

FILE NUMBER: Z212-221(MP)

DATE FILED: February 23, 2022

LOCATION: On the west corner of South Belt Line Road and Garden Grove Drive

COUNCIL DISTRICT: 8

SIZE OF REQUEST: ±2.3 acres

CENSUS TRACT: 0034.00

OWNER/APPLICANT: 1500 S Beltline, LLC

REPRESENTATIVE: Audra Buckley – Permitted Development

REQUEST: An application for a Planned Development District for MU-1 Mixed Use district uses and for the termination of deed restrictions, on property zoned a CR Community Retail District with a D-1 Dry Overlay and Deed Restrictions Z156-289

SUMMARY: The purpose of the request is to permit the development of a mixed-use project with multifamily, retail, and personal service uses.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- The applicant is requesting to create a new Planned Development District in order to allow the multifamily use while providing design standards. PD would use MU-1 Mixed Use District as the base. The applicant is proposing a development plan with a 3-story mixed use development with ground floor retail and upper floor residential units. The PD would limit the use to 44 units.
- On February 21, 2017 City Council accepted the volunteered Deed restrictions [Z156-289], along with the zoning application that changed the property to CR Commercial Retail District. The existing deed restrictions were put in place to allow the property to be rezoned to CR Community Retail District while prohibiting certain uses. The applicant is proposing to terminate the existing deed restrictions.

Zoning History:

There have been two zoning cases in the area in the past five years.

1. **Z212-187** - An ongoing application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Edd Road, between Garden Grove Drive and Sullivan Road, currently under initial review.
2. **Z190-223** - On May 26, 2021, the City Council approved Planned Development District No. 1055 for MF-1 and retail uses, on the northwest line of South Beltline Road, west of the intersection South Beltline Road and Merrydale Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
South Beltline Road	Principal Arterial	100' / 107' ROW, Bike Plan
Garden Grove Drive	Minor Arterial	80' / 40' pavement; 60' ROW

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

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 2.1.1 Ensure that zoning is flexible

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes. Designing pedestrian-friendly streetscapes and encouraging new.

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.2.4 Enhance retail, industrial and business operations.

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use Policy Area Plan:

West Kleberg Community Plan

The request site is located within the West Kleberg Community Plan, adopted by City Council on April 25, 2007. The West Kleberg community is located in the far southeastern section of the City of Dallas, bordering the cities of Seagoville, Balch Springs, and unincorporated areas of Dallas County. It is generally located south of Interstate 20 and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and the Dallas County; and on the west by St. Augustine and Haymarket Roads.

The intent of the West Kleberg Community Plan was to provide an overall vision to create economic development that will stimulate specific types of development for the community. The request site is located within an area that is designated as “Sub-area 1, which is predominately residential with scattered undeveloped parcels.

Land Use & Zoning Goal

Protect the rural character of the community by encouraging commercial development along the commercial corridors.

Economic Development Goal

Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

Housing Goal

Encourage low and medium density housing to meet varied income levels.

DART Goal

Increase public transit service

The Sub-Area 1 community vision build out scenario calls for at least 20 acres of mixed-use land hosting approximately 120 housing units across the whole subarea. So far, no land within the subarea has been allotted under mixed use zoning. This future commercial intersection could accommodate a portion of the Plan’s prescribed inventory of mixed-use land while accommodating pedestrians into and around the site. The design also aids in protecting the rural character by siting the use at a commercial intersection, preservation of open space on the site, and consolidation of surface parking.

Furthermore, the plan calls for any new retail to be neighborhood serving. This goal is best implemented through a more walkable format and shared parking, as the orientation

of new retail should be designed to accommodate area residents walking from the immediately adjacent neighborhood. This goal is accomplished through the orientation of the development plan, the sidewalk standards, and the ease of accessibility to the building from the sidewalk and from nearby homes. As designed, the development plan would accommodate pedestrians directly accessing the site without crossing conflict points with surface parking.

One of the goals of the West Kleberg plan is to increase public transit service and to allow for medium density in appropriate locations. Lower density and highly parked properties are not considered transit supportive, but a mixed-use center may provide catalyst for new routes. In a long-term sense, a path to initiating new transit service to an area is with clustering of activity and uses. As such, the pedestrian oriented design of the development plan and the mixed-use activity pattern could aid in this goal in the long term.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR Community Retail with DR Z156-289	Undeveloped
Northeast	CR Community Retail with SUP No. 2275 for a Mini-Warehouse	Undeveloped
Northwest	R-7.5(A) Single Family	Single Family
Southeast	NS(A) Neighborhood Service PD 777 with SUP No. 1886 for Alcoholic Beverage Sales	Retail, Undeveloped
Southwest	R-7.5(A) Single Family	Single Family

Land Use Compatibility:

The property is currently zoned CR Community Retail District with deed restrictions [Z156-289]. The property directly across Beltline Road is built out as retail. Properties directly northwest and west of the site are developed as single family. Property to the northeast is undeveloped.

The existing deed restrictions further prohibit several uses, as pictured below, normally allowed by right in the CR district and to call for additional buffering between adjacent single-family areas and the property.

The method and intent of these deed restrictions have been instead codified into the conditions of the PD through the landscape buffer, screening standards, and limited allowable uses.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	CR with DR	New PD
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	
Private stable		
COMMERCIAL AND BUSINESS SERVICES USES		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	•
Commercial cleaning or laundry plant		
Custom business services	•	•
Custom woodworking, furniture construction, or repair		
Electronics service center	•	
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
Technical school		
Tool or equipment rental	•	

	Existing	Proposed
Use	CR with DR	New PD
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production		
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		
Cemetery or mausoleum		
Child-care facility	•	
Church	•	•
College, university, or seminary		
Community service center	S	•
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	
Foster home		
Halfway house		
Hospital		
Library, art gallery, or museum	•	
Public or private school	R	
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		

	Existing	Proposed
Use	CR with DR	New PD
Overnight general-purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	
Private recreation center, club, or area	•	
Public park, playground, or golf course	•	
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		
Duplex		
Group residential facility		
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		

	Existing	Proposed
Use	CR with DR	New PD
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through	S	
Dry cleaning or laundry 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 100,000 square feet		
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Motor vehicle fueling station	•	
Nursery, garden shop, or plant sales	•	
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use	•	•
Restaurant without drive-in or drive-through service	•	•
Restaurant with drive-in or drive-through service	•	
Swap or buy shop		
Taxidermist		
Temporary retail use	•	•
Theater	•	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
Railroad passenger station		
Railroad yard, roundhouse, or shops		

	Existing	Proposed
Use	CR with DR	New PD
STOL (short take-off or landing port)		
Transit passenger shelter	•	
Transit passenger station or transfer center	S	
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	•	
Local utilities	S / R	•
Police or fire station	•	S
Post office	•	
Radio, television, or microwave tower		
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication		
Utility or government installation other than listed	•	
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini warehouse	S	
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container		
Recycling drop-off for special occasion collection		
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

<u>DISTRICT</u>	Setbacks (Min/Max)		Height	Lot Coverage	Transparency	Special Conditions
	Front	Side / Rear				
Existing	15' min No max	No min or 20' adj Res	54' 4 stories	60%	None	RPS
CR with DR						
Base MU-1 (For comparison)	15' min No max	No min or 20' adj Res	120' with retail	80%	No min	RPS
Proposed PD MU-1 base	15' min 25' max	15' min	41' 3 stories	80%	First floor 50%	RPS No flat roof Variations in façade plane, color, and texture

The proposed development standards are written to function similarly as the MU-1 base but adds additional design limits to ensure compatibility with surrounding uses and appropriate pedestrian orientation. In comparison with the base MU-1 and the existing CR, the proposed conditions have the added benefit of a maximum setback, required 50% first floor transparency and variations in façade plane and color. The PD also limits height significantly in comparison to the existing and base categories and fine-tunes the height and building location to comply with RPS. At 41' in height a building siting farther back on the lot would possibly conflict with RPS.

The PD calls for 6-foot solid screening where residential adjacency exists.

The applicant is proposing conditions and a development plan that enable development of the property that is compatible with the surrounding area and with adopted plans. The site can currently be developed without a development plan under its existing CR zoning.

The proposed development plan depicts a multi-story mixed use structure oriented along Garden Grove Drive and Beltline Road with surface parking located behind. In comparison to an orientation with parking located in front, this positioning enables safe and direct access to the building from the street, shelters the sidewalk environment, and provides additional buffering for the adjacent residential property. Buildings located close to the pedestrian pathway act as a more distinct edge which guides passersby around the site without confusion and encourage access to the retail uses for pedestrians entering the site. Additionally, buildings close the street offer additional shade, enclosure,

and comfort to pedestrians. Reduced front setbacks can also have the effect of psychological traffic calming on the roadway.

The PD conditions allow for exemption from 4.401(a)(6), otherwise known as block-face continuity. This is to allow a setback less than 25 feet on Beltline Road, which would otherwise be required due to block-face continuity with the nearby R-7.5(A). It is not recommended to include block-face continuity on this site because the front building yards along Beltline are in practice the rear yards of adjacent properties, which removes the necessity for block-face continuity on Beltline and allows the new development to be positioned more appropriately along the corridor.

Parking:

The proposed development is required to provide parking in accordance with the proposed PD.

The PD conditions call for 72 spaces for the 44 multifamily units, which is roughly 1.64 spaces per unit. The retail uses would occupy roughly 11,500 square feet and are designated with 50 spaces in the development plan. The development plan depicts 122 car spaces. For the retail or personal service uses in the base code would require 1 space per 200 square feet, or 58 spaces total. Under base code, the 16 1-bedroom units would require 16 spaces, the 16 2-bedroom units would require 32 spaces, and the 12 3-bedroom units would require 36 spaces, totaling 84 car spaces.

The PD conditions include provisions for shared parking between retail and multifamily uses, as is appropriate in any mixed-use development. Relative to what would be required in the base parking code, this implies a sharing factor of 14%, or 20 of the 122 spaces provided. Multiple mixed-use districts throughout the city use a 30% sharing factor between retail and multifamily uses. As such, the PD allows for a small degree of sharing while remaining similar to base parking requirements.

Landscaping:

Landscaping on the property must be provided in accordance with Article X and the provided landscape plan, as amended. Staff has reviewed the landscape plan and finds it generally meets the requirements of Article X. The purpose for the inclusion of the landscape plan is to better define and depict the additional landscape buffer on the west and north boundaries of the property, which is required by the conditions. This buffer is intended to replace and improve upon the buffer called for in the existing deed restrictions.

Signs:

Signs on the property are required to meet the non-business sign rules within Article VII, but with the added provisions. Any detached sign along Beltline Road or Garden Grove Road is limited to 60 square feet, which is slightly more than the base size of 50 square feet but provides specific limits on lighting than exist in Article VII.

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. The area of request is located within the “F” MVA category.

List of officers

1500 S Beltline, LLC

Aziz Jiwani Managing Member

Shiraz Jivani Member

Noorallah Jooma Member

**Existing Deed Restrictions
(To be terminated)**

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RESTRICT 1/9

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DEED RESTRICTIONS

CITY SECRETARY
THE STATE OF TEXAS)
DALLAS, TEXAS)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, 1500 S. Beltline, LLC, a limited liability company ("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, City Block 8821, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Patricia Hall, by deed dated April 12, 2016, and recorded as Instrument No. 201600100542, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

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

The following uses are prohibited:

- (1) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant.
- (2) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum.
 - College, university, or seminary.
 - Hospital.
- (3) Lodging uses.
 - Hotel and motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
- (4) Miscellaneous uses.
 - Carnival or circus (temporary).
- (5) Residential uses.
 - College dormitory, fraternity, or sorority house.

**Existing Deed Restrictions
(To be terminated)**

- (6) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - General merchandise or food store 100,000 square feet or more.
 - Liquor store
 - Mortuary, funeral home, or commercial wedding chapel.
 - Pawn shop.
 - Swap or buy shop.
- (7) Utility and public service uses.
 - Commercial radio and television transmitting station.
 - Tower/antenna for cellular communication.
- (8) Wholesale, distribution, and storage uses.
 - Recycling buy-back center.
 - Recycling collection center.
 - Recycling drop-off container.
 - Recycling drop-off for special occasion collection.

Additional Conditions:

- (1) No parking or vehicular traffic along the northeast of the property.
- (2) No parking along the west of the property.
- (3) An additional landscape buffer will be provided as follows:
 - a. 5' along the northeast
 - b. 3' along the west

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public

Proposed PD Conditions

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

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

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

PD is established on property located at the northwest corner of South Beltline Road and Garden Grove Road. The size of PD is approximately 2.304 acres.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this district, SHORT TERM RENTAL means the provision of, or offer to provide residential property, a dwelling unit, or a portion thereof through an oral or written agreement (such as a rental agreement, lease, license, or any other agreement) for compensation or consideration for a period of 30 consecutive days or less to a tenant.

(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 to be a residential mixed-use zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan.

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

Development and use of the Property must comply with the development plan (Exhibit ____A) and landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the development plan or landscape plan, the text of this article controls.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted:

- (1) Commercial and business service uses.
 - Catering service.
 - Custom business services.
- (2) Institutional and community service uses
 - Community service center
- (3) Miscellaneous uses.
 - Temporary construction office.
- (4) Office uses.
 - Financial institutions without drive-in service.
 - Medical clinic.
 - Office.
- (5) Residential uses.
 - Multifamily.
- (6) Retail and personal service uses.
 - Dry cleaning or laundry store.
 - General merchandise or food store less than 3,500 square feet.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service limited to 2500 square feet or less.
 - Temporary retail use limited to seasonal items.
- (7) Utility and public service.
 - Local utilities.
- (b) The following use is prohibited:
 - Short-term rentals.

SEC. 51P- ____ .107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in conjunction with a permitted main use within this district. 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-____.108. YARD, LOT AND SPACE PROVISIONS.

(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. In the event of a conflict, between this section and Division 51A-4.400, this section controls.)

In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed-Use District apply, but Section 51A-4.401(a)(6) does not apply:

- (a) Front yard. Minimum front yard is 15 feet and maximum front yard is 25 feet.
- (b) Side yard. Minimum side yard is 15 feet.
- (c) Urban form setbacks and tower spacing setbacks do not apply.
- (d) Density. Maximum number of dwelling units is 44.
- (e) Height.
 - (1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.
 - (2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 41 feet.
- (f) Stories. Maximum number of stories above grade is three.
- (g) Encroachments. Encroachments such as stoops, benches, retaining walls, stairs, and balconies are permitted up to five feet within the setbacks.

SEC. 51P-____.109. OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) For mixed-use developments:
 - (1) A minimum of 72 off-street parking spaces is required for the multifamily use as shown on the development plan.
 - (2) Parking among all uses must be shared. Parking for non-residential uses shall be provided as shown on the development plan.
 - (3) No parking is required for accessory uses.
 - (4) Loading zones are not required.
 - (5) Parking shall be covered in those areas shown on the development plan.
 - (6) Parking garages must be provided in the areas shown on the development plan, oriented behind the primary building relative to Beltline Road.

SEC. 51P-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.
See Article VI

SEC. 51P-____.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) Landscaping must be provided as shown on the landscape plan. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.
- (c) Any ground lighting that illuminates landscape materials may not exceed three-footcandles.
- (d) A minimum 26-foot landscape buffer is required where residential adjacency exists. Accessory outdoor uses described in Section 51P- _____.115 of this article are permitted within the buffer area.
- (e) A minimum five-foot landscape buffer is required adjacent to Garden Grove and Beltline Road.
- (f) All plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.112. SIGNS.

- (a) Except as provided in Subsection (b), all signs must comply with the provisions for non-business zoning districts contained in Article VII.
- (b) Any detached sign located along Beltline Road and Garden Grove Road may not exceed 60 square feet of effective area. The effective area is measured by the drawing of imaginary rectangles around the words and the symbols of the proposed sign and calculating the area within those imaginary rectangles.
- (c) Sign illumination:
 - (1) No lighting source may project more than three inches from the vertical surface or six inches above the top of the sign.
 - (2) Any ground lighting that illuminates detached signage as described in Subsection (b), may not exceed three footcandles.

SEC. 51P- _____.113. URBAN DESIGN PROVISIONS.

- (a) Transparency must be provided for a minimum of 50 percent of the façade for the first floor.
- (b) Variations in facade color, texture, and materials must be provided that are comparable to the surrounding neighborhood.

- (c) Variations in facade plane must be provided, which may include wall recesses/projections, balconies, offsets, and/or reveals.
- (d) Where residential adjacency exists, no balconies are permitted on the third floor.
- (e) Flat roof is prohibited.
- (f) A minimum six-foot-wide unobstructed sidewalk width is required along Garden Grove and Beltline Road.
- (g) At each intersection of driveway and sidewalk, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.
- (h) Sidewalks are encouraged to be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the director.

SEC. 51P-____.114. FENCES.

- (a) A six-foot solid, board-on-board screening fence is required where residential adjacency exists.
- (b) For amenity areas, a five-foot high fence is allowed in the front and side yards and must have fence panels with surface areas that are a minimum of 50 percent open and within the 26 feet landscape buffer areas as shown on the landscape plan.

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (d) 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.
- (e) The following amenities are required and may be located within the front, side, or landscape yard setbacks:
 - (1) Dog park.
 - (2) Playground.
 - (3) Picnic benches.

- (4) Durable shade structures such as pavilions, arbors, or pergolas.
- (5) Security monitoring.
- (6) Athletic workout facility

SEC. 519-____.116. COMPLIANCE WITH CONDITIONS.

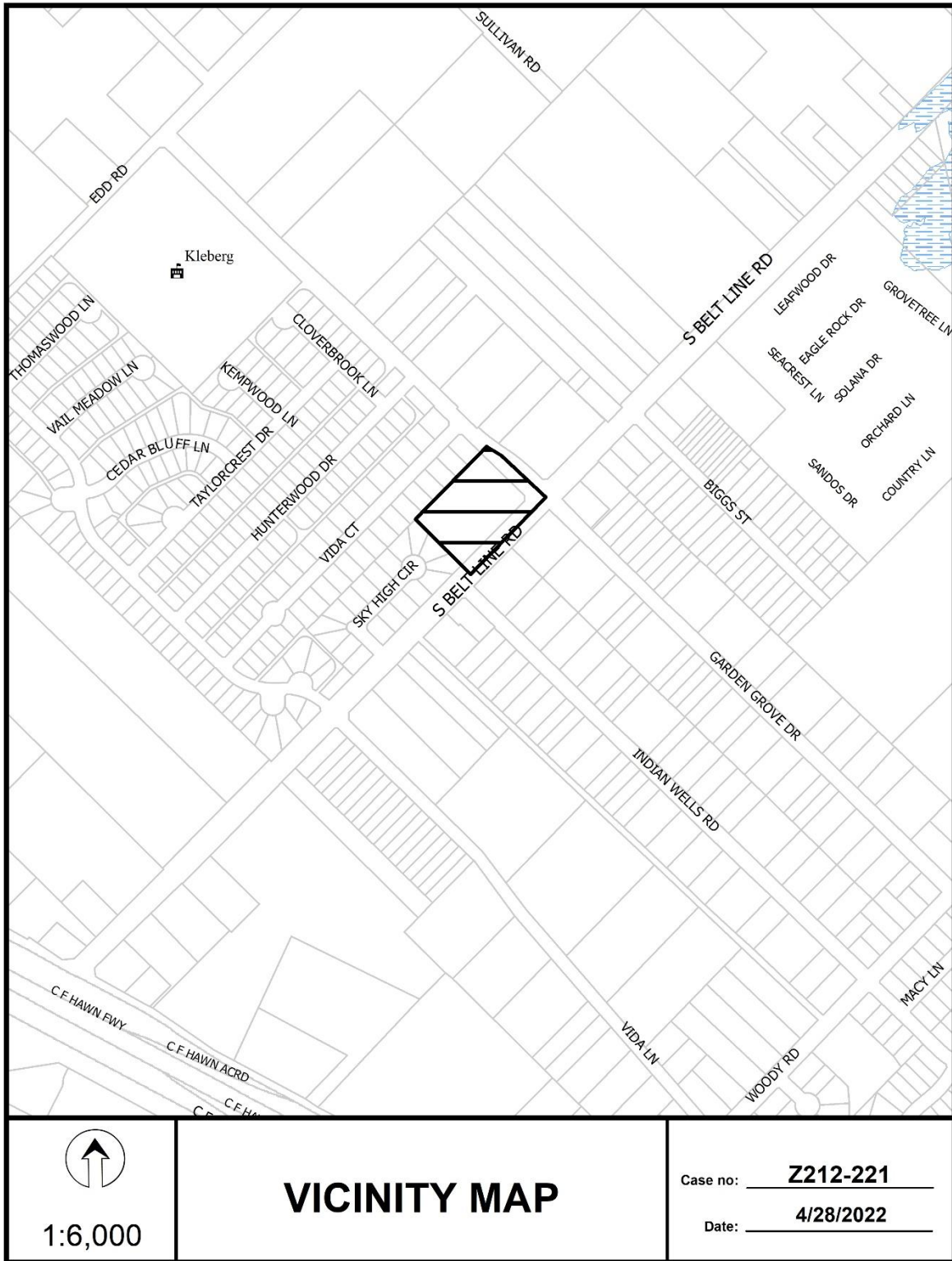
(a) All new paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

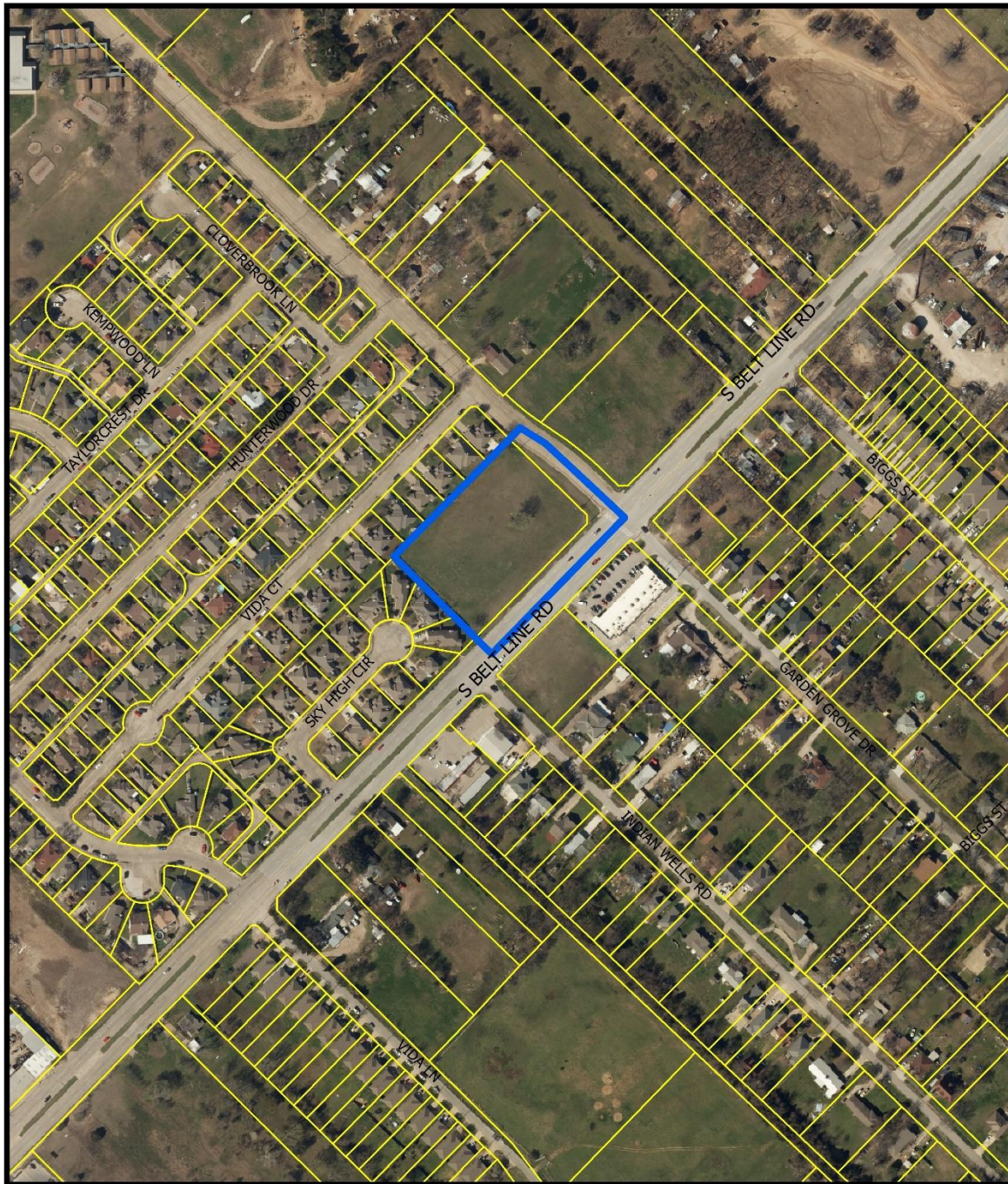
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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





Z212-221(MP)



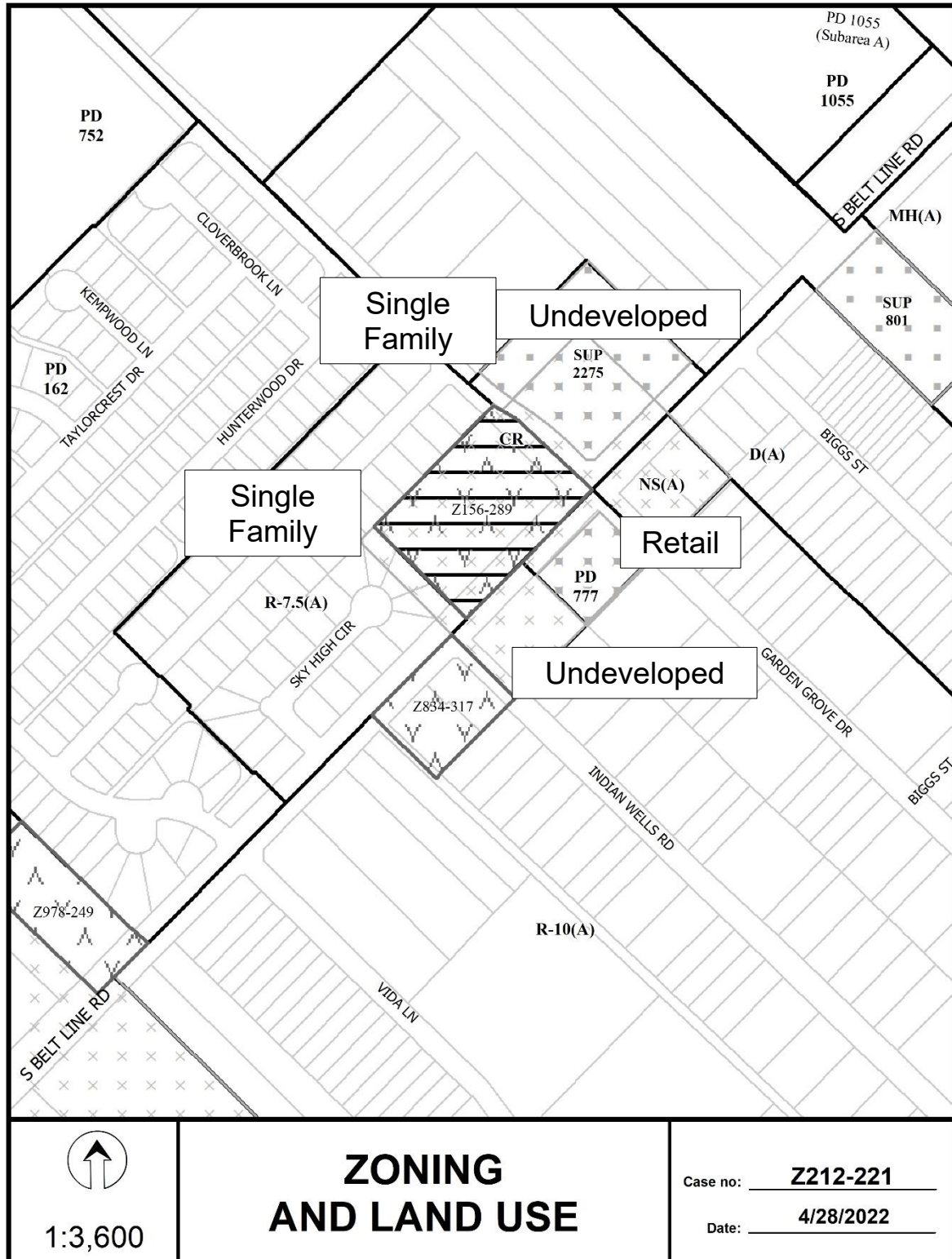


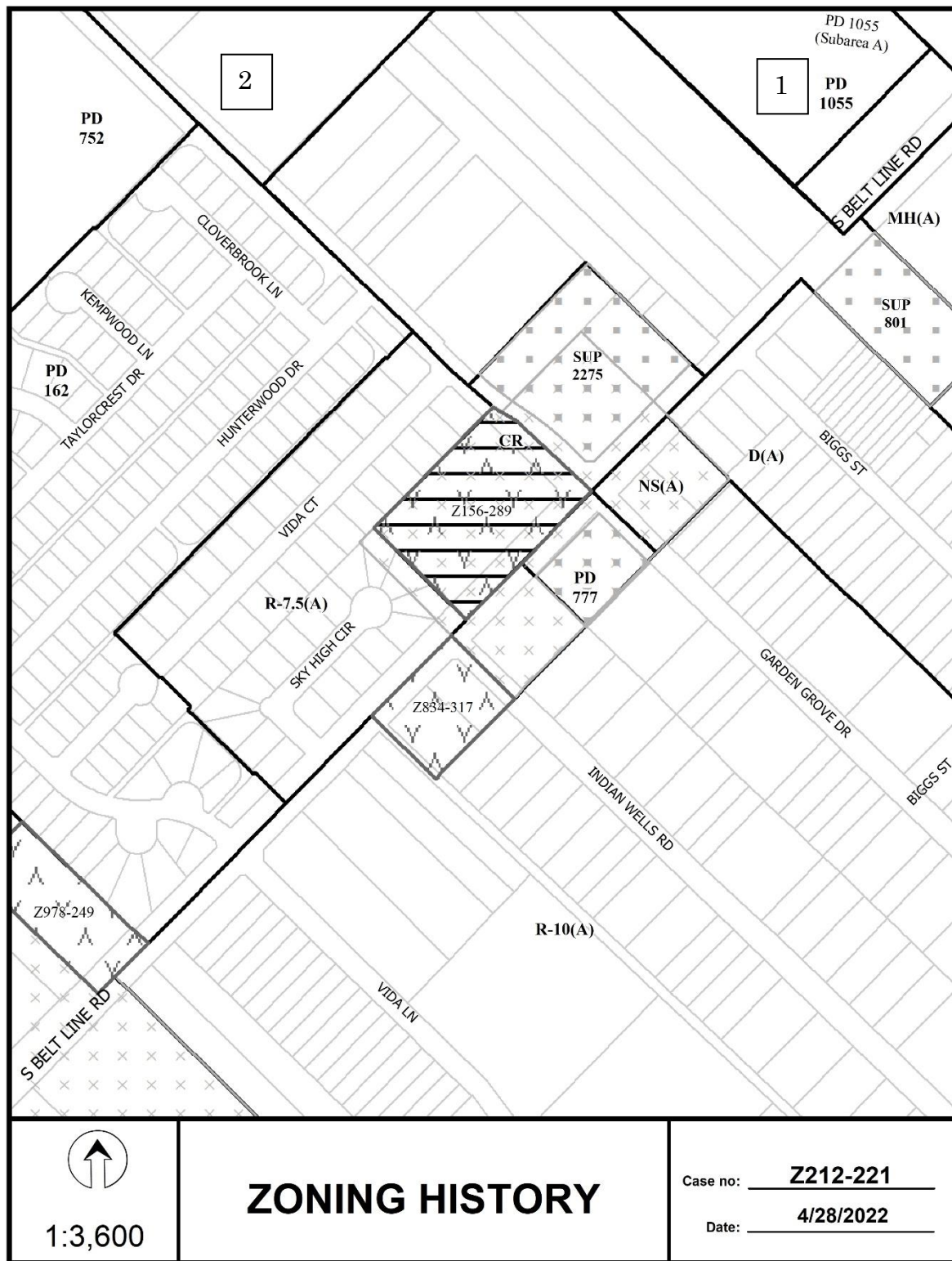
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AERIAL MAP

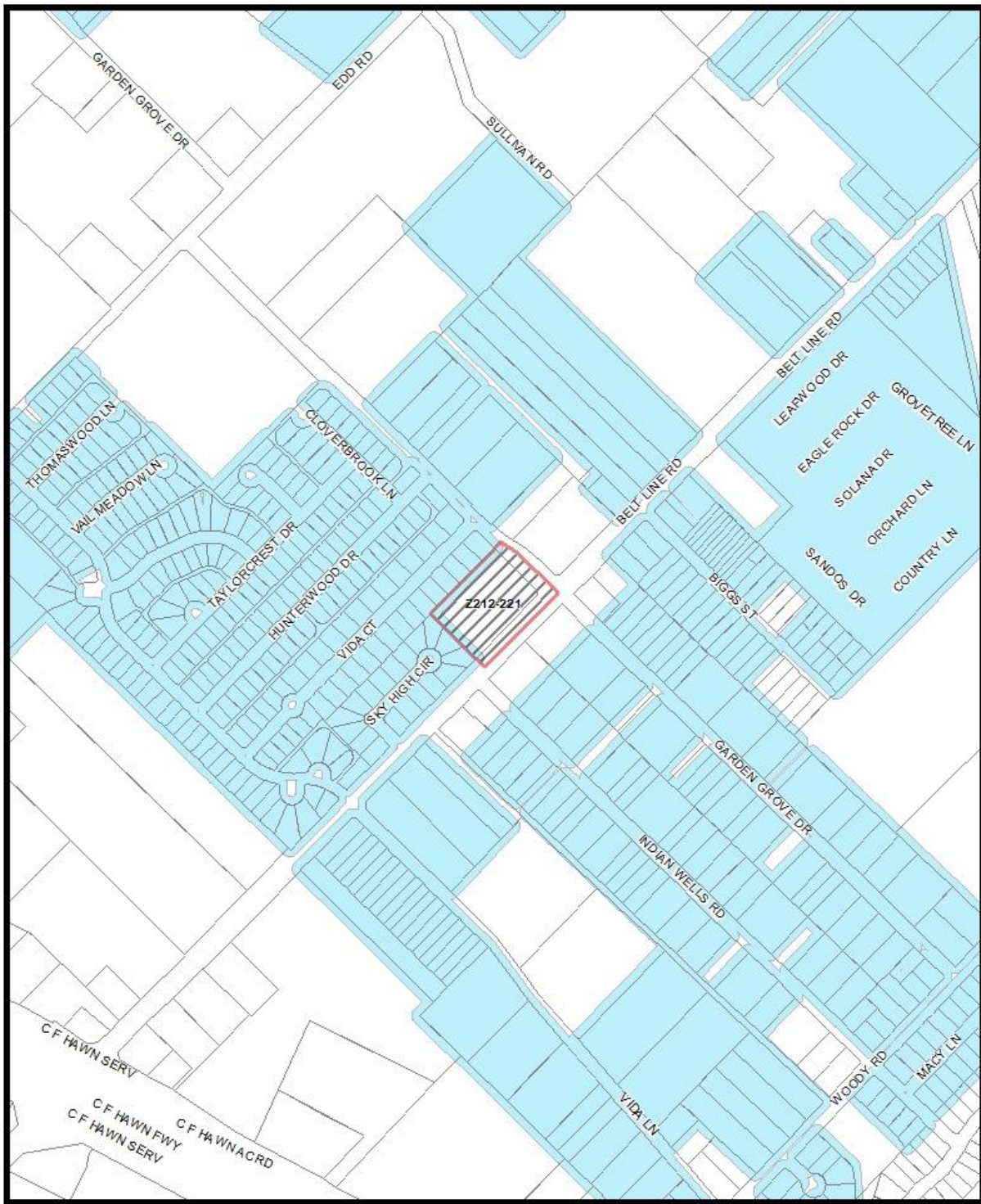
Case no: Z212-221

Date: 4/28/2022





Z212-221(MP)



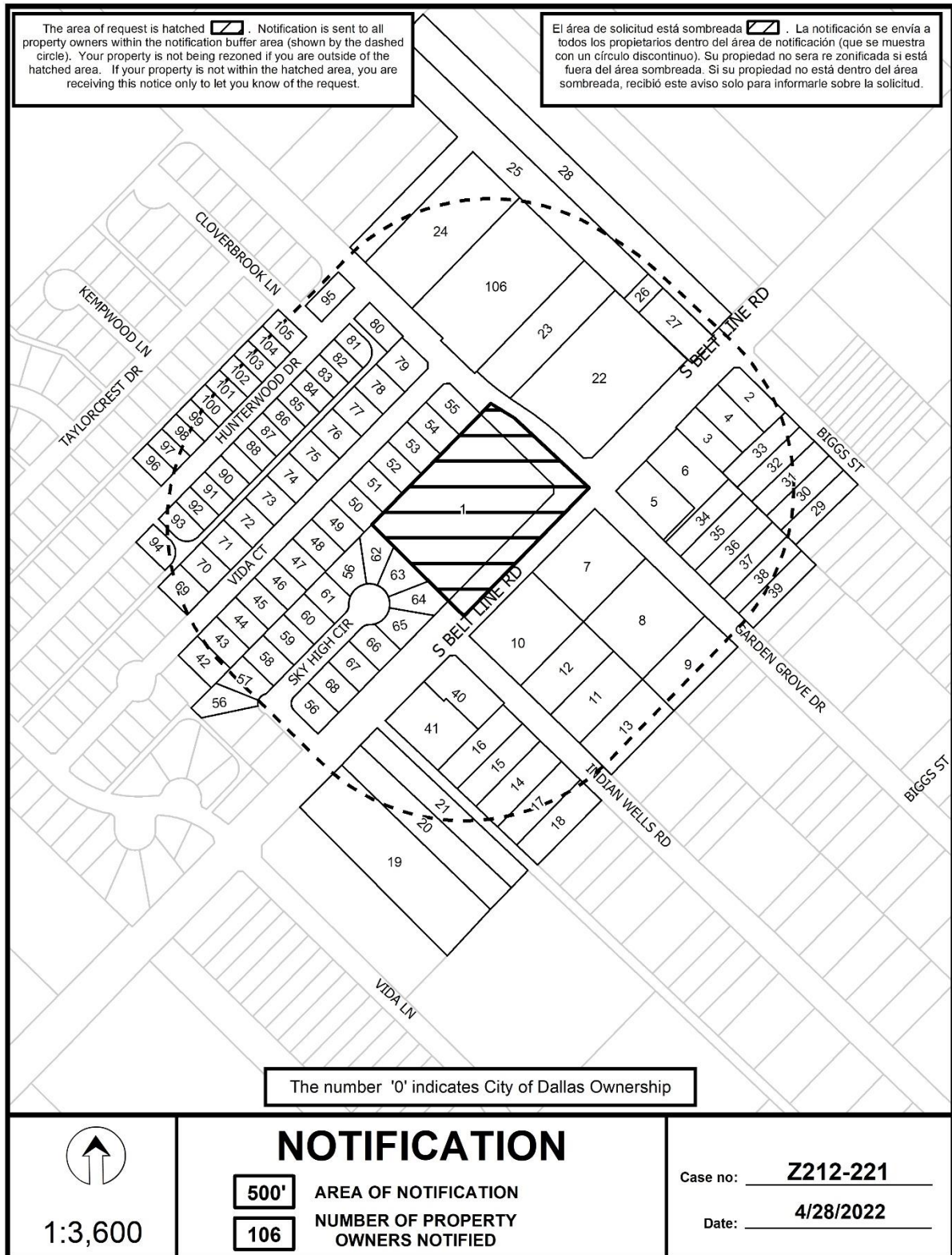
MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 4/28/2022



09/20/2022

Notification List of Property Owners***Z212-221******106 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1500 S BELTLINE RD	1500 S BELTLINE LLC
2	1430 S BELTLINE RD	VOYLES E JANE
3	1442 S BELTLINE RD	GONZALEZ MARTIN & MIRIAM RIVERA &
4	1436 S BELTLINE RD	MCCOY LARRY D
5	1448 S BELTLINE RD	MORALES ELSA
6	1448 S BELTLINE RD	RIVERA MARTIN & MIRIAM
7	1512 BELT LINE RD	WALNUT HILLTOP CORP
8	13624 GARDEN GROVE DR	LUNA RUBEN
9	13634 GARDEN GROVE DR	LONG MARY WYER & JEFFREY W
10	13601 INDIAN WELLS RD	CHAVEZ RAQUEL &
11	13627 INDIAN WELLS RD	ORTEGA GLORIA LIFE ESTATE
12	13621 INDIAN WELLS RD	MUNIZ ALBERTO
13	13633 INDIAN WELLS RD	ROMERO MELITON B &
14	13628 INDIAN WELLS RD	BELTRAN ALBERTO M &
15	13624 INDIAN WELLS RD	YAWS ALYENE
16	13620 INDIAN WELLS RD	MUNIZ EMILIANO
17	13634 INDIAN WELLS RD	GUERRA JOSEPH J &
18	13600 INDIAN WELLS RD	WILLIAMSON HOWARD
19	1632 S BELTLINE RD	VAZQUEZ JOSE
20	1634 S BELTLINE RD	MELGAR SERVIO DAVID PINEDA &
21	1620 S BELTLINE RD	WATSON MARY
22	1429 S BELTLINE RD	GOLDEN STAR HOLDINGS LLC
23	13439 GARDEN GROVE DR	DALLAS METRO HOLDINGS LLC
24	13405 GARDEN GROVE DR	AMADOR ADRIAN &
25	13327 GARDEN GROVE DR	SOTO GUADALUPE
26	1421 S BELTLINE RD	CLEPPER STEVEN & KATHY J

09/20/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1421 S BELTLINE RD	GREEN NELLIE
28	1415 S BELTLINE RD	EASTER AVAN SR
29	13636 BIGGS ST	TORRES BENIGNO & MARIA
30	13630 BIGGS ST	TORRES FRANCISCO &
31	13624 BIGGS ST	REYES WENCESIAO &
32	13618 BIGGS ST	LEMUS JUAN J & YANIRA C
33	13612 BIGGS ST	VOYLES KENNETH
34	13621 GARDEN GROVE DR	DELEON JOEL &
35	13625 GARDEN GROVE DR	MARTINEZ MARTIN &
36	13629 GARDEN GROVE DR	RODRIGUEZ ELIAS & ROSA
37	13633 GARDEN GROVE DR	SUAREZ JAVIER &
38	13637 GARDEN GROVE DR	SOLORZANO ABEL YEPEZ
39	13641 GARDEN GROVE DR	GARCIA ALFREDO
40	1602 S BELTLINE RD	FRANKS J D
41	1610 S BELTLINE RD	MUNCRIEF MATT
42	1552 VIDA CT	FARRIS LOWELL V &
43	1548 VIDA CT	MARSH FRED J & GLORIA J
44	1544 VIDA CT	SNEED BRAYLON &
45	1540 VIDA CT	MCCLAIN SHAQUA
46	1536 VIDA CT	RODRIGUEZ JESSIE R
47	1532 VIDA CT	RIBIS GINA
48	1528 VIDA CT	KIKS PPTY DEV LLC
49	1524 VIDA CT	PETTY MYRNA
50	1520 VIDA CT	GRIMES MONTEZ L &
51	1516 VIDA CT	KULICK RONIT
52	1512 VIDA CT	HUNTSBERRY JACQUELINE
53	1508 VIDA CT	BRAWLEY KEISHA & JOSEPH
54	1504 VIDA CT	RUEDA JESSICA IDALY
55	1500 VIDA CT	GUILLEN ISAIAS
56	1637 SKY HIGH CIR	AMERICAN RESIDENTIAL LEASING CO LLC
57	1633 SKY HIGH CIR	ZUNIGA JOSE &

09/20/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1627 SKY HIGH CIR	MEZA LORENZO
59	1621 SKY HIGH CIR	RODRIGUEZ SALVADOR & ROSIO SIMENTAL
60	1615 SKY HIGH CIR	AMH 2014 3 BORROWER LP
61	1611 SKY HIGH CIR	SUAREZ OLGA LIDIA CENDEJAS
62	1603 SKY HIGH CIR	GASPAR MARTIN & SANDRA SALAZAR
63	1602 SKY HIGH CIR	Taxpayer at
64	1606 SKY HIGH CIR	NAVARRO GLENDA X
65	1610 SKY HIGH CIR	SBY 2014 I BORROWER LLC
66	1614 SKY HIGH CIR	WALKER WILLIE JR
67	1618 SKY HIGH CIR	CARROLL MICHAEL EDWARD &
68	1624 SKY HIGH CIR	OCHOA HECTOR &
69	1547 VIDA CT	JOHNSON DAVID A TR &
70	1543 VIDA CT	OCHOA KORINA A
71	1539 VIDA CT	ROLLAND CLEOPHUS
72	1535 VIDA CT	TRINIDAD RUBEN
73	1531 VIDA CT	SHAW EDDIE EST OF
74	1527 VIDA CT	RICHMOND KHIANTA
75	1523 VIDA CT	HOWARD BELVA Z
76	1519 VIDA CT	MARTINEZ GUILLERMO A H &
77	1515 VIDA CT	EUCEDA INVESTMENTS CORP
78	1511 VIDA CT	KENTVILLE LLC
79	1507 VIDA CT	KIRKS PROPERTY DEVELOPMENT LLC
80	1504 HUNTERWOOD DR	GM CAPITAL LLC
81	1508 HUNTERWOOD DR	WARD OPELENE
82	1512 HUNTERWOOD DR	YAMASA CO LTD
83	1516 HUNTERWOOD DR	NASCIMENTO JOAQUIM CARLOS
84	1520 HUNTERWOOD DR	COBBIN CURTIS L &
85	1524 HUNTERWOOD DR	JACKSON YVONNE
86	1528 HUNTERWOOD DR	BROOKS BONNIE K
87	1532 HUNTERWOOD DR	GARZA ADRIAN &
88	1536 HUNTERWOOD DR	MARTINEZ RICARDO Z &

09/20/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1540 HUNTERWOOD DR	TREJO MARTIN FLORES &
90	1544 HUNTERWOOD DR	GARCIA JUAN JOSE & MARILU
91	1548 HUNTERWOOD DR	CHAMNEY WILLIAM J
92	1552 HUNTERWOOD DR	DALLAS HOUSING AUTHORITY
93	1556 HUNTERWOOD DR	NAVARRETE MARVIN JOEL
94	1604 HUNTERWOOD DR	SANTIAGO CLARA
95	13339 CLOVERBROOK LN	TERRELL AURORA
96	1551 HUNTERWOOD DR	GONZALEZDEROMERO MORENA D &
97	1547 HUNTERWOOD	KLEBURG VILLA PARTNERS LLC
98	1543 HUNTERWOOD	NGA IYOWUNARI DANDISON &
99	1539 HUNTERWOOD	GARZA CHRISTOPHER
100	1535 HUNTERWOOD DR	NAJERA PAULA &
101	1531 HUNTERWOOD DR	BUTLER MICHAEL LEE
102	1527 HUNTERWOOD DR	SAEZ LUIS
103	1523 HUNTERWOOD DR	STARNES ROBYN D &
104	1519 HUNTERWOOD DR	BEARD BERTHA &
105	1515 HUNTERWOOD DR	MAYS JONATHAN K
106	13435 GARDEN GROVE DR	ORTIZ JOSE & BELEN