

**CITY PLAN COMMISSION****THURSDAY, MAY 2, 2024****Planner: Giahanna Bridges****FILE NUMBER:** Z234-106(GB) **DATE FILED:** August 29, 2023**LOCATION:** East line of North Walton Walker Boulevard**COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** Approx. 16.421 **CENSUS TRACT:** 48113010701

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates**OWNER:** PD England LTD**APPLICANT:** LDG Development**REQUEST:** An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to setbacks, density, lot size, height, parking, design standards, and mixed income housing to allow multifamily on the site.**STAFF RECOMMENDATION:** **Approval**, subject to a development plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- The property is currently zoned R-7.5(A).
- Multi-family land use is not allowed in R-7.5(A).
- The area is currently undeveloped.
- The property is surrounded by single-family uses and very few vacant lots.
- The applicant proposes to build 300 mixed-income family units.
- The applicant proposes to have primary access to the property on North Walton Walker Boulevard. Pedestrian and emergency access only will be provided on North Tillery Avenue.

**Zoning History:**

There has been one zoning case in the area in the last five years.

1. **Z201-301:** On May 25, 2022, City Council approved Planned Development District No. 1083 located on the west line of Walton Walker Boulevard and north of Davis Street.

**Thoroughfares/Streets:**

| Thoroughfare/Street      | Type         | Existing/Proposed ROW |
|--------------------------|--------------|-----------------------|
| North Walton Walker Blvd | Local Street | -                     |

**Traffic:**

Engineering staff reviewed a traffic impact analysis dated April 28, 2023, and later revised on February 29, 2024, for the proposed multifamily development located at on Northbound Loop 12 Frontage Road, north of West Davis Street. Findings of the analysis show that all study intersections are expected to operate at acceptable conditions, except for the interchanges on Loop 12 at Davis Street and at Jefferson Blvd. These intersections will experience noticeable delays through the horizon (2030) condition. The Texas Department of Transportation is aware of these conditions and anticipates plans to reconstruct this corridor from Spur 408 to SH 183. Engineering staff recommends approval of the proposed development. Two conceptual design elements remain pending as of the date of this report:

- **Right turn lane:** The traffic study is inconclusive in its recommendation to accommodate a right turn deceleration lane at its main entry driveway on the northbound service road. This item remains pending. Staff recommends

postponing a final determination to permitting with this project's review of engineering plans. The applicant is aware that the most critical factor is that their proposed right turn deceleration lane would require approval from adjacent property owner whose access would be denied access along the proposed right turn lane. A practical solution would require switching the main entry to the north driveway, leaving the south driveway as an exit and emergency access only.

- **Parking:** Applicant did not provide a parking demand analysis to justify their proposed parking supply. However, a report by Dunaway dated March 5, 2024, shows that 16 individually selected developments provide an average of 1.5 parking spaces per unit, in excess of published parking demand and parking requirements.

### **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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

**Policy 1.1.2** Focus on Southern Sector development opportunities.

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

##### **GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

**Policy 1.3.1** Create housing opportunities throughout Dallas.

#### **ECONOMIC ELEMENT**

##### **GOAL 2.1 PROMOTE BALANCED GROWTH**

**Policy 2.1.3** Support efforts to grow retail and residential opportunities in the Southern Sector.

##### **GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

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

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

*The proposal to provide an emergency vehicular and pedestrian connection to the surrounding neighborhood will ensure this new residential development will be linked to the existing residential area surrounding the property.*

## **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.

*The proposal to provide sidewalks and a walking trail throughout the site supports this policy.*

## **URBAN DESIGN ELEMENT**

### **GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY**

**Policy 5.1.1** Promote pedestrian friendly streetscapes.

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

### **GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

**Policy 5.2.1** Maintain neighborhood scale and character.

### **GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Policy 5.3.2** Direct pedestrian routes to home, school, or work.

*By providing a pedestrian connection to the surrounding neighborhood, residents will be able to walk to Arcadia Park Elementary School, which is an approximately thirteen-minute walk from the site to the north. Additionally, the site is an approximately fourteen-minute walk to the south to the Arcadia Park Annex, which provides adult education services through the Dallas Independent School District.*

## ENVIRONMENT ELEMENT

### GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

**Policy 6.3.3** Limit vehicle miles traveled.

## NEIGHBORHOOD PLUS

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

**GOAL 6.1** Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

**GOAL 6.2** Expand affordable housing options and encourage its distribution throughout the city and region.

### Land Use:

|                  | Zoning      | Land Use         |
|------------------|-------------|------------------|
| <b>Site</b>      | R-7.5(A)    | Undeveloped      |
| <b>North</b>     | R-7.5(A)    | Single family    |
| <b>Northwest</b> | A(A)        | Undeveloped      |
| <b>West</b>      | MC-1        | Undeveloped      |
| <b>Southwest</b> | PD No. 1083 | Undeveloped      |
| <b>South</b>     | CS          | Community retail |
| <b>Southeast</b> | R-7.5(A)    | Single family    |

### Land Use Compatibility:

The area of request is currently undeveloped and zoned R-7.5(A). To the north of the site is zoned R-7.5(A) and developed with single-family uses, to the northwest is zoned A(A) and is undeveloped, to the west is zoned MC-1 and developed with manufactured homes, to the southwest is planned development number 1083 and is undeveloped, to the south is zoned community services(CS) and developed with community retail uses, and to the southeast is zoned R-7.5(A) and developed with single-family uses.

The applicant proposes to develop this land with 300 multi-family units, with five percent of the units being mixed-income units. The residents in mixed-income units will fall within 81-100 of the Area Median Family Income (AMFI).

To accomplish this, the applicant proposes a new Planned Development District with a base zoning of MF-2(A). The applicant will adhere to many of the development standards of MF-2(A) with some deviations. The applicant is requesting deviations from the lot area, density, height, and side/rear yard setback.

Although the side/rear setback for MF-2(A) is 15 feet, the applicant is requesting to reduce the side/rear yard setback to 10 feet. The applicant is requesting a 12-foot increase to the height requirements if affordable units are provided. Lastly, the applicant is requesting to remove the 1,000 square foot lot area requirement that is required in MF-2(A).

Staff supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed planned development conditions are in line with the goals of the comprehensive plan. The proposed development is intended to support the need for more diverse and affordable housing. The potential residents will benefit from the connection to the neighborhood because it creates a more walkable community. Arcadia Park Elementary School is a thirteen-minute walk from the proposed development. The Arcadia Park Annex adult education building is a fourteen-minute walk from the proposed development. The connection between the neighborhood and community resources may reduce the need for cars.

## Development Standards

The table below compares the difference between the existing R-7.5(A), base zone district of MF-2(A), and the proposed Planned Development District conditions.

| District                                            | Setback |           | Density                                                                                      | Height                     | Stories                                    | Lot Coverage | Special Standards  | Primary Uses  |
|-----------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------|--------------|--------------------|---------------|
|                                                     | Front   | Side/Rear |                                                                                              |                            |                                            |              |                    |               |
| Existing 1:<br>R-7.5(A)                             | 25'     | 5'        | 1 du/7,500 sf                                                                                | 30'                        | No max                                     | 45%          |                    | Single family |
| Base:<br>MF-2(A)                                    | 15'     | 15'       | Min lot 1,000 sf<br>800 sf – E<br>1,000 sf – 1BR<br>1,200 sf – 2BR<br>+150 sf each<br>add BR | 36'                        | No max                                     | 60%          | Proximity<br>Slope | Multifamily   |
| PD<br>Conditions<br>with base<br>zone of<br>MF-2(A) | 15'     | 10'       | 300 du max                                                                                   | 36' base<br>+12' w/<br>MIH | 3 stories max<br>+ 4 stories max<br>w/ MIH | 60%          | Proximity<br>Slope | Multifamily   |

## Mixed Income Housing

The applicant is proposing to build 300 multifamily units on this site with 5 percent mixed-income units. A total of 15 units will be at 81-100 percent AMFI.

The applicant is requesting permission to deviate from the height requirement of MF-2(A).

| District                                                   | Height                    | Primary Uses |
|------------------------------------------------------------|---------------------------|--------------|
| Standard:<br>MF-2(A)                                       | 36'                       | Multifamily  |
| Proposed<br>Planned<br>Development<br>with base<br>MF-2(A) | 36' base<br>+12' with MIH | Multifamily  |

The proposed conditions include a percentage of the total number of units as mixed-income housing units based on Adjusted Median Family Income (AMFI).

| Percentage of Units                      | Height |
|------------------------------------------|--------|
| Base                                     | 36'    |
| Proposed: 5% of units at<br>81-100% AMFI | 48'    |

Staff uses the Market Value Analysis (MVA) categories to evaluate requests for PDs with mixed-income housing. The area of request is located in an “H” MVA area. In “G,” “H,” and “I” MVA areas, staff’s standard recommendation is that five percent of the total units be reserved for households at 81 to 100 percent of AMFI. The applicant’s proposal is in line with staff’s standard recommendation.

### **Design Standards**

The applicant is requesting one deviation to the design standards outlined in Sec. 51A-4.1107. The applicant is requesting to increase the open space percentage by ten percent. The total open space percentage will be 20 percent.

### **Landscaping:**

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

### **Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for multifamily is one space per bedroom with a minimum of one space per dwelling unit with an additional one-quarter space per dwelling unit for guest parking if the required parking is restricted to resident parking only. The applicant is proposing a minimum of 1.5 spaces per dwelling unit, and 15 percent of the required parking will be available for guest parking.

Staff recommends that if affordable units are provided, the multifamily will be able to use the mixed income housing parking ratio in Sec. 51A-4.1100. This ratio requires a minimum one-half space per dwelling unit, with at least 15 percent of the required parking available for guest parking. This would simply be the *minimum* number of required spaces – the applicant could still provide additional spaces in excess of the required minimum.

### **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

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strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an “H” MVA area.

## **List of Officers**

### **LDG Development**

Chris Dischinger, Co-Principal

Mark Lechner, Co-Principal

Lisa Becker, Chief Financial Officer

Scott Brian, Director of Development

Jake Brown, Development Manager

Nick Chitwood, Executive Vice President

Justin Hartz, Director of Development

Zac Linsky, Development Manager

### **P. D. England, LTD**

Phil England, President

**PROPOSED CONDITIONS**

**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**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 on the east side of North Walton Walker Boulevard, south of Anderson Avenue. The size of PD \_\_\_\_ is approximately 16.5 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(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 zoning district.

**SEC. 51P- \_\_\_\_ .104. EXHIBIT.**

The following exhibit is incorporated into this article:

(1) Exhibit \_\_\_\_A: development plan.

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P- \_\_\_\_ .106. MAIN USES PERMITTED.**

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

**SEC. 51P-\_\_\_\_.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

**SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) Side and rear yard. Minimum side and rear yard is 10 feet.

(d) Density. Maximum number of dwelling units is 300.

(e) Lot size. No minimum lot size.

(f) 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 originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412 .) Exception: Except for chimneys, structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Except as provided in this section, if compliant with SEC. 51P-\_\_\_\_-111, maximum height is 48 feet. Ordinary projections listed in 51A-4.408 may exceed the maximum height by 12 feet.

(g) Stories. Maximum stories above grade is three. If compliant with Section 51P-\_\_\_\_-111, the maximum number of stories above grade is four.

**SEC. 51P- \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200, as amended, for the specific off-street parking and loading requirements for each use. If there is a conflict between the text of this article and Division 51A-4.200, the lesser off-street parking requirement applies.

*Staff's Recommendation*

(b) If compliant with Sec. 51P-\_\_\_\_-112, a minimum of one-half space per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

*Applicant's Request*

(b) If compliant with SEC. 51P-\_\_\_\_-112, a minimum of 1.5 spaces per dwelling unit is required for multifamily uses. At least 15 percent of the required parking must be available for guest parking.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. DEVELOPMENT BONUSES FOR MIXED INCOME HOUSING.**

(a) In general. Except as provided in this section, the development bonuses identified in the Yard, Lot, and Space and Parking sections of this Article apply if a minimum of five percent of the total number of units are available to households earning between 81 and 100 percent of AMFI and are in compliance with Ch. 51A-4.1100, as amended.

(b) Design standards. Compliance with Section 51A-4.1107 is not required.

**SEC. 51P- \_\_\_\_\_.112. DESIGN STANDARDS.**

(a) Applicability. The following design standards apply to new construction for multifamily uses.

(b) Street facing facades.

(1) Frontages. All street-fronting facades and open-space fronting facades must have at least one window and at least one common primary entrance facing the street or open space at street-level. The entrance must access the street or open space with an improved path connecting to the sidewalk. Transparency must be provided for a minimum of 25 percent of the total of each street-fronting facade or open-space fronting facade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

(2) Individual entries. Except as provided in this paragraph, a minimum of 60 percent of the street-level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk. For at-grade open space, a minimum of 60 percent of the open-space fronting dwelling units in each building must have individual entries that access the open space. EXCEPTION. This paragraph does not apply to retirement housing.

(3) Facade articulation. Street-fronting facades and open space-fronting facades exceeding 30 feet in length must have two of the following elements. Street-fronting facades and open space-fronting facades exceeding 100 feet in length must have four of the following elements.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.

(B) Architectural details such as raised bands and cornices.

(C) Architecturally prominent entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(c) Surface parking location. Surface parking must be setback a minimum of 30 feet from North Walton Walker Boulevard curb line.

(d) Passenger loading.

(1) A minimum of one off-street or on-street passenger loading space is required.

(e) Open space. A minimum of 20 percent of the lot area must be provided for active or passive recreation, playground activity, plaza, or landscaping.

(1) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of window sills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(2) Open space may contain primarily grass, vegetation, or open water; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(3) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, plaza, or similar type of outside common area.

(4) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(5) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(6) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(g) Sidewalks.

(1) Along North Walton Walker Boulevard, a minimum six-foot sidewalk with a minimum five-foot buffer must be provided.

(2) Internal sidewalks are required along private drives and must be a minimum of five feet wide. The location of the internal sidewalks must be provided in the location shown on the development plan (Exhibit \_\_\_\_A).

(3) A walking trail is required in the location shown on the development plan (Exhibit \_\_\_\_A) and must be a minimum of five feet wide.

(4) A minimum cumulative linear distance of 2,000 feet of sidewalk and walking trail must be provided throughout the Property.

(5) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing

(h) Landscaping buffer. An enhanced landscaping buffer must be provided as shown on the development plan (Exhibit \_\_\_\_A) along North Walton Walker Boulevard.

(i) Environmental protection. development will employ bioswales, semipermeable pavement, and storm drain filters.

(j) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to North Walton Walker Boulevard. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(k) Amenities for multifamily use.

- a. A minimum of one swimming pool is required with a minimum water surface area of 700 square feet.
- b. A minimum of one shade structure is required.
- c. A minimum of one playscape is required.
- d. A minimum of one dog park is required.

**SEC. 51P- \_\_\_\_.113. LANDSCAPING.**

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P- \_\_\_\_.114. SIGNS.**

Signs must comply with the provisions for non-business zoning districts in Article VII.

**SEC. 51P- \_\_\_\_.115. ADDITIONAL PROVISIONS.**

- (a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) The driveway providing access to North Tillery Avenue is restricted for non-emergency traffic to vehicles exiting the property. Signs prohibiting use of the driveway by entering traffic must be placed on the Property between the gate and North Tillery Avenue.

(d) Sound attenuation.

1. Housing units located within 1,000 feet and facing of a freeway must include standards for noise abatement and control to achieve an auditory environment not to exceed a day-night average sound level (Ldn) of 45 decibels (dBA) within project bedrooms. This criterion addresses noise exposure associated with nearby traffic or transit operations only. Architectural design measures used to produce this result may include, but not be limited to, include the following:

(a) site orientation or layout for buildings to serve as a noise shield;

(b) integration of a buffer, barrier, or open space or other site layout measures;

(c) building layout to consider location of exterior balconies and terraces to mitigate noise introduction into the building;

(d) exterior wall assemblies to include sound attenuation measures through wall construction and detailing; or

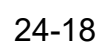
(e) exterior door and window specifications and detailing such as fully insulated and sealed perimeters.

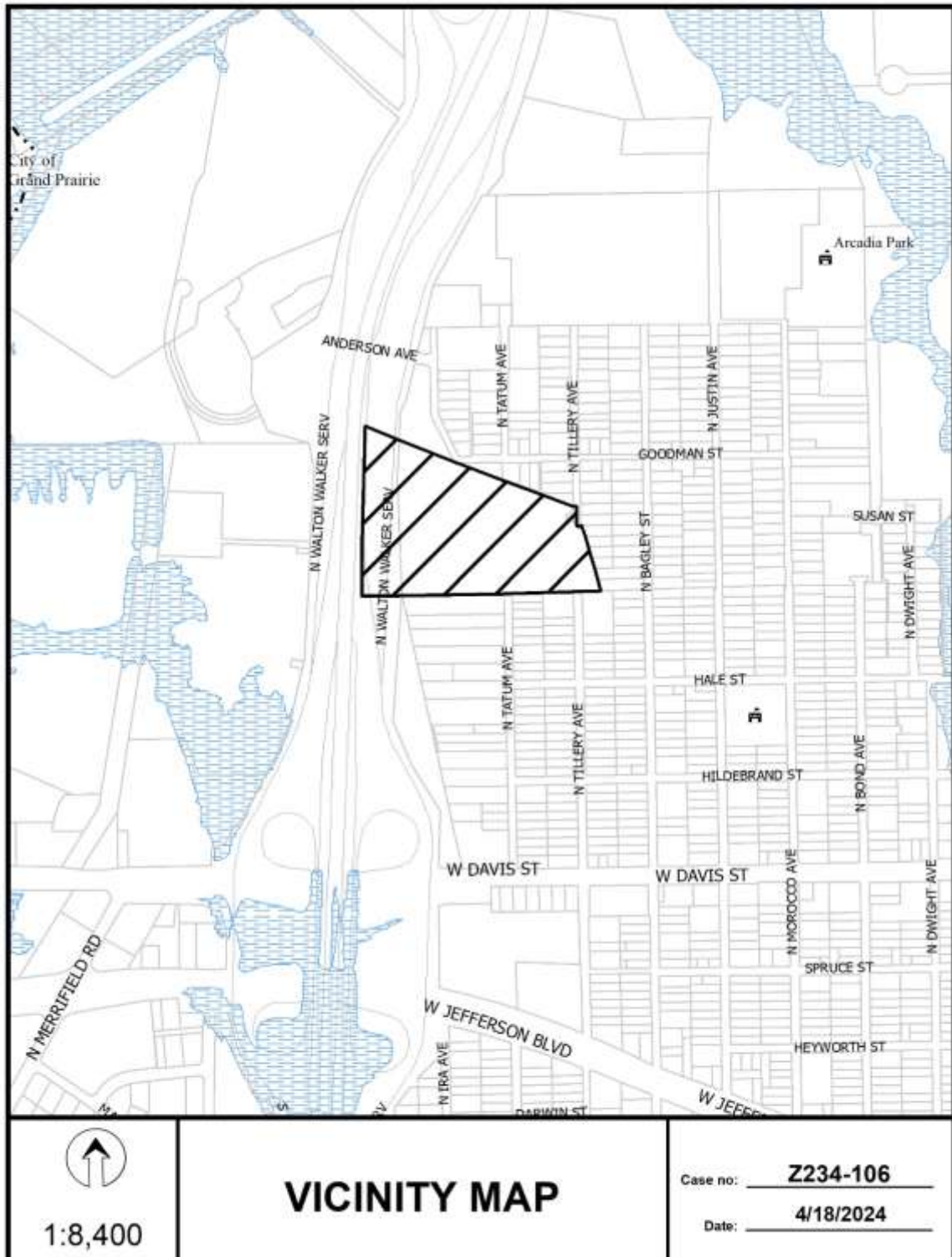
2. An environmental/architectural noise assessment and report will be provided to confirm acceptable exterior-to-interior sound isolation and compliance with the 45 dB Ldn limit.

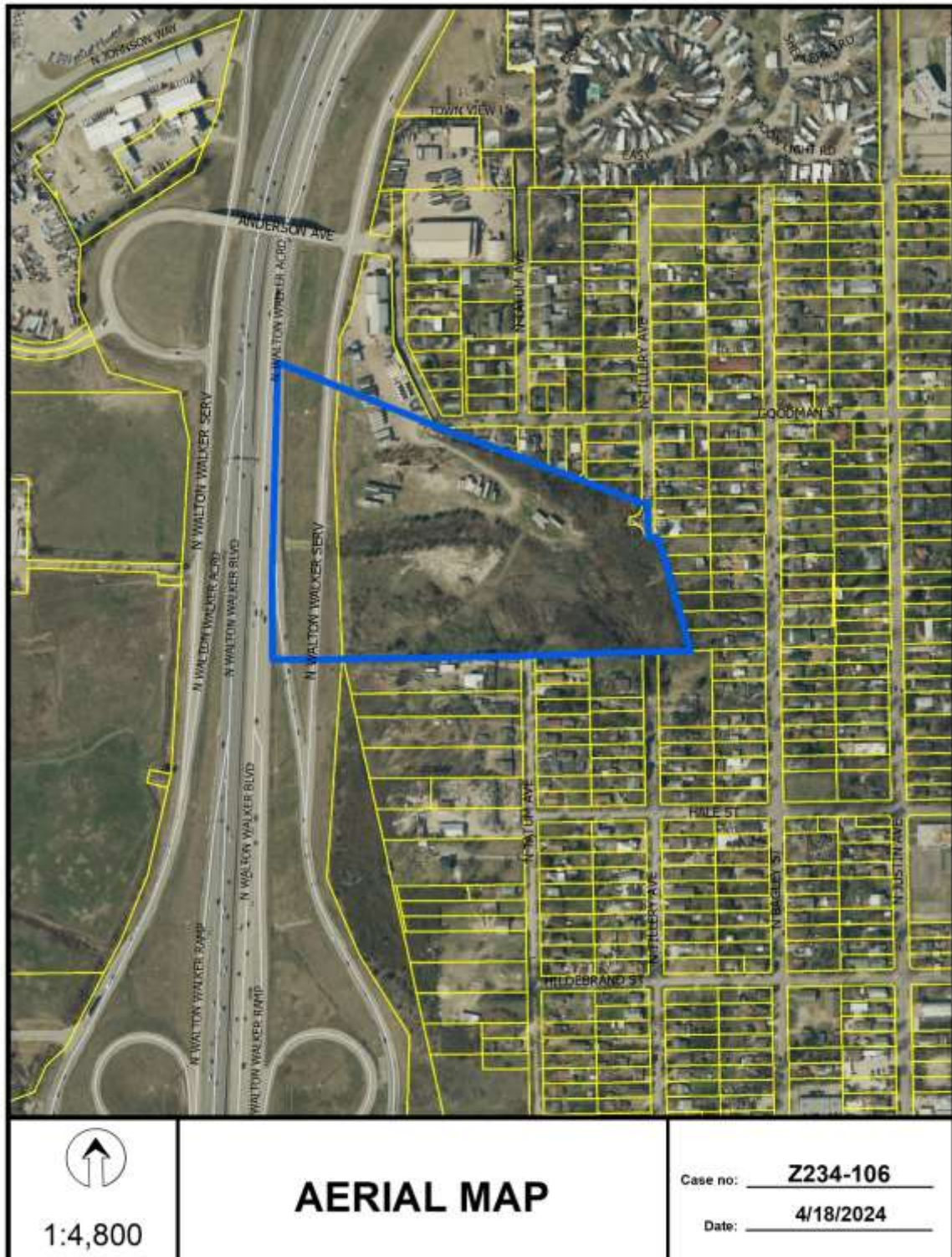
**SEC. 51P-\_\_\_\_.116. COMPLIANCE WITH CONDITIONS.**

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

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

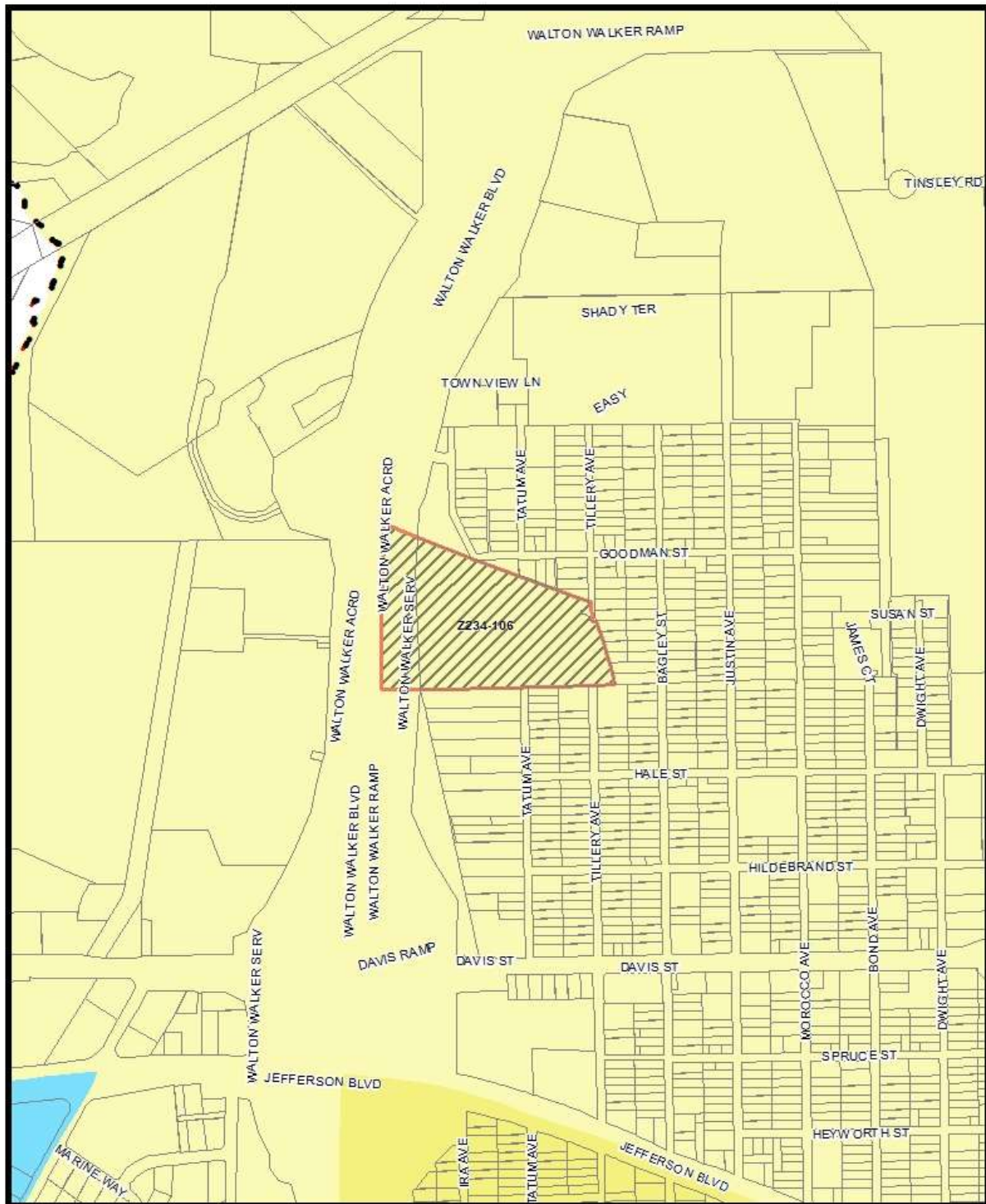












Market Value Analysis A B C D E F G H I NA



1:8,400

## Market Value Analysis

Printed Date: 4/18/2024



## ***Notification List of Property Owners***

***Z234-106***

***134 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b>     | <b><i>Owner</i></b>                |
|-----------------------|---------------------------|------------------------------------|
| 1                     | 1200 N WALTON WALKER BLVD | P D ENGLAND LTD                    |
| 2                     | 1200 WALTON WALKER BLVD   | 1200 NORTH WALTON WALKER LP        |
| 3                     | 1107 N JUSTIN AVE         | AVINA CONSUELO G EST OF            |
| 4                     | 1123 N JUSTIN AVE         | RANGEL RICARDO &                   |
| 5                     | 1111 N JUSTIN AVE         | SEGURA MARIA                       |
| 6                     | 1115 N JUSTIN AVE         | SEGURA CIRENIO & MARIA             |
| 7                     | 1120 N BAGLEY ST          | ALANIZ ANA                         |
| 8                     | 1116 N BAGLEY ST          | RONALD PROPERTIES LLC              |
| 9                     | 1114 N BAGLEY ST          | GUTIERREZ ISRAEL &                 |
| 10                    | 1154 N BAGLEY ST          | CIENEGA JUAN RICARDO BARAJAS &     |
| 11                    | 1146 N BAGLEY ST          | GONZALEZ ARCADIO &                 |
| 12                    | 1142 N BAGLEY ST          | HERNANDEZ GILBERTO &               |
| 13                    | 1150 N BAGLEY ST          | SALDIVAR CESAR DANIEL & SILVIA M & |
| 14                    | 1138 N BAGLEY ST          | HERNANDEZ GILBERTO &               |
| 15                    | 1132 N BAGLEY ST          | TORBELLIN ODELINAL L               |
| 16                    | 1128 N BAGLEY ST          | CASTELLANOS ROSA IRMA &            |
| 17                    | 1122 N BAGLEY ST          | VIDALES JOSE & OFELIA              |
| 18                    | 1101 N BAGLEY ST          | MIRANDA NATIVIDAD &                |
| 19                    | 1107 N BAGLEY ST          | HERNANDEZ FELIPE                   |
| 20                    | 1134 N TILLERY ST         | ARAMBULARAYMUNDO ISIDRO &          |
| 21                    | 1139 N BAGLEY ST          | GONZALEZ CONCEPCION S EST OF       |
| 22                    | 1133 N BAGLEY ST          | GONZALEZ EDELMIRO G                |
| 23                    | 1136 N TILLERY ST         | MARTINEZ JAHAZIEL A &              |
| 24                    | 1147 N BAGLEY ST          | GRIJALVA MARIA                     |
| 25                    | 1143 N BAGLEY ST          | LOPEZ MARTHA                       |
| 26                    | 1159 N BAGLEY ST          | MATA JOSE R & MARIA E              |

04/18/2024

| <b>Label #</b> | <b>Address</b>            | <b>Owner</b>                      |
|----------------|---------------------------|-----------------------------------|
| 27             | 1155 N BAGLEY ST          | SANCHEZ JUAN ANTONIO              |
| 28             | 5310 GOODMAN ST           | DELAROSADELACRUZ HUMBERTO &       |
| 29             | 1154 N TILLERY ST         | LOPEZ GUADALUPE &                 |
| 30             | 1146 N TILLERY ST         | DELGADILLO OSCAR &                |
| 31             | 1142 N TILLERY ST         | BRIONES FRANCISCA                 |
| 32             | 1138 N TILLERY ST         | JUAREZ SANTOS                     |
| 33             | 1129 N BAGLEY ST          | GONZALEZ CONCEPCION               |
| 34             | 1123 N BAGLEY ST          | RODRIGUEZ SERGIO & JUANA          |
| 35             | 1119 N BAGLEY ST          | RODRIGUEZ PEDRO A &               |
| 36             | 1115 N BAGLEY ST          | GAUSE SUSIE                       |
| 37             | 1116 N TILLERY ST         | GARZA MANUEL O                    |
| 38             | 1124 N TILLERY ST         | CAMPOS JUAN & MARGIE              |
| 39             | 1147 N TILLERY ST         | USCANGAVERGARA AURELIA            |
| 40             | 1143 N TILLERY ST         | RAMIREZ PEDRO EST OF              |
| 41             | 1151 N TILLERY ST         | TORRES FELIPE PADILLA             |
| 42             | 1155 N TILLERY ST         | Taxpayer at                       |
| 43             | 5504 GOODMAN ST           | HUSSAIN FAREED                    |
| 44             | 5410 GOODMAN ST           | ASCENCIOCONTRERAS OMAR &          |
| 45             | 5414 GOODMAN ST           | RAMIREZ FRANCISCO DONATO          |
|                |                           | GONZALEZ &                        |
| 46             | 5418 GOODMAN ST           | MARTINEZ APOLONIO GALLARDO        |
| 47             | 1200 N WALTON WALKER BLVD | PD ENGLAND LTD                    |
| 48             | 1200 N WALTON WALKER BLVD | ENGLAND P D LTD                   |
| 49             | 1211 N TATUM AVE          | SOTO EMMANUEL                     |
| 50             | 1205 N TATUM AVE          | DURAN AURELIANO &                 |
| 51             | 1223 N TATUM AVE          | SOSA OLEGARIO & MARIA             |
| 52             | 1217 N TATUM AVE          | KELLEY SHIRLEY                    |
| 53             | 1226 ANDERSON AVE         | QUESADA CARLOS                    |
| 54             | 1222 ANDERSON AVE         | DURAN AURELIANO S                 |
| 55             | 1218 ANDERSON AVE         | MCVEAN BARBARA                    |
| 56             | 1200 ANDERSON AVE         | VILLEGAS REYES & MARIA DEL CARMEN |
| 57             | 1236 ANDERSON AVE         | QUESADA LORENZO                   |

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| <b>Label #</b> | <b>Address</b>            | <b>Owner</b>                |
|----------------|---------------------------|-----------------------------|
| 58             | 1238 ANDERSON AVE         | CERVANTES LORENZO QUEZADA   |
| 59             | 5417 GOODMAN ST           | VEGA FRANCISCO              |
| 60             | 5413 GOODMAN ST           | CERRITOS JUAN C             |
| 61             | 1222 N TATUM AVE          | ARREGUIN MARCO A            |
| 62             | 5409 GOODMAN ST           | SOTELO ELDA A               |
| 63             | 1218 N TATUM AVE          | CAMPOS IVAN H               |
| 64             | 1214 N TATUM AVE          | GAONA VIRGILIO &            |
| 65             | 1228 N TATUM AVE          | ARREGUIN MARCO ANTONIO      |
| 66             | 1215 N BAGLEY ST          | ROCHA BERNARDO & TERESA     |
| 67             | 1207 N BAGLEY ST          | RODRIGUEZ ARTURO &          |
| 68             | 1223 N BAGLEY ST          | ESTRADA SOCORRO             |
| 69             | 5309 GOODMAN ST           | MARQUEZ ALBERTO &           |
| 70             | 1218 N TILLERY ST         | GONZALES QUENTIN &          |
| 71             | 5319 GOODMAN ST           | VALDESPINO EDMUNDO          |
| 72             | 1214 N TILLERY ST         | GARCIA VICTORIO &           |
| 73             | 1210 N TILLERY ST         | MUNOZ ALONSO & LUZ          |
| 74             | 5317 GOODMAN ST           | Taxpayer at                 |
| 75             | 5850 W DAVIS ST           | LOOP 12 HLBJ LP             |
| 76             | 5901 W DAVIS ST           | HEIDARIAN ASADOLLAH & BRUCE |
| 77             | 1000 N WALTON WALKER BLVD | SPRINGFUL PROPERTIES LLC    |
| 78             | 923 N TATUM AVE           | ARVILLA GLEN                |
| 79             | 1009 N TATUM AVE          | BGT PROPERTIES LLC          |
| 80             | 1015 N TATUM AVE          | TORRES CONSUELO             |
| 81             | 1023 N TATUM AVE          | TORRES FAUSTINO &           |
| 82             | 1031 N TATUM AVE          | QUEZADA CARLOS &            |
| 83             | 1037 N TATUM AVE          | WALLACE CHRISTOPHER         |
| 84             | 1002 N TATUM AVE          | GARCIA LYDIA                |
| 85             | 1018 N TATUM AVE          | ALVAREZ JUAN &              |
| 86             | 1022 N TATUM AVE          | YBARRA JOSE M ETAL          |
| 87             | 1026 N TATUM AVE          | DALLAS METRO HOLDINGS LLC   |
| 88             | 1030 N TATUM AVE          | FLORES MARIA G              |

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| <b>Label #</b> | <b>Address</b>    | <b>Owner</b>                      |
|----------------|-------------------|-----------------------------------|
| 89             | 1034 N TATUM AVE  | FLORES MARIA GLADYS               |
| 90             | 1038 N TATUM AVE  | LOZANO FELIPE HERNANDEZ           |
| 91             | 1019 N TILLERY ST | Taxpayer at                       |
| 92             | 1015 N TILLERY ST | RODRIGUEZ JOEL JR &               |
| 93             | 1011 N TILLERY ST | RODRIGUEZ JOEL & MARIA            |
| 94             | 1007 N TILLERY ST | RAMIREZ JORGE LUIS GONZALEZ       |
| 95             | 5411 HALE ST      | GARCIA JOSE FRANCISCO &           |
| 96             | 1002 N TILLERY ST | VILLEGAS FELIX &                  |
| 97             | 1006 N TILLERY ST | GONZALEZ HOMERO &                 |
| 98             | 1010 N TILLERY ST | Taxpayer at                       |
| 99             | 1014 N TILLERY ST | HERNANDEZ VICTOR                  |
| 100            | 1018 N TILLERY ST | ACOSTA ALICIA                     |
| 101            | 1022 N TILLERY ST | ALEJOCRUZ CECILIA                 |
| 102            | 1043 N BAGLEY ST  | MIRANDA PERFECTO & MARIA          |
| 103            | 1035 N BAGLEY ST  | MIRANDA PERFECTO &                |
| 104            | 1031 N BAGLEY ST  | OSEJO ROMUALDA                    |
| 105            | 1023 N BAGLEY ST  | RODRIGUEZ SAMUEL                  |
| 106            | 1019 N BAGLEY ST  | RODRIGUEZ SAMUEL S &              |
| 107            | 1015 N BAGLEY ST  | VELA MARCELINO F EST OF           |
| 108            | 1011 N BAGLEY ST  | NOGUEZ JAVIER C                   |
| 109            | 1007 N BAGLEY ST  | LOPEZ JOEL SAUCEDO &              |
| 110            | 1003 N BAGLEY ST  | QUICK REALTY LLC                  |
| 111            | 1010 N BAGLEY ST  | OEM INDUSTRIES INC                |
| 112            | 1014 N BAGLEY ST  | CONTRERAS ISMAEL                  |
| 113            | 1018 N BAGLEY ST  | FUENTES JAVIER & MARIA            |
| 114            | 1022 N BAGLEY ST  | VILLEGAS REYES J &                |
| 115            | 1026 N BAGLEY ST  | VILLEGAS REYES & MARIA DEL CARMEN |
| 116            | 1030 N BAGLEY ST  | VILLEGAS REYES & CARMEN           |
| 117            | 1036 N BAGLEY ST  | VILLEGAS MARIA DEL CARMEN         |
| 118            | 1042 N BAGLEY ST  | WILSON ABIGAIL A                  |
| 119            | 1043 N JUSTIN AVE | CAMPOS MARGIE M & JUAN            |

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| <i><b>Label #</b></i> | <i><b>Address</b></i>     | <i><b>Owner</b></i>        |
|-----------------------|---------------------------|----------------------------|
| 120                   | 1035 N JUSTIN AVE         | NUNO LIBORIO & MARGARITA   |
| 121                   | 1031 N JUSTIN AVE         | FERNANDEZ JOSE L           |
| 122                   | 1027 N JUSTIN AVE         | HERNANDEZ ADRIAN PAREDES & |
| 123                   | 1231 N TATUM AVE          | ARREGUIN MARCO ANTONIO &   |
| 124                   | 1235 N TATUM AVE          | SOLTERO FLORENCIO & SOFIA  |
| 125                   | 1205 N TILLERY ST         | Taxpayer at                |
| 126                   | 1217 N TILLERY ST         | GUTIERREZ CESAR &          |
| 127                   | 1221 N TILLERY ST         | ISPINOSA ESTHER            |
| 128                   | 1225 N TILLERY AVE        | Taxpayer at                |
| 129                   | 1207 N WALTON WALKER BLVD | HEYDARIAN BRUCE &          |
| 130                   | 1010 N TATUM AVE          | ORTIZ DAISY                |
| 131                   | 1031 N TILLERY AVE        | PEREZ BRENDA               |
| 132                   | 1027 N TILLERY AVE        | GARCIA JOSE ANGEL          |
| 133                   | 1023 N TILLERY AVE        | MCI PROPERTIES GROUPS CORP |
| 134                   | 1000 N BAGLEY ST          | STEINER EDWARD C III       |