

**FILE NUMBER:** Z234-170(GB/MP)      **DATE FILED:** February 13, 2024

**LOCATION:** South line of Grant Street, between Ridge Street and South Denley Drive

**COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** Approx. 22,651 sq. ft.      **CENSUS TRACT:** 48113021000

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**APPLICANT:** Paul Carden

**OWNER:** 910 Clarendon, LLC

**REQUEST:** An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District.

**SUMMARY:** The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, floor area ratio, height, lot coverage, parking, landscaping, and design standards to allow the development of residential uses.

**CPC RECOMMENDATION:** Approval, subject to conditions.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**BACKGROUND INFORMATION:**

- The area of request is developed with an approximately 1,800 square foot home. With the proposed development, the applicant is proposing to demolish the structure to redevelop the site.
- The applicant wishes to develop the property with a multifamily townhouse-style project with 16 dwelling units.
- In order to accomplish this, they request a new Planned Development District with MF-2(A) Multifamily District uses and deviations from base code to allow for the proposed development.
- The project includes design standards that only allow a denser form of housing when coupled with enhanced neighborhood character and improved public spaces.

**Zoning History:**

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

1. **Z212-206:** On June 14, 2023, the City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District with H/118 Zion Missionary Baptist Church Historic Overlay and an R-5(A) Single Family District on the northwest and northeast corners of Morrell Avenue and Fernwood Avenue.
2. **Z212-305:** On January 25, 2023, the City Council approved an application for an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District and an LI Light Industrial District generally located on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street, and north of the terminus of Ridge Street.
3. **Z234-198:** On March 27, 2024, staff received an application for a Planned Developed District for MF-2(A) Multifamily District uses on property zoned an R-5(A) Single Family District on the north line of Grant Street, the south line of Front Street, west of South Denley Drive. [Under review, concurrent agenda]
4. **Z234-202:** On April 4, 2024, staff received an application for a Planned Developed District for MF-2(A) Multifamily District uses on property zoned an R-5(A) Single Family District on the southwest corner of Grant Street and South Denley Drive. [Under review, concurrent agenda]

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Grant Street	Local Street	40 ft.

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can 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 DEVELOPEMNT PRIORITIES**

**Policy 1.1.1** 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 1.3.3** Create housing opportunities throughout Dallas.

**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.

## **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.

**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.

## **ENVIRONMENT ELEMENT**

### **GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY**

**Policy 6.3.1** Promote green building practices.

**Policy 6.3.3** Limit vehicle miles traveled.

## **NEIGHBORHOOD PLUS PLAN**

### **GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS**

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

### **GOAL 5 EXPAND HOMEOWNERSHIP**

**Policy 5.1** Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

**Action 5.1.3** Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including

small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

**Comprehensive Environmental and Climate Action Plan (CECAP)**

**Goal 3:** Dallas’ communities have access to carbon-free, affordable, transportation options.

**T10** Adopt a target corridor, district, or city-wide mode split goals to help reinforce policies aimed at reducing single-occupancy vehicle use

**T14** Adopt a revised parking ordinance strategy that supports new mode split goals and land use strategy that minimizes available parking in transit-oriented districts.

**T15** Implement green infrastructure programs that sets specific design and performance standards that treat the Right of way (ROW) as both a mobility and green infrastructure asset

The conditions which include improved parking requirements, ROW design standards, and transit oriented development support the low carbon and mode split goals of CECAP.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-5(A) Single Family District	Undeveloped, single family
<b>North</b>	R-5(A) Single Family District	Single family, undeveloped
<b>East</b>	R-5(A) Single Family District	Single family
<b>South</b>	R-5(A) Single Family District	Single family
<b>West</b>	MF-2(A) Multifamily District	Undeveloped

**Necessity for a Planned Development District:**

According to Sec. 4.702, the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district, or where unique site characteristics may necessitate relief or modification of certain base code provisions.

Applicant's proposed planned development district is intended to provide additional urban design standards and requirements which would make the proposed developments more compatible with the surrounding uses compared to a traditional MF-2(A) Multifamily District, while also allowing the applicant to develop a viable property. If a base MF-2(A) Multifamily District were to be approved, no design standards would be imposed on the property.

While a base zoning district provides flexibility for land development, this must be weighed against the potential impacts to a neighborhood of a change in zoning. The base MF-2(A) district would allow for a wide range of designs that would be less compatible with the surrounding area. The use of a planned development district ameliorates this issue. As such, staff supports the request for a planned development district.

**Land Use Compatibility:**

The area of request is approximately 22,000 sq. ft and is zoned R-5(A) Single Family District. The site is developed with an approximately 1,800-square foot home and a second undeveloped lot.

While the surrounding area is largely single family, consideration must be given for nearby zoning as well. The site is adjacent to a large block of MF-2(A) Multifamily zoning, with development planned for a multifamily project. One block southeast is a CR Community Retail District, allowing a mix of retail use. The subject site is also within a half-mile of two DART light rail stations.

The proposed land use would be complementary to the surrounding uses in the area, while introducing new varieties of housing not available in the vicinity of the site.

Careful consideration must be given to infill development that marks a departure from the established land use patterns of an area. While neighborhoods change over time, the manner in which they change can be managed through judicious assessments of proposed changes and the use of urban planning tools that promote greater compatibility.

The proposed development provides several design standards that will allow it to complement the character of the neighborhood. For example, structure spacing conditions limit the maximum building street frontage to 30 feet, with ten feet of spacing

required between buildings. This closely reflects the street frontages of the established single-family homes on this block and improves the pedestrian experience by providing visual breaks in the built environment. Additionally, the setback requirements for surface parking limits the massing of personal vehicles along the street frontage, further reducing the visual impact of the development. While the proposed maximum driveway width is larger than what is typical of the area, the restriction on the total number of driveways also limits the impact of the driveway.

The design standards for front yards further enhance the development's compatibility with the surrounding area, requiring either front porches to create a stronger community-oriented feeling or an enhanced planting area to beautify the property. Roof standards, including the urban form setback, reduce the massing of structures by pulling back the taller portions of the structure from the yard. This reduces the sensation to pedestrians and neighbors of a large structure looming overhead. Additionally, the proposed design standards require sloped-roof areas on top of the front facades, reflecting the pitched-roof designs common in this neighborhood.

While the maximum height and the proposed use represent a departure from what is established today, the design standards greatly limit the impact and incompatibility of the development. The residential design standards permitted by this proposed district are more beneficial to the public realm than what could be constructed by-right under an existing R-5(A) District. As such, staff finds that the proposed development is compatible with the surrounding land uses and current trends in the area.

### Development Standards

Following are the development standards for the current R-5(A) District and the proposed Planned Development District, which otherwise uses MF-2(A) District as a base.

District	Setback		Density	Height	Lot Cvrg.	Design Standards
	Front	Side/Rear				
Existing: R-5(A)	20 ft.	5 ft. SF OTHER: Side: 10 ft.	N/A	30 ft.	45% Res. 25% Nonres	None
Base: MF-2(A)	15 ft.	0 ft. SF  Duplex: 5 ft. Side 10 ft. Rear  OTHER: 10 ft. Side 15 ft. Rear	Min. Lot: 1,000 sq. ft. 3,000 sq. ft. - Duplex 800 sq. ft. - E 1,000 sq. ft. - 1 BR 1,200 sq. ft. - 2 BR +150 sq. ft. each add BR	36 ft.	60% Res. 25% Nonres	Proximity slope
Proposed: PD**	Non-single family Structure <sup>1</sup>  Parking in front yard <sup>2</sup>	7.5 ft. Side  15 ft. Rear, Except Adj. to alley: 10 ft. Rear	36 du/acre  No min lot size  Max. bldg. floor plate: 10,000 sq. ft, per floor	36 ft. <sup>3</sup>	60%	Enhanced front yards Roof slope or stepbacks Parking setbacks

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

<sup>1</sup>Non-single family structure spacing – Maximum building street frontage on the public street shall be 130 feet. A minimum of 10 feet must be provided between buildings on the public street frontage.

<sup>2</sup>Parallel parking and loading is permitted in the front yard setback, provided that the parking or loading area does not intrude more than 10 feet in the front yard setback.

<sup>3</sup>Maximum height is not restricted by Residential Proximity Slope from other properties.

The PD conditions call for a 15 foot front setback, which is the base of the multifamily district. A provision allowing parallel parking and loading in the front yard has been included in the PD conditions, provided the area does not intrude more than 10 feet into the front yard setback. Aside from the 15 foot front setback, additional front yard setback areas may be required both at the ground floor and top floors of structures, as described in the design standards section.



The proposed conditions reflect the base code requirement that for a lot on the corner of a block, the property line with the longest street frontage is considered the side yard, while the property line with the shorter frontage is considered the front yard. This is more consistent with how single family zoning functions on corner lots but is necessary to be specified in this PD to apply it to this district.

Under the base MF-2(A) District, minimum lot area per dwelling unit for a three-bedroom unit is 1,350 square feet. Based on the lot area, 14 dwelling units of three bedrooms would be permitted. However, the applicant is proposing a maximum density of 36 units per acre, which is slightly more than the functional 3-bedroom density of 32 units per acre, but does not penalize the applicant for including additional bedrooms.

Under the base MF-2(A) District, residential proximity slope would limit height on portions of the site to 26 feet due to sites of origination to the east and south. The applicant is proposing to deviate from base and eliminate the RPS requirements because at 36 feet-in-height, the proposed building would have to be located 150 feet from the eastern and western property lines to comply with the standard three-to-one ratio for adjacency to a single-family district. Additionally, the maximum height is 36 feet for the MF-2(A) District with up to 12 feet in specific projections permitted by code. The applicant requests 36 feet total with no RPS.

## **Design Standards**

The following design standards are proposed within the new Planned Development District:

- For residential uses proposed one of the following is permitted and required between the front property line and front façade: 1) an unenclosed front porch structure, or 2) an enhanced planting area.
  - This is meant to have an improved interaction with the public realm; either with a home-scale front porch or with improved plantings resulting in a “double row” of trees along the sidewalk.
- For residential uses, one of the options is required at the top of the front façade: 1) an additional setback of 10 feet for portions of a building higher than 40 feet, or 2) the top of a front façade must have a minimum 155 square feet of sloped area per 50 feet of frontage and must be visible from the street, and the slope must exceed a pitch of two in 12.
  - Sloped rooves and stepbacks are not required within the existing R-5(A) District.
- For residential uses, one driveway with a maximum width of 26 feet where it crosses a sidewalk is permitted for 150 of public street frontage, with a minimum driveway per property of one.

- This is a higher standard than would be enforced for single family lots and would result in less interruptions to the sidewalk and less impervious surface in the front yard.
- For residential uses, surface parking is not permitted within 30 feet of the front property line and within five feet of a side or rear property line.
  - This is a higher standard than would be enforced for single family lots where surface parking would be permitted in front of the home and along the side and rear property lines.

### **Landscaping:**

Landscaping must be provided in accordance with Article X, with additional provisions below:

- Utility boxes, if located between a front façade and street, must be screened on the three sides facing the right-of-way with minimum five foot tall plantings.
- One medium tree as required by Article X may be replaced by two small trees as defined by Article X, however this condition raises the frequency of plantings in the buffer zone from the base of 1 to 40 feet to 1 to 30 feet.

The proposed landscaping requirements allow for beautification of the utility equipment beyond that typically seen on multifamily properties.

### **Parking:**

For residential uses, one space must be provided per unit. For all other uses, the standard parking requirements of Chapter 51A-4.200 of the Dallas Development Code apply. Unlike the base code parking requirement, this does not penalize the applicant for including more than one bedroom, allowing for a more diverse mix of housing.

### **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 currently within an “G” MVA area.

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**List of Officers**

910 Clarendon, LLC

Paul Carden, Manager

**CPC Action  
December 5, 2024**

**Motion:** It was moved to recommend **denial without prejudice** of a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the south line of Grant Street, between Ridge Street and South Denley Drive.

Maker: Forsyth  
Second: Hampton  
Result: Failed: 4 to 9

For: 4 - Hampton, Forsyth, Carpenter, Kingston  
Against: 9 - Chernock, Herbert, Shidid, Wheeler-Reagan,  
Blair, Housewright, Haqq, Hall, Rubin  
Absent: 1 - Sleeper  
Vacancy: 1 - District 11

**Motion II:** It was moved to recommend **approval** of a Planned Development District for MF-2(A) Multifamily District uses and standards, subject to conditions, on property zoned an R-5(A) Single Family District, on the south line of Grant Street, between Ridge Street and South Denley Drive.

Maker: Housewright  
Second: Chernock  
Result: Carried: 10 to 3

For: 10 - Chernock, Herbert, Shidid, Wheeler-Reagan,  
Blair, Housewright, Haqq, Hall, Kingston,  
Rubin  
Against: 3 - Hampton, Forsyth, Carpenter  
Absent: 1 - Sleeper  
Vacancy: 1 - District 11

**Notices:** Area: 500 Mailed: 105  
**Replies:** For: 3 Against: 0

**Speakers:** For: Paul Carden, 636 Aspan Valley Ln., Dallas, TX, 75208  
Stephanie Behring, 1044 Burlington Blvd., Dallas, TX, 75208  
Cameron Greer, 1318 Hendricks Ave., Dallas, TX, 75216  
Against: None

**CPC RECOMMENDED 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 at \_\_\_\_\_. The size of PD \_\_\_\_ is approximately 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. DEVELOPMENT PLAN.**

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC. 51P-\_\_\_\_.105. MAIN USES PERMITTED.**

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A)\_\_\_\_\_ District, subject to the same conditions applicable in the MF-2(A) District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A)\_\_\_\_\_ 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) \_\_\_\_\_ District is subject to DIR in this district; etc.

(b) The following uses are prohibited:  
--Residential Hotel  
--Retirement Housing

--Foster Home

**SEC. 51P-\_\_\_\_.106. ACCESSORY USES.**

(a) 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.

(b) The following accessory uses are not permitted:

- *Accessory outside display of merchandise*
- *Accessory outside sales.*
- *Accessory pathological waste incinerator*

**SEC. 51P-\_\_\_\_.107. 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) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) District apply.

(b) **Front yard.** Minimum front yard is 15 feet. Parallel parking and loading is permitted in the front yard setback, provided that the parking or loading area does not intrude more than 10 feet into the front yard setback.

(c) **Side yard.** Minimum side is 7.5 feet. For residential developments on corner lots in this this district, if a corner lot has two street frontages of unequal distance, the shorter frontage is considered a front yard, and the longer frontage is considered a side yard.

(d) **Rear yard.**

(1) Except as provided in this subsection, minimum rear yard is 15 feet.

(2) Where the rear yard is adjacent to an alley, minimum rear yard is 10 feet.

(e) **Non-Single-Family Structure Spacing -** Maximum building street frontage on the public street shall be 130 Feet. A minimum of 10 feet must be provided between buildings on the public street frontage. For purposes of this paragraph, public streets does not include alleys.

(f) **Maximum height is 36 feet.** This height is not restricted by Residential Proximity Slope.

1. The following structures may project a maximum of 12 feet above the maximum structure height:

- (A) Chimney or vent stacks.
  - (B) Clerestory.
  - (C) Elevator penthouse or bulkhead.
  - (D) Mechanical equipment room.
  - (E) Ornamental cupola.
  - (F) Parapet wall or deck railing limited to a height of five feet.
  - (G) Skylights.
  - (H) Visual screens which surround roof mounted mechanical equipment.
  - (I) Enclosed stairwell.
- 
- (g) Maximum lot coverage is 60%
  - (h) Maximum Dwelling Unit Density: 36 Units Per Acre
  - (i) Minimum lot size: No minimum lot size required.
  - (j) Maximum building floor plate: 10,000 square feet per floor

**SEC. 51P- \_\_\_\_\_.108. DESIGN STANDARDS FOR RESIDENTIAL USES.**

The following apply to all residential uses.

- (a) Front yards. One of the following is permitted and required between the front property line and front façade.
  - (1) An unenclosed front porch structure no more than 15 feet in height, including a covered outdoor space open to the front façade and an entrance or entrances to the structure. This structure must be constructed along a minimum of 50% of the front façade. This structure may be permitted within the front setback but may not be less than 10 feet from the property line.
  - (2) An enhanced planting area with 1 large tree for every 40 feet of frontage or 1 small tree for every 20 feet of frontage. These plantings do not satisfy the street tree conditions of Article X and are considered in addition to those requirements.
- (b) Roof and stepbacks. For a building taller than 30 feet in height, one of the following is required at the top of the front façade.
  - (1) An additional setback of 10 feet for portions of a building higher than 40 feet.
  - (2) The top of a front facade must have a minimum of 166 square feet of sloped-roof area per 50 feet of frontage. The sloped-roof area must be visible from the street, and the slope must exceed a pitch of two in 12.
- (c) One driveway with a maximum width of 26 feet where it crosses a sidewalk is permitted for 150 of public street frontage, with a minimum driveway per property of one. For example, a property with 100 feet of frontage may have one driveway, but second driveway is not permitted until a property has greater than 300 feet of frontage.



(d) Surface parking is not permitted within 30 feet of the front property line and within five feet of a side or rear property line. This does not include street-accessed indented or parallel parking.

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

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For residential uses, one space is required per unit.

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

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) Utility boxes, such as gas, water, and electricity meters, if located between a front façade and street, must be screened the three sides facing the right-of-way with minimum five foot tall plantings.

(d) In the required residential buffer zones, the building official may approve two small trees to be substituted for each large or medium tree in each planting group. If this allowance is utilized, planting groups must be planted at 1 per 30 feet.

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

**SEC. 51P- \_\_\_\_\_.113. ADDITIONAL PROVISIONS.**

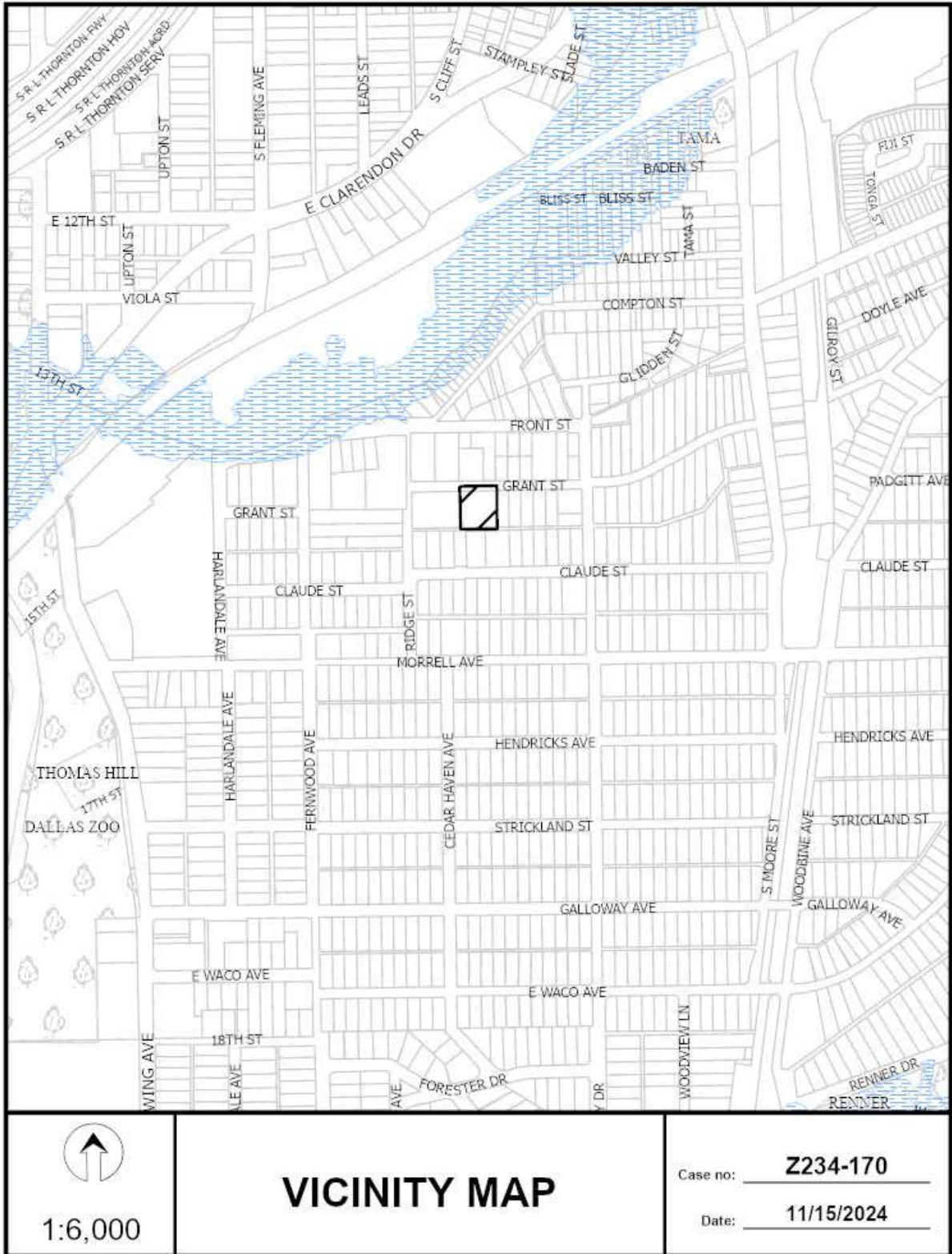
(a) The Property must be properly maintained in a state of good repair and neat appearance.

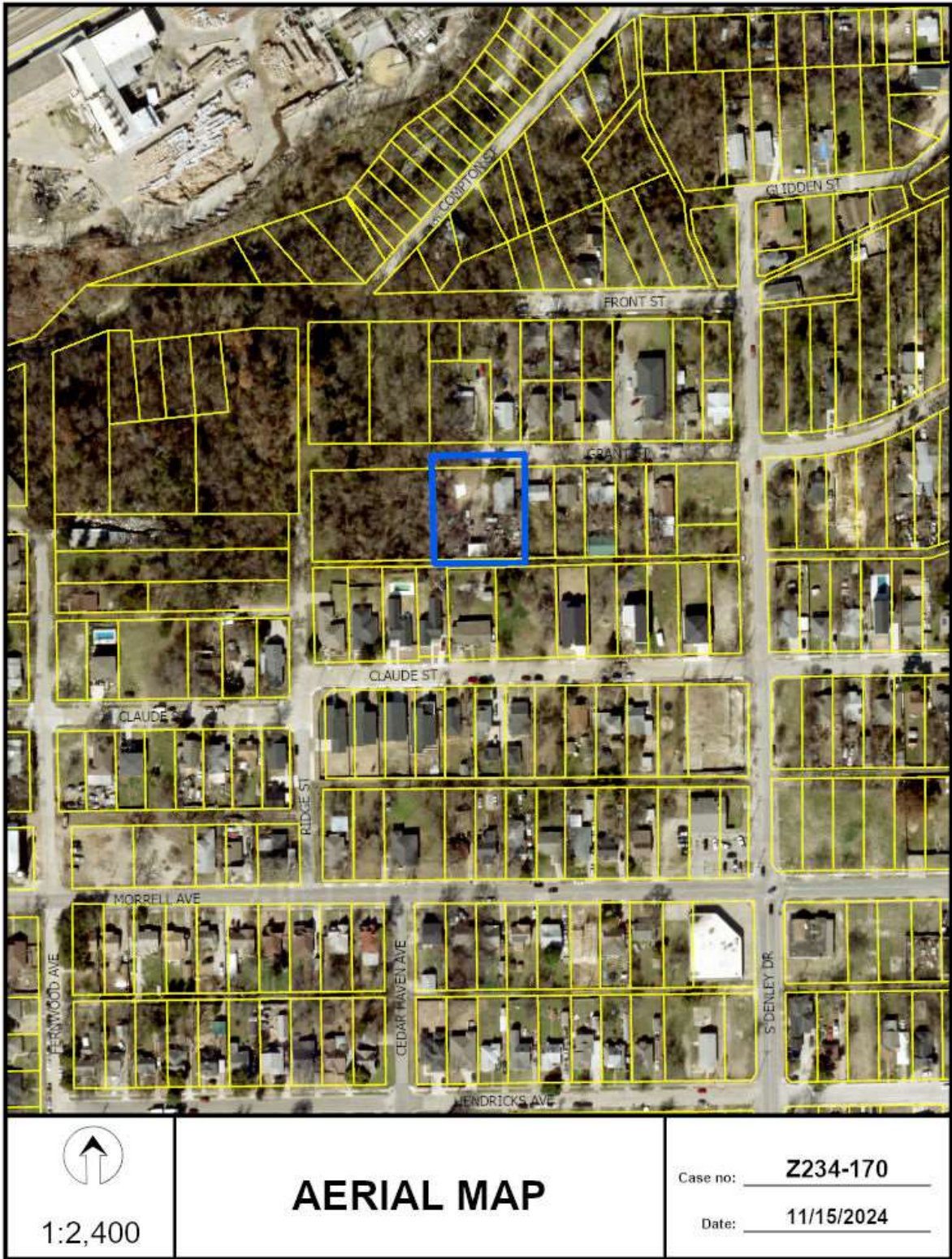
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

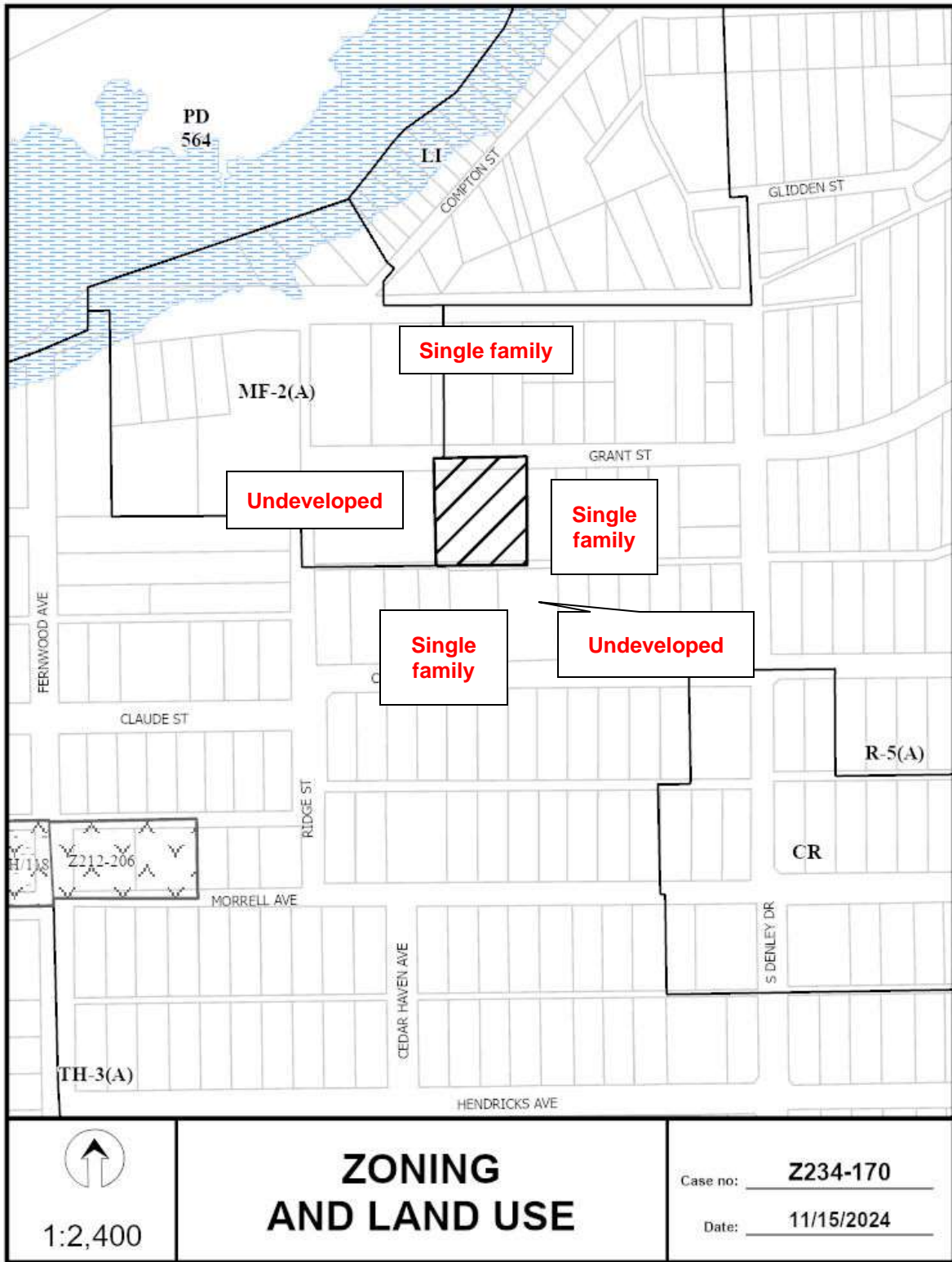
**SEC. 51P- \_\_\_\_\_.114. COMPLIANCE WITH CONDITIONS.**

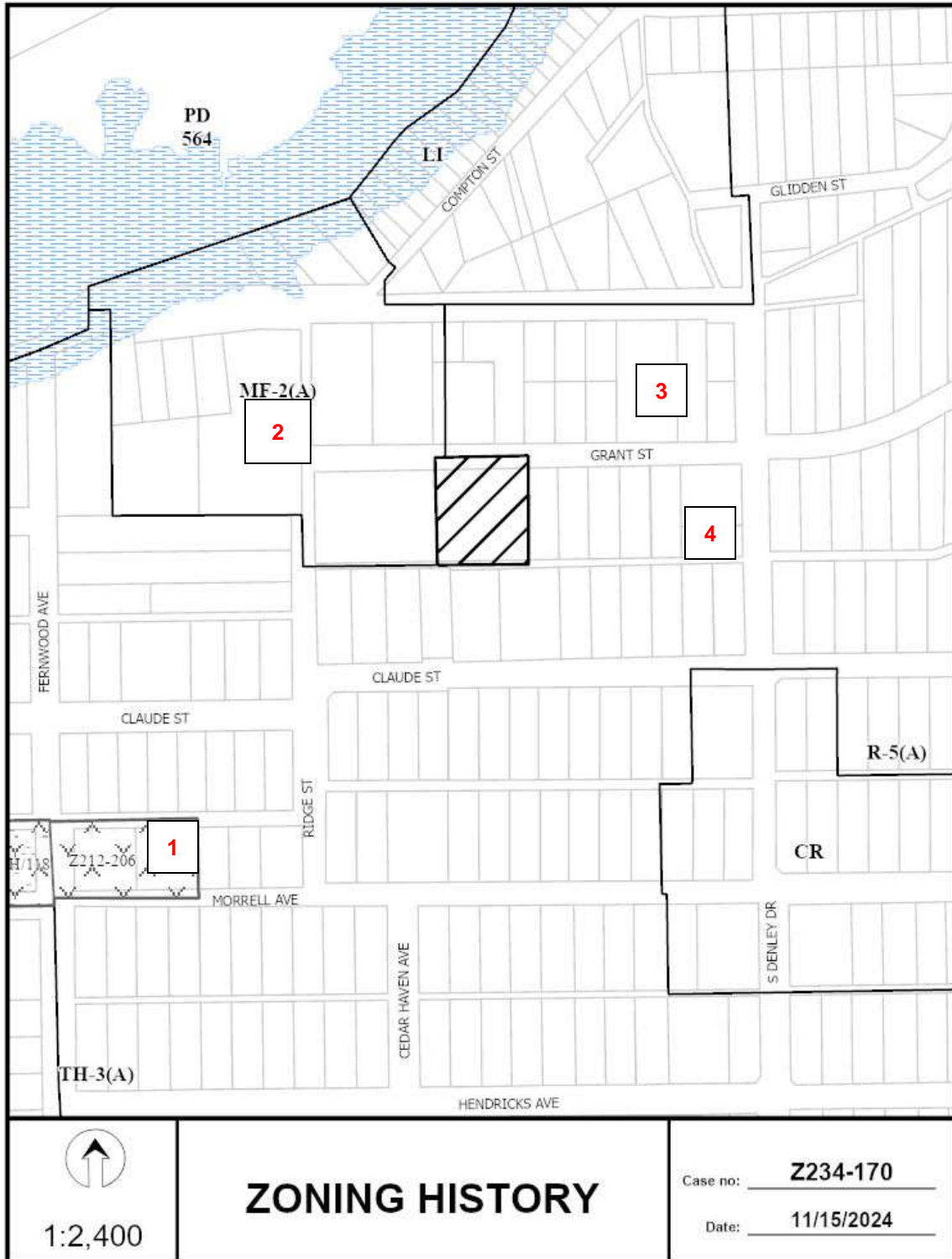
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.







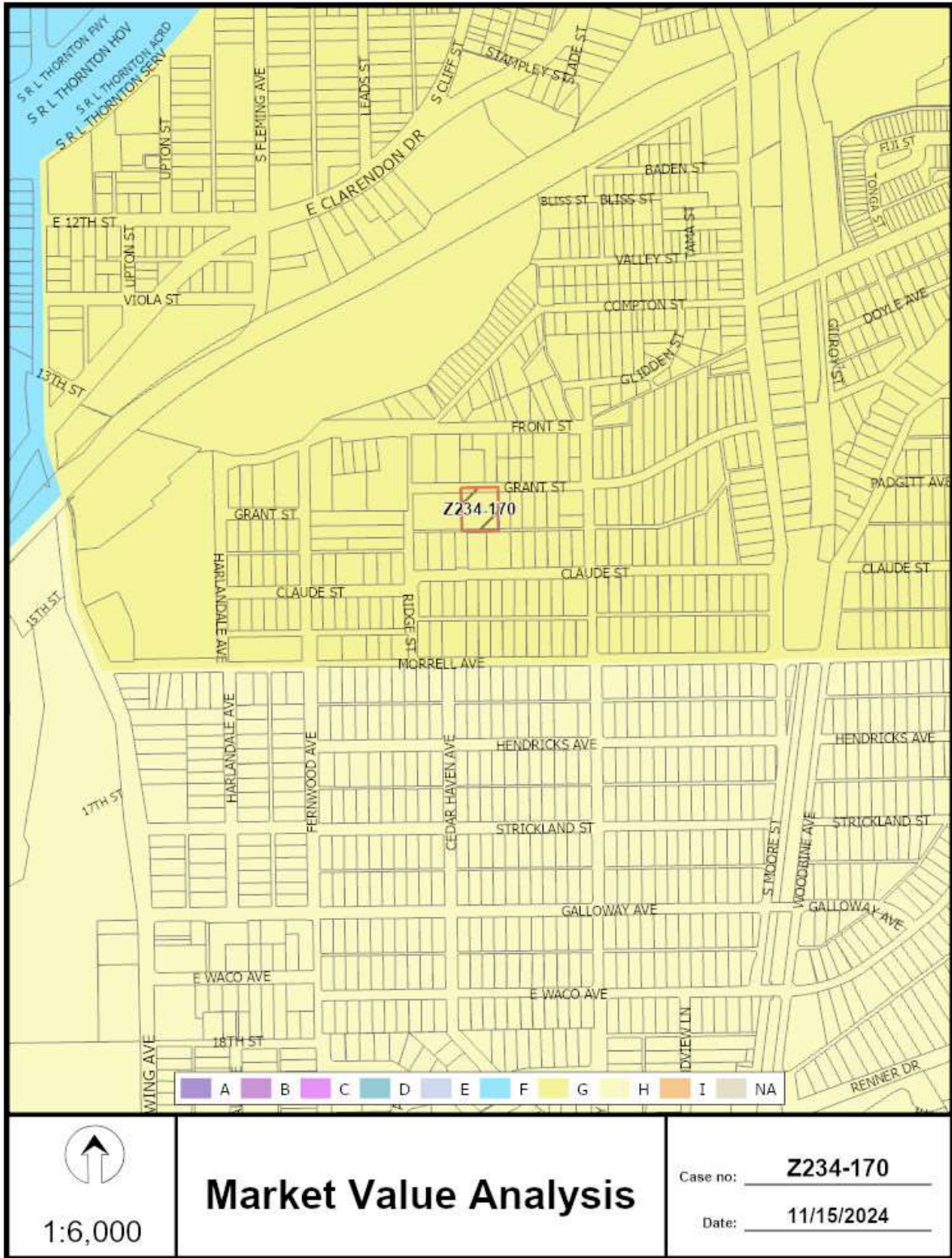


1:2,400

# ZONING HISTORY

Case no: Z234-170

Date: 11/15/2024





<b>105</b>	Property Owners Notified (124 parcels)
<b>3</b>	Replies in Favor (16 parcels)
<b>0</b>	Replies in Opposition (0 parcels)
<b>500'</b>	Area of Notification
<b>12/5/2024</b>	Date

**Z234-170**  
**CPC**



1:2,400



12/04/2024

***Reply List of Property Owners******Z234-170******105 Property Owners Notified******3 Property Owners in Favor******0 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1200	GRANT ST	Taxpayer at
2	1200	CLAUDE ST	AREVALO ERIC
3	1204	CLAUDE ST	KH SOLUTIONS INC
4	1103	MORRELL AVE	RAY JOE & YVONNE
5	1107	MORRELL AVE	CARRJOHNSON FERDICIA
6	1109	MORRELL AVE	GROSS JEWEL LIFE ESTATE &
7	1123	MORRELL AVE	CISNEROS ALMA ROSA & PAULIN JR
8	1119	MORRELL AVE	WATSON AZALIA Z &
9	1207	MORRELL AVE	JONES MARY I
10	1203	MORRELL AVE	WARD JOHN GREG
11	1215	MORRELL AVE	PAYNE JORDAN CODY
12	1211	MORRELL AVE	GARAY RUBEN HUMBERTO &
13	1219	MORRELL AVE	BRAVO MAURILIO & CAROLINA
14	1223	MORRELL AVE	1227 MORRELL LLC
15	1120	CLAUDE ST	CRUZ VALERIANO RAMIREZ &
16	1116	CLAUDE ST	REGGIO ANDREW
17	1210	CLAUDE ST	ROSS ELISHA
18	1214	CLAUDE ST	SHAW BETTY
19	1222	CLAUDE ST	ARMAS MARIA SOLEDAD
20	1218	CLAUDE ST	ARMAS VALENTE &
21	1224	CLAUDE ST	CAZARES CASSAS LLC
22	1123	CLAUDE ST	VANCE BRANDON J
23	1201	CLAUDE ST	HERNANDEZ ISACK
24	1209	CLAUDE ST	JUAREZ SIXTO MITRE
25	1215	CLAUDE ST	CORIA RITA
26	1217	CLAUDE ST	GALDAMEZ JOSE WILLIAM

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1223 CLAUDE ST	MORROW MARVA
	28	1227 CLAUDE ST	MARTINEZ JOSE M & ANGELA
	29	1231 CLAUDE ST	DODLA GANESH SAI KISHAN REDDY
O	30	730 RIDGE ST	JIA MENGJIE
	31	1206 GRANT ST	ALTAAN ALEXANDER FARRIS
	32	1210 GRANT ST	LLOYDS CANOE RENTAL AND REAL
	33	1214 GRANT ST	RESENDIZ ENRIQUE &
	34	1218 GRANT ST	IM LLC
	35	1222 GRANT ST	SHANNON CARMEN YVONNE
	36	729 N DENLEY DR	BC EQUITIES III LLC
	37	1201 GRANT ST	CUELLAR ERIKA
	38	1200 FRONT ST	SHERRILL LINDA
	39	1203 GRANT ST	SOTELO ANA MARIA
	40	1206 FRONT ST	LIMON JOSE JR
	41	1205 GRANT ST	RODRIGUEZ GERARDO &
	42	1211 GRANT ST	PRADO SERGIO VARGAS
	43	1214 FRONT ST	TRINITY INVESTMENT PARTNERS LLC
	44	1215 GRANT ST	GARCIA GERMAN
	45	1210 FRONT ST	ARANDA LUZ M
	46	1223 GRANT ST	Taxpayer at
	47	1231 GRANT ST	ALLEN DORIS A
	48	1227 GRANT ST	SALAZAR DANIEL & GUADALUPE
	49	1231 GRANT ST	WATSON TODD MICHAEL
	50	1027 MORRELL AVE	GAMBER MONTY
	51	632 S DENLEY DR	HARRIS MARIA R
	52	635 S DENLEY DR	DALLAS HOUSING ACQUISITION & DEV
	53	1127 COMPTON ST	CONTRERAS MANUEL
	54	1125 COMPTON ST	RYLIE MOBILE HOME PARK LLC
	55	1123 COMPTON ST	JOHNSON LAURETTA
	56	1121 COMPTON ST	SPANHEIMER JILL L
	57	1117 COMPTON ST	GALLEGOS GINO ANTONIO DINKLAND

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1111 COMPTON ST	SINCLAIR EBONY & YUSUF
	59	1109 COMPTON ST	ANDERSON WILLIE R &
	60	1202 COMPTON ST	WOOLRIDGE J Z
	61	1204 COMPTON ST	YOUR WAY HOMES & LOTS
	62	1122 COMPTON ST	IMRC LLC
	63	1109 COMPTON ST	SINCLAIR EBONY & YUSUF
	64	1112 COMPTON ST	TEXAS STATE OF
	65	1118 COMPTON ST	THORNTON ANDY
	66	1116 COMPTON ST	MARQUEZ JORGE
O	67	1201 FRONT ST	ADIA PARTNERSHIP LLC
	68	1205 FRONT ST	VASQUEZ ROBIN CALEX
	69	1211 FRONT ST	BURNS MESCHELLE
	70	1215 FRONT ST	Taxpayer at
	71	1219 FRONT ST	Taxpayer at
O	72	1219 NO NAME ST	NEARER TO NATURE LLC
	73	1206 COMPTON ST	DYNASTY DEVELOPMENT
	74	1120 E CLARENDON DR	ROCK TENN CO MILL DIV
	75	1015 CLAUDE ST	CELIS SAUL
	76	1019 CLAUDE ST	FLORES FELICIANO &
	77	1023 CLAUDE ST	Taxpayer at
	78	1029 CLAUDE ST	LIMON JESUS & SUSANA
	79	732 FERNWOOD AVE	JONES LONNIE D
	80	731 RIDGE ST	HERNANDEZ FELICIANO FLORES
	81	728 FERNWOOD AVE	Taxpayer at
	82	724 FERNWOOD AVE	AGUAYO RAUL
	83	1018 CLAUDE ST	ESTRADA DANIEL ESCALERA
	84	1020 CLAUDE ST	MARTINEZ ALFREDO F &
	85	1024 CLAUDE ST	JONES ODIS M
	86	1028 CLAUDE ST	GONZALEZ JOSE R &
	87	1302 CLAUDE ST	CERDA EDGAR
	88	1306 CLAUDE ST	KARIKAL GEORGE J

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1302 GRANT ST	ROSENBOROUGH LARRY L
	90	1310 GRANT ST	COHENS KAHDEEM
	91	1311 CLAUDE ST	WALKER MARSHON W LYONS
	92	1307 CLAUDE ST	Taxpayer at
	93	1303 CLAUDE ST	OBREGON ALFREDO &
	94	640 S DENLEY DR	NEW LANDMARK BAPTIST
	95	1303 GRANT ST	BURRELL TODD EUGENE &
	96	1307 GRANT ST	LAGOW DEV PROJECT LLC
	97	1309 GRANT ST	JOHNSON VERNON D
	98	1108 CLAUDE ST	POLVADO LANCE &
	99	1110 CLAUDE ST	RODRIGUEZ NICHOLAS AARON &
	100	1112 CLAUDE ST	ROBINSON M AMY
	101	1114 CLAUDE ST	MEDERIC IRENNEE
	102	1103 CLAUDE ST	BYRD LEAH
	103	1105 CLAUDE ST	NORVELL JERRY WAYNE
	104	1109 CLAUDE ST	BOOKMAN ANTHONY &
	105	1115 CLAUDE ST	MALDONADO MAURICIO &