HONORABLE MAYOR & CITY COUNCIL WEDNESDAY, FEBRUARY 28, 2024

ACM: Majed Al-Ghafry

FILE NUMBER: Z178-142(SO) **DATE FILED:** April 22, 2022

LOCATION: An area generally located along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive.

COUNCIL DISTRICT: 1 **MAPSCO:** 54N, 54P

SIZE OF REQUEST: Approx. 14.3 acres **CENSUS TRACT:** 68.02

REQUEST: A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres.

SUMMARY: The purpose of this authorized hearing is to implement the recommendations of the West Oak Cliff Area Plan (WOCAP), adopted by City Council on October 26, 2022.

CPC RECOMMENDATION: **Approval** of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion.

STAFF RECOMMENDATION: **Approval** of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion.

BACKGROUND INFORMATION:

- On November 9, 2019, City Plan Commission authorized a hearing to determine proper zoning for the area of request.

- Between November 2020 to October 2022, the Planning and Urban Design (PUD) Department engaged the community in developing the West Oak Cliff Area Plan (WOCAP), which provided the long-range vision for land use and zoning for downtown Elmwood, among other areas.

- On October 26, 2022, WOCAP was unanimously adopted by the City Council and became the impetus for prioritizing the rezoning of the authorized hearing area.

- On March 15, 2023, an initial community meeting, hosted by PUD and Councilmember Chad West, was held to gather input.

- Between March 16, 2023, and July 17, 2023, staff met with different stakeholders including other City departments, neighborhood association leaders, and businessowners, to discuss potential zoning and public realm enhancements as part of implementing the area plan.

- Between July 19, 2023, and September 28, 2023, PUD met regularly with Transportation Department to explore alternative scenarios for improving the public realm, including street realignment, parking configuration, bike lane installation, and alley reactivation to support the form-based district.

- On July 18, 2023, a second community was held, jointly by the Planning and Urban Design and Transportation Departments, to present the proposed zoning, and public realm enhancements. At the meeting, the community voted overwhelmingly (37-14) to advance the proposed recommendations to CPC public hearing.

- The authorized hearing area consists of a mix of commercial and institutional uses as well as undeveloped land. It is primary surrounded by single-family uses.

- The intent of the proposed zoning is to implement WOCAP's recommendation of creating a mixed-use district that is ideal for small scale businesses that are compatible with the surrounding neighborhoods and support the implementation of traffic calming measures to make the district more pedestrian friendly.

Zoning History:

There have been no zoning cases in the authorized hearing area in the last five years.

One alcohol distance variance has been approved, as described below:

AV212-003: An Alcohol Sales Variance request at 2109 S Edgefield Avenue, which was approved by the Council on September 14, 2022. The variance is not transferable to another alcohol permit holder or TABC permit type.

Thoroughfares/Streets:
The only roadway within the authorized hearing area that is in the thoroughfare plan is South Edgefield Avenue.

Thoroughfare/Street	Type	Existing/Proposed ROW
South Edgefield Avenue	Community Collector	56 feet

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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the appropriateness of this authorized hearing and staff recommendations. Staff's recommendation for a WMU-3 district is consistent with the goals and policies of *forwardDallas! Comprehensive Plan,* particularly the ones marked with an asterisk (*).

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. *

Goal 1.3 Provide equitable opportunities for Dallas residents

Policy 1.3.1 Create housing opportunities throughout Dallas. *

Goal 1.4 Coordinate planning activities to balance transportation, land use, infrastructure, and the environment.

Policy 1.4.2 Develop a multi-modal transportation network. *

Economic Element

Goal 2.1 Promote Balanced Growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions. *

Goal 2.5 Foster a city of great neighborhoods

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits. *

Transportation Element

Goal 4.2 Promote a variety of transportation options

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths. *

Urban Design Element

Goal 5.1 Promote a sense of place, safety, and walkability

Policy 5.1.1 Promote pedestrian friendly streetscapes. *

Policy 5.1.2 Define urban character in Downtown and urban cores. *

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

Policy 5.1.4 Enhance visual enjoyment of public space. *

Goal 5.3 Establishing walk-to convenience

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

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. *

Goal 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners. *

Area Plan:

The West Oak Cliff Area Plan (WOCAP)

The West Oak Cliff Area Plan was unanimously adopted by the City Council on October 26, 2022. It provides a long-range vision for land use, urban design, transportation, mobility, infrastructure, open space, and community concerns around gentrification, displacement, and revitalization for several neighborhoods in west Oak Cliff, including Elmwood. WOCAP designates downtown Elmwood as a strategic opportunity area for economic growth and stresses the need for the area plan to guide its transformation into a vibrant walkable mixed-use district. Staff's recommendation for a WMU-3 district is consistent with WOCAP's goals, objectives, and recommendations, especially the ones marked with an asterisk (*) below:

WOCAP Goals

- Create walkable neighborhood centers that provide a variety of work, cultural, shopping, and living opportunities*
- Encourage businesses that are compatible with surrounding neighborhoods*
- Preserve historic buildings by encouraging renovation and reuse*
- Protect existing single-family neighborhoods*
- Improve transportation through better street design*
- Retain current residents and attract new residents by encouraging new affordable housing choices*

WOCAP Objectives

I. Land Use and Development

a. Preserve and protect existing single-family neighborhoods. *
b. Promote transit-oriented development opportunities.
c. Create walkable, neighborhood-scale, mixed-use centers. *
d. Preserve historic buildings and character through neighborhood-sensitive design. *

II. Transportation and Infrastructure

a. Prioritize new sidewalk construction and sidewalk repair to improve accessibility. *
b. Utilize urban design improvements, within the public right-of-way, to enhance placemaking and safety. *
c. Construct new multimodal improvements and bike lanes throughout West Oak Cliff. *
d. Evaluate traffic calming through street design enhancements. *

III. Park and Open Space

a) Create opportunities for smaller parks, plazas, and parklets in existing neighborhood nodes. *
b) Public school sites should be utilized as opportunities for public greenspace.
c) Create new and enhance existing green linkages, utilizing city streets and right-of way wherever possible.
d) Improve and enhance existing parks and green spaces.

IV. Inclusive Community Development and Quality of Life

a. Ensure neighborhood affordability through strategic policies and programs. *
b. Support local, minority, immigrant, and women-owned small businesses. *
c. Promote local arts and culture through initiatives and dedicated space.
d. Enhance safety through improved design of buildings and public realm. *

WOCAP Recommendations

- Amend existing CR zoning to allow for mixed-use development. New zoning should consider a form-based district with walkable urban form such as activated facades, wide sidewalks, and appropriate setbacks and proximity slopes to adjacent single-family uses. *
- Development should be limited to the existing height limit of 54 feet. *
- Permit residential uses, which should include small multifamily developments (12 units or smaller) and townhomes. *
- Consider amending the existing CR zoning to permit restaurants to sell alcohol near schools and churches (by special use permit) to enable easier establishment of restaurant uses. *
- Explore inclusion of the mixed-income housing density bonus (MIHDB) to allow for additional density with the provision for setting aside affordable units. *
- Ensure future land uses provide pedestrian-oriented design through public realm design and building placement, utilizing design standards to enhance pedestrian mobility by minimizing curb cuts, parking locations, and hazardous vehicular-pedestrian conflict points. *
- In conjunction with citywide parking code reform, consider parking code reductions for new structures, greater parking reductions for legacy commercial structures, and shared parking use agreements with surrounding properties and permitting adjacent on-street parking to count towards parking requirements to enable easier redevelopment of historic commercial buildings. *
- Explore public realm, street, and intersection redesign of Edgefield, Ferndale, Balboa, Brunner, Newport, Berkley, Pioneer Drive in Downtown Elmwood to improve pedestrian safety, fix unsafe vehicular movements, improve property access, and create community green space opportunities. *

- Create a Safe Routes to School plan for Margaret B Henderson Elementary School, identifying improvements that will help make it easier and more comfortable for students to walk and bike to school. *
- Explore opportunities to provide a new traffic signal or traffic control devices along Edgefield in Downtown Elmwood to help calm traffic speeds and enhance the pedestrian nature of these roadways. *

Land Use:

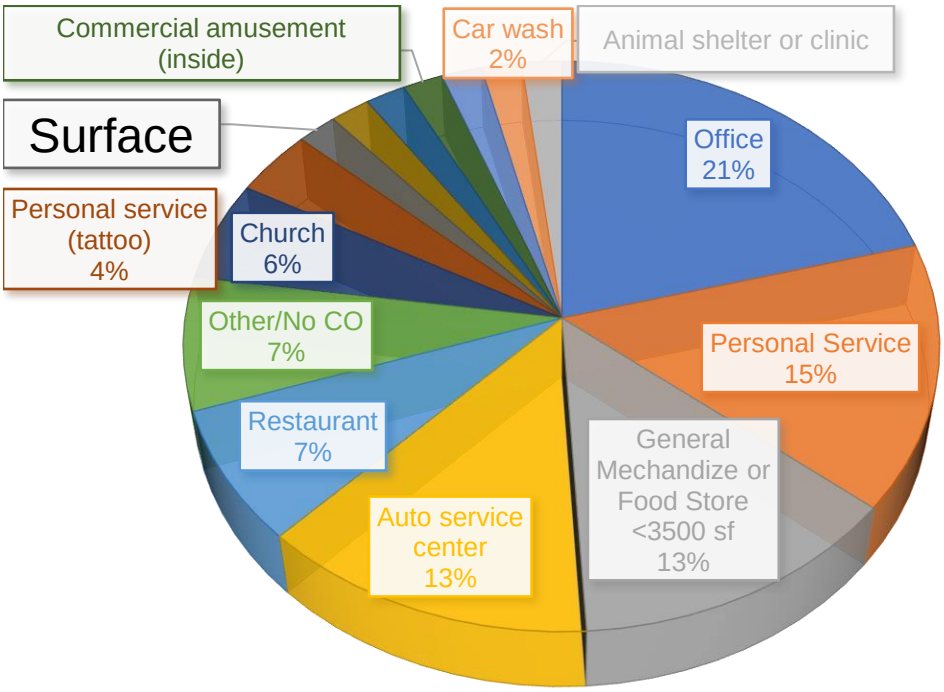
	Zoning	Land Use
Site	CR Community Retail District	Commercial and institutional (Office, personal service, coffee shop, auto service, restaurants, churches, school, fraternal lodge etc.)
North	R-7.5(A) Single Family District	Single family residences, open space.
South	R-7.5(A) Single Family District	Single family residences, retail, school, churches, gym, dog park.
West	R-7.5(A) Single Family District	Single family residences, undeveloped land, open space.
East	R-7.5(A) Single Family District	Single-family residence, churches.

Land Use Compatibility:

The area of request is a commercial center that is surrounded by R-7.5(A) single-family district. It is developed with a variety of uses including retail, restaurants, professional offices, personal services, institutions (churches, school), single-family residences, auto-service uses, a masonic lodge, and undeveloped land among other uses. To the north, it abuts single-family residences and open space. To the south, the area is bordered by institutional uses such as the Margaret B. Henderson Elementary School, Elmwood El Buen Samaritano United Methodist Church, and Elmwood dog park. To the east, the authorized hearing area is mostly surrounded by single family residences but also institutional uses such as the Wesley Hall Gym, Church in the Cliff: Reproductive Justice Church, Casa Del Rey Christian Church and Ferndale Missionary Baptist Church. To the west, it is bordered by single family residences and open space. Just two blocks west is Elmwood parkway park that is part of the 16-acre parkway greenbelt. The table and chart below summarize land use within the authorized hearing area:

LAND USE	COUNT	Percent
Office	11	20.8%
Personal Service	8	15.1%
General Merchandise or Food Store <3500 sf	7	13.2%
Auto service center	7	13.2%
Restaurant	4	7.5%

Other/No CO	4	7.5%
Church	3	5.7%
Personal service (tattoo)	2	3.8%
Surface Parking	1	1.9%
Job or lithographic printing	1	1.9%
Commercial amusement (inside) Gallery/art studio	1	1.9%
Commercial amusement (inside)	1	1.9%
Cell tower	1	1.9%
Car wash	1	1.9%
Animal shelter or clinic	1	1.9%
TOTAL	**53**	**100.0%**



Overview of Form Districts

Form-Based Code (FBC) is a method of zoning where the codes and regulations focus on addressing the relationship between building facades and the public realm, form and mass of buildings relative to one another, and the scale and types of streets and blocks. Unlike the Euclidean zoning that primarily regulates allowable use and level of activity, form-based code focuses on the compatibility of the buildings with their surroundings, while letting the mix of actual activities in them be more eclectic. Under form-based zoning, the desired form of buildings is typically more urban in style, constructed with multiple stories, and are located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

FBC requires buildings to fill a percentage of the width of the lot with the building façade to create a streetscape that supports pedestrian activity and screens parking. Benefits include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation. Dallas' FBC is contained in Article XIII of the City's development code, which focus primarily on the quality, form, and relationship between streetscapes and building facades to create pedestrian friendly environments.

Justification for a WMU-Walkable Mixed-Use District

Staff's recommendation is for a WMU-3 district, which allows the lowest intensity of development among the six WMU district available in Article XIII. WMU districts are intended to create walkable urban form districts with variety of uses in a pedestrian friendly environment. There is no minimum size for a WMU district. Article XIII states that WMU districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development already exists or is planned. This critical mass is present when:

1. The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics.
2. The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
3. The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Article XIII also states that WMU districts are appropriate for major job centers and mixed-use centers where an area plan, pursuant to *forwardDallas!* has been adopted.

Staff finds the area of request to be appropriate for a WMU-3 district as it is surrounded by more than 25 acres of a dense residential district that contain a mix of uses such as commercial, institutional, and open spaces. The area of request has a City Council adopted area plan (WOCAP) that recommends a walkable urban mixed-use district. The area plan specifically calls for implementation a form district in the area to ensure increased walkability and reduced parking demand. Although it may seem like the area of request is primarily surrounded by single-family residences, there are a variety of non-

residential uses that exist within the surrounding neighborhoods, which make the surrounding area more of a horizontal mixed-use district.

Land Use Comparison

Form-based zoning in Article XIII regulates land uses through a variety of development types that allow different use categories. It focuses primarily on the form of the building rather than its intended use. Rather than identify specific uses that are allowed in a given zoning district, it specifies the development types that are allowed in that district. For instance, the following are the development types allowed in a WMU-3 district:

- Mixed-Use Shopfront
- Single-Story Shopfront
- General Commercial
- Apartments (ground floor retail/office)
- Townhouse
- Townhouse stacked
- Manor House
- Civic Building
- Open Space

It should be noted that while single-family living is allowed in a WMU-3 district, a single-family house is not a permitted development type. The following is a comparison table showing differences in the permitted uses between the existing CR-Community Retail district, and staff's recommended WMU-3 district. Blank cells indicate a comparable land use is not specified for that district.

Land Use Comparison Chart

Existing: CR	Staff's Recommendation: WMU-3
Agricultural uses. -- Crop production.	
Commercial and business service uses. -- Building repair and maintenance shop. *[RAR]* -- Catering service -- Custom business services. -- Electronics service center. -- Medical or scientific laboratory. *[SUP]* -- Tool or equipment rental.	
Industrial uses. -- Gas drilling and production. *[SUP]*	

Land Use Comparison Chart

Existing: CR	Staff's Recommendation: WMU-3
-- Temporary concrete or asphalt batching plant. *[SUP]*	
Institutional and community service uses. -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. [SUP] -- Convent or monastery. -- Hospital. [SUP] -- Library, art gallery, or museum. -- Open-enrollment charter school or private school. [SUP] -- Public school other than an open-enrollment charter school. [RAR]	Civic use categories. -- Ss, ground story only: Community service *[SUP]*, museum, library; daycare; educational; government service, except detention center, jail, or prison; social service *[SUP]*; transit station -- Ts, ground story only: Community service *[SUP]*, museum, library -- Civ: Community service *[SUP]*, museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison *[SUP]*; transit station Place of worship use categories. -- Ss, ground story only: Place of worship -- Civ: Place of worship
Lodging uses. -- Hotel and motel. [SUP] -- Lodging or boarding house. [SUP] -- Overnight general-purpose shelter. [See Section 51A-4.205 (2.1)]	
Miscellaneous uses. -- Attached non-premise sign. [SUP] -- Carnival or circus (temporary). [By special authorization of the building official.] -- Temporary construction or sales office.	
Office uses. -- Alternative financial establishment. [SUP] -- Financial institution without drive-in window. -- Financial institution with drive-in window. [DIR] -- Medical clinic or ambulatory surgical center. -- Office.	Office use categories. -- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare) -- Ts, ground story only: Office
Recreation uses. --Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.	Civic use categories. -- O: Park or open space, utilities
Residential uses. -- College dormitory, fraternity, or sorority house.	Residential use categories. -- Ts: Single-family living, multifamily living, group living -- Th: Single family living, multifamily living, group living

Land Use Comparison Chart

Existing: CR	Staff's Recommendation: WMU-3
	-- Mh: Single-family living, multifamily living, group living -- Apt: Multifamily living, group living
Retail and personal service uses. -- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).] -- Ambulance service. [RAR] -- Animal shelter or clinic without outside runs. [RAR] -- Auto service center. [RAR] -- Business school. -- Car wash. [DIR] -- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).] -- Commercial amusement (outside). [SUP] -- Commercial parking lot or garage. [RAR] -- Convenience store with drive-through. [SUP] -- Dry cleaning or laundry store -- Furniture store. -- 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 100,000 square feet or more. [SUP] -- Home improvement center, lumber, brick or building materials sales yard. [DIR] -- Household equipment and appliance repair. -- Liquor store -- Mortuary, funeral home, or commercial wedding chapel. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Paraphernalia shop. [SUP] -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. [RAR] -- Restaurant with drive-in or drive-through service. [DIR] -- Swap or buy shop. [SUP] -- Temporary retail use. -- Theater.	Retail use categories. -- Ss, ground story only: Drive-thru facility *[SUP]*, restaurant or bar, retail sales, vehicle sales Service and entertainment use categories. -- Ss, ground story only: Commercial amusement (inside) *[SUP]*; indoor recreation; personal service, including animal care Commerce use categories. -- O: Commercial parking
Transportation uses. -- Transit passenger shelter. -- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]	
Utility and public service uses. -- Commercial radio and television transmitting station. -- Electrical substation. -- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]	

Land Use Comparison Chart

Existing: CR	Staff's Recommendation: WMU-3
-- Police or fire station. -- Post office. -- Radio, television or microwave tower. [SUP] -- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).] --Utility or government installation other than listed. [SUP]	
Wholesale, distribution, and storage uses. -- Mini-warehouse. [SUP] -- Recycling buy-back center. [See Section 51A-4.213 (11).] -- Recycling collection center. [See Section 51A-4.213 (11.1).] -- Recycling drop-off container. [See Section 51A-4.213 (11.2).] -- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]	

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

The following is a comparison table of the development standards of the current CR Community Retail district and staff's recommended WMU-3 Walkable Urban Mixed-Use district. Blank cells indicate a requirement is not specified for that development standard.

Standard	Existing: CR	Staff Recommendation: WMU-3
Front setback	15' min	Primary street: 5' min / 15' max
Required street frontage, primary street*	-	Primary street: 70% min
Parking setback		Primary street: 30' min Abutting multifamily, nonresidential district, alley: 5' min

Standard	Existing: CR	Staff Recommendation: WMU-3
Side setback	20’ - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting multifamily, nonresidential district: 0’ or 5’ min Abutting alley: 5’ min
Rear Setback	20’ - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A) 0 feet in all other cases	Abutting nonresidential district: 0’ or 5’ min Abutting alley: 5’ min
Rear setback	2.0 FAR overall 0.75 office/retail 0.5 retail	
Density		None
Height	1 story min 4 stories/54’ max [1].Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)	1 story min 3.5 stories / 50’ max
Story height	80%	Ground story: 10’ min / 15’ max Upper story: 10’ min / 15’ max
Lot coverage	60% maximum lot coverage [1]. Above ground parking structures are included [2.] Surface parking lots and underground parking structures are not	80% max
Lot size	No minimum lot size	No minimum
Transparency		Ground story, primary street façade: 30% Upper story, primary street façade: 20%
Entrance		Required on primary street Entrance spacing: None
	Dwelling Unit Density	
Floor Area Ratio	0.5 for office uses 0.75 for all uses combined	
Blank wall area	Proximity slope Visual intrusion	Primary street: 30’ max

Standard	Existing: CR	Staff Recommendation: WMU-3
Special standards	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day Visual Intrusion No balcony or opening facing a R(A), D(A), TH(A), CH, MF-1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS	Proximity slope
Landscaping	Article X	Article X

Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot	
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single- family House	Civic Building	Open Space Lot
	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
LOT										
Area per unit or building (min sf)	none	none	none	none	1,200	1,200	depends on # of units	3,500	3,000	2,000
Area per building (max sf)	none	none	none	none	none	none	20,000	5,000	none	none
Width (min ft)	none	none	none	none	16	16	50	35	30	20
Width (max ft)	none	none	none	none	none	none	100	45	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	80%	60%	60%	60%	5%
FRONT SETBACK AREA										
Primary street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	15/none	15/none	20/none	10/none
Side street (min/max ft)	5/15	5/15	5/15	5/15	5/15	5/15	10/none	10/none	10/none	10/none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	10/none
REQUIRED STREET FRONTAGE										
Primary street (min/max ft)	90%	90%	70%	70%	70%	70%	none	none	none	none
Side street (min/max ft)	40%	40%	40%	40%	40%	40%	none	none	none	none
Service street (min/max ft)	none	none	none	none	none	none	none	none	none	none
PARKING SETBACK										
From primary street (min ft)	30	30	30	30	30	30	none	none	20	none
From side street (min ft)	5	5	5	5	5	5	none	none	5	none
From service street (min ft)	5	5	5	5	5	5	none	none	5	none
Abutting single-family district (min ft)	10	10	10	10	10	10	none	none	10	none
Abutting multifamily, nonresidential district, alley	5	5	5	5	5	5	none	none	5	none

Parking

Under staff's recommendation for a WMU-3 district, any new development, and some changes of use, in the authorized hearing area would need to comply with the parking requirements of Article XIII. The parking requirements for different use categories are shown on the table below. In terms of alternative transportation, the closest DART bus

route is three blocks south on Illinois Avenue with the nearest bust stop on Edgefield and Illinois. There is also another DART bus route east on Vernon Avenue. Also, as part of WOCAP implementation and this rezoning effort, the Transportation Department has worked with PUD to redesign Edgefield Avenue, within the authorized hearing area, into a complete street with dedicated bike lanes and wider sidewalks to make the pedestrian and bike friendly. More detailed information related to parking is included in Staff Recommendation section of this report.

Required Parking in WMU Districts

	USE CATEGORY	NUMBER OF REQUIRED SPACES
Residential	Household Living	1.50 per single-family living unit
		1.15 per one-bedroom or smaller multifamily living unit
		1.65 per two-bedroom multifamily living unit
		2.00 per three-bedroom multifamily living unit
		0.70 per retirement housing living unit
	Group living	0.25 spaces per bed PLUS 1 per 200 SF office, minimum 4 spaces
Civic	Community services	1 per 200 SF
	Day care	1 per 500 SF
	Educational	1.50 spaces per elementary classroom
		3.50 spaces per junior high or middle classroom
		9.50 spaces per senior high classroom
		1 per 4 seats in any other classroom
	Commercial service	1 per 200 SF
	Park/open space	none
	Place of worship	1.00 per 4 fixed seats or per 18" length of bench OR 1 per 28.00 SF floor area without seating
	Social service	See Group Living
	Utilities	Building official to apply similar use
Office	Medical	1 per 222 SF
	Office, except: Art studio, gallery Financial services, Bank Call center	1 per 333 SF
		1 per 500 SF
		1 per 200 SF
		1 per 167 SF
Retail	Restaurants, except: Bar, private bar	1 per 100 SF
		1 per 83 SF
	Retail Sales	1 per 250 SF
	Vehicle sales	1 per 200 SF sales area
Service and Entertainment	Commercial amusement (inside), except Dance hall	1 per 200 SF
		1 per 25 SF
	Indoor recreation except: Health club or spa	1 per 150 SF
		1 per 143 SF

	Movie theatre	0.27 per seat
	Performing arts theater	0.40 per seat
	Personal service	1 per 250 SF
Commerce	Overnight lodging	1.25 per room PLUS 1 per 200 SF of meeting room
	Self-service storage	1 per 1,000 SF floor area up to 20,000 SF
		1 per 4,000 SF floor area over 20,000 SF
Fabrication	Light manufacturing	1 per 600 SF
	Research & development	1 per 300 SF
	Vehicle service	1 per 500 SF, minimum 5 spaces

Landscaping and Open Space

Any new development will require landscaping in accordance with Article XIII, which includes general standards set forth in Section 51A-13.304(a) and specific standards for each development type. Article XIII also requires that at least eight percent of the net land area of a building site be provided as open space.

Height

WOCAP recommends a mixed-use form district that will result in a walkable urban form with building heights that do not exceed the 54 feet and four stories currently allowed by the current CR zoning. The recommended WMU-3 district allows a maximum building height of 50 feet and is limited to three-and-one-half ($3^{1/2}$) stories. It is important to put in place guardrails to ensure new development does not tower over abutting single-family residences. The adjacent homes will continue to be protected by a 1 to 3 residential proximity slope (RPS), which is a plane projected upward and outward from the surrounding R-7.5(A) single family district. In a district that that is subject to RPS (CR, WMU-3), any portion of a structure over 26 feet in height may not be located above the RPS. Therefore, most of Downtown Elmwood will be unable to achieve the maximum height allowed by the zoning.

Shopfront Overlay (-SH)

Shopfront (-SH) overlays are intended to create pedestrian shopping streets through the designation of street frontages with development types that support active uses. It can be applied over any WMU district and is intended to accommodate a limited set of development types. (See Section 51A-13.304(a)(1), "Development Types by District.")
Where a shopfront overlay designation is applied, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade. Any street designated with a -SH overlay becomes a primary street. The boundaries of a shopfront overlay do not have to follow lot lines or match parcel boundaries.

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 target intervention strategies more precisely in weak housing 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 mostly nonresidential, so most of it does not fall into any of the MVA clusters except a small portion in the northern tip (E) and eastern end (F). However, the residential neighborhood west of Edgefield Avenue is an "E" MVA cluster while the neighborhood east of Edgefield Avenue is "F" MVA cluster. In general, the housing market within and around downtown Elmwood is in the midrange in terms of housing market strength.

STAFF RECOMMENDATION

Downtown Elmwood faces many challenges, not all of which are related to zoning. Some of these challenges were the reasons for developing WOCAP and initiating this authorized hearing. For example, while Downtown Elmwood is home to numerous successful businesses, the area is in need of infrastructure improvements. From a zoning perspective, existing land uses with wide curb cuts and large parking lots, which are not well maintained, contribute to the generally poor pedestrian experience in this area and reinforce this neighborhood node as an underperforming heart of the district.

The authorized hearing area is currently zoned a CR Community Retail district, but staff is recommending a WMU-3 Walkable Mixed-Use district, which is compatible with WOCAP's goal of transforming the district into a neighborhood-scale urban mixed-use center that is pedestrian friendly.

The WMU-3 district allows for a variety of housing types and nonresidential uses but offers urban design standards to ensure the desired urban form including the development types, building heights and scale will not only fits into the current context but also be compatible with and sensitive to the surrounding neighborhoods. Allowing residential uses other than detached single family can help create affordable housing options. A more diverse group of incomes and family types, which in turn will aid in making retail more viable.

Staff's recommended WMU-3 district is lowest-intensity of the six Walkable Mixed-Use districts, which makes it compatible with the surrounding R-7.5(A) single family residential neighborhoods. Thus, it is the most appropriate zoning for the authorized hearing area as it is compatible with existing land uses within and adjacent to the district.

The WMU-3 district offers enhanced development standards to promote walkability in a pedestrian-friendly environment, which the community expressed a desire for in WOCAP. To achieve this objective, future development in the district should adhere to the general

urban design guidelines of a form district but also following guidelines specific to each development type. The few single-family uses within the authorized hearing area are currently non-conforming in a CR district but are granted provisions to allow remodels and the right to rebuild if destroyed by natural disaster or other unintentional act; however, a non-conforming single-family structure may not be intentionally demolished and rebuilt in the CR Community Retail district. Under the proposed WMU-3 district, a single-family residence is not an allowed development type, but single-family living is allowed in the townhome, stacked-townhome, apartment, and mixed-use development types.

Conformity with the urban design standards is critical but should a structure become non-conforming due to this zoning change, the property owner will be notified prior to adoption of the new zoning and as per Article XIII, it will not be required to conform unless it undergoes major renovation. Major renovation is described in Article XIII as a building permit or series of building permits for the reconstruction, alteration, or modification of building that increases the floor area by at least 35%. Therefore, total additions to existing non-conforming structures that are less than 35% of the original floor area existing as of the date of the adoption of the zoning change will not need to conform with the zoning. However, it will still have to comply with the use and placement requirements and the height and elements requirements in Section 51A-13.304 for the development type. Additions that are less than 35% of the original floor area are not required to comply with maximum setback and minimum story requirements.

Regarding parking, staff has conducted a parking analysis of the existing uses within the authorized hearing area, comparing parking requirements under the current zoning (CR) and the proposed WMU-3 district. The analysis revealed that most businesses will realize parking reduction under WMU-3 district zoning. Changing the zoning to WMU-3 district will allow businesses to count abutting on-street parking towards their parking requirements, a provision that is currently not available under the existing CR zoning. Overall, adopting WMU-3 district will result in a surplus of surface parking in the district that could be utilized to permit new businesses or be utilized by surrounding businesses through parking agreements.

Although staff recommends a straight WMU-3 base zoning district, there have been requests from some business/property owners to either eliminate minimum parking requirements in the district or consider allowing greater parking reductions for legacy commercial structures. Both requests would require a Planned Development District (PD), which PUD and Transportation would like to avoid. While a PD can often solve an immediate problem, it may lead to unintended complications down the line such making amendment of the thoroughfare plan very difficult or overburdening property owners when they try to make changes to structures as they must amend the PD to make certain changes.

It is important to note that even with the parking reduction achieved under the form district, certain businesses like bars and restaurants may still not meet all their parking requirements with existing onsite parking and abutting on-street parking. Such businesses should consider alternative parking arrangements such as parking agreements with nearby establishments that have excess parking. Additionally, the ongoing citywide parking code amendment will reform parking standards and drastically reduce, or even eliminate parking requirements in commercial and mixed-use districts like downtown Elmwood.

To activate ground-level retail and streetscape, staff recommends Edgefield Avenue and Ferndale Avenue be designated with a shopfront overlay, which will make them the primary streets within the district. The designation will ensure that any development along those primary streets provide improved design of buildings, particular at the ground-level, to increase activation, vibrancy, and eyes on the street. Such improvement should include patios, porches, and numerous ground-level entry points and windows. As part of this rezoning project, PUD has partnered with the Transportation department to enhance the public realm through street, parking and intersection redesign to create safe, inviting, and walkable places that will help to facilitate easier accessibility and walkability within the district.

Finally, one of WOCAP's recommendations was for rezoning project to consider amending the existing CR zoning to permit restaurants to sell alcohol near schools and churches (by special use permit) to enable easier establishment of restaurant uses in the district. While alcohol sale separation distance is not entirely a zoning issue, staff has considered this recommendation and found that there are four churches and one elementary school within and abutting the authorized hearing area. These institutions are all located on the eastern part of the district. Applying a 300 feet alcohol control buffer around the school and the churches leaves unimpacted a significant part of the authorized hearing area, especially the Shopfront Overlay area, where bars and restaurants are most likely to locate. Therefore, staff recommends keeping the alcohol sale separation distance in place and letting restaurants within the 'alcohol control' buffer apply for a variance to sell alcohol.

CPC Action:
January 18, 2024

Motion: It was moved to recommend **approval** of an City Plan Commission authorized hearing for a WMU-3 Walkable Urban Mixed-Use District and a Shopfront Overlay on a portion in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres.

Maker: Chernock
Second: Shidid
Result: Carried: 13 to 1

For: 13 - Chernock, Hampton, Herbert*, Shidid, Wheeler- Reagan, Blair, Sleeper, Housewright, Treadway, Haqq*, Hall, Kingston, Rubin

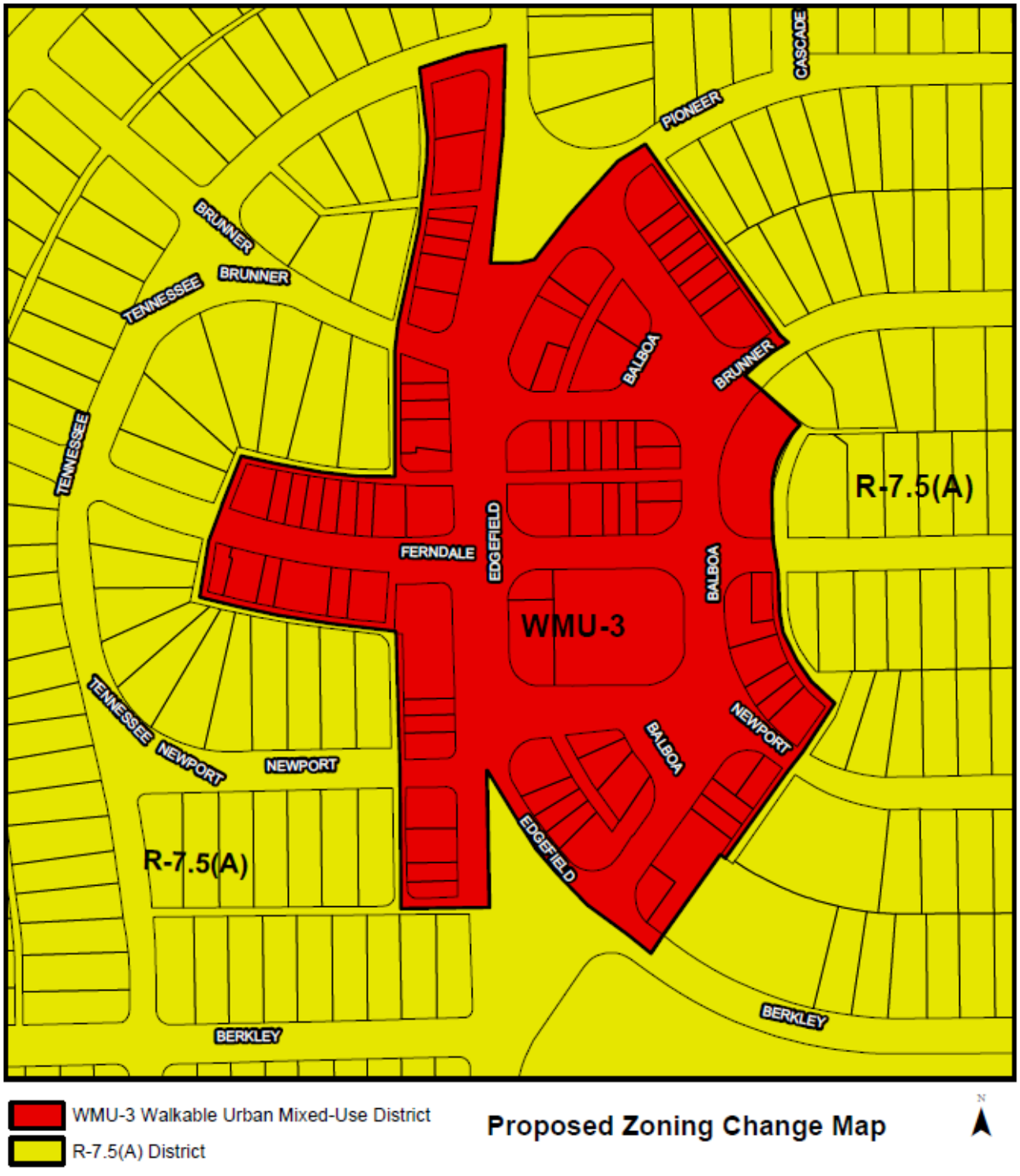
Against: 1 - Carpenter
Absent: 0
Vacancy: 1 - District 4

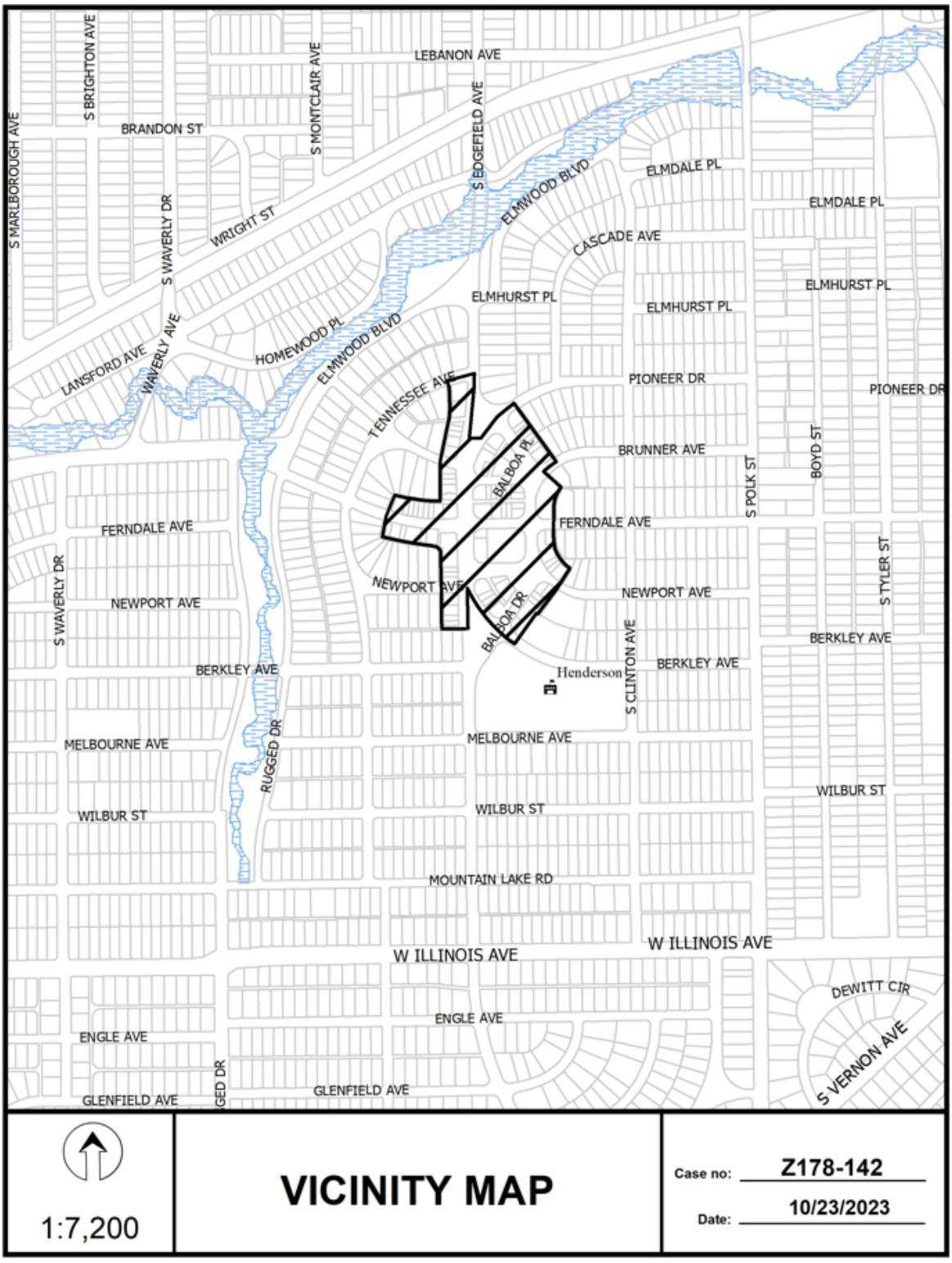
Notices: Area: 400 Mailed: 251
Replies: For: 6 Against: 11

*out of the room, shown voting in favor

Speakers: For: Andrew Wallace, 1407 Melbourne Ave., Dallas, TX, 75224
For (Did not speak): Matthew Glen, 1809 Balboa Pl., Dallas, TX, 75224
Against: Violeta Montejano, 1310 Melbourne Ave., Dallas, TX, 75224
Gerardo Figueroa, 2220 W. Clarendon Dr., Dallas, TX, 75208
Christine Hopkins, 1118 Elmwood Blvd., Dallas, TX, 75224 Jose Perez, 1810 N. Edgefield Dallas, TX, 75208
Staff: Megan Wimer, Manger, Planning and Urban Design
Andrea Gilles, Interim Director, Planning and Urban Design

CPC RECOMMENDED MAP



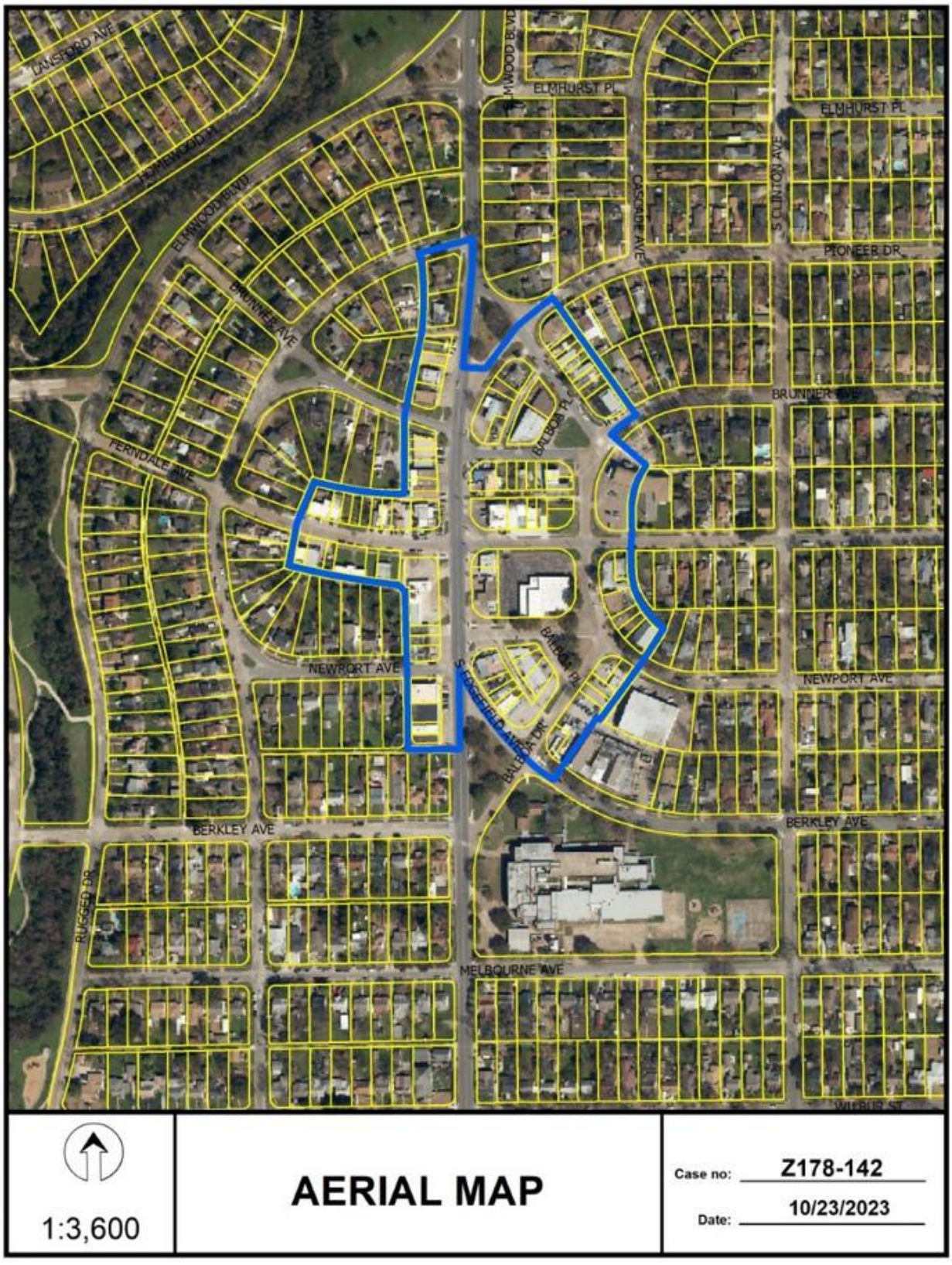


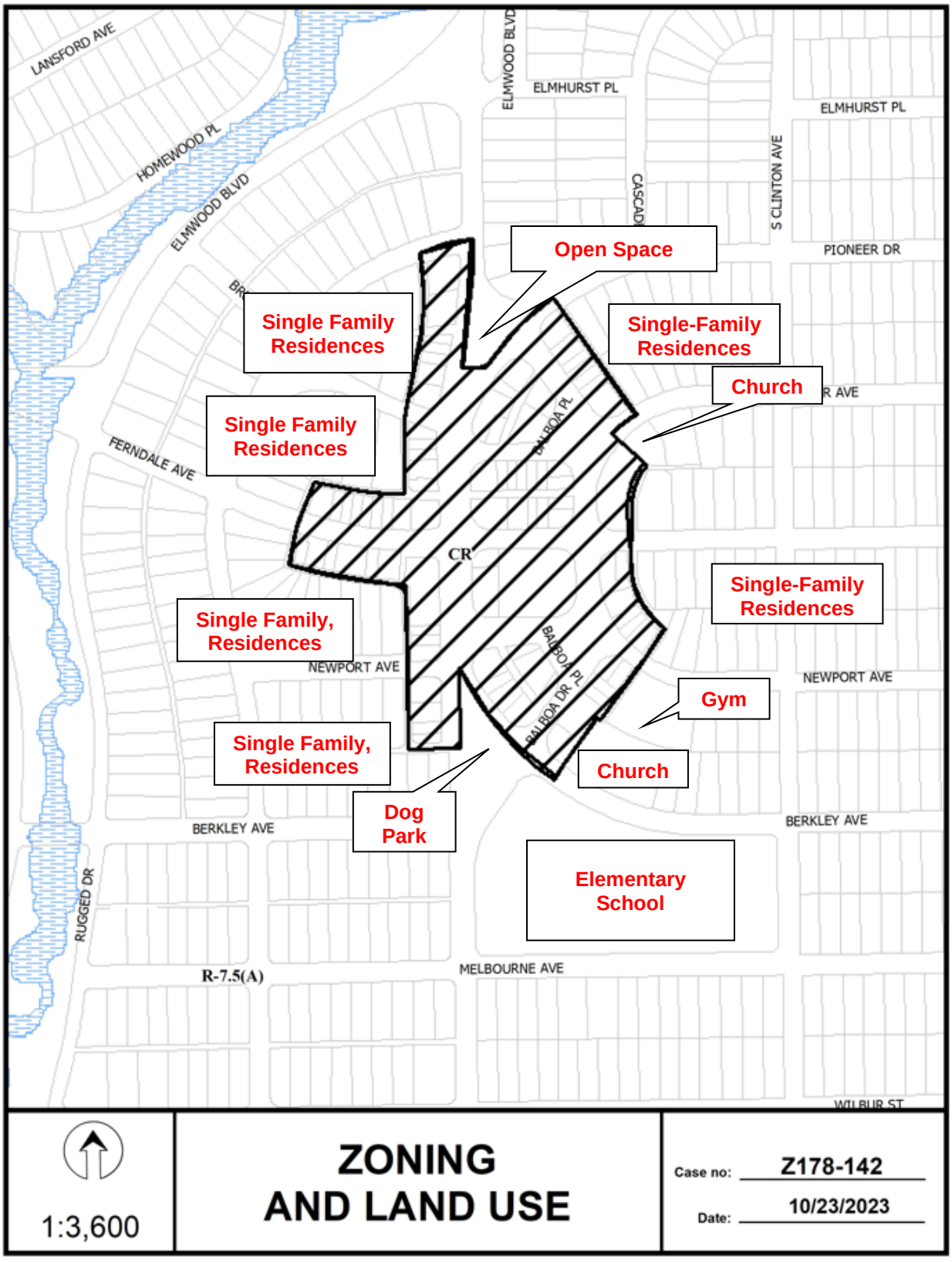
1:7,200

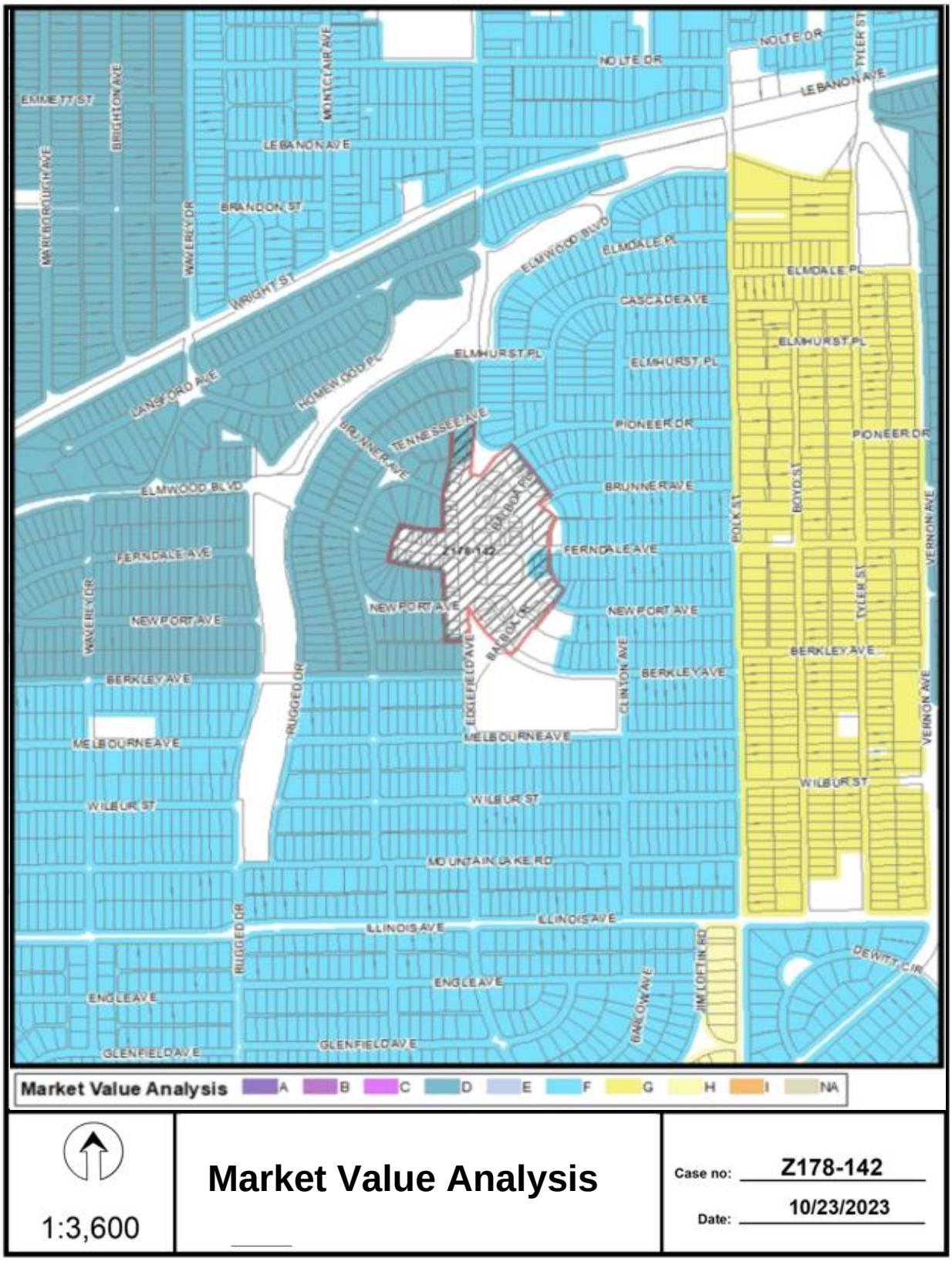
VICINITY MAP

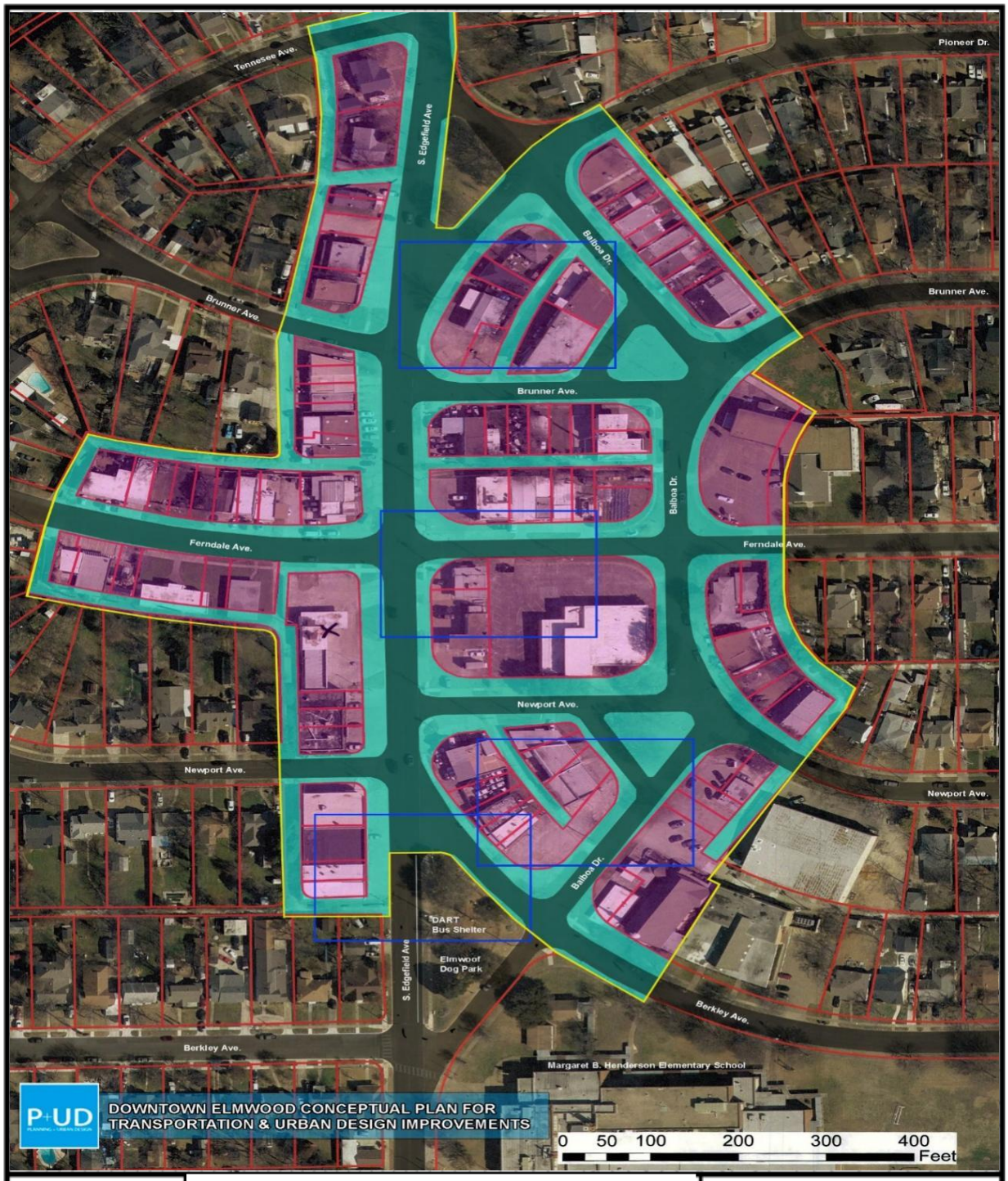
Case no: Z178-142

Date: 10/23/2023


LANSFORD AVE
ELMWOOD PL
ELMWOOD BLVD
BRUNNER AVE
ELMHURST PL
CASCADE AVE
S CLINTON AVE
PIONEER DR
BRUNNER AVE
BALBOA PL
FERNDALE AVE
NEWPORT AVE
S FIELDFIELD AVE
BALBOA DR
BERKLEY AVE
RUGGED DR
MELBOURNE AVE
WILBUR ST
1:3,600
AERIAL MAP
Case no: Z178-142
Date: 10/23/2023


LANSFORD AVE
HOMEWOOD PL
ELMWOOD BLVD
ELMWOOD BLVD
ELMHURST PL
ELMHURST PL
CASCADE
S CLINTON AVE
PIONEER DR
Open Space
Single Family Residences
Single-Family Residences
Church
Single Family Residences
FERNDALE AVE
BALBOA PL
CR
Single-Family Residences
Single Family, Residences
NEWPORT AVE
NEWPORT AVE
BALBOA
BALBOA DR PL
Gym
Single Family, Residences
Church
Dog Park
BERKLEY AVE
BERKLEY AVE
RUGGED DR
Elementary School
R-7.5(A)
MELBOURNE AVE
WILBUR ST
1:3,600
ZONING AND LAND USE
Case no: Z178-142
Date: 10/23/2023


EMMETT ST
BRIGHTON AVE
MONTCLAIR AVE
NOLTE DR
TYLER ST
LEBANON AVE
MAYBOROUGH AVE
WAVERLY DR
BRANDON ST
WRIGHT ST
ELMWOOD BLVD
ELMDALE PL
CASCADE AVE
ELMHURST PL
LANSFORD AVE
HOMEWOOD PL
BRUNNER AVE
TENNESSEE AVE
PIONEER DR
BOYD ST
POLK ST
VERNON AVE
FERNDALE AVE
BARBOSA DR
Z178-142
NEWPORT AVE
TYLER ST
BERKLEY AVE
EDGEFIELD AVE
CLINTON AVE
RUGGED DR
MELBOURNE AVE
WILBUR ST
MOUNTAIN LAKE RD
ILLINOIS AVE
ENGLE AVE
GLENFIELD AVE
BANCROFT AVE
JIM LOETTA RD
DEWITT CIR
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:3,600
Market Value Analysis
Case no: Z178-142
Date: 10/23/2023



1:7,200

Public Right of Way (ROW) constitutes about 50% of the authorized hearing land area. It could be redesigned and enhanced to provide bike and pedestrian-friendly environment while also providing on-street parking.

Case no: Z178-142

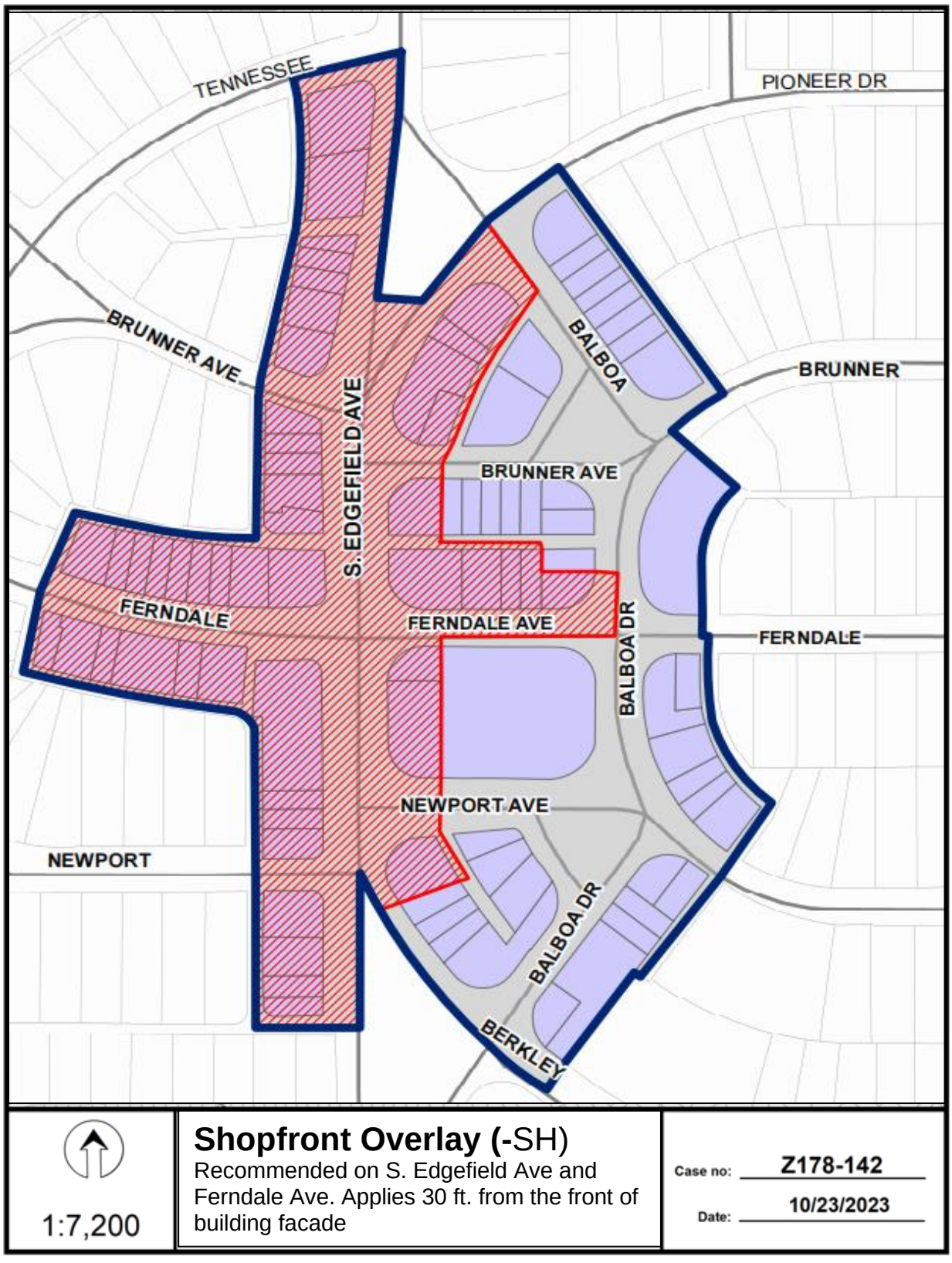
Date: 10/23/2023

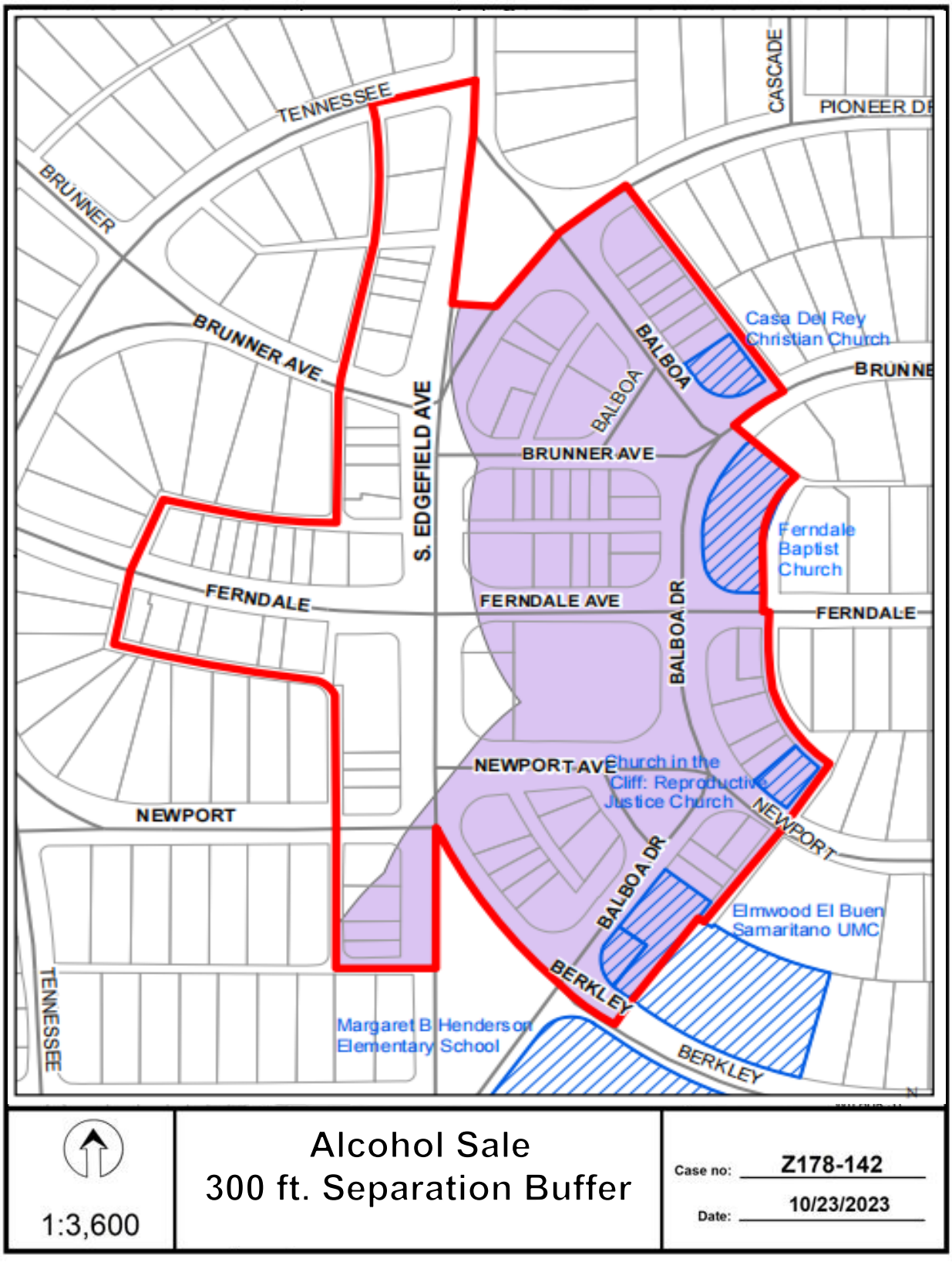
1:3,600

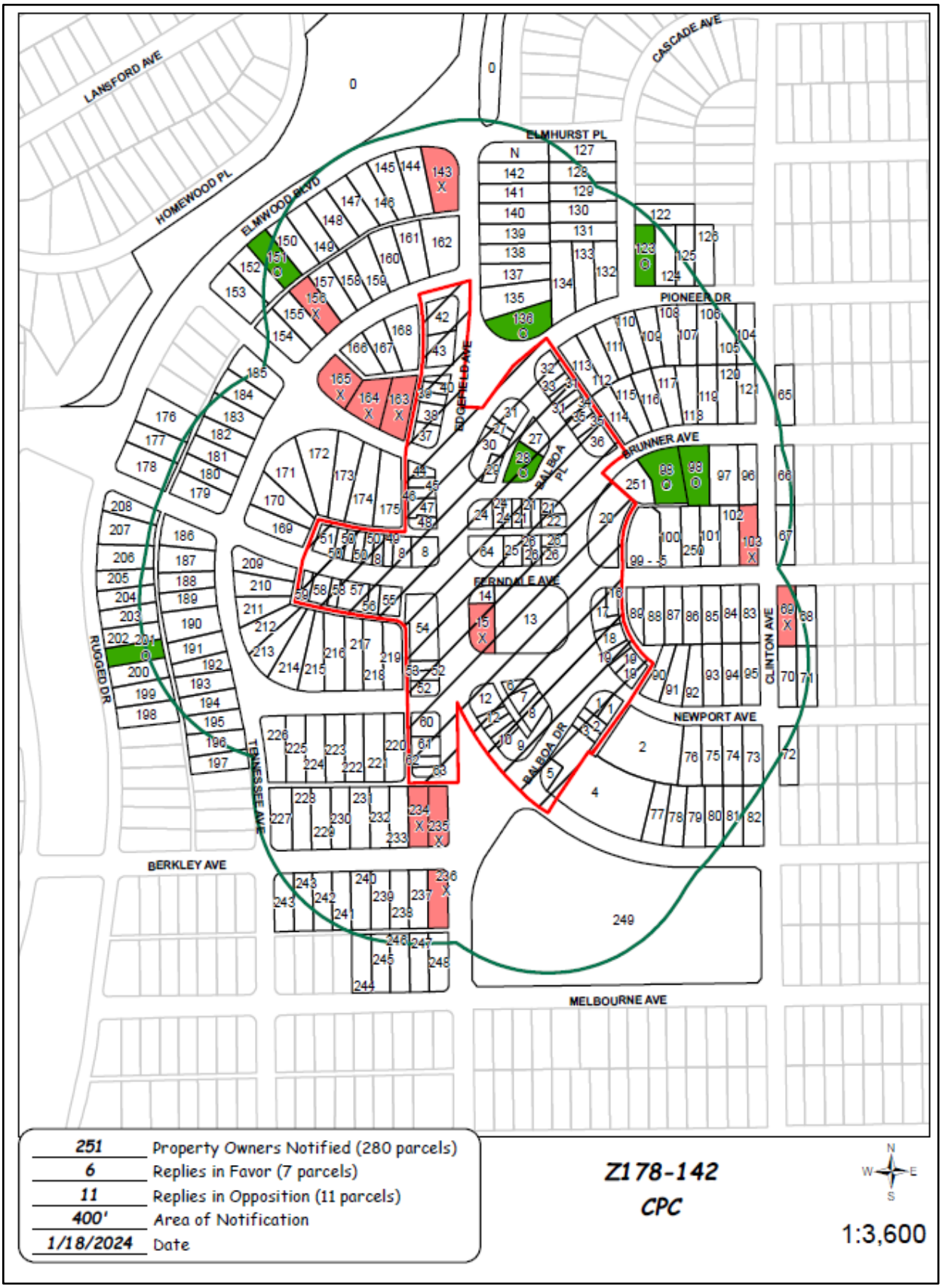
CONCEPTUAL PARKING TYPOLOGY & FRAMEWORK
Reconfiguring public ROW creates 38 new on-street parking that can be used to meet permitting requirements. Reverse angular parking recommended for pedestrian safety. Activation of the alleys for accessing to back service parking. New bike lane.

Case no: Z178-142

Date: 10/23/2023


TENNESSEE
PIONEER DR
BRUNNER AVE
BALBOA
BRUNNER
BRUNNER AVE
S. EDGEFIELD AVE
FERNDALE
FERNDALE AVE
BALBOA DR
FERNDALE
NEWPORT AVE
NEWPORT
BALBOA DR
BERKLEY
1:7,200
Shopfront Overlay (-SH)
Recommended on S. Edgefield Ave and Ferndale Ave. Applies 30 ft. from the front of building facade
Case no: Z178-142
Date: 10/23/2023


TENNESSEE
BRUNNER
BRUNNER AVE
S. EDGEFIELD AVE
CASCADE
PIONEER DR
BALBOA
BALBOA
BRUNNER AVE
Casa Del Rey Christian Church
BRUNNE
Ferndale Baptist Church
FERNDALE
FERNDALE AVE
FERNDALE
BALBOA DR
NEWPORT AVE
Church in the Cliff: Reproductive Justice Church
NEWPORT
NEWPORT
BALBOA DR
Elmwood El Buen Samaritano UMC
BERKLEY
BERKLEY
TENNESSEE
Margaret B. Henderson Elementary School
1:3,600
Alcohol Sale
300 ft. Separation Buffer
Case no: Z178-142
Date: 10/23/2023


LANSFORD AVE
HOMEWOOD PL
ELMWOOD BLVD
CASCADE AVE
ELMHURST PL
PIONEER DR
EDGEFIELD AVE
BALBOA PL
BRUNNER AVE
FERNDALE AVE
CLINTON AVE
NEWPORT AVE
BALBOA DR
RUGGED DR
TENNESSEE AVE
BERKLEY AVE
MELBOURNE AVE
251 Property Owners Notified (280 parcels)
6 Replies in Favor (7 parcels)
11 Replies in Opposition (11 parcels)
400' Area of Notification
1/18/2024 Date
Z178-142
CPC
N
W
E
S
1:3,600

Reply List of Property Owners

Z178-142

251 Property Owners Notified 6 Property Owners in Favor 11 Property Owners Opposed

Reply	*Label #*		*Address*	*Owner*
	1	1234	NEWPORT AVE	CARDIEL GUADALUPE ET AL
	2	1220	NEWPORT AVE	ELMWOOD UNITED
	3	2108	BALBOA DR	ELMWOOD UNITED
	4	1317	BERKLEY AVE	ELMWOOD METHODIST CH
	5	1323	BERKLEY AVE	RODRIGUEZ SERGIO A
	6	1304	NEWPORT AVE	CERDA ROSALIA
	7	2103	BALBOA DR	CERDA ROSALIA
	8	2107	BALBOA DR	VIVERO GENE ELIAS
	9	2111	BALBOA DR	ELMWOOD METHODIST CH
	10	2110	S EDGEFIELD AVE	MORENO FERNANDO E &
	11	2108	S EDGEFIELD AVE	REBUILDING OUR COMMUNITY
	12	2106	S EDGEFIELD AVE	HANEY JANICE KATHERINE &
	13	1309	NEWPORT AVE	OAK CLIFF LODGE NO 705
	14	2002	S EDGEFIELD AVE	Taxpayer at
X	15	2010	S EDGEFIELD AVE	CASTRO RAY & MARIA
	16	1230	FERNDALE AVE	RAMOS RENE V
	17	1232	FERNDALE AVE	ROJAS ADRIAN & LIALANDA
	18	2010	BALBOA DR	ALONSO RUBEN
	19	2018	BALBOA DR	CHURCH IN THE CLIFF
	20	1227	FERNDALE AVE	FERNDALE BAPTIST
	21	1302	BRUNNER AVE	BROWN SAMUEL L
	22	1907	BALBOA DR	LA VERDE OLMO LLC
	23	1306	BRUNNER AVE	MARTINEZ JOSE J JR &
	24	1312	BRUNNER AVE	CAMPOS RAUL
	25	1313	FERNDALE AVE	Taxpayer at
	26	1309	FERNDALE AVE	DOMINGUEZ ERIC

Reply	*Label #*		*Address*	*Owner*
	27	1811	BALBOA DR	MUNOZ JOE LUIS & ROSARIO
O	28	1809	BALBOA DR	BALBOA PLACE LLC
	29	1810	S EDGEFIELD AVE	PEREZ LAURA
	30	1810	S EDGEFIELD AVE	PEREZ LAURA &
	31	1802	BALBOA DR	MAZZMANIA LP
	32	1318	PIONEER DR	EVES HENRIETTA
	33	1808	BALBOA DR	GUDMUNDSSON GRETHA
	34	1814	BALBOA DR	CONGLETON JOHN
	35	1820	BALBOA DR	MUNOZ JOE LUIS &
	36	1317	BRUNNER AVE	SALAS JOEL
	37	1827	S EDGEFIELD AVE	MHY ALI LLC
	38	1823	S EDGEFIELD AVE	SAI E & E PROPERTIES INC
	39	1821	S EDGEFIELD AVE	SAI E & E PROPERTIES INC
	40	1819	S EDGEFIELD AVE	SAI E A& E PROPERTIES INC
	41	1817	S EDGEFIELD AVE	RUIZ JUAN R & EUSTOLIA V
	42	1805	S EDGEFIELD AVE	SIERRA GERMAN GREGORIO JR &
	43	1815	S EDGEFIELD AVE	PEREZ PEDRO S &
	44	1901	S EDGEFIELD AVE	RAMIREZ FRANCISCO J S
	45	1903	S EDGEFIELD AVE	RAMIREZ FRANCISCO SANCHEZ
	46	1905	S EDGEFIELD AVE	CARDENSA JUAN D & DEBORA
	47	1907	S EDGEFIELD AVE	CHAVEZ JOSE
	48	1913	S EDGEFIELD AVE	DELEON CRISTOBAL &
	49	1411	FERNDALE AVE	FELTCH JOHN V
	50	1415	FERNDALE AVE	LEE WILLIAM R
	51	1425	FERNDALE AVE	LEE WILLIAM R
	52	2019	S EDGEFIELD AVE	JOEBOB LTD
	53	2015	S EDGEFIELD AVE	EDGEFIELD OC LLC
	54	2003	S EDGEFIELD AVE	Taxpayer at
	55	1408	FERNDALE AVE	DISABLED AMERICAN VTRNS
	56	1412	FERNDALE AVE	DISABLED AMERICAN VTRN
	57	1414	FERNDALE AVE	DISABLED AMER VETERANS

Reply	*Label #*		*Address*	*Owner*
	58	1420	FERNDALE AVE	TORRES ABEL
	59	1426	FERNDALE AVE	NOVACINSKI JEFFREY ALAN
	60	2101	S EDGEFIELD AVE	VALDEZ ISAIAS & IRENE Y
	61	2105	S EDGEFIELD AVE	LOWBROW DALLAS LLC
	62	2109	S EDGEFIELD AVE	CHRISTOPHER JOE
	63	2111	S EDGEFIELD AVE	CHRISTOPHER JOSEPH T
	64	1910	S EDGEFIELD AVE	Taxpayer at
	65	1143	BRUNNER AVE	LEARY STEPHEN W
	66	1142	BRUNNER AVE	KLEMBARA DOUGLAS A & KELSI K
	67	1143	FERNDALE AVE	Taxpayer at
	68	1136	FERNDALE AVE	RUIZ JOSE SANCHES &
X	69	1142	FERNDALE AVE	LUNDAY HELEN JUNE
	70	1143	NEWPORT AVE	PLIS GIPSY DENISE
	71	1139	NEWPORT AVE	DELGADILLO OFELIA
	72	1142	NEWPORT AVE	MEDINA JUAN & FLORA R
	73	1202	NEWPORT AVE	KWAPIS ALEXANDER L
	74	1206	NEWPORT AVE	TALAMANTES ARTHUR E
	75	1210	NEWPORT AVE	WARR TAMI
	76	1214	NEWPORT AVE	Taxpayer at
	77	1223	BERKLEY AVE	FISCAL VICTOR U &
	78	1219	BERKLEY AVE	ZAVALA ONESIMO &
	79	1215	BERKLEY AVE	TONCHE EVENCIO & PAULINE
	80	1211	BERKLEY AVE	STEWART MORGANNE
	81	1207	BERKLEY AVE	BARBER JOHN A JR
	82	1203	BERKLEY AVE	HERNANDEZ RUTH & ALLEN
	83	1202	FERNDALE AVE	HERNANDEZ OLGA PATRICIA
	84	1206	FERNDALE AVE	HOUCHIN ZACHARY M &
	85	1210	FERNDALE AVE	RIOS JUAN & MARGARITA M
	86	1214	FERNDALE AVE	REACHI ABRAHAM & MARIA L
	87	1218	FERNDALE AVE	AVILA LIDIA GARCIA
	88	1222	FERNDALE AVE	CULLAR JAMES W JR

Reply	*Label #*		*Address*	*Owner*
	89	1226	FERNDALE AVE	CULLAR KATHERINE C
	90	1223	NEWPORT AVE	HICKS ROBERT G
	91	1219	NEWPORT AVE	CHAVEZ EBER & BRENDA ESMERALDA
	92	1215	NEWPORT AVE	Taxpayer at
	93	1211	NEWPORT AVE	HOLLINS JEREAN ELAINE
	94	1207	NEWPORT AVE	MONTOYA PABLO & BERTHA
	95	1203	NEWPORT AVE	JERNIGAN RONI
	96	1204	BRUNNER AVE	REITINGER JOHN & NELL
	97	1206	BRUNNER AVE	HEARN RACHEL MESHEALLE
O	98	1214	BRUNNER AVE	LEGGE PROPERTIES LTD
	99	1227	FERNDALE AVE	FERNDALE BAPTIST
	100	1219	FERNDALE AVE	BERNAL MARTHA A &
	101	1211	FERNDALE AVE	HERNANDEZ JOSE F & ESPERANZA D
	102	1207	FERNDALE AVE	PATTERSON STEVEN C
X	103	1203	FERNDALE AVE	MCBREARTY LAWRENCE E JR
	104	1202	PIONEER DR	CARDONA TERESA
	105	1206	PIONEER DR	FULTON ALBERT JR & KATHY
	106	1210	PIONEER DR	CASTANEDA MANUEL &
	107	1214	PIONEER DR	ROBKIN HOLDINGS LLC
	108	1218	PIONEER DR	TURNER MARK
	109	1222	PIONEER DR	MURILLO MAURICIO &
	110	1302	PIONEER DR	SCHIAVENATO GABRIELLE
	111	1306	PIONEER DR	GUNCHICK MELANIE
	112	1310	PIONEER DR	GONZALEZ AURELIO &
	113	1314	PIONEER DR	ROJAS LUIS M &
	114	1311	BRUNNER AVE	ARMSTRONG DEIADRA
	115	1307	BRUNNER AVE	NOZYKOWSKI JAIMESON A &
	116	1303	BRUNNER AVE	BLOOMER KERRY
	117	1219	BRUNNER AVE	SMITH WILLIAM & LYNDA S
	118	1215	BRUNNER AVE	BOYNTON SCOTT &
	119	1211	BRUNNER AVE	GARDNER CHRISTOPHER B & SARA

Reply	*Label #*		*Address*	*Owner*
	120	1207	BRUNNER AVE	GUILLORY CHESTER L ETAL
	121	1203	BRUNNER AVE	RANGEL ANDREW M & LINDA T
	122	1714	CASCADE AVE	DURANT LINDA J
O	123	1223	PIONEER DR	GRANDAM PROPERTIES LLC
	124	1219	PIONEER DR	CUMBY MICHAEL & JUDY
	125	1215	PIONEER DR	LOPEZ MARTIN
	126	1211	PIONEER DR	COUCH PATRICIA & KEDRIC
	127	1703	CASCADE AVE	MILLER DEVIN LEE &
	128	1707	CASCADE AVE	GONZALEZ JOSE G
	129	1711	CASCADE AVE	SALAZAR JUANA &
	130	1715	CASCADE AVE	AMADOR NATHALIE
	131	1719	CASCADE AVE	CORLAE LINDSEY &
	132	1303	PIONEER DR	CRAGLOW OSHEA L & SCOTT
	133	1307	PIONEER DR	HERNANDEZ CARLOS
	134	1311	PIONEER DR	PINKERTON BARBARA
	135	1732	S EDGEFIELD AVE	CONGER TRAVIS K &
O	136	1736	S EDGEFIELD AVE	TASSET CHARISSE LEA
	137	1726	S EDGEFIELD AVE	AVILA GUILLERMO & ROSA
	138	1722	S EDGEFIELD AVE	WALTHER DON B & BLAIR B
	139	1718	S EDGEFIELD AVE	HERNANDEZ JUAN ANTONIO
	140	1714	S EDGEFIELD AVE	CERDA MARIO &
	141	1710	S EDGEFIELD AVE	SANCHEZ FELIBERTO &
	142	1706	S EDGEFIELD AVE	BURNS JAMES III &
X	143	1406	ELMWOOD BLVD	GARNER ROY R
	144	1410	ELMWOOD BLVD	WILSON TIFFANY
	145	1416	ELMWOOD BLVD	SMITHAM PAMELA
	146	1420	ELMWOOD BLVD	FREEMAN TERRI L
	147	1424	ELMWOOD BLVD	BROWN DARIN
	148	1430	ELMWOOD BLVD	RAMIREZ SALVADOR &
	149	1504	ELMWOOD BLVD	OSBURN ALISON &
	150	1506	ELMWOOD BLVD	HUFF TERRY R

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O	151	1512	ELMWOOD BLVD	YIP ANNIEKY & DAVID BARRETT
	152	1514	ELMWOOD BLVD	TAYLOR MONA L
	153	1526	ELMWOOD BLVD	CORNELIUS RAYMEL &
	154	1839	TENNESSEE AVE	SANCHEZ ESAU A
	155	1835	TENNESSEE AVE	MURRAY PHILLIP & ELIZABETH
X	156	1831	TENNESSEE AVE	GUYGER WILLIAM JR
	157	1827	TENNESSEE AVE	RUBIO JAVIER &
	158	1823	TENNESSEE AVE	SUHREN DAVID
	159	1819	TENNESSEE AVE	GALINDO LILIA A
	160	1815	TENNESSEE AVE	SALAS JOSE &
	161	1811	TENNESSEE AVE	DELAROSA SALVADOR H &
	162	1717	S EDGEFIELD AVE	MEZA JESSE
X	163	1411	BRUNNER AVE	HOUSTON HEATHER H
X	164	1419	BRUNNER AVE	GUERRA JOE D
X	165	1427	BRUNNER AVE	MEDINA CRISTINA
	166	1826	TENNESSEE AVE	ROY ERIN W & KYLE A
	167	1818	TENNESSEE AVE	ESPINOSA KATHLEEN
	168	1814	TENNESSEE AVE	QUIRINO NORA
	169	1914	TENNESSEE AVE	MANKIN TIMOTHY R & LORENA
	170	1910	TENNESSEE AVE	VILLANUEVA JOEL G &
	171	1904	TENNESSEE AVE	Taxpayer at
	172	1424	BRUNNER AVE	CARRASCO JOSEPH & JAIME MARIE
	173	1420	BRUNNER AVE	CAGLE ANDREW PHILLIP &
	174	1414	BRUNNER AVE	LOPEZ FEDERICO &
	175	1412	BRUNNER AVE	AMBRIZ MARTIN &
	176	1622	ELMWOOD BLVD	PEARCE JEFFREY B
	177	1626	ELMWOOD BLVD	TEMPUS FUGIT LLC
	178	1630	ELMWOOD BLVD	DERDEYN LEEANN & JAMES BENJAMIN
	179	1927	TENNESSEE AVE	PHUONG DO HA
	180	1923	TENNESSEE AVE	GARCIA JAVIER &
	181	1919	TENNESSEE AVE	PEREZ MATIAZ

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	182	1915	TENNESSEE AVE	SARNO MEGAN ELIZABETH & RYAN C
	183	1911	TENNESSEE AVE	PINALES NORA L
	184	1907	TENNESSEE AVE	Taxpayer at
	185	1903	TENNESSEE AVE	VOSS VERNON
	186	2003	TENNESSEE AVE	RODRIGUEZ MAGDALENA
	187	2007	TENNESSEE AVE	SAIDI MOOATH &
	188	2011	TENNESSEE AVE	SARASON RONALD S
	189	2015	TENNESSEE AVE	JAMES MARIE E
	190	2017	TENNESSEE AVE	DALEHURST CAPITAL LLC
	191	2023	TENNESSEE AVE	CARDONA ROGELIO
	192	2027	TENNESSEE AVE	ARRIAGA PEDRO
	193	2031	TENNESSEE AVE	MAREZ MARISSA
	194	2035	TENNESSEE AVE	PEREIRA HILARIO &
	195	2103	TENNESSEE AVE	TORRES JOSE LUIS
	196	2107	TENNESSEE AVE	NUNEZ GENARO
	197	2111	TENNESSEE AVE	GONZALES AMANDA
	198	2102	E RUGGED DR	MARTINEZ JOSE R
	199	2042	E RUGGED DR	AYRES LUKE A & JOY L
	200	2038	E RUGGED DR	HUNDLEY DEBRA
O	201	2034	E RUGGED DR	PETREE JONATHN
	202	2030	E RUGGED DR	WESLEY TIMOTHY ALAN
	203	2026	E RUGGED DR	MINEHANE MICHELLE RENEE
	204	2022	E RUGGED DR	OSTER CHARLES DAVID &
	205	2018	E RUGGED DR	CORNELIUS GARREN W
	206	2014	E RUGGED DR	GUZMAN ASHLEY C
	207	2008	E RUGGED DR	UMORIN MIKHAIL P
	208	2002	E RUGGED DR	HERNANDEZ-CASIANO MAYRA
	209	2002	TENNESSEE AVE	GONZALEZ MARIA ELISA
	210	2008	TENNESSEE AVE	MARTINEZ ODILON &
	211	2012	TENNESSEE AVE	CANO SERGIO & CAMELIA
	212	2020	TENNESSEE AVE	GARCIA JORGE &

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	213	2024	TENNESSEE AVE	DELIRA JOSE DEJESUS
	214	1511	NEWPORT AVE	POTTS JULIE RIVERA & STEPHEN
	215	1507	NEWPORT AVE	ALFARO NICHELE
	216	1423	NEWPORT AVE	NEWELL SEAN B
	217	1419	NEWPORT AVE	MARTINEZ HECTOR
	218	1415	NEWPORT AVE	MARTINEZ DAVID & CLAUDIA ASTRAN
	219	1411	NEWPORT AVE	PALMER WILLIE B EST OF
	220	1410	NEWPORT AVE	CONWAY EDWARD HAROLD JR
	221	1414	NEWPORT AVE	ALVARADO CHRISTINA
	222	1418	NEWPORT AVE	FOX KURT R
	223	1502	NEWPORT AVE	MAHER BARBARA JEAN
	224	1506	NEWPORT AVE	ROSS TONY C &
	225	1510	NEWPORT AVE	PENA JULIE
	226	1514	NEWPORT AVE	VEGA JESUS D & YDALIA R
	227	1515	BERKLEY AVE	FERNANDEZ FIDEL &
	228	1511	BERKLEY AVE	GONZALEZ JOE A & RACHEL
	229	1507	BERKLEY AVE	HERNANDEZ RAMONA
	230	1503	BERKLEY AVE	RANGEL NUBIA E &
	231	1419	BERKLEY AVE	ROJAS BERTHA BENITEZ
	232	1415	BERKLEY AVE	FRAIRE LUIS
	233	1411	BERKLEY AVE	SOTO PEDRO A
X	234	1407	BERKLEY AVE	PINONES ERNESTINA
X	235	1403	BERKLEY AVE	DELAROSA YOLANDA P
X	236	1402	BERKLEY AVE	SOTO JESUS S
	237	1406	BERKLEY AVE	GARDUNO BONIFACIO &
	238	1410	BERKLEY AVE	FLORES MAURO A &
	239	1414	BERKLEY AVE	MARTINEZ RITA
	240	1418	BERKLEY AVE	FACUNDO PABLO & PENA PATRICIA
	241	1502	BERKLEY AVE	RODELA MANUEL &
	242	1506	BERKLEY AVE	DIAZ MARTIN
	243	1510	BERKLEY AVE	MONGE SERAFIN

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	244	1419	MELBOURNE AVE	LOPEZ ROBERTO & AMPARO
	245	1415	MELBOURNE AVE	BOYLAN JEANETTE TERESE
	246	1411	MELBOURNE AVE	BOULDIN TEHRA Y
	247	1407	MELBOURNE AVE	WALLACE ANDREW & LAURA
	248	1403	MELBOURNE AVE	ARANDA IGNACIO
	249	2200	S EDGEFIELD AVE	Dallas ISD
	250	1215	FERNDALE AVE	DELIRA GERARDO
	251	1226	BRUNNER AVE	LEGGE PROPERTIES LTD