

**FILE NUMBER:** Z156-325(NW)

**DATE FILED:** June 23, 2016

**LOCATION:** Generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

**COUNCIL DISTRICT:** 3

**MAPSCO:** 61A Q; R; U; V; Y; Z;  
61B S; T; U; X; Y

**SIZE OF REQUEST:** Approx. 267 acres

**CENSUS TRACT:** 165.21 & 165.10

**PROPOSAL:** A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development District No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations.

**SUMMARY:** The purpose of this authorized hearing is to allow for appropriate land uses and regulations to ensure compatibility with existing and future development; to incentivize mixed use development through density and development standards; and to create the opportunity for neighborhood serving retail and personal service uses in compatibility with existing residential neighborhoods.

**CPC RECOMMENDATION:** Approval of amendments to Planned Development District No. 521.

**STAFF RECOMMENDATION:** Approval of amendments to Planned Development District No. 521.

## **BACKGROUND INFORMATION:**

- Planned Development District No. 521 was established by the Dallas City Council on November 11, 1998.
- On June 15, 2016 the City Council voted to initiate a zoning case on property zoned as Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 – South Zone within Planned Development District No. 521.
- On February 15, 2018, an initial community meeting was held, hosted by Mayor Pro Tem Thomas, to gather input from members of the community. 90 notices were mailed to property owners within the area of request, 17 attendees signed in.
- On April 17, 2018, Mayor Pro Tem Thomas appointed a Steering Committee comprised of 20 members. Four members represent property owners within the subject area of the Authorized Hearing, 14 members own property in the surrounding area, and 1 member represented a local church.
- Between May 31, 2018, and December 13, 2018, staff met with the Steering Committee 12 times to discuss proposed zoning changes for the area. An average of 9 Steering Committee members attended these meetings.
- On January 10, 2019, the second community meeting was held. 90 notices were mailed to property owners within the area of request, 32 attendees signed in.
- On February 21, 2019, this case was heard by the City Plan Commission and was held under advisement until March 21, 2019.
- On March 21, 2019, this case was heard by the City Plan Commission and was held under advisement until May 2, 2019.
- On May 2, 2019, the City Plan Commission recommended approval of the amendments to Planned Development District No. 521.

## **Zoning History**

1. **Z156-327:** On January 11, 2017, an amendment to Planned Development District No. 521 was approved by the City Council to change the boundaries of S-1c, S-1d, and S-2a, to create a conceptual plan for development of the area, and to change regulations for uses, setbacks, floor area ratio, lot coverage, height, lighting, landscaping, open space, signage, architectural design standards, and transportation improvements.

**Thoroughfares/Streets**

Thoroughfare/Street	Type	Thoroughfare Plan
Mountain Creek Pkwy	Major Arterial	107 feet of right-of-way (S-6-D)
W Camp Wisdom Rd	Major Arterial	107 feet of right-of-way (S-6-D)
Clark Rd	Major Arterial	120 feet of right-of way (SPCL 6D)
Eagle Ford Dr	Minor Arterial	80 feet of right-of-way (S-4-D)

**Traffic**

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

**Comprehensive Plan**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

**LAND USE ELEMENT**

GOAL 1.1      ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5      Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality.

**ECONOMIC ELEMENT**

GOAL 2.5      FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1      Promote strong and distinctive neighborhoods to enhance Dallas’ quality of life.

- Policy 2.5.2      Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.1      PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

- Policy 5.1.3      Encourage complementary building height, scale, design and character.

GOAL 5.2      FOSTER A CITY OF GREAT NEIGHBORHOODS

- Policy 5.2.1      Maintain neighborhood scale and character.

The proposed zoning changes meet the vision of the *forwardDallas! Comprehensive Plan* by strengthening existing neighborhoods, promoting strong and distinctive neighborhoods, and encourage complementary building height, scale, design and character. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

**STAFF ANALYSIS:**

Planned Development District No. 521 covers almost 3000 acres in the southwestern most corner of Dallas. The massive district is divided into two zones, the North Zone and the South Zone, by Interstate Highway 20. Many changes have occurred since the creation of Planned Development District No. 521 in 1998. The North Zone has predominately been developed with warehouses and distribution centers. In stark contrast, the South Zone was developed with single family creating established neighborhoods with churches, schools, libraries—and most recently multifamily. Although the two zones took on two very different identities since the inception of Planned Development District No. 521, the ordinance was never amended to reflect the character of the two zones that were forming on either side of IH-20. This disconnect between the perceived identities of the two zones and the reality of permitted land uses allowed by right in different subdistricts in Planned Development District No. 521 became evident with a zoning application submitted by First Industrial to amend development regulations to develop a warehouse allowed by right south of IH-20. Unable to prevent this use from developing, community leaders realized that other undeveloped and underdeveloped properties in the South Zone, in close proximity to residential areas, required evaluation for appropriate and compatible uses. This led to the Authorized Hearing made up of six, noncontiguous subdistricts along West Camp Wisdom Road, between IH-20 and the established neighborhoods of the South Zone, to examine the appropriate zoning and development standards.

**Market Value Analysis**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. Subdistricts S-1a and S-1b are not within an identifiable MVA Category; however, they are in proximity to an “F” MVA Cluster to the east, south and west. A portion of Subdistrict S-2a is in an MVA Category of “E”. Subdistrict S-2b is not within an identifiable MVA Category; however, it is in proximity to an “F” MVA Cluster to the south and west with an MVA Category of “E” to the north. Portions of Subdistrict S-9 are in an MVA Category of “E”. Subdistrict S-10 is not within an identifiable MVA Category; however, it is surrounded by an “E” MVA Cluster to the south and west.

**Subdistrict S-1a**

General Overview (S-1a):

Subdistrict S-1a is approximately 14.96 acres. It is located on the southwest corner of the intersection of West Camp Wisdom Road and Mountain Creek Parkway. There is a creek on the west and southwest of the site. This subdistrict looks to act as a transition from the more intense land uses north of West Camp Wisdom Road and the established single family neighborhoods south of West Camp Wisdom Road. The site is considered a business subdistrict in the ordinance.

Surrounding Land Uses (S-1a):

	<b>Zoning</b>	<b>Land Use</b>
Site	Planned Development District No. 521 (S-1a)	Vacant
North	Planned Development District No. 521 (S-1b)	Vacant and Single Family
East	Planned Development District No. 521 (S-6)	Single Family
South	Planned Development District No. 521 (S-3)	Church
West	Planned Development District No. 521 (S-3)	Single Family

Land Uses (S-1a):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- ~~Technical school~~
- Technical school with SUP
- Temporary concrete or asphalt batching plant\* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- ~~Convalescent and nursing homes, hospice care, and related institutions~~
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- ~~Hospital~~
- Hospital with SUP
- Library, art gallery, or museum
- ~~Public school~~
- ~~Private school or open enrollment charter school~~
- ~~Hotel or motel~~
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- ~~Carwash~~
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- ~~Commercial parking lot or garage~~
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store 3,500 square feet or less
- ~~General merchandise or food store greater than 3,500 square feet~~
- ~~Home improvement center, lumber, brick or building materials sales yard~~
- ~~Household equipment and appliance repair~~
- ~~Mortuary, funeral home, or commercial wedding chapel~~
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- ~~Outside sales~~
- Personal service uses (no tattoo studio or massage establishment)
- Restaurant without drive-in or drive-through service
- ~~Restaurant with drive-in or drive-through service~~
- ~~Surface parking~~
- Temporary retail use
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~

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- ~~Commercial radio or television transmitting station~~
- ~~Electrical substation~~
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- ~~Tower/antenna for cellular communication~~
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP
- ~~Office showroom/warehouse~~

Setbacks (S-1a):

Current: The front yard setback is 15 ft.

Proposed: No change is recommended.

Rationale: The front yard setback is appropriate; therefore, no change is needed.

Current: No setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and no side and rear yard setback in all other cases.

Rationale: No change, except for added distance when adjacent to residential use.

Dwelling Unit Density (S-1a):

Current: The dwelling unit density is 12 units per acre.

Proposed: A range of 15 units per acre to 25 units per acre, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows: 15 dwelling units per acre for base, or no mixed use; 20 dwelling units per acre for a mixed use project with two categories; and 25 dwelling units per acre for a mixed use project with three or more categories.

A mixed income housing development bonus for increased density of up to 65 additional units may be obtained if 5 percent of the total units are reserved for eligible households making between 61 to 80 percent AMFI in compliance with Division 51A-4.1100, however compliance with the design standards in that division are not required.

Rationale: Incentivize mixed use projects by allowing greater density by right for the greater number of mixed uses—similar to density standards in a MU-1 Mixed Use District.

Floor Area Ratio (S-1a):

Current: the floor area ratio (FAR) is 0.23.

Proposed: A range of 0.4 to 1.1, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows:

<u>MAXIMUM FLOOR AREA RATIO</u>					
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
<b>TOTAL DEVELOPMENT</b>	<b>0.8</b>	<b>0.9</b>	<b>1.0</b>	<b>1.0</b>	<b>1.1</b>

Rationale: Incentivize mixed use projects by allowing a greater floor area density by right for the greater number of mixed uses.

Height (S-1a):

Current: The maximum height for residential structures is 36 ft. and 54 ft. for non-residential structures.

Proposed: A maximum height of 45 ft. for all structures.

Rationale: Unify the height regulation under one standard.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-1a):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lot Size (S-1a):

Current: Minimum lot size for a single family residential use is 2000 square feet.

Proposed: No change to the lot size.

Rationale: The lot size is appropriate; therefore, no change is needed.

Lighting (S-1a):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-1a):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-1a):

Residential Proximity Slope is proposed for all structures built in S-1a.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

**Subdistrict S-1b**

General Overview (S-1b):

S-1a is approximately 78.33 acres. It is located west of Mountain Creek Parkway between I-20 and West Camp Wisdom Road. The site is completely vacant with large utility wires over the northern section of the subdistrict. It also contains the exit ramp from Interstate Highway 20 for Mountain Creek Parkway. This subdistrict has been identified as a gateway entrance to the effected neighborhoods in the South Zone of Planned Development District No. 521, therefore, the proposed development standards aim to achieve that vision. The property is considered a business subdistrict in the ordinance.

Surrounding Land Uses (S-1b):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-1b)	Vacant
North	Planned Development District No. 521 (B) & Single family district 7,500 square feet [R-7.5(A)]	Vacant and Warehouse
East	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-1d)	Vacant (Proposed Warehouse)
South	Planned Development No. 521 (S-1a)	Vacant
West	Planned Development No. 101 & R-7.5(A)	Single Family and Outside salvage or reclamation

Land Uses (S-1b):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- ~~Animal production~~
- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant\* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- ~~Convalescent and nursing homes, hospice care, and related institutions~~
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- ~~Hospital~~
- Hospital with SUP
- Library, art gallery, or museum
- ~~Public school~~
- ~~Private school or open enrollment charter school~~
- Hotel or motel
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family

- Animal shelter or clinic without outside run
- Business school
- ~~Carwash~~
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- Commercial amusement (outside) with SUP
- ~~Commercial parking lot or garage~~
- Convenience store with drive-through
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- Home improvement center, lumber, brick or building materials sales yard
- ~~Household equipment and appliance repair~~
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses (no tattoo studio or massage establishment)
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- Helistop
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- ~~Electrical substation~~
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- ~~Tower/antenna for cellular communication~~
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- ~~Office showroom/warehouse~~
- ~~Trade Center~~
- ~~Warehouse~~

Setbacks (S-1b):

Current: The front yard setback is 15 ft.

Proposed: A minimum front yard setback of 15 ft. and a maximum front yard setback of 65 ft. with a 50% street frontage requirement. Additional structures may exceed the maximum front yard setback once the street frontage requirement of 50% is met.

Rational: The min/max and street frontage requirement aim to improve the quality of development by requiring structures to be built relatively close to the street and prevent large parking lots from street view.

Current: There are no setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and no side and rear yard setback in all other cases.

Rationale: No change, except for added distance when adjacent to residential use.

Dwelling Unity Density (S-1b):

Current: The dwelling unit density is 12 units per acre.

Proposed: Staff recommends a range of 22 units per acre to 35 units per acre, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows: 22 dwelling units per acre for base, or no mixed use; 27 dwelling units per acre for a mixed-use project with two categories; and 35 dwelling units per acre for a mixed use project with three or more categories.

Rationale: Incentivize mixed use projects by allowing greater density by right for the greater number of mixed uses—similar to density standards in a MU-1 Mixed Use District.

Floor Area Ratio (S-1b):

Current: The floor area ratio (FAR) is 0.15.

Proposed: A range of 0.4 to 1.1, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows:

<u>MAXIMUM FLOOR AREA RATIO</u>					
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

Rationale: Incentivize mixed use projects by allowing a greater floor area density by right for the greater number of mixed uses.

Height (S-1b):

Current: The maximum height for residential structures is 36 ft. and 54 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for all structures.

Rationale: Unify the height regulation under one standard.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

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Lot Coverage (S-1b):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lot Size (S-1b):

Current: Minimum lot size for a single family residential use is 5000 square feet.

Proposed: Minimum lot size for a single family residential use is 2000 square feet.

Rationale: Allows for a wider range of single family uses.

Lighting (S-1b):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-1b):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-1b):

Three architectural design standards for building wall articulation were added. (1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length. (2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area. (3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create "shade and shadow" visual effects on the walls.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

**Subdistrict S-2a**

General Overview (S-2a):

S-2a is approximately 85.69 acres. It is located north of West Camp Wisdom Road between Mountain Creek Road and Clark Road. The site contains multifamily use. Interstate Highway 20 is to the north, an electrical substation to the east, vacant land to the southeast, a private school to the south, single family to the southwest, and a warehouse under construction to the west. It is considered a non-business subdistrict.

Surrounding Land Uses (S-2a):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-2a)	Multifamily and Vacant
North	Planned Development District No. 521 (B)	Interstate Highway 20
East	Agricultural district [A(A)]	Electrical Substation
South	Planned Development District No. 521 (S-2b)	Private School
West	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-1d)	Vacant (Warehouse Under Construction)

Land Uses (S-2a):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- ~~Animal production~~
- Crop production
- Temporary concrete or asphalt batching plant\* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area

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- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses (no tattoo studio or massage establishment)
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Setbacks (S-2a):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unit Density (S-2a):

Current: The dwelling unit density is 15 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unit density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-2a):

Current: There is no floor area ratio requirement.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-2a):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

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Lot Coverage (S-2a):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lot Size (S-2a):

Current: There is no minimum lot size.

Proposed: Minimum lot size is 2000 square feet.

Rationale: Establish a minimum lot size.

Lighting (S-2a):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-2a):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-2a):

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

**Subdistrict S-2b**

General Overview (S-2b):

S-2b is approximately 23.02 acres. It is located southwest of the intersection of West Camp Wisdom Road and Eagle Ford Road and is completely developed with a private school. Multifamily use is to the north, vacant land to the east, Emerald Lake Park to the southeast, single family to the south and west, and proposed warehouse to the northwest. The site is considered a non-business subdistrict.

Surrounding Land Uses (S-2b):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-2b)	Private School
North	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-2a)	Vacant (Warehouse Under Construction) and Multifamily
East	Planned Development District No. 521 (S-6)	Vacant
South	Planned Development District No. 521 (S-6)	Vacant and Single family
West	Planned Development District No. 521 (S-6)	Single family

Land Uses (S-2b):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Temporary concrete or asphalt batching plant\* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses (no tattoo studio or massage establishment)
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Z156-325(NW)

Setbacks (S-2b):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unit Density (S-2b):

Current: The dwelling unit density is 20 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unit density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-2b):

Current: There is no floor area ratio requirement.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-2b):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-2b):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

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Lot Size (S-2b):

Current: There is no minimum lot size.

Proposed: Minimum lot size is 2000 square feet.

Rationale: Establish a minimum lot size.

Lighting (S-2b):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-2b):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-2b):

Staff introduced Residential Proximity Slope for all structures built in S-2b.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

**Subdistrict S-9**

General Overview (S-9):

S-9 is approximately 47.63 acres. It is located southwest of the intersection of West Camp Wisdom Road and Clark Road. The site contains a mix of single family uses, multifamily uses, and vacant land. There is vacant land and multifamily use to the north, mini-warehouse use to the east, single family to the southeast, vacant land to the

south, a linguistic center to the west, and single family to the northwest. The property is considered a non-business subdistrict.

Surrounding Land Uses (S-9):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-6)	Single family, Vacant land, Multifamily
North	Limited Office district 1 (LO-1), Agricultural district [A(A)], Duplex district [D(A)], Multifamily district 1 affordable [MF-1(A)(SAH)], Regional retail district (RR)	Office, Vehicle or engine repair or maintenance, Multifamily, Vacant land
East	Planned Development District No. 521 (S-10) & Planned Development District No. 521 (S-8)	Single family, Mini-warehouse, Vacant land
South	Planned Development District No. 521 (S-7) & Planned Development District No. 521 (S-8)	Vacant land
West	Planned Development District No. 88	Office

Land Uses (S-9):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Temporary concrete or asphalt batching plant\* By special authorization of the building official
- Child-care facility
- Church
- College, university, or seminary with SUP
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- Convent or monastery with SUP
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Office with SUP
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- College dormitory, fraternity, or sorority house with SUP
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses (no tattoo studio or massage establishment)
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

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Setbacks (S-9):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unity Density (S-9):

Current: The dwelling unit density is 24 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-9):

Current: There is a floor area ratio of 0.15.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-9):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-9):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

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Lot Size (S-9):

Current: There is no minimum lot size.

Proposed: Minimum lot size is 2000 square feet.

Rationale: Establish a minimum lot size.

Lighting (S-9):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-9):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-9):

Staff introduced Residential Proximity Slope for all structures built in S-9.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

**Subdistrict S-10**

General Overview (S-10):

S-10 is approximately 17.08 acres. It is located on the southwest corner of the intersection of West Camp Wisdom Road and Clark Road. The site contains a mix of mini-warehouse use and vacant land. There is vacant land to the north, retail to the east, single family to the south, and multifamily to the west. The property is considered a business subdistrict.

Surrounding Land Uses (S-10):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-10)	Mini-warehouse and Vacant land
North	Regional retail district (RR)	Vacant
East	The City of Duncanville	Personal service
South	Planned Development District No. 521 (S-10)	Single Family
West	Planned Development District No. 521 (S-8)	Multifamily

Land Uses (S-10):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant\* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- Convalescent and nursing homes, hospice care, and related institutions
- Hospital
- Library, art gallery, or museum
- ~~Public school~~
- Public school with SUP
- ~~Private school or open enrollment charter school~~
- Private school or open enrollment charter school with SUP
- Hotel or motel
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school

- Carwash
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- ~~Commercial parking lot or garage~~
- Convenience store with drive-through
- Dry cleaning or laundry store
- Furniture store
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- Home improvement center, lumber, brick or building materials sales yard
- Household equipment and appliance repair
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses (no tattoo studio or massage establishment)
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- Commercial radio or television transmitting station with SUP
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- Tower/antenna for cellular communication
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- ~~Office showroom/warehouse~~

Setbacks (S-10):

Current: The front yard setback is 15 ft.

Proposed: No change is recommended.

Rationale: The front yard setback is appropriate; therefore, no change is needed.

Current: No setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and 5 ft. side and rear yard setback in all other cases.

Rationale: No change, with the exception of added distance when adjacent to residential use.

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Dwelling Unity Density (S-10):

Current: The dwelling unit density is 24 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-10):

Current: There is a floor area ratio of 0.23.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-10):

Current: The maximum height for residential structures is 36 ft. and 160 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for non-residential structures and 45 ft. for residential structures.

Rationale: A more appropriate height to complement existing development.

There is no maximum number of stories as the regulation of the height of structures will be determined by the figures above.

Lot Coverage (S-10):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lot Size (S-10):

Current: Minimum lot size for a single family residential use is 2000 square feet.

Proposed: No change to the lot size.

Rationale: The lot size is appropriate; therefore, no change is needed.

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Lighting (S-10):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-10):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-10):

Staff introduced Residential Proximity Slope for all structures built in S-10.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

**CPC ACTION**

February 21, 2019

**Motion:** In considering a City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10), it was moved to **hold** this case under advisement until March 21, 2019.

Maker: Criss  
Second: Carpenter  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Housewright  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 240  
**Replies:** For: 1 Against: 3

**Speakers:** For: None  
Against: Kim Perez, 5507 Palladium Dr., Dallas, TX, 75249

March 21, 2019

**Motion:** In considering a City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp

Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10), it was moved to **hold** this case under advisement until May 2, 2019.

Maker: Criss  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Housewright, Murphy, Ridley,  
Tarpley

Against: 0  
Absent: 1 - Schultz  
Vacancy: 3 - District 4, District 7, District 12

**Notices:** Area: 200 Mailed: 240  
**Replies:** For: 2 Against: 7

**Speakers:** For: Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249  
Against: Kim Perez, 5507 Palladium Dr., Dallas, TX, 75249  
Tim Van Slyke, 8118 Max Dr., Dallas, TX, 75249  
Ronald Stinson, Summit Parc, Dallas, TX, 75249  
Trevor Kollinger, 1800 Valley View Ln., Farmers Branch, TX, 75234  
Rene Garcia, 5808 Foxglove Ln., Dallas, TX, 75249  
Michael Renolds, 11936 Forest Lakes Ln., Dallas, TX, 75230  
Ena Chacon De Guerra, 5542 Mandarin Way, Dallas, TX, 75249

May 2, 2019

**Motion:** It was moved to recommend **approval** of proposed amendments to Planned Development District No. 521 with the following changes: 1) in subdistrict S-1a convenience store with drive-through, general merchandise or food store greater than 3500 sq. ft., and restaurant with drive-in or drive-through service are not allowed uses; 2) in subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 where personal service uses are allowed the personal service uses of tattoo parlors and massage parlors are not allowed with definitions for those uses to be added to the definitions section; and 3) a mixed income housing development bonus for increased density of up to 65 additional units may be obtained if 5 percent of the total units are reserved for eligible households making between 61 to 80 percent AMFI in compliance with Division 51A-4.1100, however compliance with the design standards in Division 51A-4.1100 are not required, on property zoned Subdistricts S-1a, on property generally located on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford

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Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

Maker: Criss  
Second: Schulte  
Result: Carried: 11 to 0

For: 11 - MacGregor, Schulte, Criss, Shidid, Carpenter,  
Lewis, Jung, Schultz, Murphy, Ridley, Tarpley

Against: 0  
Absent: 1 - Housewright  
Vacancy: 1 - District 12  
Abstain: 2 - Johnson\*\*\*, Brinson\*\*\*

\*\*\*abstained due to absence from bus tour

**Notices:** Area: 200 Mailed: 240  
**Replies:** For: 2 Against: 7

**Speakers:** For: Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249  
Against: Kim Perez, 5507 Palladium Dr., Dallas, TX, 75249  
Jose Rojas, Jr, 5935 Woodoak Dr., Dallas, TX, 75249

CPC Proposed Amendments

**ARTICLE 521.**

**PD 521.**

**SEC. 51P-521.101. LEGISLATIVE HISTORY.**

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

**SEC. 51P-521.102. PROPERTY LOCATION AND SIZE.**

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres. (Ord. Nos. 23711; 24425; 24914)

**SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) DATA CENTER means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including not limited to web hosting organizations and internet service organizations.

(2) GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) MESSAGE ESTABLISHMENT and MESSAGE means a message establishment or massage as defined by Texas Occupations Code Chapter 455, as amended.

(4) MIXED USE PROJECT means a development that contains two or more of the following uses—lodging, office, residential, or retail and personal service—and the combined floor areas of each use equal or exceed 15 percent of the total floor area of the project with the exception of retail and personal service which requires a combined floor area of 10 percent of the total floor area of the project.

(5[3]) PARKWAY means the portion of a street right-of-way between the projected curb and the lot line of the Property.

(6) STREET FRONTAGE means the portion of a building that must be located within the required setback area, expressed as a percentage of lot width.

(7[4]) SUBDISTRICT means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(8[5]) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(9[6]) THIS DISTRICT means the entire planned development district created by this article.

(10[7]) ZONE means the North Zone or the South Zone.

(b) Unless otherwise stated, all references to code articles, divisions, or sections are to Chapter 51A.

(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

**SEC. 51P-521.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.
- (2) Exhibit 521B: zone descriptions.
- (3) Exhibit 521C: subdistrict property descriptions.
- (4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.
- (5) Exhibit 521C2: Subdistrict B-2 property description.
- (6) Exhibit 521D: single-family subdivision plats.
- (7) Exhibit 521E: PD 187 development plans.
- (8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.
- (9) Exhibit 521G: business park entry feature.
- (10) Exhibit 521H: Subdistrict B-2 development plan.
- (11) Exhibit 521I: Subdistrict S-1c conceptual plan. (Ord. Nos. 29587; 29785; 30305)

**SEC. 51P-521.104. CREATION OF SEPARATE ZONES AND SUBDISTRICTS.**

(a) In general. This district is divided into a series of separate zones and subdistricts as described in this article. The boundaries of all zones and subdistricts are shown on the conceptual plans (Exhibit 521A).

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the North Zone and the South Zone. Both zones are described in Exhibit 521B.

(c) Subdistricts.

(1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2, C, D, and E.

(2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.

(3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C. (Ord. Nos. 23711; 24425; 24914; 27716; 29785)

**SEC. 51P-521.105. CONCEPTUAL PLANS.**

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." If there is a conflict between the text of this article and the conceptual plans, the text of this article controls.

(b) In Subdistrict S-1c, development and use of the Property must comply with the Subdistrict S-1c conceptual plan (Exhibit 521I). If there is a conflict between the text of this article and the Subdistrict S-1c conceptual plan, the text of this article controls. (Ord. Nos. 24425; 24914; 30305)

**SEC. 51P-521.106. DEVELOPMENT PLAN.**

(a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)

(b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.

(c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request. (Ord. Nos. 24425; 24914; 29785)

**SEC. 51P-521.107. MAIN USES.**

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- **Animal production.** [Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, and S-1d only.]
- Commercial stable. [Subdistricts A, B, B-1, B-2, C, and D only.]
- **Crop production.** [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, ~~and S-1d~~, and S-10 only.]

(2) Commercial and business service uses.

- Building repair and maintenance shop. [Subdistricts B, B-1, and B-2 only.]
- Catering service. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]
- Commercial cleaning or laundry plant. [Subdistricts B, B-1, and B-2 only; SUP required.]
- Custom business services. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]
- Electronics service center. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]
- Job or lithographic printing. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]
- Machinery, heavy equipment, or truck sales and services. [Subdistricts B, B-1, and B-2 only.]
- Medical or scientific laboratory. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]
- **Technical school.** [SUP required in Subdistrict S-1a; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 ~~only~~.]
- Tool and equipment rental. [Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 only.]

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- **Industrial (inside) for light manufacturing.** *[SUP required in Subdistricts S-1b and S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d, and S-10 only.]* *[In Subdistricts B and S-1c, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(C) and Sec. 51P-521.109(a)(3)(H).]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Convalescent and nursing homes, hospice care, and related institutions.** *[SUP required in Subdistricts S-1a, and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Hospital.** *[SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Library, art gallery, or museum.** *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Public or private school.** *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

- **Hotel or motel.** *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right in Subdistricts A, C, D, ~~S-1a~~, S-1b, S-1d, and S-10.]*

(6) Miscellaneous uses.

- **Carnival or circus (temporary).** *[By special authorization of the building official. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and S-1d only, and S-10 only.~~]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Financial institution with drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Medical clinic or ambulatory surgical center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Office.

(8) Recreation uses.

- Country club with private membership. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Private recreation center, club, or area. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Multifamily.** *[Subdistricts A, B, B-1, B-2, C, D, S-1a, ~~S-1b~~ and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Retirement housing.** *[Subdistricts A, B, B-1, B-2, C, D, S-1a, ~~S-1b~~, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(10) Retail and personal service uses.

- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic without outside run. *[Subdistricts B, B-1, S-1a, S-1b, and S-10 only.]*
- Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
- Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Business school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Carwash. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, and S-1d, and S-10 only. SUP required in Subdistricts B and S-1b; otherwise, by right.]*
- Commercial parking lot or garage. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-1d only, and S-10 only.]*
- Convenience store with drive-through. *[Subdistricts S-1b and S-10 only.]*
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Motor vehicle fueling station. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Personal service use. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. No tattoo studio or massage establishment in S-1a, S-1b, and S-10.]*
- Restaurant without drive-in or drive-through service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right in Subdistricts A, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10.]*

- Surface parking. [Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and S-1d only, and S-10 only.~~]
- Temporary retail use. [Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]
- Theater. [Subdistricts B, B-1, B-2, D, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]
- Truck stop. [Subdistrict B-2 only.]
- Vehicle display, sales, and service. [Subdistricts B, B-1, B-2, ~~S-1a, S-1b, and S-1d only, and S-10 only.~~]

(11) Transportation uses.

- Heliport. [SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and S-1d only, and S-10 only.~~]
- Helistop. [SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and S-1d only, and S-10 only.~~]
- Private street or alley. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]
- Transit passenger shelter. [SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]
- Transit passenger station or transfer center. [SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, ~~S-1a, S-1b, and S-1d only, and S-10 only.~~]

(12) Utility and public service uses.

- Commercial radio or television transmitting station. [SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and S-1d, and S-10 only.~~]
- Electrical substation. [Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, S-1d, and S-10 only.~~]
- Local utilities.
- Police or fire station.
- Post office. [Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]
- Radio, television, or microwave tower. [SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]
- Tower/antenna for cellular communication. [Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1). SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, S-1d, and S-10 only.~~]
- Utility or government installation other than listed. [SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]

(13) Wholesale, distribution, and storage uses.

- Auto auction. [Subdistricts A, C, and D only; SUP required.]
- Data center. [Subdistrict S-1c only.]
- Freight terminal. [Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]
- Manufactured building sales lot. [Subdistricts A, C, and D only; SUP required.]

- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1c, S-1d, and S-1d.]*
- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, S-1c, S-1d, and S-10 only.]*
- Warehouse. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, S-1c, and S-1d, and S-10 only.]*

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E. The following main uses are permitted in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Agricultural uses.

- Animal production. *[Subdistricts S-2a and E only.]*
- Commercial stable. *[Subdistrict E only.]*
- Crop production. *[Subdistricts E, S-2a, S-2b, S-9, and S-6 only.]*

(2) Industrial uses.

- Industrial (inside) for light manufacturing. *[Subdistrict E only.]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Adult day care facility. *[Subdistrict E only.]*
- Child-care facility.
- Church.
- College, university, or seminary. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- Convent or monastery. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Public or private school. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Office. *[Subdistricts S-7, S-9, and E only; SUP required only in Subdistricts S-7 and S-9.]*

(6) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- Duplex. *[Subdistrict E only.]*
- Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*
- Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required only in Subdistricts S-2a, S-2b, S-7, and S-9.]*
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
- College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*

(8) Retail and personal service uses.

- Dry cleaning or laundry store. *[Subdistrict E only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistrict E, S-2a, S-2b, and S-9 only.]*
- Motor vehicle-fueling station. *[Subdistrict E only.]*
- Personal service use. *[Subdistrict E, S-2a, S-2b, and S-9 only. No tattoo studio or massage establishment in S-2a, S-2b, and S-9.]*
- Surface parking. *[Subdistrict E only.]*
- Temporary retail use. *[Subdistrict E only.]*

(9) Transportation uses.

- Private street or alley.
- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation. *[SUP]*
- Government installation for an indoor gun range. *[Subdistrict E only.]*
- Local utilities.
- Police or fire station. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

- Warehouse. *[Subdistrict E only.]* (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

**SEC. 51P-521.108.**

**ACCESSORY USES.**

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24425; 24914)

**SEC. 51P-521.109. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 15 feet.

**(B) Subdistrict S-1b.**

**(i) Maximum front yard setback is 65 feet.**

**(ii) Minimum street frontage is 50 percent.**

**(aa) Additional structures may exceed maximum front yard setback once street frontage is met.**

~~(C)~~ **(B)** Subdistrict S-1c.

(i) Main use.

Parkway. (aa) Minimum front yard is 270 feet along Mountain Creek

Road. (bb) Minimum front yard is 480 feet along Camp Wisdom

(ii) For an accessory guard house:

Parkway. (aa) Minimum front yard is 100 feet along Mountain Creek

Road. (bb) Minimum front yard of 350 feet along Camp Wisdom

(2) Side and rear yard.

**10.** (A) No minimum side and rear yard in Subdistricts A, C, **and D, S-1a, and S-**

**(B)** Minimum side and rear yard in Subdistricts **S-1b, and** S-1d is five feet.

**(C)** Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10 feet.

**(D) Minimum side and rear yard in Subdistricts S-1a and S-1b are:**

(i) 20 feet where adjacent to or directly across an alley from a non-business subdistrict in this district or a residential use, except an agricultural use; and

(ii) no minimum in all other cases.

(E[~~D~~]) Subdistrict S-1c.

- (i) Minimum side yard is 100 feet along the northern property line.
- (ii) Minimum side yard is 335 feet along the eastern property line.
- (iii) No minimum rear yard.

(F) Minimum side and rear yard in Subdistrict S-10 is:

(i) 20 feet where adjacent to or directly across an alley from a non-business subdistrict in this district or a residential use, except an agricultural use; and

(ii) five feet in all other cases.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	Refer to Paragraph (3)(A)(i) below [42]
S-1b	52.9	345,648	Refer to Paragraph (3)(A)(ii) below [5]
S-1c	104.51	1,205,280	0
S-1d	12.53	81,870.02	5
S-10	15.5	155,792	24

(i) For Subdistrict S-1a, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 15 dwelling units per acre for base, or no mixed use.

(bb) 20 dwelling units per acre for a mixed use project with two categories.

(cc) 25 dwelling units per acre for a mixed use project with three or more categories.

(ii) For Subdistrict S-1a, a mixed income housing development bonus for increased density of up to 65 additional units may be obtained if 5 percent of the total units are reserved for eligible households making between 61 to 80 percent AMFI in compliance with Division 51A-4.1100 however compliance with the design standards in that division are not required.

(iii) For Subdistrict S-1b, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 22 dwelling units per acre for base, or no mixed use.

(bb) 27 dwelling units per acre for a mixed use project with two categories.

(cc) 35 dwelling units per acre for a mixed use project with three or more categories.

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a, maximum FAR is 0.23. For Subdistricts S-1a and S-1b, maximum FAR varies depending on whether the development is a mixed use project (MUP) as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

<b>MAXIMUM FLOOR AREA RATIO</b>					
<b>Use Categories</b>	<b>Base (no MUP)</b>	<b>MUP=2 (no Res)</b>	<b>MUP=2 (with Res)</b>	<b>MUP=3 (no Res)</b>	<b>MUP=3 (with Res)</b>
<b>Lodging</b>	0.8	0.85	0.9	0.85	0.95
<b>Office</b>	0.8	0.85	0.9	0.85	0.95
<b>Residential</b>	0.8	---	0.95	---	0.95
<b>Retail and personal service</b>	0.4	0.5	0.5	0.6	0.6
<b>TOTAL DEVELOPMENT</b>	0.8	0.9	1.0	1.0	1.1

(G) For Subdistricts ~~S-1b and~~ S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-1c, maximum FAR is 0.27.

(I) For Subdistrict S-10, maximum FAR is 0.5 [0.23].

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, and D, and S-10.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistrict S-1a.

(i) Maximum structure height is 45 feet.

(ii) The residential proximity slope in Section 51A-4.412 is expressly incorporated into the height regulations of this section.

(iii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(C) Maximum structure height in Subdistrict S-1b is 54 feet.

(D[B]) Subdistricts S-1a, S-1b, S-1c, and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(E) Subdistrict S-10.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 45 feet.

(iii) The residential proximity slope in Section 51A-4.412 is expressly incorporated into the height regulations of this section.

(iv) In Subdistrict S-10, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

(i) Maximum lot coverage for office uses is 30 percent.

(ii) Maximum lot coverage for all other uses is 60 percent.

(B) Subdistricts A, C, D, S-1a, S-1b, and S-1d. Maximum lot coverage is 60 percent.

(C) Subdistricts S-1a, S-1b, and S-10. Maximum lot coverage is 80 percent for non-single family residential use.

(D)(E) Subdistrict S-1c. Maximum lot coverage is 30 percent.

(7) Lot size. Minimum lot size for a single family residential use is:

(A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10; and

(B) 5,000 square feet in Subdistricts S-1b and S-1d.

(8) Stories.

(A) Subdistricts A, B, B-1, B-2, C, D, S-1c, and S-1d.

(i)(A) Except as provided in this subsection, maximum number of stories for non-residential structures is 12.

(ii)(B) Maximum number of stories for residential structures is three.

(iii)(E) Maximum number of stories in Subdistrict S-1c is two.

(B) Subdistricts S-1a, S-1b, and S-10. No maximum number of stories.

(9) Lighting.

(A) Subdistricts B, B-1, B-2, S-1a, S-1b, and S-1c, and S-10.

(i) Light fixtures attached to poles may not be located above 35 feet in height.

(ii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iii) In Subdistricts S-1a, S-1b, S-1c, and S-10, lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(10) Additional provisions in Subdistrict S-1c. Structures, except guardhouses, are limited to the building area location shown on the Subdistrict S-1c conceptual plan. Guardhouses, parking, drives (except the three drives shown on the Subdistrict S-1c conceptual plan from Mountain Creek Parkway into Subdistrict S-1c), and other access/maneuvering areas are limited to the developable area and building area locations shown on the Subdistrict S-1c conceptual plan.

(11) Additional provisions in Subdistricts S-1a, S-1b, and S-10.

(A) Single family residential use on lots less than 5,000 square feet:

(i) Minimum front yard is eight feet.

(ii) There is no minimum side and rear yard.

(iii) Maximum lot coverage is 60 percent.

(B) Single family residential use on lots 5,000 square feet or greater:

(i) Minimum front yard is 25 feet.

(ii) Minimum side and rear yard is five feet.

(iii) Maximum lot coverage is 45 percent.

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

(A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9 is five feet.

(B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.

(C) Subdistrict E.

(i) Except as provided in this subparagraph, no minimum side and rear yard.

(ii) For a residential use, a minimum setback of 100 feet must be provided from the northern property line.

(3) Maximum dwelling unit density and minimum lot size.

<u>DISTRICT</u>	<u>DENSITY</u>	<u>MINIMUM LOT SIZE</u>
S-2a	15.0 units per acre	2,000 sq. ft. [N/A]
S-2b	20.0 units per acre	2,000 sq. ft. [N/A]
S-3	6.0 units per acre	5,000 sq. ft.
S-4	5.0 units per acre	6,000 sq. ft.
S-5	7.5 units per acre	2,000 sq. ft.
S-6	5.5 units per acre	5,000 sq. ft.
S-7	5.0 units per acre	2,000 sq. ft.
S-8	5.5 units per acre	2,000 sq. ft.
S-9	24.0 units per acre	2,000 sq. ft. [N/A]
E	24.0 units per acre	2,000 sq. ft. (no minimum for multifamily and retirement housing.)

(4) Floor area ratio.

(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

(i) 0.195 for institutional and community service uses, recreation uses, and utility and public service uses;

(ii) 0.30 for industrial (inside) for light manufacturing;

(iii) 0.25 for office uses;

(iv) 0.15 for retail and personal service uses;

(v) 0.25 for warehouse uses; and

(vi) 0.05 for all other uses.

(B) Subdistricts S-2a, S-2b, and S-9. Maximum floor area ratio in Subdistricts S-2a, S-2b, and S-9 is 0.5.

(C[B]) Subdistricts S-7 and S-9. Maximum floor area ratio in Subdistricts S-7 and S-9 is 0.15.

(D[C]) Applicability of floor area ratio. In Subdistricts S-2a, S-2b, S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 36 feet.

(B) Subdistrict E. Maximum structure height is 36 feet for residential uses and 75 feet for non-residential uses.

(C) Subdistricts S-2b and S-9.

(i) The residential proximity slope in Section 51A-4.412 is expressly incorporated into the height regulations of this section.

(ii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 60 percent for non-single family residential use.

(8) Stories.

(A) Subdistricts S-3, S-4, S-5, S-6, S-7, S-8, and E. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories. (Ord. Nos. 24425; 24914; 27716; 29587; 29785; 29989; 30305)

(B) Subdistricts S-2a, S-2b, and S-9. No maximum number of stories.

(9) Lighting.

(A) Subdistricts S-2a, S-2b, and S-9.

(i) Except as provided in this section, lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(ii) Light fixtures attached to poles may not be located above 35 feet in height.

(iii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iv) Lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(11) Additional provisions in Subdistricts S-2a, S-2b, and S-9.

(A) Single family residential use on lots less than 5,000 square feet:

(i) Minimum front yard is eight feet.

(ii) There is no minimum side and rear yard.

(iii) Maximum lot coverage is 60 percent.

(B) Single family residential use on lots 5,000 square feet or greater:

(i) Minimum front yard is 25 feet.

(ii) Minimum side and rear yard is five feet.

(iii) Maximum lot coverage is 45 percent.

**SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.**

(a) In general. Except as otherwise provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.

(c) Data center. One space per 2,000 square feet of floor area is required. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

**SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 24425; 24914)

**SEC. 51P-521.112. LANDSCAPING.**

(a) In general.

(1) Except as provided in this section, landscaping must be provided in compliance with Article X.

(2) Plant materials must be maintained in a healthy, growing condition.

(b) In Subdistricts B, B-1, B-2, and E, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

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(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.

(6) In Subdistrict E:

(A) For industrial uses and wholesale, distribution, and storage uses, site trees must be provided at a ratio of one tree for each 6,000 square feet of site area.

(B) The total caliper of replacement trees may equal 25 percent of the total caliper of protected trees removed or seriously injured if:

(i) the building official approves a tree removal and mitigation plan; and

(ii) a conservation easement covering at least 20 acres of the Property that complies with Article X is dedicated to the city prior to the issuance of the first certificate of occupancy.

(c) Subdistrict S-1c.

(1) Street trees may be planted within 70 feet of the back of the established curb line.

(2) A landscape buffer with a minimum width of 60 feet is required along the entire frontage adjacent to Mountain Creek Parkway, excluding points of ingress or egress.

(3) A berm with a minimum height of 10 feet, a minimum width of 100 feet, and a maximum slope of 5:1, is required on the south side of the developable area as shown on the Subdistrict S-1c conceptual plan.

(A) The berm must be covered in native grasses.

(B) For every 150 linear feet of the berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.

(C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berm.

(D) Trees must be irrigated.

(4) Three berms with a minimum height of 10 feet, a minimum width of 100 feet and a maximum slope of 5:1 must be located on the west side of the developable area as shown on the Subdistrict S-1c conceptual plan.

(A) Berms must be covered with native grasses.

(B) For every 150 linear feet of a berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.

(C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berms.

(D) Trees must be irrigated.

(E) For each drive approach on Mountain Creek Parkway, 10 flowering trees (Texas Mountain Laurel, Crepe Myrtle, American Red Bud or similar species) must be planted and an approximately 1,000 pound natural stone must be placed on either side of the drive approach.

(5) Two open space areas must be provided as shown on the Subdistrict S-1c conceptual plan. Total open space area must be a minimum of 26 acres.

(6) A large canopy tree must be planted and maintained for every 150 linear feet along the north side of the subdistrict adjacent to the Oncor property.

(7) A large canopy tree must be planted and maintained for every 150 linear feet along the south side of the subdistrict adjacent to Camp Wisdom Road.

(8) A large canopy tree must be planted and maintained for every 150 linear feet along Mountain Creek Parkway (large canopy trees planted on the berms count towards this landscaping requirement.)

(9) A minimum of five percent of the total lot area must be landscaped.

(10) Landscaping must be designed with water-wise and native plant materials approved by the building official.

(11) Required tree mitigation must be done on the Property to the extent the developed site reasonably allows, and must be approved by the building official.

(12) Open space must remain natural and undistributed except as required for utilities, emergency access, landscaping/mitigation, or excavation/grading. If distributed (other than for emergency access, landscaping/mitigation, or sidewalks) the area must be returned to a natural state using native plant materials. Emergency access through the open areas must be constructed using permeable paving material as approved by the building official.

(d) Private license granted in Subdistricts B, B-1, B-2, E, and S-1c.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (e[4]) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(e) Parkway landscape permit in Subdistricts B, B-1, B-2, E, and S-1c.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

**SEC. 51P-521.113. SIGNS.**

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, S-10, and E.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, S-10, and E must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, B-1, and B-2. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) No sign attached to a pole support may exceed 25 feet in height.

(D) No detached sign may exceed 400 square feet in effective area.

(E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Signs in Subdistrict S-1c. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) A detached monument sign having a maximum effective area of 60 feet may be located up to the Property line if the sign does not exceed six feet in height above grade.

(D) A maximum of three monument signs are permitted along Mountain Creek Parkway. One monument sign may be located at each access point to the Property from Mountain Creek Parkway.

(E) All monument signs adjacent to a public right-of-way must be designed and constructed to blend with and must be complimentary to the adjacent building. Monument signs must incorporate aesthetics, materials, and colors from the adjacent building. The materials must include 20 percent natural stone as used on the adjacent building. Monument signs must be externally illuminated utilizing ground-mounted light fixtures, and must have groundcover and low shrubbery around the sign to screen the light fixtures from view.

(F) Attached signs are limited to a maximum effective area of 400 square feet and are not permitted to face Camp Wisdom Road.

(4) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of a Business Park Entry Feature, a detached sign, and related amenities, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or

material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 24425; 24914; 25481; 26102; 27716; 29785; 29989; 30305)

**SEC. 51P-521.114. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.**

Development within this district must comply with Article V. (Ord. Nos. 24425; 24914)

**SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.**

(a) Notwithstanding any other provision in this article, development within this district must be phased in accordance with the provisions of this section.

(b) To determine the applicability of roadway improvements as specified in Subsections (c) through (e), the following equivalency chart must be used to calculate maximum permitted floor areas for permitted uses other than retail uses.

(1) For the following uses, 3.90 square feet of floor area will be considered as 1.0 square foot of retail floor area.

- Industrial (inside) for light manufacturing.
- Adult day care facility.
- Cemetery or mausoleum.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing home, hospice care, and related institutions.
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum.
- Public or private school.
- Hotel or motel.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- College dormitory, fraternity, or sorority house.
- Commercial radio and television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Auto auction.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Trade center.
- Warehouse.

(2) For all residential uses, except the college dormitory, fraternity, or sorority house use, one dwelling unit or suite is equivalent to 222 square feet of retail floor area.

(3) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(c) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict A and the southern half of Subdistrict C to exceed 204,800 square feet of floor area or its equivalent, until Merrifield Road from Mountain Creek Parkway to Grady Niblo Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(d) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict D and the Northern half of Subdistrict C to exceed 204,800 square feet of retail floor area or its equivalent, until Grady Niblo Road from Mountain Creek Parkway to Merrifield Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(e) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistricts S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, and S-6 to exceed 1,482,140 square feet of retail floor area or its equivalent, until Mountain Creek Parkway from Camp Wisdom Road to IH-20 has been improved to the width and cross section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department. (Ord. Nos. 24425; 24914; 26792; 29587)

**SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.**

(a) Median openings on Mountain Creek Parkway may be spaced no closer than 1000 feet apart unless closer spacing is approved in writing by the director of public works and transportation.

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection.

(c) In Subdistrict S-1c, median openings between Camp Wisdom Road and the northern boundary of the subdistrict must be located as shown on the Subdistrict S-1c conceptual plan. Median openings, stacking lanes for protected left-turns, and driveway openings must be designed to accommodate commercial vehicles for length, width, and turning radius. (Ord. Nos. 24425; 24914; 30305)

**SEC. 51P-521.117. NET DEVELOPABLE AREA CALCULATIONS.**

All residential densities (dwelling units per acre) and all floor area ratios are calculated by using the "net developable area." The net developable area is calculated by subtracting the following from the gross acreage of each subarea:

- (1) Thoroughfares shown on the conceptual plans.
- (2) Land areas where slopes exceed a 25 percent grade.
- (3) Drainage ways.
- (4) The escarpment zone. (Ord. Nos. 24425; 24914)

**SEC. 51P-521.117.1. SIDEWALKS.**

(a) Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks.

(b) In Subdistrict B, a sidewalk a minimum of six feet in width must be provided along the eastern frontage of Mountain Creek Parkway. The location of this sidewalk is subject to the approval of the director, but should be generally located in that area parallel to and between five and 15 feet from the back of the projected street curb. Notwithstanding Subsection (a) above, the sidewalk requirements along

the western frontage of Mountain Creek Parkway are waived until the director deems it necessary to construct such sidewalk for safety and mobility issues.

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation. (Ord. 25481)

**(d) Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10.**

**(1) A sidewalk with a minimum average width of six feet must be provided along all street frontages.**

**(A) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.**

**(B) Tree grates do not count toward the minimum unobstructed sidewalk width.**

**(C) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.**

**(2) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.**

**SEC. 51P-521.117.2. SUBDISTRICT S-1b ARCHITECTURAL DESIGN STANDARDS FOR BUILDING WALL ARTICULATION.**

**(a) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.**

**(b) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.**

**(c) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.**

**SEC. 51P-521.117.3[2]. SUBDISTRICT S-1c ARCHITECTURAL DESIGN STANDARDS.**

The following design standards must be met for all uses in Subdistrict S-1c:

**(a) Building wall articulation.**

**(1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.**

(2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.

(b) Exterior stone. Acknowledging that a wholesale, distribution, and storage use has a major portion of its exterior walls accommodating dock doors, trailers, and truck traffic and that it is generally screened from public view, natural stone veneer must be incorporated at the entry and planned office areas of a building that fronts on a public right-of-way only. The stone must cover a minimum of 20 percent of the non-glazed portions of the walls to a minimum height of 10 feet above grade, within a maximum distance of 60 feet from the corners of the building, but not within the truck dock portion of the building.

(c) Exterior building colors. The exterior walls of a building must be painted, except for areas covered in glazing, stone, or other masonry veneer. Exterior walls must be painted with a minimum of two colors that are complimentary to each other. The colors must be in “earth-tone” hues, incorporating, but limited to, shades of off-whites, tans, beiges, browns, warm grays, and muted reds, greens, and golds. (Ord. 30305)

**SEC. 51P-521.118. ADDITIONAL PROVISIONS.**

(a) The entire Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

NOTE: Due to the presence of highly expansive soil conditions on property within this district, the building official, in accordance with the provisions of the Dallas Building Code, currently requires that all building permit applications submitted for structures in this district be accompanied by a letter bearing the seal and signature of a professional engineer registered in the State of Texas and must contain the street address and lot and block of the building site and a statement that the foundation has been designed to soil conditions based on a soil analysis prepared by a recognized testing laboratory in accordance with the Dallas Building Code.

(c) Prior to development plan approval or action on a specific use permit request by the city plan commission in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, or S-10, written notification must be sent to all owners of real property lying within 500 feet of the boundary of the area of request. Measurements and the mailing of notices must be made pursuant to the requirements of Section 51A-4.701(b)(5).

(d) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).

(e) Subdistrict E.

(1) For industrial uses and warehouse, distribution, and storage uses, ingress and egress is limited to Mountain Creek Parkway.

(2) The extension of Capella Park Avenue through the Property to Mountain Creek Parkway is prohibited.

(f) Subdistrict S-1c.

(1) No egress or ingress is permitted to or from Camp Wisdom Road, except as required by for emergency access.

(2) For an industrial use or a wholesale, distribution, and storage use, a minimum queuing length of 600 feet must be provided between a guard house and the entry point onto the Property for commercial motor vehicles.

(3) A minimum distance of 1,000 feet must be provided between the centerline of any ingress or egress point for commercial motor vehicles and the west bound travel lanes of Camp Wisdom Road at the intersection of Mountain Creek Parkway.

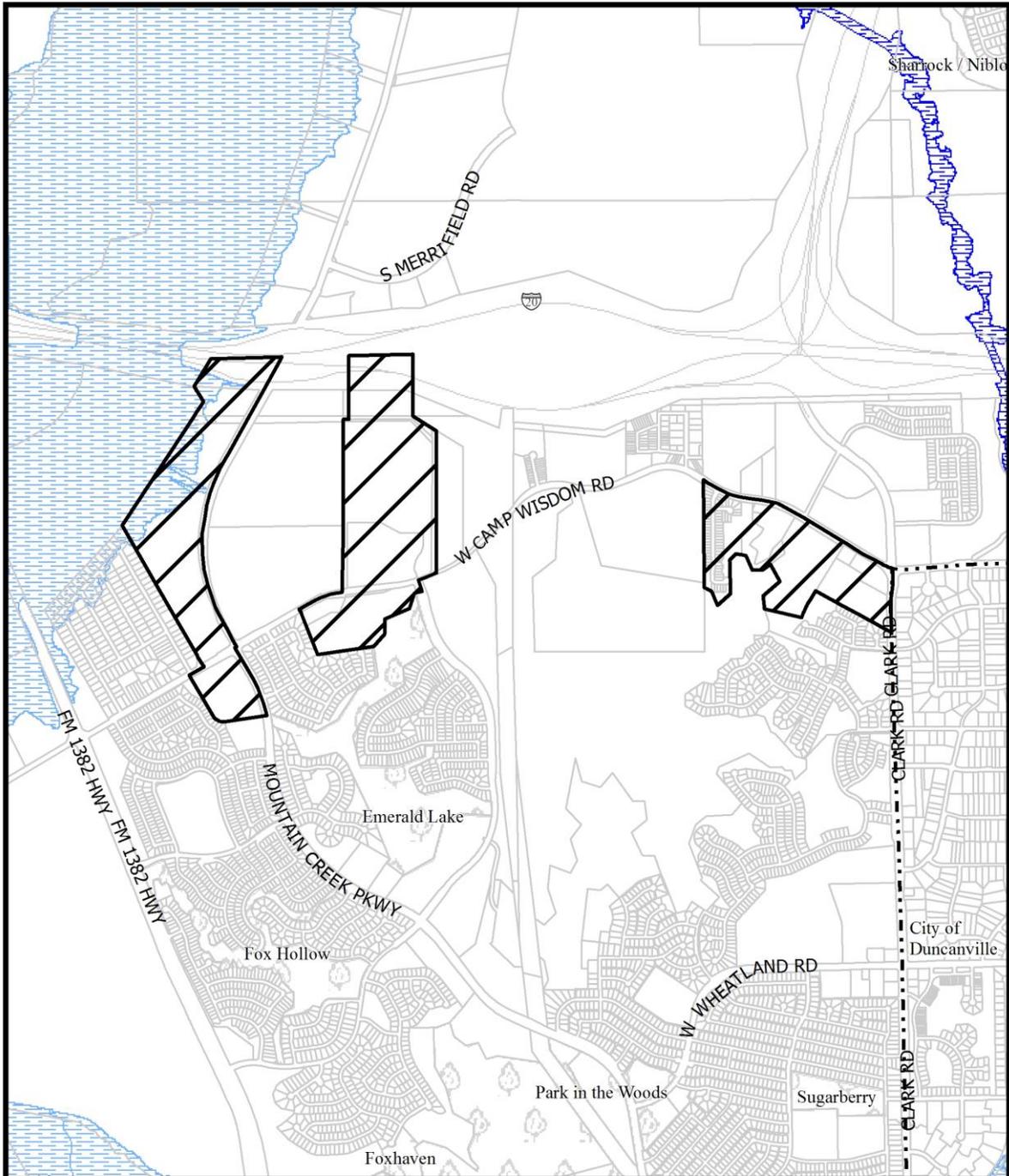
(4) No commercial motor vehicle queuing is allowed from the Property into the public right-of-way.

(5) Vehicular access to Subdistrict S-2a is limited to emergency vehicles through use of a Knox Box. (Ord. Nos. 24425; 24914; 26102; 29785; 29989; 30305)

**SEC. 51P-521.119. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24190; 24914; 26102)



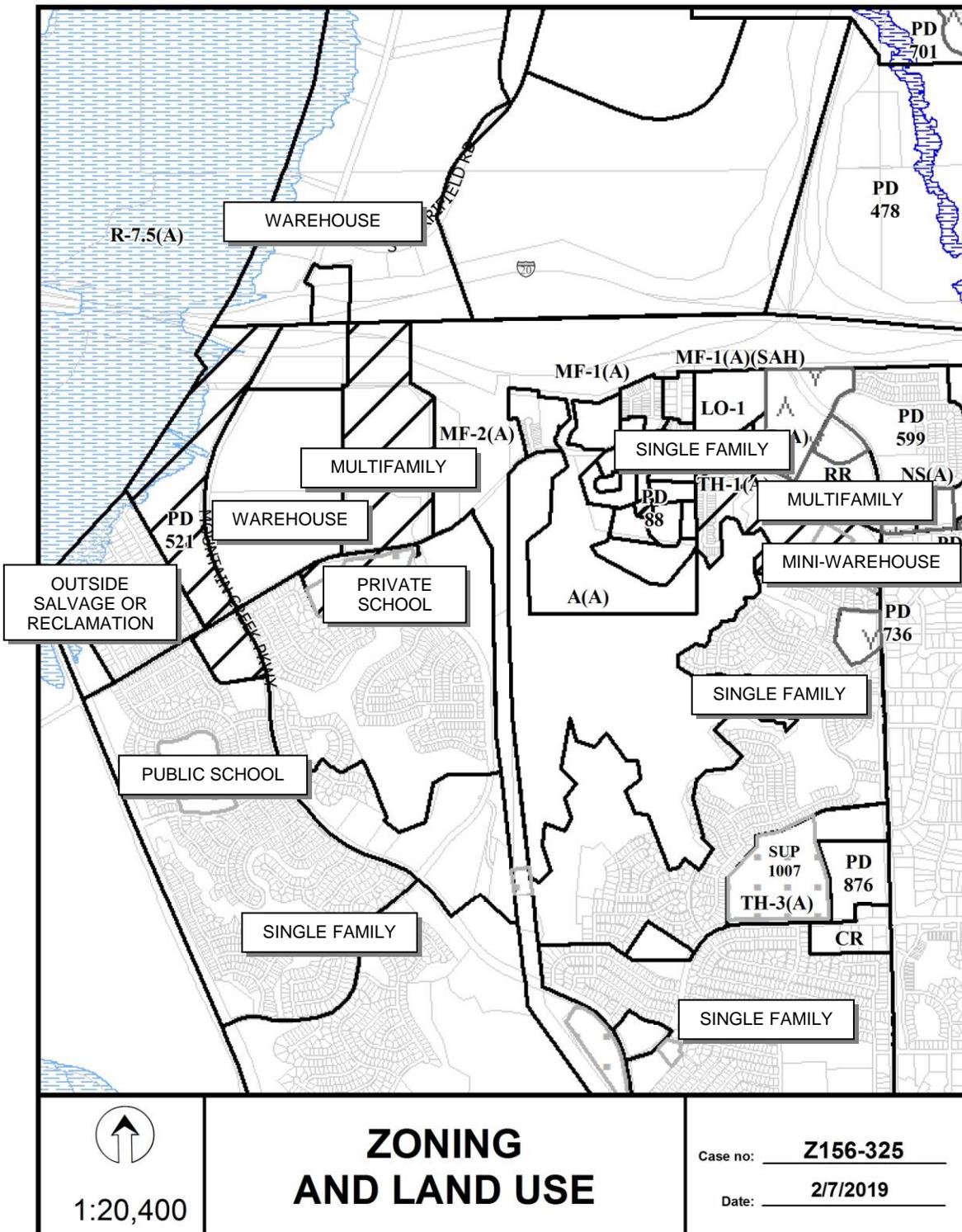
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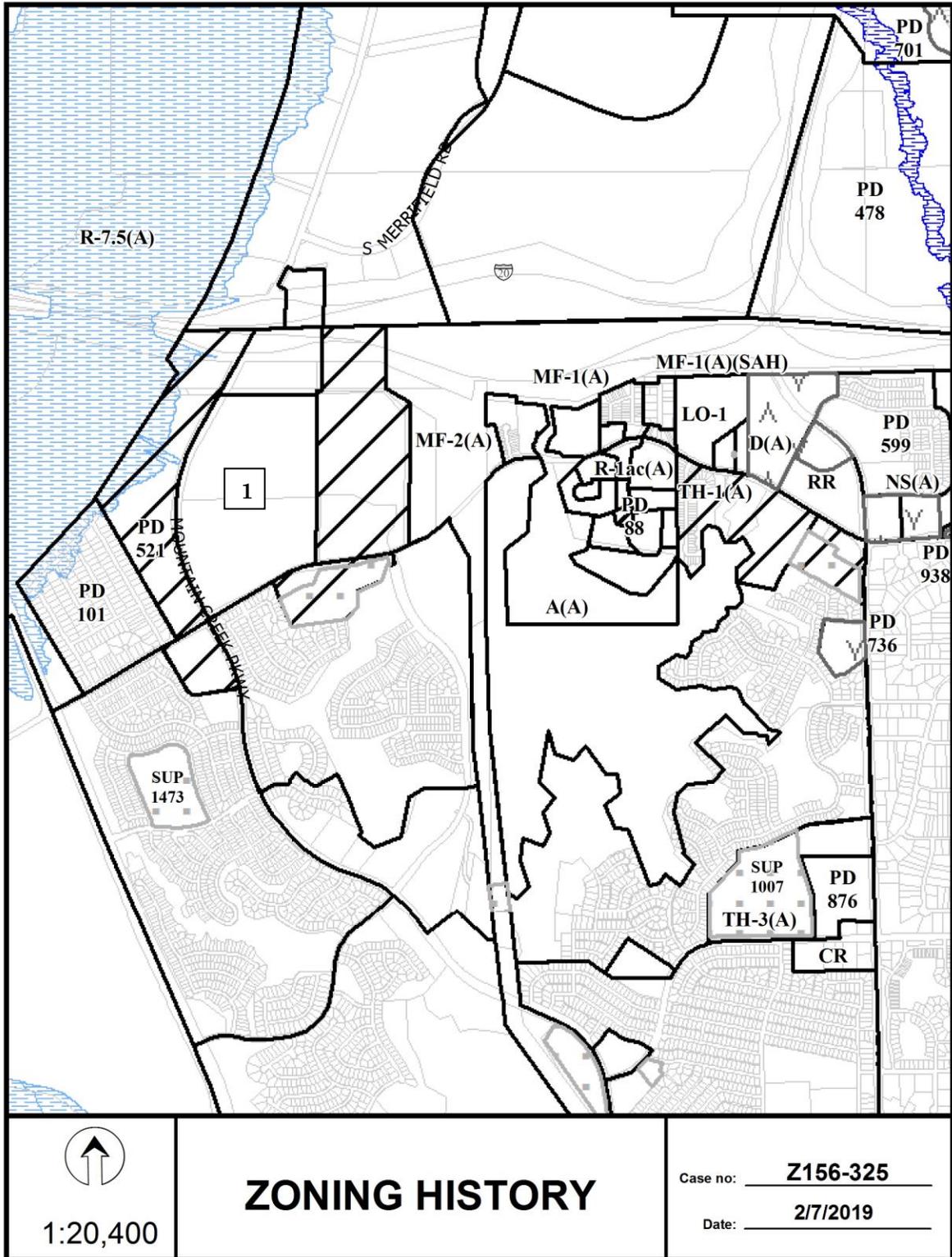
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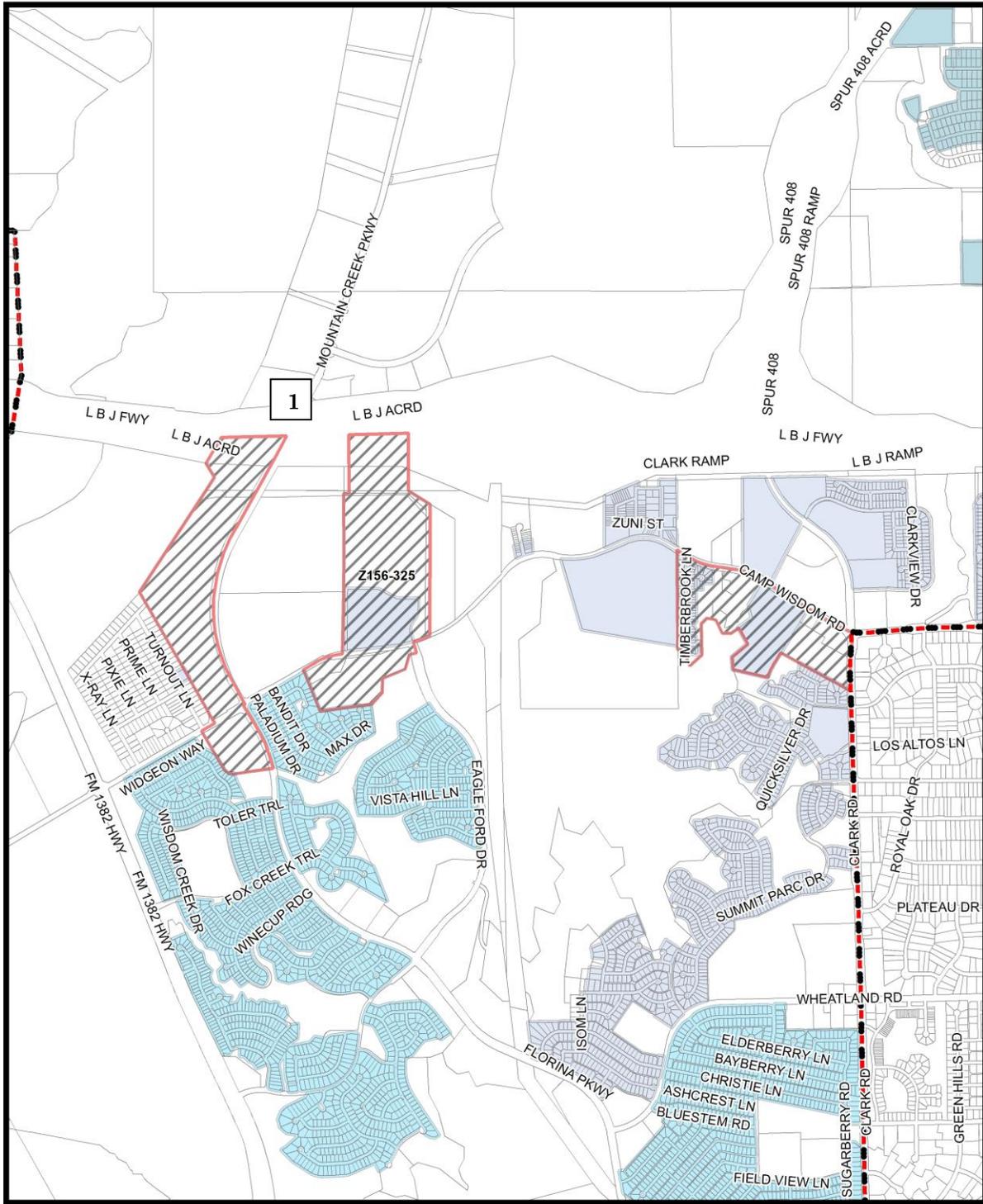
Case no: Z156-325

Date: 2/7/2019









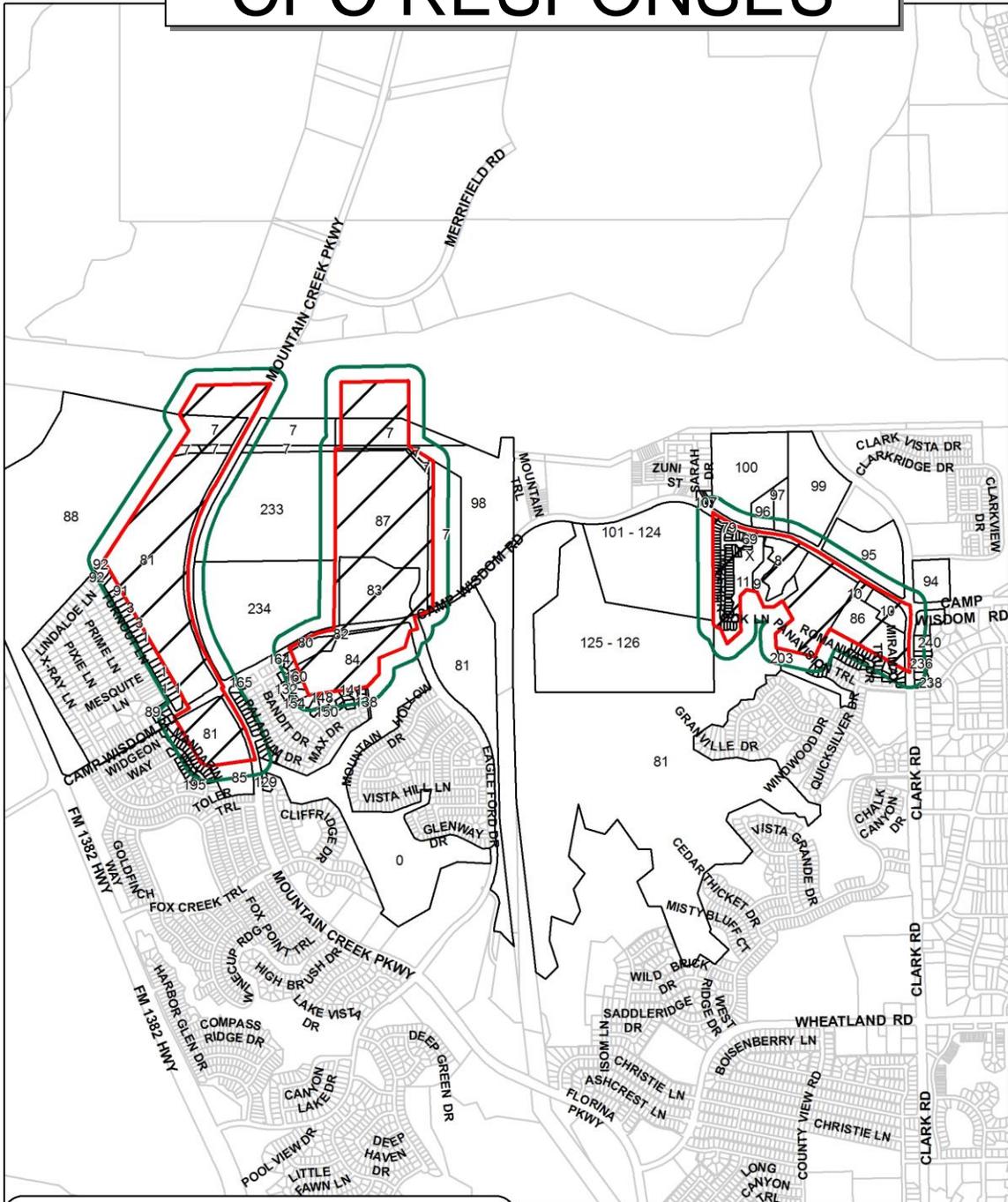
MVACluster A B C D E F G H I NA

1:21,600

# Market Value Analysis

Printed Date: 2/7/2019

# CPC RESPONSES



<b>240</b>	Property Owners Notified (253 parcels)
<b>2</b>	Replies in Favor (2 parcels)
<b>7</b>	Replies in Opposition (7 parcels)
<b>200'</b>	Area of Notification
<b>5/2/2019</b>	Date

**Z156-325**  
**CPC**



1:20,400

05/01/2019

***Reply List of Property Owners******Z156-325******240 Property Owners Notified 2 Property Owners in Favor 7 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	5314 TURNOUT LN	CONTRERAS ANTONIO
	2	5320 TURNOUT LN	LOPEZ JOSE
	3	5332 TURNOUT LN	PHAXAY KENNET &
	4	5374 TURNOUT LN	ZENO WILLIAM
	5	5386 TURNOUT LN	YOUNG JAMES
	6	5392 TURNOUT LN	QUINTANILLA JUANA DEDIOS
	7	5000 MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
	8	8600 CLARK RD	JDI INVESTORS LP
	9	8600 CLARK RD	MOUNTAIN CREEK COMMUNITY CHURCH
	10	8441 CLARK RD	CLARKWISDOM LLC
	11	7110 FOREST VISTA CT	MOUNTAIN CREEK COMMUNITY CHURCH
	12	8303 TIMBERBROOK LN	AMH 2014 1 BORROWER LLC
	13	8307 TIMBERBROOK LN	CHUNG PYUNG SOO
	14	8311 TIMBERBROOK LN	KANNY ESTATES LLC
	15	8315 TIMBERBROOK LN	BOWDOIN HARUNO
	16	8319 TIMBERBROOK LN	WEAVER JANETTA M
	17	8323 TIMBERBROOK LN	PARKER STEPHEN G & MONICA V
	18	8327 TIMBERBROOK LN	WILDMAN SUSAN MCGARITY
	19	8331 TIMBERBROOK LN	JOHNSON ROSHUNDRA JENEA EST OF
	20	8335 TIMBERBROOK LN	PEREZ CONNIE
X	21	8339 TIMBERBROOK LN	BOUTIN MICHAEL & ALANNA Y
O	22	8343 TIMBERBROOK LN	MAGEE FELICIA R
	23	8347 TIMBERBROOK LN	JARRETT CLARICE
	24	8351 TIMBERBROOK LN	KAJII HIDEO
	25	8355 TIMBERBROOK LN	RILEY JOY M &

05/01/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>	
	26	8359	TIMBERBROOK LN	CRUZ REBECCA
	27	8363	TIMBERBROOK LN	LE TRANG
	28	8367	TIMBERBROOK LN	BROOKS JARITA
	29	8371	TIMBERBROOK LN	SCHEDULE SEA LLC
	30	8375	TIMBERBROOK LN	BRYANT ERICA
	31	8379	TIMBERBROOK LN	TAH HOLDING LP
	32	8383	TIMBERBROOK LN	BROUS CASEY &
	33	8387	TIMBERBROOK LN	FOLSE ERNEST &
	34	8391	TIMBERBROOK LN	YOUNGBLOOD VANESSA
	35	8401	TIMBERBROOK LN	YUSUF SAHEED & ESTHER ODUTOYE
	36	8405	TIMBERBROOK LN	WILLIAMS THOMAS LOUIS JR
	37	8409	TIMBERBROOK LN	OLSON OWEN
	38	8433	TIMBERBROOK LN	CUELLAR JICELA
X	39	8437	TIMBERBROOK LN	NYO KHIN
	40	8441	TIMBERBROOK LN	PORTES JOSE A & SONIA
	41	8445	TIMBERBROOK LN	KIM JAEWOO & HYUN SOOK LEE
	42	8449	TIMBERBROOK LN	CRUZ DAVID & JEANETTE
	43	8430	TIMBERBROOK LN	AMH 2014 2 BORROWER LLC
	44	8426	TIMBERBROOK LN	RODRIGUEZ CESAR A
	45	8422	TIMBERBROOK LN	TABER ABIGAIL C & TYLER M
	46	8418	TIMBERBROOK LN	DULIN YONG NAN
	47	8414	TIMBERBROOK LN	PORTER RASHAWN L
	48	8410	TIMBERBROOK LN	KING CAMILLE
	49	8404	TIMBERBROOK LN	TARVIN DON & RAUDETE E
	50	8394	TIMBERBROOK LN	T GLOBAL SOLUTION LLC
	51	8390	TIMBERBROOK LN	ANDERSON KEVIN
	52	8386	TIMBERBROOK LN	BRYANT CHRISTOPHER & KRYSTEE YBARRA
	53	8382	TIMBERBROOK LN	SHERVANDALIN CHERRY L &
	54	8378	TIMBERBROOK LN	CHRISTLE KELLY
	55	8374	TIMBERBROOK LN	SCOTT KENNETH & RACHEL
	56	8370	TIMBERBROOK LN	MATHIS KEVIN & CHERYL
	57	8366	TIMBERBROOK LN	ESPINOSA JORGE Y &

05/01/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	8362 TIMBERBROOK LN	MORNES DOMINIQUE & BOBBIE
	59	8358 TIMBERBROOK LN	MOLINA VICTORIANO N & MELISSA
	60	8354 TIMBERBROOK LN	SANCHEZ MELISSA
	61	8350 TIMBERBROOK LN	WATSON DORA VILLARREAL
	62	8346 TIMBERBROOK LN	COLEMAN CONSTANCE
	63	8342 TIMBERBROOK LN	SAAMS VIVIENE &
	64	8338 TIMBERBROOK LN	JOHNSON CYNTHIA
	65	8334 TIMBERBROOK LN	GRAY CLARENCE J & EBONI D
	66	7120 FOREST VISTA CT	CARRILLO CARMEN
	67	7116 FOREST VISTA CT	SAUCEDO CESAR M & MONICA C SAUCEDO
	68	7112 FOREST VISTA CT	AYALA JOSE
X	69	7108 FOREST VISTA CT	RIVERA CRISTINA
X	70	7104 FOREST VISTA CT	MEZA ANA
	71	7103 FOREST VISTA CT	ALFRED NDEZAKO & NIRAGIRA ROSATTA
	72	7107 FOREST VISTA CT	CARTER KAY
	73	7111 FOREST VISTA CT	GARCIA ALEXANDER
	74	7115 FOREST VISTA CT	HERRON MARCUS
	75	7119 FOREST VISTA CT	VILLAREAL MACIE L
	76	8320 TIMBERBROOK LN	HAYDEN RAENETTE
	77	8316 TIMBERBROOK LN	CARVAJAL MARTIN & MIRIAM
	78	8308 TIMBERBROOK LN	ARRINGTON VICTORIA
	79	8304 TIMBERBROOK LN	ARRITT JAMES M & MONIQUE R
	80	8120 W CAMP WISDOM RD	COSMOS FOUNDATION INC
	81	8600 CLARK RD	165 HOWE LP
	82	8120 W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
	83	8015 W CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
	84	8120 CAMP WISDOM RD	COSMOS FOUNDATION INC
	85	5601 MOUNTAIN CREEK PKWY	MOUNTAIN VIEW COMMUNITY
	86	8441 CLARK RD	EXTRA SPACE PROPERTIES 111 LLC
	87	7901 CAMP WISDOM RD	PROSPECTUS ENDEAVORS 2 LLC
	88	8701 W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO
	89	8317 W CAMP WISDOM RD	ILYAN DEVELOPMENT CORP

05/01/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	90	5302 TURNOUT LN	ENGLISH AUDRA J
	91	5308 TURNOUT LN	GRACE EARLIE
	92	5414 TURNOUT LN	CONTRERAS ANTONIO
	93	8303 W CAMP WISDOM RD	GARCIA ISIDRO &
	94	1431 W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
	95	8351 CLARK RD	ROSEBRIAR CAMP WISDOM LP
	96	7219 W CAMP WISDOM RD	MAI TUAN
	97	7201 W CAMP WISDOM RD	MAI HUY THANH
	98	7701 W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO
	99	7051 CLARKRIDGE DR	CLARKSRIDGE VILLAS
	100	7255 W CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
	101	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS, INC
	102	7500 W CAMP WISDOM RD	SUMMER INSTITUTUE OF LINGUISTICS
	103	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS, INC
	104	7500 W CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
	105	7500 W CAMP WISDOM RD	GOULD SANDRA LYNN
	106	7500 W CAMP WISDOM RD	JACKSON ELLEN M
	107	7266 ZUNI ST	SUMMER INST LINGUISTICS
	108	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
	109	7500 W CAMP WISDOM RD	SUMMER INST LING
	110	7500 W CAMP WISDOM RD	SUMMER INST LING
	111	7500 W CAMP WISDOM RD	ORWIG CAROL
	112	7500 W CAMP WISDOM RD	BEAL BRUCE
	113	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
	114	7500 W CAMP WISDOM RD	SUMMER INST LINGUISTICS
	115	7500 W CAMP WISDOM RD	BERRY ELEANOR
	116	7500 W CAMP WISDOM RD	SUMMER INST LING
	117	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
	118	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF
	119	7500 W CAMP WISDOM RD	SIL INTERNATIONAL

05/01/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
	121	7500 W CAMP WISDOM RD	SUMMER INST LING
	122	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
	123	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
	124	7500 W CAMP WISDOM RD	SUMMER INST LINGUISTICS
	125	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS INC
	126	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS
	127	7274 ZUNI ST	SUMMER INSTITUTE LINGUIST
	128	7258 ZUNI ST	EVANS LORNA PRIEST
	129	5807 FOXGLOVE LN	MOREIRA JOSE N & JUANA D
	130	5627 PALADIUM DR	SBJV RESLAND PARTNERS LTD
	131	8100 MAX DR	SBJV RESLAND PARTNERS LTD
	132	5520 MC CAIN CT	SBJV RESLAND PARTNERS LTD
	133	5609 PALADIUM DR	WEST JAMES E
	134	5613 PALADIUM DR	BAKER GLEN C & LAURA C
	135	5617 PALADIUM DR	CATO SANDRA R
	136	5621 PALADIUM DR	CARRASCO JOHN J & LUCY J
	137	5625 PALADIUM DR	GAOVONGPHET JOHN & SAH
	138	8114 MAX DR	PARIKH MANOJ K &
	139	8110 MAX DR	BROWN ANTOINETTE & OLIE L
	140	8106 MAX DR	WESLEY KORI J &
	141	8109 MAX DR	CARTER BRIAN
	142	8113 MAX DR	OPENDOOR PROPERTY D LLC
	143	8117 MAX DR	CALHOUN HENRY III & TONYA
	144	8121 MAX DR	FRANKLIN RODERICK
	145	5614 NABERS CT	GARZA JUANA M & JOEL A GARCIA
	146	5610 NABERS CT	MELTON DARRYL A & NICOLE D
	147	5606 NABERS CT	PHILLIPS LANA K
	148	5602 NABERS CT	TERRAZAS ERASTO
	149	5607 NABERS CT	PADILLA JUAN D & VERONICA
	150	5611 NABERS CT	RATHEL ROCHELLE LASHAN

05/01/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	5618 JUNKIN CT	DUNCAN JAVIAN
	152	5614 JUNKIN CT	THOMPSON ERRICK L &
	153	5610 JUNKIN CT	PRUITT MYCHAL
	154	5606 JUNKIN CT	BUENTELLO RONNIE O &
	155	8206 MC CAIN DR	VAUGHAN DENITREA F
X	156	5524 MC CAIN CT	JONES VANESSA
	157	5527 MC CAIN CT	LEWIS LACY P
	158	5523 MC CAIN CT	DRAPER IVAN &
	159	5519 MC CAIN CT	JAMES RUDY JR & ALLISHA
	160	5515 MC CAIN CT	NGUYEN PAT TAN & KELLY
	161	5511 MC CAIN CT	VILLALOBOS JESUS
	162	5507 MC CAIN CT	BINGHAM DANA M
	163	5503 MC CAIN CT	BUCHANAN ANGELA CAMILLE
	164	8201 MC CAIN DR	GARZA ANGELA P & ERIK PEDRAZA
	165	8233 MC CAIN DR	MENDOZA CHRISTOPHER J & LAURA PATRICIA
	166	8237 MC CAIN DR	CSH 2016 2 BORROWER LLC
X	167	5507 PALADIUM DR	PEREZ KIM
	168	5515 PALADIUM DR	MENLADRGLH NEBIYOU A
	169	5519 PALADIUM DR	HOBSON DONNA B
	170	5523 PALADIUM DR	SZAFRAN VIRGINIA M
	171	5527 PALADIUM DR	SHINE BRYAN P
	172	5531 PALADIUM DR	MAI MIKE HUY &
	173	5535 PALADIUM DR	HALL DEBORAH E
X	174	5539 PALADIUM DR	JACKSON DAMETRIA R
	175	5543 PALADIUM DR	ORR CHARLES & DEBORAH ORR
	176	1 CAMP WISDOM RD	TRACT S 3A HOMEOWNERS ASN
	177	8407 WIDGEON WAY	ANGLIN NYESHA
	178	5510 MANDARIN WAY	CASTILLO MONICA M
	179	5514 MANDARIN WAY	GONZALEZ MARVIN Z
	180	5518 MANDARIN WAY	DELOATCHE GRACIE W
	181	5522 MANDARIN WAY	AMERICAN RESIDENTIAL LEASING COMPANY LLC
	182	5526 MANDARIN WAY	HAMPTON JANA E

05/01/2019

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	183	5530 MANDARIN WAY	JARAMILLO DULCE & NOE
	184	5534 MANDARIN WAY	KIM BYUNG T
	185	5538 MANDARIN WAY	PRETIUM SFR HOLDING LLC
	186	5542 MANDARIN WAY	VALENCIA JUAN J GUERRA &
	187	5546 MANDARIN WAY	MCNEIL HELEN &
	188	5550 MANDARIN WAY	WEATHERALL LATOSHA
	189	5554 MANDARIN WAY	PRIMM LAWANDA
	190	5558 MANDARIN WAY	MEDINA MARTIN & ROSA M
	191	5562 MANDARIN WAY	GRIMES FREDERICK D
	192	5566 MANDARIN WAY	SIMS DERRICK V & AMY K
	193	5570 MANDARIN WAY	FLORES FIDEL & MARIA ROSARIO
	194	8409 CANVASBACK LN	RIVAS JUAN J & LORENA &
	195	5563 MANDARIN WAY	INGRAM RONALD C
	196	5559 MANDARIN WAY	AMERICAN RESIDENTIAL
	197	5555 MANDARIN WAY	WEATHINGTON KERRY DALE II
	198	5551 MANDARIN WAY	HATTLEY SONJA
	199	5547 MANDARIN WAY	GARDNER GREGORY L &
	200	5543 MANDARIN WAY	CLAYTON KAREN J
	201	5539 MANDARIN WAY	MITCHELL TOSHIBA
	202	5535 MANDARIN WAY	EDWARDS JOHN C &
	203	2 QUICKSILVER DR	SUMMIT PARC OWNERS ASSOC
	204	8418 MIRAMAX TRL	SMITH DONNA
	205	8414 MIRAMAX TRL	JOHNSON JOSEPHINE
	206	8410 MIRAMAX TRL	MOORE MICHELLE
	207	8406 MIRAMAX TRL	GALLEGOS ABEL
	208	8405 MIRAMAX TRL	HILL WARNIE JR & DORIS
	209	8409 MIRAMAX TRL	BRECKENRIDGE PROPERTY FUND
	210	8413 MIRAMAX TRL	PRATHER JOHN M
	211	8417 MIRAMAX TRL	VALVERDE ANGELICA R &
	212	8446 ROMANWAY DR	GRISSOM EUGENIA M
	213	8442 ROMANWAY DR	REYES CESAR A
	214	8438 ROMANWAY DR	SCAGGS ROOSEVELT JR &
	215	8434 ROMANWAY DR	WILKES MARY L
	216	8430 ROMANWAY DR	CORPENNO MANUEL E & CLAUDIA M

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	217	8426 ROMANWAY DR	FIELDS JANELL
	218	8422 ROMANWAY DR	PUSKULLUOGLU MUSLIM &
	219	8418 ROMANWAY DR	RODRIGUEZ CHRISTOPHER W &
	220	8414 ROMANWAY DR	MARTINEZ MICHAEL N & MAYRA J
	221	8410 ROMANWAY DR	VILLARREAL ERMELINDA
O	222	8406 ROMANWAY DR	BURKE SARAH
	223	8405 ROMANWAY DR	ROSALES GILBERT LIFE ESTATE
	224	8409 ROMANWAY DR	MBAYIA SIMON S & CAROLINE E WECHE
	225	8413 ROMANWAY DR	CARRASCO ELI JR
	226	8417 ROMANWAY DR	THOMPSON TERRY
	227	8421 ROMANWAY DR	JUDGE JERMAINE K
	228	8425 ROMANWAY DR	EATON ROBERT & BARBARA L
	229	8429 ROMANWAY DR	CASTELLANOS CESAR
	230	7050 PANAVISION TRL	RODRIGUEZ ARTHUR JR
	231	7046 PANAVISION TRL	AREVALO FIDENCIO & MARIA D
	232	7042 PANAVISION TRL	ANSELMO BLANKA
	233	5300 MOUNTAIN CREEK PKWY	FIRST INDUSTRIAL LP
	234	8101 CAMP WISDOM RD	FIRST INDUSTRIAL LP
	235	622 N CLARK RD	RATTER YUNITIA
	236	614 N CLARK RD	FRENCH BILLY R &
	237	606 N CLARK RD	GRAY TAMMY E &
	238	602 N CLARK RD	WILLIAMS ALFONZO
	239	700 N CLARK RD	NORTH CLARK EXECUTIVE LLC
	240	626 N CLARK RD	RSK GROUP INC