

**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

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**REQUEST:** A City Plan Commission authorized hearing to determine the proper zoning on properties zoned CR Community Retail district, in the central commercial district of Elmwood neighborhood. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.

**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.

**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 the *forwardDallas! Comprehensive Plan*, particularly the ones marked with a dagger (†).

**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:**

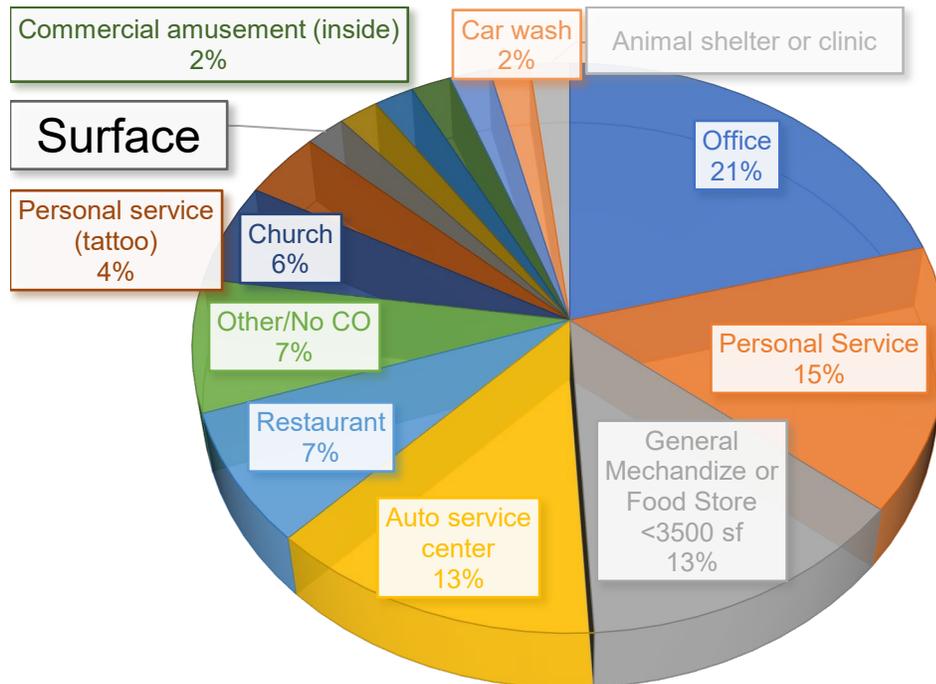
|              | <b>Zoning</b>                   | <b>Land Use</b>   |
|--------------|---------------------------------|---|
| <b>Site</b>  | CR Community Retail District    | Commercial and institutional (Office, personal service, coffee shop, auto service, restaurants, churches, school, fraternal lodge etc.) |
| <b>North</b> | R-7.5(A) Single Family District | Single family residences, open space.   |
| <b>South</b> | R-7.5(A) Single Family District | Single family residences, retail, school, churches, gym, dog park.  |
| <b>West</b>  | R-7.5(A) Single Family District | Single family residences, undeveloped land, open space.   |
| <b>East</b>  | 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%          |
| <b>TOTAL</b>                                     | <b>53</b> | <b>100.0%</b> |



**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 note 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:<br>CR  | Staff's Recommendation:<br>WMU-3  |
|--|---|
| <p><u>Agricultural uses.</u></p> <ul style="list-style-type: none"> <li>-- Crop production.</li> </ul>   |   |
| <p><u>Commercial and business service uses.</u></p> <ul style="list-style-type: none"> <li>-- Building repair and maintenance shop. [RAR]</li> <li>-- Catering service</li> <li>-- Custom business services.</li> <li>-- Electronics service center.</li> <li>-- Medical or scientific laboratory. [SUP]</li> <li>-- Tool or equipment rental.</li> </ul>  |   |
| <p><u>Industrial uses.</u></p> <ul style="list-style-type: none"> <li>-- Gas drilling and production. [SUP]</li> <li>-- Temporary concrete or asphalt batching plant. [SUP]</li> </ul>   |   |
| <p><u>Institutional and community service uses.</u></p> <ul style="list-style-type: none"> <li>-- Adult day care facility.</li> <li>-- Cemetery or mausoleum. [SUP]</li> <li>-- Child-care facility.</li> <li>-- Church.</li> <li>-- College, university, or seminary.</li> <li>-- Community service center. [SUP]</li> <li>-- Convent or monastery.</li> <li>-- Hospital. [SUP]</li> <li>-- Library, art gallery, or museum.</li> <li>-- Open-enrollment charter school or private school. [SUP]</li> <li>-- Public school other than an open-enrollment charter school. [RAR]</li> </ul> | <p><u>Civic use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service [SUP]; transit station</li> <li>-- Ts, ground story only: Community service [SUP], museum, library</li> <li>-- Civ: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison [SUP]; transit station</li> </ul> <p><u>Place of worship use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Place of worship</li> <li>-- Civ: Place of worship</li> </ul> |
| <p><u>Lodging uses.</u></p> <ul style="list-style-type: none"> <li>-- Hotel and motel. [SUP]</li> <li>-- Lodging or boarding house. [SUP]</li> <li>-- Overnight general-purpose shelter. [See Section <a href="#">51A-4.205</a> (2.1)]</li> </ul>  |   |
| <p><u>Miscellaneous uses.</u></p> <ul style="list-style-type: none"> <li>-- Attached non-premise sign. [SUP]</li> <li>-- Carnival or circus (temporary). [By special authorization of the building official.]</li> <li>-- Temporary construction or sales office.</li> </ul>   |   |
| <p><u>Office uses.</u></p> <ul style="list-style-type: none"> <li>-- Alternative financial establishment. [SUP]</li> <li>-- Financial institution without drive-in window.</li> <li>-- Financial institution with drive-in window. [DIR]</li> <li>-- Medical clinic or ambulatory surgical center.</li> <li>-- Office.</li> </ul>  | <p><u>Office use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare)</li> <li>-- Ts, ground story only: Office</li> </ul>   |

### Land Use Comparison Chart

| Existing:<br>CR   | Staff's Recommendation:<br>WMU-3   |
|---|--|
| <p><u>Recreation uses.</u></p> <ul style="list-style-type: none"> <li>--Country club with private membership.</li> <li>-- Private recreation center, club, or area.</li> <li>-- Public park, playground, or golf course.</li> </ul>   | <p><u>Civic use categories.</u></p> <ul style="list-style-type: none"> <li>-- O: Park or open space, utilities</li> </ul>  |
| <p><u>Residential uses.</u></p> <ul style="list-style-type: none"> <li>-- College dormitory, fraternity, or sorority house.</li> </ul>  | <p><u>Residential use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ts: Single-family living, multifamily living, group living</li> <li>-- Th: Single family living, multifamily living, group living</li> <li>-- Mh: Single-family living, multifamily living, group living</li> <li>-- Apt: Multifamily living, group living</li> </ul>  |
| <p><u>Retail and personal service uses.</u></p> <ul style="list-style-type: none"> <li>-- Alcoholic beverage establishments. [See Section <a href="#">51A-4.210</a> (b)(4).]</li> <li>-- Ambulance service. [RAR]</li> <li>-- Animal shelter or clinic without outside runs. [RAR]</li> <li>-- Auto service center. [RAR]</li> <li>-- Business school.</li> <li>-- Car wash. [DIR]</li> <li>-- Commercial amusement (inside). [SUP may be required. See Section <a href="#">51A-4.210</a>(b)(7)(B).]</li> <li>-- Commercial amusement (outside). [SUP]</li> <li>-- Commercial parking lot or garage. [RAR]</li> <li>-- Convenience store with drive-through. [SUP]</li> <li>-- Dry cleaning or laundry store</li> <li>-- Furniture store.</li> <li>-- General merchandise or food store 3,500 square feet or less.</li> <li>-- General merchandise or food store greater than 3,500 square feet.</li> <li>-- General merchandise or food store 100,000 square feet or more. [SUP]</li> <li>-- Home improvement center, lumber, brick or building materials sales yard. [DIR]</li> <li>-- Household equipment and appliance repair.</li> <li>-- Liquor store</li> <li>-- Mortuary, funeral home, or commercial wedding chapel.</li> <li>-- Motor vehicle fueling station.</li> <li>-- Nursery, garden shop, or plant sales.</li> <li>-- Paraphernalia shop. [SUP]</li> <li>-- Pawn shop.</li> <li>-- Personal service uses.</li> <li>-- Restaurant without drive-in or drive-through service. [RAR]</li> <li>-- Restaurant with drive-in or drive-through service. [DIR]</li> <li>-- Swap or buy shop. [SUP]</li> <li>-- Temporary retail use.</li> <li>-- Theater.</li> </ul> | <p><u>Retail use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Drive-thru facility [SUP], restaurant or bar, retail sales, vehicle sales</li> </ul> <p><u>Service and entertainment use categories.</u></p> <ul style="list-style-type: none"> <li>-- Ss, ground story only: Commercial amusement (inside) [SUP]; indoor recreation; personal service, including animal care</li> </ul> <p><u>Commerce use categories.</u></p> <ul style="list-style-type: none"> <li>-- O: Commercial parking</li> </ul> |

### Land Use Comparison Chart

| Existing:<br>CR  | Staff's Recommendation:<br>WMU-3 |
|--|----------------------------------|
| <p><u>Transportation uses.</u></p> <ul style="list-style-type: none"> <li>-- Transit passenger shelter.</li> <li>-- Transit passenger station or transfer center. [By SUP or city council resolution. See Section <a href="#">51A-4.211</a>.]</li> </ul>   |                                  |
| <p><u>Utility and public service uses.</u></p> <ul style="list-style-type: none"> <li>-- Commercial radio and television transmitting station.</li> <li>-- Electrical substation.</li> <li>-- Local utilities. [SUP or RAR may be required. See Section <a href="#">51A-4.212</a>(4).]</li> <li>-- Police or fire station.</li> <li>-- Post office.</li> <li>-- Radio, television or microwave tower. [SUP]</li> <li>-- Tower/antenna for cellular communication. [See Section <a href="#">51A-4.212</a>(10.1).]</li> <li>--Utility or government installation other than listed. [SUP]</li> </ul> |                                  |
| <p><u>Wholesale, distribution, and storage uses.</u></p> <ul style="list-style-type: none"> <li>-- Mini-warehouse. [SUP]</li> <li>-- Recycling buy-back center. [See Section <a href="#">51A-4.213</a> (11).]</li> <li>-- Recycling collection center. [See Section <a href="#">51A-4.213</a> (11.1).]</li> <li>-- Recycling drop-off container. [See Section <a href="#">51A-4.213</a> (11.2).]</li> <li>-- Recycling drop-off for special occasion collection. [See Section <a href="#">51A-4.213</a> (11.3).]</li> </ul>  |                                  |

### 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:<br>CR   | Staff Recommendation:<br>WMU-3   |
|---|---|--|
| Front setback                             | 15' min   | Primary street:<br>5' min / 15' max  |
| Required street frontage, primary street* | -   | Primary street: 70% min  |
| Parking setback                           |   | Primary street: 30' min<br>Abutting multifamily, nonresidential district,<br>alley: 5' min |
| Side setback                              | 20' - adjacent to or across alley from R(A), D(A), TH(A), CH, MF(A)<br>0 feet in all other cases  | Abutting multifamily, nonresidential district: 0' or 5' min<br>Abutting alley: 5' min      |
| Rear Setback                              | 20' - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A)<br>0 feet in all other cases   | Abutting nonresidential district: 0' or 5' min<br>Abutting alley: 5' min                   |
| Rear setback                              | 2.0 FAR overall<br>0.75 office/retail<br>0.5 retail   |  |
| Density                                   |   | None   |
| Height                                    | 1 story min<br>4 stories/54' max<br><sup>1</sup> .Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)                      | 1 story min<br>3.5 stories / 50' max   |
| Story height                              | 80%   | Ground story:<br>10' min / 15' max<br>Upper story:<br>10' min / 15' max                    |
| Lot coverage                              | 60% maximum lot coverage<br><sup>1</sup> . Above ground parking structures are included<br><sup>2</sup> . 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:<br>30%<br>Upper story, primary street façade:<br>20%  |
| Entrance                                  |   | Required on primary street<br>Entrance spacing: None                                       |

| Standard          | Existing:<br>CR  | Staff Recommendation:<br>WMU-3 |
|-------------------|--|--------------------------------|
|                   | <b>Dwelling Unit Density</b>   |                                |
| Floor Area Ratio  | 0.5 for office uses<br>0.75 for all uses combined  |                                |
| Blank wall area   | Proximity slope<br>Visual intrusion  | Primary street: 30' max        |
| Special standards | Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day<br>Visual Intrusion<br>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       |
| <b>LOT</b>   |                        |                    |           |                   |           |             |                       |                |                |         |
| 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%      |
| <b>FRONT SETBACK AREA</b>                            |                        |                    |           |                   |           |             |                       |                |                |         |
| 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 |
| <b>REQUIRED STREET FRONTAGE</b>                      |                        |                    |           |                   |           |             |                       |                |                |         |
| 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    |
| <b>PARKING SETBACK</b>                               |                        |                    |           |                   |           |             |                       |                |                |         |
| 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*

|             | <b>USE CATEGORY</b>  | <b>NUMBER OF REQUIRED SPACES</b>   |
|-------------|--|--|
| 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   |
|             | Group living   | 0.70 per retirement housing living unit  |
| Civic       | Community services   | 0.25 spaces per bed PLUS 1 per 200 SF office, minimum 4 spaces                                 |
|             | Day care   | 1 per 200 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 500 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:<br>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 | 1 per 200 SF                                    |
|                           | Dance hall                            | 1 per 25 SF                                     |
|                           | Indoor recreation except:             | 1 per 150 SF                                    |
|                           | Health club or spa                    | 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<sup>1/2</sup>) 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.

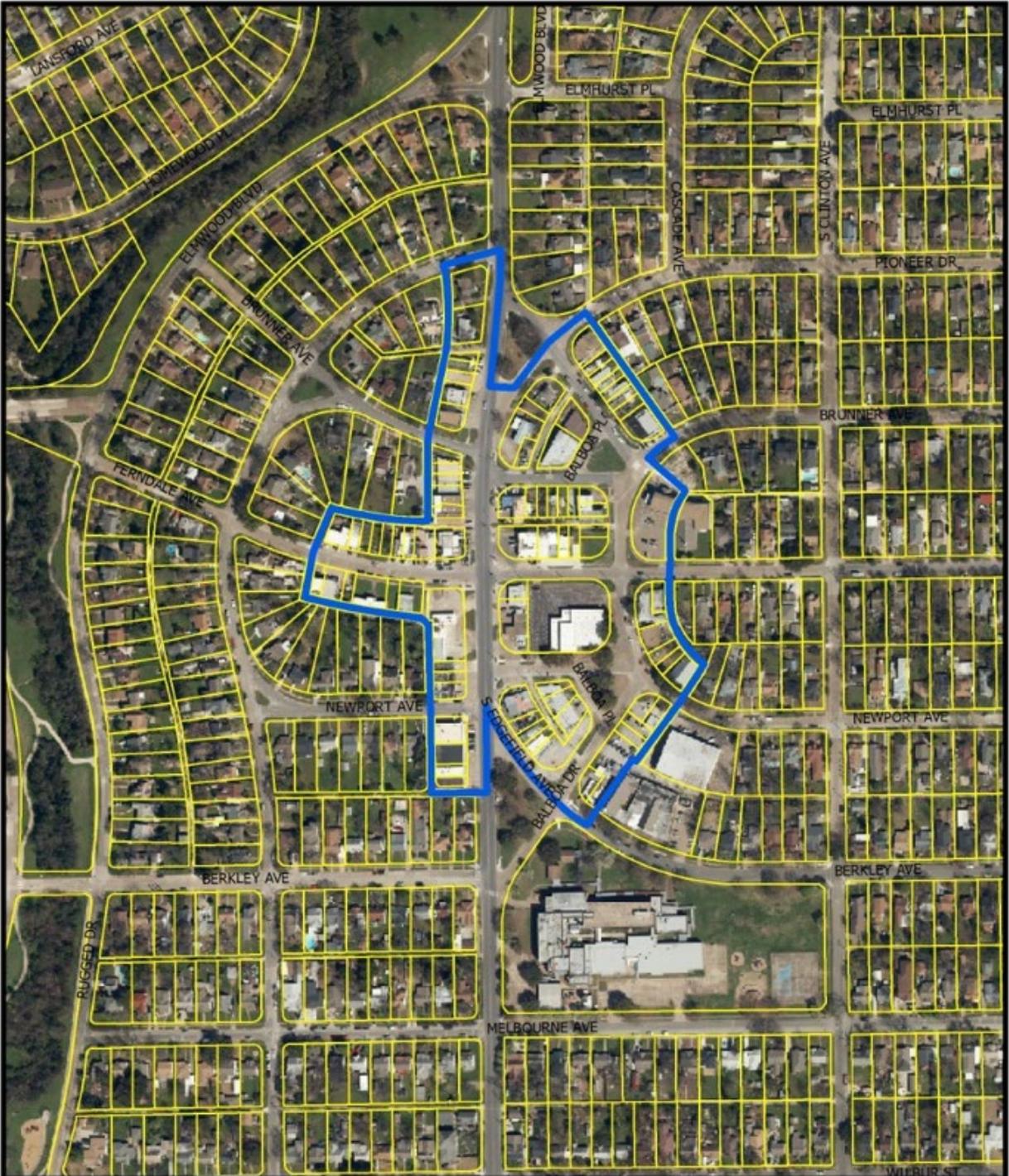
To activate ground-level retail and streetscape, staff recommends Edgefield Avenue and Ferndale Avenue be designated with a shopfront overlay, which will make them the primary streets within the district. The designation will ensure that any development along those primary streets provide improved design 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.

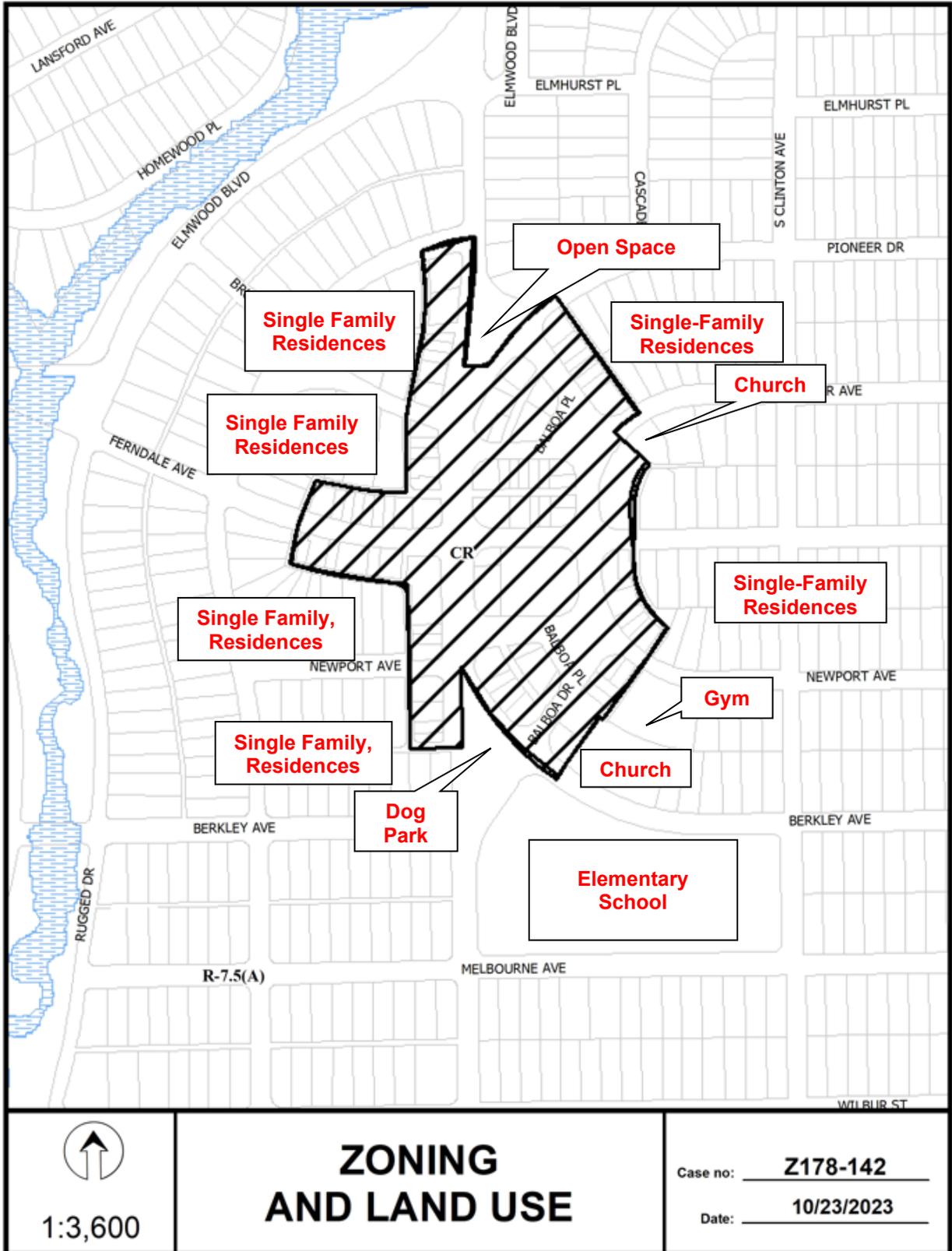
Z178-142(SO)

**MAPS**





|  |                     |   |
|--|---------------------|---|
| <br>1:3,600 | <h2>AERIAL MAP</h2> | Case no: <u>    Z178-142    </u><br>Date: <u>    10/23/2023    </u> |
|--|---------------------|---|





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



**PUD** DOWNTOWN ELMWOOD CONCEPTUAL PLAN FOR TRANSPORTATION & URBAN DESIGN IMPROVEMENTS

  
**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.

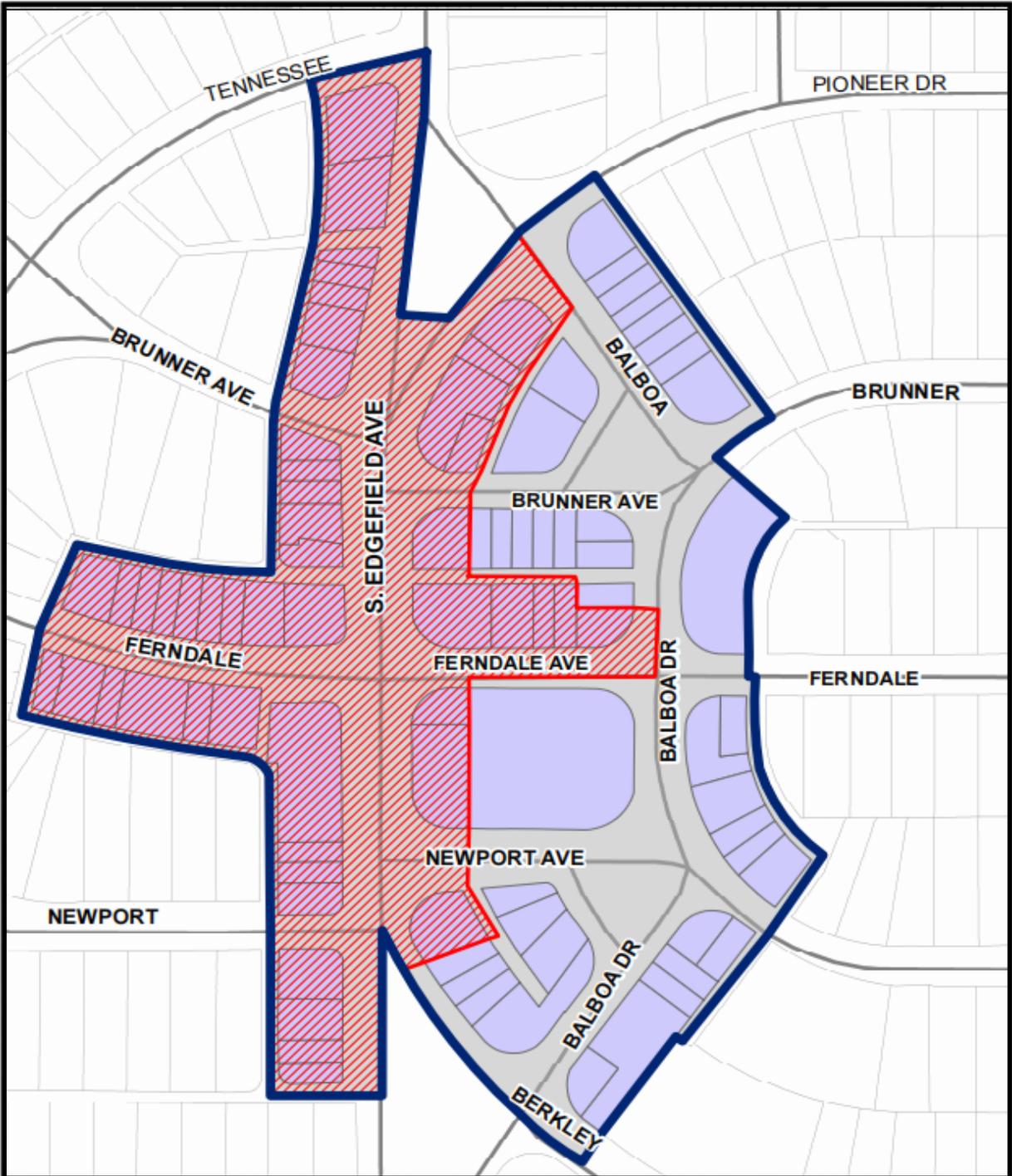
Case no: **Z178-142**  
 Date: **10/23/2023**



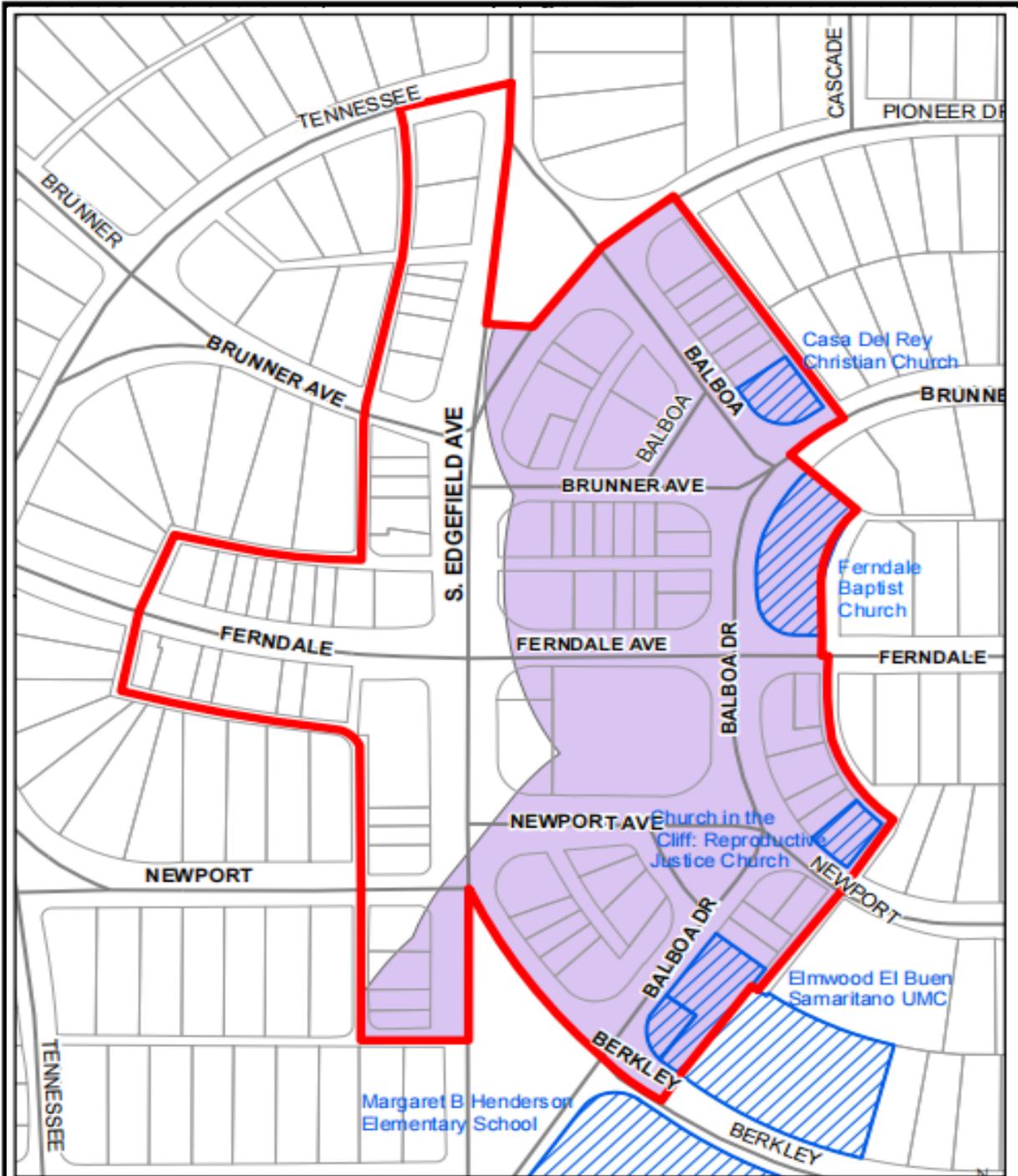
  
**1:3,600**

**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.

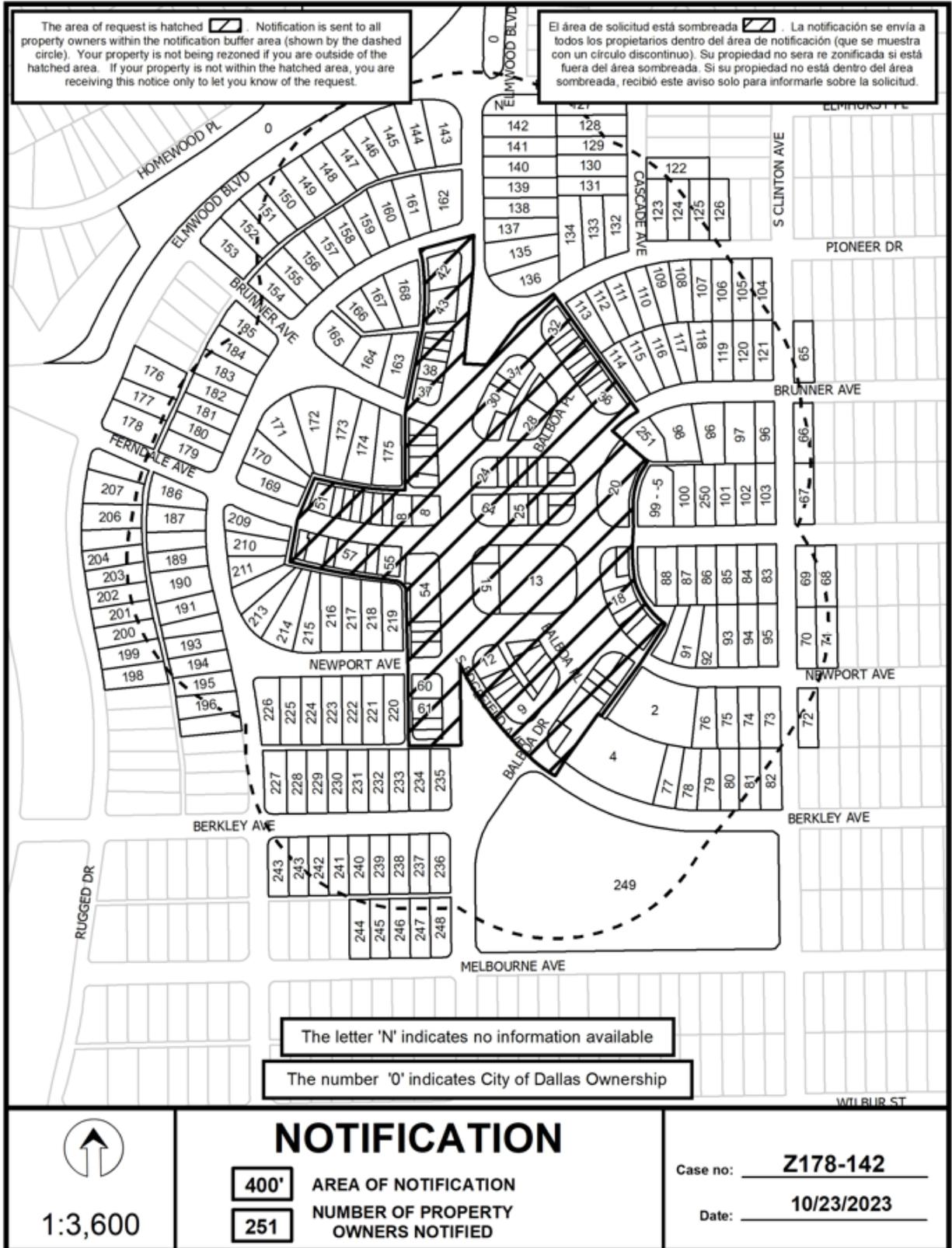
Case no:           **Z178-142**            
 Date:           **10/23/2023**



|  |  |   |
|--|--|---|
| <br>1:7,200 | <b>Shopfront Overlay (-SH)</b><br>Recommended on S. Edgefield Ave and<br>Ferndale Ave. Applies 30 ft. from the front of<br>building facade | Case no: <u>Z178-142</u><br>Date: <u>10/23/2023</u> |
|--|--|---|



|  |   |   |
|--|---|---|
| <br>1:3,600 | <b>Alcohol Sale</b><br><b>300 ft. Separation Buffer</b> | Case no: <u>    Z178-142    </u><br>Date: <u>    10/23/2023    </u> |
|--|---|---|



***Notification List of Property Owners******Z178-142******251 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>      |
|-----------------------|-----------------------|--------------------------|
| 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              |
| 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           |

10/23/2023

| <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                |
|----------------|----------------------|-----------------------------|
| 27             | 1811 BALBOA DR       | MUNOZ JOE LUIS & ROSARIO    |
| 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      |

10/23/2023

| <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                 |
|----------------|----------------------|------------------------------|
| 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 &          |
| 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            |

10/23/2023

| <i>Label #</i> | <i>Address</i>    | <i>Owner</i>                   |
|----------------|-------------------|--------------------------------|
| 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         |
| 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             |
| 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   |

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| <i>Label #</i> | <i>Address</i>       | <i>Owner</i>              |
|----------------|----------------------|---------------------------|
| 120            | 1207 BRUNNER AVE     | GUILLORY CHESTER L ETAL   |
| 121            | 1203 BRUNNER AVE     | RANGEL ANDREW M & LINDA T |
| 122            | 1714 CASCADE AVE     | DURANT LINDA J            |
| 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 &         |
| 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 &         |
| 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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| <i>Label #</i> | <i>Address</i>       | <i>Owner</i>                           |
|----------------|----------------------|--|
| 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             |
| 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                             |
| 163            | 1411 BRUNNER AVE     | HOUSTON HEATHER H                      |
| 164            | 1419 BRUNNER AVE     | GUERRA JOE D                           |
| 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 FRANKLIN |
| 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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| <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                   |
|----------------|--------------------|--------------------------------|
| 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                  |
| 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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| <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                    |
|----------------|--------------------|---------------------------------|
| 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                    |
| 234            | 1407 BERKLEY AVE   | PINONES ERNESTINA               |
| 235            | 1403 BERKLEY AVE   | DELAROSA YOLANDA P              |
| 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   |