

**FILE NUMBER:** Z223-144(LG)                      **DATE FILED:** November 22, 2022

**LOCATION:** West line of Gemini Lane, south of Royal Lane

**COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** Approx. 0.974 acres                      **CENSUS TRACT:** 48113009701

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**REPRESENTATIVE:** Trenton Robertson, Masterplan

**OWNER/APPLICANT:** JKMG & Texas, Inc., a Texas Corporation

**REQUEST:** An application for **(1)** an IR Industrial Research District; **(2)** the termination of Specific Use Permit No. 1861 for an industrial (inside) potentially incompatible use limited to the refining of precious metals; and **(3)** the termination of existing deed restrictions [Z101-223] on property zoned an IM Industrial Manufacturing District.

**SUMMARY:** The purpose of the request is to return the property to the zoning district that existed prior to the current use of the site.

**CPC RECOMMENDATION:** **(1) Approval** of an IR Industrial Research District; **(2) approval** of the termination of Specific Use Permit No. 1861; and **(3) approval** of the termination of existing deed restrictions [Z101-223].

**STAFF RECOMMENDATION:** **(1) Approval** of an IR Industrial Research District; **(2) approval** of the termination of Specific Use Permit No. 1861; and **(3) approval** of the termination of existing deed restrictions [Z101-223].

**IR and IM zoning districts:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-77556](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77556)

**BACKGROUND INFORMATION:**

- On June 22, 2011, City Council approved an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant and SUP No. 1861 for an industrial (inside) potentially incompatible use limited to the refining of precious metals for a five-year period with eligibility for automatic renewals for additional five-year periods, on property zoned an IR Industrial Research District.
- On April 15, 2016, City staff approved the automatic renewal of SUP No. 1861 for an additional five-year period. On April 16, 2021, City staff approved the automatic renewal of SUP No. 1861 for an additional five-year period. The SUP expires June 22, 2026.
- The applicant proposes to rezone the property back to an IR Industrial Research District since the current tenant is relocating to a different location.
- This request is related to Z223-145(LG).

**Zoning History:**

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

1. Z201-188: On April 16, 2021, staff approved an automatic renewal of Specific Use Permit No. 1861 for an industrial (inside) potentially incompatible use limited to the to the refining of precious metals for a five-year period on property zoned an IM Industrial Manufacturing District on the west line of Gemini Lane, south of Royal Lane. [Subject Site]
2. Z223-145: On November 22, 2022, staff received an application for 1) an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the refining of precious metals on property zoned an IR Industrial Research District on the northeast corner of Zodiac Lane and Virgo Lane. [Scheduled for July 20, 2023 City Plan Commission]

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
Gemini Lane	Local Street	60 ft.

**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.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM Industrial Manufacturing District with SUP No. 1861 and deed restrictions [Z101-233]	Industrial (inside) potentially incompatible limited to the refining of precious metals
<b>North</b>	IR Industrial Research District	Warehouse
<b>East</b>	IR Industrial Research District	Office showroom/warehouse, industrial(inside)
<b>South</b>	IR Industrial Research District	Office showroom/warehouse
<b>West</b>	IR Industrial Research District	Warehouse

**Land Use Compatibility:**

The area of request consists of a commercial building with surface parking in the front of the building currently zoned an IM Industrial Manufacturing District with existing deed restrictions [Z2101-223]. The applicant is seeking to rezone the property back to an IR Industrial Research District and terminate the existing deed restrictions prohibiting the following uses below that were volunteered in conjunction with the rezoning request Z201-203, which rezoned the property from an IR District to an IM district and was approved by City council on June 22, 2011:

1. Industrial uses:
  - Metal salvage facility; Organic compost recycling; Outside salvage or reclamation;
2. Retail and personal service uses:
  - Drive-in theater;
3. Transportation uses:
  - Railroad yard; roundhouse; or shops;
4. Utility or public service uses:
  - Electrical generating plant; Refuse transfer station; Sanitary landfill; Sewage treatment plant;
5. Wholesale, distribution, and storage uses:

Z223-144(LG)

- Auto auction; Building mover's temporary storage yard; Contractor's maintenance yard; Livestock auction pens or shed; Outside storage (without visual screening); Petroleum product storage and wholesale; Sand, gravel, or earth sale and storages; Vehicle storage lot.

There is currently Specific Use Permit No. 1861, which allows for industrial (inside) potentially incompatible use limited to the refining of precious metals. However, the applicant is requesting to eliminate since the tenant is moving locations. Currently, there is another application for that new location (Z223-145)

The predominant land use in the immediate area consists of commercial/inside industrial uses. To the southeast of the request area is industrial (inside). To the north, west, and south are warehouse and office showroom/warehouse uses. The area of request is surrounded by an IR Industrial Research District in all directions. Staff therefore finds the applicant's requested IR district to be compatible with the surrounding area.

Staff supports the request and finds the proposed downzoning from IM District to IR District and elimination of the existing deed restrictions and SUP No. 1861 to be appropriate for the predominantly commercial/inside industrial area. This compatibility is further reflected in the development standards comparison table below.

**Development Standards**

Following is a comparison of the development standards of the current IM District and the proposed IR District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: IM	15' adj. to expressway, thoroughfare OTHER: No min.	30' adj. to Res. OTHER: No min.	2.0 FAR overall 0.75 lodging, office, retail, & personal service use 0.5 retail & personal service use	110' 8 stories	80%	Proximity Slope, Visual Intrusion	Industrial wholesale distribution & storage, supporting office & retail
Proposed: IR	15'	30' adj. to Res. OTHER: No min.	2.0 FAR overall 0.75 lodging, office, retail, & personal service use 0.5 retail & personal service use	200' 15 stories	80%	Proximity Slope, Visual Intrusion	Industrial wholesale distribution & storage, supporting office & retail

**Land Use Comparison**

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

**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	IM	IR
<b>AGRICULTURAL USES</b>		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>		
Building repair and maintenance shop	R	R
Bus or rail transit vehicle maintenance or storage facility	R	R
Catering service	•	•
Commercial cleaning or laundry plant	R	R
Custom business services	•	•
Custom woodworking, furniture construction, or repair	•	•
Electronics service center	•	•
Job or lithographic printing	R	R
Labor hall	S, ★	S, ★
Machine or welding shop	R	R
Machinery, heavy equipment, or truck sales and services	R	R
Medical or scientific laboratory	•	•
Technical school	•	•
Tool or equipment rental	•	•
Vehicle or engine repair or maintenance	R	•
<b>INDUSTRIAL USES</b>		
Alcoholic beverage manufacturing	R	R
Gas drilling and production	S	S
Gas pipeline compressor station	S	
Industrial (inside)	S,R,★	★

	Existing	Proposed
Use	IM	IR
Industrial (inside) for light manufacturing	•	•
Industrial (outside)	S, R, ★	★
Medical/infectious waste incinerator	S	S
Metal salvage facility	S	
Mining	S	
Municipal waste incinerator	S	S
Organic compost recycling facility	R	S
Outside salvage or reclamation	S	
Pathological waste incinerator	S	S
Temporary concrete or asphalt batching plant	★	★
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center		•
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery		
Foster home		
Halfway house		
Hospital	S	R
Library, art gallery, or museum		
Open-enrollment charter school or private school		
Public school other than an open-enrollment charter school		
Public or private school	S	S
<b>LODGING USES</b>		
Extended stay hotel or motel	S	S
Hotel or motel	R	R
Lodging or boarding house	S	•
Overnight general purpose shelter		★
<b>MISCELLANEOUS USES</b>		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility	•	★
Temporary construction or sales office	•	•
<b>OFFICE USES</b>		

	Existing	Proposed
Use	IM	IR
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	R	R
Medical clinic or ambulatory surgical center	•	•
Office	•	•
<b>RECREATION USES</b>		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
<b>RESIDENTIAL USES</b>		
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		
<b>RETAIL AND PERSONAL SERVICE USES</b>		
Alcoholic beverage establishments.	★	★
Ambulance service		
Animal shelter or clinic without outside runs	•	•
Animal shelter or clinic with outside runs	S, ★	S, ★
Auto service center	R	R
Business school	•	•
Car wash	R	R
Commercial amusement (inside)	S, ★	S, ★
Commercial amusement (outside)		
Commercial motor vehicle parking	S	S
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	S
Drive-In theater	S	
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•



	Existing	Proposed
Use	IM	IR
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard	R	R
Household equipment and appliance repair	•	•
Liquefied natural gas fueling station	S	S
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop	S	S
Pawn shop	•	•
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop		
Taxidermist	•	•
Temporary retail use	•	•
Theater	•	•
Truck stop	S	S
Vehicle display, sales, and service	R	R
<b>TRANSPORTATION USES</b>		
Airport or landing field	S	S
Commercial bus station and terminal	R	R
Heliport	R	R
Helistop	R	R
Private street or alley		
Railroad passenger station	S	S
Railroad yard, roundhouse, or shops	S	
STOL (short take-off or landing port)	S	
Transit passenger shelter	•	•
Transit passenger station or transfer center	S,★	S,★
<b>UTILITY AND PUBLIC SERVICE USES</b>		
Commercial radio or television transmitting station	•	•

	Existing	Proposed
Use	IM	IR
Electrical generating plant	S	
Electrical substation	•	•
Local utilities	S,R,★	S,R,★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	R
Refuse transfer station	S	
Sanitary landfill	S	
Sewage treatment plant	S	
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant	R	S
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>		
Auto auction	S	
Building mover's temporary storage yard	S	
Contractor's maintenance yard	R	
Freight terminal	R	R
Livestock auction pens or sheds	S	
Manufactured building sales lot	R	R
Mini-warehouse	•	•
Office showroom/warehouse	•	•
Outside storage	R	R
Petroleum product storage and wholesale	R	
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	R	
Trade center	•	•
Vehicle storage lot	•	
Warehouse	R	R

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

The applicant will be required to comply with standard parking ratios at permitting pursuant to the Dallas Development Code.

**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 (A through C) to orange, representing the weakest markets (G through I). The area of request is not currently within an MVA cluster. To the east is a "E" MVA cluster.

Z223-144(LG)

**List of Officers**

JKMG & Texas, Inc., a Texas Corporation

Soon Jay Goo - Controller

**CPC Action**  
**July 20, 2023**

**Motion:** It was moved to recommend 1) **approval** of an IR Industrial Research District; 2) **approval** of the termination of Specific Use Permit No. 1861 for an industrial (inside) potentially incompatible use limited to the refining of precious metals; and 3) **approval** of the termination of deed restrictions [Z101-223] on property zoned an IM Industrial Manufacturing District, on the west line of Gemini Lane, south of Royal Lane.

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

For: 13 - Popken, Hampton, Herbert, Anderson, Shidid,  
Carpenter, Blair, Jung, Treadway, Haqq,  
Stanard, Kingston, Rubin

Against: 0  
Absent: 1 - Housewright  
Vacancy: 1 - District 7

**Notices:** Area: 200 Mailed: 12  
**Replies:** For: 0 Against: 0

**Speakers:** For: Trenton Robertson, 2201 S. Main St., Dallas, TX, 75201  
For (Did not speak): Lee Kleinman, 2201 S. Main St., Dallas, TX, 75201  
Against: None

**EXISTING SPECIFIC USE PERMIT NO. 1861  
(To be Terminated)**

111774

6-14-11

ORDINANCE NO. 28264

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an IM Industrial Manufacturing District:

BEING Lot 4 in City Block B/6463; fronting approximately 200 feet on the west line of Gemini Lane; and containing approximately 42,410 square feet of land,

to be used under Specific Use Permit No. 1861 for an industrial (inside) potentially incompatible use limited to the refining of precious metals; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this specific use permit; and

WHEREAS, the city council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

28264

111774

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as an IM Industrial Manufacturing District, to be used under Specific Use Permit No. 1861 for an industrial (inside) potentially incompatible use limited to the refining of precious metals:

BEING Lot 4 in City Block B/6463; fronting approximately 200 feet on the west line of Gemini Lane; and containing approximately 42,410 square feet of land.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is an industrial (inside) potentially incompatible use limited to the refining of precious metals. For purposes of this specific use permit, "precious metals" means a metal of the gold, silver, platinum, or palladium group.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on June 22, 2016, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 3,672 square feet in the locations shown on the attached site plan.
5. OUTSIDE STORAGE: Outside storage is prohibited.
6. PARKING: A minimum of six off-street parking spaces must be provided in the location shown on the attached site plan.

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7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.



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SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

BY



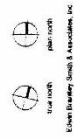
Assistant City Attorney

Passed         JUN 22 2011

11231 Gemini Lane  
Dallas, Texas 75229

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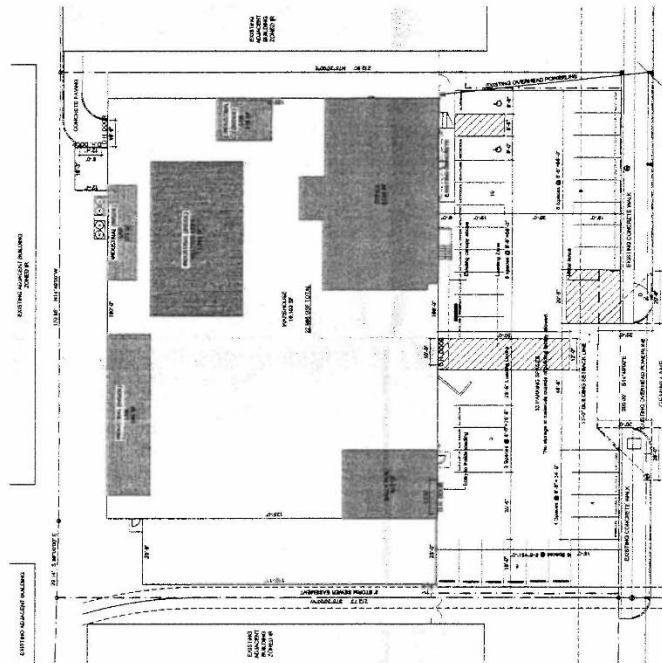
site plan



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7.05-1231(1)11

Site Plan



EXISTING CONCRETE DRIVE  
NEW ASPHALT DRIVE  
EXISTING CONCRETE DRIVE  
TOTAL DRIVEWAY FOOTING = 11 SPACES  
EXISTING CONCRETE DRIVE = 11 SPACES

Vicinity Map



Specific Use Permit  
No 1861

Approved  
City Plan Commission  
May 5, 2011

**EXISTING DEED RESTRICTIONS  
(To be Terminated)**

111774

DEED RESTRICTIONS

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

I.

The undersigned, Fryar Realty, LLC, a Texas 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 William Mooneyham Survey, Abstract No. 946, City Block B/6463, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Betty Barton Thomas and Fredna Barton Mahaffey, by deed dated April 18, 1994, and recorded in Volume 84082, Page 4151, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING Lot 4 in City Block B/6463 of ROYAL LANE INDUSTRIAL PARK REVISED, an Addition to the City of Dallas, Texas, according to the revised map recorded in Volume 813, Page 22 of the Map Records of Dallas County, Texas.

II.

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

The following main uses are prohibited:

Industrial uses.

- Metal salvage facility.
- Organic compost recycling facility.
- Outside salvage or reclamation.

Retail and personal service uses.

- Drive-in theater.

Transportation uses.

- Railroad yard, roundhouse, or shops.

Utility or public service uses.

- Electrical generating plant
- Refuse transfer station.
- Sanitary landfill.
- Sewage treatment plant.

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Wholesale, distribution, and storage uses.

- Auto auction.
- Building mover's temporary storage yard.
- Contractor's maintenance yard.
- Livestock auction pens or sheds.
- Outside storage (without visual screening).
- Petroleum product storage and wholesale.
- Sand, gravel, or earth sales and storage.
- Vehicle storage lot.

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 hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court cost. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions

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are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions or this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

111774

EXECUTED this the 16<sup>th</sup> day of May, 2011.

FRYAR REALTY, LLC,  
a Texas Limited Liability Company

By: [Signature]  
Scott M. Fryar  
Managing Partner and General Counsel

CONSENT AND CONCURRENCE OF  
LIENHOLDER OR MORTGAGEE

\_\_\_\_\_  
Property Lienholder or Mortgagee

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED AS TO FORM:  
THOMAS P. PERKINS, JR., City Attorney

By: [Signature]  
Assistant City Attorney

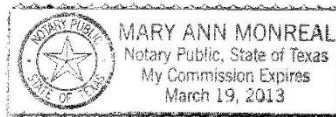
[Attach an acknowledgment for each signer]

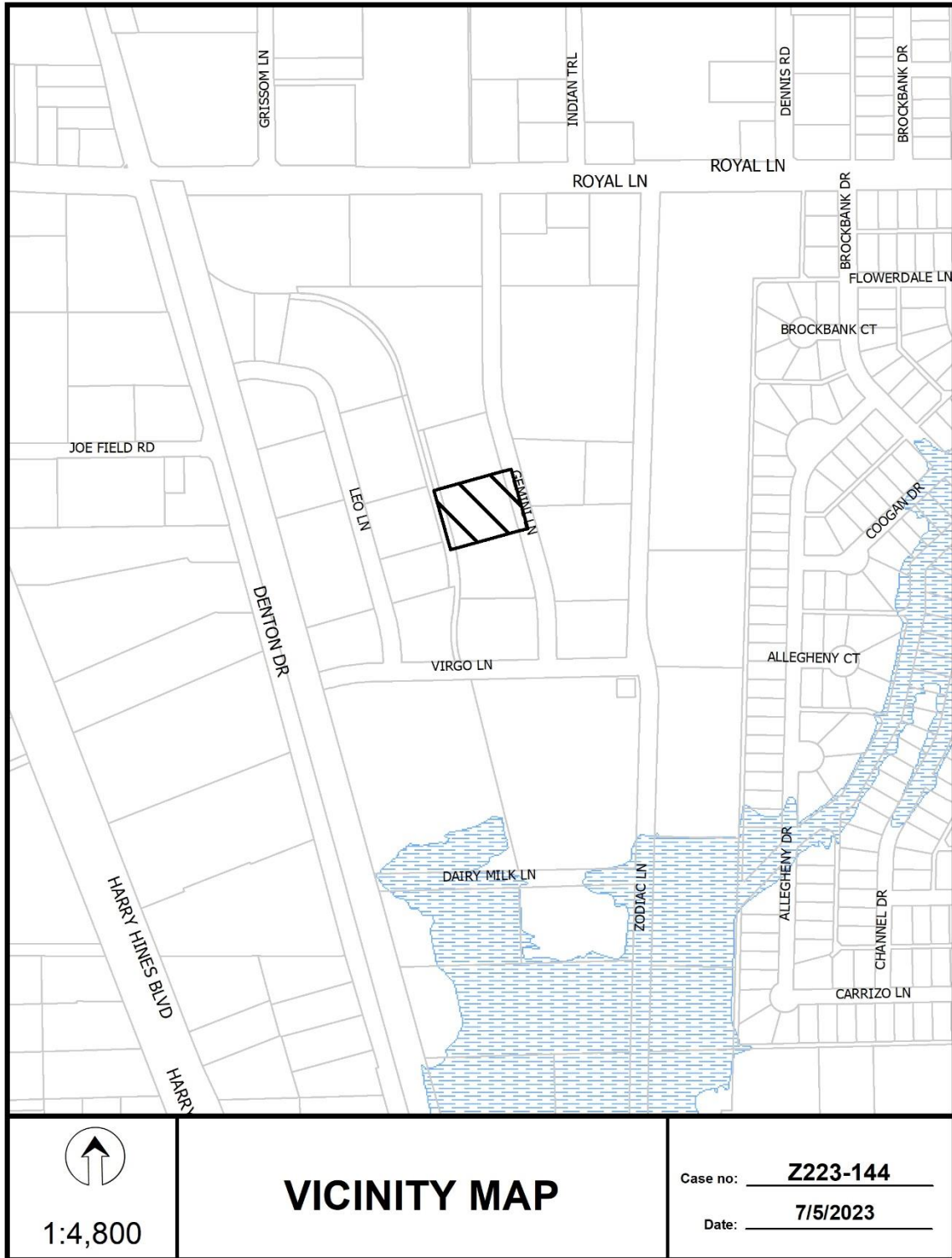
STATE OF TEXAS  
COUNTY OF Collin

This instrument was acknowledged before me on May 16, 2011 by Scott M. Fryar, Managing Partner and General Counsel, of Fryar Realty, LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]  
NOTARY PUBLIC

[NOTARY PUBLIC STAMP]







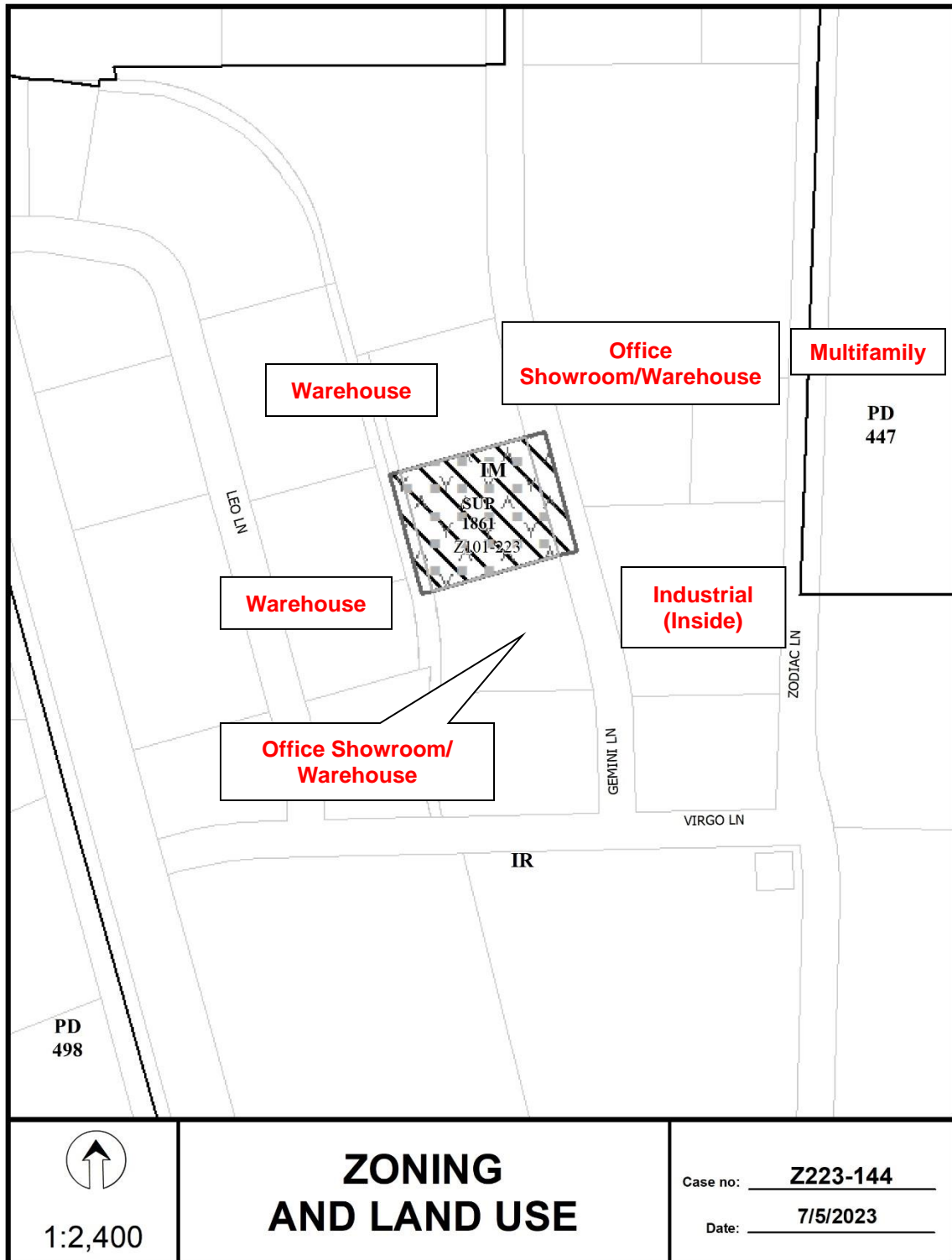
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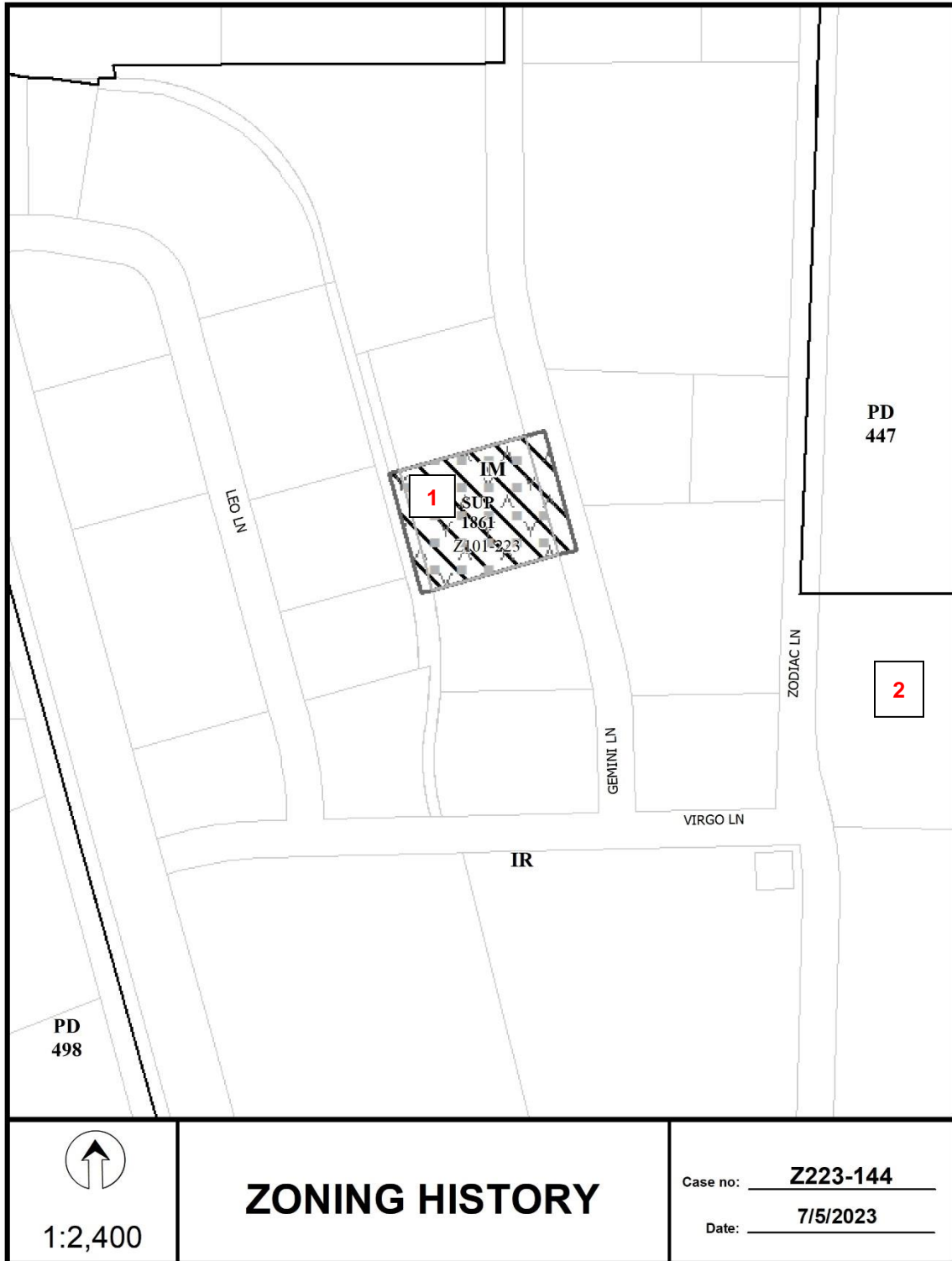
# AERIAL MAP

Case no: Z223-144

Date: 7/5/2023





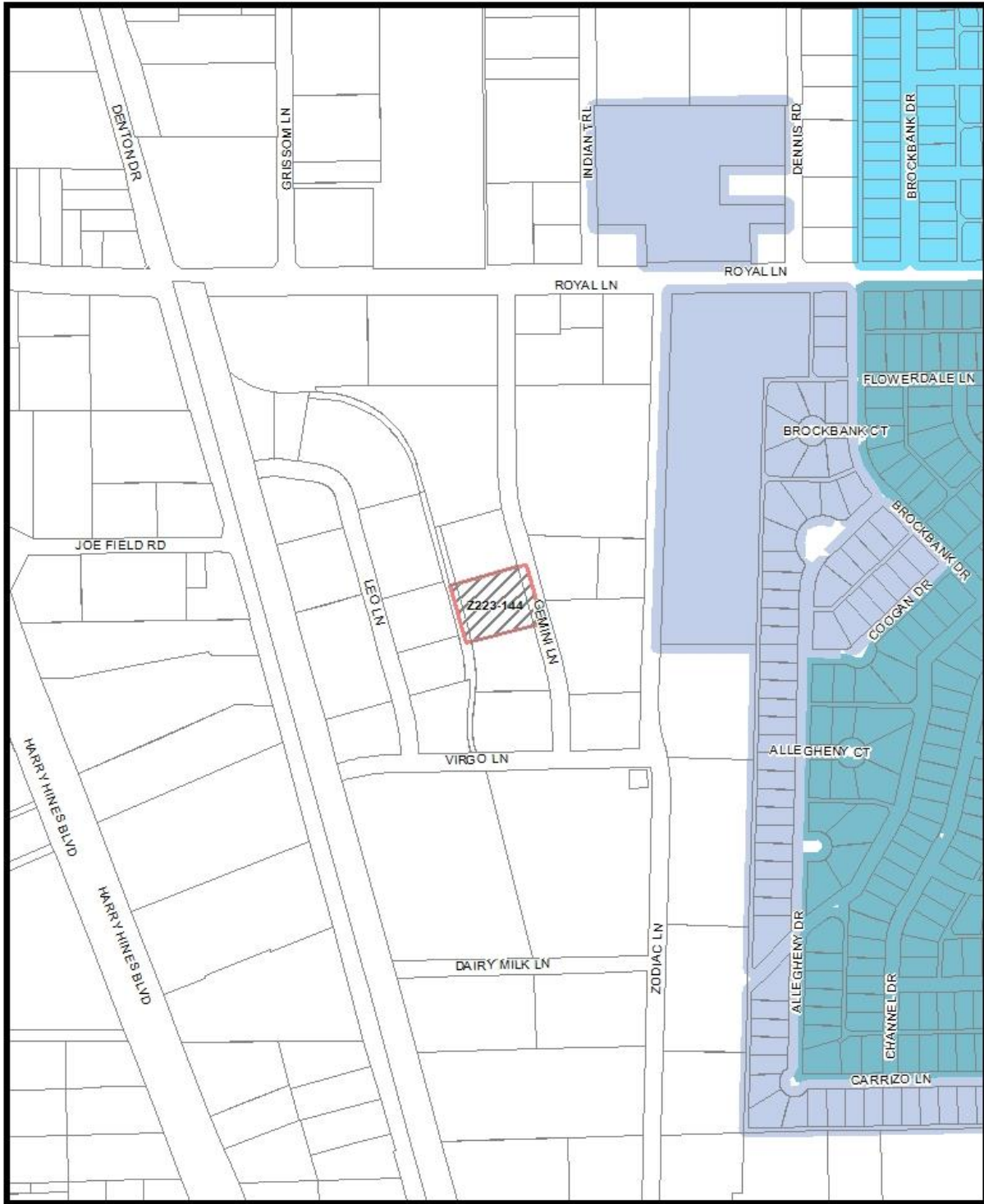


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## ZONING HISTORY

Case no: Z223-144

Date: 7/5/2023

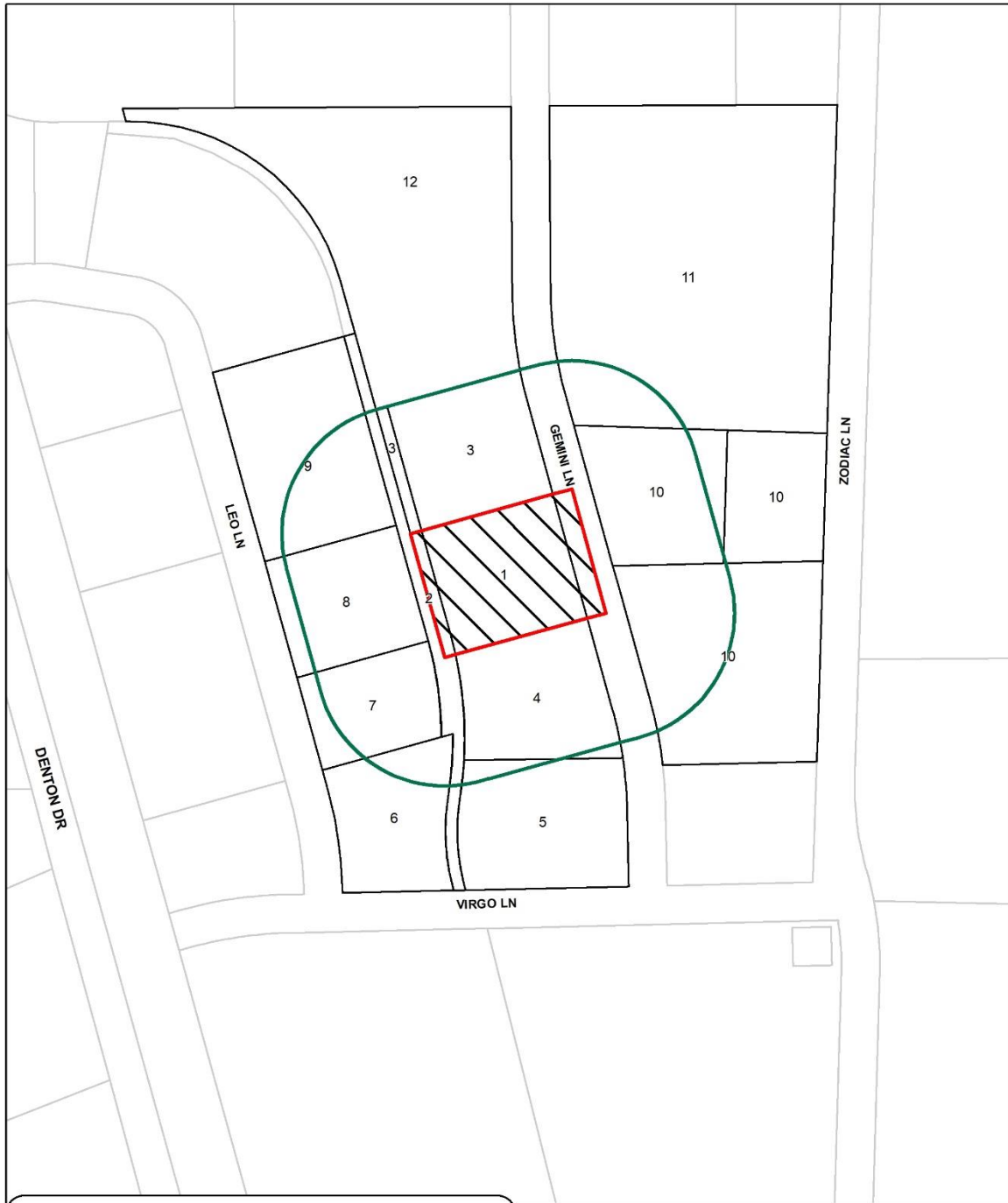


Market Value Analysis A B C D E F G H I NA

1:4,800

# Market Value Analysis

Printed Date: 7/10/2023



<u>12</u>	Property Owners Notified (15 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>7/20/2023</u>	Date

**Z223-144**  
**CPC**



1:2,400

Z223-144(LG)

07/19/2023

## ***Reply List of Property Owners***

***Z223-144***

***12 Property Owners Notified***

***0 Property Owners in Favor***

***0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	11231 GEMINI LN	FRYAR REALTY LLC
	2	11200 DENTON DR	ROHAN HOLDINGS LLC
	3	11241 GEMINI LN	KLC REAL ESTATE
	4	11221 GEMINI LN	JAGCO INC
	5	11211 GEMINI LN	ARENTZ WILLIAM
	6	2835 VIRGO LN	DIGITEC DENTA LABORATORY LLC
	7	11226 LEO LN	TLC LEO LTD
	8	11232 LEO LN	TSG ALPHA INVESTMENTS LLC
	9	11252 LEO LN	ROHAN HOLDINGS LLC
	10	11241 ZODIAC LN	DSM INVESTMENTS LLC
	11	11310 GEMINI LN	11310 GEMINI LN INVESTORS LLC
	12	11325 GEMINI LN	FTMLDMLEO LANE LLC