

ACM: Majed Al-Ghafry**FILE NUMBER:** Z189-368(JM) **DATE FILED:** September 27, 2019**LOCATION:** Southeast corner of C.F. Hawn Freeway and South Woody Road**COUNCIL DISTRICT:** 8 **MAPSCO:** 70 N**SIZE OF REQUEST:** ± 32.7 acres **CENSUS TRACT:** 170.04

REPRESENTATIVE: Karl A. Crawley, Masterplan Consultants**APPLICANT/OWNER:** Covenant Funding Group, Inc.**REQUEST:** An application for **(1)** an MU-1 Mixed Use District; and **(2)** an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District.**SUMMARY:** The purpose of this request is to allow for a multifamily development. The existing deed restrictions require a 50-foot setback along the northwest line of the property and prohibit 10 uses, which will remain prohibited with two additional uses: labor hall and hotel or motel uses. Furthermore, the amendment to the deed restrictions will limit the maximum allowable floor area ratio for non-residential uses to 0.25.**CPC RECOMMENDATION:** Approval, subject to amended deed restrictions volunteered by the applicant.**STAFF RECOMMENDATION:** Approval, subject to amended deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The undeveloped site consists of over 32 acres of unplatted land, partially in the flood plain, zoned a CR Community Retail District, and located along the C.F. Hawn Freeway Service Road. The applicant proposes to construct a multifamily development using the development rights afforded by the proposed MU-1 Mixed Use District.
- The existing deed restrictions [Z034-332] require a minimum setback of 50 feet along the northwest property line; prohibit 10 uses including: building repair and maintenance shop; medical or scientific laboratory; college, university, or seminary; community service center; hospital; overnight general purpose shelter; college dormitory, fraternity, or sorority house; alcoholic beverage establishment; commercial amusement (outside); or, swap or buy shop uses; and, require a dedicated left turn lane at the intersection of Woody Road and Vida Lane. The proposed amendments would (1) prohibit the new labor hall and hotel or motel uses; and, (2) provide a maximum floor area ratio of 0.25 for nonresidential uses. *At the CPC meeting on June 18, 2020, the applicant proposed further amendments to the volunteered deed restrictions to require a minimum 100-foot setback along the northeast line of the property. Finally, access to Spurs Trail is for residential uses is limited to gated emergency access only.*
- The proposed MU-1 Mixed Use District would primarily add residential uses including: convalescent and nursing homes, hospice care and related institutions (RAR); foster home; extended stay hotel or motel (SUP); duplex; group residential facility; handicapped group dwelling; multifamily; residential hotel; retirement housing; and, single family.

Zoning History: There has been one recent zoning request in the area within the last five years; however, it was withdrawn.

1. **Z167-153:** An application for 1) a CS Commercial Service District on property zoned an R-10(A) Single Family District and 2) a Specific Use Permit for outside sales use on property zoned a CS Commercial Service District and an R-10(A) Single Family District on the northeast line of CF Hawn Freeway, east of South Belt Line Road. *Case withdrawn on August 5, 2018.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway [US 175]	Highway	Varies	--
Woody Road	Residential Collector	60 feet	Meets

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request and determined that the request will not have a negative impact on the existing street system. More information will be required during the subdivision and permitting process.

STAFF ANALYSIS**Comprehensive Plan:**

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

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

URBAN DESIGN**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD PLUS

GOAL 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

GOAL 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

The proposed townhouse style multifamily development adds diversity in housing options. The modifications to the district standards with volunteered deed restrictions are fitting for the site and maintain the overall scale and character of the neighborhood.

Surrounding Land Uses:

Area	Zoning	Land Use
Site	CR with Deed Restrictions	Undeveloped
North	R-10(A) and R-7.5(A)	Single family and Undeveloped
East	R-7.5(A)	Single family, Undeveloped, and Church
South	City of Seagoville	Office showroom/warehouse; Machinery, heavy equipment, or truck sales and services; Vehicle or engine repair or maintenance; Vehicle display, sales, and service; and, Single family
West	CS and City of Seagoville	Commercial amusement (inside) and mini-warehouse

Land Use Compatibility:

The undeveloped site consists of over 32 acres of unplatted land, partially in the flood plain, zoned for CR Community Retail District uses, and located along the C.F. Hawn Freeway Service Road. The applicant proposes to construct a multifamily development using the development rights afforded by the proposed MU-1 Mixed Use District. Surrounding land uses include single family and undeveloped to the north; single family, undeveloped, and church to the east; office showroom/warehouse; machinery, heavy equipment, or truck sales and services; vehicle or engine repair or maintenance; vehicle display, sales, and service; and, single family; and, commercial amusement (inside) and mini-warehouse uses. The property is adjacent to the City of Seagoville to the east and south.

The proposed MU-1 Mixed Use District would primarily add residential uses. Overall, the amending deed restrictions limit the impact of the proposed MU-1 District by prohibiting several of the new uses, reducing the floor area ratio, and allowing for a dense residential development.

Staff supports the zone change as it will compliment the mix of residential uses on Woody Road and C.F. Hawn Freeway. Additionally, the project will still allow for nonresidential uses, which are limited in the area.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear						
Existing: CR Community Retail with DRs	15'	20' w/Res Adj 0' Others	--	No Min.	0.5 Office 0.75 Combined	54' RPS applies	60%	Retail and personal service.
Proposed: MU-1 Mixed Use with amended DRs*	15' Urban Form	20' w/Res Adj 0' Others	Depending on MUP [15-25 DU/acre] and/or MIH [65-105 DU/acre bonus].	No Min.	Depending on MUP [0.4-1.1] 0.25 to 1*	Depending on MUP [80'-120']. RPS applies.	80%	Retail, office, hotel, and/or multifamily residential uses

In addition to the development standards per the respective zoning district, the existing deed restrictions require a 50-foot setback along the northwest property line, which is the front yard along Woody Road. The change from the existing CR to an MU-1 District would require an additional setback through urban form standards which sets back structures an additional 20 feet once a height of 45 feet is reached. The biggest change about the rezoning request is that the MU-1 District allows a variety of residential uses. The dwelling unit density ranges for 15-25 units per acre depending on the mixed-use project standards. Additionally, density bonuses are available in the proposed MU-1 District for providing different amounts of mixed-income housing. The range increases from 65-105 dwelling units per acre, when using the mixed-income housing bonuses.

The floor area ratio [FAR] is also dependent on the mixed-use project standards and varies from 0.4-1.1 to 1; however, the amending deed restrictions would revert the nonresidential FAR to 0.25 to 1. Finally, the mixed-use project standards allow a height between 80-120 feet. The lot coverage increases from 60 to 80 percent with the proposed zoning change, as well.

Land Use Comparison:

The existing deed restrictions [Z034-332] prohibit 10 uses: building repair and maintenance shop; medical or scientific laboratory; college, university, or seminary; community service center; hospital; overnight general-purpose shelter; college dormitory, fraternity, or sorority house; alcoholic beverage establishment; commercial amusement (outside); or, swap or buy shop. The proposed MU-1 District removes the building repair and maintenance shop use; therefore, this can be removed from the amending deed restrictions being volunteered. The amendments also keep the other nine restrictions and add two prohibited uses allowed by the proposed MU-1 District, labor hall and hotel or motel uses.

Overall, the change from a CR District to a MU-1 District both removes and adds 11 uses each. The new uses are largely residential and include: convalescent and nursing homes, hospice care and related institutions (RAR); foster home; extended stay hotel or motel (SUP); duplex; group residential facility; handicapped group dwelling; multifamily; residential hotel; retirement housing; and, single family.

USE	CR Community Retail	MU-1 Mixed Use
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERVICE USES	BUILDING REPAIR AND MAINTENANCE SHOP (RAR)	4
	CATERING SERVICE	CATERING SERVICE
	CUSTOM BUSINESS SERVICES	CUSTOM BUSINESS SERVICES
	ELECTRONICS SERVICE CENTER	ELECTRONICS SERVICE CENTER
	4	LABOR HALL (SUP)
	MEDICAL OR SCIENTIFIC LABORATORY (SUP)	MEDICAL OR SCIENTIFIC LABORATORY (SUP)
	TOOL OR EQUIPMENT RENTAL	2
INDUSTRIAL USES	GAS DRILLING AND PRODUCTION (SUP)	GAS DRILLING AND PRODUCTION (SUP)
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY	ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH

	COLLEGE, UNIVERSITY OR SEMINARY	COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	2	CONVALECENT AND NURSING HOMES, HOSPICE CARE AND RELATED INSTITUTIONS (RAR)
	CONVENT OR MONASTERY	CONVENT OR MONASTERY
	3	FOSTER HOME
	HOSPITAL (SUP)	HOSPITAL (SUP)
	LIBRARY, ART GALLERY OR MUSEUM	LIBRARY, ART GALLERY OR MUSEUM
	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)	OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)	PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)
LODGING USES	4	EXTENDED STAY HOTEL OR MOTEL (SUP)
	HOTEL AND MOTEL (SUP)	HOTEL OR MOTEL (RAR) or (SUP)
	LODGING OR BOARDING HOUSE (SUP)	3
	OVERNIGHT GENERAL PURPOSE SHELTER	4
MISCELLANEOUS USES	ATTACHED NON-PREMISE SIGN (SUP)	ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	ALTERNATIVE FINANCIAL ESTABLISHMENT (SUP)	5
	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
	MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
	OFFICE	OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP	COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE

RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE
	5	DUPLEX
	6	GROUP RESIDENTIAL FACILITY
	7	HANDICAPPED GROUP DWELLING
	8	MULTIFAMILY
	9	RESIDENTIAL HOTEL
	10	RETIREMENT HOUSING
	11	SINGLE FAMILY
RETAIL AND PERSONAL SERVICE USES	ALCOHOLIC BEVERAGE ESTABLISHMENT	ALCOHOLIC BEVERAGE ESTABLISHMENT
	AMBULANCE SERVICE (RAR)	6
	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
	AUTO SERVICE CENTER (RAR)	AUTO SERVICE CENTER (RAR)
	BUSINESS SCHOOL	BUSINESS SCHOOL
	CAR WASH (DIR)	CAR WASH (RAR)
	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)	COMMERCIAL AMUSEMENT (INSIDE) (SUP may be required)
	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)	COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)
	COMMERCIAL PARKING LOT OR GARAGE (RAR)	COMMERCIAL PARKING LOT OR GARAGE (RAR)
	CONVENIENCE STORE WITH DRIVE- THROUGH (SUP)	7
	DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
	FURNITURE STORE	FURNITURE STORE
	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS
	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET	GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET
	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)	GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)
	HOME IMPROVEMENT CENTER, LUMBER, BRICK OR BUILDING MATERIALS SALES YARD (DIR)	8
	HOUSEHOLD EQUIPMENT AND APPLIANCE REPAIR	9
	LIQUOR STORE	10
	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL	MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL
	MOTOR VEHICLE FUELING STATION	MOTOR VEHICLE FUELING STATION

	NURSERY, GARDEN SHOP OR PLANT SALES.	NURSERY, GARDEN SHOP OR PLANT SALES.
	PARAPHERNALIA SHOP (SUP)	PARAPHERNALIA SHOP (SUP)
	PAWN SHOP	44
	PERSONAL SERVICE USES	PERSONAL SERVICE USES
	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)	RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)	RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
	SWAP OR BUY SHOP (SUP)	SWAP OR BUY SHOP (SUP)
	TEMPORARY RETAIL USE	TEMPORARY RETAIL USE
	THEATER	THEATER
TRANSPORTATION USES	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
UTILITY AND PUBLIC SERVICE USES	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION	COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION	ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION	POLICE OR FIRE STATION
	POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
WHOLESALE, DISTRIBUTION AND STORAGE USES	MINI-WAREHOUSE (SUP)	MINI-WAREHOUSE (SUP)
	RECYCLING BUY-BACK CENTER	RECYCLING BUY-BACK CENTER
	RECYCLING COLLECTION CENTER	RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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. While the area of request is not located within an MVA cluster, surrounding properties are categorized as being within an “F” MVA cluster to the north and northwest.

Parking:

Parking is required for each use on the property pursuant to Section 51A-4.200 of the Dallas Development Code. There are no existing structures or proposed uses with this general zone change request. For reference, a multifamily use would require one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. Finally, the mixed-income housing bonuses allow for an additional parking reduction, allowing one and one-quarter space per dwelling unit or for developments with transit proximity, one space per dwelling unit. In each scenario, at least 15 percent of the required parking must be available for guest parking.

Landscaping:

Landscaping will be in accordance Article X, as amended. For a multifamily development, a street buffer zone of varying average depth depending on the type of street, urban streetscape, right-of-way planting, one three-inch caliper tree for every 40 linear feet of street frontage, residential buffer zone, and surface parking lots are required.

List of Officers

Covenant Funding Group, Inc.

David M. Williams, Director/President

Korey R. Williams, Director/Secretary

CPC Action
June 18, 2020

Motion: It was moved to recommend 1) **approval** of an MU-1 Mixed Use District; and 2) **approval** of an amendment to existing deed restrictions [Z034-332], subject to amended deed restrictions volunteered by the applicant with the following modifications: 1) add 100 ft. setback along the northeast property line (between single family and development on the northeast) and 2) prohibit non-emergency access on Spurs Trail (only emergency access) on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.

Maker: Blair
Second: Schwope
Result: Carried: 14 to 0

For: 14 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 0
Vacancy: 0
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 139
Replies: For: 2 Against: 5

Speakers: For: Karl Crawley, 2201 Main St., Dallas, TX, 75201
Against: None

CPC Action
May 14, 2020

Motion: In considering an application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road, it was moved to **hold** this case under advisement until June 18, 2020.

Maker: Blair
Second: Schultz
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Jackson, Blair, Housewright, Schultz,
Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 1 - Carpenter
Vacancy: 0
Conflict: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 139
Replies: For: 2 Against: 5

Speakers: None

No CPC Action on April 23, 2020 due to cancellation.

CPC Action
March 26, 2020

Motion: In considering an application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road, it was moved to **hold** this case under advisement until April 23, 2020.

Maker: Blair
Second: Carpenter
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Jackson, Blair, Schultz,
Schwope, Murphy, Garcia, Rubin
Against: 0
Absent: 1 - Housewright
Vacancy: 1 - Jung**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 139
Replies: For: 1 Against: 11

Speakers: For: None
Against (Did not speak): Catrice Robison, 13321 Vida Ln., Dallas, TX, 75253

Z189-368(JM)

Abraham Quintanilla, 13209 C. F. Hawn Fwy., Dallas,
TX, 75253

Against: None

Amending Volunteered Deed Restrictions

AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, COVENANT FUNDING GROUP II, LLC("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Robert Kleberg Survey, Abstract No. 716, part of City Block 8813, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Covenant Funding Group, Inc. , by deed dated August 12, 2019, and recorded in Instrument number 201900213237, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

II.

That the Property was impressed with certain deed restrictions ("Original Restrictions") as shown in an instrument dated December 20, 2004, signed by Charles B. Magee and recorded in Volume 2005043, Page 5600, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

That the Owner does hereby amend the Original Restrictions to read as follows:

The following additional uses are prohibited:

Labor hall;
Hotel or motel

A minimum one-hundred (100) foot setback is required along the northeast line of the Property.

Non-residential uses are limited to a maximum floor area ratio of 0.25:1.

Access to Spurs Trail for residential uses is limited to gated emergency access only.

Existing Volunteered Deed Restrictions

050702

DEED RESTRICTIONS

THE STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, CMC Communities, Inc. ("the Owner"), is the owner of the following described property ("the Property"), being a tract of land in City Block 8813 of the City of Dallas ("City"), Dallas County, Texas and being that same tract of land conveyed to the Owner by Patricia Ann Greenhaw, Nathan E. Shands and Sara Beth Wilcox by deed dated August 7, 2003, and recorded in Volume 2003164, Page 1413, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being more particularly described in Exhibit A attached here.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

A minimum fifty (50) foot setback is required along the northwest line of the Property.

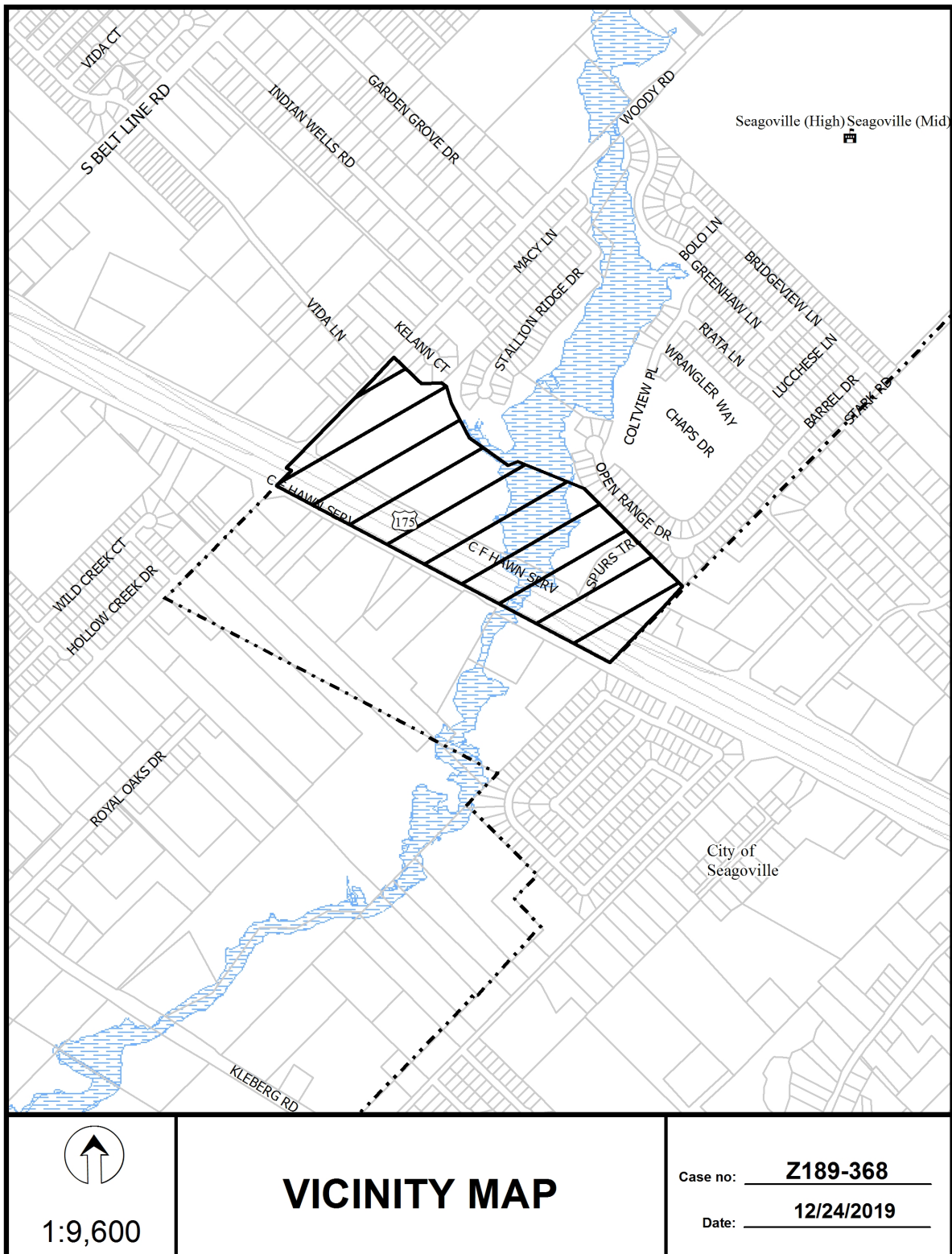
The following uses are prohibited:

- Building repair and maintenance shop;
- Medical or scientific laboratory;
- College, university or seminary;
- Community service center;
- Hospital;
- Overnight general purpose shelter;
- College dormitory, fraternity or sorority house;
- Alcoholic beverage establishment;
- Commercial amusement (outside);
- Swap or buy shop.

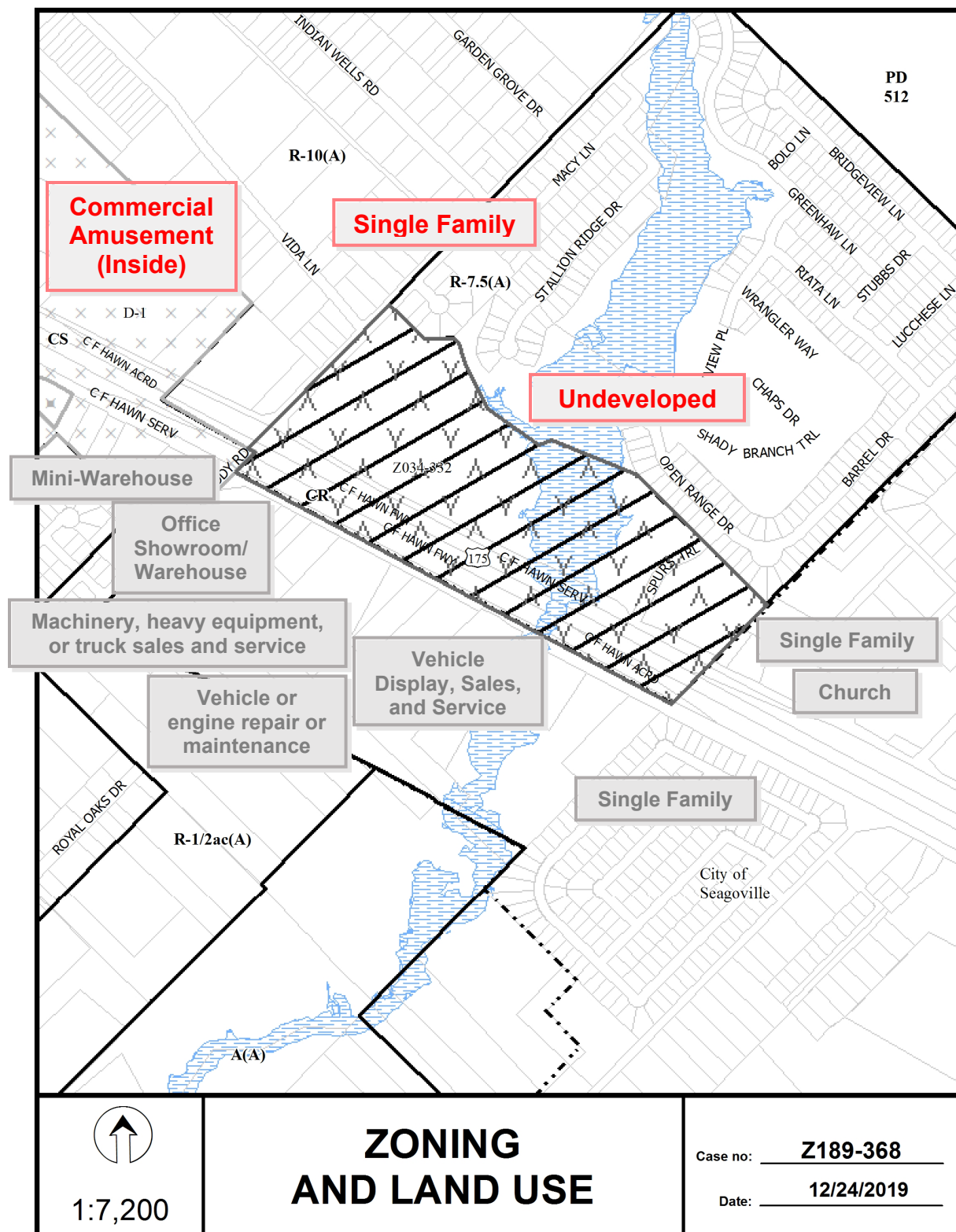
Prior to the issuance of the first certificate of occupancy on the Property, a dedicated left-turn lane and a through-/right-turn lane must be provided to access the Property at the intersection of Woody Road and Vida Lane. The design of which must approved by the Director of Public Works/Transportation.

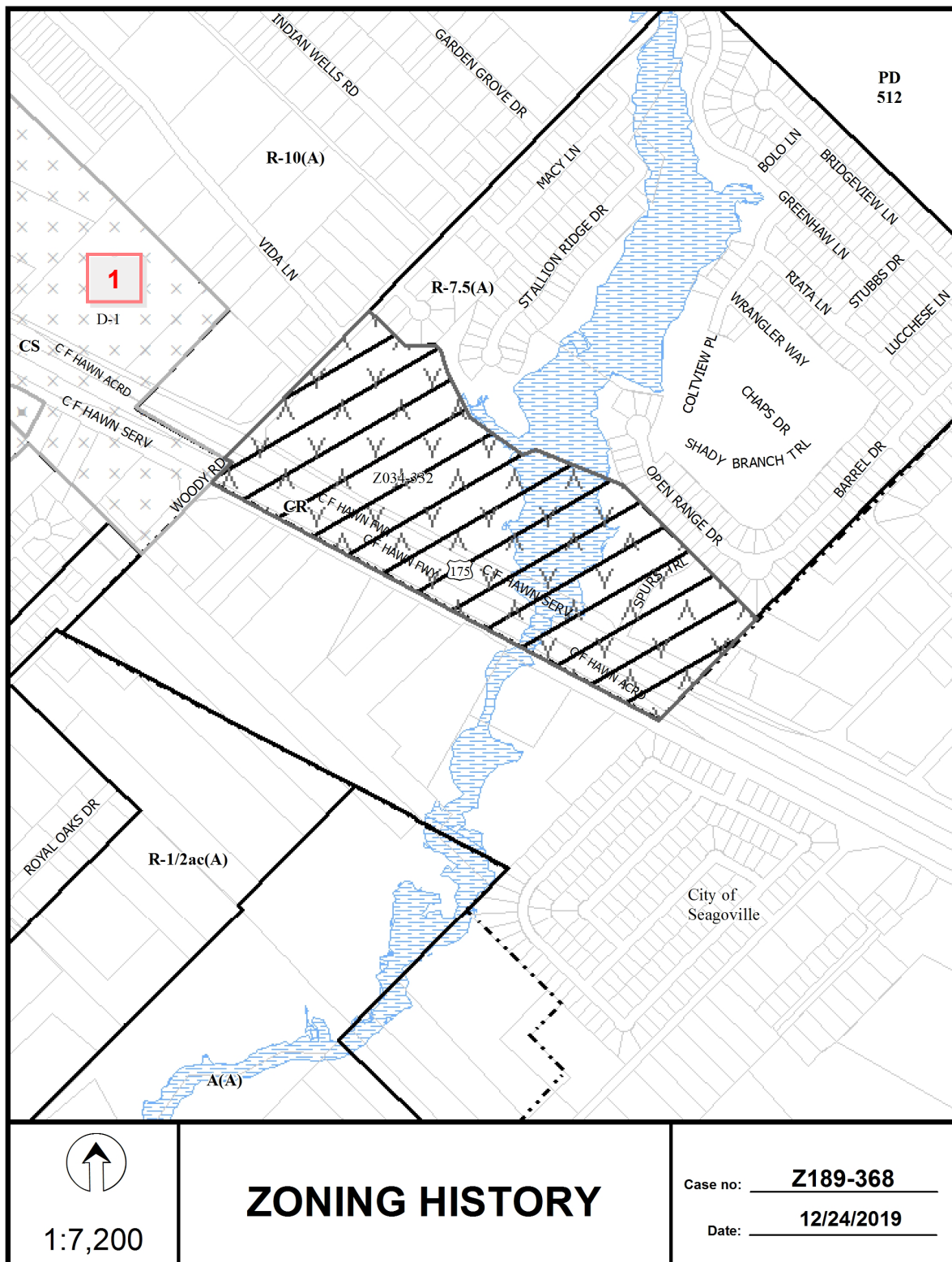
III.

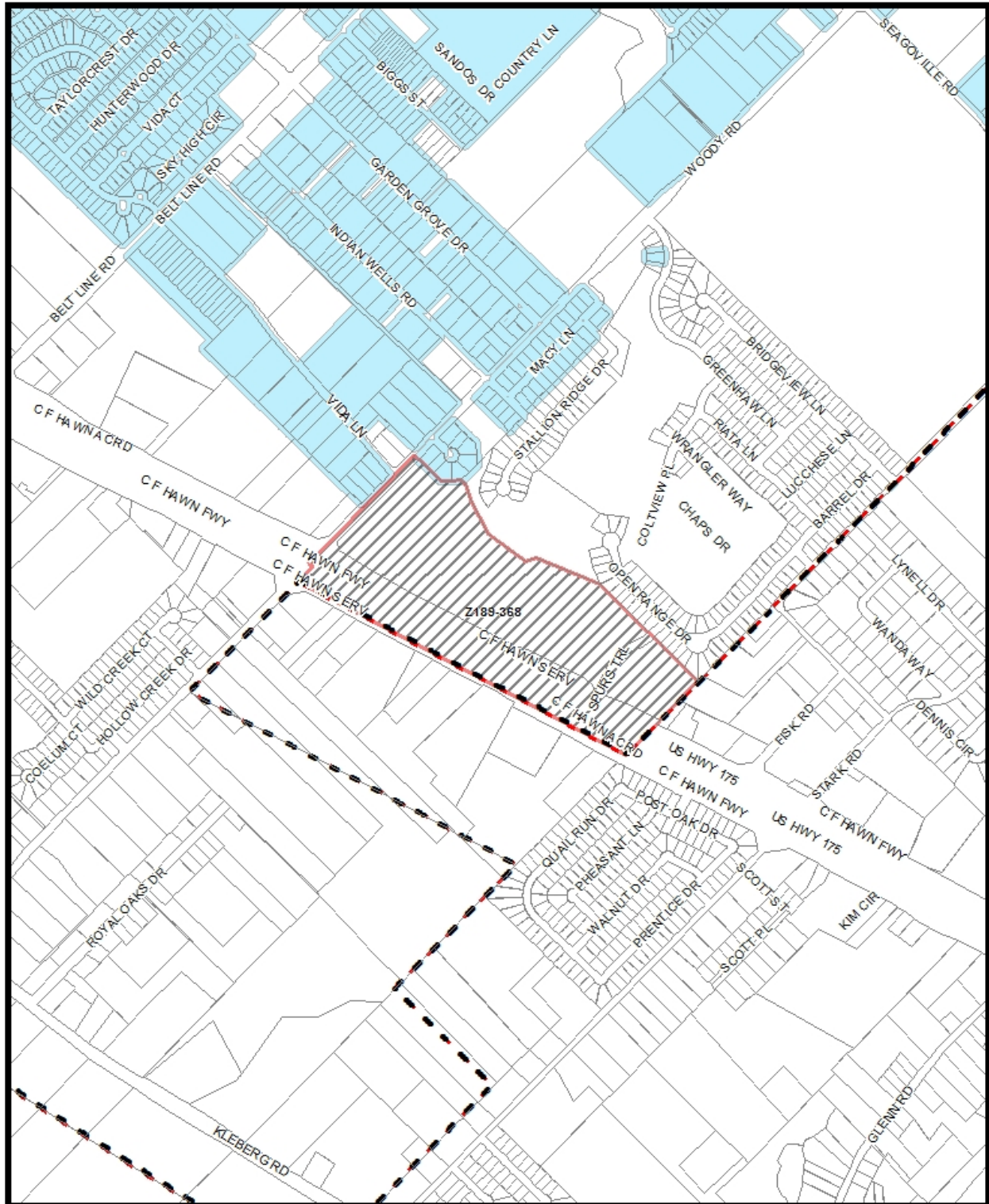
These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.











Market Value Analysis A B C D E F G H I NA

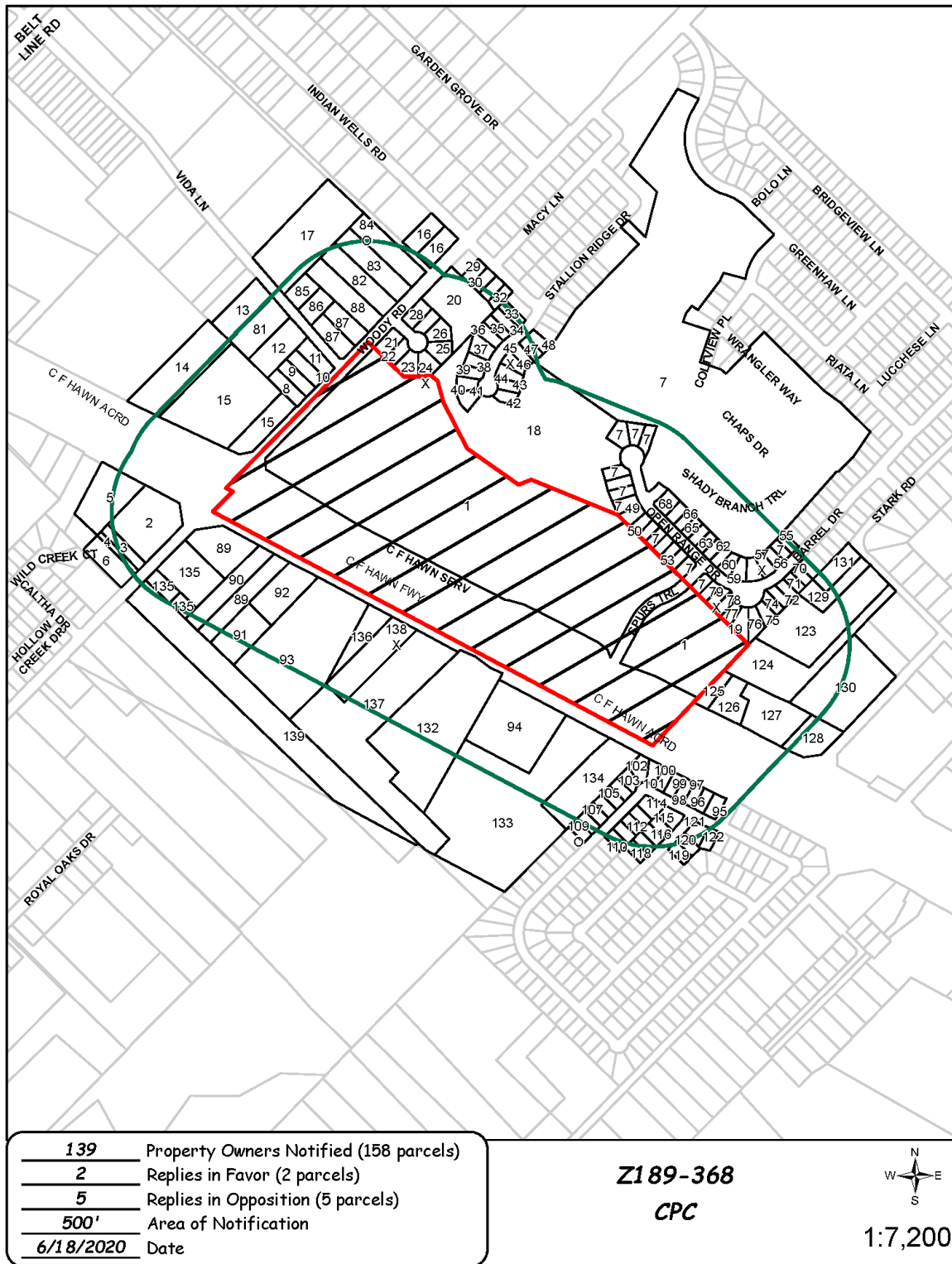


1:9,600

Market Value Analysis

Printed Date: 12/24/2019

CPC Responses



06/17/2020

Reply List of Property Owners***Z189-368******139 Property Owners Notified******2 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	3100 U S HWY 175	UDF ASH CREEK LP
	2	14020 C F HAWN FWY	HOLLOWAY DON
	3	1819 WOODY RD	DODSON CLIFFORD P JR
	4	14000 C F HAWN FWY	DODSON CLIFFORD P JR
	5	14010 C F HAWN FWY	ROJAS JOSE RAUL &
	6	1931 WOODY RD	DODSON CLIFFORD
	7	1700 WOODY RD	LGI HOMES TEXAS LLC
	8	1639 WOODY RD	MORALES ROBERTO &
	9	1633 WOODY RD	MERCADO EVARISTO J & SANDRA K LIFE ESTATE
	10	1627 WOODY RD	GREENLEAF LANDSCAPING INC
	11	1621 WOODY RD	BECKHAM JOHNNIE L &
	12	14034 VIDA LN	ANDRESS JOHNNY E & ELISA
	13	13920 VIDA LN	SOTO HERIBERTO
	14	13953 C F HAWN FWY	KLEBERG TRADES MARKET INC
	15	1 C F HAWN FWY	CAPETI PROPERTIES LLC
	16	1439 WOODY RD	MUNIZ ALBERTO
	17	13919 VIDA LN	MACIAS CARLOS & MARY
	18	1 STALLION RIDGE DR	SHADY OAKS DALLAS HOA INC
	19	1 BARREL DR	SHADY OAKS DALLAS HOA INC
	20	1 WOODY RD	SHADY OAKS DALLAS HOMEOWNERS ASSOC INC
	21	14102 KELANN CT	BALIMA FARID
	22	14106 KELANN CT	BETHELMY COLLI
	23	14110 KELANN CT	HARDAWAY DWIGHT &
X	24	14114 KELANN CT	GARZA DEMETRIO JR & PAGE
	25	14115 KELANN CT	SALVA MARY J &
	26	14111 KELANN CT	JAZZMERE REGINA &

06/17/2020

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	14107 KELANN CT	PHILLIPS YOLANDA
	28	14103 KELANN CT	ESQUIVEL ROBERTO
	29	14108 INDIAN WELLS RD	NEWMAN SELENA
	30	14112 INDIAN WELLS RD	SWITZER KENYADA
	31	14116 INDIAN WELLS RD	SMITH ARBRE & CONNIE
	32	14120 INDIAN WELLS RD	MARTINEZ ISMAEL &
	33	14214 STALLION RIDGE DR	LNU RUTH BENNY &
	34	14222 STALLION RIDGE DR	HAMILTON TAYSHAWN
	35	14230 STALLION RIDGE DR	GARCIA EBER
	36	14238 STALLION RIDGE DR	LAREDO JOSE & BERENISE
	37	14246 STALLION RIDGE DR	JUAN ROGELIO CADENA &
	38	14254 STALLION RIDGE DR	VASQUEZ ELMER CABEZAS
	39	14262 STALLION RIDGE DR	ALLEN DENNIS &
	40	14270 STALLION RIDGE DR	LOGAN ALBERT II &
	41	14278 STALLION RIDGE DR	DAVIS LATRISA M & OTIS
	42	14269 STALLION RIDGE DR	NEWMAN ANTHONY & SANDRA
	43	14261 STALLION RIDGE DR	PRELOWSTEPHENS ERIKA
	44	14253 STALLION RIDGE DR	DANIELS ERICA
X	45	14245 STALLION RIDGE DR	HARRIS JIMMY
	46	14237 STALLION RIDGE DR	GONZALES HENRY
	47	14229 STALLION RIDGE DR	STEGALL DARRIEN
	48	14221 STALLION RIDGE DR	HARRIS KAYREN
	49	86 OPEN RANGE DR	CLARK SOLOMON
	50	87 OPEN RANGE DR	CHAVEZ CARLOS
	51	88 OPEN RANGE DR	RIVERA HECTOR LEBRON &
	52	90 OPEN RANGE DR	DANSBY ERIC
	53	91 OPEN RANGE DR	HOLLY JUNE
	54	92 OPEN RANGE DR	ROBINSON TRACEY
	55	1463 BARREL DR	AUSTIN FAITH &
	56	1471 BARREL DR	SILAS EBONY DAWN & ELDON JAMAL
X	57	1475 BARREL DR	TOLBERT BARBARA &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1479 BARREL DR	VALDIVIA FORTINO & ADRIANA
	59	14363 OPEN RANGE DR	MAXWELL KENNETH
	60	14357 OPEN RANGE DR	CAMPBELL CATHY
	61	14351 OPEN RANGE DR	ROBERTS NORMAN & ROBIN
	62	14345 OPEN RANGE DR	SMITH ALEXANDER
	63	14339 OPEN RANGE DR	RICHARDSON JEANNELLE
	64	14333 OPEN RANGE DR	PESINA JOSE A &
	65	14327 OPEN RANGE DR	LESLIE CHERELLE
	66	14321 OPEN RANGE DR	ARROYO MARCELINO
	67	14315 OPEN RANGE DR	MEJIA JENNIFER
	68	14309 OPEN RANGE DR	SURIJPAUL OMAR &
	69	1462 BARREL DR	STURGEON SACHA
	70	1466 BARREL DR	STEPHENS RUBY E
	71	1470 BARREL DR	RODRIGUEZ ROXANA
	72	1474 BARREL DR	JACKSON DAYTREN &
	73	1478 BARREL DR	OLIVO LEONTE & ROSA JIMENEZ DE
	74	1482 BARREL DR	CORNELIUS DANITA
	75	1488 BARREL DR	HERNANDEZ NOEMI &
	76	1494 BARREL DR	VERA JOSE &
	77	19 OPEN RANGE DR	JOHNSON BRANDON &
	78	20 OPEN RANGE DR	WILLIAMS EDUARDO JR &
X	79	21 OPEN RANGE DR	ROBERTSON JASON
	80	14362 OPEN RANGE DR	ESPARZA DINO
	81	14010 VIDA LN	VALLES ANASTACIA
	82	1601 WOODY RD	BUSTOS SILVIA &SANTIAGO
	83	1585 WOODY RD	TORRES JUAN M & GREGORIA
O	84	1511 WOODY RD	ANDRUS IKE JR & MADGE
	85	14025 VIDA LN	VILLARREAL MIGUEL ANGEL
	86	14031 VIDA LN	CARRENORAMIREZ ARMANDO
	87	1617 WOODY RD	RIOS CONSUELO
	88	1609 WOODY RD	CARRENORAMIREZ ARMANDO

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1814 WOODY RD	HOLLOWAY DONALD R
	90	3225 N U S HWY 175	BEACON INDUSTRIES INC
	91	3217 N U S HWY 175	HOLLOWAY DONALD R
	92	3217 N U S HWY 175	MELROSE FINANCIAL CORPORATION
	93	3217 N U S HWY 175	BRIONES MARTIN
	94	3111 N U S HWY 175	WACKEROW MARY H
	95	3000 POST OAK DR	FIVECOAT MAKIALA ANN
	96	3002 POST OAK DR	RANGEL SIXTO G
	97	3004 POST OAK DR	CASTOR LEO D & RAQUEL E
	98	3006 POST OAK DR	ELIE KELLY R & LISA F
	99	3008 POST OAK DR	STENLINE TRAVIS N
	100	3010 POST OAK DR	VILLAGOMEZ GABRIEL JR
	101	3012 POST OAK DR	YANEZ EMELLY SARAH &
	102	3014 POST OAK DR	BRAUDAWAY TRAVIS E JR
	103	100 QUAIL RUN DR	BOYLE CRAIG D & TEH SWEE HOR
	104	102 QUAIL RUN DR	ESCANDON GONZALO &
	105	104 QUAIL RUN DR	BECKERMAN STEVE & KARLA
	106	106 QUAIL RUN DR	LOBATO OMAR TOVAR &
	107	108 QUAIL RUN DR	BROWN RONALD W &
	108	110 QUAIL RUN DR	REED YAMIKKA L & OTIS J
O	109	112 QUAIL RUN DR	GALBRETH CHARLES &
	110	109 QUAIL RUN DR	HAMILTON CHARLES & DEBRA
	111	107 QUAIL RUN DR	HOLMES EVELYN Y
	112	105 QUAIL RUN DR	JONES FELISHIA D
	113	103 QUAIL RUN DR	HUGHES BILLY R &
	114	101 QUAIL RUN DR	HARRISON JO ANN
	115	100 PHEASANT LN	LOPEZ ROSA E
	116	102 PHEASANT LN	LEYVA MIGUEL ANGEL SERNA
	117	106 PHEASANT LN	ROJAS MARIA A
	118	108 PHEASANT LN	WALDREP SHARON LYNN
	119	105 PHEASANT LN	GAMEZ RICARDO

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	120	103 PHEASANT LN	VILLARREAL ARELLANO
	121	2919 POST OAK DR	BOTELLO LOUIS ROBERT
	122	2917 POST OAK DR	CALDERON ERIKA SALMERON
	123	3013 E STARK RD	MILLER JAMES & ASHLEY
	124	3011 E STARK RD	CLARK BOBBY &
	125	3018 N U S HWY 175	CLARK BOBBY & CLARK AMANDA
	126	3014 US HWY 175	PATRICK DANIEL RAY
	127	3010 N U S HWY 175	PATRICK DAVID L & SANDRA
	128	107 FISK RD	ROBINWOOD BAPTIST CHURCH
	129	3015 STARK RD	NOLEN LISA JO
	130	111 FISK RD	ADP PROPERTIES LTD
	131	3015 STARK RD	BOULTINGHOUSE BETTY JEAN
	132	3115 N U S HWY 175	MARJAX LLC
	133	3107 N U S HWY 175	CRYSTAL SPRINGS SHOPPING CENTER LLC
	134	3101 N U S HWY 175	PULTE HOMES OF TEXAS LP
	135	1820 WOODY RD	SOUTHWESTERN BELL
	136	3205 N U S HWY 175	ALBA MARIA P
	137	3123 N U S HWY 175	LINOTECH LLC
X	138	3203 N U S HWY 175	REEVES JAMES R
	139	1828 WOODY RD	FLORES LARRY & GLORIA