

FILE NUMBER: Z145-310(DL)

DATE FILED: February 25, 2015

LOCATION: Generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.

COUNCIL DISTRICT: 4

MAPSCO: 55 B; C; D; F; G; H

SIZE OF REQUEST: Approx. 128 acres

CENSUS TRACT: 89.00

REQUEST: A City Council authorized hearing to determine proper zoning on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for the development of appropriate retail uses (located adjacent to single family), office, commercial and multifamily residential uses in combination on single or contiguous building sites; to protect and maintain the existing single family neighborhood; to promote pedestrian activity; and to provide guidelines to ensure compatible new development and renovation.

CPC RECOMMENDATION: Approval of a Planned Development District on the north side of East 11th Street, between Cedar Crest Boulevard and Corinth Street and the south side of East 11th Street, between Avenue B and Corinth Street, subject to conditions; approval of an NS(A) Neighborhood Service District, an R-5(A) Single Family District, a TH-1(A) Townhouse District, and a CR Community Retail District; and no change to the P(A) Parking District and the R-5(A) Single Family District on the south side of East 11th Street, between Avenue F and Dubois Avenue.

STAFF RECOMMENDATION: Approval of a Planned Development District on the north side of East 11th Street, between Cedar Crest Boulevard and Corinth Street and the south side of East 11th Street, between Avenue B and Corinth Street, subject to conditions; approval of an NS(A) Neighborhood Service District, an R-5(A) Single Family District, a TH-1(A) Townhouse District, and a CR Community Retail District; and no change to the P(A) Parking District and the R-5(A) Single Family District on the south side of East 11th Street, between Avenue F and Dubois Avenue.

BACKGROUND INFORMATION:

- On February 25, 2015, City Council authorized a public hearing to determine proper zoning on the area of request. Concern had been expressed about the intensity of the development allowed by the current zoning which is mainly IR Industrial Research District and the proximity to single family development and Moore Park.
- In September 2015, the Office of Environmental Quality (OEQ) was requested by the City Manager's Office to consider a Municipal Setting Designation (MSD) for the 11th Street Corridor. An MSD is a City ordinance which restricts the use of groundwater beneath a property for potable use if the property has groundwater contamination in excess of drinking water standards. The designation (if necessary) provides a less expensive and faster alternative to the existing State environmental regulations regarding the investigation and cleanup of contaminated by certifying that designated groundwater at the property is not used as potable water and is prohibited from future use as potable water. The first phase is environmental due diligence including subsurface soil and groundwater testing to determine if an MSD is appropriate for the area.
- On March 24, 2016, the City held a neighborhood meeting to gather input from community members on the possibility of rezoning properties located in the authorized area. Approximately, 30 people attended.
- On April, 2016, the Steering Committee was appointed by the City Council Member.
- Between May 16, 2016, and March 2, 2017, Sustainable Development and Construction staff met with Steering Committee members during nine meetings to discuss proposed zoning district changes for the area.
- On May, 2016, OEQ oversaw the environmental screening and limited subsurface testing activities. The environmental screening and limited subsurface investigations were completed in May 2016. Subsurface investigation and sampling points were located to address concerns discovered during the environmental screening phase and determined no new chemical impacts in groundwater were found.
- In June, 2016, after discussion with the City Manager's Office and the City Council Member, it was determined MSD project activities would cease and an MSD ordinance for the 11th Street corridor will not be pursued further.
- On March 2, 2017, as part of the City Plan Commission Bus Tour, the City Plan Commission toured the authorized hearing area.
- On April 20, 2017, the Sustainable Development and Construction staff held a neighborhood meeting to review the proposed zoning changes with the

community. Notices for the meeting were sent to all property owners within the authorized area. The meeting was attended by 25 people.

- On September 7, 2017, the City Plan Commission held this case under advisement to allow staff to review multifamily uses in subdistricts.
- On September 18, 2017, staff held a meeting with the Steering Committee.
- On September 28, 2017, the City Plan Commission held this case under advisement to October 5, 2017.
- This item was originally noticed for the December 13, 2017 City Council hearing; however the item was postponed by a property owner to the January 10, 2018 City Council hearing.

Zoning History:

- Z167-197** On May 10, 2017, City Council approved an application to rezone a property at 308 Bonnie View from R-5(A) to MF-1(A).
- Z167-291** On May 3, 2017 a zoning change was filed to rezone a property located at 310 Avenue L from D(A) to CR. The case is on hold, pending the disposition of the authorized hearing.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East 11 th Street	Community Collector	60 ft.
East 8 th Street	Local	Unknown
Corinth Street	Principal Arterial	100 ft.
Cedar Crest Boulevard	Principal Arterial	100 ft.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	IR, CR, CS, P(A), RR, and R-5(A)	Undeveloped, Vacant, Industrial, Auto Related, Retail, Church, Park, and Single family
North	IR, IM & PD No. 383	Industrial, Flood Plain, and DART station and R-O-W
South	R-5(A)	Single family
East	RR and PD No. 812	Undeveloped, Multi-family, Commercial
West	IM, CR	Industrial, Park, Warehouse

Comprehensive Plan:

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

The proposed Special Purpose District and additional straight zoning district changes support the following goals and policies in the *forwardDallas! Comprehensive Plan*.

Economic Element

Goal 2.1: Engage in strategic economic development

Policy 2.2.1: Focus economic development efforts on revitalization of the Trinity River Corridor.

Implementation Measure 2.2.1.2: Develop and implement design guidelines and land use regulations that foster appropriate growth and development in key Trinity River Corridor Areas.

Implementation Measure 2.2.1.4: Support new residential and commercial developments that strengthen connections between the Trinity River Corridor and Downtown and the surrounding urban core neighborhoods.

The proposed PD supports this goal and policy in that the subdistricts foster appropriate land uses, development types, and development scales in the plan area, which is located in the Trinity River Corridor.

Policy 2.2.2: Maximize development opportunities around DART stations.

Policy 2.2.2.1: Work with DART to develop mixed-use zoning districts to maximize transit oriented development at the most appropriate locations within one-quarter to one-half mile of DART stations.

Goal 2.5: Foster a city of great neighborhoods

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

Implementation Measure 2.5.1.1: Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools and libraries.

Implementation Measure 2.5.1.2: Support efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods.

Environment Element

Goal 6.1 Protect Dallas Water Quality and Watersheds

Policy 6.1.1: Develop and implement storm water management practices

Implementation Measure 6.1.1.7: Consider shared parking and other parking reduction strategies to minimize unnecessary paved areas.

Goal 6.5: Provide access to parks, open spaces, and recreational opportunities

Policy 6.5.2 Implement the citywide trails master plan.

Implementation Measure 6.5.2.3: Inventory unimproved public rights-of-way citywide and identify areas that could be used for trails and/or public facilities.

Implementation Measure 6.5.2.4: Inventory existing trails and public access along the Trinity River Corridor and identify opportunities to link existing trails through new connections or by establishing new trails.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.1: Implement the Trinity River Corridor Plan.

Policy 1.1.2: Focus on Southern Sector development opportunities.

Implementation Measure 1.1.2.1: Initiate Area Plans to evaluate land use opportunities for appropriate and compatible development and to coordinate public investment and land use regulations with development activity. Include area stakeholders in the development of Area Plans.

Policy 1.1.4: Capitalize on transit oriented development opportunities.

Implementation Measure 1.1.4.1: Maximize development opportunities around DART stations.

Implementation Measure 1.1.4.4: Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

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.

Transportation Element

Goal 4.2 Promote a variety of transportation options.

Policy 4.2.2: Promote a network of on-street and off-street walking and biking paths.

Implementation Measure 4.2.2.6: Create new zoning districts and amend existing districts to encourage new projects to provide enhanced pedestrian and bike amenities such as wider sidewalks, trees, pedestrian lighting, safe bike routes and bike racks.

Urban Design Element

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1: Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.1: Amend the Dallas zoning and plat regulations to establish pedestrian and transit oriented districts with urban design standards for walkability that encourage enhanced pedestrian amenities. These standards need to accommodate automobile dependent activities such as trash pickup and deliveries.

Implementation Measure 5.1.1.3: Apply urban design tools in pedestrian or transit oriented districts when approving zoning cases and when developing Area Plans.

Land Use Plans:

Trinity River Corridor Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Plan (Plan) was adopted on March 9, 2005 and revised on December 9, 2009. The Plan is a tool for individuals and organizations that make decisions affecting the Trinity River Corridor by establishing the general principles that will direct preparation of detailed plans for smaller parts of this large area. The plan provides guidance about the appropriate land uses and development patterns for the corridor.

Study Area #10: Skyline Heights

A substantial portion of the authorized area is located within the Skyline Heights study area (Area #10). The Land Use Opportunity Plan for the Skyline Heights study area supports the retention and enhancement of the Skyline Heights neighborhood. Additionally, the plan depicts two types of development. South of East 11th Street, the plan uses the Residential Neighborhood Infill designation to reflect and retain the existing neighborhood. The plan envisions retail and commercial uses along Cedar

Crest Boulevard and residential/multi-family at the intersection of East 11th Street and Corinth.

The proposed planned development district is consistent with these goals as no changes are proposed to the existing R-5(A) Single Family District (located south of East 11th Street). In fact, one of the goals of PD is to create opportunities for low scale retail development north of East 11th Street that provides services for these single family areas. Additionally, the PD proposes mixed uses and larger scale developments at the intersections of East 11th Street and Corinth Street and at East 11th Street and Cedar Crest Boulevard, which is also consistent with the vision of the plan.

Urban Design Principles

The Trinity River Corridor Comprehensive Land Use Plan also provides guidance on appropriate urban design (i.e., the location, mass and form of buildings, paved surfaces, landscaping and other urban features). Some urban design concerns are: protecting key view corridors so new development does not block important vistas of the Dallas Skyline, the Trinity River and landmarks such as signature bridges; avoiding a “wall of buildings” that limits views along the river greenbelt edge; and establishing riverfront development patterns that encourage new investment and redevelopment while protecting views from properties located further from the river’s edge.

The proposed planned development district is consistent with these goals as maximum structure heights and stories are limited in varying degrees throughout the PD, with taller maximum structure heights being allowed toward Corinth Street and Cedar Crest Boulevard. Additionally, urban form setbacks are proposed in some subdistricts to prevent a wall of buildings.

Leveraging and Improving Neighborhood Connections (LINC Dallas)

In June, 2012, the City Design Studio held charrettes with stakeholders in six focus areas as part of a larger community-based urban design initiative, called “Leveraging and Improving Neighborhood Connections” or LINC. The area of request is located in the Cedar Creek focus area (Area E), however, due to a lack of interest at that time, the City did not move forward on any effort to create or adopt an area plan for the Cedar Creek area.

Nevertheless, some of the objectives from the June 2012 LINC charrette for Area E are furthered by the proposed Special Purpose District. These include the following:

- Recreating 11th Street as a walkable mixed-use retail and residential street;
- Capitalizing on views from Cedar Crest Boulevard and 11th Street with new mixed use development;
- Providing walkable green connections from Skyline Heights across 11th Street to Moore Park and the Great Trinity Forest; and
- Developing retail spaces to attract quality retailers, including healthy grocers.

Additionally, the discussions allowed the community to note the opportunities as well as some of the challenges in the area. Some of the opportunities pointed out by residents,

stakeholders, and business owners during the discussions that are applicable to the authorized area include:

- Views of downtown;
- Small scale development opportunities;
- Mixed use development opportunity near the DART station;
- Opportunity for improved park connections;
- Potential for an anchor development opportunity near Cedar Crest Boulevard; and
- The potential for retail/service uses along East 11th Street.

Some of the challenges pointed out by residents, stakeholders, and business owners during the discussions that are applicable to the authorized area include:

- Poor sidewalks and lack of sidewalks along East 11th and East 8th Streets;
- The type of land uses along the north side of East 11th Street; and
- Drug activity in the Skyline Heights neighborhood

STAFF ANALYSIS:

General overview:

Development in the area is made more complicated by the flood plain designation which covers the majority of the authorized area. To build in a flood plain requires approval of a fill permit under Section 51A-4.505 of the Dallas Development Code in addition to other approvals (e.g., building permits). However, given the continuing improvements to building technologies and the ongoing discussion about levee extensions, it is in the best interest of the community, and the city as a whole, to plan for the future development of the area.

Currently, the area of request is predominately an Industrial Research District. Additional areas are zoned a CS Commercial Service District, an RR Regional Retail District, and a CR Community Retail District. Of particular concern is the location of a CS Commercial Service and IR Industrial Research District and the allowed uses in proximity to single family areas zoned an R-5(A) Single Family District and within the flood plain.

Overall, the objectives of the steering committee centered around restricting those uses that were not regarded as appropriate to be near single family residences (the Skyline Heights neighborhood is located on the south side of East 11th Street); lowering the overall maximum heights (especially across from single family) while allowing for taller maximum heights near Corinth Street and Cedar Crest Boulevard; and trying to encourage retail and personal service uses on the north side of East 11th Street.

The proposal includes the creation of a Planned Development District with six subdistricts and four areas of straight zoning district changes.

Subdistricts in the PD are intended to foster appropriate land uses and development types, including: providing for mixed-use areas within ¼ mile of the Corinth DART

station and at the intersections of East 11th Street and Corinth Street and East 11th and Cedar Crest Boulevard; maintaining the existing R-5(A) Single Family District (south of East 11th Street); providing view protections (in the form of building height limits); allowing for parking reductions for projects with proximity to light-rail stations (with the provision of pedestrian amenities, such as enhanced sidewalks and pedestrian street lamps); and creating opportunities for low scale, pedestrian friendly, development across from the existing R-5(A) Single Family District. Currently, much of the area of request is lacking sidewalks. To address this, the PD proposes minimum streetscape and sidewalk standards. However, given the limited right-of-way, more weight was given to having a wider landscape buffer strip (five feet wide) and a standard sidewalk width (three feet wide). A wider landscape buffer strip will allow for a larger planting area for the required street trees.

PD Subdistrict 1:

Subdistrict 1 is generally located between the DART right-of-way on the north, East 11th street on the south, and 8th Street on the east, and Corinth Street on the west. The subdistrict also includes some parcels south of East 11th Street. The majority of Subdistrict 1 is currently zoned an IR Industrial Research District; however, portions adjacent to Corinth Street and the DART right-of-way are zoned an RR Regional Retail District and a CR Community Retail District.

Subdistrict 1, because it is within a ¼ mile of the 8th and Corinth DART station, is proposed to be a mixed-use district. Proposed regulations for Subdistrict 1 include some form-based standards, such as: a minimum required street frontage; a minimum parking setback; minimum and maximum building setbacks for main buildings; a maximum blank façade area; and restrictions on the location of ground story primary entrances. Together these standards are intended to ensure that new buildings help define the public space (such as, the sidewalk and the street). For instance, the minimum required street frontage will ensure that at least 70 percent of a main building's street façade is located within the area created by the minimum and maximum front yard setbacks. The maximum blank façade area will ensure that pedestrians are not faced with blank building facades and surfaces. Finally, the restriction on the location of ground story entrances will ensure that entrances to new buildings will face the street.

PD Subdistrict 2:

Subdistrict 2 includes Moore Park, portions of the Santa Fe Trestle Trail, and Texas Utility Easements. The entire subdistrict is located within a flood plain area. The proposal removes these areas from the current zoning of an IR Industrial Research District and places them in their own subdistrict with a more appropriate mix of main uses, accessory uses, and maximum heights.

PD Subdistrict 3:

Subdistrict 3 is located on both sides of Rockefeller Boulevard and the east side of East 8th Avenue. The area is currently zoned IR Industrial Research and CS Commercial

Service Districts and containing existing non-conforming single family uses along Rockefeller and a few auto related uses on 8th Avenue. Most of Subdistrict 3 is in the flood plain and as such no new single family uses will be allowed. Future development in this area should strengthen the existing residential neighborhoods (located south of East 11th Street) by providing a mix of low intensity uses to include neighborhood serving retail and personal services, office, and multifamily in a pedestrian friendly environment. Proposed regulations include form-based standards, such as: a minimum street frontage; a minimum parking setback (applies to all subdistricts); minimum and maximum building setbacks for main buildings; a maximum blank façade area; and restrictions on the location of ground story primary entrances.

PD Subdistrict 4 and 5:

Subdistrict 4 and Subdistrict 5 are located north of East 11th Street between Avenue J and Cedar Crest Boulevard, and south of Big Cedar Creek and the Texas Utility easement and are currently zoned an IR Industrial Research District. The majority of these subdistricts are located within a flood plain though the area could potentially be levee protected in the future. These subdistricts are proposed to be mixed-use districts, however because of their location further from the 8th and Corinth DART station, they are treated more traditionally with respect to front yard setbacks.

PD Subdistrict 6:

Subdistrict 6 is located along the north side of East 11th Street, between Bonnie View Road and Avenue J and is currently zoned a CS Commercial Service District which allows higher intensity uses not generally intended to be located in areas of low and medium density residential development. Being located across East 11th street from Skyline Heights neighborhood, future development should strengthen the existing residential neighborhoods providing for a mix of uses predominantly neighborhood serving retail and personal services with the ability to live and work in a pedestrian friendly environment. To that end, the proposed regulations for this subdistrict would allow multifamily on a second story only while providing for community serving retail and service uses on the ground floor.

Proposed regulations include form-based standards, such as: a minimum street frontage; a minimum parking setback (applies to all subdistricts); minimum and maximum building setbacks for main buildings; a maximum blank façade area; and restrictions on the location of ground story primary entrances.

General Zoning Changes in the Authorized Area

The proposal includes four additional zoning district changes within the authorized area, but outside of the proposed PD. The first area of individual zoning district changes removes a CS Commercial Service District and an R-5(A) Single Family District (located south of East 11th Street on both sides of Bonnie View) to become an NS(A) Neighborhood Service District. The CS Commercial Service District is being replaced as it is adjacent to R-5(A) Single Family District and the individual parcel zoned R-5(A) Single Family district is being replaced as it is immediately adjacent to MF-1(A). The

proposed NS(A) Neighborhood Service District is intended to accommodate convenience retail shopping, services and professional offices that serve and are compatible in scale and intensity with adjacent residential uses.

The next area of individual zoning district changes replaces a CS Commercial Service District with an R-5(A) Single Family District. CS Commercial Service Districts involve outside storage, service and display and are not intended to be located in areas of low density residential development. The R-5(A) Single Family District is intended to allow for single family development in the unlikely event the existing church sells the property.

The next area of individual zoning district changes involves an area south of East 11th Street and east of Dubois Avenue that is currently zoned a CR Community Retail District. This area is adjacent to an R-5(A) Single Family District (on the west across Dubois Avenue) and immediately north of a D(A) Duplex District and is proposed to be changed to a TH(A)-1 Townhouse Zoning to provide a transition to the adjacent commercial zoning districts along the south side of East 11th Street.

The last proposed individual zoning district change involves a parcel located south of East 11th Street at the intersection of Cedar Crest Boulevard. This area is currently zoned a CR Community Retail District and a CS Commercial Service District. The proposed change is to replace the CS Commercial Service District with a CR Community Retail District, thereby making the entire area a CR Community Retail District. Given the recent Cedar Crest Bridge gateway improvements (completed in 2015), removing the CS Commercial Service District (which allows outside storage, service and display) will allow for the development of visually compatible uses.

Moore Park

Moore Park is a 24.6 acre community park located along East 8th Street within the proposed PD's Subdistrict 2. Moore Park provides opportunities for active recreation, and serves as an access point to the Santa Fe Trestle Trail and the Trinity Skyline Trail. Community Parks are intended to serve users within a one to two mile radius; however, access to Moore Park is limited to entrances located off of East 8th Street and Rockefeller Boulevard. Additional pedestrian access is needed and desired by the community, especially for residents located south of East 11th Street.

Dallas' Park and Recreation Department could capitalize on the Moore Park spur that connects the park to the north side of East 11th Street (between Avenue G and Avenue H) to create an additional pedestrian entrance to the park.

A pedestrian entrance that connects Moore Park to East 11th Street could potentially include: a paved pedestrian walkway/pathway into the park; sidewalk along East Eleventh Street (as necessary); pedestrian lighting; bollards to prevent unauthorized vehicle access; and pedestrian seating.

Prior CPC Action – September 28, 2017:

Motion: In considering a City Council authorized hearing to determine proper zoning on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest, it was moved to **hold** this case under advisement until October 5, 2017.

Maker: Mack
Second: Murphy
Result: Carried: 11 to 0

For: 11 - Anglin, Rieves, Shidid, Mack, Jung,
Housewright, Schultz, Peadon, Murphy, Ridley,
Tarpley

Against: 0
Absent: 3 - Houston, Davis, Haney
Vacancy: 1 - District 6

Notices: Area: 200 Mailed: 214
Replies: For: 6 Against: 9

Speakers: For: None
Against: Roger Albright, 3301 Elm St., Dallas, TX, 75226
Jesse Darrett, 3163 Cedar Crest, Blvd., Dallas, TX, 75203
Against (Did not speak): Wanda Summers, 2317 E. 11th St., Dallas, TX, 75203

Prior CPC Action – October 5, 2017:

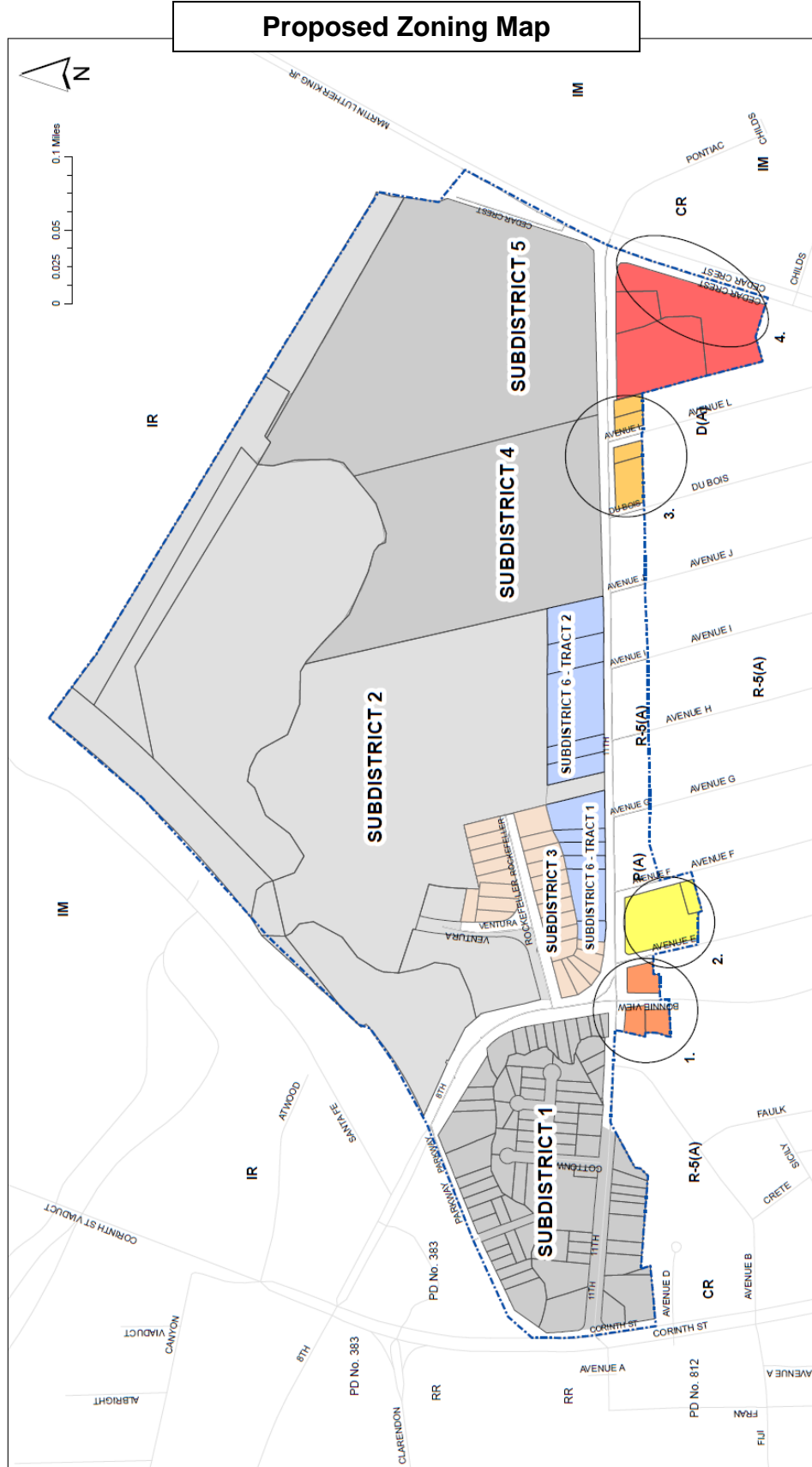
Motion: It was moved to recommend **approval** of a Planned Development District on the north side of East 11th Street, between Cedar Crest Boulevard and Corinth Street and the south side of East 11th Street, between Avenue B and Corinth Street, subject to conditions; **approval** of an NS(A) Neighborhood Service District, an R-5(A) Single Family District, a TH-1(A) Townhouse District, and a CR Community Retail District; and **no change** to the P(A) Parking District and the R-5(A) Single Family District on the south side of East 11th Street, between Avenue F and Dubois Avenue with the following additional modifications: 1) No mini-ware house uses within the subdistrict of the planned development district, 2) in Subdistricts 3 and 6 no contractor maintenance yards, 3) in Subdistricts 1, 4 and 6 financial institutions with drive-through windows are subject to a specific use permit, and 4) in Subdistricts 1, 4 and 6 restaurants with drive-through windows are subject to specific use permits on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.

Maker: Davis
Second: Houston
Result: Carried: 14 to 0

For: 14 - West, Rieves, Houston, Davis, Shidid,
Carpenter, Mack, Lavallaisaa, Jung,
Housewright, Schultz, Peadon, Murphy,
Tarpley

Against: 0
Absent: 1 - Ridley
Vacancy: 0

Proposed Cedar Crest Planned Development Subdistricts and Proposed Straight Zoning District Changes



- Authorized Boundary**
 Proposed PD Subdistricts are Labeled Subdistrict 1 - 6.
 See PD for Proposed Subdistrict Regulations
- KEY TO STRAIGHT ZONING CHANGES**
- | | |
|------------|-----------|
| 1. NS(A) | 2. R-5(A) |
| 3. TH-1(A) | 4. CR |
- PROPOSED STRAIGHT ZONING CHANGES**
1. CS Commercial Service and R-5(A) to NS(A) Neighborhood Service
 2. CS Commercial Service to R-5(A) Single Family
 3. CR Community Retail to TH-1(A) Townhouse
 4. CS Commercial Service to CR Community Retail

CPC RECOMMENDED PD CONDITIONS

“ARTICLE _____.

PD _____.

The Cedar Crest Special Purpose District.

SEC. 51P-_____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-_____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property generally located north of the north line of East 11th Street between Cedar Crest Boulevard on the east, and Corinth Street on the west and containing approximately 114.951 acres.

SEC. 51P-_____.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BLANK FACADE AREA means the portion of the exterior of a building’s street facade that does not include windows or doors. Blank facade area is measured horizontally. For purposes of determining blank facade area: for corner lots with a frontage on 8th Street, 8th Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(3) ENHANCED PAVEMENT means any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, grass pavers, exposed aggregate concrete, and stamped and stained concrete.

(4) ENHANCED SIDEWALKS are sidewalks made of enhanced pavement intended for pedestrian use and approved by the building official.

(5) ENHANCED PEDESTRIAN AMENITIES means improvements in an enhanced pedestrian amenities area that are intended to increase the attractiveness of the area and the comfort of pedestrians. These amenities may be provided by property owners to take advantage of reduced parking requirements.

(6) **ENHANCED PEDESTRIAN AMENITIES AREA** means the area located between the street facade of a building and the edge of the curb but not more than 30 feet from the curb. Enhanced pedestrian amenities may not be located within the three-foot unobstructed sidewalk width.

(7) **FLOOD CONTROL PUMP STATION** means a utility or governmental installation used specifically for storm water flood protection.

(8) **GROUND STORY AREA** means the area of a building located on the ground story in Subdistrict 3 that has a minimum depth of 25 feet measured inward from the street facade and extends a minimum of 50 percent of the length of the street facade. For purposes of determining required Ground Story Area: for corner lots with a frontage on 8th Street, 8th Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(9) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, **MAJOR MODIFICATION** means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment located adjacent to a property.

(10) **MASSAGE ESTABLISHMENT** means a massage establishment as defined by Chapter 455 of the Texas Occupation Code, as amended.

(11) **NEW CONSTRUCTION** means construction of a main structure that did not exist as of the date of the establishment of this special purpose district. With regard to streets and sidewalks, **NEW CONSTRUCTION** means construction of a street or sidewalk that did not exist as of the date of the establishment of this planned development district.

(12) **STREET FACADE** means any facade that faces a lot line that abuts a public right-of-way along East 11th Street, East 8th Street, Avenue E, Rockefeller Blvd., or Ventura Drive as applicable. For corner lots with a frontage on 8th Street, 8th Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(13) **STREET FRONTAGE** means that portion of the street facade of a building that must be located within the area between the minimum and the maximum front yard setback area, expressed as a percentage of total facade width.

(14) **UPPER STORY** means any story above the ground story.

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

(c) For purposes of interpreting Chapter 51A, this district is considered to be a non-residential zoning district.

(d) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: district and subdistricts map.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work that constitutes new construction or a major modification in this district. A development plan is not required to be approved by the city plan commission before the issuance of any building permit to authorize any work on a public park, playground, or golf course.

(b) At least 30 days prior to filing an application for a development plan, the applicant must provide a copy of the application and any plans to the Skyline Heights Neighborhood Association. A copy of the application and plans must be mailed certified mail to the Skyline Heights Neighborhood Association, C/O Greater Emmanuel Baptist Church, 2110 East 11th Street Dallas, TX 75203. The applicant must submit the certified mail receipt with the application for a development plan.

SEC. 51P- ____ .106. CREATION OF SUBDISTRICTS.

PD ____ is divided into five subdistricts, as shown on Exhibit ____A.

SEC. 51P- ____ .107. SUBDISTRICT REGULATIONS.

(a) Subdistricts 1, 4, and 5 (Mixed Use Districts).

(1) In general. Single or multiple uses may be developed on a site in subdistricts 1, 4, and 5; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses and, in some instances, increases to the maximum structure height are awarded to developments that qualify as mixed use projects, as defined in Subsection (a)(2). If a development does not qualify as an MUP, it is limited to the base dwelling unit density, floor area ratio, and maximum structure height. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density, floor area ratio and, in some instances, a greater maximum structure height. The exact increments of increase vary depending on the number and mix of use categories and the subdistrict that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this section.

(2) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP) for purposes of this section, a development must contain uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

USE CATEGORIES	
Use Category	% of Total Floor Area
Office	15 percent
Residential	15 percent
Retail and personal service	10 percent

(3) Phases. If an MUP is constructed in phases:

(A) the first phase must independently qualify as an MUP under Subsection (2); and

(B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (2).

(4) Multiple building sites.

(A) An MUP may consist of two or more building sites if they are developed under an approved unified development plan. The plan must be:

(1) signed by or on behalf of all of the owners of the properties involved;

(2) approved by the building official; and

(3) filed in the deed records of the county where the Property is located.

(B) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site.

(5) Main uses permitted. The following uses are the only main uses permitted.

(A) Agricultural uses.

- Crop production.

(B) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Labor hall. *[SUP]*
- Medical or scientific laboratory. *[SUP]*

(C) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university or seminary.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions.
[RAR]
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Open-enrollment charter school or private school. *[SUP]*
- Public school other than an open-enrollment charter school. *[RAR]*

(D) Miscellaneous uses.

- Attached non-premise sign. *[SUP]*
- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(E) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [*DIR in Subdistrict 5, SUP*

in Subdistricts 1 and 4]

- Medical clinic or ambulatory surgical center.
- Office. [*Bail bond office use is prohibited.*]

(F) Recreation uses.

- Private recreation center, club, or area.

(G) Residential uses.

- Multifamily.
- Retirement housing.

(H) Retail and personal service uses.

- Animal shelter or clinic without outside runs. [*RAR*]
- Business school.
- Commercial amusement (outside). [*SUP*]
- Commercial parking lot or garage. [*RAR*]
- 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.
- General merchandise or food store 100,000 square feet or more. [*By*

SUP in Subdistrict 4 and 5, only]

- Motor vehicle fuelling station. [*SUP*]
- Nursery, garden shop, or plant sales.
- Personal service uses. [*Massage establishments and Massage schools are prohibited*]
- Restaurant without drive-in or drive-through service. [*RAR*]

-- Restaurant with drive-in or drive-through service. [*DIR in Subdistrict 5, SUP in Subdistricts 1 and 4*]

-- Temporary retail use.

-- Theater. [*By SUP in subdistrict 4 and 5, only*]

(I) Transportation uses.

-- Transit passenger shelter.

(J) Utility and public service uses.

-- Commercial radio or television transmitting station.

-- Electrical substation.

-- Local utilities. [*SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*

-- Police or fire station.

-- Post office.

-- Pump Station. [*Operated by Trinity Watershed Management in Subdistrict 4 and Subdistrict 5, only*]

-- Radio, television, or microwave tower. [*SUP*]

-- Tower/antenna for cellular communication. [*See Section [51A-4.212\(10.1\)](#).]*

-- Utility or government installation other than listed. [*SUP*]

(K) Wholesale, distribution, and storage uses.

(L) -- Recycling drop-off container. [*See Section [51A-4.213\(11.2\)](#).]*

-- Recycling drop-off for special occasion collection. [*See Section [51A-4.213\(11.3\)](#).]*

(6) Accessory uses. As a general rule, an accessory use is permitted in any district 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](#).

(A) The following accessory use is not permitted:

-- Private stable.

(B) The following accessory use is permitted by SUP only:

-- Accessory helistop.

(C) An SUP may be required for the following accessory use:

-- Accessory medical/infectious waste incinerator. [See Section

[51A-4.217\(3.1\).](#)]

(7) Form-based Standards in Subdistrict 1:

(A) Primary entrances for a ground story area use. For new construction or major modifications, main uses located in the ground story area of a building must have their primary entrances facing the lot line that abuts the adjacent public right-of-way (East 11th Street, East 8th Street, or Avenue E, as applicable). For purposes of this paragraph, facing means parallel to, or within 45 degrees of being parallel to, the lot line that abuts the adjacent public right-of-way. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(B) Blank facade area. For new construction or major modifications, the maximum length of blank facade area allowed on the street facade of any building is 20 linear feet. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(8) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations in Division [51A-4.400](#). If there is a conflict between this paragraph and Division [51A-4.400](#), this paragraph controls).

(A) Front yard.

(i) Subdistrict 1.

(aa) Minimum front yard. Minimum front yard setback is 5 feet.

(bb) Maximum front yard. Except as provided in this romanette , maximum front yard setback is 10 feet.

(cc) Urban form setback. An additional front yard setback of one foot for each two feet in height above 50 feet is required for that portion of a structure above 50 feet in height, up to a total setback of 15 feet.

(dd) Required Street Frontage. A minimum of 70 percent of the street facade of a main building must be located within the minimum front yard setback and the maximum front yard setback.

(ii) Subdistricts 4 and Subdistrict 5. Minimum front yard is 15 feet.

(B) Side yard.

(i) Except as provided in this subparagraph, no minimum side yard. If a side yard is provided, it must be a minimum 5 feet.

(ii) Subdistrict 1 and Subdistrict 5. In Subdistricts 1 and Subdistrict 5, an additional side yard setback of one foot for each two feet in height above 50 feet is required for that portion of a structure above 50 feet in height, up to a total setback of 15 feet.

(C) Rear yard.

(i) No minimum rear yard.

(9) Dwelling unit density. Maximum dwelling unit density is as follows:

MAXIMUM DWELLING UNIT DENSITY (dwelling units per net acre)		
Base (No MUP)	MUP with Mix of 2 Categories	MUP with Mix of 3 Categories
15	20	25

(10) Floor area ratio.

(A) Floor area ratio. Maximum floor area ratio (FAR) varies according to the following chart depending on whether the development is a mixed use project :

[Note: Column I is the base FAR, which applies when there is no MUP. Column II (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” Column III (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. Column IV (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two other use categories.]

	I	II	III	IV
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res) Res + 1	MUP=3 (with Res) Res + 2
Office	0.8	0.85	0.9	0.95
Residential	0.8	---	0.95	0.95
Retail and personal	0.4	0.5	0.5	0.6
TOTAL	0.8	0.9	1.0	1.1

(B) The maximum floor area ratio for projects not involving office, residential, and retail and personal service uses is 0.75 for all uses combined.

(11) Height.

(A) Maximum height.

(i) Subdistrict 1 and Subdistrict 5. Unless further restricted under Paragraph (B), the maximum structure height is as follows:

MAXIMUM STRUCTURE HEIGHT SUBDISTRICT 1 AND SUBDISTRICT 5		
Base (No MUP)	MUP with Mix (No Retail)	MUP (with Retail)
30 FT	50 FT	80 FT

(ii) Subdistrict 4. Unless further restricted under Paragraph (B), the maximum structure height is 45 feet.

(B) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: the following structures may project a maximum of 12 feet above the slope or a maximum of 12 feet above the maximum structure height, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.

- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screen which surround roof mounted mechanical equipment.
- (ix) Chimneys and vent stacks.
- (x) Parapet wall, limited to a height of four feet.

(C) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, OPENING means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(12) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(13) Lot size. No minimum lot size.

(14) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is:

- (i) two when the maximum structure height is 30 feet.
- (ii) three when the maximum structure height is 45 feet.
- (iii) three and one-half when the maximum structure height is 50 feet.
- (iv) five when the maximum structure height is 80 feet.

(B) No maximum number of stories for parking structures. However, parking structures must comply with the height regulations.

(15) Blank facade area in Subdistrict 1. The maximum length of blank facade area allowed on the ground story of a street facade is 20 linear feet.

(b) Subdistrict 2 (Moore Park).

(1) Main uses permitted. The following uses are the only main uses permitted in Subdistrict 2:

(A) Agricultural uses.

--Crop production. *[A dwelling unit is not permitted.]*

(B) Utility and Public Service Uses.

--Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*

--Utility or government installation other than listed. *[SUP]*

--Pump Station. *[Operated by Trinity Watershed Management]*

(C) Recreation Uses.

--Public park, playground, or golf course. *[See Section 51A-4.208(3)]*

(2) Accessory uses.

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

(B) The following accessory uses are not permitted:

--Accessory community center (private).

--Accessory pathological waste incinerator.

--Accessory medical/ infectious waste incinerator.

--Accessory helistop.

--Accessory outside display of merchandise.

--Amateur communication tower.

--Day home.

--Home occupation.

--Private stable.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

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

- (B) Side and rear yard. No minimum side and rear yard.
- (C) Floor area ratio. No maximum floor area.
- (D) Height. Maximum structure height is 45 feet. Maximum structure height does not apply to athletic field lights or driving range netting used for a Public park, playground, or golf course.
- (E) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (F) Lot size. No minimum lot size.
- (G) Stories. Maximum number of stories above grade is three.

(c) Subdistrict 3 and Subdistrict 6.

(1) Permitted ground story area uses. The following are the only main uses permitted in the ground story area:

- (A) Agricultural uses.
None permitted.
- (B) Commercial and business service uses.
None permitted.
- (C) Institutional and community service uses.
None permitted.
- (D) Miscellaneous uses.
None permitted.
- (E) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office. [*Bail bond office use is prohibited.*]
- (F) Recreation uses.
 - Public park, playground, or golf course.

(--) Residential.

--Multifamily [*Subdistrict 3 only*]

(G) Retail and personal service uses.

--Ambulance service. [*RAR*]

--Animal shelter or clinic without outside runs. [*RAR*]

--Animal shelter or clinic with outside runs. [*SUP may be required.*]

See Section [51A-4.210\(b\)\(2\)](#).]

--Business school.

--Car wash. [*RAR*]

--Convenience store with drive-through. [*SUP*]

--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. [*RAR*]

--Household equipment and appliance repair.

--Nursery, garden shop, or plant sales.

--Outside sales. [*SUP*]

--Personal service uses. [*Massage establishments and Massage schools are prohibited*]

--Restaurant without drive-in or drive-through service. [*RAR*]

--Restaurant with drive-in or drive-through service. [*SUP*]

--Swap or buy shop. [*SUP*]

--Taxidermist.

--Temporary retail use.

--Theater.

(H) Transportation uses.

None permitted.

(I) Utility and public service uses.

--Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*

--Police or fire station.

--Post office.

--Utility or government installation other than listed. *[SUP]*

(J) Wholesale, distribution, and storage uses.

None permitted.

(2) The following uses are the only main uses permitted in any portion of a building or structure outside of the ground story area:

(A) Agricultural uses.

--Crop production. *[A dwelling unit is not permitted.]*

(B) Commercial and business service uses.

--Catering service.

--Custom business services.

--Custom woodworking, furniture construction, or repair.

--Electronics service center.

--Job or lithographic printing. *[RAR]*

--Labor hall. *[SUP]*

(C) Institutional and community service uses.

--Adult day care facility.

--Child-care facility.

(D) Miscellaneous uses.

--Attached non-premise sign. *[SUP]*

--Temporary construction or sales office.

(E) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bond office use is prohibited.]*

(F) Recreation uses.

- Private recreation center, club or area.
- Public park, playground, or golf course.

(G) Residential Uses.

- Multifamily

(H) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Animal shelter or clinic with outside runs. *[SUP may be required.]*

See Section [51A-4.210\(b\)\(2\).](#)

- Business school.
- Car wash. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- 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. *[RAR]*
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses. *[Massage establishments and Massage schools are prohibited]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[SUP]*

- Swap or buy shop. [SUP]
- Taxidermist.
- Temporary retail use.
- Theater.

(I) Transportation uses.

- Transit passenger shelter.

(J) Utility and public service uses.

- Commercial radio or television transmitting station. [SUP]
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]
- Police or fire station.
- Post office.
- Radio, television or microwave tower. [RAR]
- Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\).](#)]
- Utility or government installation other than listed. [SUP]

(K) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. [See Section [51A-4.213 \(11.2\).](#)]
- Recycling drop-off for special occasion collection. [See Section [51A-4.213 \(11.3\).](#)]
- Warehouse. [RAR]

(3) Primary entrances for ground story area uses. For new construction or major modifications, main uses located in the ground story area of a building must have their primary entrances facing the lot line that abuts the adjacent public right-of-way (East 11th Street, East 8th Street, or Avenue E, as applicable). For purposes of this paragraph, facing means parallel to, or within 45 degrees of being parallel to, the lot line that abuts the adjacent public right-of-way. This paragraph does not apply to structures that assist in the growing of vegetation and

food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(4) Blank facade area. The maximum length of blank facade area allowed on the street facade of any building is 20 linear feet. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(5) Accessory uses.

(A) As a general rule, an accessory use is permitted in any district 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](#).

(B) The following accessory uses are not permitted:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/ infectious waste incinerator
- Accessory pathological waste incinerator
- Amateur communication tower
- Home occupation.
- Private stable.

(6) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. If there is a conflict between this paragraph and Division 51A-4.400, this paragraph controls.)

(A) Front yard.

- (i). Minimum front yard is five feet.
- (ii). Maximum front yard is 10 feet.
- (iii) A minimum of 70 percent of the street facade of a main building must be located within the minimum front yard setback and the maximum front yard setback.

(B) Side yard. No minimum side yard.

(C) Rear yard. The minimum rear yard is five feet.

(D) Floor area ratio. Maximum floor area ratio is:

- (i) 0.5 for office; and
- (ii) 0.75 for all other uses combined.

(E) Height.

(i) Maximum height. Unless further restricted under this subparagraph, the maximum structure height in Subdistrict 3 is 30 feet. The board may not grant a special exception to the maximum structure height in Subdistrict 3.

(ii) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: the following structures may project a maximum of 12 feet above the slope or a maximum of 12 feet above the maximum structure height, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screen which surround roof mounted mechanical equipment.
- (ix) Chimneys and vent stacks.
- (x) Parapet wall, limited to a height of four feet.

(F) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412.](#)) For purposes of this paragraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(G) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(H) Lot size. No minimum lot size.

(I) Stories.

(i) Except as provided in this paragraph, the maximum number of stories above grade is two.

(ii) No maximum stories for parking structures. However, parking structures must comply with the height regulations of Subparagraph (E).

SEC. 51P- _____.108. OFF-STREET PARKING, LOADING AND BICYCLE PARKING.

(a) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking 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) Parking Setback. All off-street parking (including off-street parking structures) for new construction or major modifications shall be set back a minimum 15 feet from any property line that abuts East 11th Street, East 8th Street, or Avenue E. The board of adjustment may not grant a special exception to the required parking setback.

(c) Bicycle parking. Consult bicycle parking regulations in Division 51A-4.330 for bicycle parking requirements.

SEC. 51P- _____.109. OFF-STREET PARKING REDUCTIONS.

(a) Parking reduction for proximity to light-rail stations. The off-street parking requirement for uses located within one-half of a mile (2,640 feet) of a light-rail station may be reduced by 10 percent if enhanced pedestrian amenities are provided in accordance with this subsection.

(1) All of the following enhanced pedestrian amenities must be provided to qualify for the off-street parking reduction:

(A) Enhanced sidewalks. Enhanced sidewalks are sidewalks made of any permeable or non-permeable decorative pavement intended for pedestrian use and approved by the building official. Examples of enhanced sidewalks include, but are not limited to, brick or stone pavers and stamped and stained concrete. Except as provided in this section, sidewalks must be constructed in accordance with Chapter 51A-8.606 and the Paving Design Manual.

(i) Location of Enhanced sidewalks. Enhanced sidewalks must be provided along the entire length of a property's frontage with a street façade. Enhanced sidewalks may be located on private property or in the public right-of-way provided that all private licensing requirements of the city code and charter are met. In no case may the enhanced sidewalks be located more than 30 feet from the curb. Enhanced sidewalks must meet the minimum widths required in sec. 51p- _____.113., streetscape and sidewalk standards.

(B) Pedestrian Street Lamps. A minimum of one pedestrian street lamp per every 75 feet of street frontage must be provided. Pedestrian street lamps must have a minimum clearance of nine feet above a sidewalk and a maximum height of 15 feet. Light

fixtures must be cut-off type luminaries that direct lighting downward. Pedestrian street lamps may not be located in a visibility triangle as defined in Section 51A-4.602.

(i) Pedestrian street lamps must be located within the enhanced pedestrian amenities area, but may not be located within the three-foot unobstructed sidewalk width. In no case may the enhanced pedestrian amenities be located more than 30 feet from the curb. Pedestrian Street Lamps may be located on private property or in public right-of-way provided that all private licensing requirements of the city code and charter are met.

(C) Awnings. Awnings must be provided over at least 50 percent of all the doors and windows located on the ground story of a street facade. Awnings must have a minimum height of seven feet and a maximum height of 14 feet. For purposes of this paragraph, awning height is the vertical distance between the ground or pavement directly beneath the awning and the lowest point of the awning.

(2) Enhanced pedestrian amenities must:
(A) not be placed in a manner that impedes the movements of pedestrians on a sidewalk;
(B) not be placed in any visibility triangle; and
(C) be completely installed prior to the issuance of the certificate of occupancy.

(b) Parking reduction for on-street parking. Except as provided in this subsection, on-street parking spaces (that are immediately adjacent to a site and located on the same side of the street) may be counted toward the off-street parking requirement of the use adjacent to the on-street parking space. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of the mobility and street services department.

(1) An on-street parking space may not be used to reduce the required parking for more than one use (i.e., it cannot be counted more than once as a space for a use), except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-used project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8/24=1/3$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) If the director of mobility and street services determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Section 51P-____.109(b), has become a traffic hazard and prohibits the on-street parking or the right-of-way is acquired for public works use, the on-street parking credit will be treated as a delta credit.

SEC. 51P- ____ .110. LANDSCAPE REGULATIONS.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X, as amended.

(1) Native, drought-adaptive, and non-invasive plant materials must be used..

(b) Street trees. For new construction or major modifications, one small tree must be provided for every 40 feet of street frontage along East 11th Street, East 8th Street, Avenue E, Rockefeller Boulevard, and Ventura Drive. Street trees must be provided within 30 feet from the projected street curb. Required street trees may be located on private property or in the public right-of-way provided that all licensing requirements of the city code and charter are met.

(c) Planting area requirements. For each small tree installation, a minimum of 36 inches of soil depth and 25 square feet of surface area (total of 75 cubic feet) must be provided. The building official may waive the minimum planting area requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the affected plant materials.

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

SEC. 51P-____.111 TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general.

(1) Except as provided in this section, tree preservation, removal, and replacement must comply with Article X, as amended.

(b) Great Trinity Forest Management Fund.

(1) In lieu of payments to the reforestation fund, payments may be made into a special city account known as the Great Trinity Forest Management Fund as a means of alternative compliance with the tree replacement requirements.

(2) The amount of payment is calculated using the formula in Article X for payments to the reforestation fund.

(3) The director of Trinity Watershed Management shall administer the fund to maintain planned forest vegetation management projects on public land within the Great Trinity Forest.

SEC. 51P- ____ .112. SCREENING REGULATIONS.

(a) Screening of off-street surface parking.

(1) Except as provided in this section, the provisions of Section 51A-4.301(f), “Screening Provisions for Off-Street Parking,” apply to off-street parking in this district.

(2) Screening provided for off-street parking pursuant to this section may be counted as one of the design standards required in Section 51A-10.126.

(3) Off-street parking must be screened from view from East 11th Street, East 8th Street, and/or Avenue E. Screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress or egress, openings for pedestrian access, and visibility triangles.

(A) Screening must be a minimum 36-inch-tall wall that is constructed of brick, stone, concrete masonry (split face block only; no smooth block), concrete, or a combination of these materials. Required screening may not have more than 10 square inches of openings in any given square foot of surface area. The board may not grant a special exception to the height requirements for screening around off-street surface parking.

(B) A landscape area must be provided between the required screening wall and the adjacent right-of-way, but immediately adjacent to the screening wall. The landscape area must be a minimum of three feet in width with a minimum soil depth of 24 inches, and must extend the length of the screening, excluding driveways used for ingress or egress and openings for pedestrian access. The landscaping area must be planted with a combination of evergreen and deciduous vegetation, including ground covers, and shrubs. Shrubs must be planted at a minimum of 24 inches on center over the entire length of the landscape area, with at least one shrub per twenty square feet of landscape area

(C) Off-street parking that is located entirely behind a building or structure, or that is located underground, is considered to be screened for the purposes of this subsection.

(b) Off-street parking structures. All permanent parking structures must be concealed in a building with a facade that is similar in appearance to the facade of the main non-parking building for which the parking is accessory. At least 12 percent of the surface area of a parking structure's street facade (including openings, if any) must be covered with the same material used predominately on the first story of the main non-parking building. Openings in the parking structure's street facade may not exceed 52 percent of the total street facade area.

(c) Loading spaces. Off-street loading spaces must be screened with a minimum six-foot-tall sight-obscuring fence so they are not visible from East 11th Street, East 8th Street, or Avenue E.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a minimum six-foot-tall solid fence. Only one side may be a gate.

(2) Screening materials must compliment the materials and colors used on the main building. Chain link fences may not be used as screening material.

(3) Each panel of a garbage storage area gate must have a pin that can be inserted into a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Roof-mounted equipment. Roof-mounted mechanical equipment must be screened or set back so it is not visible from a point five feet, six inches above grade at the Property line. Screening materials must compliment the materials and colors used on the main building. Chain link fences may not be used as screening material.

SEC. 51P- _____.113. STREETScape AND SIDEWALK STANDARDS.

(a) Sidewalks required. Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks. The street and sidewalk standards of this subsection apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) New sidewalks provided to comply with this subsection must meet the unobstructed width standards specified below.

(3) No certificate of occupancy may be issued for new construction or a major modification until sidewalks are provided in accordance with this section.

(4) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(b) Minimum sidewalk widths and minimum landscape buffer widths. New sidewalks located along the north side of East 11th Street (between Corinth Street and Cedar Crest Boulevard); along the south side of East 11th Street (excluding the area between Avenue F and Dubois Avenue); along the south side of East 11th Street (between Avenue F and Dubois Avenue); and along East 8th Street and Avenue E must have:

- (1) a minimum unobstructed width of three feet; and
- (2) a minimum five-foot-wide landscape buffer strip.

(c) Waiver of sidewalks. The requirement for sidewalks may not be waived by the director or building official.

SEC. 51P- _____.114. DESIGN REQUIREMENTS.

(a) Non-residential use transparency.

(1) Windows and public entrances on the ground story must be maintained clear of all items that would obstruct a clear view into a non-residential use. This includes, but is not limited to, print advertisements, shelving, merchandise (including any outside display), and interior or exterior window coverings. The unobstructed line of sight must extend, at a minimum, from three feet above the ground to at least six feet above the ground.

(2) Security bars, guards, blinds, and similar materials are prohibited from covering windows and public entrances during the hours of operation for a use. Security bars, guards, blinds, and similar materials may be used to cover windows and public entrances during non-business hours.

(b) Reflective glass. Reflective glass may not be used on the first story of a facade facing East 11th Street. The reflectance of glass used on the second story may not exceed 15 percent. The reflectance of glass used on stories above the second story may not exceed 27 percent. For purposes of this subsection, reflectance is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(c) Building materials. Synthetic stucco and E.I.F.S (Exterior Insulated Finish Systems) may not be used as exterior building cladding in this District.

SEC. 51P- _____.115. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. See Article VI.

SEC.51P-_____.116 SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII

(b) Signs may not be located on a roof or project over a building.

SEC. 51P- _____.117. ADDITIONAL PROVISIONS.

(a) Accessory outside display of merchandise. This use may not:

- (1) extend more than four feet, horizontally, from the Street Façade of a main building or structure; or
- (2) reduce the unobstructed width of any sidewalk to less than three feet; or
- (3) obstruct any off-street parking spaces; or
- (4) be placed in the public right-of-way without a licence.

(b) Accessory outside sales. This use may not:

(1) extend more than four feet, horizontally, from a street facade of a main building or structure; or

(2) reduce the unobstructed width of any sidewalk to less than five feet; or

(3) obstruct any off-street parking spaces; or

(4) be placed in the public right-of-way without a license; or

(5) occur more than three days during any given calendar month.

(c) Accessory outside storage. This use may not:

(1) be placed in a required front yard; or

(2) be placed between the street facade of a main building or structure and a lot line that abuts a public street.

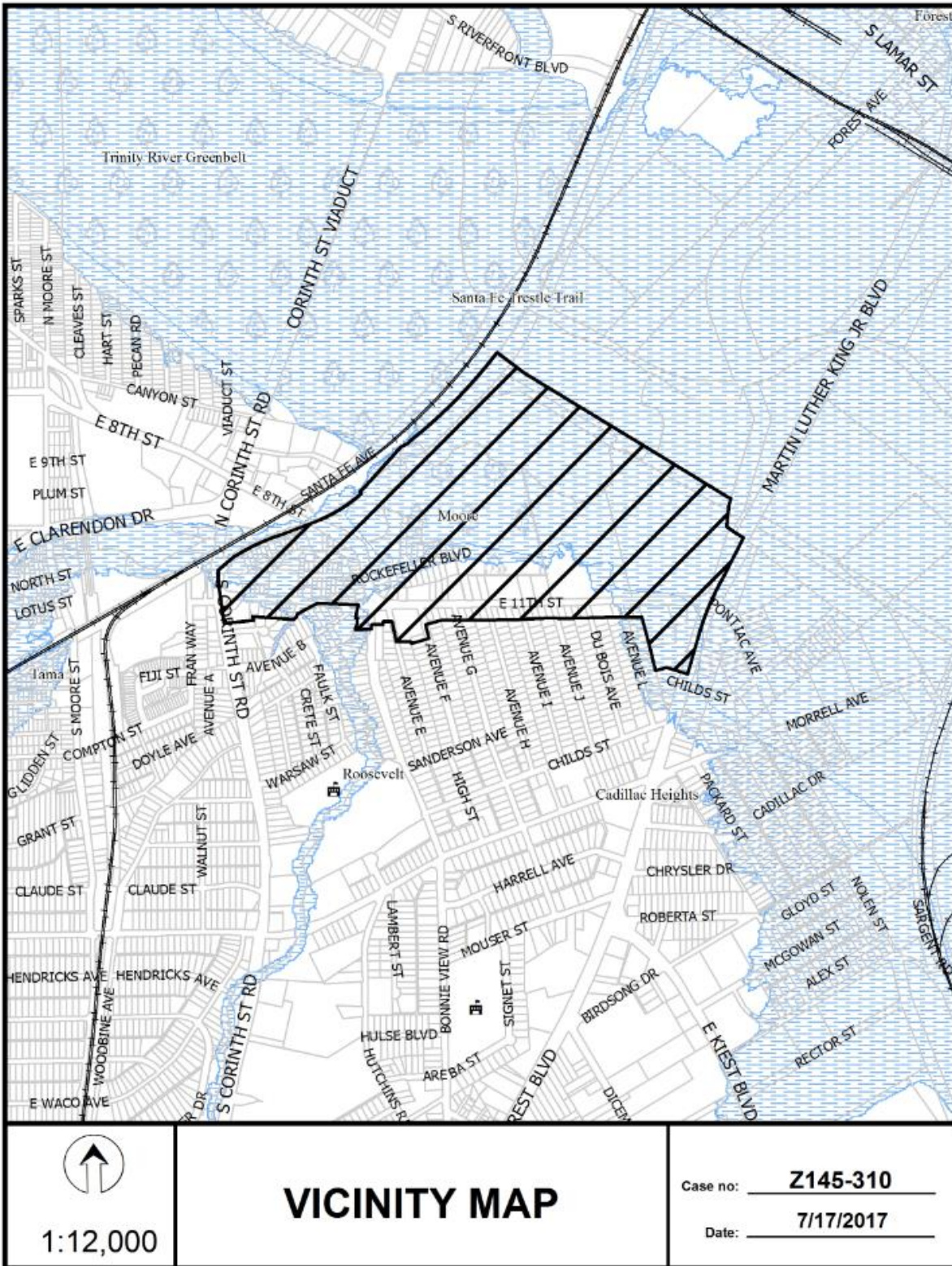
(d) The Property must be properly maintained in a state of good repair and neat appearance.

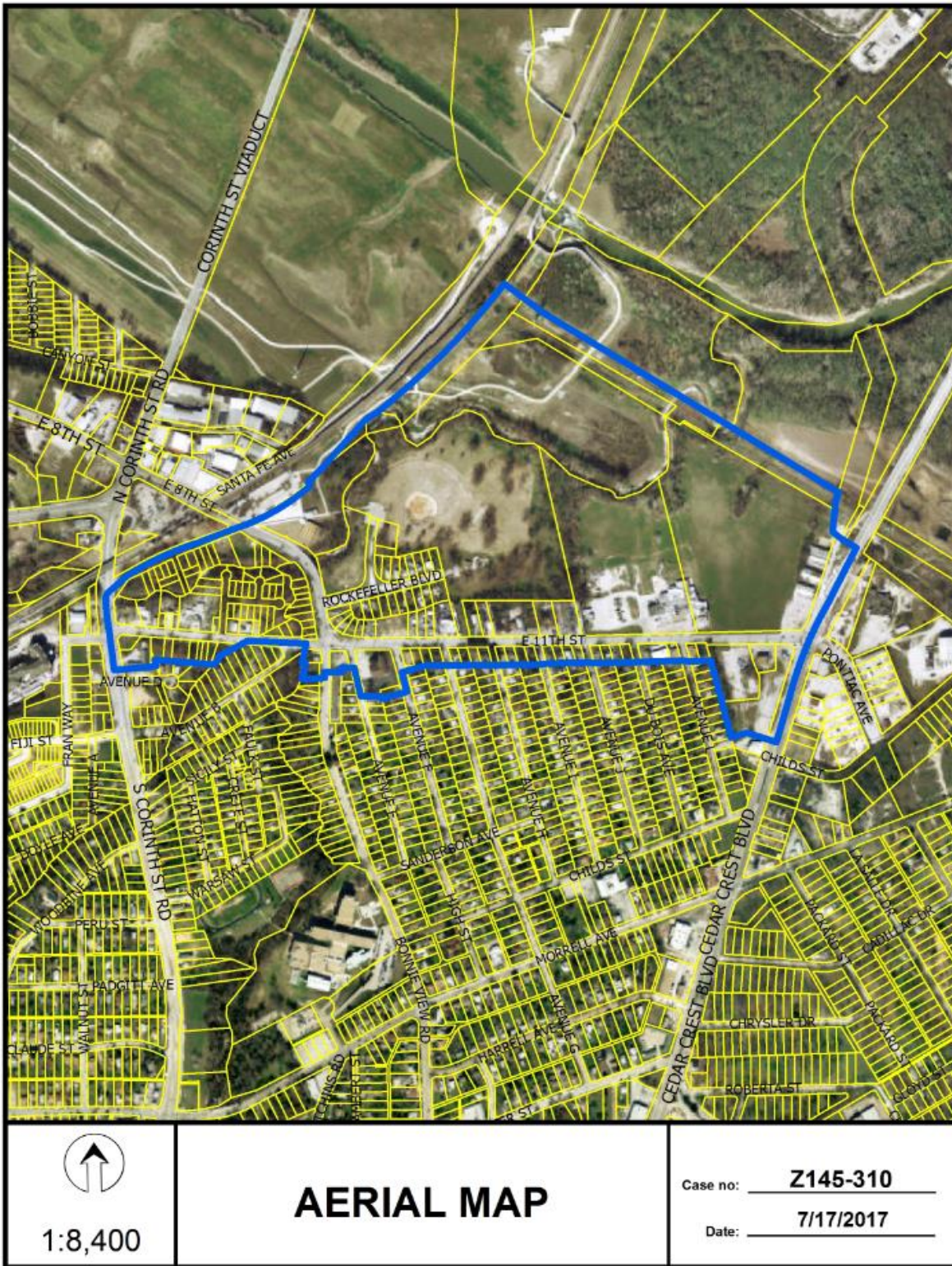
(e) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

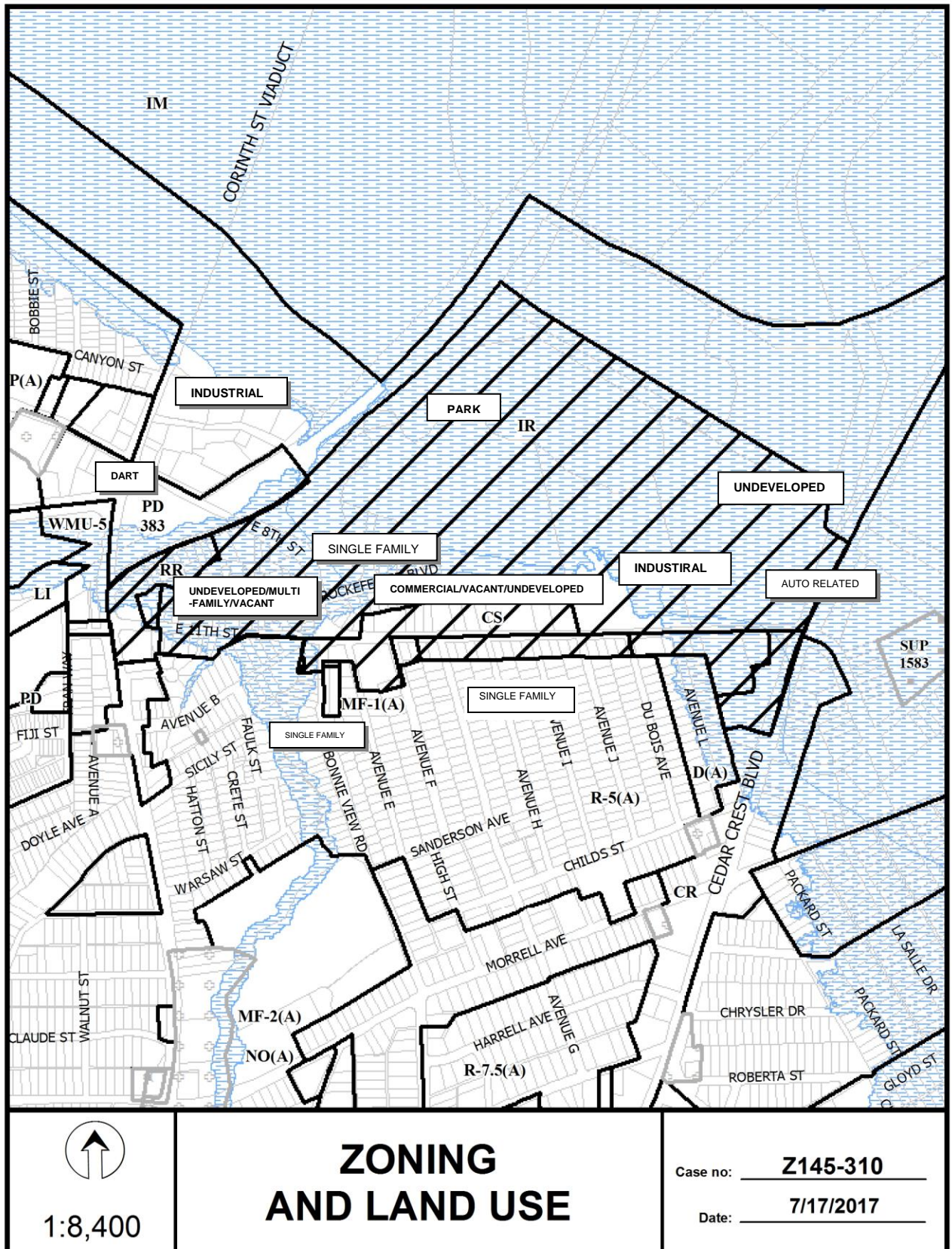
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

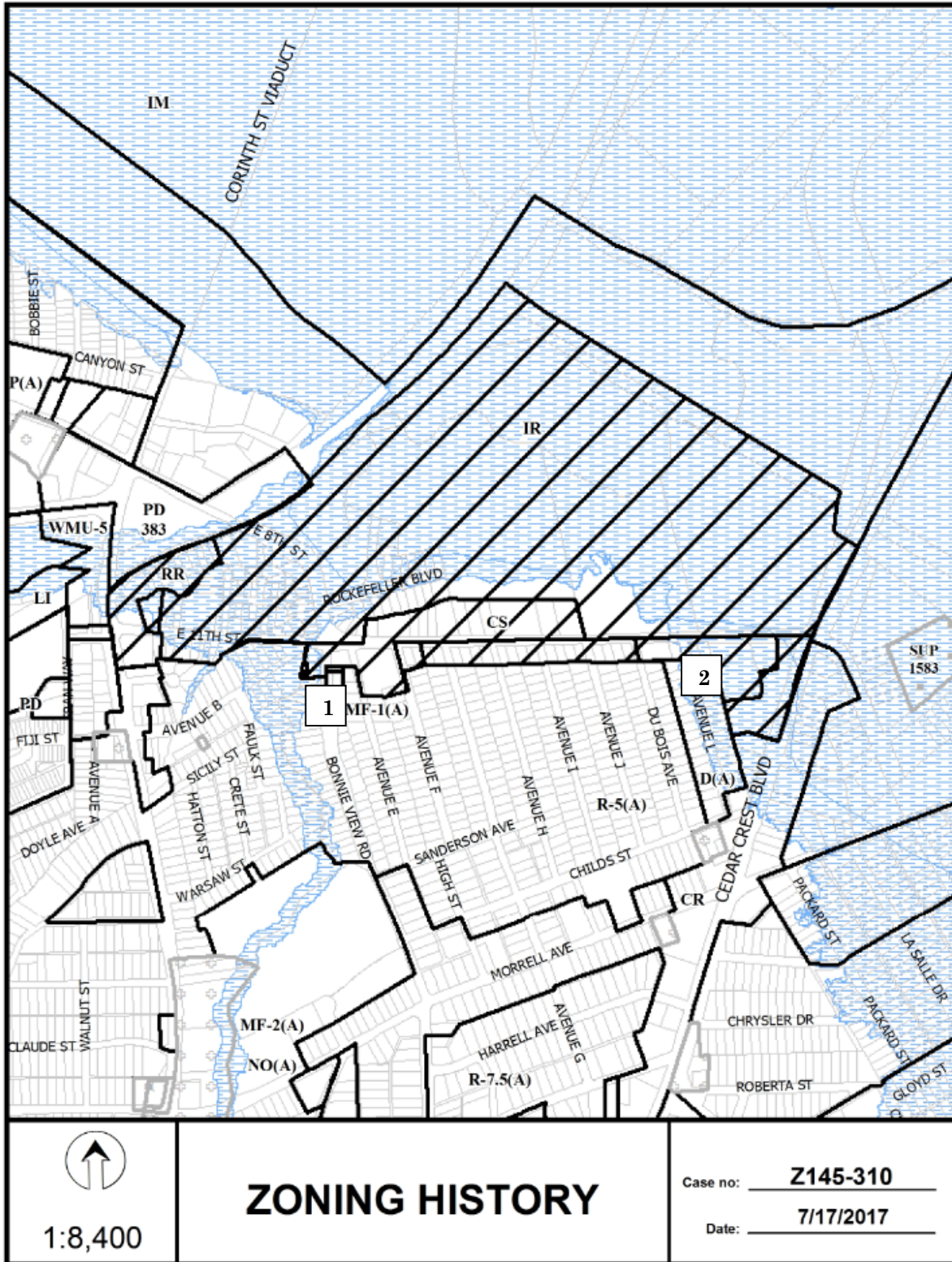
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

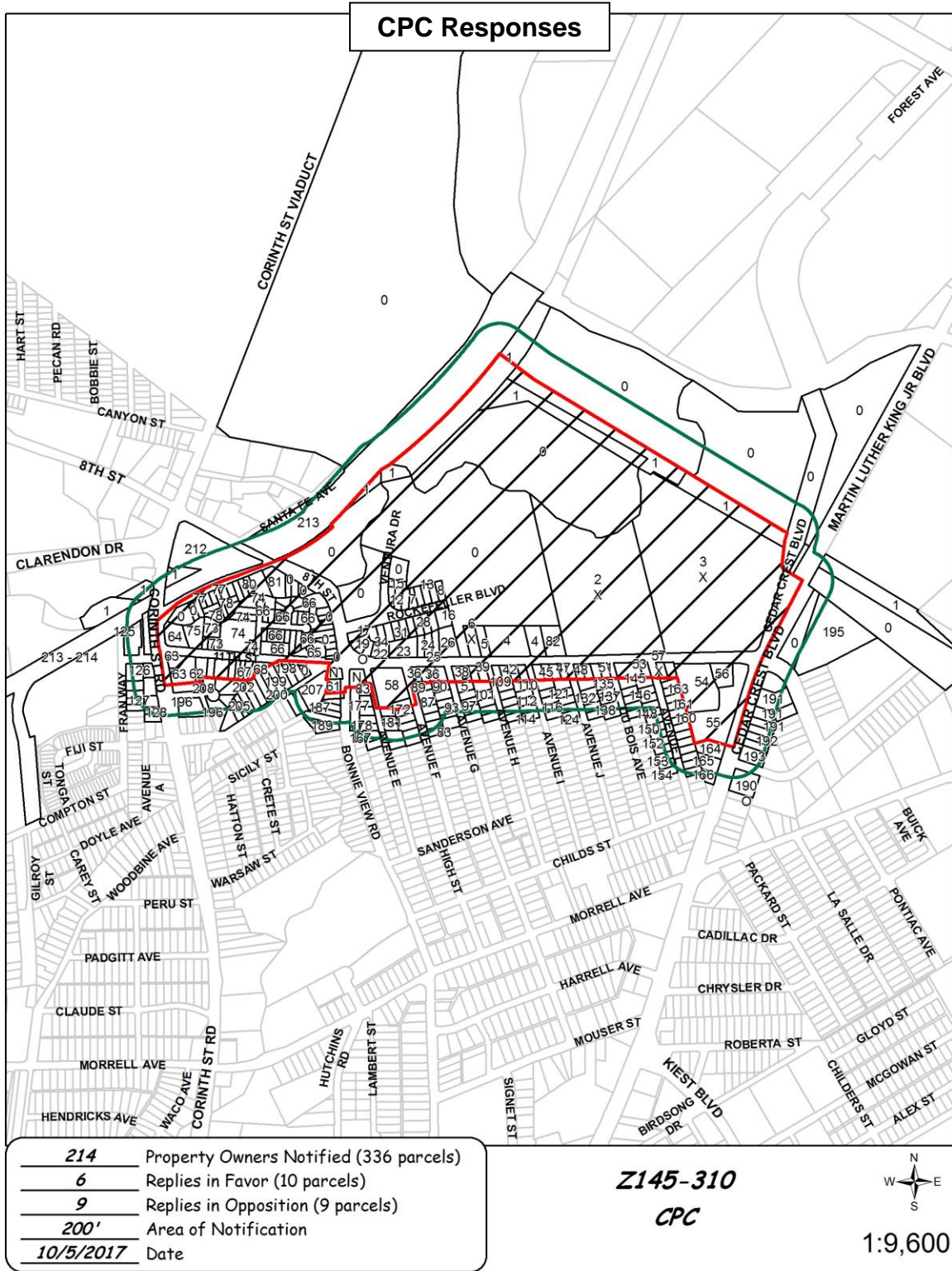
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.











10/05/2017

Reply List of Property Owners**Z145-310****214 Property Owners Notified****6 Property Owners in Favor****9 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	560 MARTIN LUTHER KING JR BLVD	TEXAS UTILITIES ELEC CO
X	2	2807 E 11TH ST	COLUMBIA PACKING OF
X	3	3443 CEDAR CREST BLVD	ONDRUSEK W J
	4	2507 E 11TH ST	BALLAS VICTOR
	5	2321 E 11TH ST	GRANADOS ANTONIO
	7	2215 ROCKEFELLER BLVD	PINKSTON MARY ANN EST OF &
	8	2231 ROCKEFELLER BLVD	HAYES GEORGE & ALLIE
	9	2219 ROCKEFELLER BLVD	PONCE MARIO ARTURO &
	10	2227 ROCKEFELLER BLVD	GREER ORA LEE
	11	2203 ROCKEFELLER BLVD	ROSS EVA LIFE ESTATE
	12	2207 ROCKEFELLER BLVD	POWELL BOBBIE
	13	2223 ROCKEFELLER BLVD T	HORNTON JOHNNIE STENCER EST OF
	14	2211 ROCKEFELLER BLVD	RAMIREZ JESUS & TERESA
	15	114 VENTURA DR	ROSS EVA LIFE ESTATE
	16	2226 ROCKEFELLER BLVD	GARNICA CLEMENTE &
	17	2003 E 8TH ST	WOODARD BOBBIE
	18	2007 E 8TH ST	LOCKETT BOBBIE JEAN
O	19	2011 E 8TH ST	SCOTT BARBARA A WHITE
	20	2015 E 8TH ST	TOPLETZ INVESTMENTS
	21	2019 E 8TH ST	DELEON JOSE
	22	2103 E 11TH ST	DELEON JOSE
	23	2111 E 11TH ST	RDC IRREVOCABLE TRUST
	24	2205 E 11TH ST	LEWIS OTIS
	25	2215 E 11TH ST	POWELL TERRANCE
	26	2219 E 11TH ST	GRANADOS ANTONIO
	27	2222 ROCKEFELLER BLVD	DIAZDELEON HERMENEGILDO

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	28	2218 ROCKEFELLER BLVD	MEDEL LUZ DEL RAYLO
	29	2214 ROCKEFELLER BLVD	MURPHY BENTON
	30	2210 ROCKEFELLER BLVD	RAMIREZ ANTONIA G
	31	2206 ROCKEFELLER BLVD	CRUMP MRS HENRY ESTATE OF
	32	2202 ROCKEFELLER BLVD	IVD FINANCIAL LP
	33	2122 ROCKEFELLER BLVD	BUTLER STEVEN
	34	2118 ROCKEFELLER BLVD	JERNIGAN ANNIE LOU COX
	35	2114 ROCKEFELLER BLVD	SMITH DONALD EST OF
	36	306 AVE F	GREATER EMANUEL
	37	2214 E 11TH ST	BADGER MARY M
	38	2306 E 11TH ST	RODRIGUEZ DANNY
	39	2310 E 11TH ST	SALDIVAR FAMILY 1 LP
	40	2402 E 11TH ST	LOUD IMOGENE
O	41	2404 E 11TH ST	MCKINNEY BRENDA J
	42	2410 E 11TH ST	SCHNEIDER MARIA
	43	2414 E 11TH ST	HILLMAN EMMA EST OF
	44	2502 E 11TH ST	GARZA JULIO
	45	2506 E 11TH ST	MALDONADO HECTOR E
	46	2510 E 11TH ST	HAYDEN SARAH EST OF
	47	2514 E 11TH ST	MARTINEZ JOEL
	48	2602 E 11TH ST	JONES GERALDINE
	49	2606 E 11TH ST	MONTGOMERY HOMER &
	50	2610 E 11TH ST	WILLIAMS DIANA
	51	2614 E 11TH ST	COVERALL MANAGEMENT ASSOC
	53	2714 E 11TH ST	CARTER DOZIER
	54	2808 E 11TH ST	PUGH PROPERTIES LLC
	55	3333 CEDAR CREST BLVD	STARLIGHT BETHEL
	56	2908 11TH ST	WILLIAMS LEE M &
X	57	310 AVE L	REEVES GROUP LTD

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2100 E 11TH ST	GREATER EMMANUEL BAPTIST
	59	319 AVE F	GREATER EMANUEL BAPT CH
	60	1906 E 8TH ST	LAWRENCE HAROLD J
	61	311 BONNIE VIEW RD	MOODY VIRGIL
	62	234 S CORINTH ST RD	DELAGARZA DAVID
	63	260 S CORINTH ST RD	BLACKMAN JOHN B &
	64	218 S CORINTH ST RD	MCDONALD BETTY SUE
	65	1825 E 11TH ST	WILLIAMS HENRY L
	66	1815 E 11TH ST	QUADSHIP INC
	67	1716 E 11TH ST	CHISM FAMOUS
	68	1720 E 11TH ST	HAYDEN TOM AND
	69	1712 E 11TH ST	JOHNSON LORA
	70	1714 E 11TH ST	KEYSTONE STAR HOMES INC
O	71	1727 AVE B	ADIA PARTNERSHIP LLC
	72	1623 E 11TH ST	CARR CLYDE
	73	1627 E 11TH ST	CARR CLYDE B
	74	1711 E 11TH ST	POUNDERS STANLEY &
	75	1615 E 11TH ST	MCCOMBS PHYLLIS R
	76	1618 PARKWAY AVE	FLOWERS CRANFORD
	77	1622 PARKWAY AVE	CANYON O C & DELMA
	78	211 CHANEY ST	MCDONALD W G
	79	1714 PARKWAY AVE	MILES W L
	80	1716 PARKWAY AVE	DAZZO JON &
	81	1822 E 8TH ST	PALISH LISA &
	82	2519 E 11TH ST	CORIA CORPORATION INC
	83	334 AVE F	GREATER EMMANUEL BAPTIST
	84	330 AVE F	ROBINSON EDWARD &
	85	326 AVE F	ROBERSON CLARENCE JR
	86	322 AVE F	MCFALL MARY

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	87	318 AVE F	AMADOR ROGELIO & CRISTINA
	88	314 AVE F	DUENAS OTILIO &
	89	310 AVE F	MARTINEZ YESENIA
	90	311 AVE G	HAWTHORNE NATHANIEL JR &
X	91	315 AVE G	ZUNIGA FABIAN
	92	319 AVE G	ZUNIGA ALBERTO P
	93	323 AVE G	JOHNSON MYRTLE MARIE
	94	327 AVE G	JOHNSON MYRTLE M
	95	331 AVE G	VILLASENOR MARIA SILVA &
	96	326 AVE G	GRANADOS ANTONIO &
	97	322 AVE G	SANDLE EASTER NELL
	98	318 AVE G	DUNN BETTY RAMBO ESTATE OF
	99	314 AVE G	MCILVEEN GARLAND III
	100	311 AVE H	LEFFALLHAU ESTRELLITA
	101	315 AVE H	GUERRERO CARLOS J
	102	319 AVE H	BUCHANAN JUANITA S
	103	323 AVE H	ORNELAS NOLBERTO
	104	327 AVE H	CHERRY JOHNSON WILLIE J
	105	326 AVE H	THOMAS EDDIE & SHELVIA J
	106	322 AVE H	STREET CAPITAL RENTAL LLC
	107	318 AVE H	FUENTAS IRMA L
	108	314 AVE H	WRIGHT VIRDEL
	109	310 AVE H	MCNEAL GREGORY
	110	311 AVE I	EQUITY TRUST CO CUSTODIAN
	111	315 AVE I	SHARP LEONOR MARTINEZ &

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	112	319 AVE I	POUNDERS STANLEY G
	113	323 AVE I	HAYES LINDA S
	114	327 AVE I	EDWARDS LILLIE
	115	328 AVE I	CRUZ JOSE MANUEL LARES &
	116	324 AVE I	FLORES BARTOLO &
	117	320 AVE I	GABRIEL BLANCH
	118	316 AVE I	ROBINSON NORMA GEAN COIT
	119	310 AVE I	TERRY RUBY J TR &
	120	311 AVE J	GREEN EMERSON &
	121	315 AVE J	ORNELASJUAREZ SILVIA
	122	319 AVE J	SMITH MARY L
	123	323 AVE J	LIGHTS MARY ALLEN EST OF
	124	327 AVE J	DRAWHORN OHELLA
	125	200 FRAN WAY	LIBERTY BAPTIST CHURCH
	126	229 AVE A	SPHINX DEVELOPMENT CORPORATION
	127	215 S CORINTH ST RD	SDC MIXED DEVELOPMENT LLC
	128	301 S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
	129	315 AVE A	SPHINX DEVELOPMENT CORP
	130	303 AVE A	SDC SACHSE SENIOR VILLAS LLC
	131	326 AVE J	KNIGHT FRANCES
	132	322 AVE J	WISNER JIMMY
	133	314 AVE J	MOORE LILLIE MAE
O	134	310 AVE J	CLARK SANDRAL
	135	311 DU BOIS AVE	TAI WILLIAM
	136	315 DU BOIS AVE	QUILANTAN JOSE L

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	137	319 DU BOIS AVE	WOOD SISTERS MINOR TR THE
	138	323 DU BOIS AVE	TREJO JOSE REYES &
	139	327 DU BOIS AVE	WASHINGTON DEWEY
	140	326 DU BOIS AVE	HERNANDEZ BENJAMIN
	141	322 DU BOIS AVE	NOBLES MARY
	142	318 DU BOIS AVE	FISHER BRANDY
	143	314 DU BOIS AVE	PORTILLO INVESTMENTS LLC
	144	310 DU BOIS AVE	DEPAZ FELIPE
	145	311 AVE L	LOCHE MICHAEL A
	146	315 AVE L	LOCHE MICHAEL
O	147	323 AVE L	PETRASH JACK R &
	148	327 AVE L	DALLAS NEIGHBORHOOD
	149	403 AVE L	ROBINSON FANNIE
	150	405 AVE L	WILSON LILLIAN D ET AL
	151	409 AVE L	ARTEAGA JOSE LUIS
	152	415 AVE L	PORTILLO MIGUEL
	153	423 AVE L	VILLANUEVA CRESENCIO R &
	154	503 AVE L	TAYLOR BEVERLY K
	155	510 AVE L	TIRE ASSETS LLC
	156	422 AVE L	STARLIGHT BETHEL BAPT CH
	157	418 AVE L	TAMEZ GUMARO L III
	158	412 AVE L	ZUNIGA EFRAIN
	159	410 AVE L	WASHINGTON ARICE WILLIAMS
	160	406 AVE L	WARDEN OPHELIA
	161	324 AVE L	MAZZMANIA LP
	162	320 AVE L	BRAVO NEREIDA
	163	316 AVE L	REYES JOSE SR &

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	164	3163 CEDAR CREST BLVD	STARLIGHT BETHEL BAPTIST CHURCH
	165	3151 CEDAR CREST BLVD	GUALIE ALMAZ
	166	3131 CEDAR CREST BLVD	ALEMAYEHU AMAHA
	167	332 BONNIE VIEW RD	BREWER & SONS HOMES
	168	339 AVE E	GEIGER PATTI L
	169	343 AVE E	SERRATO DOLORES SOLIS
	170	342 AVE E	CHEATHAM JAMES M ET AL
	171	338 AVE E	SOLORZANO DIANA EVELIN
	172	323 AVE F	DAVIS BOBBY
	173	327 AVE F	HOUSTON CECIL ESTATE
	174	331 AVE F	HERNANDEZ JUAN
	175	335 AVE F	HENDERSON JOHNNIE MAE ESTATE OF
	176	339 AVE F	HERNANDEZ JUAN & MERCED HERNANDEZ GRANADOS
	177	308 BONNIE VIEW RD	308 BVIEW LLC
	178	335 AVE E	MORENO GLORIA CHAVEZ & ISRAEL
	179	327 AVE E	POUNDERS STANLEY ETAL
	180	324 AVE E	GREATER EMMANUEL BAPTISH CHURCH
	181	328 AVE E	TRUSTEES OF GREATER
	182	332 AVE E	SCOTT TERESIA
	183	315 BONNIE VIEW RD	NORTH AMERICAN ACCEP CORP
	184	13 BONNIE VIEW RD	E T I MANAGEMENT CO INC
	185	319 BONNIE VIEW RD	GOLDEN GATE FUNERAL HOME
	186	323 BONNIE VIEW RD	MEDINA BENNY

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	187	327 BONNIE VIEW RD	MCCULLOUGH C J ESTATE OF
	188	331 BONNIE VIEW RD	RAMIERZ RAY
	189	333 BONNIE VIEW RD	JOHNSON MARY WILLIAMS
O	190	3146 CEDAR CREST BLVD	FRANCIS STANLEY E
	191	528 PONTIAC AVE	FALCON TRANSIT INC
	192	3224 CEDAR CREST BLVD	FAWAZ FAWZIEH
	193	3214 CEDAR CREST BLVD	FAWAZ FAWZIEH
	194	3342 CEDAR CREST BLVD	HOLLINS LEON
	195	519 PONTIAC AVE	TEXAS BY PRODUCTS ET AL
	196	302 CORINTH ST	SDC SACHSE SENIOR VILLAS LLC
	197	1601 AVE D	HERNANDEZ JUAN
	198	1809 AVE B	MUNOZ ANA LAURA
	199	1739 AVE B	MARTINEZ JUAN MARTIN
	200	1735 AVE B	BOLDEN CEDRIC
	201	1731 AVE B	ZUGASTI GERARDO
	202	1721 AVE B	YOLANDA CUELLAR
	203	1719 AVE B	CUELLAR YOLANDA
	204	1711 AVE B	MCELROY JOSEPH III TR
	205	1715 AVE B	KINGDOM OF GOD CHURCH
	206	1802 AVE B	HERNANDEZ CAYETANO
	207	1810 AVE B	SWANN J A & S A
	208	1619 AVE D	MARTINEZ ALVARO
	209	1623 AVE D	WILSON DAWNA
	210	1625 AVE D	WILSON DAWNA
	211	1624 AVE D	CHANG HENRY
	212	1803 E 8TH ST	DALLAS AREA RAPID TRANSIT
	213	555 2ND AVE	DART
	214	555 2ND AVE	DART

Z145-310(DL)

10/04/2017

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	A1	2802 E 11TH ST	REEVES GROUP LTD
X	A2	2804 E 11TH ST	REEVES GROUP LTD
X	A3	2317 E 11TH ST	CHECKERED ENTERPRISES LP
X	A4	2302 E 11TH ST	CHECKERED ENTERPRISES LP
X	A5	2702 E 11TH ST	PERSLEY BILLY RAY