

FILE NUMBER: Z178-307(MK)

DATE FILED: May 17, 2018

LOCATION: Generally located east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.

COUNCIL DISTRICT: 4

MAPSCO: 45 X, 55 B

SIZE OF REQUEST: Approx. 44.05 acres

CENSUS TRACT: 41.00

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land use and development standards, and to provide guidelines to ensure compatibility with existing and future development.

STAFF RECOMMENDATION: Approval of a Planned Development District, subject to conditions.

Background Information:

- On April 8, 2015, the City Council approved the Area Plan for the subject area – The Bottom - urban structures and guidelines.
- On May 17, 2018, the City Plan Commission authorized a public hearing to determine proper zoning in the area.
- Between April 2014 and April of 2020, six zoning cases were approved in the subject area to allow development that was incompatible with the existing R-5(A) zoning requirements. This is due to lots platted smaller than the minimum lot size and setback requirements allow. The properties remain vacant and undeveloped.
- Between June 30, 2020, and October 21, 2020 staff met with various departments and stakeholders to study and discuss proposed changes for the area.
- On October 22, 2020, a Community Meeting was hosted by City Councilmember Arnold (via videoconference) to review existing zoning, the authorized hearing process, next steps, and to gather input from members of the community. 175 property owners were mailed notices of the meeting with approximately 10 attending.
- On December 17, 2020, City Plan Commission was briefed and toured the authorized hearing area via a virtual bus tour.
- On January 21, 2021, City Plan Commission was briefed with additional information.

Zoning History:

There have been three zoning cases within the last five years within the authorized hearing area.

1. **Z189-324** On January 8, 2020, City Council approved an amendment to existing deed restrictions [Z134-198] on property zoned a TH-1(A) Townhouse District with deed restrictions, located on the southeast corner of North Denley Drive and May Hall Street.
2. **Z190-148** On April 8, 2020, City Council approved an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, located on the east side of North Denley Drive, south of May Hall Street.
3. **Z190-149** On April 8, 2020, City Council approved an application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property

zoned an R-5(A) Single Family District, located on the East side of North Denley Drive, south of May Hall Street.

Thoroughfares/Streets:

Thoroughfare/Street	Street Type	Existing Dimension and ROW
N Denley Drive	Local - Two Way	27 feet and 60 feet
Hutchins Avenue	Local Collector - Two Way	Varies and 60 feet
Canyon Street	Local - Two Way	25 feet and 50 feet
May Hall Street	Local - Two Way	25 feet and 34 feet
N Moore Street	Local - Two Way	27 feet and 38 feet
Sparks Street	Local - Two Way	25 feet and 38 feet
Cleaves Street	Local - Two Way	20 feet and 30 feet
Hart Street	Local - Two Way	25 feet and 40 feet
Pecan Road	Local - Two Way	25 feet and 40 feet
Bobbie Street	Local - Two Way	25 feet and 40 feet
Albright Street	Local - Two Way	25 feet and 40 feet
Viaduct Street	Local - Two Way	25 feet and 40 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. The Senior Traffic Engineer and the Dallas Fire Rescue Senior Fire Prevention Officer both reviewed the area and determined the narrow streets could pose an issue with emergency vehicle access and street parking should be mitigated by providing off street parking. The proposed Planned Development addresses the need for required parking.

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 proposal.

The proposed zoning meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Neighborhood Revitalization Plan:

The Neighborhood Plus Plan was adopted by City Council in October 2015. The Neighborhood Plus Plan replaces the Housing Element of the *forwardDallas! Comprehensive Plan*. The Neighborhood Plus Plan sets policies and a new direction for housing and neighborhood revitalization in Dallas by creating a framework to guide more effective community investment through inter-agency collaboration. The Bottom Area is one of 12 Neighborhood Plus focus areas. Direction given for the area is:

STRATEGIC GOALS

GOAL 3.0 FIGHT BLIGHT

- Policy 3.3 Dispose of City-owned and land bank properties more strategically and efficiently.

- GOAL 4.0 ATTRACT AND RETAIN THE MIDDLE CLASS
 - Policy 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.
 - Action 4.1.2 Engage Dallas citizens in an ongoing process of building/ promoting/ establishing neighborhood identity.

- GOAL 5.0 EXPAND HOME-OWNERSHIP
 - Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.
 - Action 5.1.3 Conduct rezonings in target areas to remove barriers to more diverse and affordable single-family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

Area Plan:

The Bottom Urban Structure and Guidelines was adopted by the City Council in April 2015. The Bottom Urban Structure and Guidelines Area Plan is the guiding framework of standards and policies to achieve the goals of the authorized hearing.

The purpose of The Bottom Urban Structure and Guidelines is to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas residents. The vision for the area emphasizes organic redevelopment and place making through innovative, community-based initiatives. The Bottom Urban Structure and Guidelines is an accepted guide for achieving the vision established by the community for this area. The goals and development objectives in the area plan were overwhelmingly supported by the City Council, stakeholders, and staff.

The proposed zoning meets the following goals and development objectives of the Area Plan:

1. Preserve and enhance the existing Single-Family low-density residential neighborhood.
2. Create vehicular and pedestrian connections linking existing streets.
3. Develop quality market and affordable infill single family housing.
4. Enhance existing and add new pedestrian infrastructure and amenities.

Trinity River Corridor Comprehensive Plan

The Trinity River Corridor Comprehensive Area Plan, adopted by City Council in March 2005, serves as a framework for a coordinated approach to the Trinity Project infrastructure improvements, land use and economic development. The plan will be used to guide development and investment decisions in the Trinity River Corridor. Its broad vision describes the character this corridor should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the corridor. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners, and City officials as they review specific development proposals.

Within the Trinity River Corridor Comprehensive Area Plan, there is a Preferred Land Use Plan which states, "While there is significant emphasis on new development patterns, there are also parts of the Downtown – Lakes District where the priority is on retaining and enhancing existing uses. The Lake Cliff, Tenth Street, Bottom, and La Bajada/Los Altos neighborhoods are among those designated for Residential Traditional uses. In these areas, investments and development patterns should support and strengthen the existing neighborhoods." "Consistent with stakeholder comments, this plan uses the 'Residential – Neighborhood Infill' designation to reflect continued single-family use within the area."

Existing Land Use & Zoning:

	Existing Zoning	Land Use
Site	R-5(A) Single Family, TH-1(A) Townhouse (with deed restrictions)	Single Family Residential, Church, Duplex, Vacant Land
North	IR Industrial Research, IM Industrial Manufacturing	Trinity River Levee and Floodway
East	IR Industrial Research	Commercial storage, Automotive parts sales
South	RR Regional Retail, CS Commercial Service, P(A) Parking, MF-2(A) Multifamily District, PD No. 388 Tract 2A, CR Community Retail, TH-3(A) Townhouse	Automotive Repair, Parking, Utility ROW, Community Retail, Single Family, Vacant Land
West	PD No. 571 Subdistrict 2	Office, Church, Park, Community Center, Single Family Residential

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. The subject area is within Category “E”.

STAFF ANALYSIS:

The Bottom Urban Structure and Guidelines Area Plan was used as the basis for the proposed Planned Development District. Notable development standards from the area plan were incorporated into the proposed conditions - front porches, peaked roofs, setbacks, street connectivity, lighting, and fencing.

The area of request is zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District. The land uses in the area are predominately single family. Four churches are scattered throughout the area. There are two, nonconforming duplexes in the request area as well as a commercial building that is pending demolition.

The properties within the TH-1(A) Districts have deed restrictions. The first three cases rezoned TH-1(A) with deed restrictions volunteered by the applicant were approved in 2014. A fourth case was approved in 2019. In 2020, two additional cases for TH-1(A) District with deed restrictions were approved. The deed restrictions restrict the height to 30 feet, density to one dwelling unit per lot, and setbacks as follows: front – 25 feet, sides – zero or five feet, rear – five feet. Two deed restricted TH-1(A) district properties specify pitched roofs and front porch conditions identical to the proposed planning district conditions.

To the west of the area property is zoned Planned Development District No. 571, which is developed with single family. Planned Development District Nos. 383 and 388 are to the south of the authorized hearing area and are vacant. An IR District is to the north and east contains a public park and the levee. To the south of the area is an MF-2(A) Multifamily District along a portion of Canyon Street and is currently vacant land.

The Housing Department is undertaking a significant three phase project in the subject area. The projects include fighting blight, attracting and retaining the middle class, and expanding home ownership. The Housing Department has agreements with four developers for the construction of affordable housing units in the subject area. These agreements made available to developers via the Notice of Funding Availability (NOFA), Bond, Land Bank and Land Transfer programs. It is anticipated that 135 housing units will be developed through the agreements.

Proposed conditions support specific design standards for single family homes as stated in The Bottom Urban Structure and Guidelines plan. Those being:

(a) Homes shall be primarily covered by pitched roof forms. A flat roof structure, where provided shall not be visible from any public street. *The proposed Planned Development includes this standard.*

(b) At least 70% of homes on any block face must have covered front porches with a minimum depth of 6 feet and a minimum area of 80 sq. ft. Covered front porches shall be allowed to encroach into front yard setbacks. *The proposed Planned Development does not require front porches however, front porches are incentivized by allowing encroachment into the front yard.*

(c) New driveways and curb cuts must be co-located along shared property lines on adjacent properties. Driveways shall be a maximum of 16 feet wide at the curb. Where lot widths are 27 feet or less, driveway curb cuts shall leave an uninterrupted length of no less than 9 feet of curb along the lot frontage. Dual entry and circular driveways are not permitted. *The proposed Planned Development includes this standard.*

(d) Garages shall be placed a minimum of 2 feet behind the street-facing façade if the home has a porch. A street facing façade is defined as the façade on which the home's front door is located. If the home has no porch, the garage must be placed a minimum of 8 feet behind the street-facing façade. Front-facing garages shall be architecturally treated to de-emphasize their visual impact and prominence from a public street. *The proposed Planned Development includes this standard.*

(e) In order to promote a variety of architectural interest on each block, no two homes with identical floor plans or street facing elevations shall be placed closer than two lots apart on the same block face or across the street from one another. *The proposed planned development regulations incentivize variety by providing roofing options, options for different types of driveways, and front porch options to name a few.*

The proposed conditions have been specifically crafted due to the need to maintain the character of the existing neighborhood, to respect the existing lot sizes, and to create better vehicular and pedestrian connections linking existing streets. The subject area consists of two plats – the Dewberry Plat and the Meadowmere Plat, which were created prior to annexation in 1903. In addition, the Trinity River levee improvements in the 1930s further reduced the pedestrian and street linkages within the neighborhood.

Two subdistricts are proposed to be compatible with the two existing plats in the subject area. The Dewberry Plat, Subdistrict 1, consists of very small lots, less than 2500 square feet and with lot widths as small as 25 feet. The Meadowmere Plat, Subdistrict 2, has lots generally larger than 2500 square feet and has lot widths of 40 feet or more.

The proposed PD regulations include:

- 20 foot minimum front yard setback in Subdistrict 1. The 20 setback allows for lots that lost some front yard with recent utility and street improvements to have adequate building area.
- 25 foot minimum front yard setback in Subdistrict 2.
- Five feet minimum side yard.

- In Subdistrict 1, for lots with lot widths less than 33 feet, minimum side yard is five feet on one side yard, and no minimum is required on the other opposite side yard.
- Corner lots have minimum five foot side yard setbacks.
- The minimum rear yard setback is five feet.
- There is no minimum side and rear yard setback for accessory structures on lots less than 2,500 square feet, provided the structure is less than 15 feet in height. The minimum side and rear setback are three feet for accessory structures on lots greater than 2,500 square feet, provided the structure is less than 15 feet in height.
- The maximum structure height in Subdistrict 1 is 36 feet. The maximum structure height in Subdistrict 2 is 30 feet.
- Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures. This follows the standard set within R-5(A) zoning regulations.
- In Subdistrict 1, minimum lot size is 2,000 square feet for single family uses. In Subdistrict 2, minimum lot size is 2,500 square feet for single family uses. Minimum lot size is 4,000 square feet for all other uses. Lot size was determined for each subdistrict by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The vast majority of lots in The Bottom are incompatible with existing R-5(A) zoning. The plats were created prior to annexation with smaller lots, narrower streets, and narrower lot frontage. Therefore, the proposed minimum lot sizes were scaled down to make the subject area conforming. The non-residential uses are required to be 4,000 square feet to allow for the required parking those uses may require.

Below is a chart comparing the existing zoning with the proposed conditions

	EXISTING WITHIN SUBJECT AREA						PROPOSED PLANNED DISTRICT (PD)	
	R-5(A)	TH-1(A)	TH1-(A) w DR Z134-197 TH1-(A) w DR Z134-198 TH1-(A) w DR Z134-199	TH1-(A) w DR Z189-324	TH1-(A) w DR Z190-148	TH1-(A) w DR Z190-149	Subdistrict 1 (Blocks 7674, 7675 & 7645)	PSR Subdistrict 2 (Remaining Blocks)
front yard (min)	30'	0'	20', w/ allowable 8' encroachment for front porch	25'	25'	25'	20', w/ allowable 8' encroachment for front porch	25', w/ allowable 8' encroachment for front porch
side yard (min)	SF: 6' other: 10'	SF: 0' D: 5' other: 10'	5'	SF: 5' other: 10'	5' min on South PL	5' min on South PL, for Lots > 33': 5' min	Lots > 33': 5' minimum; Lots < 33': 5' min on one side, no minimum on other side	
rear yard (min)	SF: 6' other: 15'	SF: 0' D: 10' other: 10'	5'	SF: 5' other: 15'	SF: 5' other: 15'	SF: 5' other: 15'	SF: 5' other: 15'	
DU density (max)	no max	6 (six)/9/12	1DU/lot	1DU/lot	1DU/lot	1DU/lot	no max	
FAR (max)	no max	no max	no max	no max	no max	no max	no max	
height (max)	30'	36'	30'	30'	30'	30'	36'	30'
stories (max)	no max	no max	no max	no max	no max	no max max 2 + additional height for arch features	no max	
lot coverage (max)	res: 45% non-r: 25%	res: 60% non-r: 25%	res: 45% non-r: 25%	res: 45% non-r: 25%	res: 45% non-r: 25%	res: 60% non-r: 25% surface parking lots and underground parking not included 80% for individual IF 60% and 40% open space for overall	residential uses: 45% non-residential uses: 25%	
lot size (min)	5,000sf	SF: 2,000sf D: 6,000sf	5,000sf	7,500sf	7,500sf	SF: 2,000sf D: 6,000sf	SF: 2,000sf	SF: 2,500sf
additional standards			no carports, max drive approach of 16'		multiple drive widths, no carports, pitched roof, min porch depth 6', min porch area 80sf, others	multiple drive widths, no carports, pitched roof, min porch depth 6', min porch area 80sf, others	multiple drive widths, pitched roof, Front Porch not req'd, but min. porch depth 6', and min. porch area 80sf, Garages shall be a minimum of 2 feet behind the street-facing façade	
Parking	1/DU						1/DU	
Allowed uses: Single family, Handicapped Group Dwelling Unit, Church								

Parking

The proposed conditions for off-street parking are identical to the existing R-5(A) District off-street parking requirements, which requires one parking space for a single-family use. All other uses will be parked per Code.

Visibility Triangles

A visibility triangle means where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb. Due to the narrow width of the streets and the low traffic volume in the area, the visibility triangle is being proposed at 30 feet instead of the 45 feet in the Code. The proposed visual obstruction conditions provide the minimum visibility triangle allowed by our Engineering Section.

Design Standards

Proposed design standards for residential are derived from The Bottom Urban Structure and Guidelines Area Plan. Proposed conditions referenced in the area plan include front porches, peaked roofs, setbacks, street connectivity, lighting, and fencing. Peaked roofs and front porches are especially emphasized in the area plan. Proposed design standards apply to new construction and major modification of single family uses and include:

- Front porches. A front porch is not required but encouraged. Front porches may encroach into the front yard, up to eight feet. Front porches must be unenclosed on at least two sides. Front porches must be a minimum depth of six feet and have a minimum area of 80 square feet.
- Roofs. Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted.
- Driveways. Both flat surface and ribbon driveways are permitted. Ribbon style driveways are a recommended option, but not required. Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart. The placement of driveways is encouraged to be co-located or spaced to maximize the distance between curb cuts. Co-located driveways shall consist of a minimum 8-foot to maximum 10-foot wide driveway adjacent to the side property line, meeting the edge of an 8 to 10-foot wide a driveway on the adjacent lot. New driveways must be built within 13 feet of the side property line. Existing driveways on a lot containing an existing use are not required to be relocated. The Director may waive the driveway placement requirement if compliance with this paragraph would prevent the development of a lot due to easement or utility conflicts. The required driveway width is 10 feet. The maximum width of a co-located driveway is 8 feet for the portion of the driveway between the front property line and the main street-facing facade. Lots with a street frontage of less than 40 feet shall have a maximum driveway width of 10 feet. Lots with a street frontage of greater than 40 feet shall have a maximum driveway width of 16 feet. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. No circular or horseshoe driveways are permitted.
- Garages. An attached garage must be recessed a minimum of two feet behind the front façade, excluding the front porch. If the home has no porch, the garage must be placed a minimum of 8 feet behind the street-facing façade. Detached garages are permitted but must be located behind the back façade of the main structure.

Staff discussed limiting impervious surfaces in the subject area. Lot coverage and pervious surfaces were suggested and proposed by incentivizing the use of ribbon driveways. Ribbon driveways are encouraged for many reasons, it would be a cost savings to the developer, less impervious surface/ heat island effect, more green space,

aesthetically pleasing, easier to maintain, less susceptible to cracking from the freeze/thaw cycles in winter, and more in line with the 'historic character' we associate with front porch homes. Proposed conditions for co-located drives incentivizes the development of co-located drives and allows for better options for off-street parking.

Issues raised at City Plan Commission briefings

During the briefings to the City Plan Commission, alternate parking regulations were discussed such as eliminating parking requirements and the possibility of cooperative parking areas.

In order to allow parking in the proposed PD, surface parking would have to be added as an allowed use. In doing so, it would allow parking lots to be scattered throughout the single-family lots. Parking lots conflict with the overriding goal of the Area Plan which is to preserve and enhance the existing Single-Family low-density residential neighborhood. There is the potential for unintended consequences, issues and unknowns that could come with parking lots and their management such as maintenance and noise, and currently there is no mechanism to manage coops.

PROPOSED CONDITIONS

ARTICLE _____.

PD 10XX.

SEC. 51P-10XX.101. LEGISLATIVE HISTORY.

PD 10XX was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-10XX.102. PROPERTY LOCATION AND SIZE.

PD 10XX is established on property located at _____. The size of PD 10XX is approximately 44.05 acres.

SEC. 51P-10XX.103. CREATION OF SUBDISTRICTS.

This district is divided into two subdistricts, Subdistrict 1, and Subdistrict 2, as shown on the Subdistrict Map (Exhibit 10XXA). (Ord. XXXXX)

SEC. 51P-10XX.104. DEFINITIONS AND INTERPRETATIONS.

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

(1) CO-LOCATED DRIVEWAY means a driveway adjacent to the side property line, meeting the edge of a driveway on the adjacent lot.

(2) CORNER LOT means a lot located at the intersection of two streets, with two street frontages, with the longer frontage length considered the side of the lot.

(3) MAJOR MODIFICATION means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure area as determined by the Dallas Central Appraisal District, or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of (date of ordinance).

(5) RIBBON DRIVEWAY means a driveway consisting of two parallel paved surfaces.

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

(c) This district is considered a residential zoning district.

SEC. 51P-10XX.105. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-10XX.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Institutional and community service uses.
 - Church.
- (3) Miscellaneous uses.
 - Temporary construction or sales office. *[May be located anywhere in the District for sales of homes within the District. Surface parking for this use is permitted on the same lot or on a lot adjacent.]*
- (4) Recreation uses.
 - Public park, playground, or golf course.
- (5) Residential uses.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Single family.
- (6) Utility and public service uses.

-- Local utilities.

SEC. 51P-10XX.107. 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.

SEC. 51P-10XX.108. 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 in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.
- (b) Front yard. Except as provided, minimum front yard is 25 feet. For lots in Subdistrict 1, the minimum front yard is 20 feet.
 - (1) Stoops, bay windows, and balconies may encroach a maximum of four feet in the required front yard. Front porches must comply with Sec. 51P-10XX.114(b)(1).
 - (2) Retaining walls, steps, and stairs may encroach in the required setback as required to meet building code and engineering requirements.
- (b) Side and rear yard.
 - (1) Except as provided, minimum side yard is five feet. In Subdistrict 1, for lots with lot widths less than 33 feet, minimum side yard is five feet on one side yard, and no minimum is required on the other opposite side yard.
 - (2) A minimum side yard setback of five feet is required for corner lots.
 - (3) Except as provided, the minimum rear yard setback is five feet.
 - (4) There is no minimum side and rear yard setback for accessory structures on lots less than 2,500 square feet, provided the structure is less than 15 feet in height.

(5) The minimum side and rear setback are three feet for accessory structures on lots greater than 2,500 square feet, provided the structure is less than 15 feet in height.

(c) Height.

(i) Maximum structure height is 36 feet in Subdistrict 1.

(ii) Maximum structure height is 30 feet in Subdistrict 2.

(iii) Private property within this district is considered a site of origination for residential proximity slope (RPS).

(d) Lot coverage. Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures.

(e) Lot size. In Subdistrict 1, minimum lot size is 2,000 square feet for single family uses. In Subdistrict 2, minimum lot size is 2,500 square feet for single family uses. Minimum lot size is 4,000 square feet for all other uses.

(f) Stories. No maximum number of stories.

SEC. 51P-10XX.109. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P-10XX.110. VISUAL OBSTRUCTION REGULATIONS.

(a) Visibility triangle. Except as provided, the visual obstruction regulations in 51A-4.602(d) apply. In this article, visibility triangle means where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection.

SEC. 51P-10XX.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-10XX.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-10XX.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-10XX.114. DESIGN STANDARDS FOR RESIDENTIAL USES.

(a) Purpose. The design standards for residential uses are intended to guide new construction and major modifications to preserve and enhance the existing single-family neighborhood.

(b) Applicability for single family uses. The design standards in this section apply to new construction and major modification of single family uses.

(1) Front porches.

(A) A front porch is not required but encouraged. Front porches may encroach into the front yard, up to eight feet.

(B) Front porches must be unenclosed on at least two sides. Front porches must be a minimum depth of six feet and have a minimum area of 80 square feet.

(2) Roofs. Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted.

(3) Driveways.

(A) Types and Placement.

(i) Both flat surface and ribbon driveways are permitted. Ribbon style driveways are a recommended option, but not required.

(ii) Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart.

(iii) The placement of driveways is encouraged to be co-located or spaced to maximize the distance between curb cuts. Co-located driveways

shall consist of a minimum 8-foot to maximum 10-foot wide driveway adjacent to the side property line, meeting the edge of an 8- to 10-foot wide driveway on the adjacent lot.

(iv) New driveways must be built within 13 feet of the side property line.

(v) Existing driveways on a lot containing an existing use are not required to be relocated.

(vi) The Director may waive the driveway placement requirement if compliance with this paragraph would prevent the development of a lot due to easement or utility conflicts.

(B) Width. Except as provided, the required driveway width is 10 feet.

(i) The maximum width of a co-located driveway is 8 feet for the portion of the driveway between the front property line and the main street-facing facade.

(ii) Lots with a street frontage of less than 40 feet shall have a maximum driveway width of 10 feet.

(iii) Lots with a street frontage of greater than 40 feet shall have a maximum driveway width of 16 feet.

(C) Driveway curb cuts. The minimum allowable curb radius is 5 feet. The maximum allowable curb cut radius is 10 feet. Driveway radii shall not intrude onto the frontage of adjacent lots. Only one driveway curb cut is allowed per lot. No circular or horseshoe driveways are permitted.

(4) Garages. An attached garage must be recessed a minimum of two feet behind the front façade, excluding the front porch. If the home has no porch, the garage must be placed a minimum of eight feet behind the street-facing façade. Detached garages are permitted but must be located behind the back façade of the main structure.

SEC. 51P-10XX.115. FENCES AND SCREENING

(a) Except as provided, the fence and screening regulations in 51A-4.602(d) apply.

(b) No fence or screening shall be placed between co-located driveways.

SEC. 51P-10XX.116 ADDITIONAL PROVISIONS.

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

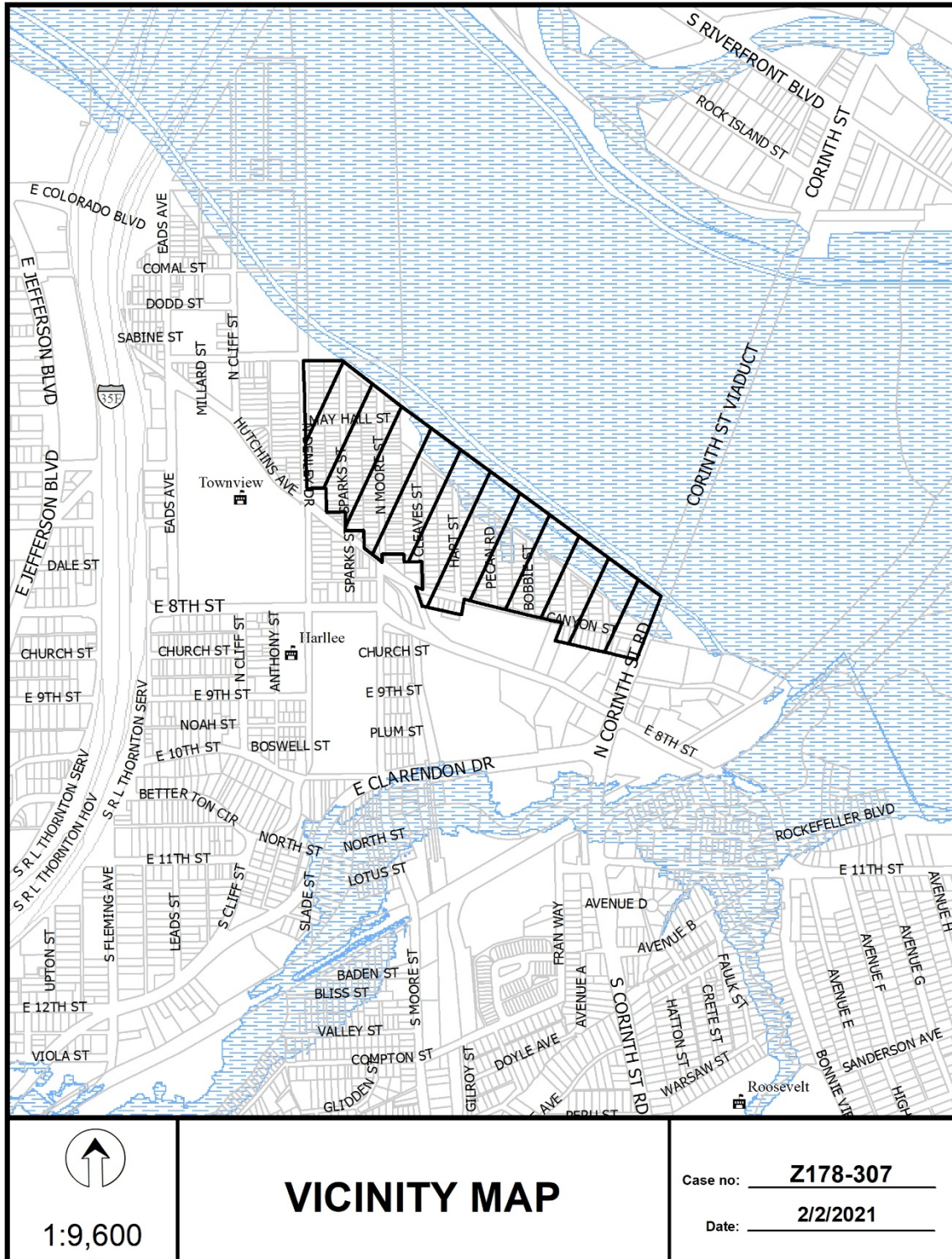
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

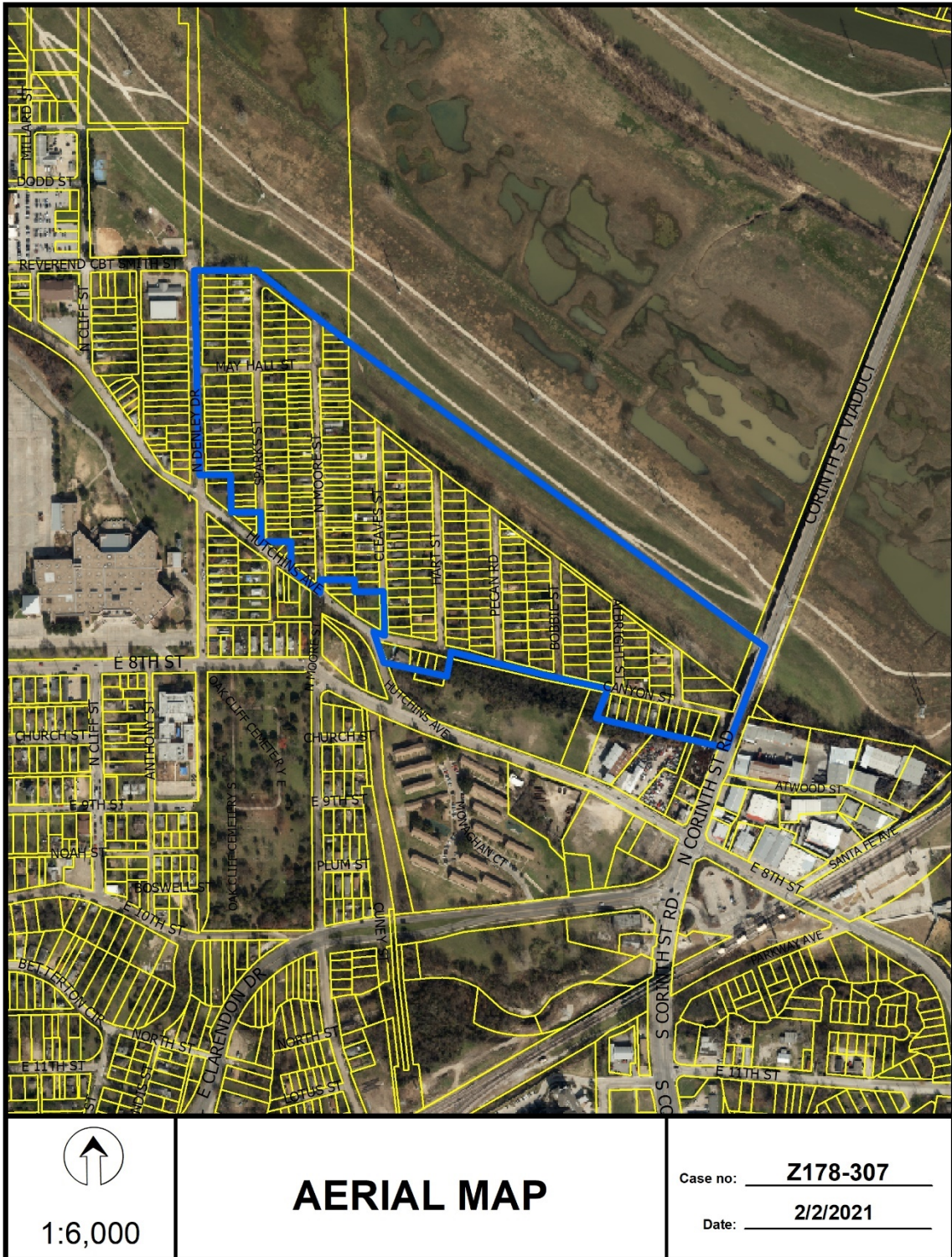
SEC. 51P-10XX.117.

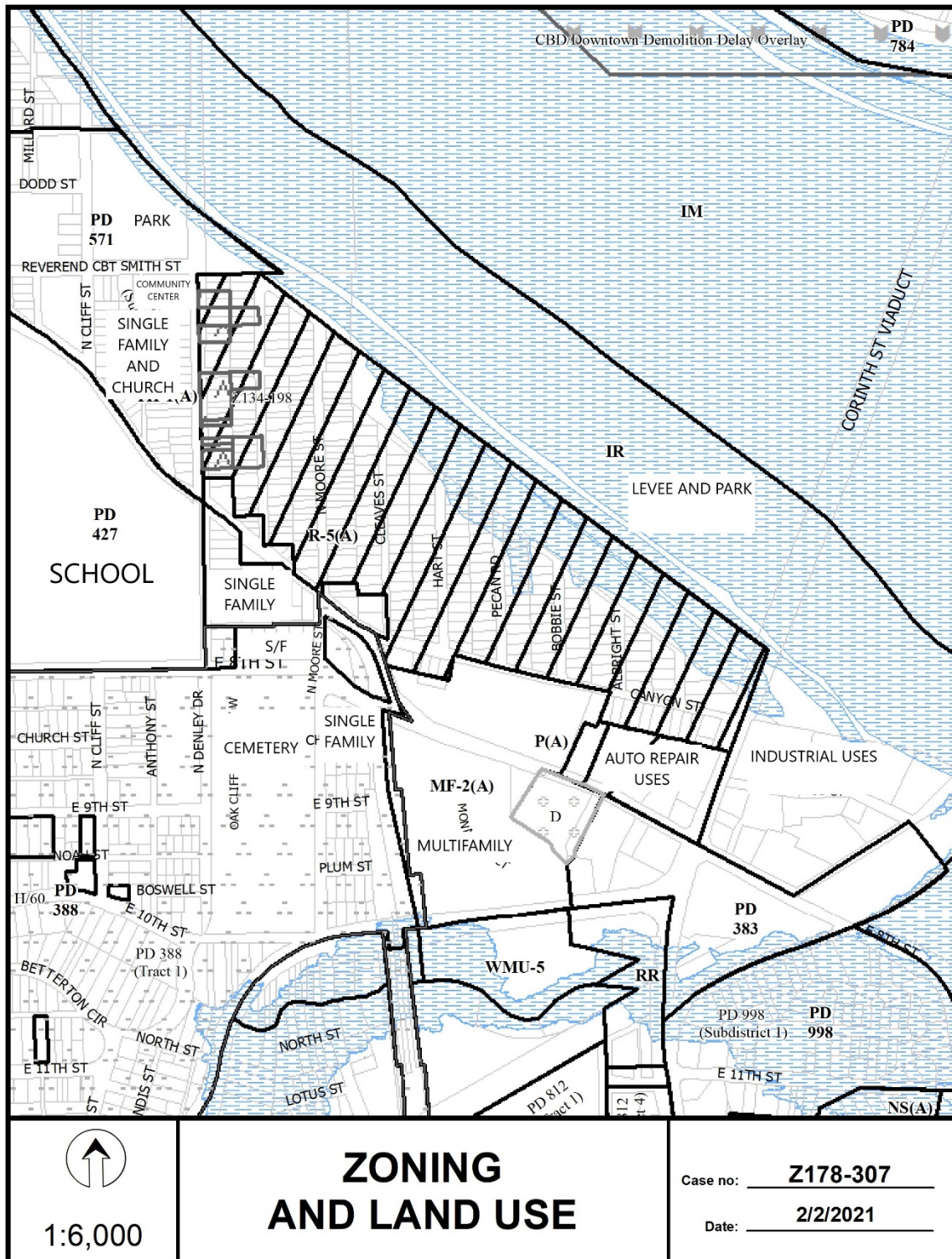
COMPLIANCE WITH CONDITIONS.

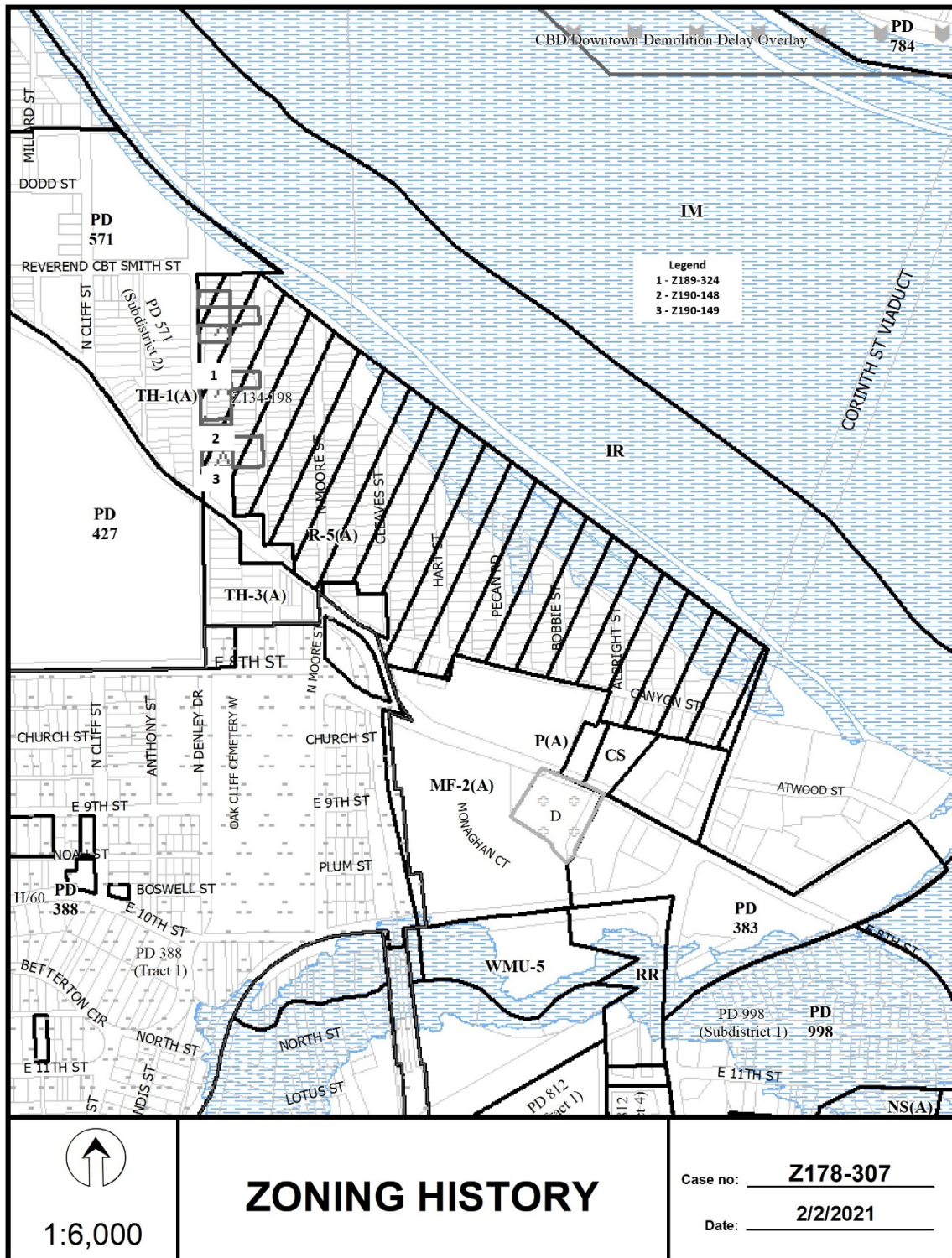
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

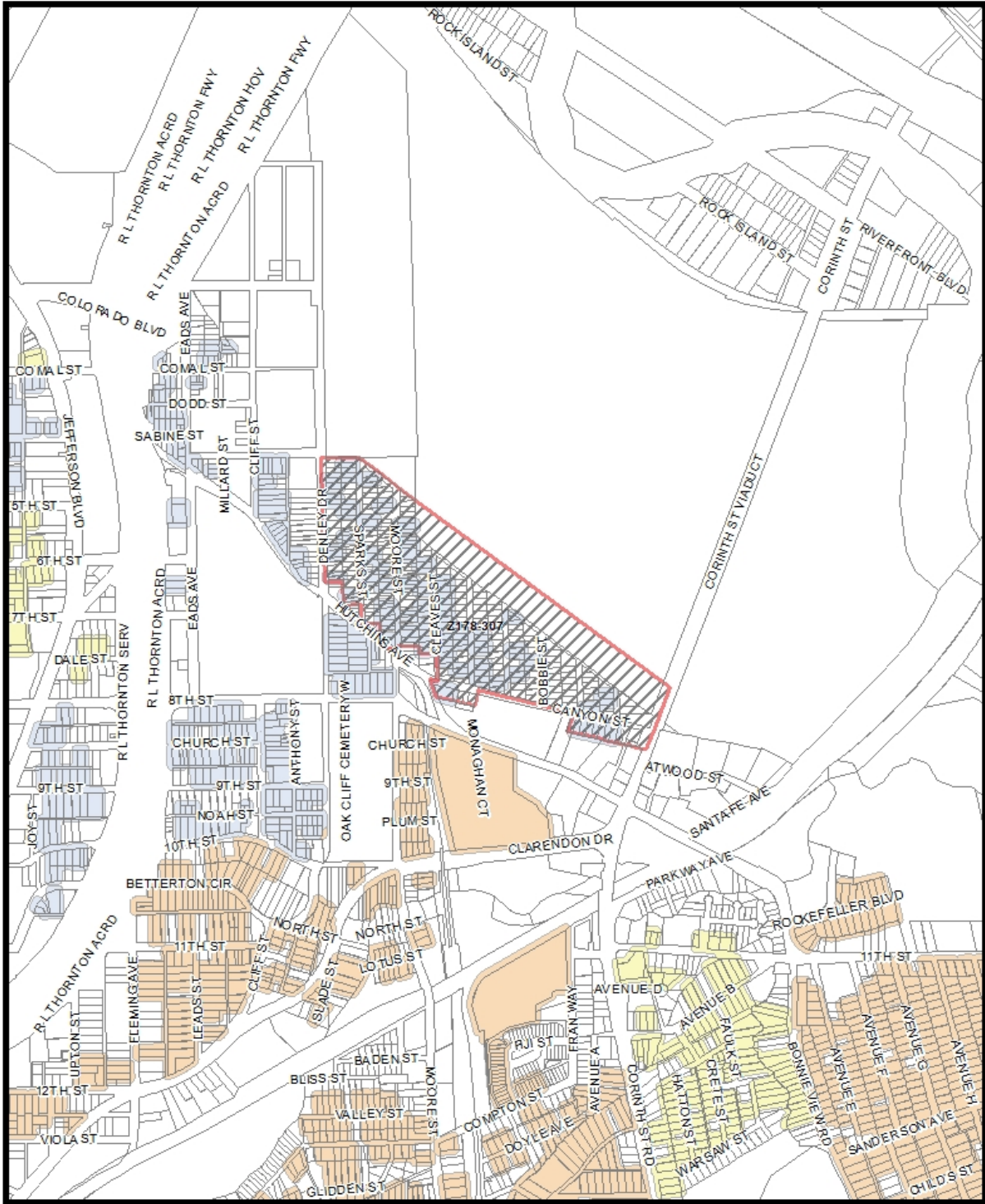
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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









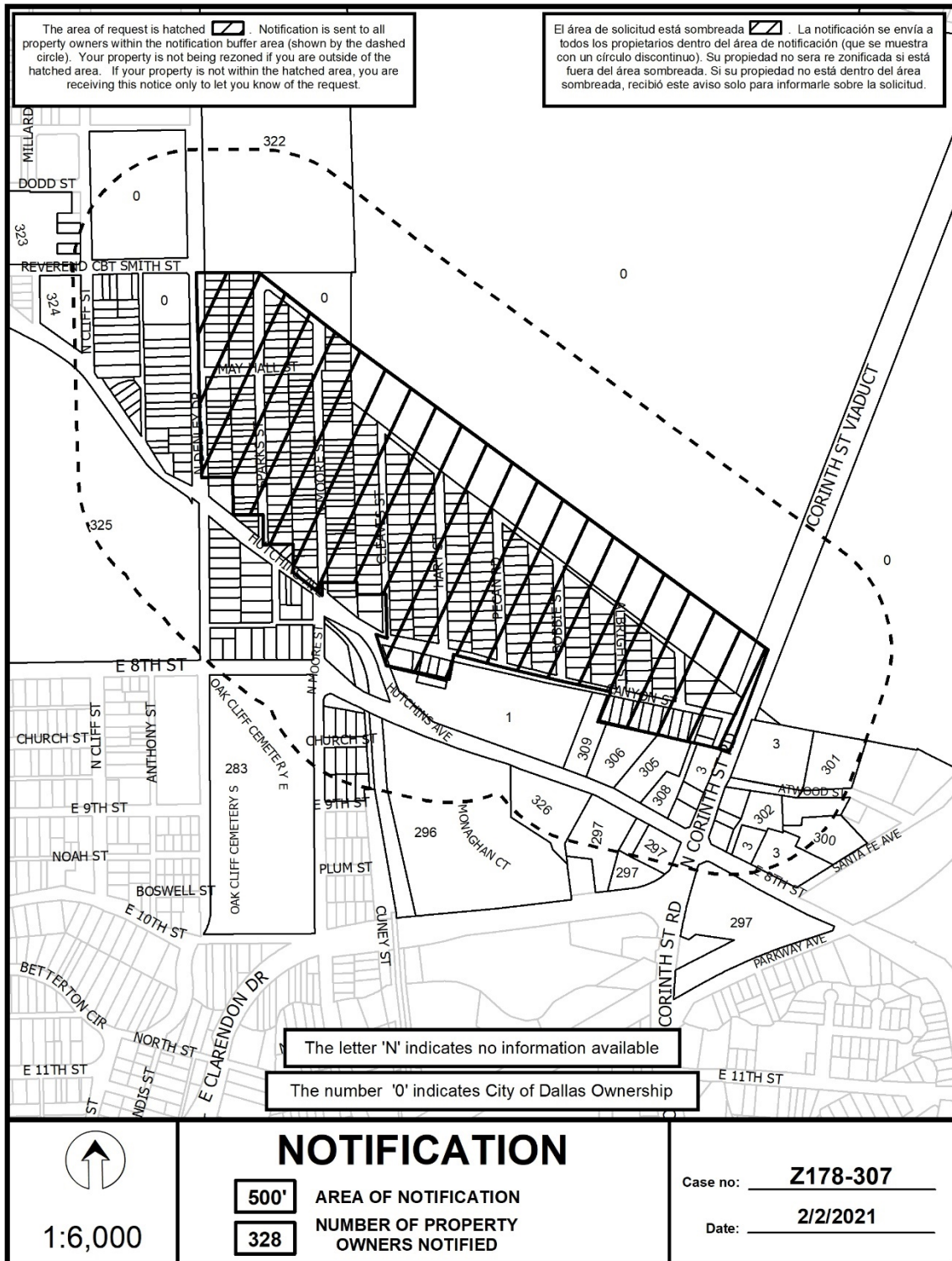


MVA Cluster A B C D E F G H I NA

 1:9,600

Market Value Analysis

Printed Date: 2/2/2021



02/02/2021

CPC Agenda Notification List of Property Owners***Z178-307******328 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1515 E 8TH ST	EAST EIGHTS STREET GROUP LLC
2	2010 CANYON ST	IRVIN WALTER L
3	212 N CORINTH ST RD	BISHOP-CORWIN PPTIES LLC
4	2024 CANYON ST	SHOFNER SAMUEL DAVID
5	1608 CANYON ST	BLACK LABEL PROPERTIES LLC
6	2018 CANYON ST	D REALTY INVESTMENTS INC
7	2004 CANYON ST	FORTSON LEON EST OF
8	2006 CANYON ST	NEW WAVE HOLDINGS LLC
9	2012 CANYON ST	HARRIS ALVIN JACK
10	2016 CANYON ST	HORN DOLLY PEARL
11	2008 CANYON ST	FINSTROM LARRY & DIANE M
12	2002 CANYON ST	Taxpayer at
13	2014 CANYON ST	Taxpayer at
14	1404 HUTCHINS AVE	CANYON O C & DELMA
15	2000 CANYON ST	CALAHAN STACEY L &
16	1602 CANYON ST	MUNOZ SYLVIA
17	633 SPARKS ST	TRISTAN TARA H
18	629 SPARKS ST	WRIGHT SCESRELL EST OF
19	625 SPARKS ST	BRADLEY ETHEL LEE EST OF
20	621 SPARKS ST	TORRES PETER MANUEL &
21	613 SPARKS ST	HOPKINS AUGUSTINE
22	509 SPARKS ST	SCOTT DORIS
23	503 SPARKS ST	EDWARDS NELLA D
24	604 N DENLEY DR	GRAVES MICHAEL
25	608 N DENLEY DR	HILL VERLINE
26	616 N DENLEY DR	BURKS MARVIN

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	618 N DENLEY DR	DANIEL YVONNE B
28	624 N DENLEY DR	Taxpayer at
29	632 N DENLEY DR	SMITH CEDRICK LATON
30	617 N MOORE ST	JBIII INV INC
31	611 N MOORE ST	Taxpayer at
32	603 N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
33	605 N MOORE ST	JONES DORIS JEAN EST OF
34	500 SPARKS ST	Taxpayer at
35	508 SPARKS ST	Taxpayer at
36	510 SPARKS ST	Taxpayer at
37	626 SPARKS ST	HERNS THEOPHIA &
38	608 N MOORE ST	JONES RONALD BERNARD
39	600 N MOORE ST	JONES PAUL DOUGLAS
40	514 N DENLEY DR	Taxpayer at
41	512 N DENLEY DR	Taxpayer at
42	432 N DENLEY DR	Taxpayer at
43	430 N DENLEY DR	Taxpayer at
44	428 N DENLEY DR	Taxpayer at
45	426 N DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP
46	422 N DENLEY DR	NEW DIMENSION HOMES LLC
47	420 N DENLEY DR	Taxpayer at
48	418 N DENLEY DR	HAYNES EMMA ET AL
49	416 N DENLEY DR	Taxpayer at
50	412 N DENLEY DR	Taxpayer at
51	410 N DENLEY DR	MANUEL BERNET
52	411 SPARKS ST	Taxpayer at
53	413 SPARKS ST	Taxpayer at
54	415 SPARKS ST	BLACKMON CHARLETHA
55	417 SPARKS ST	Taxpayer at
56	421 SPARKS ST	MEMAR MASOUD OSTADHASSAN
57	423 SPARKS ST	FELDER ROBERT CARL

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	425 SPARKS ST	Taxpayer at
59	427 SPARKS ST	Taxpayer at
60	429 SPARKS ST	Taxpayer at
61	435 SPARKS ST	WACHE LLC
62	437 SPARKS ST	Taxpayer at
63	439 SPARKS ST	LOWERY TASHA M
64	443 SPARKS ST	JONES CHARLES E
65	449 SPARKS ST	Taxpayer at
66	452 SPARKS ST	WYNN DIANE
67	450 SPARKS ST	Taxpayer at
68	438 SPARKS ST	COBBS CLYDE B SR
69	436 SPARKS ST	MOORE MRS LORAINE
70	432 SPARKS ST	NEDD ETHEL
71	428 SPARKS ST	Taxpayer at
72	424 SPARKS ST	Taxpayer at
73	422 SPARKS ST	WATSON BEATRICE &
74	420 SPARKS ST	GRIFFIN STREET MANAGEMENT INC
75	414 SPARKS ST	BARBEE DOVER C EST OF
76	408 SPARKS ST	Taxpayer at
77	406 SPARKS ST	Taxpayer at
78	404 SPARKS ST	Taxpayer at
79	400 SPARKS ST	FINLEY RUBY L C
80	325 N MOORE ST	BALL ROBERT N
81	333 N MOORE ST	TORRES JUAN
82	335 N MOORE ST	WILSON DAVID LEE
83	337 N MOORE ST	WILLIAMS DORIS NELL
84	401 N MOORE ST	TAYLOR CHARLES
85	405 N MOORE ST	SLAUGHTER ROSIE ET AL
86	407 N MOORE ST	ZAPATA MARGARET
87	411 N MOORE ST	LEOS PEDRO GARCIA
88	417 N MOORE ST	ESPINO CLAUDIA SALAS

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	419 N MOORE ST	SIMMONS MARY ELLEN EST OF
90	421 N MOORE ST	Taxpayer at
91	423 N MOORE ST	JOHNSON WILLIE
92	425 N MOORE ST	TRUE PURPOSE CHURCH TR
93	427 N MOORE ST	Taxpayer at
94	503 N MOORE ST	DUNN KAYE REVELLE
95	505 N MOORE ST	HUBERT PEARLIE
96	509 N MOORE ST	CLIFT DAVID
97	512 N MOORE ST	BODY CLINTON ET AL
98	510 N MOORE ST	Taxpayer at
99	508 N MOORE ST	CASSLE ROSCOE
100	506 N MOORE ST	WADE BEATRICE
101	504 N MOORE ST	Taxpayer at
102	502 N MOORE ST	Taxpayer at
103	500 N MOORE ST	TRUE PURPOSE BAPTIST CHURCH
104	436 N MOORE ST	TRUE PURPOSE BAPT CHURCH
105	430 N MOORE ST	TRUE PURPOSE CHURCH
106	422 N MOORE ST	Taxpayer at
107	420 N MOORE ST	JOHNSON D KIRK
108	418 N MOORE ST	DREAD VICTORIA
109	416 N MOORE ST	RAMLER ANDREW J
110	410 N MOORE ST	WILLIAMS LUCY M
111	410 N MOORE ST	WALL C E
112	404 N MOORE ST	HAWKINS IRENE
113	402 N MOORE ST	SPARKS CLIFFORD
114	1223 HUTCHINS AVE	EDWARDS NELLA DELOIS
115	340 N MOORE ST	GOLDEN GATE MISSIONARY BAPTIST
116	336 N MOORE ST	JB III INVESTMENTS INC
117	326 N MOORE ST	Taxpayer at
118	413 CLEAVES ST	REAL LENN LLC
119	415 CLEAVES ST	MIRANDA ALEXANDA

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	417 CLEAVES ST	ODEGBARO CHRISTINE &
121	419 CLEAVES ST	SOUTH DALLAS PROPERTIES
122	421 CLEAVES ST	FIRST THOMPSON MISSIONARY
123	423 CLEAVES ST	FIRST THOMPSON MBC
124	400 CLEAVES ST	BLACKBURN LLEWELLYN A JR
125	404 CLEAVES ST	WALKER FAYE
126	406 CLEAVES ST	SEGURA ABEL &
127	410 CLEAVES ST	STRHAN STEVEN P
128	412 CLEAVES ST	RELFORD JIM
129	418 CLEAVES ST	GONZALES JENNIFER MARIE &
130	422 CLEAVES ST	BARRERA ANA K &
131	424 CLEAVES ST	AYERS DELPHIA RAWLSTON
132	403 HART ST	KUTHURU LLC
133	405 HART ST	CERVANTES MARISOL
134	401 CLEAVES ST	B&J CUSTOM HOMES INC DBA
135	413 HART ST	BABB VERA S ESTATE OF
136	415 HART ST	Taxpayer at
137	437 HART ST	STERLING LIZZIE M EST OF
138	441 HART ST	STERLING LIZZIE
139	445 HART ST	Taxpayer at
140	449 HART ST	Taxpayer at
141	451 HART ST	Taxpayer at
142	400 HART ST	Taxpayer at
143	1209 HUTCHINS AVE	MARQUEZ ENRIQUE & MARTHA L
144	404 HART ST	ROBERSON TOMMY EUGENE &
145	408 HART ST	ROBERSON TOMMY E
146	412 HART ST	SUNSET MANOR LLC
147	424 HART ST	Taxpayer at
148	428 HART ST	CARTER DARRELL
149	432 HART ST	Taxpayer at
150	436 HART ST	SCOTT MYRTIS

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	427 CLEAVES ST	MIRANDA ALEXANDRA
152	429 CLEAVES ST	CALLOWAY JEROME
153	433 CLEAVES ST	SAFE CAPITAL INVESTMENTS LLC
154	439 CLEAVES ST	COMEJO JOSE LUIS
155	441 CLEAVES ST	FENSTER STEFAN
156	443 CLEAVES ST	Taxpayer at
157	445 CLEAVES ST	Taxpayer at
158	426 CLEAVES ST	GARZA JUAN CARLOS SOLIS
159	428 CLEAVES ST	SOLIS WENDY S
160	430 CLEAVES ST	SANCHEZ PPTY MGMT INC
161	432 CLEAVES ST	HOPKINS MAURICE JR
162	434 CLEAVES ST	Taxpayer at
163	436 CLEAVES ST	NEW DIMENSION HOMES LLC
164	440 CLEAVES ST	Taxpayer at
165	463 HART ST	WILSON SHIRLEY HOUSE
166	461 HART ST	WILSON SHIRLEY
167	459 HART ST	MAZZMANIA LP
168	455 HART ST	Taxpayer at
169	453 HART ST	JOINER FAITH R
170	458 HART ST	Taxpayer at
171	462 HART ST	Taxpayer at
172	403 PECAN DR	MARTINEZCORDONA ISMAEL
173	405 PECAN DR	DYER DEWEY G
174	409 PECAN DR	Taxpayer at
175	413 PECAN DR	HAYNES ROBERT & MAGIE A
176	415 PECAN DR	CROCKETT BERNICE
177	417 PECAN DR	Taxpayer at
178	419 PECAN DR	PRICE RACHAEL
179	421 PECAN DR	PRICE RACHAEL D
180	425 PECAN DR	HALL LARESA
181	431 PECAN DR	MOLINA JUAN MIGUEL

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	400 PECAN DR	Taxpayer at
183	404 PECAN DR	PARKER DE LAWRENCE
184	1212 REVEREND CBT SMITH ST	MERCADO FRANCISCA
185	412 PECAN DR	Taxpayer at
186	414 PECAN DR	ARMENTA MARIA ELSA
187	416 PECAN DR	SOUTH DALLAS INVESTMENT
188	422 PECAN DR	MEMAR MASOUD OSTADHASSAN
189	428 PECAN DR	SHOFNER SAMUEL
190	426 PECAN DR	HANEFUL VENTURES LLC
191	423 BOBBIE ST	Taxpayer at
192	421 BOBBIE ST	Taxpayer at
193	419 BOBBIE ST	Taxpayer at
194	417 BOBBIE ST	DALLAS CITY OF COUNTY OF
195	413 BOBBIE ST	Taxpayer at
196	411 BOBBIE ST	Taxpayer at
197	409 BOBBIE ST	Taxpayer at
198	407 BOBBIE ST	MCFARLAND GLADYS MARIE
199	403 BOBBIE ST	FAIRCHILD M E
200	401 BOBBIE ST	SPRINGFUL PROPERTIES LLC
201	404 BOBBIE ST	Taxpayer at
202	406 BOBBIE ST	Taxpayer at
203	410 BOBBIE ST	WHITE RUTHIE MAE
204	412 BOBBIE ST	Taxpayer at
205	414 BOBBIE ST	Taxpayer at
206	416 BOBBIE ST	FIRST INTERSTATE BANK
207	418 BOBBIE ST	CARRANZA JUAN
208	413 ALBRIGHT ST	Taxpayer at
209	409 ALBRIGHT ST	Taxpayer at
210	403 ALBRIGHT ST	TOLIVER WILLIE MAE EST OF
211	401 ALBRIGHT ST	VILICANA ISMAEL RAMOS
212	400 ALBRIGHT ST	Taxpayer at

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	402 ALBRIGHT ST	MURAI HOMES LLC
214	404 ALBRIGHT ST	SALAZAR SONIA L
215	406 ALBRIGHT ST	Taxpayer at
216	408 ALBRIGHT ST	Taxpayer at
217	410 ALBRIGHT ST	NIDAM SAGI
218	409 VIADUCT ST	SILVA JUAN RODRIGUEZ &
219	405 VIADUCT ST	AVALOS VICTOR HUGO MORALES
220	403 VIADUCT ST	CONSORTIUM B INC
221	401 VIADUCT ST	CONSORTIUM B INC
222	400 VIADUCT ST	ADIA PARTNERSHIP LLC &
223	515 N MOORE ST	KING HOLLIS
224	330 N MOORE ST	PEREZ JOSE JUAN GARCIA &
225	414 CLEAVES ST	RODRIGUEZ LUIS
226	416 CLEAVES ST	SKD PROPERTY MGMT LP
227	711 N CLIFF ST	GOLDEN GATE MISSIONARY
228	703 N CLIFF ST	GOLDEN GATE MISSIONARY
229	1219 HUTCHINS AVE	GRAY MAE KATHERINE
230	1217 HUTCHINS AVE	Taxpayer at
231	1205 HUTCHINS AVE	HALL DWAIN E
232	1211 HUTCHINS AVE	COLORADO ENRIQUE & MARIA
233	1215 HUTCHINS AVE	MARTINEZ JAVIER LUNA &
234	602 N CLIFF ST	HALL DWAIN E
235	602 N CLIFF ST	HALL DWAIN E
236	608 N CLIFF ST	Taxpayer at
237	604 N CLIFF ST	WILLIAMS ADRIAN D
238	606 N CLIFF ST	GOLDEN GATE ADULT REHABILITATION
	MINISTRY INC	
239	616 N CLIFF ST	Taxpayer at
240	612 N CLIFF ST	HERRING DOLLIE
241	618 N CLIFF ST	ARTIS DONALD & DOROTHY
242	616 N CLIFF ST	KEMP FREDDIE JR & SHARON
243	1202 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1204 REVEREND CBT SMITH ST	JENKINS MARY BELL
245	1210 REVEREND CBT SMITH ST	Taxpayer at
246	1206 REVEREND CBT SMITH ST	JONES JAMES E
247	523 N DENLEY DR	Taxpayer at
248	521 N DENLEY DR	JOHNSON SIRDELLIA EST OF
249	517 N DENLEY DR	Taxpayer at
250	507 N DENLEY DR	GLOBAL HARVESTERS FDN
251	501 N DENLEY DR	SPARKS FANNIE
252	425 N DENLEY DR	CARTER JAMES
253	429 N DENLEY DR	Taxpayer at
254	1239 HUTCHINS AVE	WALKER ELMORE L
255	419 N DENLEY DR	MEEKS JAMES
256	413 N DENLEY DR	Taxpayer at
257	342 N DENLEY DR	BROOKS MRS INEZ ESTATE
258	332 N DENLEY DR	TATUM DIANNE
259	320 N DENLEY DR	Taxpayer at
260	324 N DENLEY DR	AUSTIN KIM
261	328 N DENLEY DR	CANTU ARIANE
262	316 N DENLEY DR	THOMAS RAJA
263	334 N DENLEY DR	TATUM DIANNE
264	330 N DENLEY DR	RANGEL PEDRO &
265	310 N DENLEY DR	PARADISE KINGDOM REVIVAL
266	1301 E 8TH ST	PARADISE KINGDOM REVIVAL CENTER
267	1307 E 8TH ST	MARTINEZ JOAQUIN
268	1311 E 8TH ST	VEGA GABRIELA
269	1315 E 8TH ST	ANSARISPRINGS AALIYAH D
270	1319 E 8TH ST	COLLINS PHILLIP E
271	1323 E 8TH ST	HHH SINGLE FAMILY PORTFOLIO LLC
272	1327 E 8TH ST	TALKINGSTON CHRISTOPHER
273	320 SPARKS ST	Taxpayer at
274	1402 HUTCHINS AVE	WILBURN ALFONSO JR

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1400 HUTCHINS AVE	WILBURN VERA M ESTATE OF
276	313 SPARKS ST	MCCARROLL VIRGINIA
277	317 SPARKS ST	MERCER RAFAEL C & EMILY G
278	323 SPARKS ST	KELLEY BRENDA
279	327 SPARKS ST	MOORE CAROLYN JEAN
280	335 SPARKS ST	Taxpayer at
281	1322 HUTCHINS AVE	HANKINS ANN ROSARY
282	326 N DENLEY DR	NEW DIMENSION HOMES LLC
283	100 N MOORE ST	OAK CLIFF CEMETERY
284	230 N MOORE ST	Taxpayer at
285	1403 CHURCH ST	WEBB HELEN
286	1407 CHURCH ST	Taxpayer at
287	1411 CHURCH ST	MCGOWAN ERIC LAMONT
288	1403 E 9TH ST	GUILLEN NORBERTO
289	1407 E 9TH ST	WIGGINS LATONYA
290	1411 E 9TH ST	DAVIS STEVEN &
291	1415 E 9TH ST	DELGADORODRIGUES EMA
292	1414 CHURCH ST	FUENTAS IRMA L
293	1410 CHURCH ST	SANDERS LIZZIE
294	1406 CHURCH ST	SOLANO YESENIA
295	1402 CHURCH ST	AMAYA CRUZ E
296	1544 E 8TH ST	DALLAS HOUSING AUTHORITY
297	1699 E CLARENDON DR	DALLAS AREA RAPID TRANSIT
298	1400 E 8TH ST	ONCOR ELECRCIC DELIVERY COMPANY
299	200 N CORINTH ST RD	P&K PROPERTIES LTD
300	220 SANTA FE AVE	BISHOP JEFFREY R
301	1730 ATWOOD ST	BISHOP CORWIN PPTIES LLC
302	1810 ATWOOD ST	BISHOP CORWIN PROPERTIES LLC
303	9 N CORINTH ST VIADUCT RD	PATRICK REALTY CORP
304	201 N CORINTH ST RD	Taxpayer at
305	1623 E 8TH ST	Taxpayer at

Z178-307(MK)

02/02/2021

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1609 E 8TH ST	1609 PARTNERS LLC
307	211 N CORINTH ST RD	Taxpayer at
308	1629 E 8TH ST	Taxpayer at
309	1607 E 8TH ST	THERM PROCESSES INC
310	1614 CANYON ST	MCKINNEY A B
311	1403 E 8TH ST	ONCOR ELECRTIC DELIVERY COMPANY
312	1401 E 8TH ST	EIGHTH ST RENAISSANCE PLZ
313	400 N DENLEY DR	Taxpayer at
314	1321 HUTCHINS AVE	LAW ACIE JR
315	403 SPARKS ST	PERRY CORADANNE S
316	1403 HUTCHINS AVE	WATER SERVICE INC
317	1401 HUTCHINS AVE	KNIGHTS & ASSOCIATES
318	324 N MOORE ST	Taxpayer at
319	322 N MOORE ST	JOHNSON RICKEY NELOM
320	1503 HUTCHINS AVE	Taxpayer at
321	407 CLEAVES ST	Taxpayer at
322	101 CADIZ ST	CITY & COUNTY LEVEE
323	1101 REVEREND CBT SMITH ST	GOLDEN GATE MISSIONARY
324	1128 REVEREND CBT SMITH ST	GOLDEN GATE BAPT CHURCH
325	1201 E EIGHTH ST	Dallas ISD
326	1608 E 8TH ST	BISHOP ENGINE PARTS INC
327	2300 AL LIPSCOMB WAY	BNSF RAILWAY
328	2300 AL LIPSCOMB WAY	BNSF RAILWAY