb extensions, etc. Note that landscaping improvements on the right-of-way area, immediately adjacent to private property, commonly known as the parkway, are not eligible.

In general, the adoption program requires the sponsor to be at least 18 years of age and to submit of a Letter of Agreement for Volunteer Services. Project plans are required if landscaping is being proposed. These do not have to be professional drawings. However, the dimensions of the property and an accurate indication of the type of plants that will be planted (and where they are to be planted) should be included in the drawings. Plants cannot create visibility obstructions that would prevent pedestrians or motorists from seeing possible hazards. If an irrigation system is planned, installation information must be included with the submission and full adoption of the area is required. The proposal will be reviewed by the Department of Public Works and Transportation and the Department of Street Services. Upon approval of the proposal, a copy of the approved Letter of Agreement will be forwarded to you for commencement of your project.

At the present time there are no project funds available; however, the City will work with the community to achieve its goal. At such time, contact the Department of Street Services at (214) 670-4957 and the Dallas Reforestation Program (encourages the growth of the urban forest by supplying trees and guidance to the citizens of Dallas) at (214) 948-4172 to initiate project(s).

TRAFFIC AND CIRCULATION PATTERNS

Traffic patterns in and around the area have a significant influence on the way in which the corridor is used, accessed, and linked to other parts of the City (downtown, West Dallas, Oak Cliff). There are four (4) major thoroughfares that connect the West Commerce Street/Fort Worth Avenue corridor to other parts of the city as noted below.

Fort Worth Avenue	6 Lane-Divided, 100 ft. ROW	Principle Arterial
North Beckley Avenue	6 Lane-Divided, 100 ft. ROW	Minor Arterial

Sylvan Avenue	6 Lane-Divided, 100 ft. ROW	Principle Arterial
Hampton Road	6 Lane-Divided, 100 ft. ROW	Principle Arterial
Westmoreland Avenue	6 Lane-Divided, 100 ft. ROW	Principle Arterial
Edgefield Avenue	2 Lane-Divided, 56 ft. ROW	Collector

Sylvan Avenue and Edgefield Avenue serve as connectors between the Oak Cliff and West Dallas communities. With the proposed construction of the signature bridges, it is projected that traffic will not increase substantially. The North Central Texas Council of Governments Year 2025 Traffic Volume projections are shown on Exhibit D. Current traffic volumes for West Commerce Street and Fort Worth Avenue are shown in Table 4.

TABLE 4: TRAFFIC VOLUME COUNTS

West Commerce

	DATE	24-HR VOL
STEMMONS FRWY TO INDUSTRIAL BLVD	8/9/1977	30182
INDUSTRIAL BLVD TO BECKLEY AVE	3/4/1996	19935
BECKLEY AVE TO HARDWICK ST	8/19/2002	19875
FT WORTH AVE TO SYLVAN AVE	4/21/2003	4011
SYLVAN AVE TO VILBIG RD	4/21/2003	4493
VILBIG RD TO HAMPTON RD	4/21/2003	5831
HAMPTON RD TO WESTMORELAND RD	4/21/2003	1322

Fort Worth Avenue

	DATE	24-HR VOL
W COMMERCE TO YORKTOWN ST	8/12/2002	13667
YORKTOWN ST TO SYLVAN AVE	8/12/2002	16340
SYLVAN AVE TO EDGEFIELD AVE	8/12/2002	20290
EDGEFIELD AVE TO VILBIG RD	8/12/2002	20122
VILBIG RD TO PLYMOUTH RD	8/12/2002	20086
PLYMOUTH RD TO HAMPTON RD	8/12/2002	25679
HAMPTON RD TO COLORADO BLVD	8/12/2002	25776
COLORADO BLVD TO BAHAMA DR	8/12/2002	25232
BAHAMA DR TO WESTMOUNT AVE	8/12/2002	22315
WESTMOUNT AVE TO WESTMORELAND RD	8/12/2002	21599

FUTURE IMPACTS - SIGNATURE BRIDGES

The idea of signature bridges was included in the Trinity River Corridor Project master plan. In November 1999, the Regional Transportation Council/Texas Transportation Commission Partnership approved \$30 million in funding for the Woodall Rodgers Extension Bridge. Donations were received, totaling more than \$5 million, to fund the signature design of the Woodall Rodgers extension bridge. In January 2002, the Dallas City Council awarded a design contract to world-renowned bridge designer Santiago Calatrava.

The Woodall Rodgers Extension Bridge is potentially the first major signature bridge to be constructed across the Trinity River Corridor. Located between the Commerce Street and Continental Street bridges, this bridge will be constructed and designed to strengthen the connection of the Trinity River to downtown Dallas, Oak Cliff, and West Dallas. Initial sketches show the design concept for the bridge.

Woodall Rodgers Extension Bridge

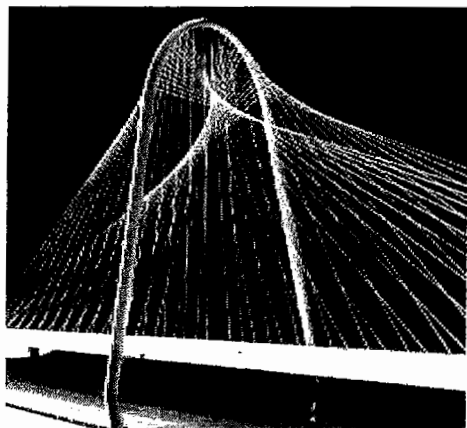


Image 1

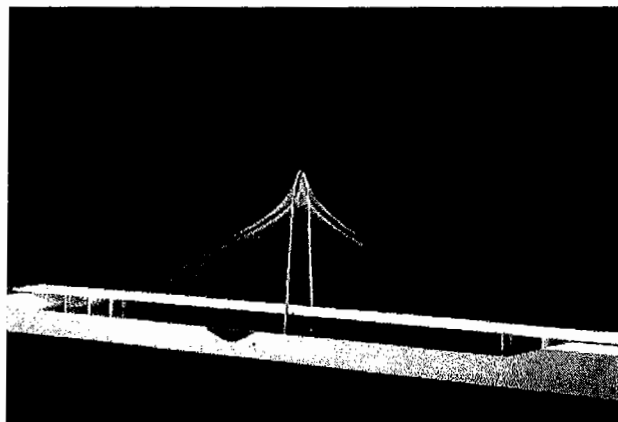


Image 2



Image 3

For additional information, log onto www.trinityrivercorridor.org/html/trinity_bridges.html.

2.4.4 PUBLIC SAFETY AND CRIME PREVENTION

The Northwest Operations Division of the Dallas Police Department is responsible for oversight for the northern and southern sectors of this corridor. Reporting areas include 4069, 4070, 4071, 4072, 4073, 4074, 4075 and 4394.

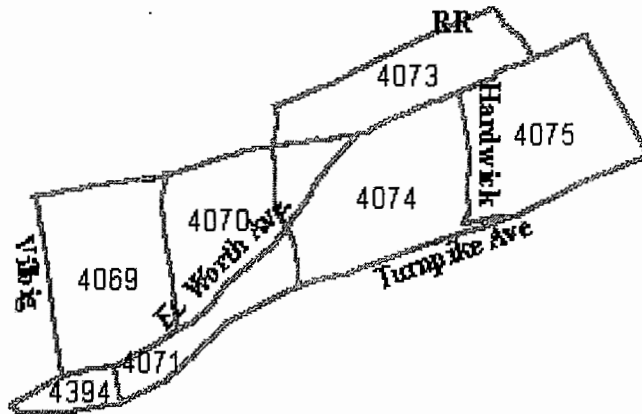
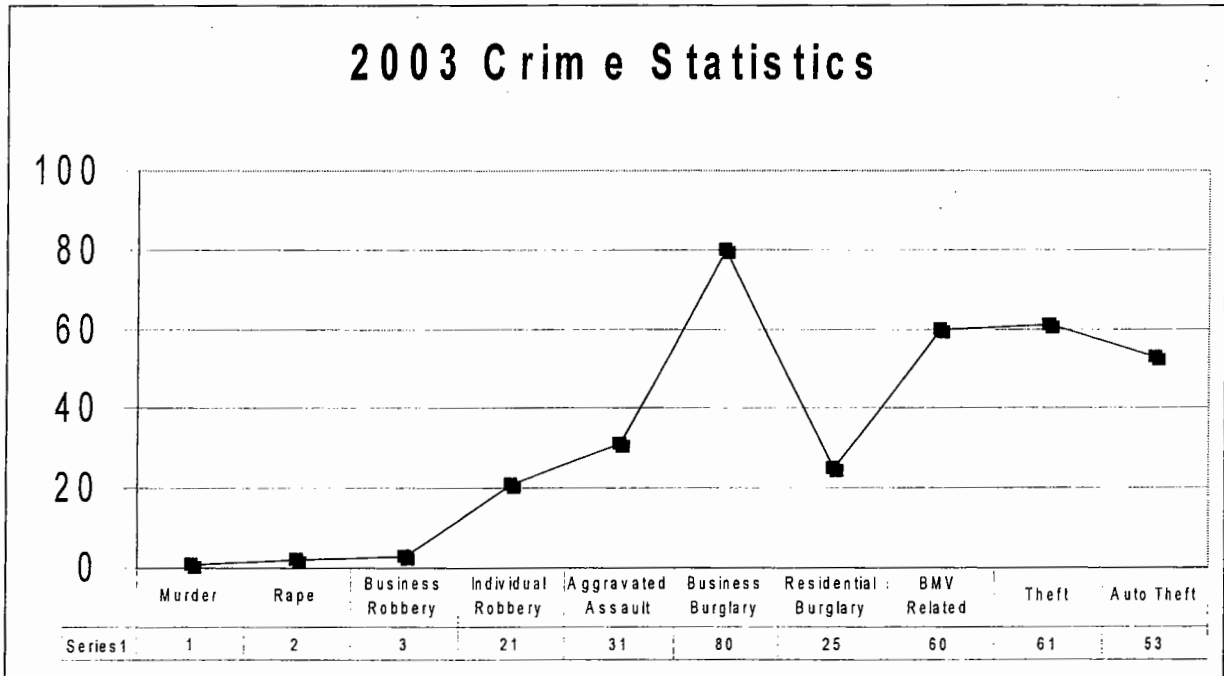


Fig. NW Operations Reporting Areas

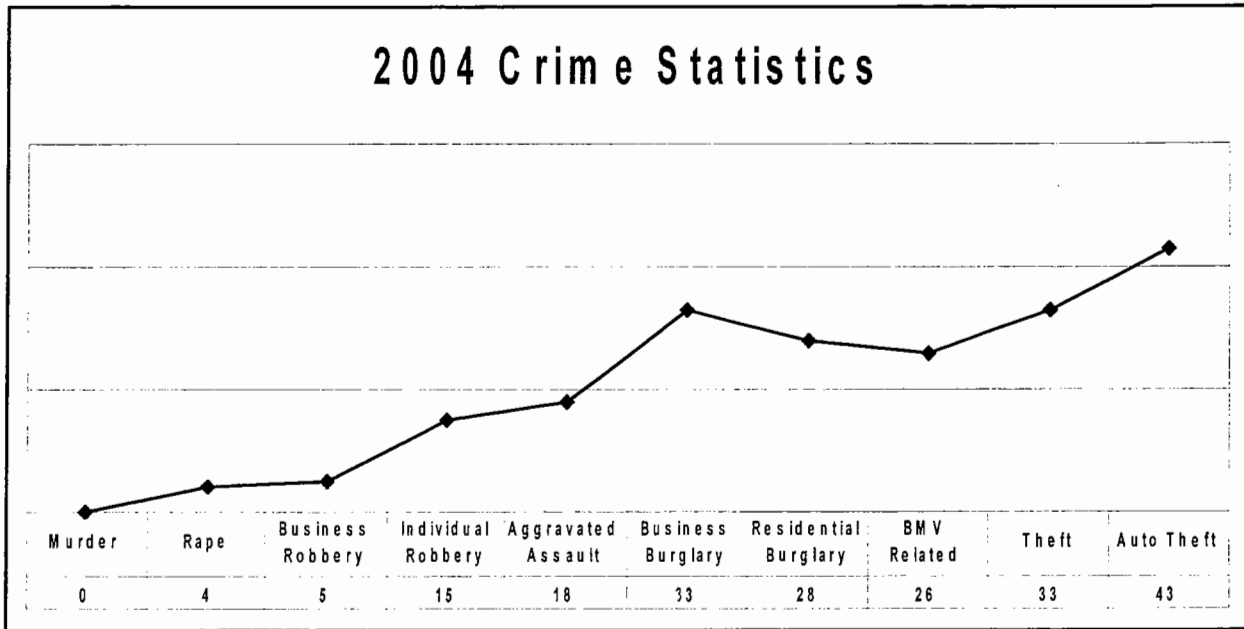
In 2003, there were a total of 337 reported offenses. The highest percentage of crime committed was business burglary at 24%. The next highest offense was theft and BMV at 18% each. 16% was auto theft and 1 murder in Reporting Area 4074.

GRAPH 1: 2003 REPORTING AREA CRIME STATISTICS



Of the 205 offenses in 2004 (year-to-date), auto theft has been the highest crime at 21%. The next highest level is business burglary and theft at 16%. Residential burglary was reported at 14%.

GRAPH 2: 2004 REPORTING AREA CRIME STATISTICS



Between 2003 and 2004, business burglary decreased by 41%; BMV by 43%; theft by 54%; and auto theft by 81%.

With the recent realignment of Northwest and Southwest Operations under Patrol Bureau West, coordination of efforts and resources will be streamlined to meet the needs of the area. The Interactive Community Policing (ICP) Officers from both areas will solicit crime watch participation from businesses along the West Commerce Street/Fort Worth corridor.

For more information about the Police Department Community Programs to help fight crime in the community, contact the ICP Coordination Unit at (214) 670-8345 and/or visit their website at www.dallaspolice.net or www.dallascityhall.com (navigate to the Dallas Police Department).

2.4.5 DALLAS AREA RAPID TRANSIT

Dallas Area Rapid Transit (DART) is a regional transit agency created by voters in 1983, and is funded by a voter approved one-cent sales tax, federal funds, investment income, short and long-term financing, and fare box revenue. DART serves Dallas and 12 surrounding cities with 130 bus routes. Buses that serve the study area include: #50, #35, #404 and #568 (refer to Exhibit E).

Two (2) issues raised by the community relative to transit service included: 1) need for increased bus service and bus shelters and 2) the possibility of a trolley line along Fort Worth Avenue into downtown Dallas. DART staff indicated that the selection and placement of bus stops in any area is determined by the number of “boardings per day” and other DART policies and guidelines. “Boardings per day” is the count of customers using a specific bus stop during one day and is based on the following:

-
- Level I - A customer count of less than 25 boardings per day will be a bus stop with only a sign and a pole designating.
 - Level II - Boardings per day is between 25 and 49 customers rating (bus stop with sign, pole and bench).
 - Level III - Rating is between 50 and 99 boardings per day (standard shelter); and Level IV is 100 or more route transfer occurring (enhanced shelter).

Existing amenities includes:

Shelters

- Westbound West Commerce NS Hardwick
- Westbound FW Ave. FS Colorado
- Eastbound FW Ave. NS Colorado
- Westbound FW Ave. FS Walter
- Eastbound FW Ave. FS Parkcrest

Benches

- Eastbound FW Ave. NS Sylvan
- Westbound FW Ave. NS Parkcrest

At the time of this study, DART staff indicated that with the current rate of boardings, bus service and amenity needs are adequate. However, as development occurs along the corridor (e.g., Sylvan Avenue and Bahama Street) and the need for additional buses and amenities increases, DART will certainly re-assess its service in the area.

In addition to these services, there is also a program for private shelters. DART's private shelter program is for requests that do not meet the 50 or more boarding requirements. Sensitive use shelters are placed in areas by DART that may not meet the 50 or more boardings requirements. Sensitive use areas include hospitals, rehab centers, nursing facilities, etc. Private shelters can be placed in sensitive use areas. For more information, contact DART at either of the following numbers: Passenger Amenities at 214/749-2899 or Amenities Maintenance at 214/928-6246.

2.4.6 HOUSING

The Fort Worth Avenue area runs through parts of four (4) City of Dallas census tracts (43.00, 44.00, 45.00, 67.00, 68.00, and 69.00) all of which are included within the City of Dallas 2000 Community Development Block Grant (CDBG) eligible census tracts. The CDBG categorization implies a low-to-medium income rating that qualifies an area for various types of housing and community development aids.

While some of the census tracts show a high income, the area's average Medium Household Income (MHI) is \$36,000, slightly lower than the city's average of \$37,628.

Housing Profile

Of the 8,114 housing units in the area, 40% are owner-occupied, 53% are renter-occupied and 7% are vacant.

TABLE 5: EXISTING HOUSING PATTERNS

Census Tract	Total Housing Units	Total Occupied Units	Owner-Occupied Units	Renter-Occupied Units
43.00	1,009	861	414	447
44.00	1,668	1,623	1,039	584
67.00	2,022	1,939	986	953
68.00	2,179	2,015	574	1,441
69.00	1,236	1,200	266	934
	8,114	7,638 (94%)	3,279 (40%)	4,359 (53%)

Source: Data compiled from 2000 Census of Population and Housing Summary, U.S. Census Bureau

A “windshield survey” of housing conditions indicated that there is no major indicator or image of housing dilapidation in the area. The area’s proximity to the Central Business District (CBD), which in turn is currently undergoing a facelift and an upsurge of expensive multifamily housing, may make the area attractive to aggressive land speculation and medium-to-high priced multifamily housing developments.

HOUSING PROGRAM ACTIVITIES

The City of Dallas Housing Department has a number of programs that provides assistance to prospective home owners, current home owners who may need repairs on their homes, developers of single-family homes and multifamily homes. The City’s housing programs include the *Home Repair Assistance Program* which includes *Basic Home Repair Program*; *People Helping People Program* (PHP), and the *SHARE Program*. The department also encourages home ownership through its *Home Purchase Assistance Programs* which includes the *Mortgage Assistance Program*, *Dallas Housing Finance Corporation* (HFC), and *Rental Rehabilitation* and the *Housing Development Program*.

At this time, the Housing Department is committed to provide most of the funds (60-80%) allocated for Basic Home Repair Programs (minor and major home repairs) to a target area improvement program called the *Neighborhood Investment Program*. This program covers five (5) of the city’s low income areas, and will receive home and public improvement funds for a period of two (2) years.

FUTURE HOUSING INITIATIVES

Based on proposed zoning for the area, opportunities will exist for residential development proposed for the area is residential lofts, multi-family, townhomes and condominiums. Such a concept would enable the provision of a variety of land uses which might otherwise result in incompatible land use relationships. Additionally, the preservation and restoration of some motels should be encouraged. Such a concept would provide quality housing for the existing and future population, and would preserve structures which have architectural and/or historical significance.

2.5 CONCLUDING ANALYSIS

Based on the analysis in this City-based study and results of the community-based charrette and summit conducted by the Fort Worth Avenue Development Group, it is recommended that a planned development district be created to address specific issues within the study area to: 1) preserve the viability of existing businesses, 2) allow most of the existing uses and 3) encourage development of similar uses (see Map 4). A planned development district (PDD) provides flexibility by allowing a combination of land uses under a uniformed plan from those listed in Chapter 51A-4.200 of the Dallas Development Code. Another objective of the PDD will be to preserve the viability of existing businesses, allowing most of the existing uses and encourage development of similar uses (office, retail, entertainment and residential).

Major issues the area will face include parking, landscaping, urban design and future land use and zoning considerations (i.e., residential development). Future development, new construction and the renovation of structures with historical significance, and existing businesses should work closely with the Fort Worth Avenue Development Group and other stakeholders to support the intent of the proposed planned development district.

The goal is to establish a cohesive image for the area; however, the corridor will not see significant improvement until there is substantial private sector investment. New construction should complement an urban form setback of buildings in terms of design standards and view corridor restrictions between North Beckley Avenue and Hampton Road. Redevelopment of existing buildings is encouraged to preserve and restore exterior facades of the structures with historical significance (e.g., The Belmont Hotel located on the northwest corner of Ft. Worth and Sylvan Avenues).

Further, this study offers the framework for development that supports a range of compatible land uses and at the same time creates pedestrian activity, street life, and a sense of community. The West Commerce Street/Fort Worth Avenue corridor has challenges that may impede development of mix-use projects it desires to stimulate pedestrian activity and street life. When developing standards for sidewalks, architectural design standards, parking, and yard, lot and space regulations consideration must be given to topography, lot configurations, existing nonconforming and incompatible uses. This will certainly warrant looking at new construction activity from a "realistic and feasible" basis.

CHAPTER 3

3.1 GOALS AND OBJECTIVES

Goals are general statements of a community's desires, [and the area's ultimate physical, social, economic, or environmental status] and set the tone for development decisions in terms of the "community's desired quality of life." Objectives are approaches toward achieving the type of quality living status expressed by the community's goals. They identify the things or actions that should be changed to set the course toward achieving goals. Presented below are goals and objectives identified during the course of this study for land use and zoning, urban design, code compliance, economic development, public works and transportation elements, public safety, and other quality of life enhancements.

3.1.1 LAND USE & ZONING

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Creation of a mixed-use Special Purpose District that includes residential, commercial, retail, office, and light manufacturing development.	<p>a) To encourage future land use consisting of residential development (residential lofts, multifamily, townhouses and condominiums, studio apartments); neighborhood-serving commercial and retail uses (hotels, restaurants, and night clubs); loft offices for photo studios, art studios, and so on; mid-rise offices; and light manufacturing businesses.</p> <p>b) To stimulate develop of the retail and commercial nodes at Westmoreland Road @ Fort Worth Avenue, Bahama Drive @ Fort Worth Avenue, and Hampton Road @ Fort Worth Avenue for catalyst projects and entry portals to attract patrons to the area.</p> <p>c) To promote retail, restaurant and entertainment uses that is pedestrian-oriented thus stimulating a high level of street activity.</p> <p>d) To establish and maintain a reasonable balance between parking supply and demand and encourage creative solutions that provide for ample parking while minimizing impacts on surrounding uses as development occurs along the corridor.</p>

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2. Establish a representative organization that will participate in the decision-making processes for the implementation of the Fort Worth Avenue Corridor Land Use and Urban Design Study.

3.1.2 URBAN DESIGN GUIDELINES

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Develop design concepts, public improvements, and streetscape guidelines to create a “cohesiveness” between existing neighborhoods and future development along the corridor.	a) To aesthetically enhance the corridor with new and improved streetscape, landscape, and signage. b) To “dramatically” improve sidewalks, intersections, streets, median, and pedestrian access with design features that enhance the corridor nodes and aid in creating community identity.
2. Endorse redevelopment that preserves and restores the exterior facades of historic buildings (e.g., motels).	

3.1.3 CODE COMPLIANCE

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Develop multi-lingual educational materials for distribution throughout the community to educate area residents, business and property owners on the City’s Code Compliance Program and the benefits all can reap with an “improved” image.	a) To encourage area residents, business and property owners to work cooperatively with the Fort Worth Avenue Development Group and other organizations to disseminate information throughout the community, and work with the City’s Code Compliance Department to continually address code violations with periodic neighborhood sweeps. b) Eradicate the number of businesses operating without a valid Certificate of Occupancy (CO) by creating a “check and balance” system between the Code Compliance Department and Building Inspection Division prior to issuance of a CO, building permit or zoning change.

3.1.4 ECONOMIC DEVELOPMENT

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Identify funding sources (e.g., Public Improvement District (PID), Tax Increment Financing (TIF) district, revolving loan fund, grants, etc.) to implement community projects.	a) To secure and have funds available for community projects such as facade improvement program, streetscape and landscaping projects, increased police patrols and redevelopment incentives.

3.1.5 INFRASTRUCTURE

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Create an urban corridor that encourages pedestrian-oriented streets with mixed-use development.	a) Allow use of “slip roads” for traffic calming coupled with design standards for private sidewalks, buffering and so on.

3.1.6 PUBLIC SAFETY/CRIME PREVENTION

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Make the neighborhood more attractive, safer, and welcoming.	a) To secure support from the City to work jointly with neighborhood group(s) to increase the level of public safety (home and business) along the West Commerce Street/Fort Worth Avenue corridor and adjacent neighborhoods.

3.1.7 HOUSING

<u>Goal(s)</u>	<u>Objective(s)</u>
1. Encourage “live/work” developments and other mix-use projects on a smaller scale (i.e., artist studios, small scale offices, and so on).	a) To increase density while preserving the neighborhood character of existing residential areas where residents live and work within the community.
2. Offer a broad range of housing to respond to the diverse needs of people that desire to locate to the area; creating a sense of neighborhood sustainability.	a) To meet the needs of a diverse population by providing opportunities for a range of housing types for all income groups.

CHAPTER 4

4.1 POLICY STATEMENTS

Policies are adopted directives establishing official means by which objectives are implemented. Several actions are recommended in conjunction with these policy statements that address future zoning, urban design standards, economic development, capital improvements, crime prevention, and housing in the study area.

4.1.1 LAND USE AND ZONING (LUZ)

- LUZ #1** Encourage “compatible” mixed-use development (development that contains a mixture of uses such as residential, commercial and office) along the West Commerce Street/Fort Worth Avenue corridor.
- LUZ #2** Address potential increases in “noise levels” with the introduction of new mixed-use projects (MUP) when uses are immediately adjacent to residential neighborhoods (voluntarily by developers).
- LUZ #3** Support in-fill development that is compatible with existing patterns of development within the district and adjacent districts, including zero setbacks along the street edge where implementable.
- LUZ #4** Support new buildings that are three (3) to five (5) stories in height and compatible with existing structures in scale and proportion, particularly in Sub-areas 1, 2, 3 and 5.
- LUZ #5** Support “appropriate” transitional development between land uses: office development between manufacturing and residential uses and office or apartment development between commercial and single-family uses.
- LUZ #6** Encourage future development as a “mixed-use urban corridor” with a strong commercial orientation with supporting low-to-medium density multi-family residential.
- LUZ #7** Establish design guidelines that will create an urban character which will promote diversity of uses to foster a strong sense of place and community.
- LUZ #8** Strongly encourage street-fronting retail and related pedestrian-friendly uses that offer opportunities to promote and support “walkable” connections at the corridor nodes: Sylvan Avenue, Hampton Road and Westmoreland Avenue.
- LUZ #9** Off-street parking for commercial and retail businesses should be designed to minimize visual impact. Parking should be located to the side or rear of buildings and screened from the street and include interior landscaping.
- LUZ #10** Off-street parking for multi-family buildings should minimize impacts to surrounding residential areas through landscaping and screening.

4.1.2 STREETScape AND URBAN DESIGN (SUD)

- SUD #1** Utilize urban form setbacks by requiring consistent sidewalks along West Commerce Street and Fort Worth Avenue, and not allow blank walls or parking facilities to face onto the corridor.
- SUD #2** Create transition in massing and scale for medium density mixed-use projects (MUP) to protect the “view corridor” (generally located between North Hampton Avenue and North Beckley Avenue along Fort Worth Avenue) in Sub-areas 1, 2, and 3.
- SUD #3** Avoid any sense of a gated community or development along the corridor for medium density residential developments, particularly in Sub-areas 1 and 2.
- SUD #4** Create “a sense of unity” between the communities of Oak Cliff and West Dallas with “strong symbolic” visual connections at major intersections.
- SUD #5** New development and redevelopment should include unified landscape and streetscape improvements and be designed to improve pedestrian linkages within the community. Greening of the street, street trees and median landscaping will require coordination with Dallas Water Utilities. These types of project may create additional maintenance and cost to DWU. Also new or replacement mains may tear out the work of these projects. Vertical landscaping should be placed at least ten feet from the centerline of all mains.

4.1.3 CODE COMPLIANCE (CC)

- CC#1** Prior to the issuance of a Certificate of Occupancy (CO) or building permit, require property owner to provide documentation from the Code Compliance Department that the subject site is in compliance with general code requirements.

4.1.4 ECONOMIC DEVELOPMENT (EDD)

- EDD #1** With limited City funds for maintenance of the public right-of-way (ROW), as well as for aesthetic and functional improvements, a Public Improvement District (PID) and/or a Tax Increment Financing (TIF) District should be considered by area merchants, business, and property owners to further improve the area to attract new businesses.
- EDD #2** Work in partnership with Chase Bank and other non-profit agencies to establish a program for start-up and incubator businesses (possibly using an existing historic motel to house project) to assist existing businesses and encourage new ones to locate to the area.
- EDD #3** Encourage neighborhood-serving businesses that provide a diverse range of goods and services to locate along the corridor.

4.1.5 PUBLIC WORKS AND TRANSPORTATION (PWT)

- PWT #1** Support projects that create a “walkable” community in which residential neighborhoods and mixed-use districts are woven together with a comprehensive system of pedestrian-friendly streets and public spaces.
- PWT #2** Support infrastructure improvements for sidewalks and bike lanes to create safe non-motorized linkages throughout the community as well as a trolley system to connect the community to downtown (e.g., American Airlines Center, West End and so on) Dallas via West Commerce Street.
- PWT #3** Create a Streetscape Improvement Program (SIP) to establish design guidelines and oversight for the construction and enhancement of crosswalks, street trees, landscaping, street lighting, street furniture, and public art to ensure consistency.
- PWT #4** Support use of pedestrian traffic calming elements such as on-street parallel parking, street trees, and parkways along the corridor, where feasible.
- PWT #5** Support development of “gateways” at the major entry points into the community. The gateways should include plantings and signage that identify the special characteristics of each of sub-area.
- PWT #6** Support widening of medians along corridor to allow planting of trees and landscaping in conjunction with the City’s MOWmentum Program.

4.1.6 CRIME PREVENTION AND PUBLIC SAFETY (CPS)

Personal security, crime perception, and the presence of drug-dealings, solicitation (i.e., prostitutes, panhandlers and so on) make public safety and crime prevention an important priority. Policies to address those concerns area as follows:

- CPS# 1** Community work in partnership with the Dallas Police Department (DPD) and the Code Compliance Department to strengthen existing and create new crime watch programs, and educate community residents about nuisance abatement programs.

4.1.7 HOUSING DEVELOPMENT (HD)

- HD# 1** Promote urban-scaled development that supports low-to-medium residential densities with a variety of housing types (e.g., multi-family, townhouse, condominiums and single family lofts) to serve diverse economic and social desires.
- HD# 2** Require new multi-family development to meet design standards to ensure that it is compatible with the scale and character of existing development.

CHAPTER 5

5.1 FORT WORTH AVENUE CORRIDOR CONCEPTUAL PLAN

As was previously stated, the community's vision for the West Commerce Street/Fort Worth corridor is to make it "vibrant, safe, green, beautiful and accessible". Achieving this vision can be accomplished through rezoning and the creation of urban design standards to guide mixed-use development (e.g., residential, commercial/retail, institutional, office, and light manufacturing uses) in a way that best fits with the neighborhood. To augment the conceptual plan of the FWADG neighborhood-based study, the corridor was divided into sub-areas based on what is envisioned for the area in relation to its topography; distinct characteristics of adjacent neighborhoods; and land use. Each sub-area is described with reference to future land use and zoning initiatives. And guidelines are offered to complement the Fort Worth Avenue Visioning and Conceptual Land Use Planning Study to nurture development that is conducive of a mixed use planned development district the community can embrace as it transitions into the desired place to live and work.

SUB-AREA 1

Mixed-use development (e.g., medium-density residential, mid-rise office, and residential development) with height and story restrictions to maintain the "east view" corridor to the Dallas downtown skyline, and support N. Beckley Avenue as the gateway to the corridor from downtown Dallas.

This sub-area was envisioned to be the most densely developed of the five (5) and to have the most urban character due to its proximity to the Trinity River, Justice Center and downtown Dallas. It should be comprised of medium density mixed-use development that respects existing businesses but gives incentive for more mid-rise commercial and residential development.

Buildings should front the street and directly connect to broad sidewalks. Street trees should line the street edge, and on-street parallel parking is encouraged on West Commerce Street and Fort Worth Avenue and the connecting side streets. Other parking should be in lots behind the buildings or in designated parking structures. This district should have an overall urban feel in its street/building configuration, as well as in its aesthetic.

Though a denser urban character is desired in this district, public access to the Trinity River Park system and preservation of the downtown view are a priority. Complete privatization through exclusive development along the Trinity River bank is undesirable.

The creation of two sub-areas should allow an adjustment in building heights for the natural rising topography to protect the downtown view.

Pedestrian protections from traffic such as on-street parking, street trees and tree lawns separating the broad sidewalk from the street are desired. Where ever possible, pedestrian amenities (i.e., benches, trash receptacles, awnings/canopies, bicycle parking racks, and street lamps) should be provided.

SUB-AREA 2

Mixed-use development (e.g., medium-density residential, mid-rise office, and residential development) with height and story restrictions that is sensitive to adjacent residential neighborhoods.

Sub-area 2 is designated as a mixed-use district that is predominately residential, with some small neighborhood-serving retail and office uses. Residential neighborhoods are located to the north and south of the corridor, and should be a more quiet and serene segment in comparison to the other sub-areas.

New development should strive to strengthen the existing residential neighborhoods and help to create a pedestrian-friendly environment. Further, Edgefield Avenue should serve as a strong connector and provide safe access between them.

Buildings should front the corridor with minimum to no setbacks. Building heights and stories should be controlled to optimize medium density residential development and not obstruct any views of downtown Dallas, similar to establishment of sub-areas in Sub-area 1.

New development should be sensitive to the existing single-family neighborhoods to the north of Fort Worth Avenue, and preserve existing historic structures through adaptive re-use of those facilities.

Pedestrian protections from traffic such as on-street parking, street trees and tree lawns separating the broad sidewalk from the street are desired. Where ever possible, pedestrian amenities (i.e., benches, trash receptacles, awnings/canopies, bicycle parking racks, and street lamps) should be provided.

SUB-AREA 3

Mixed-use development that complements existing retail and commercial uses to serve this neighborhood and adjacent communities of West Dallas and Oak Cliff.

This sub-area is designated as a mixed-use village center whose uses are predominately commercial service and community retail though the inclusion of residential uses is essential to the successful transformation of the district as a pedestrian-friendly environment. Existing successful retail and commercial venues should be strengthened with more varied retail and residential development. New development should include vertical stacking of different uses for more efficient land use during day and evening hours.

Buildings should front the corridor with minimum to no setbacks. Parking should be provided behind buildings and shared between neighboring lots where ever possible. Ample sidewalks, perhaps broad enough for cafe seating, should connect to building faces where ever possible. The creation of street enclosure through planting in the median and the layering of on-street parking, street trees, broad sidewalks and low to mid-rise building faces at the sidewalks are desirable. Development should strive to create a functional village center accessible by pedestrians, bicycles, mass transit and cars for the surrounding residential neighborhoods.

Pedestrian protections from traffic such as on-street parking, street trees and tree lawns separating the broad sidewalk from the street are desired. Where ever possible, pedestrian amenities (i.e., benches, trash receptacles, awnings/canopies, bicycle parking racks, and street lamps) should be provided.

SUB-AREA 4

Retention of existing multifamily uses and new mixed-use development.

Sub-area 4 is dominated by multifamily development. Some service and community retail uses are encouraged at the street level, although maintenance of the density of the existing residential is desired. Strongly identified and enhanced pedestrian connections across Fort Worth Avenue at West Colorado Boulevard and at Bahama Drive are desired in order to connect the northern and southern neighborhoods with existing parks and greenbelts. The continuation of the landscaped median along Fort Worth Avenue is desired to help soften the effects of the traffic through this residential area.

New construction should strive to address the street front as much as possible. The existing slip roads provide both on-street parking and many pedestrian amenities and should be preserved though more attention could be given to the maintenance and aesthetics of the street edge at Fort Worth Avenue.

Pedestrian protections from traffic such as on-street parking, street trees and tree lawns separating the broad sidewalk from the street are desired. Where ever possible, pedestrian amenities (i.e., benches, trash receptacles, awnings/canopies, bicycle parking racks, and street lamps) should be provided.

SUB-AREA 5

Mix-use development that fosters an urban “walkable” environment.

This sub-area is designated as a mixed-use district whose uses are balanced between residential and commercial/retail. New development should include vertical stacking of different uses for more efficient land use during the day and evening hours. New development should include a medium density residential component in order to strengthen existing surrounding residential neighborhoods and ensure the success of the desired retail/commercial development along the corridor. Building heights and uses are controlled to be sensitive to the existing residential neighborhoods.

Pedestrian protections from traffic such as on-street parking, street trees and tree lawns separating the broad sidewalk from the street are desired. Where ever possible, pedestrian amenities (i.e., benches, trash receptacles, awnings/canopies, bicycle parking racks, and street lamps) should be provided.

5.1.1 ARCHITECTURAL DESIGN STANDARDS/OTHER

The proposed planned development should consist of urban design standards that offer recommendations to help define the community's desired appearance with quality and attractiveness as well as standards for new development. The design standards should also preserve the character of the corridor and allow for compatible new construction and major modifications that respect its historical and cultural significance. Specific areas that should be addressed in the proposed planned development are noted in the next section.

NEW AND EXISTING BUILDINGS

The coordination of new and existing buildings should maintain a consistent streetscape. New buildings should respect the historical and cultural significance of the area, restoring or renovating significantly outdated and deteriorated structures to reflect the desired character of the streetscape.

Building design is another important element that helps reinforce the character of a streetscape. A well-designed building is one that is consistent to the character of the streetscape and not only enhances it aesthetically but also promotes and facilitates its use. All buildings within the mixed use corridor should be of high quality design, giving special consideration to the integration of new and existing buildings, as well as facade treatment.

LANDSCAPING

- A landscape plan should be developed to include the preferred type of plant material; location of site, street and parking lot trees.
- Offer a landscape point system to provide options and variations (e.g., lighting, seasonal color landscaping, native plants, open space).
- Landscaping should also include vertical elements that act to separate the street from the sidewalk, helping to ensure pedestrian comfort and safety (e.g., pedestrian scale lighting, on-street parking and benches, and so on).

BUILDING PLACEMENT, MASSING AND DESIGN

- Restore and renovate existing historic motels for adaptive reuse.
- Set architectural design standards for new construction and renovation of existing structures to create continuity along the corridor and development of its unique identity.
- Locate parking at the side or rear of buildings.
- Require facades along the corridor to face the street. Further, street-facing facades should have architectural features and patterns that provide visual interest to pedestrians and motorists. Street-facing facades should include substantial variations in mass, such as changes in height and horizontal plane, and avoid large bland monolithic facades and monotonous repetition of detail.

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- Diagram 1:



Figures 1 & 2: Examples showing various techniques to provide horizontal separation between pedestrian and vehicular traffic.

SIGNAGE

- Develop a consistent style for signage and other vertical features to build themes that aesthetically enhance the corridor (e.g., street trees, parking lot screening (when lots face the corridor), tree grates, entry portals, etc.)

PARKING

- Critical attention should be given to off-street parking needs and requirements and continuous assurance of compliance with all regulations where adjacent to residential neighborhoods.

CHAPTER 6

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

AREA	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
LAND USE & ZONING	<p>1. Rezone with consideration given to the granting of a Special Purpose District planned development for mix-use development within the defined study area boundaries. <i>Adoption of the Study and Zoning</i></p>	Development Services Department (DSD)	DSD - Long Range Planning Division	Spring 2005
	<p>2. Create a sense of place by incorporating principles of the "New Urbanism" concept (i.e., pedestrian-friendly walkable streets and blocks) by encouraging new construction, reuse of existing structures and infill development (e.g., conversion of hotels for galleries, coffee shops or remodeled hotels, mid-rise office buildings with residential units). <i>Adoption of the Study and Zoning</i></p>	Ft. Worth Ave. Development Group, Inc. (FWADG), DSD	DSD - Long Range Planning Division	On-going

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

AREA	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
URBAN DESIGN	<p>3. Hire a consultant, using existing inventory of area, to develop a "Beautification Program" master plan for the entire corridor to ensure consistency in landscaping and other design features (should take into account the unique character of each sub-area along the corridor).</p> <p><i>Consultant</i></p>	FWADG, Stakeholders	FWADG	ST
CODE COMPLIANCE	<p>4. Educate current business property owners on value-added improvements to their respective properties (e.g., landscaping and building facades) to aesthetically enhance the corridor for its patrons, and to attract other businesses interested in locating to the community.</p> <p><i>Continuing Education</i></p>	Code Compliance Department (CCD), Neighborhood Associations (NA)	Code Compliance	Spring 2005

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

AREA	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
	<p>5. Conduct Code Sweep within the study area to bring illegal uses (those operating without a valid certificate of occupancy) into compliance and cite other violators of code violations (i.e., JMV, screening, and so on) that adversely impact the community.</p> <p><i>Code Sweep</i></p>	<p>CCD, Dallas Police Department, City Attorney Office</p>	<p>Code Compliance</p>	<p>Spring 2005</p>
<p>ECONOMIC DEVELOPMENT</p>	<p>6. Market the corridor to attract businesses that cater to the needs of the study area and adjacent neighborhoods as well as attract patrons to cross the Trinity to utilize those services (e.g., restaurants, grocery store, equestrian area, family entertainment center).</p> <p><i>Marketing</i></p>	<p>West Dallas and Oak Cliff Chambers of Commerce (WD/OC COC) and Neighborhood Associations (e.g., FWADG)</p>	<p>FWADG</p>	<p>MT</p>

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

A R E A	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
	<p>7. Explore creation of a Tax Increment Financing District (TIF) and/or Public Improvement District (PID) to fund projects that augment economic development initiatives.</p> <p><i>Feasibility of a TIF and/or PID</i></p>	<p>Developers, FWADG, EDD, and WD/OC COC</p>	<p>FWADG</p>	<p>Spring 2005</p>
	<p>8. Identify partnerships to facilitate development projects (e.g., streetscape, lighting, street furniture, landscaping, shared parking facilities) as well as other programs/projects:</p> <ul style="list-style-type: none"> • <i>Facade Improvement Program, Streetscape & Landscaping Project</i> to assist businesses with needed improvements • <i>Public Safety</i> (e.g., businesses hire additional security to patrol area after dusk) • <i>Redevelopment Incentive Program</i> <p><i>Formation of partnerships</i></p>	<p>Developers, FWADG, EDD and WD/OC COC</p>	<p>FWADG</p>	<p>MT</p>

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

A R E A	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
ECONOMIC DEVELOPMENT	<p>9. Establish Business Assistance Center (BAC) to incubate small businesses within the community.</p> <p><i>Stakeholder coordination</i></p>	<p>WD/OC COC and Dallas County Community College District, FWADG</p> <p>Does not identify EDD</p>	FWADG	MT
	<p>10. Utilize the city-wide Brownfield Projects Program (BPP) for adaptive reuse of existing structures, where applicable due to limited funds.</p> <p><i>Brownfield funding</i></p>	<p>DSD Economic Development Division (EDD)</p>	FWADG	MT
	<p>11. Create an entity, similar to the Southern Dallas Development Corporation, to administer a Revolving Loan Fund.</p> <p><i>Establish loan program</i></p>	<p>FWADG, Chase Bank, EDD (assist, if warranted)</p>	FWADG	MT

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

AREA	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
	<p>12. With the area having historical significance and a state highway, seek funding from other sources (i.e., New Market and Historic Tax Credit Programs and so on) to fund community projects.</p> <p><i>Funding sources for community projects</i></p>	<p>FWADG, Texas Department of Transportation (TxDOT) and other agencies</p>	<p>FWADG</p>	<p>ST</p>
ECONOMIC DEVELOPMENT	<p>14. Public and private sectors work with the community to market undeveloped and vacant lots for joint venture development projects.</p> <p><i>Marketing and promotion of area assets</i></p>	<p>Housing Department, EDD, Developers, Neighborhood Associations</p>	<p>FWADG</p>	<p>Spring 2005</p>
	<p>15. Develop economic development strategies for business retention and other public/private incentives, job creation, and job training to get "neighborhood serving" businesses to locate along the corridor.</p> <p><i>Business retention, job creation and training</i></p>	<p>WD/OC COC, EDD (assist, if warranted)</p>	<p>FWADG</p>	<p>ST</p>

6.1 IMPLEMENTATION PLAN

TABLE 7: RECOMMENDED ACTIONS AND TIMELINES

AREA	RECOMMENDATIONS	IMPLEMENTER(S) (Key City Department(s), Outside Agency(ies), Stakeholders)	LEAD ENTITY	TIMELINE
INFRASTRUCTURE IMPROVEMENTS	<p>16. Conduct an inventory of existing maintenance and infrastructure needs within the study area.</p> <p><i>Inventory infrastructure</i></p>	<p>Dallas Water Utilities (DWU) and Public Works & Transportation Department (PWT)</p>	<p>Dallas Water Utilities</p>	<p>ST</p>
CRIME & PUBLIC SAFETY	<p>17. Work closely with the Dallas Police Department to stimulate existing and create new neighborhood crime watch programs (business and residential) to positively impact the area. Coordinate efforts between the Northwest and Southwest reporting areas.</p> <p><i>Crime watch programs</i></p>	<p>FWADG, DPD, community</p>	<p>DPD</p>	<p>ST</p>

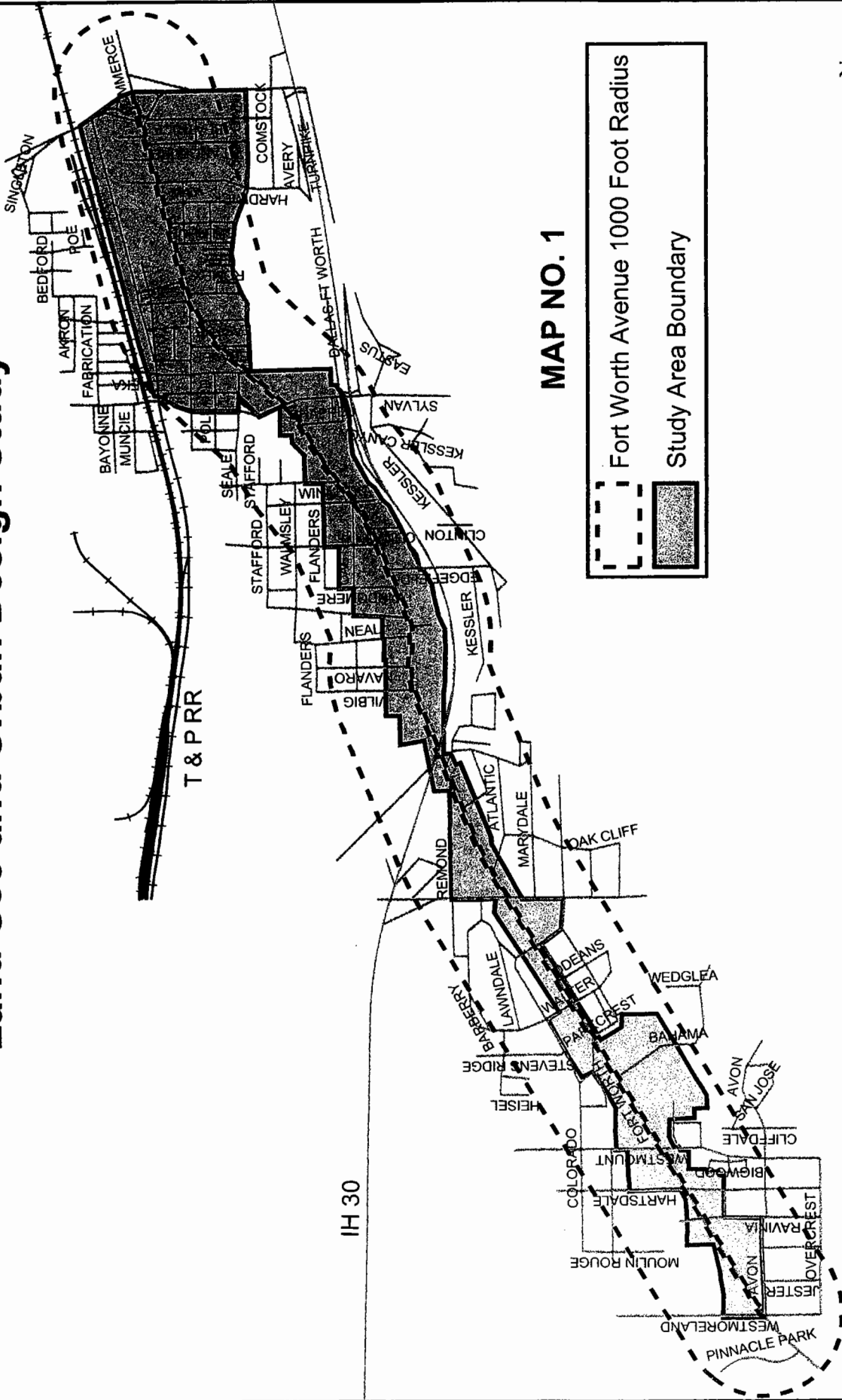
Short-term (ST) – 1 to 2 yrs.

Mid-term (MT) – 3 to 5 yrs.

Long-term (LT) 5 to 10 yrs.

MIAPS

Fort Worth Avenue Corridor Land Use and Urban Design Study



City of Dallas
 Development Services Department
 Long Range Planning Division
 Fall 2004



APPENDIX

**APPENDIX A
MORATORIUM APPEALS**

#	CASE NO.	COUNCIL AGENDA DATE	ADDRESS	CERTIFICATE OF OCCUPANCY (DBA)	COUNCIL ACTION
1	023-001	5/07/03	1004 Ft. Worth Ave.	Salón Las Américas	Approved
2	023-002	5/07/03	2600 Ft. Worth Ave.	Home Depot	Approved
3	034-003	1/28/04	2204 May Street	Vehicle/Engine Repair facility	Approved
4	034-003	1/28/04	2215 May Street	Vehicle/Engine Repair facility	Approved
5	034-003	1/28/04	2217 May Street	Vehicle/Engine Repair facility	Approved
6	034-003	1/28/04	1050 N. Westmoreland Rd. #126	E-Creations Hair Salon Beauty Shop	Approved
7	034-003	1/28/04	1050 N. Westmoreland Rd. #130	Dollar Store	Approved
8	034-003	1/28/04	2123 W. Colorado Blvd.	Frank's Barber Shop	Approved
9	034-003	1/28/04	2211 Sulphur Street	Euro Tile	Approved
10	034-004	2/11/04	2333 Beatrice	Machinery, heavy equipment or truck sales or service.	Approved
11	034-005	02/25/04	3233 Ft. Worth Ave.	Pizza Hut	Approved
12	034-006	03/24/04	2138 Ft. Worth Ave.	I Love Video Plus	Approved
13	034-007	03/24/04	2317 Beaver	Platinum Collision Repair	Approved
14	034-008	04/14/04	1050 N. Westmoreland #328	T-Shirts Westmoreland	Approved
15	034-009	04/14/04	510 W. Commerce St.	ATS	Approved
17	034-012	05/26/04	2347 Langford St.	Global Car Rental	Denied (without prejudice)
18	034-013	06/09/04	2819 Ft. Worth Ave.	Perez Flooring & Carpet Sales	Denied
19	034-015	06/23/04	1645 Ft. Worth Ave.	Rick's Discount Auto Sales	Denied
20	034-016	06/23/04	1808 Sylvan Ave.	Kashish Corporation	Approved
21	034-017	06/23/04	500 W. Main St.	Abner Aaron properties (vacant)	Approved
22	034-018	06/23/04	2121 W. Colorado Blvd.	Nunn Law Firm	Approved
23	034-019	8/11/04	1032 W. Commerce St.	Huerta Trucking	Approved
24	034-020	8/11/04	2303 N. Beckley Ave.	RAM Auto Svcs.	Approved
25	034-021	8/11/04	201 Yorktown	Coleman Property (real estate ofc.)	Approved
26	034-024	8/11/04	3530 W. Davis St.	Beauty Salon	Approved
27	034-026	8/11/04	901 Ft. Worth Ave.	The Belmont Hotel	Approved
28	034-027	8/25/04	1965 Ft. Worth Ave.	Lupita's Restaurant	Approved
29	034-031	9/22/04	2862 Ft. Worth Ave.	Texas Auto Service Center	Approved

**APPENDIX A
MORATORIUM APPEALS**

#	CASE NO.	COUNCIL AGENDA DATE	ADDRESS	CERTIFICATE OF OCCUPANY (DBA)	COUNCIL ACTION
30	034-035	9/22/04	2819 Ft. Worth Ave.	Furniture or Catering Use	Approved
31	034-036	10/13/04	1025 W. Commerce	Huerta's Trucking	Approved
32	034-037	10/22/04	2530 Ft. Worth Ave.	Bank	Approved
33	034-040	10/27/04	1050 N. Westmoreland	Office	Approved
34	034-041	10/27/04	919; 901-915; 811-845 Ft. Worth Ave. and 2001-2015 Sylvan Ave.	The Belmont Hotel	Approved
35	034-046	11/10/04	802 N. Westmoreland Rd.	Iglesia Del Cuerpo De Cristo Church	Approved
36	045-009	12/8/04	201 W. Commerce St.	Master Construction & Engineering, Inc.	Pending
37	045-010	12/8/04	1411 Ft. Worth Ave., #101	Clers Auto Sales	Pending
38	045-011	12/8/04	1411 Ft. Worth Ave., #102	P&G Auto Sales	Pending
39	045-012	12/8/04	1311 Ft. Worth Ave., #101	H&M Auto Sales	Pending
40	045-013	12/8/04	1311 Ft. Worth Ave., #102	Automundo	Pending
41	045-014	12/8/04	1311 Ft. Worth Ave., #103	Gigante Auto Sales	Pending
42	045-015	12/8/04	1200 Ft. Worth Ave.	Emergency Ice, Inc.	Pending
43	045-017	12/8/04	2106 Sylvan Ave.	Unoccupied structure	Pending

Note: A skip in numeric sequence occurs due to other moratoriums being processed during this same period (e.g., Ross Ave. and Northwest Highway).

**APPENDIX B
DEMOGRAPHIC OVERVIEW TABLES**

HOUSEHOLD INCOMES (SF3)

HOUSEHOLDS	CT 43.00	CT 44.00	CT 68.00	CT 69.00
Households: Total	640	812	1111	767
Households: Household income; Less than \$10,000	123	70	125	196
Households: Household income; \$10,000 to \$14,999	37	25	46	40
Households: Household income; \$15,000 to \$19,999	94	70	110	37
Households: Household income; \$20,000 to \$24,999	56	44	114	69
Households: Household income; \$25,000 to \$29,999	20	87	150	43
Households: Household income; \$30,000 to \$34,999	32	62	98	38
Households: Household income; \$35,000 to \$39,999	22	62	103	39
Households: Household income; \$40,000 to \$44,999	23	20	70	61
Households: Household income; \$45,000 to \$49,999	25	3	29	46
Households: Household income; \$50,000 to \$59,999	53	31	105	48
Households: Household income; \$60,000 to \$74,999	66	89	114	69
Households: Household income; \$75,000 to \$99,999	80	75	37	55
Households: Household income; \$100,000 to \$124,999	0	46	5	6
Households: Household income; \$125,000 to \$149,999	0	30	5	5
Households: Household income; \$150,000 to \$199,999	0	49	0	6
Households: Household income; \$200,000 or more	9	49	0	9
Households: Median household income in 1999	56,294	79,000	61,035	59,039
Total population: Per capita income in 1999	28,606	101,796	20,288	27,289

**APPENDIX B
DEMOGRAPHIC OVERVIEW TABLES**

EDUCATIONAL ATTAINMENT, PERSONS 25 AND OLDER (SF3)

EDUCATIONAL ATTAINMENT	CT 43.00	CT 44.00	CT 68.00	CT 69.00
Population 25 years and over: Total	1157	1153	2957	1210
Population 25 years and over: Male	641	543	1475	581
Population 25 years +: Male; No schooling completed	44	0	151	11
Population 25 years and over: Male; Educational attainment; Nursery to 4th grade	17	0	18	3
Population 25 years and over: Male; Educational attainment; 5th and 6th grade	81	10	96	43
Population 25 years and over: Male; Educational attainment; 7th and 8th grade	71	6	108	51
Population 25 years and over: Male; Educational attainment; 9th grade	57	0	136	65
Population 25 years and over: Male; Educational attainment; 10th grade	25	30	54	49
Population 25 years and over: Male; Educational attainment; 11th grade	18	0	26	49
Population 25 years and over: Male; Educational attainment; 12th grade; no diploma	44	6	76	36
Population 25 years and over: Male; High school graduate (includes equivalency)	142	77	404	119
Population 25 years and over: Male; Some college; less than 1 year	35	28	54	23
Population 25 years and over: Male; Some college; 1 or more years; no degree	70	92	136	58
Population 25 years and over: Male; Associate degree	21	33	35	12
Population 25 years and over: Male; Bachelor's degree	16	143	118	42
Population 25 years and over: Male; Master's degree	0	87	38	6
Population 25 years and over: Male; Professional school degree	0	26	11	9
Population 25 years and over: Male; Doctorate degree	0	5	14	5
Population 25 years and over: Female	516	610	1482	629
Population 25 years and over: Female; Educational attainment; No schooling completed	58	6	97	20
Population 25 years and over: Female; Educational attainment; Nursery to 4th grade	51	6	13	7
Population 25 years and over: Female; Educational attainment; 5th and 6th grade	38	0	99	73
Population 25 years and over: Female; Educational attainment; 7th and 8th grade	81	11	90	60
Population 25 years and over: Female; Educational attainment; 9th grade	57	12	91	67
Population 25 years and over: Female; Educational attainment; 10th grade	12	6	27	29
Population 25 years and over: Female; Educational attainment; 11th grade	5	16	112	44

**APPENDIX B
DEMOGRAPHIC OVERVIEW TABLES**

EDUCATIONAL ATTAINMENT	CT 43.00	CT 44.00	CT 68.00	CT 69.00
Population 25 years and over: Female; Educational attainment; 12th grade; no diploma	32	29	41	23
Population 25 years and over: Female; High school graduate (includes equivalency)	80	157	420	85
Population 25 years and over: Female; Some college; less than 1 year	28	33	97	21
Population 25 years and over: Female; Some college; 1 or more years; no degree	31	64	172	102
Population 25 years and over: Female; Associate degree	6	40	76	47
Population 25 years and over: Female; Bachelor's degree	26	149	108	37
Population 25 years and over: Female; Master's degree	11	54	17	9
Population 25 years and over: Female; Professional school degree	0	22	22	0
Population 25 years and over: Female; Doctorate degree	0	5	0	5

**APPENDIX B
DEMOGRAPHIC OVERVIEW TABLES**

SEX BY EMPLOYMENT, MALES (SF3)

MALES	CT 43.00	CT 44.00	CT 68.00	CT 69.00
Population 16 years and over: Male	786	571	1402	743
Population 16 years and over: Male; In labor force	485	443	885	507
Population 16 years and over: Male; In labor force; In Armed Forces	4	0	0	0
Population 16 years and over: Male; In labor force; Civilian	481	443	885	507
Population 16 years and over: Male; In labor force; Civilian; Employed	443	443	821	455
Population 16 years and over: Male; In labor force; Civilian; Unemployed	38	0	64	52
Population 16 years and over: Male; Not in labor force	301	128	517	236
Male: Unemployment Rate	15%	0%	16%	20%

SEX BY EMPLOYMENT, FEMALES

FEMALES	CT 43.00	CT 44.00	CT 68.00	CT 69.00
Population 16 years and over: Female	602	657	1278	792
Population 16 years and over: Female; In labor force	277	373	642	444
Population 16 years and over: Female; In labor force; In Armed Forces	0	0	0	0
Population 16 years and over: Female; In labor force; Civilian	277	373	642	444
Population 16 years and over: Female; In labor force; Civilian; Employed	232	362	626	411
Population 16 years and over: Female; In labor force; Civilian; Unemployed	45	11	16	33
Population 16 years and over: Female; Not in labor force	325	284	636	348
Female: Unemployment Rate	33%	4%	5%	14%

**APPENDIX BB
GENERAL DEMOGRAPHIC CHARACTERISTICS**

Census 2000 Profile of General Demographic Characteristics for Census Tract 43.00

Subject	Number	Percent	Subject	Number	Percent
Total population	2,860	100.0%	HOUSEHOLD RELATIONSHIP		
SEX AND AGE			Total population	2,860	100.0%
Male	1,509	52.8%	In households	2,860	100.0%
Under 5 years	132	4.6%	Householder	868	30.3%
5 to 9 years	94	3.3%	Spouse	364	12.7%
10 to 14 years	154	5.4%	Child	1,020	35.7%
15 to 19 years	151	5.3%	Natural-born	945	33.0%
20 to 24 years	121	4.2%	Adopted	26	0.9%
25 to 34 years	277	9.7%	Step	49	1.7%
35 to 44 years	185	6.5%	Grandchild	114	4.0%
45 to 54 years	192	6.7%	Brother or sister	113	4.0%
55 to 59 years	50	1.7%	Parent	45	1.6%
60 to 64 years	26	0.9%	Other relatives	159	5.6%
65 to 74 years	96	3.4%	Nonrelatives	177	6.2%
75 to 84 years	20	0.7%	In group quarters	0	0.0%
85 years and over	11	0.4%	Institutionalized population	0	0.0%
Female	1,351	47.2%	Noninstitutionalized population	0	0.0%
Under 5 years	135	4.7%			
5 to 9 years	166	5.8%	HOUSEHOLDS BY TYPE		
10 to 14 years	146	5.1%	Total households	868	100.0%
15 to 19 years	72	2.5%	Family households (families)	578	66.6%
20 to 24 years	69	2.4%	With own children under 18 years	321	37.0%
25 to 34 years	237	8.3%	Married-couple family	341	39.3%
35 to 44 years	165	5.8%	With own children under 18 years	212	24.4%
45 to 54 years	173	6.0%	Female householder, no husband present	119	13.7%
55 to 59 years	56	2.0%	With own children under 18 years	56	6.5%
60 to 64 years	43	1.5%	Nonfamily households	290	33.4%
65 to 74 years	33	1.2%	Householder living alone	244	28.1%
75 to 84 years	50	1.7%	Householder 65 years and over	43	5.0%
85 years and over	6	0.2%			
18 years and over	1,927	67.4%	HOUSING OCCUPANCY		
Male	1,047	36.6%	Total housing units	1,009	100.0%
Female	880	30.8%	Occupied housing units	861	85.3%
21 years and over	1,790	62.6%	Vacant housing units	148	14.7%
Male	971	34.0%	For seasonal, recreational, or occasional use	63	6.2%
Female	819	28.6%	Homeowner vacancy rate	0.0%	
62 years and over	262	9.2%	Rental vacancy rate	10.5%	
Male	153	5.3%			
Female	109	3.8%	HOUSING TENURE AND HOUSEHOLD SIZE		
RACE			Occupied housing units	861	100.0%
White	1,019	35.6%	Owner-occupied housing units	411	47.7%
Black or African American	399	14.0%	1-person household	76	8.8%
American Indian and Alaska Native	0	0.0%	2-person household	111	12.9%
Asian	54	1.9%	3-person household	58	6.7%
Native Hawaiian and Other Pacific Islander	0	0.0%	4-person household	58	6.7%
Some other race	1,206	42.2%	5-person household	50	5.8%
Two or more races	182	6.4%	6-or-more-person household	58	6.7%
HISPANIC OR LATINO AND RACE			Renter-occupied housing units	450	52.3%
Hispanic or Latino	2,145	100.0%	1-person household	165	19.2%
White	769	35.9%	2-person household	40	4.6%
Black or African American	7	0.3%	3-person household	61	7.1%
American Indian and Alaska Native	0	0.0%	4-person household	60	7.0%
Asian	0	0.0%	5-person household	39	4.5%
Native Hawaiian and Other Pacific Islander	0	0.0%	6-or-more-person household	85	9.9%
Some other race	1,206	56.2%	Average household size	3.32	
Two or more races	163	7.6%	Average household size of owner-occupied units	3.27	
			Average household size of renter-occupied units	3.37	

**APPENDIX BB
GENERAL DEMOGRAPHIC CHARACTERISTICS**

Census 2000 Profile of General Demographic Characteristics for Census Tract 44.00

Subject	Number	Percent	Subject	Number	Percent
Total population	3,205	100.0%	HOUSEHOLD RELATIONSHIP		
SEX AND AGE			Total population	3,205	100.0%
Male	1,614	50.4%	In households	3,199	99.8%
Under 5 years	97	3.0%	Householder	1,635	51.0%
5 to 9 years	82	2.6%	Spouse	616	19.2%
10 to 14 years	49	1.5%	Child	558	17.4%
15 to 19 years	39	1.2%	Natural-born	490	15.3%
20 to 24 years	29	0.9%	Adopted	51	1.6%
25 to 34 years	287	9.0%	Step	17	0.5%
35 to 44 years	394	12.3%	Grandchild	0	0.0%
45 to 54 years	275	8.6%	Brother or sister	4	0.1%
55 to 59 years	107	3.3%	Parent	12	0.4%
60 to 64 years	48	1.5%	Other relatives	28	0.9%
65 to 74 years	84	2.6%	Nonrelatives	346	10.8%
75 to 84 years	102	3.2%	In group quarters	6	0.2%
85 years and over	21	0.7%	Institutionalized population	0	0.0%
Female	1,591	49.6%	Noninstitutionalized population	6	0.2%
Under 5 years	102	3.2%			
5 to 9 years	65	2.0%	HOUSEHOLDS BY TYPE		
10 to 14 years	34	1.1%	Total households	1,635	100.0%
15 to 19 years	39	1.2%	Family households (families)	735	45.0%
20 to 24 years	35	1.1%	With own children under 18 years	282	17.2%
25 to 34 years	222	6.9%	Married-couple family	596	36.5%
35 to 44 years	339	10.6%	With own children under 18 years	226	13.8%
45 to 54 years	212	6.6%	Female householder, no husband present	108	6.6%
55 to 59 years	81	2.5%	With own children under 18 years	46	2.8%
60 to 64 years	68	2.1%	Nonfamily households	900	55.0%
65 to 74 years	155	4.8%	Householder living alone	653	39.9%
75 to 84 years	189	5.9%	Householder 65 years and over	302	18.5%
85 years and over	50	1.6%			
			HOUSING OCCUPANCY		
18 years and over	2,723	85.0%	Total housing units	1,668	100.0%
Male	1,354	42.2%	Occupied housing units	1,623	97.3%
Female	1,369	42.7%	Vacant housing units	45	2.7%
21 years and over	2,686	83.8%	For seasonal, recreational, or occasional use	0	0.0%
Male	1,347	42.0%			
Female	1,339	41.8%	Homeowner vacancy rate	1.4%	
62 years and over	664	20.7%	Rental vacancy rate	1.5%	
Male	237	7.4%			
Female	427	13.3%	HOUSING TENURE AND HOUSEHOLD SIZE		
			Occupied housing units	1,623	100.0%
RACE			Owner-occupied housing units	1,038	64.0%
White	2,695	84.1%	1-person household	282	17.4%
Black or African American	153	4.8%	2-person household	489	30.1%
American Indian and Alaska Native	14	0.4%	3-person household	108	6.7%
Asian	0	0.0%	4-person household	111	6.8%
Native Hawaiian and Other Pacific Islander	0	0.0%	5-person household	30	1.8%
Some other race	257	8.0%	6-or-more-person household	18	1.1%
Two or more races	86	2.7%	Renter-occupied housing units	585	36.0%
			1-person household	368	22.7%
			2-person household	149	9.2%
HISPANIC OR LATINO AND RACE			3-person household	43	2.6%
Hispanic or Latino	531	100.0%	4-person household	13	0.8%
White	247	46.5%	5-person household	0	0.0%
Black or African American	21	4.0%	6-or-more-person household	12	0.7%
American Indian and Alaska Native	0	0.0%			
Asian	0	0.0%	Average household size	1.97	
Native Hawaiian and Other Pacific Islander	0	0.0%	Average household size of owner-occupied units	2.26	
Some other race	257	48.4%	Average household size of renter-occupied units	1.47	
Two or more races	6	1.1%			

**APPENDIX BB
GENERAL DEMOGRAPHIC CHARACTERISTICS**

Census 2000 Profile of General Demographic Characteristics for Census Tract 68.00

Subject	Number	Percent	Subject	Number	Percent
Total population	6,054	100.0%	HOUSEHOLD RELATIONSHIP		
SEX AND AGE			Total population	6,054	100.0%
Male	3,080	50.9%	In households	5,950	98.3%
Under 5 years	286	4.7%	Householder	2,017	33.3%
5 to 9 years	338	5.6%	Spouse	845	14.0%
10 to 14 years	174	2.9%	Child	1,897	31.3%
15 to 19 years	242	4.0%	Natural-born	1,811	29.9%
20 to 24 years	325	5.4%	Adopted	48	0.8%
25 to 34 years	620	10.2%	Step	38	0.6%
35 to 44 years	491	8.1%	Grandchild	58	1.0%
45 to 54 years	300	5.0%	Brother or sister	200	3.3%
55 to 59 years	80	1.3%	Parent	89	1.5%
60 to 64 years	42	0.7%	Other relatives	495	8.2%
65 to 74 years	96	1.6%	Nonrelatives	349	5.8%
75 to 84 years	40	0.7%	In group quarters	104	1.7%
85 years and over	46	0.8%	Institutionalized population	104	1.7%
Female	2,974	49.1%	Noninstitutionalized population	0	0.0%
Under 5 years	302	5.0%			
5 to 9 years	215	3.6%	HOUSEHOLDS BY TYPE		
10 to 14 years	256	4.2%	Total households	2,017	100.0%
15 to 19 years	202	3.3%	Family households (families)	1,290	64.0%
20 to 24 years	324	5.4%	With own children under 18 years	805	39.9%
25 to 34 years	487	8.0%	Married-couple family	833	41.3%
35 to 44 years	377	6.2%	With own children under 18 years	565	28.0%
45 to 54 years	216	3.6%	Female householder, no husband present	347	17.2%
55 to 59 years	130	2.1%	With own children under 18 years	190	9.4%
60 to 64 years	74	1.2%	Nonfamily households	727	36.0%
65 to 74 years	110	1.8%	Householder living alone	635	31.5%
75 to 84 years	165	2.7%	Householder 65 years and over	268	13.3%
85 years and over	116	1.9%			
			HOUSING OCCUPANCY		
18 years and over	4,244	70.1%	Total housing units	2,179	100.0%
Male	2,146	35.4%	Occupied housing units	2,015	92.5%
Female	2,098	34.7%	Vacant housing units	164	7.5%
21 years and over	3,896	64.4%	For seasonal, recreational, or occasional use	3	0.1%
Male	1,984	32.8%			
Female	1,912	31.6%	Homeowner vacancy rate	3.5%	
62 years and over	618	10.2%	Rental vacancy rate	8.3%	
Male	190	3.1%			
Female	428	7.1%	HOUSING TENURE AND HOUSEHOLD SIZE		
			Occupied housing units	2,015	100.0%
RACE			Owner-occupied housing units	572	28.4%
White	2,550	42.1%	1-person household	176	8.7%
Black or African American	720	11.9%	2-person household	110	5.5%
American Indian and Alaska Native	50	0.8%	3-person household	75	3.7%
Asian	17	0.3%	4-person household	58	2.9%
Native Hawaiian and Other Pacific Islander	22	0.4%	5-person household	63	3.1%
Some other race	2,309	38.1%	6-or-more-person household	90	4.5%
Two or more races	386	6.4%	Renter-occupied housing units	1,443	71.6%
			1-person household	458	22.7%
HISPANIC OR LATINO AND RACE			2-person household	313	15.5%
Hispanic or Latino	4,331	100.0%	3-person household	204	10.1%
White	1,593	36.8%	4-person household	219	10.9%
Black or African American	41	0.9%	5-person household	123	6.1%
American Indian and Alaska Native	26	0.6%	6-or-more-person household	126	6.3%
Asian	0	0.0%			
Native Hawaiian and Other Pacific Islander	22	0.5%	Average household size	2.95	
Some other race	2,298	53.1%	Average household size of owner-occupied units	3.09	
Two or more races	351	8.1%	Average household size of renter-occupied units	2.90	

**APPENDIX BB
GENERAL DEMOGRAPHIC CHARACTERISTICS**

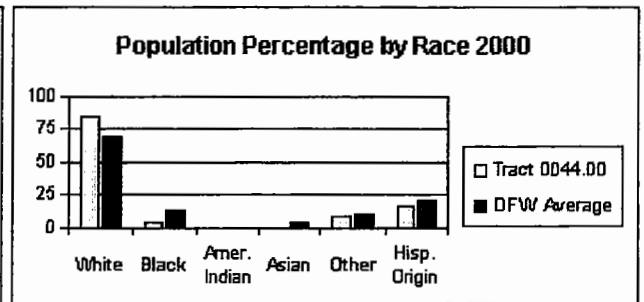
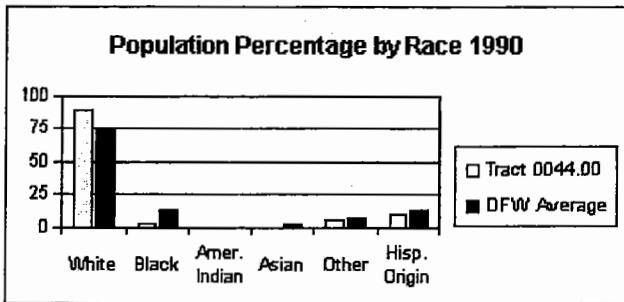
Census 2000 Profile of General Demographic Characteristics for Census Tract 69.00

Subject	Number	Percent	Subject	Number	Percent
Total population	3,598	100.0%	HOUSEHOLD RELATIONSHIP		
SEX AND AGE			Total population	3,598	100.0%
Male	1,899	52.8%	In households	3,598	100.0%
Under 5 years	215	6.0%	Householder	1,204	33.5%
5 to 9 years	192	5.3%	Spouse	419	11.6%
10 to 14 years	146	4.1%	Child	1,296	36.0%
15 to 19 years	125	3.5%	Natural-born	1,136	31.6%
20 to 24 years	199	5.5%	Adopted	0	0.0%
25 to 34 years	389	10.8%	Step	160	4.4%
35 to 44 years	339	9.4%	Grandchild	70	1.9%
45 to 54 years	161	4.5%	Brother or sister	179	5.0%
55 to 59 years	31	0.9%	Parent	0	0.0%
60 to 64 years	21	0.6%	Other relatives	225	6.3%
65 to 74 years	55	1.5%	Nonrelatives	205	5.7%
75 to 84 years	18	0.5%	In group quarters	0	0.0%
85 years and over	8	0.2%	Institutionalized population	0	0.0%
Female	1,699	47.2%	Noninstitutionalized population	0	0.0%
Under 5 years	156	4.3%			
5 to 9 years	128	3.6%	HOUSEHOLDS BY TYPE		
10 to 14 years	107	3.0%	Total households	1,204	100.0%
15 to 19 years	138	3.8%	Family households (families)	773	64.2%
20 to 24 years	147	4.1%	With own children under 18 years	469	39.0%
25 to 34 years	371	10.3%	Married-couple family	407	33.8%
35 to 44 years	225	6.3%	With own children under 18 years	277	23.0%
45 to 54 years	139	3.9%	Female householder, no husband present	225	18.7%
55 to 59 years	46	1.3%	With own children under 18 years	132	11.0%
60 to 64 years	73	2.0%	Nonfamily households	431	35.8%
65 to 74 years	63	1.8%	Householder living alone	354	29.4%
75 to 84 years	61	1.7%	Householder 65 years and over	129	10.7%
85 years and over	45	1.3%			
			HOUSING OCCUPANCY		
18 years and over	2,502	69.5%	Total housing units	1,236	100.0%
Male	1,270	35.3%	Occupied housing units	1,200	97.1%
Female	1,232	34.2%	Vacant housing units	36	2.9%
21 years and over	2,364	65.7%	For seasonal, recreational, or occasional use	0	0.0%
Male	1,194	33.2%			
Female	1,170	32.5%	Homeowner vacancy rate	3.3%	
62 years and over	279	7.8%	Rental vacancy rate	2.8%	
Male	92	2.6%			
Female	187	5.2%	HOUSING TENURE AND HOUSEHOLD SIZE		
			Occupied housing units	1,200	100.0%
RACE			Owner-occupied housing units	267	22.3%
White	1,427	39.7%	1-person household	104	8.7%
Black or African American	540	15.0%	2-person household	58	4.8%
American Indian and Alaska Native	0	0.0%	3-person household	29	2.4%
Asian	0	0.0%	4-person household	33	2.8%
Native Hawaiian and Other Pacific Islander	0	0.0%	5-person household	24	2.0%
Some other race	1,501	41.7%	6-or-more-person household	19	1.6%
Two or more races	130	3.6%	Renter-occupied housing units	933	77.8%
			1-person household	248	20.7%
			2-person household	179	14.9%
HISPANIC OR LATINO AND RACE			3-person household	165	13.8%
Hispanic or Latino	2,576	100.0%	4-person household	137	11.4%
White	960	37.3%	5-person household	99	8.3%
Black or African American	10	0.4%	6-or-more-person household	105	8.8%
American Indian and Alaska Native	0	0.0%			
Asian	0	0.0%	Average household size	3.00	
Native Hawaiian and Other Pacific Islander	0	0.0%	Average household size of owner-occupied units	2.88	
Some other race	1,501	58.3%	Average household size of renter-occupied units	3.03	
Two or more races	105	4.1%			

**APPENDIX BB
GENERAL DEMOGRAPHIC CHARACTERISTICS**

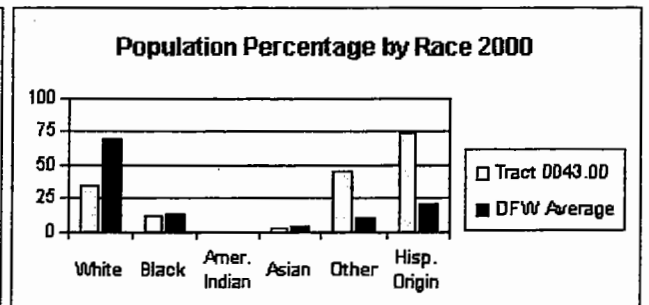
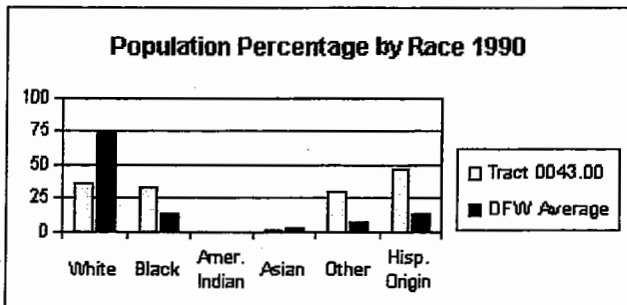
Total Population by Race and Hispanic Origin – CT 44.00

	1990		2000		Change 1990-2000	
	Persons	% of Total	Persons	% of Total	Change	% Change
Total Population by Race (Hispanics included in all races)	3,248		3,205		-43	-1.3%
White	2,882	88.7%	2,700	84.2%	-182	-6.3%
Black	107	3.3%	131	4.1%	24	22.4%
American Indian	20	0.6%	16	0.5%	-4	-20.0%
Asian or Pacific Islander	23	0.7%	14	0.4%	-9	-39.1%
Other Race**	216	6.7%	273	8.5%	57	26.4%
Two or More Races*	N/A	N/A	71	2.2%	N/A	N/A
		100%		100%		
Hispanic Origin (Any Race)	349	10.7%	527	16.4%	178	51.0%



Total Population by Race and Hispanic Origin – CT 43.00

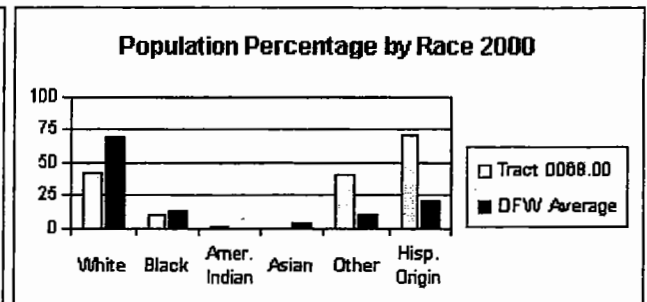
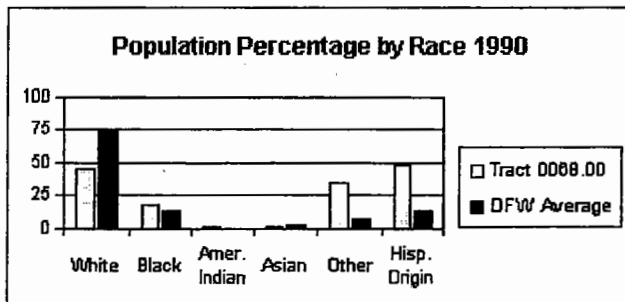
	1990		2000		Change 1990-2000	
	Persons	% of Total	Persons	% of Total	Change	% Change
Total Population by Race (Hispanics included in all races)	4,829		2,860		-1,969	-40.8%
White	1,734	35.9%	1,007	35.2%	-727	-41.9%
Black	1,581	32.7%	365	12.8%	-1,216	-76.9%
American Indian	18	0.4%	9	0.3%	-9	-50.0%
Asian or Pacific Islander	46	1.0%	77	2.7%	31	67.4%
Other Race**	1,450	30.0%	1,321	46.2%	-129	-8.9%
Two or More Races*	N/A	N/A	81	2.8%	N/A	N/A
		100%		100%		
Hispanic Origin (Any Race)	2,273	47.1%	2,135	74.7%	-138	-6.1%



**APPENDIX BB
GENERAL DEMOGRAPHIC CHARACTERISTICS**

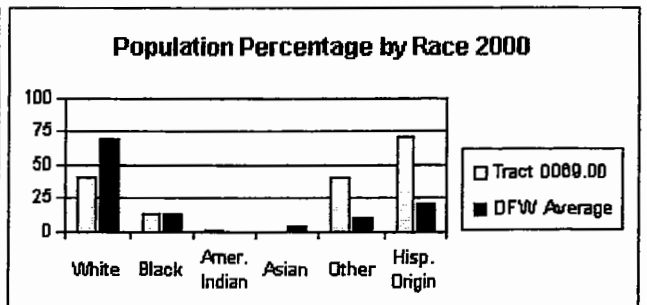
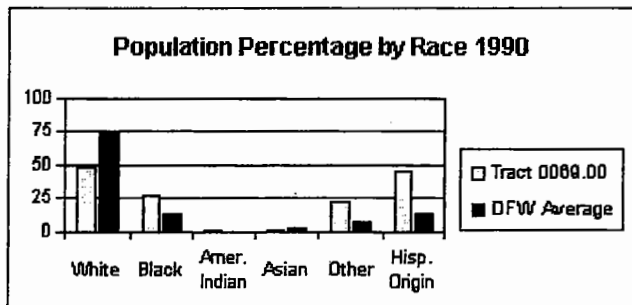
Total Population by Race and Hispanic Origin – CT 68.00

	1990		2000		Change 1990-2000	
	Persons	% of Total	Persons	% of Total	Change	% Change
Total Population by Race (Hispanics included in all races)	5,251		6,054		803	15.3%
White	2,369	45.1%	2,587	42.7%	218	9.2%
Black	983	18.7%	679	11.2%	-304	-30.9%
American Indian	54	1.0%	62	1.0%	8	14.8%
Asian or Pacific Islander	42	0.8%	38	0.6%	-4	-9.5%
Other Race**	1,803	34.3%	2,448	40.4%	645	35.8%
Two or More Races*	N/A	N/A	240	4.0%	N/A	N/A
		100%		100%		
Hispanic Origin (Any Race)	2,560	48.8%	4,292	70.9%	1,732	67.7%



Total Population by Race and Hispanic Origin – CT 69.00

	1990		2000		Change 1990-2000	
	Persons	% of Total	Persons	% of Total	Change	% Change
Total Population by Race (Hispanics included in all races)	2,612		3,598		986	37.7%
White	1,259	48.2%	1,448	40.2%	189	15.0%
Black	712	27.3%	513	14.3%	-199	-27.9%
American Indian	20	0.8%	43	1.2%	23	115.0%
Asian or Pacific Islander	26	1.0%	11	0.3%	-15	-57.7%
Other Race**	595	22.8%	1,462	40.6%	867	145.7%
Two or More Races*	N/A	N/A	121	3.4%	N/A	N/A
		100%		100%		
Hispanic Origin (Any Race)	1,191	45.6%	2,578	71.7%	1,387	116.5%



Source: U.S. Census Bureau, Census 2000. Compiled by the North Central Texas Council of Governments.

APPENDIX C LAND USE SURVEY CODES

The codes provided below are for land use survey purposes only. Consult the Dallas Development Code (Chapter 51A) for specific zoning use definitions and setback, density, height and lot coverage requirements. Use this information in conjunction with Map 2.

Residential Districts

1. **Single family** (color code: yellow) – one dwelling unit located on a lot.
2. **Duplex** (color code: orange) – two dwelling units located on a lot.
3. **Multifamily** (color code: brown) – three or more dwelling units located on a lot.
4. **Manufactured Home** (color code: yellow hatched)
 - A. **Manufactured home** -- Housing that is specifically designed to be moved again after its initial installation on the home site or in a mobile home park.
 - B. **Mobile home** -- As defined by the Texas Manufactured Housing Standards Acts, a structure that was constructed before June 15, 1976, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent or chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems.

"Seal" means a device or insignia issued by the Texas Department of Labor and Standards affixed to used mobile homes to indicate compliance with the standards, rules, and regulations established by the department.

"Label" means a device or insignia issued by the Texas Department of Labor and Standards to indicate compliance with the standards, rules, and regulations established by the Department of Housing and Urban Development, and is permanently affixed to each transportable section of each HUD-Code manufactured home constructed after June 15, 1976, for sale to a consumer.
 - C. **Modular home** - "Industrialized housing" is factory-built housing (i.e., Jim Walters homes) designed for long-term residential use, and which is transported to a site and installed as a permanent structure that is not designed to be moved again after it is installed on its permanent foundation.

APPENDIX C
LAND USE SURVEY CODES

Non-residential Districts

5. **Office** (color code: pink) – place for the regular transaction of business.
6. **Parking** (color code: dark gray) – parcel or tract of land used to park vehicles.
7. **Retail/Commercial** (color code: red) – retail, commercial or service establishments dealing directly with the consumer. Goods or services are principally sold on the premises to individuals (i.e., store, gas station, catering service, dry cleaner, motel, hotel, shopping center, restaurant, car wash).
8. **Institutional** (color code: blue) – a public owned facility or church (i.e., fire station, water treatment plant, bus transit center, school, multipurpose center, post office).
9. **Industrial** (color code: purple) – activities include, but are not limited to manufacturing, fabricating, processing, assembly, storage, wholesale distribution, disassembly, incineration, salvage, extraction of earth materials, mixing or batching of materials.
10. **Vacant** (color code: clear) – undeveloped land or land that has no building structure.

APPENDIX D
LAND USE TERMINOLOGY

1. **Study area.** Geographically defined areas developed to collect and analyze information for planning purposes.
2. **Future Land Use and Zoning Map.** A mental image of a possible and desirable future state. The map succinctly conveys and reinforces a shared long-term vision of where a community wants to be, and serves as the basis for developing goals, objectives, policies, and recommendations.
3. **Policies.** Adopted directives establishing official means to achieve the type of quality of living status that should be changed or adopted to set the course toward achieving the community's desires.
4. **Recommendations.** Specific strategies directed toward particular community goals or issues are recommended actions. The recommended actions identified in the transportation, economic development, land use, zoning, and needs assessment sections address multiple goals and community issues. They offer an implementation lead organization or persons responsible for aiding in their implementation. Stakeholders and other governmental agencies having a vested interest in the proposed action have also been identified.
5. **Land use.** Describes the primary activity occurring on a piece of property. It does not necessarily refer to the type or number of structures that are on a property. For example, if a city block contained three (3) individual properties—one of which has a dry cleaners, the other a feed store, and the third a restaurant—the whole block would be described as “commercial.” When displayed on a map, the overall picture of land use reveals distinct development patterns that can be used as a community sets its goals for how the area should grow and function in the future.
6. **Zoning.** Zoning is the process by which land area is classified on the basis of its uses both by permitted and prohibited. The Generalized Land Use map located in this study represents the preferred land use development and redevelopment (Chapter 51A, as amended) adopted by the City in 1989.
7. **Nonconforming land use.** For purposes of this study, nonconforming land use is interpreted as a land use, lot or structure that existed prior to the amendment of the City's zoning ordinance (1989) and no longer conforms to current land use, lot, or structure requirements. A nonconforming land use is “grand-fathered” because it was legal prior to the zoning change. At the same time, the property owner(s) are generally not allowed to expand the nonconforming use or structure, change it to another nonconforming use, or move that use to another location within the same district. If the property is destroyed it may not be permitted to be rebuilt.

Although a nonconforming use can continue to operate within the above referenced confines, any person who resides or owns real property in the city may request that

APPENDIX D
LAND USE TERMINOLOGY

the Board of Adjustment (BDA) establish a compliance date for a nonconforming use. Compliance regulations for nonconforming uses is to eliminate and bring those uses into compliance with the Dallas Development Code. The BDA will hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the nonconforming use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

8. **Specific Use Permit (SUP)** – An SUP is required for a use to be permitted in a zoning district. The SUP requirement for a use in a district does not constitute an authorization or an assurance that the use will be permitted. Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate.

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
1050	N. WESTMORELAND	RD	*	06/17/1988	KESSLER HILLS LTD
905	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	08/24/1990	PHILLIP GARCIA
905	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	12/09/1987	CHARLIE'S PRIVATE CLUB
905	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	05/15/1989	HENRY HERNANDEZ
1501	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	01/19/1983	LA ESTRELLITA BALLROOM
1922	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	02/24/1999	DAVID CANTU
1922	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	04/12/1991	CARL WEBB
1922	FORT WORTH	AV	ALCOHOLIC BEVERAGE ESTABLISHMENT	04/20/1983	CRUZ R. MARTINEZ JR.
213	YORKTOWN	ST	ALCOHOLIC BEVERAGE ESTABLISHMENT	12/31/1979	JOHN L POUN
2415	BEATRICE	ST	AUTO SERVICE CENTER	12/30/1994	TRANSTAR TECHNOLOGIES
2415	BEATRICE	ST	AUTO SERVICE CENTER	10/31/2000	TRANSTAR ENERGY CO
624	FORT WORTH	AV	AUTO SERVICE CENTER	03/20/1989	MIGUEL VILLALPANDO/PABLO PALAC
731	FORT WORTH	AV	AUTO SERVICE CENTER	06/25/1982	C.W. TRANSMISSION
739	FORT WORTH	AV	AUTO SERVICE CENTER	01/25/1991	O. K. TIRE STORE
739	FORT WORTH	AV	AUTO SERVICE CENTER	07/09/1992	LARRY OVERBY
739	FORT WORTH	AV	AUTO SERVICE CENTER	10/23/2000	ANGELA SALAZAR
739	FORT WORTH	AV	AUTO SERVICE CENTER	04/30/2002	JUAN TOSCANO JR
1102	FORT WORTH	AV	AUTO SERVICE CENTER	08/14/1991	CLEMENTE PADRON
1102	FORT WORTH	AV	AUTO SERVICE CENTER	08/01/1996	JUAN RIVAS
1102	FORT WORTH	AV	AUTO SERVICE CENTER	10/28/1997	JOSE ORTIZ
1109	FORT WORTH	AV	AUTO SERVICE CENTER	08/20/2002	SALVADOR VALAZQUEZ
1111	FORT WORTH	AV	AUTO SERVICE CENTER	08/29/1978	MELVIN MITCHELL
1235	FORT WORTH	AV	AUTO SERVICE CENTER	01/10/2000	PRIMITIRO SUSTARTA
1338	FORT WORTH	AV	AUTO SERVICE CENTER	11/10/1997	SANTOS PENA SR
1338	FORT WORTH	AV	AUTO SERVICE CENTER	06/22/1998	MARIA ESPINOZA
1338	FORT WORTH	AV	AUTO SERVICE CENTER	07/14/2000	GUILLERMO SALAZAR
1338	FORT WORTH	AV	AUTO SERVICE CENTER	11/13/2000	YVONNE GWYN
1338	FORT WORTH	AV	AUTO SERVICE CENTER	03/28/2002	ROGELIO GONZALEZ
1338	FORT WORTH	AV	AUTO SERVICE CENTER	10/02/1984	BLANCA ESTHELA SANTOS
1515	FORT WORTH	AV	AUTO SERVICE CENTER	12/03/1986	HIGINIO SUSTAITA
1515	FORT WORTH	AV	AUTO SERVICE CENTER	11/19/1999	NOEL MARTINEZ
1515	FORT WORTH	AV	AUTO SERVICE CENTER	11/16/2000	BETO'S GARAGE
1632	FORT WORTH	AV	AUTO SERVICE CENTER	12/01/1998	PEDRO REYES
1645	FORT WORTH	AV	AUTO SERVICE CENTER	02/21/1992	FELIX CONTRERAS

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
1645	FORT WORTH	AV	AUTO SERVICE CENTER	02/25/1994	DERICK HOPKINS
1991	FORT WORTH	AV	AUTO SERVICE CENTER	09/14/1993	AUTO ZONE INC.
2000	FORT WORTH	AV	AUTO SERVICE CENTER	05/18/1990	JUAN SANTOS
2000	FORT WORTH	AV	AUTO SERVICE CENTER	06/06/1979	LARRY C. RICH
2111	FORT WORTH	AV	AUTO SERVICE CENTER	08/17/1992	THE WILMOTH CORP.
2530	FORT WORTH	AV	AUTO SERVICE CENTER	10/04/1990	MANUEL HERRERA
2530	FORT WORTH	AV	AUTO SERVICE CENTER	02/01/1994	JIM HORTON
2530	FORT WORTH	AV	AUTO SERVICE CENTER	09/16/1999	LUIS MARTINEZ
2545	FORT WORTH	AV	AUTO SERVICE CENTER	02/08/2000	MUHAMMAD ISSA
2545	FORT WORTH	AV	AUTO SERVICE CENTER	09/18/2001	NADIA KANONNI
3108	FORT WORTH	AV	AUTO SERVICE CENTER	02/25/1993	AYCOCK BROS. ENTERPRISE INC.
3120	FORT WORTH	AV	AUTO SERVICE CENTER	04/20/1988	THE PEP BOYS
314	HARBIN	ST	AUTO SERVICE CENTER	02/06/1991	JOE BARRON
2333	HARDWICK	ST	AUTO SERVICE CENTER	03/09/1987	NORTH TEXAS WRECKER SERVICE
2317	LANGFORD	ST	AUTO SERVICE CENTER	12/15/1998	PATRICIO JAIME
2426	LANGFORD	ST	AUTO SERVICE CENTER	09/25/2000	MARGARITO CARRANZA
2204	MAY	ST	AUTO SERVICE CENTER	05/02/1989	NICOLAS GUTIERREZ
2204	MAY	ST	AUTO SERVICE CENTER	06/15/1990	P M AUTO REPAIR
2204	MAY	ST	AUTO SERVICE CENTER	11/20/2002	ISABEL FAZ
2307	MAY	ST	AUTO SERVICE CENTER	01/28/1992	PAMELA MORGAN
2303	N. BECKLEY	AV	AUTO SERVICE CENTER	07/14/1999	J R TURBYFILL
2303	N. BECKLEY	AV	AUTO SERVICE CENTER	07/14/1999	J R TURBYFILL
2332	N. BECKLEY	AV	AUTO SERVICE CENTER	04/06/1989	HUSSEIN NASSAR
2332	N. BECKLEY	AV	AUTO SERVICE CENTER	09/15/1992	CLINTON BROWN
2332	N. BECKLEY	AV	AUTO SERVICE CENTER	03/09/1999	ROBERT REGALADO
2332	N. BECKLEY	AV	AUTO SERVICE CENTER	07/31/2001	RICO CAMARGO
2332	N. BECKLEY	AV	AUTO SERVICE CENTER	05/21/1987	ARNOLD'S WRECKER SERVICE
1020	N. WESTMORELAND	RD	AUTO SERVICE CENTER	04/02/1987	LONE STAR LUBRICATION, INC.
2237	PITTMAN	ST	AUTO SERVICE CENTER	08/20/1997	GALDINO CAMPOS
802	POLLARD	ST	AUTO SERVICE CENTER	01/18/2000	CIPRIANO SOLIS
2306	SULPHUR	ST	AUTO SERVICE CENTER	03/26/1985	BRITISH NORTH AMERICAN AUTO
2306	SULPHUR	ST	AUTO SERVICE CENTER	01/17/1990	CIPRIANO ALVAREZ
2306	SULPHUR	ST	AUTO SERVICE CENTER	07/11/1995	VIRGINIA LOPEZ
139	W. COMMERCE	ST	AUTO SERVICE CENTER	12/12/2002	JUAN DAVILA
215	W. COMMERCE	ST	AUTO SERVICE CENTER	10/17/1983	JIMMY EASON
218	W. COMMERCE	ST	AUTO SERVICE CENTER	05/23/2003	JOE BEEVERS
510	W. COMMERCE	ST	AUTO SERVICE CENTER	04/28/1992	WESTSIDE DISC TIRE INC
510	W. COMMERCE	ST	AUTO SERVICE CENTER	01/31/1997	TOMMY HARRIS
510	W. COMMERCE	ST	AUTO SERVICE CENTER	9/5/2001	TRISH FABER
510	W. COMMERCE	ST	AUTO SERVICE CENTER	10/03/2002	EDNA ROUTH
531	W. COMMERCE	ST	AUTO SERVICE CENTER	06/24/1992	CONNY G. PHILLIPS
918	W. COMMERCE	ST	AUTO SERVICE CENTER	01/19/1988	MARTIN RUEDA
213	YORKTOWN	ST	AUTO SERVICE CENTER	02/20/1984	UNIQUE CAR CENTER
221	YORKTOWN	ST	AUTO SERVICE CENTER	11/14/2002	RUBIO VASQUEZ

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
226	YORKTOWN	ST	AUTO SERVICE CENTER	03/19/1982	D & D AUTO CENTER, INC.
505	YORKTOWN	ST	AUTO SERVICE CENTER	05/01/1979	JOE RODRIGUEZ
505	YORKTOWN	ST	AUTO SERVICE CENTER	03/24/1980	SIMON RODRIQUEZ
505	YORKTOWN	ST	AUTO SERVICE CENTER	05/30/1980	JOHN G. LUERA
733	FORT WORTH	AV	BUILDING REPAIR & MAINTENANCE	03/21/1980	JA YROE ELECTRIC
1310	FORT WORTH	AV	BUILDING REPAIR & MAINTENANCE	03/13/1991	LOUIS SMITH
2866	FORT WORTH	AV	BUILDING REPAIR & MAINTENANCE	07/22/1994	PAUL RICHARDSON
2215	MAY	ST	BUILDING REPAIR & MAINTENANCE	12/19/1983	A-WIRED ELECT.
920	W. COMMERCE	ST	BUILDING REPAIR & MAINTENANCE	10/12/1978	INDUSTRIAL SALES CO.
738	FORT WORTH	AV	CAR WASH	05/24/1989	COUNTY OF DALLAS
738	FORT WORTH	AV	CAR WASH	05/24/1989	COUNTY OF DALLAS
2500	FORT WORTH	AV	CAR WASH	12/12/1979	R WHITE CO INC
2500	FORT WORTH	AV	CAR WASH	03/26/2003	JERRY MATTOX
2855	FORT WORTH	AV	CAR WASH	10/22/1998	FORT WORTH AVE. LTD
2855	FORT WORTH	AV	CAR WASH	03/17/1987	THE BLACKETER COMPANY
2146	FORT WORTH	AV	CATERING SERVICE	10/15/1990	MIN H. RHA
2519	FORT WORTH	AV	CATERING SERVICE	01/25/1991	JESUS RIVAS
2551	FORT WORTH	AV	CATERING SERVICE	4/26/2000	NICKEP ENTERPRISES INC.
2856	FORT WORTH	AV	CATERING SERVICE	05/23/1991	JUAN JOSE ARAIZA
1050	N. WESTMORELAND	RD	CATERING SERVICE	06/12/1998	MANDRATANA KHONGZINAZUKA
1050	N. WESTMORELAND	RD	CHILD-CARE FACILITY	03/14/1997	ANGELA BUCKHANNON
2505	FORT WORTH	AV	CHURCH	02/21/1996	SPANISH CHURCH OF GOD
2519	FORT WORTH	AV	CHURCH	01/30/1991	ART PEREZ
2834	FORT WORTH	AV	CHURCH	07/22/1992	EL-BETHEL AGAPE
1215	HARTSDALE	DR	CHURCH	09/05/2002	PUBLIC
1731	N. MONTCLAIR	AV	CHURCH	08/13/1986	IGLESIA EL CALVARIO
531	TORONTO	ST	CHURCH	08/22/1995	NEW MOUNT CORINTH BAPTIST CHURCH
2523	FORT WORTH	AV	COMMERCIAL AMUSEMENT (INSIDE)	03/31/1983	RG VIDEO GAMES
2600	FORT WORTH	AV	COMMERCIAL AMUSEMENT (INSIDE)	01/08/1996	DANNY GIBBS
2600	FORT WORTH	AV	COMMERCIAL AMUSEMENT (INSIDE)	01/25/1996	DANNY GIBBS
2600	FORT WORTH	AV	COMMERCIAL AMUSEMENT (INSIDE)	9/13/2001	CENTER FUNDING INC

**APPENDIX E
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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
2326	N. BECKLEY	AV	COMMERCIAL AMUSEMENT (INSIDE)	09/24/1998	ROBERT GONZALES/DAVID ADKINS
1050	N. WESTMORELAND	RD	COMMERCIAL BUS STATION & TERMINAL	03/10/1993	EL EXPRESSO
1050	N. WESTMORELAND	RD	COMMERCIAL BUS STATION & TERMINAL	08/03/1994	EL EXPRESO BUS CO
201	YORKTOWN	ST	COMMERCIAL BUS STATION & TERMINAL	10/23/2001	OPTIONS REAL ESTATE
230	YORKTOWN	ST	COMMERCIAL CLEANING OR LAUNDRY PLANT	05/10/1984	METRO FASHION ENTERPRISES, INC
2515	HARDWICK	ST	COMMERCIAL MOTOR VEHICLE PARKING	07/15/1986	JOE'S TRUCKING
2306	MAY	ST	COMMERCIAL MOTOR VEHICLE PARKING	03/05/1986	MANUEL CUEVAS TRUCKING
2324	BEATRICE	ST	COMMERCIAL PARKING LOT	09/24/1998	U. S. RECYCLE LTD.
912	W. COMMERCE	ST	COMMERCIAL PARKING LOT	05/16/1983	PARKING COMPANY OF AMERICA
2400	LANGFORD	ST	CONTRACTOR'S MAINTENANCE YARD	08/18/1978	BEVO INSULATION & ROOFING CO.
1203	CASTLE	ST	CUSTOM WOODWORKING, FURNITURE CONSTRUCTION OR REPAIR	04/05/1984	FRANK ALVAREZ
224	W. COMMERCE	ST	CUSTOM WOODWORKING, FURNITURE CONSTRUCTION OR REPAIR	09/25/1991	METRO TOOL SERV
918	W. COMMERCE	ST	CUSTOM WOODWORKING, FURNITURE CONSTRUCTION OR REPAIR	10/01/1996	FELIPE MORALES
918	W. COMMERCE	ST	CUSTOM WOODWORKING, FURNITURE CONSTRUCTION OR REPAIR	06/16/1986	TONY BECERRA
2142	FORT WORTH	AV	DRY CLEAN OR LAUNDRY STORE	11/03/1987	KIM AKUALKER
2541	FORT WORTH	AV	DRY CLEAN OR LAUNDRY STORE	08/16/1999	BHRARAT PATEL
2910	FORT WORTH	AV	DRY CLEAN OR LAUNDRY STORE	2/6/2003	ALI ALI RIZVI/RITZ
2910	FORT WORTH	AV	DRY CLEAN OR LAUNDRY STORE	11/18/2003	ALI BIZVI
1050	N. WESTMORELAND	RD	DRY CLEAN OR LAUNDRY STORE	11/02/1987	KESSLER HILLS DRY CLEANERS
1050	N. WESTMORELAND	RD	DRY CLEAN OR LAUNDRY STORE	10/30/2002	HANK LEE
1050	N. WESTMORELAND	RD	DRY CLEAN OR LAUNDRY STORE	05/15/1992	ZKGK INC
1502	N. WESTMORELAND	RD	DRY CLEAN OR LAUNDRY STORE	06/02/1981	KWIK WASH LAUNDRIES
2029	FORT WORTH	AV	ELECTRONICS SERVICE CENTER	07/17/1981	AZZAM M. KAHIM

**APPENDIX E
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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
2039	FORT WORTH	AV	ELECTRONICS SERVICE CENTER	12/14/1988	MANUEL RODELA
2135	FORT WORTH	AV	ELECTRONICS SERVICE CENTER	10/19/1978	ABDUL B. ANSARI
2819	FORT WORTH	AV	ELECTRONICS SERVICE CENTER	08/11/1999	LUCKY TRADING CO
2102	FORT WORTH	AV	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW	04/22/1998	NATIONS BANK
641	YORKTOWN	ST	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW	06/26/1987	DALLAS POSTAL CREDIT UNION
2010	FORT WORTH	AV	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	02/08/2002	THIRD COAST FINANCIAL CORP.
2130	FORT WORTH	AV	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	09/12/1995	NATIONS BANK
2130	FORT WORTH	AV	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	05/02/1996	BANK AMERICA
1050	N. WESTMORELAND	RD	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	02/04/1987	INSTA CASH
1526	FORT WORTH	AV	FREIGHT TERMINAL	10/04/1993	ROD HURST
118	W. COMMERCE	ST	FURNITURE STORE	06/22/1981	PAYLESS FURNITURE
601	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	01/08/1981	DILLINGS TRUCK TIRE REPAIR
707	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/14/1988	JAMIE VILLARREAL
904	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	06/24/2002	FAMILY DOLLAR STORE
904	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/01/2002	FAMILY DOLLAR STORE
1004	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	10/26/1981	JACK STANLEY CLIFFORD
1004	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	05/12/1983	TOM MILLER
1102	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	12/03/1990	MARIO HERNANDEZ
1215	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	02/06/1979	ALVIN B. CARLTON
1225	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	05/09/1983	CHUCK PACK
1515	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/17/1982	MARIA D. NARVAEZ
1515	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	10/24/1983	R. F. D ENTERPRISES
1519	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	02/02/1982	TRAILS WEST CAMPING CENTER
1519	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/10/1983	RFD ENTERPRISES
1925	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/17/1996	HORTENCIA COLORADO
2003	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	03/04/1987	DAMIAN'S FLOOR COVERING
2025	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/18/1998	G E FOODLAND, INC.

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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
2035	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/09/1990	JOHN BARTONE
2037	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	09/01/1989	MAGDA CASTILLO
2037	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/29/1985	JOSE SANTOS
2052	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/06/1985	EXXON
2055	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	03/29/1982	BAK C. SHIM & DOUG C. SHIM
2114	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/09/1983	BASKIN ROBBINS ICE CREAM
2128	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	12/03/1987	MINYARD FOOD STORES, INC.
2138	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	05/10/2001	HSIAN ZON
2138	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/14/1988	PARTY SURPRIZE
2150	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/24/1987	GARY KNODLE
2154	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/23/1987	ECKERD'S DRUGS
2154	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	04/13/2000	OZARK AUTOMOTIVE
2519	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	02/08/1989	JOSE L. AYALA
2531	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/16/1990	ABBAS FAWAZ
2531	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	09/27/1990	DAWUD OTHMAN SABRA
2834	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	02/02/1988	J & B GROCER & SALVAGE GOODS
2862	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	06/01/1988	SAMMY AYCOCK
2910	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	2/6/2003	ALI RIZVI
2910	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/29/2003	ALI BIZRI
3030	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	01/06/1999	PEDRO HERNANDEZ
3108	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	00/00/0000	FAMILY DOLLAR
3108	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	12/28/1990	PROMOTION AL- FABRICS ALKCO
3108	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/02/1985	JERRY DUNCAN
3108	FORT WORTH	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/28/1978	R. R. DAY
2410	HARDWICK	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/23/1980	PATRICIA HUNSUCKER

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CERTIFICATE OF OCCUPANCY DATABASE**

ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
2306	N. BECKLEY	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	03/19/1991	INDUSTRIAL OXYGEN & SUPPLY
2306	N. BECKLEY	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	04/19/2002	MATHESON TRI-GAS INC.
2101	N. EDGEFIELD	AV	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	04/18/1985	CARDER CHEMICAL & JANITOR SUP.
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	08/27/1992	CENCOR REALTY SERVICES
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	04/07/1999	ALEXANDER S. KIM
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	06/08/1994	MURRAY GOLDENBERG
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	07/21/1994	HARK SIM LEE
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	03/07/1995	W AEL F FARES
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	04/12/2000	SHIRAZ KHERAJ
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	09/01/2000	VASMIN S CHARANIA
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	04/08/2003	DILIPKUMAR PATEL
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	12/04/1986	WINN DIXIE
1050	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	03/23/1989	RENT-A-CENTER
1070	N. WESTMORELAND	RD	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	11/30/2000	KHSC LTD
266	W. COMMERCE	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	12/18/1990	LEWIS DEWAYNE COOPER
427	W. COMMERCE	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	03/25/1988	MASTER PUMPS & EQUIP. CORP.
510	W. COMMERCE	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	09/10/1982	DILLINGS TIRE COMPANY
900	W. COMMERCE	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	06/22/1981	L. O. RATLIFF
900	W. COMMERCE	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	06/23/1981	DALLAS FOOD MART
201	YORKTOWN	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	10/19/1979	RAY L.S. SMITH
229	YORKTOWN	ST	GENERAL MERCHANDISE OR FOOD STORE 3,500 S.F. OR LESS	01/26/1984	DALLAS MACHINE TOOL SALES
712	FORT WORTH	AV	HOTEL OR MOTEL	05/13/1992	C B PATEL
901	FORT WORTH	AV	HOTEL OR MOTEL	04/13/1999	HILLTOP LODGEING INC.
1015	FORT WORTH	AV	HOTEL OR MOTEL	08/21/1995	RAMANBHAI PATEL
1318	FORT WORTH	AV	HOTEL OR MOTEL	12/06/1990	R D PETAL
1318	FORT WORTH	AV	HOTEL OR MOTEL	04/07/1998	G D PETAL
1512	FORT WORTH	AV	HOTEL OR MOTEL	11/20/1987	ASHOK PATEL
1512	FORT WORTH	AV	HOTEL OR MOTEL	10/05/1995	IRVIN PATEL
1512	FORT WORTH	AV	HOTEL OR MOTEL	08/15/2001	CHETAN PATEL

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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
1707	FORT WORTH	AV	HOTEL OR MOTEL	11/30/1993	R K PATEL
1724	FORT WORTH	AV	HOTEL OR MOTEL	11/28/1980	R. D. PATEN
1736	FORT WORTH	AV	HOTEL OR MOTEL	01/21/1988	PARADISE INN
1736	FORT WORTH	AV	HOTEL OR MOTEL	09/22/1995	DINESH PATEL
1839	FORT WORTH	AV	HOTEL OR MOTEL	05/26/1987	RANCH MOTEL .
1839	FORT WORTH	AV	HOTEL OR MOTEL	05/06/1999	MANU PATEL
1950	FORT WORTH	AV	HOTEL OR MOTEL	05/09/1997	RATNAKAR MODY
1950	FORT WORTH	AV	HOTEL OR MOTEL	12/26/1991	SURESH I PATEL
2730	FORT WORTH	AV	HOTEL OR MOTEL	06/06/1979	R. N. PATEL
2838	FORT WORTH	AV	HOTEL OR MOTEL	00/00/0000	RAMANBHAI PATEL
514	W. COMMERCE	ST	HOTEL OR MOTEL	10/01/1996	DANNY PATEL
1207	CASTLE	ST	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR	01/12/1994	CAROL BAILEY
2318	BEATRICE	ST	INDUSTRIAL (INSIDE)	11/30/1995	HIGH VOLTAGE SUPPLY
2321	BEATRICE	ST	INDUSTRIAL (INSIDE)	10/12/1990	PUBLIC PAY PHONE SYSTEMS
2327	BEATRICE	ST	INDUSTRIAL (INSIDE)	05/13/1992	THE KEN-TEX GROUP INC
649	FORT WORTH	AV	INDUSTRIAL (INSIDE)	06/09/1992	JOE LODER
2819	FORT WORTH	AV	INDUSTRIAL (INSIDE)	05/29/1986	HERRON WIRE PRODUCTS
2829	FORT WORTH	AV	INDUSTRIAL (INSIDE)	07/02/1996	BOC GASES
2829	FORT WORTH	AV	INDUSTRIAL (INSIDE)	04/23/2003	QUALITY AIR PRODUCTS INC.
2410	HARDWICK	ST	INDUSTRIAL (INSIDE)	11/17/1982	J.B. CINQUEMANI & L. GLATI
2320	N. BECKLEY	AV	INDUSTRIAL (INSIDE)	11/26/2002	METROPOLITAN GATE
2303	PITTMAN	ST	INDUSTRIAL (INSIDE)	11/29/1995	EDNA ROUTH
2211	SULPHUR	ST	INDUSTRIAL (INSIDE)	8/13/2003	BOSKO HAGLON
2326	TOPEKA	AV	INDUSTRIAL (INSIDE)	09/20/1991	LONE STAR SILVER CO.
911	W. COMMERCE	ST	INDUSTRIAL (INSIDE)	10/26/1993	HENRY DABOUD
131	YORKTOWN	ST	INDUSTRIAL (INSIDE)	10/27/1992	WOOD ETC CORP
226	YORKTOWN	ST	INDUSTRIAL (INSIDE)	06/23/2003	JUAN RAMOS
232	YORKTOWN	ST	INDUSTRIAL (INSIDE)	1/13/2003	JEFFERSON/OC LTD
617	YUMA	CT	INDUSTRIAL (INSIDE)	10/18/1990	UNIVERSAL PRECISION MACHINERY
601	FORT WORTH	AV	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	05/19/1983	DAL-TEX CHEMICALS COMPANY
1610	FORT WORTH	AV	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	09/17/1999	GONZALES FRIED PRODUCTS
2819	FORT WORTH	AV	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	06/02/1987	HERRON WIRE PRODUCTS
2856	FORT WORTH	AV	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	06/02/1989	JUAN JOSE ARAIZA
935	POLLARD	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	07/30/1979	B. L. LYNCH

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
3107	TOPEKA	AV	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	02/26/1999	STEPHEN BROUSSARD
537	W. COMMERCE	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	10/11/1999	ADANELL MCCOMMAS
537	W. COMMERCE	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	05/16/1990	WOOTEN METAL SHOP
541	W. COMMERCE	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	03/13/2003	JOSEPH LODER
911	W. COMMERCE	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	06/13/1984	AMPERE WIRE & CABLE INC.
919	W. COMMERCE	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	04/23/1984	AMPERE WIRE & CABLE
230	YORKTOWN	ST	INDUSTRIAL (INSIDE) LIGHT MANUFACTURING	09/23/1981	BLACK & COTTAM, INCORPORATED
1219	FORT WORTH	AV	JOB OR LITHOGRAPHIC PRINTING	04/30/2003	LEE BRUCE
541	W. COMMERCE	ST	JOB OR LITHOGRAPHIC PRINTING	01/17/1984	DON SHEPHERD PRINTING CO. INC.
601	FORT WORTH	AV	LABOR HALL	01/08/1999	LABOR READY, INC.
601	FORT WORTH	AV	LABOR HALL	01/12/1999	LABOR READY, INC.
2313	LANGFORD	ST	LOCAL UTILITIES	05/24/1990	F & H ELECT MOTOR SERV INC
2321	BEATRICE	ST	MACHINE OR WELDING SHOP	06/06/2003	JAMES SMITH
635	FORT WORTH	AV	MACHINE OR WELDING SHOP	04/10/1992	JOE LODOR
1802	FORT WORTH	AV	MACHINE OR WELDING SHOP	10/2/2002	HYDRAULIC & PNEUMATIC SYSTEMS
2330	LANGFORD	ST	MACHINE OR WELDING SHOP	04/28/2000	MARK MORRIS
600	W. COMMERCE	ST	MACHINE OR WELDING SHOP	09/09/1991	JOSEPH LODOR
603	W. COMMERCE	ST	MACHINE OR WELDING SHOP	08/19/1987	R. W. SMITH CO.
920	W. COMMERCE	ST	MACHINE OR WELDING SHOP	08/14/1987	SPOON'S MACHINE WORKS
2327	BEATRICE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	11/03/1995	COKER EQUIPMENT SALES, INC.
2327	BEATRICE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	08/27/2002	RACK SHOP INDUSTRIES
2331	BEATRICE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	11/06/1995	COKER EQUIPMENT SALES, INC.
2331	BEATRICE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	08/29/2002	RACK SHOP INDUSTRIES
2406	HARDWICK	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	04/26/1995	PAUL STOKES
2314	LANGFORD	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	07/16/1999	SOUTHWESTERN JACK CORP
2320	LANGFORD	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	11/03/1995	COKER EQUIPMENT CO.
2323	LANGFORD	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	11/27/2002	KNS TRUCKING
1522	MONTCLAIR	AV	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	7/24/2002	DAVID BARRETO

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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
424	TORONTO	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	12/12/2000	GILBERT ZUNIGA
238	W. COMMERCE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	12/12/1997	ROLLINS
238	W. COMMERCE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	04/07/1999	ROLLINS LEASING CORP.
241	W. COMMERCE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	01/31/1979	TEXAS TRUCK & EQUIPMT. SALES
427	W. COMMERCE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	12/07/1995	LILLIE M VARNELL
511	W. COMMERCE	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	04/02/1999	ERIC WHITNEY
400	W. MAIN	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	10/08/2001	MARTIN MIRZAIE
149	YORKTOWN	ST	MACHINERY, HEAVY EQUIP. OR TRUCK SALES & SERVICE	03/05/1996	SOUTHWESTERN JACK CORP
660	FORT WORTH	AV	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE	08/31/1993	LUFKIN TRAILERS
1802	FORT WORTH	AV	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE	06/13/1994	JACK & JEAN CHARTER SERVICE
200	W. COMMERCE	ST	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE	09/14/1978	AAA TRUCK SALES
238	W. COMMERCE	ST	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE	02/09/1983	MID STATES TRUCK LEASING CO.IN
241	W. COMMERCE	ST	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE	07/24/1978	STAN AERSH
241	W. COMMERCE	ST	MACHINERY, HEAVY EQUIPMENT, OR TRUCK SALES AND SERVICE	01/25/1980	TED R. COMPTON
2727	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	08/05/1981	BOLLINGER MOBILE HOMES INC.
2855	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	09/15/1983	W. J. MOBIL HOMES, INC.
2855	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	04/10/1980	MIRACLE MOBILE HOMES, INC
2901	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	05/05/1981	CENTENNIALL MANUFACTURED HOUSI
2901	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	04/27/1982	A-1 MOBILE HOMES
2922	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	11/14/1979	BREWER MOBILE HOMES INC
3025	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	06/11/1982	ZACK'S MOBILE HOMES
3200	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	01/23/1980	ALLAN MOBILE HOMES

**APPENDIX E
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ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
3220	FORT WORTH	AV	MANUFACTURED BUILDING SALES LOT	05/11/1984	CONNER HOMES OF TEXAS, INC.
2134	FORT WORTH	AV	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	08/10/1989	ROBERT SMITH
2134	FORT WORTH	AV	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	05/17/1990	ROBERT SMID
1050	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	11/14/1996	ST PAUL MEDICAL CENTER
1050	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	12/04/1996	ST PAUL MEDICAL CENTER
1050	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	09/15/2000	ST PETER MEDICAL CLINIC
1050	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	08/05/2002	SYLVIA DE TALAMANTES
1350	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	06/18/1991	DCMHMR
1350	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	05/15/1992	DALLAS COUNTY MHMR
1353	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	06/21/1991	DALLAS COUNTY MHMR
1353	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	12/30/1991	DALLAS COUNTY MHMR
1400	N. WESTMORELAND	RD	MEDICAL CLINIC OR AMBULATORY SURGICAL CENTER	02/28/1996	DALLAS COUNTY HOSPITAL
1931	FORT WORTH	AV	MINI-WAREHOUSE	07/13/1992	JACK AND MARY POTTER
1931	FORT WORTH	AV	MINI-WAREHOUSE	07/03/1996	SUSA PARTNERSHIP L.P.
2855	FORT WORTH	AV	MINI-WAREHOUSE	01/28/1991	AMERICAN FEDERAL BANK
707	FORT WORTH	AV	MOTOR VEHICLE FUELING STATION	01/02/1990	FACUNDO MARIN
1310	FORT WORTH	AV	MOTOR VEHICLE FUELING STATION	11/21/1983	MEL WILLIAMS
2061	FORT WORTH	AV	MOTOR VEHICLE FUELING STATION	12/11/1998	STAR ENTERPRISE INC.
2061	FORT WORTH	AV	MOTOR VEHICLE FUELING STATION	06/25/2002	MOTIVA ENTERPRISES
332	W. COMMERCE	ST	MOTOR VEHICLE FUELING STATION	10/01/1997	MALCOM AGESHEN

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ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
2201	FORT WORTH	AV	MULTIFAMILY	08/25/1995	RONALD ALEX -- COLORADO PLACE LTD PAR
2423	FORT WORTH	AV	MULTIFAMILY	07/14/1995	DALLAS HOUSING AUTHORITY
1306	N. PLYMOUTH	RD	MULTIFAMILY	09/07/1995	THE INDEPENDENT ORDER OF FORESTERS
1306	N. PLYMOUTH	RD	MULTIFAMILY	00/00/0000	TEXAS BAY BROOKWOOD
1203	CASTLE	ST	NURSERY, GARDEN SHOP, OR PLANT SALES	02/28/1979	STEVEN E.GONZALES
1205	CASTLE	ST	NURSERY, GARDEN SHOP, OR PLANT SALES	04/24/1980	STEVEN GONZALES
601	FORT WORTH	AV	OFFICE	01/16/1984	TRAMMEL BAIL BOND
601	FORT WORTH	AV	OFFICE	08/28/1995	TEXAS BONDING CO
660	FORT WORTH	AV	OFFICE	03/24/1980	FRUEHAUF CORP
1215	FORT WORTH	AV	OFFICE	12/18/1990	JAMES TAYLOR
1215	FORT WORTH	AV	OFFICE	05/04/1999	ADRIAN BRUCE
1222	FORT WORTH	AV	OFFICE	01/18/2001	RODNEY D YOUNG
1965	FORT WORTH	AV	OFFICE	12/15/1983	R.D. PLETCHER
1965	FORT WORTH	AV	OFFICE	04/25/1984	STATE AUTO INSURANCE
2028	FORT WORTH	AV	OFFICE	01/10/2003	GREG MADRID
2102	FORT WORTH	AV	OFFICE	05/29/1987	AUTO-MATIC INSURANCE AGENCY IN
2139	FORT WORTH	AV	OFFICE	02/10/1981	DALLAS FIRE FIGHTERS
2519	FORT WORTH	AV	OFFICE	08/05/1987	ASSURNET INSURANCE AGENCY
2545	FORT WORTH	AV	OFFICE	08/21/1992	CARL HOSKINS
2818	FORT WORTH	AV	OFFICE	08/19/1988	DR. ISAAC J. STOLAR
2818	FORT WORTH	AV	OFFICE	01/08/2002	ABLE SECURITY
3024	FORT WORTH	AV	OFFICE	12/16/1994	EL CONEJO BUS LINE INC.
2331	HARDWICK	ST	OFFICE	12/22/1998	HELEN CUEVAS
2406	HARDWICK	ST	OFFICE	11/15/1989	CHARLES SULLIVAN
2317	LANGFORD	ST	OFFICE	05/17/1995	PETE LOPEZ JR
2204	MAY	ST	OFFICE	08/02/1985	BEVO ROOFING & INSULATION
2214	MAY	ST	OFFICE	04/07/1980	R W BANKS
2217	MAY	ST	OFFICE	01/13/1986	APOLLO WRECKER SERVICE
2441	MAY	ST	OFFICE	10/29/1997	B MORAN
2326	N. BECKLEY	AV	OFFICE	07/17/1989	GENE MC DANIEL
2326	N. BECKLEY	AV	OFFICE	01/09/2001	DAVID DEARING
1050	N. WESTMORELAND	RD	OFFICE	10/15/1987	TEXAS EMPLOYMENT COMM.

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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
1050	N. WESTMORELAND	RD	OFFICE	11/16/1989	JOHN THOMAS
1050	N. WESTMORELAND	RD	OFFICE	02/28/1990	TEXAS REHAB-ELLIS ASSOCIATES
1050	N. WESTMORELAND	RD	OFFICE	05/18/1990	ELLIS & ASSOC
1050	N. WESTMORELAND	RD	OFFICE	02/07/1991	ELLIS & ASSOCIATION
1050	N. WESTMORELAND	RD	OFFICE	06/03/1993	SOCIAL SECURITY OFFICE
1050	N. WESTMORELAND	RD	OFFICE	04/06/1998	DIXIE TEMPORARIES
1050	N. WESTMORELAND	RD	OFFICE	11/19/1998	TEXAS EMPLOYMENT COMM.
1050	N. WESTMORELAND	RD	OFFICE	05/21/1999	LETICIA SANCHEZ
1050	N. WESTMORELAND	RD	OFFICE	07/29/1999	DALLAS COUNTY WOORK FORCE BOARD
1050	N. WESTMORELAND	RD	OFFICE	11/22/2000	TEXAS WORKFORCE
1070	N. WESTMORELAND	RD	OFFICE	03/12/2002	KHSC LTD
2211	SULPHUR	ST	OFFICE	12/21/1979	EXECUTIVE COFFEE SERV.
2306	SULPHUR	ST	OFFICE	05/18/1988	DON PHILLIPS
139	W. COMMERCE	ST	OFFICE	07/20/1992	JACK T WARD
139	W. COMMERCE	ST	OFFICE	09/29/1997	CHARLES MONROE
141	W. COMMERCE	ST	OFFICE	04/30/1992	KEVIN FRANCIS
201	W. COMMERCE	ST	OFFICE	07/03/1991	AIR & REFRIGERATION CORP
218	W. COMMERCE	ST	OFFICE	11/21/1994	TERRY GRAY
218	W. COMMERCE	ST	OFFICE	10/01/1996	JACK T. WARD
218	W. COMMERCE	ST	OFFICE	03/26/2003	MIKE WILKINS
224	W. COMMERCE	ST	OFFICE	02/01/1991	MARJORIE WALSTAD
230	W. COMMERCE	ST	OFFICE	01/10/1984	AATLAS BONDING SERVICES
241	W. COMMERCE	ST	OFFICE	02/07/1985	CKS ELEVATOR COMPANY
302	W. COMMERCE	ST	OFFICE	12/23/1988	EXPRESS BONDING
600	W. COMMERCE	ST	OFFICE	03/04/1983	DALLAS COUNTY COMMSNRS. COURT
603	W. COMMERCE	ST	OFFICE	03/21/1980	TEXAS LANDSCAPE IRRIGATION
603	W. COMMERCE	ST	OFFICE	03/31/1980	TEXAS LANDSCAPE IRRIGATION
902	W. COMMERCE	ST	OFFICE	03/31/2000	ROXANE M. GUERRERO
920	W. COMMERCE	ST	OFFICE	06/13/1979	PAT ROGERS
247	W. MAIN	ST	OFFICE	05/15/1985	SHERMAN ELECTRIC

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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
400	W. MAIN	ST	OFFICE	12/31/2001	MOHAMED MOHAMED.
400	W. MAIN	ST	OFFICE	12/31/2001	MSS INC.
201	YORKTOWN	ST	OFFICE	08/01/1985	TEXA ROOFMASTER DALLAS INC.
201	YORKTOWN	ST	OFFICE	03/25/1997	B & H INC.
226	YORKTOWN	ST	OFFICE	10/11/1984	A-SIGN CO.
309	YORKTOWN	ST	OFFICE	08/20/1980	RICHARD HAZLETT
309	YORKTOWN	ST	OFFICE	10/29/1991	ENSTROM STUDIO INC.
325	YORKTOWN	ST	OFFICE	12/30/1991	J D CHITSEY
625	YUMA	CT	OFFICE	04/30/1984	CULVER PLUMBING
2313	BEATRICE	ST	OFFICE SHOWROOM/WAREHOUSE	01/22/1993	PUBLIC PAY PHONE SYSTEMS
2318	BEATRICE	ST	OFFICE SHOWROOM/WAREHOUSE	02/24/1992	DAVID CLARK
2327	BEATRICE	ST	OFFICE SHOWROOM/WAREHOUSE	09/08/1993	U. S. RECYCLE LTD.
2327	BEATRICE	ST	OFFICE SHOWROOM/WAREHOUSE	10/28/1998	GETO INC.
2415	BEATRICE	ST	OFFICE SHOWROOM/WAREHOUSE	10/10/1989	LONG PROP
2415	BEATRICE	ST	OFFICE SHOWROOM/WAREHOUSE	01/30/1990	LONG PROP
1209	CASTLE	ST	OFFICE SHOWROOM/WAREHOUSE	04/30/1999	THOMAS WOODS
1209	CASTLE	ST	OFFICE SHOWROOM/WAREHOUSE	07/27/1999	GARY WILBANKS
727	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	04/24/1992	JUAN R GONZALES
1200	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	09/12/2001	PAUL & DONNA TOLER
1215	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	01/05/1984	JENNINGS ELETRIC CCO.
1526	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	08/16/1999	CLAY BARBARA WALLACE
1610	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	01/03/1983	COMPUTER ENVIRONMENTS
1931	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	07/30/1990	JACK AND MARY POTTER
2028	FORT WORTH	AV	OFFICE SHOWROOM/WAREHOUSE	03/17/1981	JO'NEIL JEWELRY & LOAN
2408	GUEST	ST	OFFICE SHOWROOM/WAREHOUSE	04/22/2003	MARVIN GOLDBERG
2330	HARDWICK	ST	OFFICE SHOWROOM/WAREHOUSE	04/15/1998	ALBERT GARZA
2333	HARDWICK	ST	OFFICE SHOWROOM/WAREHOUSE	06/12/1985	NETWORK CONSTRUCTION CO.
2334	HARDWICK	ST	OFFICE SHOWROOM/WAREHOUSE	12/19/1991	ERVIN ALLEN

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ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
2324	LANGFORD	ST	OFFICE SHOWROOM/WAREHOUSE	12/08/1989	PUBLIC PAY PHONE SYSTEMS
2324	LANGFORD	ST	OFFICE SHOWROOM/WAREHOUSE	03/24/1986	AMERICAN ASPHALT PRODUCTS
2341	LANGFORD	ST	OFFICE SHOWROOM/WAREHOUSE	09/09/1993	S&G STEEL CORP
2204	MAY	ST	OFFICE SHOWROOM/WAREHOUSE	05/21/1987	BEVO ROOFING & INSULATION
2301	MAY	ST	OFFICE SHOWROOM/WAREHOUSE	03/02/2000	BIGA INCORPERATED
2307	MAY	ST	OFFICE SHOWROOM/WAREHOUSE	03/02/1995	RONDEAU BAY CONSTRUCTION
2320	N. BECKLEY	AV	OFFICE SHOWROOM/WAREHOUSE	12/23/1999	METROPOLITAN GATE
2320	N. BECKLEY	AV	OFFICE SHOWROOM/WAREHOUSE	08/30/1984	INTERIOR PLANT DESIGNS
2343	N. BECKLEY	AV	OFFICE SHOWROOM/WAREHOUSE	10/05/1988	BLANKS INVESTMENTS
2303	PITTMAN	ST	OFFICE SHOWROOM/WAREHOUSE	04/06/1992	ALLIED INTERIOR
935	POLLARD	ST	OFFICE SHOWROOM/WAREHOUSE	06/04/1984	SENTRY ELECTRICAL CONTR., INC.
0	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	11/16/1990	PRODUCTION SUPPLY
241	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	07/24/1978	INSULATION & EQUIPMENT SALES
310	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	02/26/1993	GUY BROWN III
399	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	10/21/1985	ED STONE
411	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	05/28/1987	FEDERAL EXPRESS
539	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	04/26/1995	ROBERT LOAR
911	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	04/01/1980	PRESTIGE LAWN SPRINKLERS
930	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	04/07/1999	VITACARE
934	W. COMMERCE	ST	OFFICE SHOWROOM/WAREHOUSE	03/19/1998	KEN GETSO
329	W. MAIN	ST	OFFICE SHOWROOM/WAREHOUSE	10/08/1985	TEXAS INSULATION CO./A.A. AARO
400	W. MAIN	ST	OFFICE SHOWROOM/WAREHOUSE	03/13/1989	CHEMICAL PLANT SERVICE INC
500	W. MAIN	ST	OFFICE SHOWROOM/WAREHOUSE	12/28/1988	TEXAS INSULATION CO.
130	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	05/01/1997	CONTINENTAL LP PROD. CO.
130	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	05/01/1997	DAVID WARD

**APPENDIX E
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ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
213	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	08/21/1985	CONTINENTAL L-P PRODUCTS, CO.
229	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	04/21/1988	TOM J. PEACOCK
229	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	11/07/1989	GEORGE MOSES
230	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	05/13/2002	DAVID SPENCER
233	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	08/31/1988	JAMES M. REISCH
235	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	04/15/1986	JAMES M. REISCH
315	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	07/22/1999	HAAS RABAH
335	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	11/12/1998	HORATIO HILL JR
624	YORKTOWN	ST	OFFICE SHOWROOM/WAREHOUSE	01/20/1988	J. B. HUNT TRANSPORT INC.
625	YUMA	CT	OFFICE SHOWROOM/WAREHOUSE	08/17/1979	LARRY REYNOLDS
2310	YUMA	ST	OFFICE SHOWROOM/WAREHOUSE	03/31/1988	DWIGHT HUMPHREYS COMPUTER
1612	FORT WORTH	AV	OUTSIDE STORAGE	05/04/1981	ENVIRONMENTS INC. TEXAS HOTEL &
2819	FORT WORTH	AV	OUTSIDE STORAGE	05/28/1980	HOSPITAL SUPPLY
124	W. COMMERCE	ST	OUTSIDE STORAGE	08/19/1980	BURDINE INDUSTRIES CECIL H. & HELEN
400	W. MAIN	ST	OUTSIDE STORAGE	08/07/1992	TYLER ESTATE
2308	YUMA	ST	OUTSIDE STORAGE	07/02/1982	SEBASCO
2862	FORT WORTH	AV	PAWN SHOP	12/24/1986	ALLSTATE JEWELRY & LOAN
2318	BEATRICE	ST	PERSONAL SERVICE	02/18/1999	DAVID LYLES
1209	CASTLE	ST	PERSONAL SERVICE	02/06/1979	CASTLE MAILING CENTER
2037	FORT WORTH	AV	PERSONAL SERVICE	03/03/1989	A. V. TREVINO
2146	FORT WORTH	AV	PERSONAL SERVICE	12/21/1987	PASTRY PLUS
2150	FORT WORTH	AV	PERSONAL SERVICE	04/15/1991	DALE HELFIN
2525	FORT WORTH	AV	PERSONAL SERVICE	01/12/1999	LUISA GARFIAS
2335	HARDWICK	ST	PERSONAL SERVICE	03/13/1985	PDQ PRESS, INC.
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	07/14/1988	DALE HELFIN
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	01/10/1992	T & J EXPRESS TAX INC
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	07/31/1995	TRONG DINH TRAN
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	07/16/1996	JULIO DUENAS
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	07/02/1997	GALLERMO REYNOZA

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	12/10/2002	SARAN LTD BEER/WELLS
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	3/19/2003	MARIA JAIMES
1050	N. WESTMORELAND	RD	PERSONAL SERVICE	07/29/2003	ESMERALDA SANTOS
930	W. COMMERCE	ST	PERSONAL SERVICE	08/25/1994	JOSE MANUEL GARZA
230	YORKTOWN	ST	PERSONAL SERVICE	11/29/1999	CAHN MAN.
921	W. COMMERCE	ST	POST OFFICE	02/19/1991	NATIONAL PRESORT SERVICE INC
2439	LANGFORD	ST	RECYCLING BUY BACK CENTER	06/10/1998	SCOTT ROBERT WALSTAD
2303	N. BECKLEY	AV	RECYCLING BUY BACK CENTER	07/20/1995	JUAN PEREZ
710	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	05/08/2000	WAYNE ADAMS
909	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	09/04/1978	C. B. PATEL
1102	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	01/21/1985	EL TACO ILEGAL
1102	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	02/05/1988	LA CASITA
1804	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	07/20/1982	MR. ORB, INCORPORATED
1804	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	01/14/1998	JESUS ELGUEA
1922	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	11/06/1979	JESSE CARRIZALES
1922	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	07/11/1986	LONE STAR STEAK HOUSE
1965	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	08/05/1992	ANDRES ALARLON
1981	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	01/05/1999	MARATHON FOOD
2052	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	06/18/1999	MODERNE CATES INC
3233	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	08/18/1986	PIZZA HUT
3280	FORT WORTH	AV	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	07/08/1987	FAJITA JUNCTION
1050	N. WESTMORELAND	RD	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	02/05/1988	BASKIN-ROBBINS #4409
1050	N. WESTMORELAND	RD	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	04/07/1999	RODOLFO BARRON
1050	N. WESTMORELAND	RD	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	02/08/2001	RICK TAM
904	W. COMMERCE	ST	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	03/18/1981	BETTY ROAN
914	W. COMMERCE	ST	RESTAURANT W/O DRIVE-IN OR DRIVE-THROUGH SERVICE	01/22/1980	SANDWICHES BY WE 3

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
1981	FORT WORTH	AV	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE	05/06/1985	WENDY'S
3223	FORT WORTH	AV	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE	09/03/1986	TACO BELL
3280	FORT WORTH	AV	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE	04/16/1991	HIAWATHA WILLIAMS
2516	FORT WORTH	AV	RESTAURANT WITH DRIVE-IN SERVICE	06/06/1979	SONIC INDUSTRIES
1975	FORT WORTH	AV	TEMPORARY RETAIL USE	11/21/1980	GENE LEWIS
1975	FORT WORTH	AV	TEMPORARY RETAIL USE	11/17/1981	GENE LEWIS
1975	FORT WORTH	AV	TEMPORARY RETAIL USE	11/26/1980	GENE LEWIS
1981	FORT WORTH	AV	TEMPORARY RETAIL USE	12/04/1984	LEWIS & ASSOC.
2103	FORT WORTH	AV	TEMPORARY RETAIL USE	11/23/1983	GENE LEWIS
2600	FORT WORTH	AV	TEMPORARY RETAIL USE	07/01/1999	JAMES BENTLEY
2600	FORT WORTH	AV	TEMPORARY RETAIL USE	04/24/2000	RAY BENTLEY
2600	FORT WORTH	AV	TEMPORARY RETAIL USE	05/29/2002	RAY BENTLEY
2600	FORT WORTH	AV	TEMPORARY RETAIL USE	05/29/2002	RAY BENTLEY
2007	FORT WORTH	AV	THEATER	10/08/1979	MANUEL AVILA
2007	FORT WORTH	AV	THEATER	05/16/1990	BASIL L HUCKABEE
2922	FORT WORTH	AV	TOOL OR EQUIPMENT RENTAL	12/29/1982	REYNA'S GARAGE & U-HAUL RENTAL
1320	FORT WORTH	AV	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	12/15/1998	SANTOS LEAL
1320	FORT WORTH	AV	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	7/27/2001	AT & T WIRELESS SERVICES
2359	HARDWICK	ST	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	02/17/2000	VOICESTREAM WIRELESS
2359	HARDWICK	ST	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	7/13/2000	METRICON INC
1433	N. WESTMORELAND	RD	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	04/23/2003	CROWN CASTLE TOWERS
2213	SULPHUR	ST	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	12/15/2000	TIMES THREE INC.
2213	SULPHUR	ST	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	3/25/2002	AT & T
632	YORKTOWN	ST	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	06/11/1999	A T & T
623	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/12/1978	JAMES D. WEEMS, SR.
623	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	04/05/1988	A & F AUTO SALES
707	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	03/12/1985	JAMES HARRIS/DOOTCH MOTORS
707	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	09/09/1999	ANATALIO ELIZALDE
707	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/22/2002	MAHMOND SAIF
707	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	12/06/1988	OBI TEX AUTO SALES & RENTAL

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
707	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/04/1981	JOHNNY ROCCO
1111	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	08/13/1984	BOBBY L. HOOD
1111	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	01/09/2003	JAVIER MELENDEZ
1200	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	12/29/1983	LEO DISHEROON / PAUL TOLER
1215	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	11/07/1995	CONCETTA TALAMO
1310	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/23/1992	TRANS ATLANTIC AUTO
1311	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/14/2003	JOE MARTINEZ
1326	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/27/1996	SANTOS LEAL
1411	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/14/2003	JOE MARTINEZ
1411	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/18/2003	JOE MARTINEZ
1515	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/06/1999	SUNRISE AUTO MOTORS
1519	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	08/26/1983	KIESTWOOD AUTOMOTIVE
1632	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	05/05/1986	A-FAMILY WHOLESALERS
1632	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	11/08/1999	JONES RANDOLPH
1645	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	11/14/1979	WM R ROTHROCK
1645	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	04/28/1980	MILTON JACOBS
1645	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	04/08/1999	J & R AUTO SALES INC.
2730	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/21/1998	MANUEL MARTENIEZ
2808	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	09/26/1978	WABE CORP.
2808	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	03/29/2000	ELEODORO ANTUNES
2866	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	1/2/2003	FRANCISCO ALBERTY
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	12/13/1983	GUADALUPE CASTILLO
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/25/1983	G & Q MOTORS
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	03/09/1981	BR549 AUTO II
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	12/02/1998	RUBEN MORALES

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/07/2000	TONY VELEZ
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/19/2002	TONY VELEZ
2922	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	10/24/2002	MARIANO VALDIVIA
3000	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	08/23/2000	JOSE LUIS TORRES
3000	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	11/13/2002	PEDRO ORMENTO
3011	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	10/24/1978	A-MOTOR SALES
3011	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/22/1999	DARRELL ADAMS
3011	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	04/23/2003	GERARDO ALVARADO
3011	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	12/18/1991	LEO CHAVARRIA
3024	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/30/1999	CIROUS ARASHUAND
3030	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	01/22/1985	SHO-KAR AUTO SALES
3030	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/19/2003	AUTO LATIN INC
3108	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/04/1981	ED C. THRAILKILL
2322	HARDWICK	ST	VEHICLE DISPLAY, SALES AND SERVICE	3/2/1994	W LAUGHLIN
2331	HARDWICK	ST	VEHICLE DISPLAY, SALES AND SERVICE	03/08/1984	CONSOLIDATED LEASING
2204	MAY	ST	VEHICLE DISPLAY, SALES AND SERVICE	06/14/1994	JCD PROPERTIES
2217	MAY	ST	VEHICLE DISPLAY, SALES AND SERVICE	03/17/1981	DANNY DAY
2319	N. BECKLEY	AV	VEHICLE DISPLAY, SALES AND SERVICE	10/24/1980	ROY A WESTBROOK
2324	N. BECKLEY	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/15/1981	AL BRADFORD
2332	N. BECKLEY	AV	VEHICLE DISPLAY, SALES AND SERVICE	12/22/1987	LIQUAT H. KAZMI
2332	N. BECKLEY	AV	VEHICLE DISPLAY, SALES AND SERVICE	04/19/1995	CRYSTALS AUTOMOTIVE
2306	SULPHUR	ST	VEHICLE DISPLAY, SALES AND SERVICE	07/02/1984	ALLIED TOWING SERVICE INC
139	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	08/07/1986	STEWART MOTOR INC.
200	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	04/24/1981	JOHN A HALE
230	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	11/12/1982	TEXAS PROPERTY RECOVERY

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
241	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	03/05/1982	MIKE'S AUTO SALES
241	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	02/12/1997	TRINITY PUBLIC AUTO
510	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	04/19/1983	DILLING'S AUTO SALES
934	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	08/02/2002	N/A
211	W. MAIN	ST	VEHICLE DISPLAY, SALES AND SERVICE	04/09/1981	KIRKLAND AUTO SALES
211	W. MAIN	ST	VEHICLE DISPLAY, SALES AND SERVICE	05/08/1992	DICK LOEWE
1302	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	03/08/2002	RAYMUNDO SOTO
1311	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/18/2003	JOE MARTINEZ
1338	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	06/11/1982	D & J MOTOR COMPANY
1519	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/16/1984	ALABI EVANS
2808	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	11/02/1978	OAK CLIFF MOTORS
2808	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/17/2000	RENATO CONTRERAS
2866	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	01/25/2002	TONY VELEZ
3000	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/06/1984	WAYNES AUTO SALES
3000	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	11/18/2002	ARNOLFO VELAZQUEZ
3011	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	04/23/2003	DARRELL ADAMS
3108	FORT WORTH	AV	VEHICLE DISPLAY, SALES AND SERVICE	02/04/1981	STEVE MARTIN MAYABB
2332	N. BECKLEY	AV	VEHICLE DISPLAY, SALES AND SERVICE	07/06/1981	SERVICE KING
510	W. COMMERCE	ST	VEHICLE DISPLAY, SALES AND SERVICE	05/01/1979	JAMES B. ESTES
2321	BEATRICE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	05/05/1992	ANNETTE DIAZ
615	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/24/1999	ABEL SAUCEDO
623	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	11/14/1979	ALTERSTART SYSTEMS INC
623	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	01/25/1979	B. J. FEATHERSTON
624	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	07/24/1987	GUSTAVO GUZMAN
624	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	10/04/1993	JOSE MANUAL VIERA

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
624	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/04/1995	JUAN DIAZ
715	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/06/1992	ANDRES HERNANDEZ
715	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/31/1993	DANNY & ANNA GOMEZ
715	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/28/2001	MARLA MARTINEZ
723	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	07/01/1992	J. LANELL JONES
723	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/28/1997	BENITO CANTU
1109	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/11/1996	ANTONIO ESCALERA BIG T PAINT & BODY
1109	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/22/1985	EARL SCHEIBS
1111	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/07/1980	IGNACIO RIOJAS JR.
1111	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	11/05/1992	HECTOR MEDELLIN
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	12/18/1991	FRANKIE ADKINS
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/20/1996	PRIMOS GARAGE
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	11/23/1998	SALVADOR BORREGO
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/28/1999	GERALD SHAFER
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/28/1999	GALVAN
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	01/11/2000	MIGUEL GALVAN
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/26/2001	ARANDO MCCLURE
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	07/09/2002	PEDRO MORENO
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	7/25/2002	MAXIMINO TORRES
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	10/30/2002	GONZALO MARQUEZ
1235	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/23/2003	TELLO
1310	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	06/05/1996	JAMES DAVIS
1402	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	06/28/1979	JOHN A. TORRES
1402	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	10/12/1999	VICTORIANO TORRES

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
1402	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	10/27/2001	ANTONIO RODRIGUEZ
1402	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	11/06/2002	PAUBLO RAMOS JR
1408	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	12/31/1997	SANTOS PENA SR
1408	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	1/15/2003	JUAN ECHAVARRIA
1645	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	12/27/1996	A. V. SILVA S
1645	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/08/1999	JULIO CECAR CANDIDO
1645	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	11/20/1999	VILMAR DA SILVA
1645	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	01/28/2002	VILMAR DA SILVA
1645	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	07/10/2002	CONRADO CORNETIO JIMENEZ
1802	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	06/01/1992	JACK PUNCH JR
2821	FORT WORTH	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/06/1992	AUTOMOTIVE EXCELLENCE, INC
314	HARBIN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/05/1998	AGUSTIN NINO
2345	HARDWICK	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/02/1993	DON M. KELLEY
1111	HARTSDALE	DR	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	01/17/1997	CHARLES DOYLE
1114	HARTSDALE	DR	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	06/07/2000	TONY VALEZ
2428	LANGFORD	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/20/1985	THOMAS RODRIGUEZ
2204	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	05/02/2003	JOSE URBINA
2215	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	00/00/0000	MIRIAM SARAVIA
2217	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	10/10/1995	J RAFEAL VALDEZ
2217	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/26/2003	WILLIE DANIELS
2217	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/26/2003	JOHN LEE
2307	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/20/1992	ABEL SAENZ
2406	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	11/08/1978	FRANK ALCARAZ

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST_NUM	ST_NAME	Type	Current CO Code	CO Issued	Owner
2406	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/01/1993	JOSE VALDEZ
2406	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	09/28/1995	SALVADOR BORREGO
2406	MAY	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	01/09/2002	DORA LUNA
2303	N. BECKLEY	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/19/2002	MELISSA MANCILLAS
2303	N. BECKLEY	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	06/30/2003	JOHN HORMADAKA
2332	N. BECKLEY	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	05/23/1979	SOUTHWEST MOTORS PAINT-BODY
1039	N. RAVINIA	DR	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	06/05/2003	ELVIRA Y CHAVIRA
2201	PITTMAN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	02/04/2000	MARCELINO SANDOVAL
2201	PITTMAN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/06/2002	MARCELINO SANDOVAL
2201	PITTMAN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/13/2002	FRANCISCO ORNELAS
2201	PITTMAN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/26/2002	HILDEGARDO GARCIA
802	POLLARD	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/24/1998	TONEY JOHNSON
2306	SULPHUR	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	09/26/1985	W. I. JONES
2326	TOPEKA	AV	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	05/27/1997	MOHAMMAN SAIFOREAYAI
139	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	08/26/1998	JUAN DAVILA
255	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/26/1992	JONAS RAMBO, JR.
511	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/02/1999	STEPHONIE VAZQUEZ
531	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	07/31/1995	FRED FLORES
531	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	04/24/2003	FRED ERIC FLORES
914	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	05/08/1997	ABEL SAUCEDO
914	W. COMMERCE	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	03/16/1999	RAMON GUTIERREZ
221	YORKTOWN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	01/03/2000	RUBIO VASQUEZ
226	YORKTOWN	ST	VEHICLE OR ENGINE REPAIR OR MAINTENANCE	12/06/2002	GUSTAVO ARANDA
3030	FORT WORTH	AV	VEHICLE STORAGE LOT	04/11/1983	DON R. BRYANT
2311	HARDWICK	ST	VEHICLE STORAGE LOT	10/30/1998	JEROME NWONUMA
2330	HARDWICK	ST	VEHICLE STORAGE LOT	08/25/2000	GERARD GONZALEZ

**APPENDIX E
CERTIFICATE OF OCCUPANCY DATABASE**

ST NUM	ST NAME	Type	Current CO Code	CO Issued	Owner
2307	MAY	ST	VEHICLE STORAGE LOT	09/11/1984	ELMORE WRECKER EQUIPMENT
325	POWELL	ST	VEHICLE STORAGE LOT	03/19/1979	WILLIAM MC COYHILL JR.
2211	SULPHUR	ST	VEHICLE STORAGE LOT	04/23/1979	WILLIAM MCCOYHILL SR.
2315	SULPHUR	ST	VEHICLE STORAGE LOT	03/10/2003	ABBAY'S WRECKER
211	W. MAIN	ST	VEHICLE STORAGE LOT	10/05/1979	WILLIAM MCCOY HILL JR.
2313	BEATRICE	ST	WAREHOUSE	04/23/1992	PUBLIC PAY PHONES
1111	FORT WORTH	AV	WAREHOUSE	11/11/1999	EMERGENCY ICE
1501	FORT WORTH	AV	WAREHOUSE	04/15/1991	JENCY HILL
1802	FORT WORTH	AV	WAREHOUSE	02/16/1979	DALLAS LITE & BARRICADE, INC.
3108	FORT WORTH	AV	WAREHOUSE	01/08/1982	THE B & F SYSTEM, INCORPORATED
2333	HARDWICK	ST	WAREHOUSE	06/08/1979	BIG STATE WATERPROOFING
2334	HARDWICK	ST	WAREHOUSE	06/18/1981	MERTR QUALITY FOOD
2335	HARDWICK	ST	WAREHOUSE	06/08/1979	BREDOW-BRUNER, INCORPORATED
2324	LANGFORD	ST	WAREHOUSE	05/15/1992	J. M. MILBURN
2323	N. BECKLEY	AV	WAREHOUSE	04/01/1999	SHARI STOUT
702	POLLARD	ST	WAREHOUSE	07/16/1991	C J GRIEVING
2211	SULPHUR	ST	WAREHOUSE	10/08/1984	EXECUTIVE COFFEE SERVICE
2212	SULPHUR	ST	WAREHOUSE	11/13/1980	EXECUTIVE COFFEE
2202	TOPEKA	AV	WAREHOUSE	03/20/1992	COMMERCE GRINDING
623	W. COMMERCE	ST	WAREHOUSE	4/15/1999	AIRCRAFT PRODUCTS, INC.
911	W. COMMERCE	ST	WAREHOUSE	02/13/1979	RAINBOW CONSTRUCTION, INC.
934	W. COMMERCE	ST	WAREHOUSE	02/20/1980	RAY WOLF & ASSOCIATES INC
201	YORKTOWN	ST	WAREHOUSE	06/19/1981	GENE LEWIS
226	YORKTOWN	ST	WAREHOUSE	05/30/2002	GUSTAVO ARABDA
505	YORKTOWN	ST	WAREHOUSE	03/27/1996	TRINIDAD GODINEZ
2310	YUMA	ST	WAREHOUSE	05/03/2001	JOHN MARTINI

**APPENDIX F
EXISTING STREET CONDITIONS FOR SIDEWALKS AND CURBS**

Street Name	Type	BlockCond	CurbOddCond	CurbEvenCond	SidewalkOddCond	SidewalkOddWidth
ATLANTIC	ST	D	C	C		0.0
AVON	ST	C	B	B	B	4.0
AVON	ST	C	B	B	B	4.0
AVON	ST	B	A	A	-	0.0
BAHAMA	DR	B	C	B	-	0.0
BEATRICE	ST	D		-	-	0.0
BEATRICE	ST	E	B	B	-	0.0
BEATRICE	ST	E		-	-	0.0
BEAVER	ST	C		-	-	0.0
BEAVER	ST	C		-	-	0.0
BEAVER	ST	D		-	-	0.0
BECKLEY	AV	A	A	A	A	4.0
BECKLEY	AV	C	A	A	-	0.5
BECKLEY	AV	C	B	B	-	0.0
BECKLEY	AV	C	B	C		0.0
BECKLEY	AV	C	B	B	-	0.0
BREEZE	ST	C	B	B	-	0.0
CASTLE	ST	D	C	C		0.0
CASTLE	ST	C	B	B	-	0.0
CASTLE	ST	D		-		
CHAPPEL	ST	D	B	B	A	5.0
CHAPPEL	ST	D	B	B	A	4.0
CLINTON	AV	E		-	-	0.0
COLORADO	BLVD	A	B	B	A	4.0
COLORADO	BLVD	C	B	B	B	5.0
COLORADO	BLVD	C	B	B	B	5.0
COMMERCE	ST	B	C	C	C	4.0
COMMERCE	ST	A	C	C	B	4.0
COMMERCE	ST	A	C	C	B	4.0
COMMERCE	ST	A	C	C	B	4.0
COMMERCE	ST	D	B	C	B	4.0
COMMERCE	ST	C		-	B	4.0
COMMERCE	ST	C		-	-	0.0
COMMERCE	ST	A		-	-	0.0

**APPENDIX F
EXISTING STREET CONDITIONS FOR SIDEWALKS AND CURBS**

Street Name	Type	BlockCond	CurbOddCond	CurbEvenCond	SidewalkOddCond	SidewalkOddWidth
EASTUS	DR	C		-	-	0.0
EASTUS	DR	C	B		-	0.0
EDGEFIELD	AV	C	B	B	B	4.0
EDGEFIELD	AV	C	B	B	-	0.0
EDGEFIELD	AV	C	B	B	-	0.0
EDGEFIELD	AV	C	B	B	-	0.0
EVANSTON	AV	C	B		-	0.0
EVANSTON	AV	C			-	0.0
EVANSTON	AV	D			-	0.0
EVANSTON	AV	C			-	0.0
FLANDERS	ST	B	B	C		0.0
FLANDERS	ST	C	B	B	-	0.0
FLANDERS	ST	D	C	B	-	
FOLSOM	ST	B			-	0.0
FORT WORTH	AV	B	B	B	B	4.0
FORT WORTH	AV	D	C	C	B	4.0
FORT WORTH	AV	D	C	C	B	4.0
FORT WORTH	AV	D	B	C	A	4.0
FORT WORTH	AV	C	C	C	B	4.0
FORT WORTH	AV	C	B	B	B	4.0
FORT WORTH	AV	D	B	C	B	4.0
FORT WORTH	AV	D	C	C	B	4.0
FORT WORTH	AV	D	C	C	B	4.0
FORT WORTH	AV	C	B	C	B	4.0
FORT WORTH	AV	D	C	C	B	4.0
FORT WORTH	AV	C	C	C	B	4.0
FORT WORTH	AV	C	C	C	B	4.0
FORT WORTH	AV	B	C	C	B	4.0
FORT WORTH	AV	F	C	B	B	4.0
FORT WORTH	AV	E	C	C	C	4.0
FORT WORTH	AV	D	C	C	B	4.0
FORT WORTH	AV	C	C	B	C	4.0
FORT WORTH	AV	B	A	A		0.0
FORT WORTH	AV	B	A	A		0.0
FORT WORTH	AV	C	A	A		1.0

**APPENDIX F
EXISTING STREET CONDITIONS FOR SIDEWALKS AND CURBS**

Street Name	Type	BlockCond	Cur-bOddCond	CurbEvenCond	SidewalkOddCond	SidewalkOddWidth
FORT WORTH	AV	C	B	A	C	4.0
FORT WORTH	AV	C	C	B	A	4.0
FORT WORTH	AV	D	A	A	C	4.0
FORT WORTH	AV	D	B	C	A	4.0
FORT WORTH	AV	C	B	A	A	4.0
FORT WORTH	AV	C	C	A	B	5.0
FORT WORTH	AV	C	A	B	A	5.0
FORT WORTH	AV	D	A	A	B	5.0
GUEST	ST	D		-	-	0.0
HAMPTON	RD	D	C	C	C	5.0
HAMPTON	RD	A	A	A	A	5.0
HARBIN	ST	E		-	-	0.0
HARBIN	ST	E		-	-	0.0
HARDWICK	ST	B	A	C	A	5.0
HARDWICK	ST	B	B	A	A	5.0
HARDWICK	ST	A		B	-	0.0
HARTSDALE	DR	C	B	A	B	4.0
HARTSDALE	DR	C	C	B	C	4.0
HASLETT	ST	D		-	-	0.0
HASLETT	ST	B		-	C	4.0
HASLETT	ST	B	B	-	-	0.0
JACQUELINE	DR	B	B	B	B	5.0
LANGFORD	ST	E	B	B	-	0.0
LANGFORD	ST	E		-	-	0.0
MAIN	ST	A		-	-	0.0
MAIN	ST	A		-	-	0.0
MAIN	ST	A		-	-	0.0
MAIN	ST	A		-	-	0.0
MAIN	ST	A		-	-	0.0
MAIN	ST	A		-	-	0.0
MAY	ST	B	A	A	A	5.0
MAY	ST	D		-	-	0.0
MAY	ST	D		-	-	0.0
MONTCLAIR	AV	E		-	-	0.0

APPENDIX F
EXISTING STREET CONDITIONS FOR SIDEWALKS AND CURBS

Street Name	Type	BlockCond	CurbOddCond	CurbEvenCond	SidewalkOddCond	SidewalkOddWidth
MONTCLAIR	AV	D	C	C	B	4.0
MONTCLAIR	AV	C	C	C		0.0
NAVARO	ST	U	B	B	B	4.0
NEAL	ST	B		-	-	0.0
PITTMAN	ST	B	A	A	-	0.0
PITTMAN	ST	B		-	-	0.0
PITTMAN	ST	A		-	-	0.0
PLYMOUTH	RD	B	B	B	B	4.0
POLLARD	ST	D		-	-	0.0
POLLARD	ST	D		-	-	0.0
POWELL	ST	C		-	-	0.0
RAVINIA	DR	B	C	B	C	4.0
RAVINIA	DR	B	B	B	B	4.0
REMOND	DR	D	C	B	-	
REPUBLIC	ST	C		-	-	0.0
SEALE	ST	A		-	-	0.0
SEALE	ST	A		-	0.50	
SULPHUR	ST	D	A	A	-	0.0
SULPHUR	ST	E		-	-	0.0
SULPHUR	ST	C	B	-	A	5.0
SYLVAN	AV	C	C	C	B	5.0
SYLVAN	AV	D	C	C	C	4.0
SYLVAN	AV	C	C	C		0.0
SYLVAN	AV	C	C	C	C	5.0
SYLVAN	AV	B	C	C	A	4.0
SYLVAN	AV	D	C	B	-	1.0
TARRANT	PL	B	B	C	C	4.0
TOPEKA	AV	B		-	-	0.0
TOPEKA	AV	B		-	-	0.0
TOPEKA	AV	A		-	-	0.0
VILBIG	RD	B	A	A	A	5.0
WALTER	DR	C	B	C	B	4.0
WESTMORELAND	RD	D	C	C	A	4.0
WESTMOUNT	AV	C	B	B	-	0.0

**APPENDIX F
EXISTING STREET CONDITIONS FOR SIDEWALKS AND CURBS**

Street Name	Type	BlockCond	CurbOddCond	CurbEvenCond	SidewalkOddCond	SidewalkOddWidth
WESTMOUNT	AV	C	C	B	-	0.0
WILLOMET	AV	C	C	B	-	0.0
WILLOMET	AV	B	A	A	-	0.0
WINDOMERE	AV	C	B	B	-	0.0
WINDOMERE	AV	D		-	-	0.0
WINK	ST	D		-	-	0.0
WINNETKA	AV	C		-	-	0.0
WINNETKA	AV	C	C	C	B	4.0
WINNETKA	AV	B	C	B	C	4.0
YORKTOWN	ST	B	A	B	A	5.0
YORKTOWN	ST	B	A	B	A	5.0
YORKTOWN	ST	B	A	A	A	5.0
YORKTOWN	ST	B	B	B	A	5.0
YORKTOWN	ST	B	A	A	A	5.0
YORKTOWN	ST	C	A	B	A	5.0
YUMA	CT	B		-	-	0.0
YUMA	ST	B		-	-	0.0

**APPENDIX G
STREET CONDITIONS AND BUS ROUTES**

ADDRESS		ST_CONDITION	BUS_ROUTE
100	W COMMERCE ST	A	DART
100	W COMMERCE ST	A	DART
100	W COMMERCE ST	A	DART
100	W COMMERCE ST	A	DART
100	W MAIN ST	A	
200	W COMMERCE ST	A	DART
200	W COMMERCE ST	A	DART
200	W COMMERCE ST	A	DART
200	W COMMERCE ST	A	DART
200	W COMMERCE ST	A	DART
300	W COMMERCE ST	A	DART
300	W COMMERCE ST	A	DART
400	W COMMERCE ST	A	DART
400	W COMMERCE ST	A	DART
500	W COMMERCE ST	A	DART
500	W COMMERCE ST	A	DART
500	W COMMERCE ST	A	DART
500	W MAIN ST	A	
600	W COMMERCE ST	A	DART
600	W COMMERCE ST	A	DART
600	W MAIN ST	A	
600	W MAIN ST	A	
700	W COMMERCE ST	A	DART
1000	N RAVINIA DR	A	
1300	N HAMPTON RD	A	DART
1300	N HAMPTON RD	A	DART
1400	N HAMPTON RD	A	DART
2300	TOPEKA AV	A	
2400	PITTMAN ST	A	
2500	HARDWICK ST	A	
200	YORKTOWN ST	B	DART
200	YORKTOWN ST	B	DART
300	POWELL ST	B	
300	POWELL ST	B	
300	YORKTOWN ST	B	
300	YORKTOWN ST	B	
300	YORKTOWN ST	B	
400	YORKTOWN ST	B	
400	YORKTOWN ST	B	
400	YORKTOWN ST	B	
400	YORKTOWN ST	B	
500	FORT WORTH AV	B	DART
500	YORKTOWN ST	B	
500	YORKTOWN ST	B	
600	YUMA CT	B	
1000	FOLSOM ST	B	
1100	FLANDERS ST	B	
1100	JACQUELINE DR	B	DART
1100	JACQUELINE DR	B	DART
1100	N RAVINIA DR	B	
1200	HARTSDALE DR	B	

**APPENDIX G
STREET CONDITIONS AND BUS ROUTES**

1300	FORT WORTH	AV	D	DART
1400	CASTLE	ST	D	
1500	FORT WORTH	AV	D	DART
1500	FORT WORTH	AV	D	DART
1600	CHAPPEL	ST	D	
1600	N MONTCLAIR	AV	D	
1700	CHAPPEL	ST	D	
1700	N WINDOMERE	AV	D	
1800	SYLVAN	AV	D	DART
1800	SYLVAN	AV	D	DART
1800	SYLVAN	AV	D	DART
1900	REMOND	DR	D	
2000	ATLANTIC	ST	D	
2000	FORT WORTH	AV	D	DART
2000	FORT WORTH	AV	D	DART
2100	W COLORADO	BLVD	D	DART
2100	W COLORADO	BLVD	D	DART
2200	BEATRICE	ST	D	
2200	EVANSTON	AV	D	
2200	HASLETT	ST	D	
2200	SULPHUR	ST	D	
2300	BEAVER	ST	D	
2300	BEAVER	ST	D	
2300	MAY	ST	D	
2300	SULPHUR	ST	D	
2300	SYLVAN	AV	D	DART
2300	SYLVAN	AV	D	DART
2400	GUEST	ST	D	
2400	MAY	ST	D	
2400	SYLVAN	AV	D	DART
2700	FORT WORTH	AV	D	DART
2800	FORT WORTH	AV	D	
2900	BREEZE	ST	D	
3200	FORT WORTH	AV	D	
200	HARBIN	ST	E	
1500	N CLINTON	AV	E	
1500	N CLINTON	AV	E	
1500	N MONTCLAIR	AV	E	
1900	FORT WORTH	AV	E	DART
1900	FORT WORTH	AV	E	DART
1900	FORT WORTH	AV	E	DART
1900	FORT WORTH	AV	E	DART
1900	FORT WORTH	AV	E	DART
2300	BEATRICE	ST	E	
2300	LANGFORD	ST	E	
2400	BEATRICE	ST	E	
2400	LANGFORD	ST	E	
2500	W COMMERCE	RAMP	E	
2500	W COMMERCE	RAMP	E	
2600	W COMMERCE	RAMP	E	DART
2600	W COMMERCE	RAMP	E	DART
1600	NAVARO	ST	U	

**APPENDIX G
STREET CONDITIONS AND BUS ROUTES**

1600	N WINNETKA	AV	C	
1700	SYLVAN	AV	C	DART
1700	N EDGEFIELD	AV	C	
1700	N MONTCLAIR	AV	C	
1700	N WILLOMET	AV	C	
1700	N WINNETKA	AV	C	
1800	FORT WORTH	AV	C	DART
1800	N EDGEFIELD	AV	C	
1900	SYLVAN	AV	C	DART
2100	EASTUS	DR	C	
2100	EVANSTON	AV	C	
2100	FORT WORTH	AV	C	DART
2100	SYLVAN	AV	C	DART
2200	BEAVER	ST	C	
2300	EVANSTON	AV	C	DART
2400	FORT WORTH	AV	C	DART
2500	FORT WORTH	AV	C	DART
2500	FORT WORTH	AV	C	DART
2500	REPUBLIC	ST	C	
2500	N BECKLEY	AV	C	DART
2500	N BECKLEY	AV	C	
2600	FORT WORTH	AV	C	DART
2600	N BECKLEY	AV	C	
2600	N BECKLEY	AV	C	
2600	N BECKLEY	AV	C	
2700	N BECKLEY	AV	C	
2900	FORT WORTH	AV	C	
3000	FORT WORTH	AV	C	
3100	FORT WORTH	AV	C	
3200	AVON	ST	C	
100	WINK	ST	D	
300	HARBIN	ST	D	
300	HARBIN	ST	D	
600	FORT WORTH	AV	D	DART
600	FORT WORTH	AV	D	DART
700	FORT WORTH	AV	D	DART
700	FORT WORTH	AV	D	DART
700	POLLARD	ST	D	
700	SEALE	ST	D	
800	FORT WORTH	AV	D	DART
800	POLLARD	ST	D	
800	SEALE	ST	D	
800	W COMMERCE	ST	D	DART
900	POLLARD	ST	D	
1000	N WESTMORELAND	RD	D	DART
1100	FORT WORTH	AV	D	DART
1200	CASTLE	ST	D	
1200	FORT WORTH	AV	D	DART
1200	FORT WORTH	AV	D	DART
1200	N HAMPTON	RD	D	DART
1300	FLANDERS	ST	D	
1300	FORT WORTH	AV	D	DART

**APPENDIX G
STREET CONDITIONS AND BUS ROUTES**

1300	N PLYMOUTH	RD	B	DART
1600	NEAL	ST	B	
1600	VILBIG	RD	B	
1700	FORT WORTH	AV	B	DART
1800	N WILLOMET	AV	B	
1800	N WILLOMET	AV	B	
1800	N WINNETKA	AV	B	
1900	TARRANT	PL	B	
2000	TARRANT	PL	B	
2100	LEANDER	DR	B	
2100	REMOND	DR	B	
2100	TOPEKA	AV	B	
2100	TOPEKA	AV	B	
2200	FORT WORTH	AV	B	DART
2200	MAY	ST	B	
2200	PITTMAN	ST	B	
2200	SYLVAN	AV	B	DART
2200	TOPEKA	AV	B	
2200	W COLORADO	BLVD	B	
2300	FORT WORTH	AV	B	DART
2300	HARDWICK	ST	B	DART
2300	HASLETT	ST	B	
2300	PITTMAN	ST	B	
2300	YUMA	ST	B	
2300	YUMA	ST	B	
2400	HARDWICK	ST	B	DART
2400	HARDWICK	ST	B	DART
2400	HASLETT	ST	B	
2400	SULPHUR	ST	B	
2600	BAHAMA	DR	B	DART
2600	BAHAMA	DR	B	DART
100	YORKTOWN	ST	C	DART
100	YORKTOWN	ST	C	DART
600	YORKTOWN	ST	C	
600	YORKTOWN	ST	C	
600	YORKTOWN	ST	C	
900	FORT WORTH	AV	C	DART
900	W COMMERCE	ST	C	DART
1000	FORT WORTH	AV	C	DART
1100	HARTSDALE	DR	C	
1100	WESTMOUNT	AV	C	DART
1200	FLANDERS	ST	C	
1200	WALTER	DR	C	
1200	WESTMOUNT	AV	C	
1300	CASTLE	ST	C	
1400	FORT WORTH	AV	C	DART
1400	FORT WORTH	AV	C	DART
1500	N EDGEFIELD	AV	C	
1600	FORT WORTH	AV	C	DART
1600	FORT WORTH	AV	C	DART
1600	N EDGEFIELD	AV	C	
1600	N WINDOMERE	AV	C	

**APPENDIX H
COMPUTER-SUGGESTED STREET TREATMENTS**

Street Name	Type	CensusTract	Length	Width	Lanes	Surface	Suggested Improvement
ATLANTIC	ST	4400	550	36	3	Concrete	RESURFACE
AVON	ST	6800	715	20	2	Penetration	REHABILITATION
AVON	ST	6800	415	16	2	Penetration	REHABILITATION
AVON	ST	6800	321	16	2	Penetration	SEAL COAT
BAHAMA	DR	6800	870	48	4	Asphalt	MICRO-RESURFACE
BEATRICE	ST	4300	311	20	2	Concrete	RESURFACE
BEATRICE	ST	4300	604	20	2	Penetration	RESTORATION
BEATRICE	ST	4300	572	20	2	Penetration	REHABILITATION
BEAVER	ST	4300	155	20	2	Asphalt	REHABILITATION
BEAVER	ST	4300	155	20	2	Asphalt	REHABILITATION
BEAVER	ST	4300	337	20	2	Penetration	REHABILITATION
BECKLEY	AV	4300	782	86	8	Concrete	NO TREATMENT
BECKLEY	AV	4300	324	50	5	Concrete	NO TREATMENT/NC
BECKLEY	AV	4300	324	41	4	Asphalt	MICRO-RESURFACE
BECKLEY	AV	4300	624	41	4	Asphalt	MICRO-RESURFACE
BECKLEY	AV	4300	256	38	3	Asphalt	RESURFACE
BREEZE	ST	6800	331	16	2	Penetration	REHABILITATION
CASTLE	ST	4300	492	36	3	Asphalt	RESURFACE
CASTLE	ST	4300	500	20	2	Penetration	REHABILITATION
CASTLE	ST	4300	307	18	2	Penetration	RESTORATION
CHAPPEL	ST	4300	154	26	2	Asphalt	RESURFACE
CHAPPEL	ST	4300	388	26	2	Asphalt	RESURFACE
CLINTON	AV	4400	300	18	2	Penetration	RESTORATION
COLORADO	BLVD	6800	715	44	4	Asphalt	NO TREATMENT
COLORADO	BLVD	6900	478	40	4	Concrete	NO TREATMENT
COLORADO	BLVD	6900	425	40	4	Concrete	NO TREATMENT/NC
COMMERCE	ST	10000	2726	60	6	Asphalt	MICRO-RESURFACE
COMMERCE	ST	4300	903	60	6	Asphalt	NO TREATMENT
COMMERCE	ST	4300	540	60	6	Asphalt	NO TREATMENT
COMMERCE	ST	4300	950	60	6	Asphalt	NO TREATMENT
COMMERCE	ST	4300	400	24	2	Asphalt	REHABILITATION
COMMERCE	ST	4300	329	24	2	Asphalt	REHABILITATION
COMMERCE	ST	4300	269	24	2	Asphalt	SEAL COAT
COMMERCE	ST	4300	260	20	2	Asphalt	NO TREATMENT

**APPENDIX H
COMPUTER-SUGGESTED STREET TREATMENTS**

Street Name	Type	Census Tract	Length	Width	Lanes	Surface	Suggested Improvement
EASTUS	DR	4300	280	20	2	Penetration	REHABILITATION
EASTUS	DR	4300	279	20	2	Penetration	SEAL COAT
EDGEFIELD	AV	4300	428	34	3	Concrete	NO TREATMENT/NC
EDGEFIELD	AV	4300	277	22	2	Penetration	SEAL COAT
EDGEFIELD	AV	4300	358	28	2	Penetration	RESURFACE
EDGEFIELD	AV	4300	366	28	2	Penetration	RESURFACE
EVANSTON	AV	4300	250	20	2	Penetration	REHABILITATION
EVANSTON	AV	4300	287	18	2	Asphalt	REHABILITATION
EVANSTON	AV	4300	270	18	2	Penetration	RESTORATION
EVANSTON	AV	4300	380	18	2	Penetration	REHABILITATION
FLANDERS	ST	4300	244	30	3	Asphalt	SLURRY
FLANDERS	ST	4300	511	30	3	Asphalt	RESURFACE
FLANDERS	ST	4300	510	30	3	Asphalt	RESURFACE
FOLSOM	ST	4300	200	18	2	Penetration	SEAL COAT
FORT WORTH	AV	4300	75	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4300	878	60	6	Asphalt	RESURFACE
FORT WORTH	AV	4300	628	60	6	Asphalt	RESURFACE
FORT WORTH	AV	4300	395	60	6	Asphalt	RESURFACE
FORT WORTH	AV	4300	395	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4300	395	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4300	370	60	6	Asphalt	RESURFACE
FORT WORTH	AV	4300	608	60	6	Asphalt	RESURFACE
FORT WORTH	AV	4300	381	60	6	Asphalt	RECONSTRUCTION
FORT WORTH	AV	4300	373	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4300	373	60	6	Asphalt	RESURFACE
FORT WORTH	AV	4300	525	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4300	296	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4300	975	60	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	4400	1281	66	6	Asphalt	RESURFACE
FORT WORTH	AV	4400	698	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	750	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	500	66	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	6800	365	66	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	6800	489	66	6	Asphalt	RESURFACE

**APPENDIX H
COMPUTER-SUGGESTED STREET TREATMENTS**

Street Name	Type	CensusTract	Length	Width	Lanes	Surface	Suggested Improvement
FORT WORTH	AV	6800	632	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	300	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	300	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	1002	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	446	66	6	Asphalt	RESURFACE
FORT WORTH	AV	6800	300	66	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	6800	300	66	6	Asphalt	MICRO-RESURFACE
FORT WORTH	AV	6800	839	66	6	Asphalt	RESURFACE
GUEST	ST	4300	90	14	1	Penetration	REHABILITATION
HAMPTON	RD	6800	702	66	6	Concrete	RESURFACE
HAMPTON	RD	6900	650	66	6	Concrete	NO TREATMENT
HARBIN	ST	4300	239	18	2	Penetration	RESTORATION
HARBIN	ST	4300	485	18	2	Penetration	RESTORATION
HARDWICK	ST	4300	810	44	4	Concrete	NO TREATMENT
HARDWICK	ST	4300	268	44	4	Concrete	NO TREATMENT
HARDWICK	ST	4300	308	18	2	Asphalt	NO TREATMENT
HARTSDALE	DR	6800	447	26	2	Concrete	NO TREATMENT
HARTSDALE	DR	6900	1260	26	2	Asphalt	MICRO-RESURFACE
HASLETT	ST	4300	250	20	2	Penetration	REHABILITATION
HASLETT	ST	4300	333	20	2	Penetration	SEAL COAT
HASLETT	ST	4300	100	20	2	Penetration	SEAL COAT
JACQUELINE	DR	6900	332	36	3	Asphalt	MICRO-RESURFACE
LANGFORD	ST	4300	589	20	2	Penetration	RESTORATION
LANGFORD	ST	4300	590	20	2	Penetration	RESTORATION
MAIN	ST	4300	420	18	2	Asphalt	NO TREATMENT
MAIN	ST	4300	1026	18	2	Asphalt	NO TREATMENT
MAIN	ST	4300	533	18	2	Asphalt	NO TREATMENT
MAIN	ST	4300	320	18	2	Asphalt	NO TREATMENT
MAIN	ST	4300	443	18	2	Asphalt	NO TREATMENT
MAIN	ST	4300	443	18	2	Asphalt	NO TREATMENT
MAY	ST	4300	367	18	2	Asphalt	SEAL COAT
MAY	ST	4300	329	18	2	Asphalt	REHABILITATION
MAY	ST	4300	215	18	2	Asphalt	REHABILITATION
MONTCLAIR	AV	4300	250	14	1	Penetration	RESTORATION

**APPENDIX H
COMPUTER-SUGGESTED STREET TREATMENTS**

Street Name	Type	CensusTract	Length	Width	Lanes	Surface	Suggested Improvement
MONTCLAIR	AV	4300	645	30	3	Asphalt	RESURFACE
MONTCLAIR	AV	4300	364	30	3	Asphalt	RESURFACE
NAVARO	ST	4300	645	26	2	Concrete	NO TREATMENT
NEAL	ST	4300	674	18	2	Penetration	SEAL COAT
PITTMAN	ST	4300	304	20	2	Asphalt	SEAL COAT
PITTMAN	ST	4300	304	20	2	Asphalt	SEAL COAT
PITTMAN	ST	4300	549	20	2	Asphalt	NO TREATMENT
PLYMOUTH	RD	4400	767	30	3	Asphalt	RESURFACE
POLLARD	ST	4300	233	20	2	Penetration	RESTORATION
POLLARD	ST	4300	183	20	2	Penetration	REHABILITATION
POWELL	ST	4300	479	16	2	Asphalt	SEAL COAT
RAVINIA	DR	6800	550	26	2	Asphalt	NO TREATMENT
RAVINIA	DR	6800	230	26	2	Asphalt	NO TREATMENT
REMOND	DR	4400	1308	22	2	Penetration	REHABILITATION
REPUBLIC	ST	4300	310	22	2	Penetration	REHABILITATION
SEALE	ST	4300	234	18	2	Asphalt	NO TREATMENT
SEALE	ST	4300	179	18	2	Asphalt	NO TREATMENT
SULPHUR	ST	4300	295	18	2	Penetration	REHABILITATION
SULPHUR	ST	4300	328	18	2	Penetration	RESTORATION
SULPHUR	ST	4300	170	18	2	Penetration	REHABILITATION
SYLVAN	AV	4400	350	60	6	Concrete	NO TREATMENT/NC
SYLVAN	AV	4300	725	60	6	Asphalt	RESURFACE
SYLVAN	AV	4300	302	60	6	Asphalt	RESURFACE
SYLVAN	AV	4300	308	60	6	Asphalt	MICRO-RESURFACE
SYLVAN	AV	4300	305	60	6	Asphalt	MICRO-RESURFACE
SYLVAN	AV	4300	450	60	6	Concrete	RESURFACE
TARRANT	PL	4400	150	26	2	Concrete	NO TREATMENT
TOPEKA	AV	4300	300	18	2	Asphalt	SEAL COAT
TOPEKA	AV	4300	302	18	2	Asphalt	SEAL COAT
TOPEKA	AV	4300	386	18	2	Asphalt	NO TREATMENT
VILBIG	RD	4300	687	40	4	Concrete	NO TREATMENT
WALTER	DR	6900	890	36	3	Asphalt	SLURRY
WESTMORELAND	RD	10701	1250	66	6	Concrete	RESURFACE
WESTMOUNT	AV	6800	760	26	2	Penetration	REHABILITATION

**APPENDIX H
COMPUTER-SUGGESTED STREET TREATMENTS**

Street Name	Type	CensusTract	Length	Width	Lanes	Surface	Suggested Improvement
WESTMOUNT	AV	6900	929	28	2	Penetration	REHABILITATION
WILLOMET	AV	4300	121	26	2	Concrete	NO TREATMENT
WILLOMET	AV	4300	360	26	2	Concrete	NO TREATMENT
WINDOMERE	AV	4300	470	26	2	Asphalt	REHABILITATION
WINDOMERE	AV	4300	397	26	2	Asphalt	REHABILITATION
WINK	ST	4300	263	18	2	Asphalt	REHABILITATION
WINNETKA	AV	4300	233	18	2	Penetration	SEAL COAT
WINNETKA	AV	4300	370	30	3	Concrete	MINOR CONCR REPR
WINNETKA	AV	4300	366	30	3	Concrete	NO TREATMENT
YORKTOWN	ST	4300	624	44	4	Concrete	NO TREATMENT
YORKTOWN	ST	4300	794	44	4	Concrete	NO TREATMENT
YORKTOWN	ST	4300	575	44	4	Concrete	NO TREATMENT
YORKTOWN	ST	4300	650	44	4	Concrete	NO TREATMENT
YORKTOWN	ST	4300	360	44	4	Concrete	MINOR CONCR REPR
YORKTOWN	ST	4300	628	44	4	Concrete	NO TREATMENT/NC
YUMA	CT	4300	195	14	1	Asphalt	SEAL COAT
YUMA	ST	4300	451	18	2	Asphalt	SEAL COAT

APPENDIX I

Dallas Water Utilites
Existing Water Lines

STREETS	LIMITS	SIZE	YEAR BUILT	LIN. FT.
Fort Worth Ave. (north)	Westmoreland to Ravina Dr.	8"	1943, 1960, 1974	1373
Fort Worth Ave. (south)		8"	1949	1373
Fort Worth Ave. (north)	Ravina Dr. to Bahama Dr.	6"	1948, 1949, 1954, 1974	1872
Fort Worth Ave. (south)		8"	1949, 1952	2112
Fort Worth Ave. (south)	Bahama Dr. to Hampton Rd.	8"	1946, 1948, 1952	2640
Fort Worth Ave. (north)	Hampton Rd. to Vilbig Rd.	2"	1956, 1963	621
Fort Worth Ave. (south)		8"	1934, 1949, 1955	1039
Fort Worth Ave. (south)		30"	1944	2957
Fort Worth Ave. (north)	Vilbig Rd. to N. Windmere	8"	1932	475
Fort Worth Ave. (south)		12"	1945	898
Fort Worth Ave. (south)		16"	1952	1373
Fort Worth Ave. (north)	N. Windmere to Sylvan Ave.	8"	1932	4699
Fort Worth Ave. (south)		16"	1952, 1960	4699
Fort Worth Ave. (south)	Sylvan Ave. to Eastus St.	4"	1941, 1945	1395
Fort Worth Ave. (south)		6"	1960	308
Fort Worth Ave. (north)		12"	1941	1531
Fort Worth Ave. (south)	Eastus St. to N. Beckley Dr.	6"	1952, 1960	2482
Fort Worth Ave. (north)		12"	1941	2960
Westmoreland Rd. (center)	200 ft. North of Ft. Worth Ave	8"	1948	200
Westmoreland Rd. (east)		48"	1953	200
Ravina Dr.	Ft. Worth Ave. S to Avon St.	6"	1937, 1940, 1947, 1948	680
Hartsdale Ave.	Ft Worth Ave. S to Breeze St.	8"	1945, 1947, 1949	962
Westmount Ave.	Lourdes St. S to Ft. Worth Ave.	6"	1950, 1951, 1960	610
Bahama Dr.	500 ft. S of Ft. Worth Ave.	8"	1961, 1963	500
Jacqueline Dr.	Ft. Worth Ave. to Colorado Blvd.	6"	1961	268
Colorado Blvd.	Ft. Worth Ave. to Leander Dr.	6"	1940	208
Hampton Rd.	Remond Dr. to Ft. Worth Ave.	12"	1943	590
Hampton Rd. (center)	Ft. Worth Ave. to Colorado Blvd.	30"	1975	898
Hampton Rd. (east)	Ft. Worth Ave. to Marydale Rd.	10"	1943	320
Hampton Rd. (east)	Marydale Rd. to Colorado Blvd.	8"	1937	330
Atlantic St.	100 ft. S of Ft. Worth Ave.	8"	1948	100
Tarrant Pl.	150 ft. S of Ft. Worth Ave.	8"	1948	150

APPENDIX I

Vilbig Rd. (west)	250 ft. N of Ft. Worth Ave.	8"	1982	250
Vilbig Rd. (east)	250 ft. N of Ft. Worth Ave.	12"	1987	250
Navaro St.	250 ft. N of Ft. Worth Ave.	6"	1953	250
Neal St.	250 ft. N of Ft. Worth Ave.	6"	1951	250
Montclair Ave.	250 ft. N of Ft. Worth Ave.	6"	1933	250
	250 ft. S of Ft. Worth Ave.	6"	1953	250
Edgefield Ave.	150 ft. S of Ft. Worth Ave.	8"	1956	150
	Ft. Worth Ave. to Flanders Pl.	6"	1933	433
Winnetka Ave.	Ft. Worth Ave. to Flanders Pl.	6"	1937	370
Willomet Ave.	Ft. Worth Ave. to Folsom St.	6"	1930	360
Chappell St.	570 ft. S of Ft. Worth Ave.	8"	1960	570
Sylvan Ave.	Evanston Ave. to Ft. Worth Ave.	16"	1943	330
	790 ft. S of Ft. Worth Ave.	20"	1945	790
Topeka Ave.	80 ft. N of Ft. Worth Ave.	12"	1940	80
	367 ft. N of W. Commerce	8"	1987	367
Beaver St.	Ft. Worth Ave. to W. Commerce St.	8"	1992	344
	220 ft. S of Ft. Worth Ave.	4"	1953	220
	100 ft. N of Yorktown St.	6"	1980	100
	W. Commerce St. to Main St.	8"	1992	230
Guest St	230 ft. N of Ft. Worth Ave.	6"	1963	230
Haslett Ave.	Ft. Worth Ave. to Yorktown St.	6"	1954	788
Sulphur St.	Harbin St. to Yorktown St.	6"	1969	621
May St.	Ft. Worth Ave. to Yorktown St.	6"	1961	1028
Hardwick St.	300 ft. N of Ft. Worth Ave.	8"	1990	300
	Ft. Worth Ave. to Yorktown St.	8"	1978	1082
Langford St.	Ft. Worth Ave. to Yorktown St.	8"	1987	1239
Republic St.	300 ft. N of Ft. Worth Ave.	8"	1990	300
Beatrice St.	Ft. Worth Ave. to Wink St.	8"	1992	620
	Wink St. to Yorktown Ave.	6"	1963	664
N. Beckley St.	Ft. Worth Ave. to Main St.	24"	1930	1100
	Southbound Access from Ft. Worth Ave.	6"	1957	320
		8"	1992	6
	Southbound Access to Ft. Worth Ave.	12"	1941	340
N. Beckley St. (center)	Ft. Worth Ave. to Yorktown Ave.	16"	(1930)	530
N. Beckley St. (east)	Ft. Worth Ave. to Yorktown Ave.	16"	(1930)	176
Avon St.	Westmoreland to Ravina Dr.	6"	1949	807
Castle St.	E of N. Montclair	6"	1953	104

APPENDIX I

	N. Windmere to Winnetka Ave.	2"	1936	905
Flanders Pl.	Edgefield Ave. to Winnetka Ave.	4"	1965	509
Seale St.	Evanston Ave. to Topeka Ave.	6"	1940	350
		8"	(1930)	430
Evanston Ave.	Seale St. to Pollard St.	12"	(1930)	305
	Pollard St. to Railyard	12"	1970	725
Topeka Ave.	Commerce St. to Railyard	8"	1987	335
Yuma St.	Commerce St. to Main St.	8"	1992	439
Yuma Ave.	Yuma St. to Beaver St.	8"	1992	482
W. Commerce St.	Sylvan Ave. to Beaver St.	8"	1950, 1992	920
Wink St.	Langford St. to Beatrice St.	6"	1963	310
Yorktown Rd.	550 E of Topeka Ave.	8"	1949	550
	550 E of Topeka Ave. to Pittman St.	12"	1952, 1955, 1959, 1976, 1978	3450
W. Main St.	Yuma St. to N. Beckley Ave.	8"	1954	2760

**Dallas Water Utilities
Existing Wastewater Lines
Fort Worth Avenue Corridor Land Use & Urban Design Study**

STREETS	LIMITS	SIZE (in.)	LINEAR FEET
Commerce St.	Evanston Ave. to Pittman St.	48	1281
Evanston Ave., W. side	R.R. ROW to Commerce St.	48	375
Pittman St.	Commerce St. to Yorktown	48	638
Yorktown St.	Pittman St. to Beatrice St.	48	2271
Yorktown St.	Pittman St. to Beckley Ave.	48	2747
Commerce St., S. side	Yorktown St. to Langford St.	12	3167
Fort Worth Ave., south	Bahama Dr., west	12	1115
Langford St.	Commerce St. to Yorktown	12	1233
Yorktown St.	Langford St. to Beatrice St.	12	310
alley south of Fort Worth Ave.	Oak Cliff Blvd., east	10	187
Bahama Dr., west	Fort Worth Ave., south	10	130
Colorado Blvd.	Fullerton Dr. to Fort Worth Ave.	10	334
Commerce St.	Evanston Ave. to Yuma St.	10	570
Fort Worth Ave., N. side	Bahama Dr., west to Colorado Blvd., east	10	1140
I.H. 30, N. side	Clinton Ave. to Sylvan Ave.	10	1862
Yuma St.	Yuma Ct. to Commerce St.	10	215
(Taliaferro St.)	W. Main St. to Commerce St.	8	816
alley between Beaver St. and Eastus Dr.	Fort Worth Ave., south	8	160
alley between Colorado Blvd. and Fort Worth Ave.	Walter Dr. to Hampton Rd.	8	1594
alley between Eastus Dr. and Pittman St.	Commerce St. to Yorktown	8	645
Alley between Evanston Ave. and Fort Worth Ave.	Sylvan Ave. to Seale St.	8	541
alley between Langford St. and Beatrice St.	Commerce St. to Wink St.	8	300
alley south of Fort Worth Ave.	Colorado St. to Hampton Rd.	8	401
alley south of Fort Worth Ave.	Hampton Rd. to Oak Cliff Blvd.	8	974
Avon St.	Jester Ave., west to Ravinia Dr.	8	1002
Bahama Dr.	Fort Worth Ave., south	8	873
Beatrice St.	Wink St. to Yorktown	8	602

APPENDIX J

Beaver St.	Commerce St. to Fort Worth Ave.	8	200
Block 3955	Fort Worth Ave. to I.H. 30	8	855
Breeze St.	Ravinia Dr. to Hartsdale Dr.	8	366
Chappell St.	Fort Worth Ave. to I.H. 30	8	1055
Clinton Ave.	Fort Worth Ave. to I.H. 30	8	450
Commerce St.	Beaver St. to Pittman St.	8	913
Commerce St.	Evanston Ave. to Beaver St.	8	567
Commerce St.	Yuma St. to Beaver St.	8	189
Commerce St., N. side	Pittman St. to Republic St.	8	2051
Evanston Ave., E. side	R.R. ROW to Commerce St.	8	350
Fort Worth Ave.	crossings near Tarrant Pl.	8	190
Fort Worth Ave.	N. Edgefield Ave. to Clinton Ave.	8	173
Fort Worth Ave.	N. Winnetka Ave. to N. Wilomet Ave.	8	340
Fort Worth Ave., N. side	Atlantic St. to Tarrant Pl.	8	776
Fort Worth Ave., N. side	I.H. 30 to Navaro St.	8	771
Fort Worth Ave., N. side	N. Montclair Ave. to N. Edgefield Ave.	8	950
Fort Worth Ave., N. side	Westmoreland Rd., east to Hartsdale Dr., east	8	1681
Fort Worth Ave., N. side	Westmount Ave., west to Bahama Dr., west	8	709
Fort Worth Ave., north	Bahama Dr., west	8	376
Fort Worth Ave., north	Ravinia Dr., west	8	158
Fort Worth Ave., north	Westmoreland Rd., east	8	203
Fort Worth Ave., S. side	N. Montclair Ave. to Clinton Ave.	8	1242
Fort Worth Ave., S. side	Tarrant Pl. to Plymouth Rd.	8	871
Hampton Rd.	Fort Worth Ave. to Colorado Blvd.	8	664
Hardwick St.	Commerce St. to Yorktown	8	999
Hardwick St.	N. of Commerce St.	8	302
Hartsdale Dr.	Lourdes St., south to Breeze St.	8	1249
Haslett Ave.	Commerce St. to Yorktown	8	686
I.H. 30, N. side	Fort Worth Ave. to Clinton Ave.	8	2000
Leander	Colorado Blvd. To Stevens Ridge Dr.	8	433
May St.	Commerce St. to Yorktown	8	900
Montclair Ave.	Fort Worth Ave. to I.H. 30	8	250
N. Beckley Ave.	Commerce St. to Yorktown	8	1300

APPENDIX J

N. Edgefield Ave.	Castle St. to Fort Worth Ave.	8	400
N. Wilomet Ave.	Flanders St. to Fort Worth Ave.	8	195
N. Winnetka Ave.	Fort Worth Ave. to I.H. 30	8	350
Navaro St.	Castle St. to Fort Worth Ave.	8	691
Pollard St.	Sylvan Ave. to Topeka Ave.	8	242
Ravinia Dr.	Breeze St. to Avon St.	8	486
Republic St.	R.R. ROW to Commerce St.	8	285
Seale St.	Obenchain St. to Topeka Ave.	8	760
Sulphur St.	Harbin St. to Yorktown	8	595
Sylvan Ave.	Riverdale Dr. to I.H. 30	8	195
Sylvan Ave., E. side	Fort Worth Ave., south	8	447
Topeka Ave.	Pollard St. to Seale St.	8	317
Topeka Ave.	R.R. ROW to Commerce St.	8	496
Vilbig Rd.	Castle St. to Fort Worth Ave.	8	700
West Main	Yuma St. to N. Beckley Ave.	8	3126
Westmoreland Rd.	Fort Worth Ave., north	8	24
Westmount Ave.	Lourdes St. to Fort Worth Ave.	8	399
Westmount Ave., west	Fort Worth Ave., south	8	107
Wink St.	Langford St. to Beatrice St.	8	249
Yorktown St.	Fort Worth Ave. to Beaver St.	8	306
Yorktown St.	Hardwick St. to Langford St.	8	474
Yuma Ct.	Yuma St. to Beaver St.	8	388
Yuma St.	Main St. to Yuma Ct.	8	278
Beaver St.	Fort Worth Ave., south	6	162
Castle St.	N. Edgefield Ave. to N. Winnetka Ave.	6	494
Castle St.	N. Montclair Ave. to N. Edgefield Ave.	6	760
Eastus Dr.	Fort Worth Ave., south	6	60
Flanders St.	Edgefield Ave. to N. Wilomet Ave.	6	850
Folsom St.	N. Wilomet Ave., east	6	180
Fort Worth Ave.	crossing east of N. Wilomet Ave.	6	353
Fort Worth Ave.	Neal St. to N. Montclair Ave.	6	240
Fort Worth Ave.	Westmoreland Rd., east	6	560
Fort Worth Ave., N. side	Chappell St., east	6	120

APPENDIX J

Fort Worth Ave., S. side	Bahama Dr., east	6	268
Fort Worth Ave., S. side	Chappell St., east	6	600
Fort Worth Ave., S. side	Hartdale Dr., east	6	280
Fort Worth Ave., S. side	I.H. 30 to Vilbig Rd.	6	510
Fort Worth Ave., S. side	N. Wilomet Ave., west	6	80
Fort Worth Ave., S. side	Neal St. to N. Montclair Ave.	6	205
Fort Worth Ave., S. side	Ravinia Dr., west	6	544
Fort Worth Ave., S. side	Westmount Ave., east	6	499
Guest St.	R.R. ROW to Commerce St.	6	350
N. Beckley Ave.	wye to middle of Beckley Ave.	6	85
N. Edgefield Ave.	Flanders St. to Castle St.	6	306
N. Montclair Ave.	Castle St. to Fort Worth Ave.	6	800
N. Winnetka Ave.	Flanders St. to Fort Worth Ave.	6	320
Neal St.	Fort Worth Ave., north	6	300
Pittman St.	N. of Commerce St.	6	100
Ravinia Dr.	Fort Worth Ave. to Breeze St.	6	219
Sylvan Ave.	Fort Worth Ave. to Riverdale Dr.	6	330
Walter Dr.	Colorado Blvd., north to Fort Worth Ave.	6	657

EXHIBITS

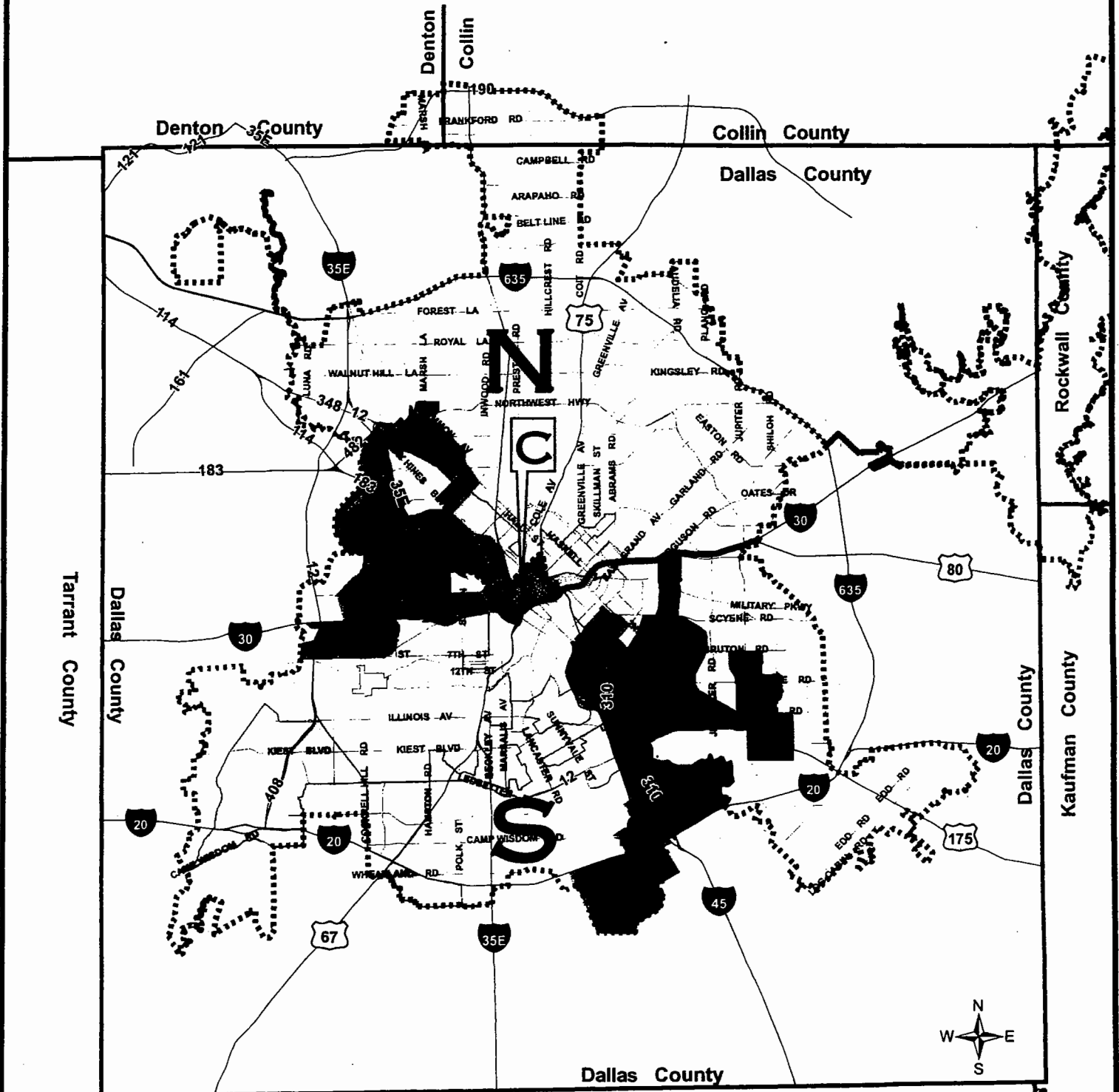


CITY OF DALLAS Public/Private Partnership Program Guidelines and Criteria for Non-Residential Projects

	Minimum Eligibility Criteria	Tax Abatement* percentage on added real estate or personal property value	Infrastructure Cost Participation City pays portion of required City infrastructure within ROWs or easements	Development Fee Rebates rebate of fees charged by the City in the regulation of land development	ROW Abandonment Rebates/Credits rebate and/or credit of fees charged by City for public right-of-way abandonment
SOUTHERN DALLAS ENTERPRISE ZONES and COMMERCIAL ZONE "A"	<ul style="list-style-type: none"> • projects creating or retaining 25 plus jobs OR • minimum \$1 million investment 	<ul style="list-style-type: none"> • up to 90% abatement for 10 years on added real estate value OR • up to 50% abatement for 5 years on net new business personal property 	<ul style="list-style-type: none"> • case-by-case • up to 50% maximum • over 30% requires City bidding procedures • participation shall not exceed 25% of total on site improvement costs 	<ul style="list-style-type: none"> • case-by-case • 100% rebate on not-to-exceed basis • payable after Certificate of Occupancy issued 	<ul style="list-style-type: none"> • 25% rebate • credit for special public improvements
NORTHERN DALLAS ENTERPRISE ZONES and COMMERCIAL ZONE "B"	<ul style="list-style-type: none"> • projects creating or retaining 25 plus jobs AND • minimum \$2.5 million investment 	<ul style="list-style-type: none"> • up to 50% abatement for 10 years on added real estate value OR • up to 50% abatement for 5 years on net new business personal property 	<ul style="list-style-type: none"> • case-by-case • up to 50% maximum • over 30% requires City bidding procedures • participation shall not exceed 25% of total on site improvement costs 	<ul style="list-style-type: none"> • case-by-case • 100% rebate on not-to-exceed basis • payable after Certificate of Occupancy issued 	<ul style="list-style-type: none"> • 25% rebate • credit for special public improvements
CENTRAL BUSINESS DISTRICT	<ul style="list-style-type: none"> • projects creating or retaining 50 plus jobs AND • minimum \$5 million investment 	<ul style="list-style-type: none"> • up to 90% abatement for 10 years on added real estate value OR • up to 75% abatement for 5 years on net new business personal property 	<ul style="list-style-type: none"> • case-by-case • up to 50% maximum • over 30%, requires City bidding procedures • participation shall not exceed 25% of total on site improvement costs 	<ul style="list-style-type: none"> • case-by-case • 100% rebate on not-to-exceed basis • payable after Certificate of Occupancy issued 	<ul style="list-style-type: none"> • rebate not available • credit for special public improvements
NORTHERN DALLAS COMMERCIAL ZONE "C"	<ul style="list-style-type: none"> • projects creating or retaining 250 jobs AND • minimum \$20 million investment 	<ul style="list-style-type: none"> • case-by-case 	<ul style="list-style-type: none"> • not available 	<ul style="list-style-type: none"> • not available 	<ul style="list-style-type: none"> • not available
NORTHERN DALLAS COMMERCIAL ZONE "D"	<ul style="list-style-type: none"> • high impact projects creating or retaining 500 jobs • target industry or unique projects provided special consideration 	<ul style="list-style-type: none"> • case-by-case 	<ul style="list-style-type: none"> • not available 	<ul style="list-style-type: none"> • not available 	<ul style="list-style-type: none"> • not available
WALKER CONSENT DECREE TARGET AREAS	<ul style="list-style-type: none"> • projects creating or retaining 10 plus jobs OR • minimum investment: \$500,000 	<ul style="list-style-type: none"> • up to 100% abatement for 10 years on added real estate value AND • up to 100% abatement for 5 years on net new business personal property 	<ul style="list-style-type: none"> • case-by-case • up to 50% maximum • over 30% requires City bidding • participation shall not exceed 25% of total on site improvement costs 	<ul style="list-style-type: none"> • case-by-case • 100% rebate on not-to-exceed basis • payable after Certificate of Occupancy issued 	<ul style="list-style-type: none"> • 25% rebate • credit for special public improvements
NON-CONFORMING	<ul style="list-style-type: none"> • case-by-case 	<ul style="list-style-type: none"> • negotiable terms 	<ul style="list-style-type: none"> • negotiable terms 	<ul style="list-style-type: none"> • negotiable terms 	<ul style="list-style-type: none"> • negotiable terms

The information contained herein shall not be construed as implying or suggesting that the City of Dallas is offering or is under obligation to provide tax abatement or other incentives to any applicant, and all applicants shall be considered on a case-by-case basis. Pawnshops, Sexually Oriented Businesses, Bars, Truck Stops and Truck Dealerships are excluded from consideration for incentives provided under this program.

CITY OF DALLAS ENTERPRISE AND COMMERCIAL ZONES



1:286,659

 EZ 1	 EZ 2	 EZ 3	 Commercial Zones	 Enterprise Community
<i>EZ 1, 2 and 3 expire Sept 1, 2005</i>				<i>EC expires Dec 21, 2004</i>

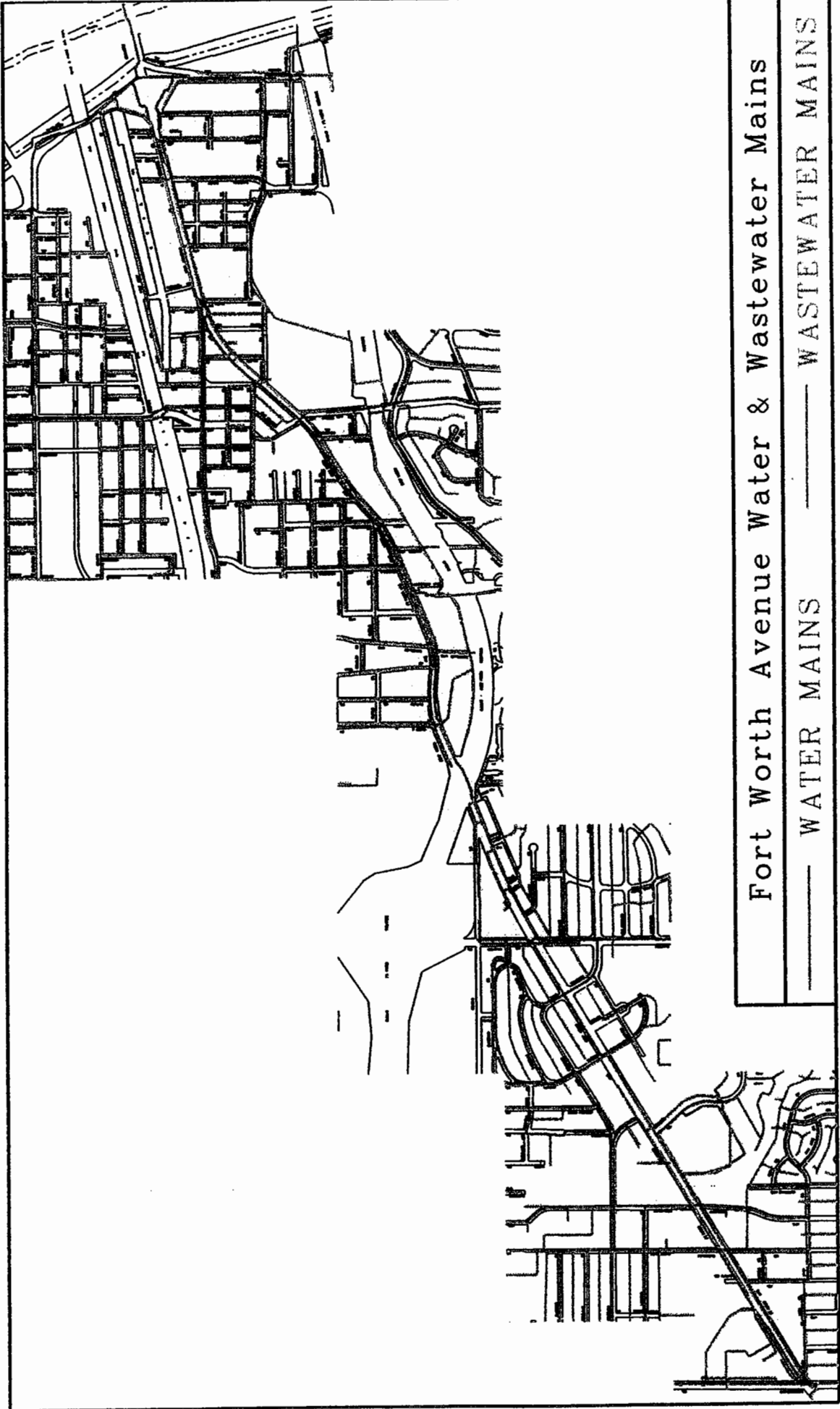
ENTERPRISE ZONE CENSUS TRACTS & BLOCK GROUPS

<u>EZ 1</u>	<u>EZ 2</u>	<u>EZ 3</u>	<u>EC/EZ</u>
4.03-BG1	55.00-BG3	37.00	4.01
4.03-BG5	55.00-BG4	38.00	4.04
17.01	56.00-BG2	39.02	4.05
21.00	56.00-BG3	40.00	5.00
31.01	56.00-BG4	83.00	14.00
32.01	56.00-BG5	86.02-BG1	15.02
43.00	56.00-BG6	91.02-BG1	15.03
72.01-BG4	57.00	91.02-BG7	15.04
72.01-BG5	59.01-BG5	92.01-BG2	16.00
72.01-BG6	59.01-BG6	92.01-BG3	19.00
72.01-BG7	59.02	92.01-BG5	20.00
72.02-BG4	60.02-BG1	92.02	22.01
94.01-BG4	61.00-BG3	93.01-BG1	22.02
98.02-BG5	61.00-BG4	93.01-BG4	24.00
100.00-BG1	86.02-BG2	93.03	25.00
100.00-BG3	88.01-BG3	93.04	27.01
101.01	88.02	114.02	27.02
102.00	109.00-BG1	115.00	28.00
103.00	109.00-BG2	116.02-BG1	29.00
104.00	165.01-BG1	116.02-BG2	33.00
105.00	165.01-BG2	116.02-BG3	34.00
106.00-BG4	166.05-BG2	117.00-BG4	35.00
107.01-BG1		117.00-BG5	36.00
		117.00-BG8	39.01
		167.02-BG1	41.00
		167.02-BG2	47.00
		169.01-BG1	48.00
			49.00
			87.01
			87.04
			89.00

EZ 1, 2 & 3 are in effect until September 2005

EC/EZ is in effect until December 2004

EXHIBIT C








DALLAS, TX

Fort Worth Ave

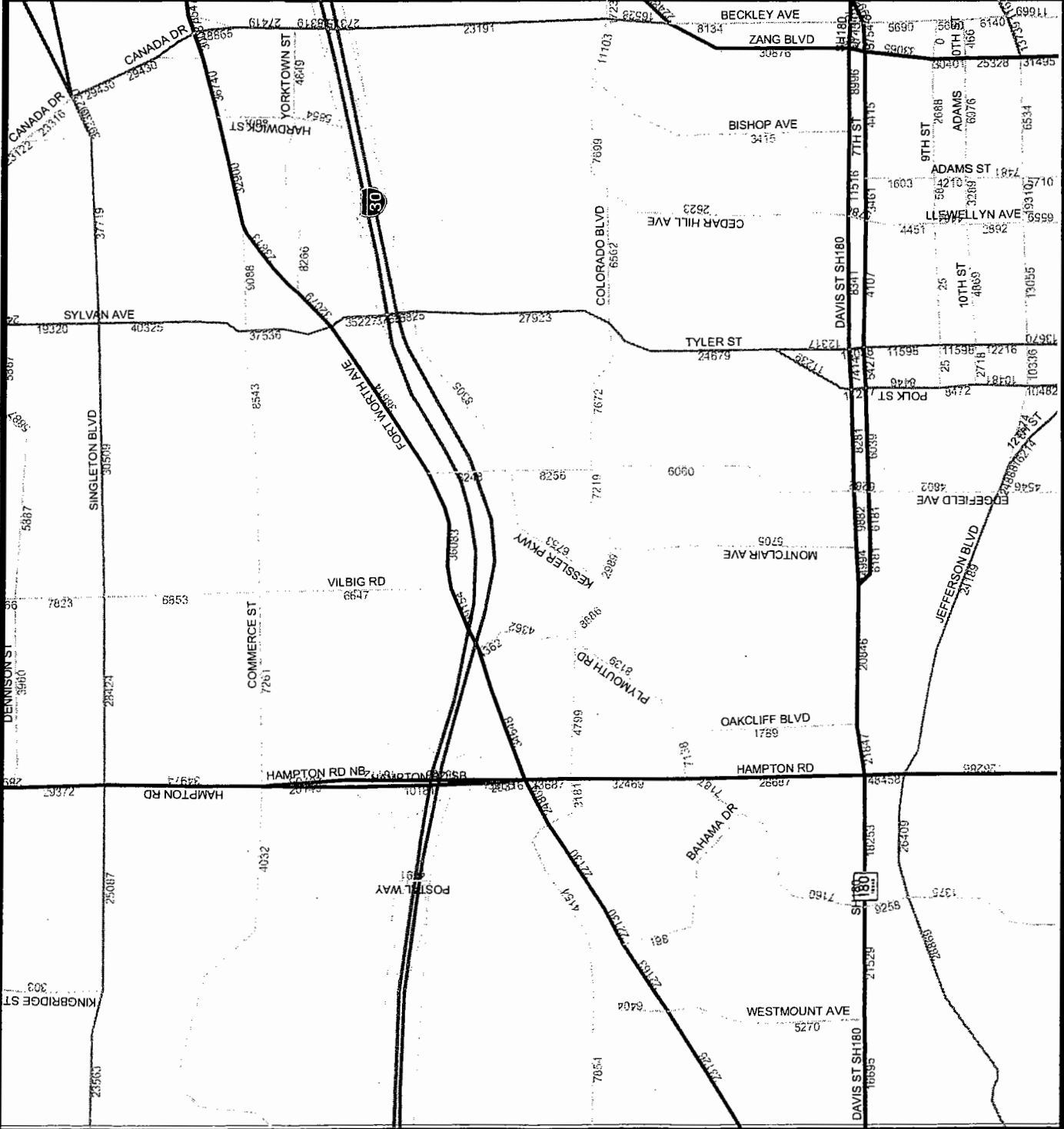
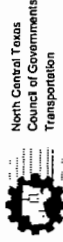
Year 2025 Traffic Volume Projections

NCTCOG - May 10, 2004

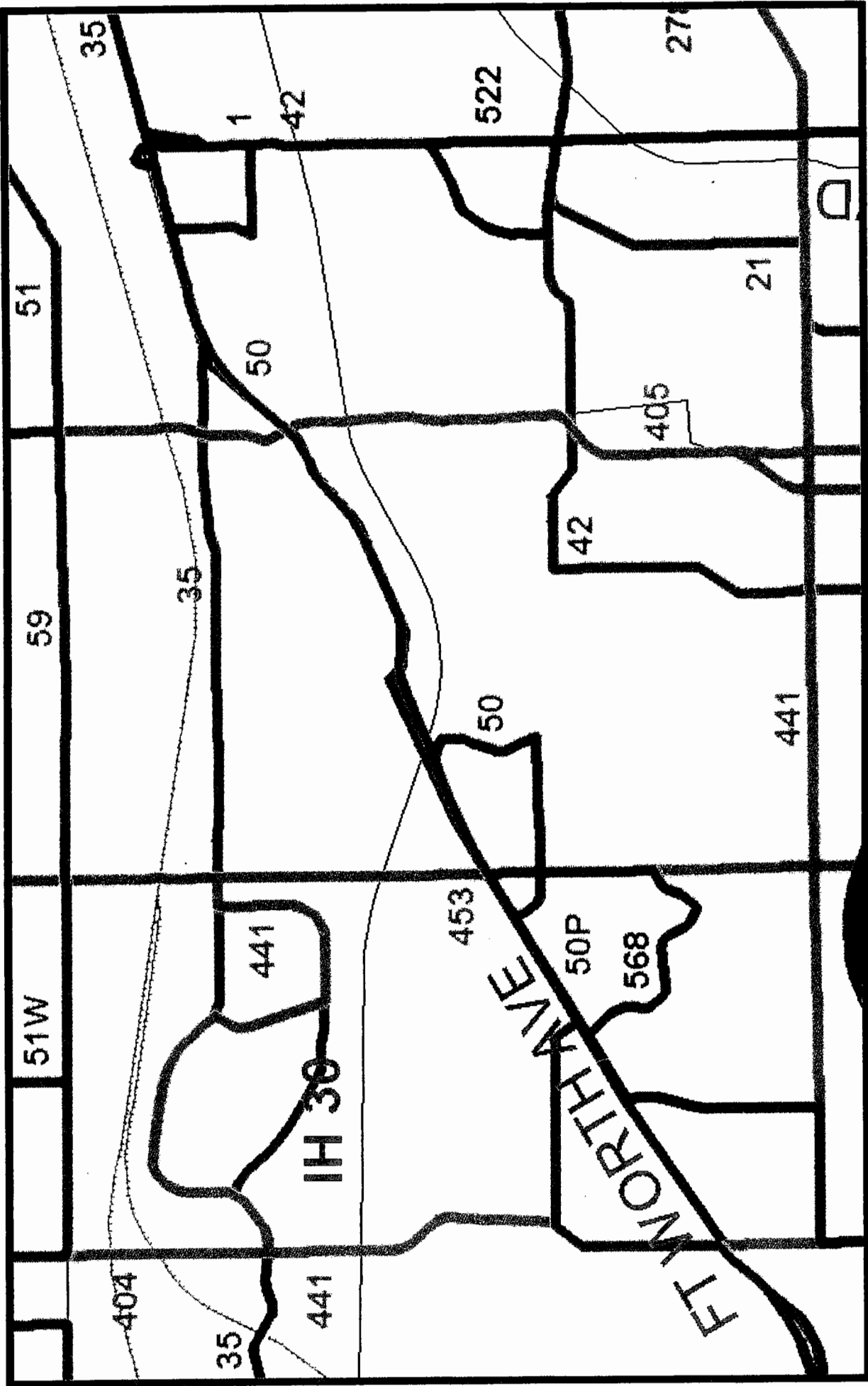
Road Classification

-  Freeway / Tollway
-  Principle Arterial Road
-  Minor Arterial Road
-  Collector Street
-  Ramps / Frontage Road

SOURCE:
 Dallas Sub-Area Travel
 Demand Model
 Revised Nov 15, 2025
 Demographics (Approved
 April, 2003)
 Mobility 2025 Update 2004
 DRAFT Roadway Network
 (Sep 30, 2003)



Ft Worth Avenue Bus Routes



- Bus Routes
- Local
- Express
- Cross-town
- Transit Feeder
- Rail Feeder
- Shuttle
- Study Area

0 0.2 0.4 Miles

