

**FILE NUMBER:** Z178-307(MK)

**DATE FILED:** May 17, 2018

**LOCATION:** Generally located east of Denley Drive, south of 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

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**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.

**PRIOR CPC ACTION:** This item was held under advisement on March 4, 2021.

**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 2020, six zoning cases were approved in the subject area to allow development of single-family homes due to lots platted smaller than the minimum lot size (5,000 square feet) and setback requirements allow. The properties remain vacant and undeveloped because the proposed developments could not meet the R-5(A) setbacks.
- 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.
- On March 4, 2021 CPC held the case under advisement.
- 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 were 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.
- The Planning and Urban Design Department (PUD) is undertaking an initiative, based on the Area Plan, to assist the community with their future development planning needs. Since 2018, PUD held four community meetings, and attended two additional community led meetings. Development patterns, housing needs, and streetscape improvements were discussed. The overwhelming feedback from the neighborhood stakeholders was to continue to follow through with the Area Plan goals and objectives.

**Zoning History:** There have been six zoning cases within the last seven years within the authorized hearing area. There have been five Board of Adjustment cases within the last five years within the authorized hearing area.

1.     **Z134-197**     On August 27, 2014, City Council approved a TH-1(A) Townhouse District, located on the west side of Sparks Street, south of May Hall Street.
2.     **Z134-198**     On August 19, 2014, City Council approved a TH-1(A) Townhouse District, located at the southeast corner of North Denley Drive and May Hall Street.
3.     **Z134-199**     On August 21, 2014, City Council approved a TH-1(A) Townhouse District, front approximately seventy feet along the west side of Sparks Street and fronting approximately 140 feet along the east side of North Denley Drive, north of May Hall Street.
4.     **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.
5.     **Z190-148**     On April 8, 2020, City Council approved a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant, located on the east side of North Denley Drive, south of May Hall Street.
6.     **Z190-149**     On April 8, 2020, City Council approved a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant, located on the East side of North Denley Drive, south of May Hall Street.
7.     **BDA167-080**    On August 16, 2017, the Board approved a ten-foot front yard setback variance, and a two-foot six-inch side yard setback variance at 402 Pecan Drive.
8.     **BDA167-081**    On November 13, 2017, the Board denied a ten-foot front yard setback variance, and a two-foot six-inch side yard setback variance at 400 Bobbie Street.
9.     **BDA201-014**    On April 21, 2021, the Board will hear requests for a 14% maximum lot coverage variance, and a one-foot six-inch side yard setback variance at 326 North Moore Street.
10.    **BDA201-015**    On March 15, 2021, the Board approved a 19% maximum lot coverage variance, and a four-foot ten-inch side yard setback variance at 422 North Moore Street.

11. **BDA201-016** On March 16, 2021, the Board approved a 1% maximum lot coverage variance, and a three-foot front yard setback variance to provide a front porch at 427 North Moore Street.

**Thoroughfares/Streets:**

| <b>Thoroughfare/Street</b> | <b>Street Type</b>        | <b>Existing Dimension and ROW</b> |
|----------------------------|---------------------------|-----------------------------------|
| 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 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.

**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 home-ownership preferences.

Action 5.1.3 Conduct rezoning in target areas to remove barriers to more diverse and affordable single-family home-ownership 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.

Goals and development objectives of the Area Plan include:

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.

Proposed design considerations from the Area Plan include:

1. Positive elements and patterns characterizing the neighborhood residential area should be protected and reinforced through appropriate use of scale, mass, building pattern, and details.

2. Garages should not dominate a home's front elevation. Ideally, garages would be placed to the rear of a home.
3. To ensure the existing single-family neighborhood is preserved and enhanced, it is important that lot size and lotting patterns respect the existing rhythm of the neighborhood.
4. Maximum lot coverage of 45%, in line with existing zoning requirements, should be required to help discourage out of scale homes that can destroy the character of the neighborhood.
5. Covered front and/or side porches with a minimum area of 80 square feet and a minimum depth of 6 feet.
6. It is recommended that future zoning allow front porches to encroach into front yard setbacks.
7. Homes should have sloping roofs, employing gables and hipped forms only.
8. Corner lots could have their garages accessed from a side street to allow for design of the front elevation which is unencumbered by the need to provide access to or storage of a vehicle.
9. A maximum driveway width of 16 feet at the curb that then transitions to the necessary width of the garage should be encouraged. To help minimize interruptions in the sidewalk and promote a more inviting walking environment, driveway widths are encouraged to be minimized.
10. All front yard fencing shall meet city of Dallas front yard fencing codes.
11. Effort should be placed on preserving viable specimen trees and adding to existing tree coverage with additional shade and decorative trees.
12. Shared parking is encouraged throughout with the exception of single-family residential parking.

### 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."

**STAFF ANALYSIS:**

**Surrounding Land Uses:**

|              | <b>Existing Zoning</b>   | <b>Land Use</b>  |
|--------------|--|--|
| <b>Site</b>  | R-5(A) Single Family, TH-1(A) Townhouse (with deed restrictions)   | Single Family Residential, Church, Duplex, Undeveloped Land                                |
| <b>North</b> | IR Industrial Research, IM Industrial Manufacturing  | Trinity River Levee and Floodway   |
| <b>East</b>  | IR Industrial Research   | Commercial storage, Automotive parts sales   |
| <b>South</b> | 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, Undeveloped Land |
| <b>West</b>  | PD No. 571 Subdistrict 2   | Office, Church, Park, Community Center, Single Family Residential                          |

**Land Use Compatibility**

The area of request is zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with deed restrictions. 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 structurally substandard commercial building that is pending demolition.

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 undeveloped. An IR District is to the north and east and 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 undeveloped.

The size of most of the lots are smaller than the minimum required in the current R-5(A) District which makes infill housing challenging. 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.



The proposed Planned Development District addresses the minimum lot size and setbacks to enable development of the properties in accordance with the Area Plan. Two subdistricts are proposed to be compatible with the two platted areas. The Dewberry Plat, which is proposed to be Subdistrict 1, consists of lots less than 2,500 square feet with lot widths as small as 25 feet. The Meadowmere Plat, which is proposed to be Subdistrict 2, has lots generally larger than 2,500 square feet with lot widths of 40 feet or more.

The properties within the TH-1(A) District have deed restrictions. The first three cases rezoned a TH-1(A) District with deed restrictions volunteered by the applicant were approved in 2014. A fourth case was approved in 2019. In 2020, two additional cases for a 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 conditions.

The Bottom Urban Structure and Guidelines Area Plan was used as the basis for the proposed Planned Development District. Other departments (Office of Economic Development, Planning & Urban Design, Code Compliance, Housing and Neighborhood Revitalization, Engineering, Public Works, Stormwater Operations, and the Trinity River Corridor Project) are leveraging projects in this area as a part of the implementation of the Area Plan. The proposed Planned Development District furthers the other departmental initiatives by providing the appropriate zoning to support development.

**Proposed Planned Development District regulations**

The chart below shows a comparison between the existing zoning and the proposed Planned Development District conditions:

|                      | EXISTING WITHIN SUBJECT AREA |                             |   |                        |   |   | PROPOSED PLANNED DISTRICT (PD)  |   |
|----------------------|------------------------------|-----------------------------|---|------------------------|---|---|---|---|
|                      | R-5(A)                       | TH-1(A)                     | TH1-(A) w DR Z134-197<br>TH1-(A) w DR Z134-198<br>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<br>(Blocks<br>7674, 7675 & 7645)  | PSR Subdistrict 2<br>(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'<br>other: 10'         | SF: 0' D: 5'<br>other: 10'  | 5'  | SF: 5'<br>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'<br>other: 15'         | SF: 0' D: 10'<br>other: 10' | 5'  | SF: 5'<br>other: 15'   | SF: 5'<br>other: 15'  | SF: 5'<br>other: 15'  | SF: 5'<br>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<br>max 2 + additional height for arch features   | no max  |   |
| lot coverage (max)   | res: 45%<br>non-r: 25%       | res: 60%<br>non-r: 25%      | res: 45%<br>non-r: 25%  | res: 45%<br>non-r: 25% | res: 45%<br>non-r: 25%  | res: 60%<br>non-r: 25%<br>surface parking lots and underground parking not included<br>80% for individual IF 60% and 40% open space for overall | residential uses: 45%<br>non-residential uses: 25%  |   |
| lot size (min)       | 5,000sf                      | SF: 2,000sf<br>D: 6,000sf   | 5,000sf   | 7,500sf                | 7,500sf   | SF: 2,000sf<br>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 |   |
|                      |                              |                             |   |                        |   |   | Allowed uses: Single family, Handicapped Group Dwelling Unit, Church  |   |

### Subdistrict 1 Specific Conditions

- A 20-foot minimum front yard setback is proposed. The 20 setback allows for lots that lost a portion of their front yard with recent utility and street improvements to have adequate building area.
- For lots with 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. Most lots within Subdistrict 1 were platted with a 25-foot width.
- Minimum lot size proposed is 2,000 square feet for single family uses. Lot size was determined by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The proposed minimum lot size was reduced to make the lot size conforming.
- The maximum structure height is proposed at 36 feet. The 36-foot height will provide for a transition towards PD No. 571 to the west which has a maximum height of 30 feet but sits on elevations at least 6-10 feet higher). PD No. 427, with a maximum height of 50 feet is to the south.

### Subdistrict 2 Specific Conditions

- A 25-foot minimum front yard setback is proposed.
- The minimum lot size is proposed to be 2,500 square feet for single family uses. Lot size was determined by evaluating the existing plats with the intent to determine how to make existing non-conforming lots developable. The proposed minimum lot size was reduced to make the subject area conforming.
- The maximum structure height is proposed at 30 feet. The dividing line between subdistricts follows the rear property lines on the block. Due to peaked roofs, the sight lines and shadows should not be an issue. There is a slight slope from southwest to northeast along the dividing line.

### Common Conditions in Subdistrict 1 and Subdistrict 2

- A maximum lot width of 60 feet is included to maintain the character of the existing neighborhood. This was suggested in the Area Plan and will prevent replatting to larger lots that would not retain the character of the neighborhood. Currently, the only lot greater than 60 feet width in the subject area is a church on North Moore Street.
- Five feet minimum side yard.
- Corner lots have minimum five-foot side yard setbacks.
- The minimum rear yard setback is proposed to be five feet.
- There is no minimum side and rear yard setback required 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.
- Maximum lot coverage is 45 percent for residential uses and 25 percent for non-residential structures. This follows the standards in R-5(A) District regulations.
- Minimum lot size is 4,000 square feet for all other uses. The non-residential uses are required to be 4,000 square feet to allow for the required parking those uses may require.

## Design Standards

Proposed residential design standards for the subject area 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.

- Roofs. The Area Plan recommends that homes be primarily covered by pitched roof forms.

Peaked roofs are addressed intentionally by omission from the proposed Planned Development ordinance language. By disallowing other types of roofs, only peaked roofs remain as an option. "Flat and shed roofs must not be visible from the street. Mansard, gambrel, and barrel vault roofs are not permitted." The following are the types of peaked roofs allowed: gable, hip, gambrel, jerkinhead, bonnet (aka kicked eaves roof), saltbox, pyramid, or a combination of pitched roof forms thus allowing for architectural variety.

- Front porches. The Area Plan mentions that 70% of structures on a street must have a front porch.

The proposed Planned Development District does not require front porches; however, front porches are incentivized by allowing encroachment into the front yard setback. The proposed conditions allow front porches to encroach into the front yard, up to eight feet. Front porches must be unenclosed on at least two sides, be a minimum depth of six feet, and have a minimum area of 80 square feet. This allows for the front porch to be used more as an outdoor room, in addition to an entryway.

- Driveway placement. The Area Plan states that driveways shall be a maximum of 16 feet wide at the curb.

To help achieve this goal, staff recommends the placement of driveways be co-located or spaced to maximize the distance between curb cuts. Proposed conditions incentivize the development of co-located drives and allows for better options for off-street parking. Co-located driveways shall be a minimum 8 foot to maximum 10 foot wide driveway adjacent to the side property line and abutting the edge of an 8 to 10 foot wide driveway on the adjacent lot. 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 would prevent the development of a lot due to easement or utility conflicts.

- Driveway design. Ribbon driveways are suggested as an option to reduce pervious surfaces and increase landscaping on the lots. 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 compatible with the 'historic character' we associate with front porch homes. Ribbon driveways shall consist of two parallel paved surfaces, 2-3 feet wide, at least 3 feet apart.

The minimum required driveway width is 10 feet. However, 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 40 feet or less 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. In order to reduce curb cuts and allow for greater uninterrupted lengths of curb along the lot frontage only one driveway curb cut is allowed per lot, new drives must be located within 13 feet of a side property line, and dual entry and circular driveways are specifically not permitted

- Garages. The Area Plan states that front-facing garages shall be architecturally treated to de-emphasize their visual impact and prominence from a public street.

The proposed Planned Development design guidelines include language to place garages at least two feet behind the street-facing façade, if the home has a 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 and must be located behind the back façade of the main structure. In keeping with the objectives of the Area Plan, the setbacks act to de-emphasize the visual impact of the garage and provide relief for the front facade.

### Visibility Triangles

A visibility triangle is defined as 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 required in the Code.

### Parking

The area was developed when off-street parking was not required. To accommodate current parking needs, the proposed conditions require one space per dwelling unit. All other uses would be parked per Code. This requirement follows the standards of the R-5(A) District regulations and follows the recommendation from the Area Plan.

Off-street parking is necessary given that the existing narrow streets create an obstacle for large delivery vehicles, sanitation trucks and Dallas Fire Rescue equipment. Being

responsive to the need to preserve the character of the neighborhood, conditions such as driveway locations and ribbon drives have been included to mitigate the impact of providing parking.

Eliminating off-street parking requirements was discussed in the CPC briefings. Eliminating parking requirements does not reduce the need for parking. Currently, access to mass transit is unreliable and pedestrian amenities are inadequate or non-existent. During site visits, staff found that nearly every current resident has an automobile parked on or adjacent to their property.

During the CPC briefings, the idea of a parking cooperative (co-op) was discussed as a means to provide parking without having driveways on all lots. To allow co-op parking in the proposed Planned Development District, surface parking would need to be added as an allowed use. This would allow parking lots to be scattered throughout the single-family neighborhood. 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. The Area Plan specifically states, "Shared parking is encouraged throughout with the exception of single-family residential parking."

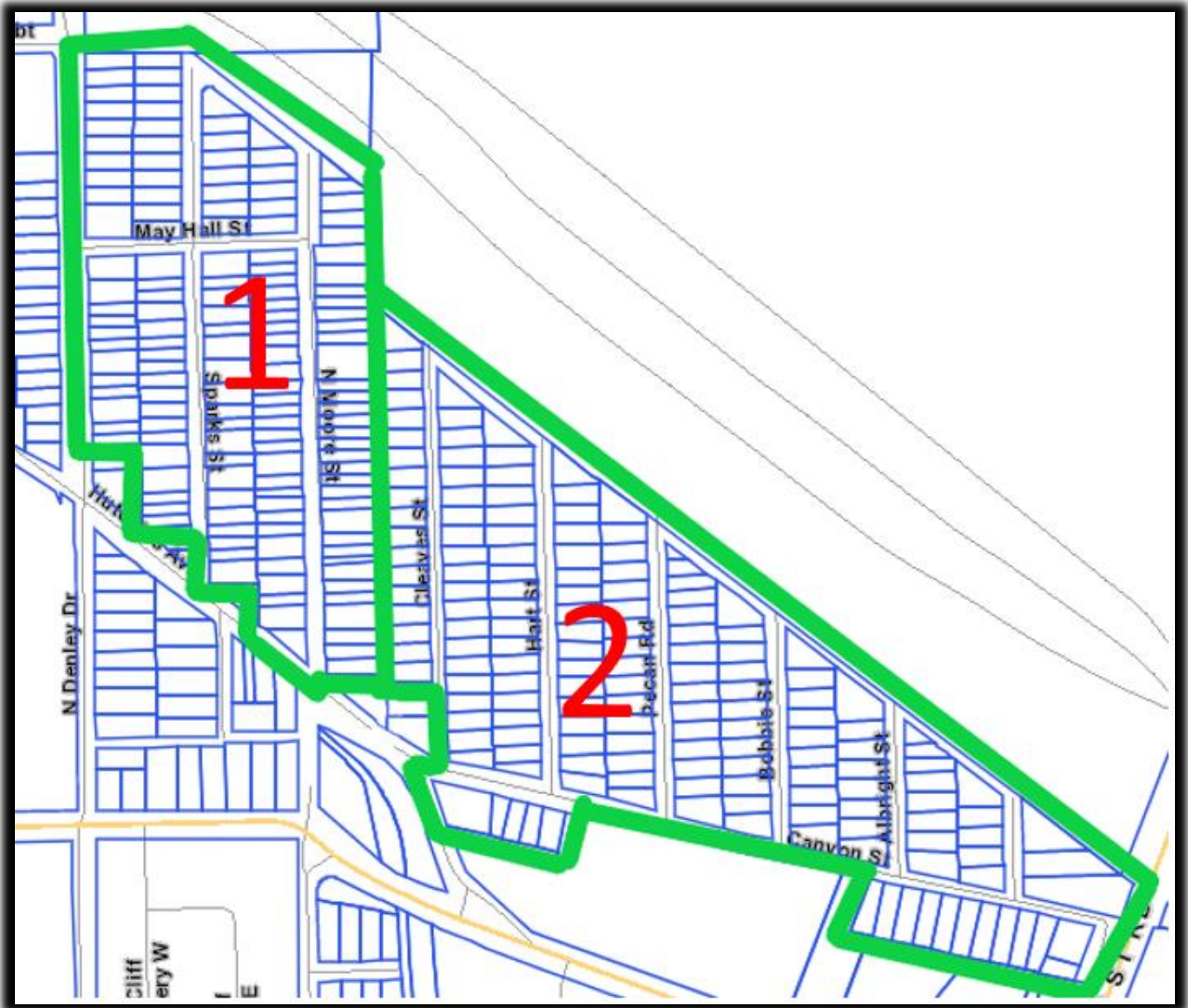
Additionally, ownership and management of a co-op parking district cannot be established through the Planned Development District. The PD could allow for the parking lot and indicate no parking is required but it cannot require owners to participate in a parking co-op. A developer with multiple properties may be able to establish a co-op parking lot and create a management system for owners of homes developed to share the maintenance and ownership of the parking lot. Another alternative would be for individual property owners in the community to establish a parking management district.

To adequately add designated parking lots throughout the area, four to eight contiguous lots would be required. The number of lots required is due to the small lot sizes, setback requirements, residential adjacency buffers, minimum parking space size, ADA compliance, minimum aisle widths and minimum turning radii. Issues such as maintenance, security, and noise would be ongoing concerns that the management would need to address.

### **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".

**PROPOSED SUBDISTRICTS**



**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 and matching the existing block face.

(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. The maximum front yard width is 60 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 shall 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 40 feet or less 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.**

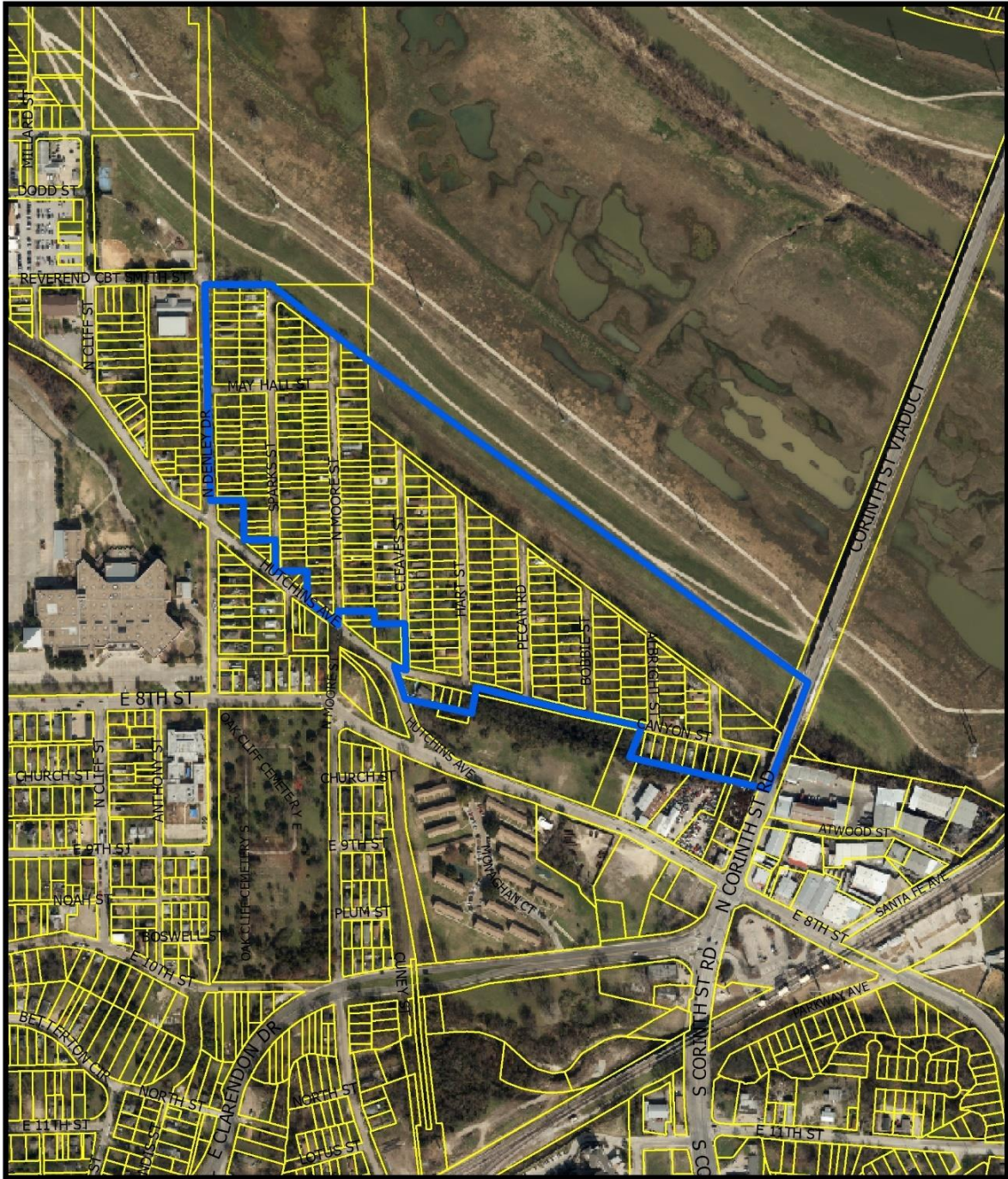
**COMPLIANCE WITH CONDITIONS.**

(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.

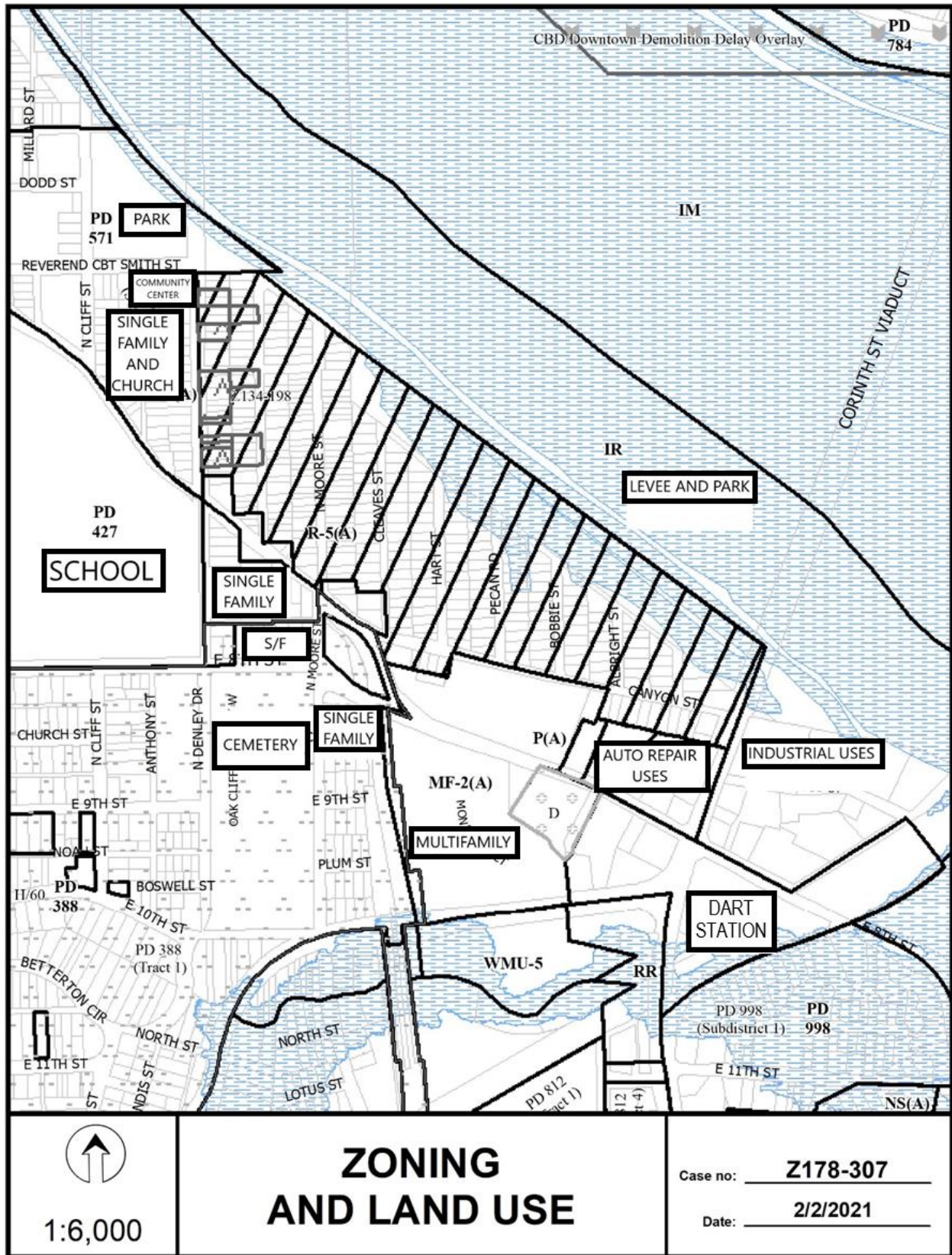




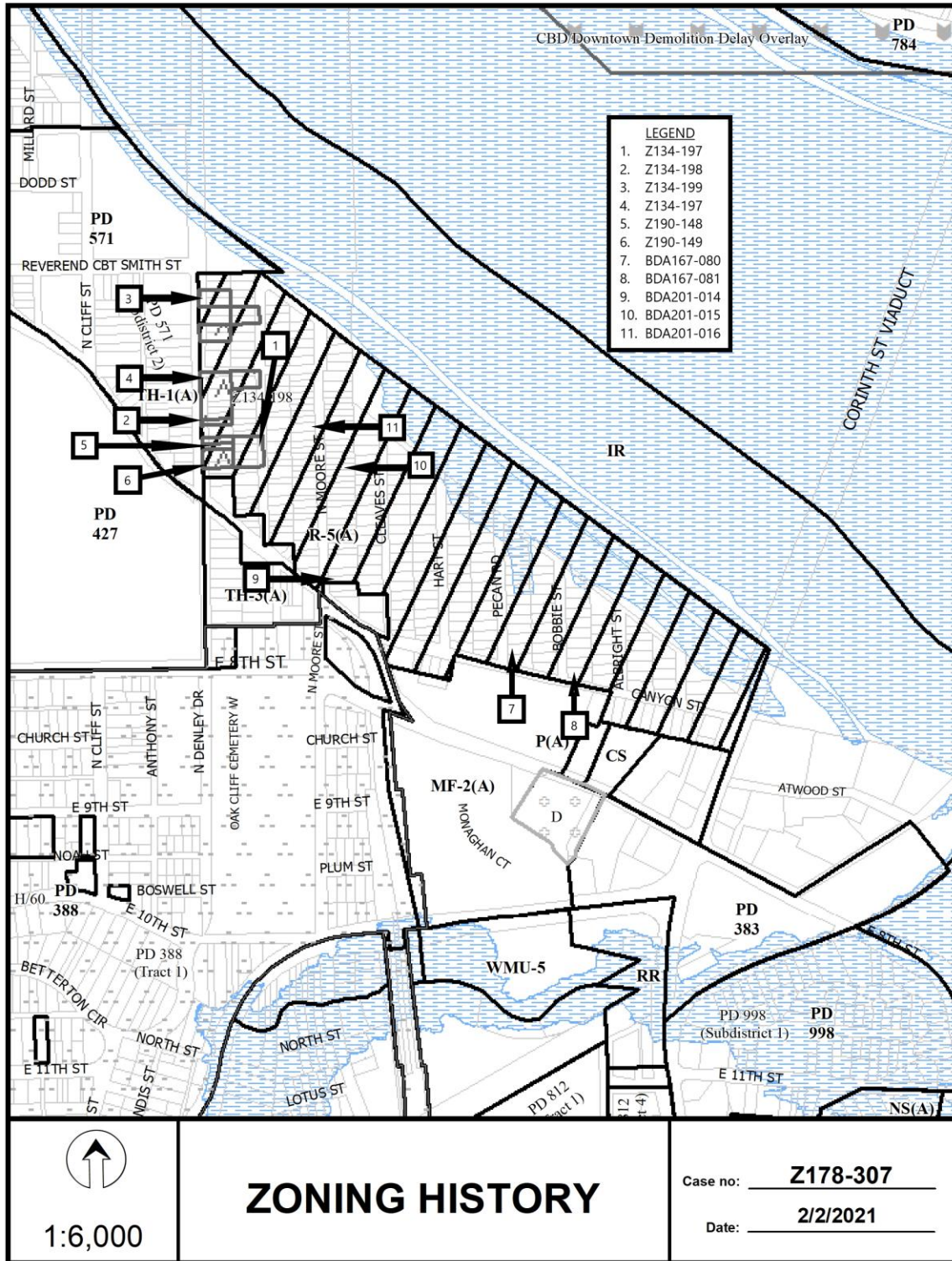


|  |                     |   |
|--|---------------------|---|
| <br>1:6,000 | <h1>AERIAL MAP</h1> | Case no: <u>          Z178-307          </u><br>Date: <u>          2/2/2021          </u> |
|--|---------------------|---|

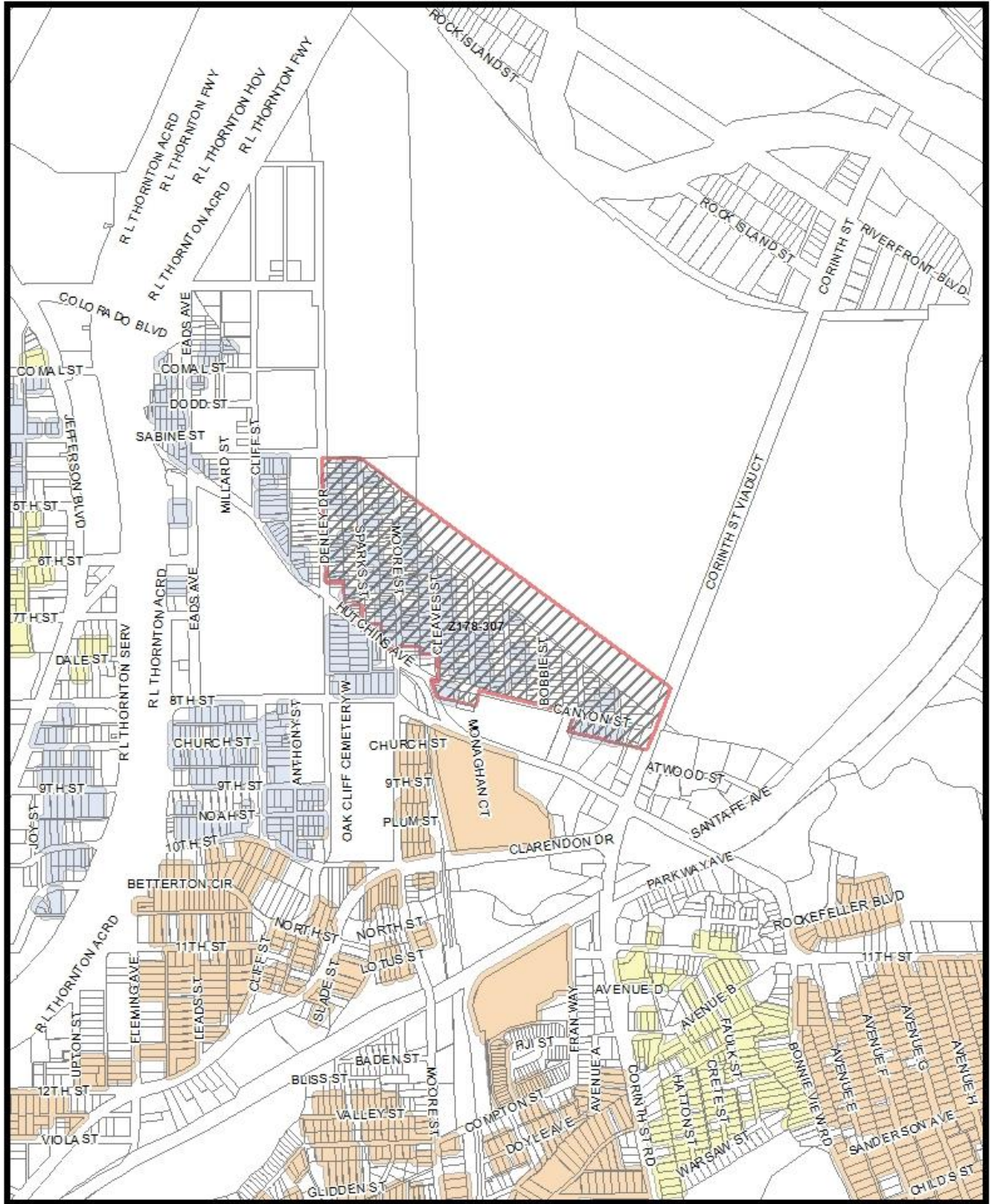






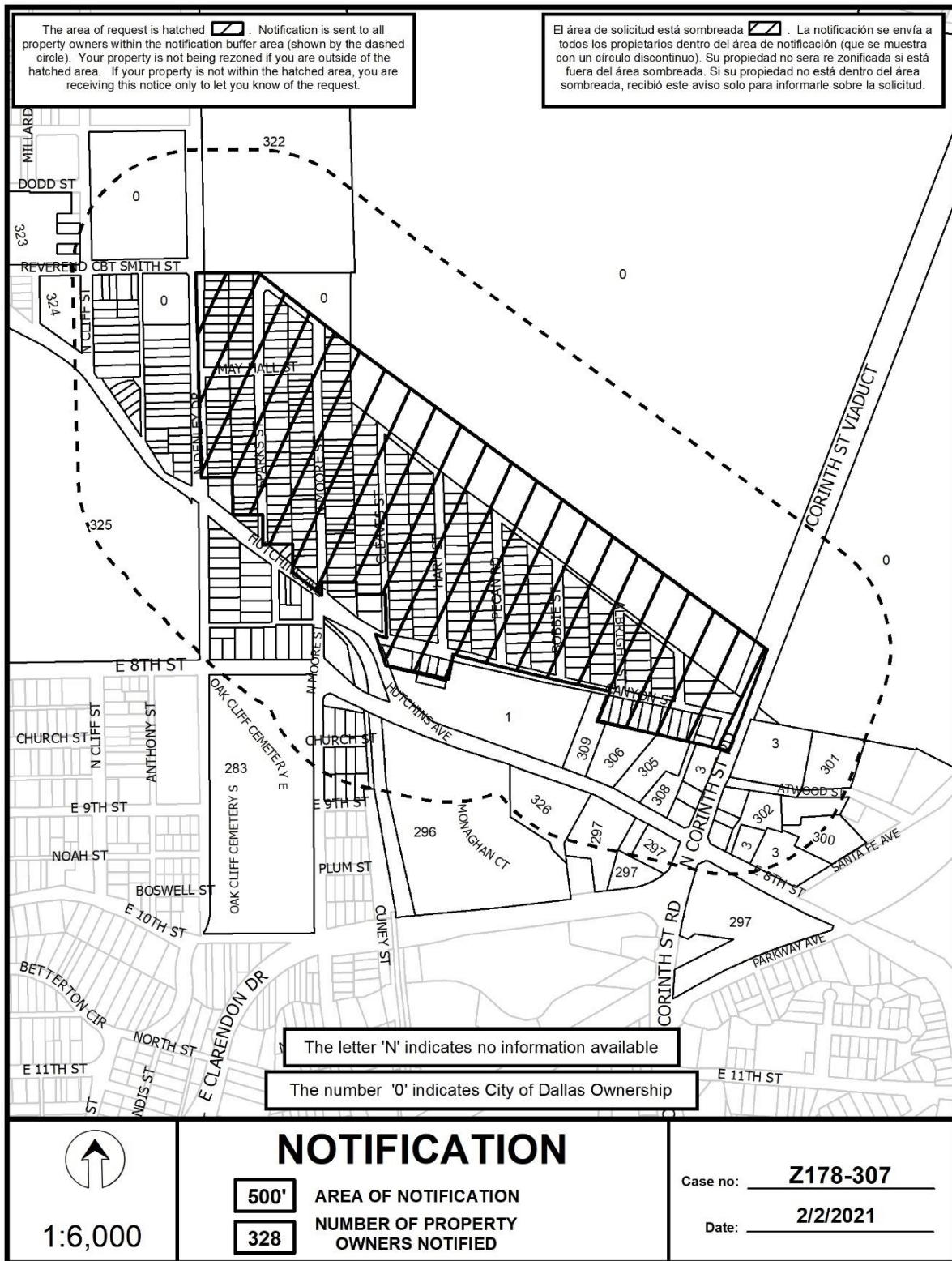






# Market Value Analysis

Printed Date: 2/2/2021



02/02/2021

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

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>          |
|-----------------------|-----------------------|------------------------------|
| 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                 |
| 27                    | 618 N DENLEY DR       | DANIEL YVONNE B              |

02/02/2021

| <i>Label #</i> | <i>Address</i>  | <i>Owner</i>                             |
|----------------|-----------------|--|
| 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<br>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<br>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<br>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                           |

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| <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              |

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| <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 ELECTRIC 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                     |

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| <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                    |