

HONORABLE MAYOR AND CITY COUNCIL WEDNESDAY NOVEMBER 11, 2020
ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-297(PD)

DATE FILED: July 1, 2020

LOCATION: West side of Dennis Road, between Northaven Road and Satsuma Drive

COUNCIL DISTRICT: 6

MAPSCO: 23 A

SIZE OF REQUEST: ±2.95 acres

CENSUS TRACT: 96.10

REPRESENTATIVE: Keisha Kay, Masterplan

OWNER/APPLICANT: 11301 Dennis Property, LLC

REQUEST: An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District

SUMMARY: The purpose of the request is to allow for the development of 90 mixed-income multifamily dwelling units with a mix of one-, two-, and three-bedroom units, and approximately 7,775-square feet of floor area for retail uses. The volunteered deed restrictions will prohibit certain uses.

CPC RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval, subject to deed restriction volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is zoned an IR Industrial Research District and is currently undeveloped. The aerial provided in the report was taken in prior to demolition of former structures.
- The purpose of the Industrial Research District is to provide for research and development, light industrial, office and supporting commercial uses in an industrial research park setting.
- The Mixed-Use District provides for the development of high density, retail, office, office, hotel, and/or multifamily residential uses in combination of single or contiguous building sites.
- The requested MU-1 Mixed Use District, will allow for the development of 90 mixed-income multifamily dwelling units with a mix of one-, two-, and three-bedroom units, and approximately 7,775-square feet of floor area for retail uses.
- The applicant has volunteered deed restrictions prohibiting 67 of the 79 uses permitted within an MU-1 District.

Zoning History: There have been no zoning changes requested in the surrounding area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Dennis Road	Minor Arterial	50 feet	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the request 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. The *forwardDallas! Comprehensive Plan* outlines 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:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use:

	Zoning	Land Use
Site	IR Industrial Research	Undeveloped land
North	MF-2(A) Multifamily	Multifamily
East	R-7.5(A)	Single Family
South	IR Industrial Research	Undeveloped
West	IR Industrial Research	Office/showroom warehouse

Land Use Compatibility:

The site is zoned an IR Industrial Research District and is currently undeveloped. Uses surrounding the property primarily consist of office/showroom and warehouse uses to the west, undeveloped tracts of land to the south, low density residential to the east and medium density multifamily to the north.

The purpose of requesting an MU-1 Mixed Use District, is to allow for the development of 90 mixed-income multifamily dwelling units with a mix of one-, two-, and three-bedroom units, and approximately 7,775-square feet of floor area for retail uses. The current zoning does not allow for residential uses.

While considering that an MU-1 District is the lowest intensity district of the mixed-use districts, the applicant is volunteering deed restrictions to reduce the impact of the proposed district.

Among the volunteered restrictions, the applicant proposes to prohibit 67 of the 79 uses allowed in the MU-1 District. The uses proposed to be allowed are as follows:

- Child-care facility.
- Church
- Public school other than an open-enrollment charter school. [RAR]
- Open-enrollment charter school or private school. [SUP]

- Office.
- Medical clinic or ambulatory surgical center.
- Multifamily.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Personal service excluding tattoo parlor, body piercing salons, and massage establishments.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Placement of Fill material. *[SUP]*

If this area continues to transition to include live/work units with more people residing in the area, additional permitted uses may allow for a vibrant neighborhood. The addition of live/work units in the area is not foreseen as having a negative impact on the surrounding uses

Staff supports the applicant’s request for an MU-1 Mixed Use District because 1) it complies with the Comprehensive Plan and more specifically the Residential Neighborhood Building Block Area Plan; 2) the change in zoning is consistent with the changing pattern of the area that is transitioning to an urban mixed-use by allowing compatible uses in close proximity; and 3) the volunteered deed restrictions seek to reduce any negative impact in the existing zoning surrounding the area of request.

Development Standards.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
existing IR- Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed MU-1 Mixed use- 1	15' 20' add. for Urban form	20' adjacent to residential OTHER: No Min.	3.0 FAR maximum for MUP w/res. No max dwelling density	120' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Land Use Comparison

The chart below includes the list of uses allowed in the existing IR Industrial Research District, those allowed in the proposed MU-1 Mixed-Use District, and the uses prohibited by the volunteered deed restrictions.

MU-1	Deed Restrictions	IR
<p>(A) <u>Agricultural uses.</u> Crop production.</p>	<p>(A) <u>Agricultural uses.</u> Crop production.</p>	<p>(A) <u>Agricultural uses.</u> Crop production.</p>
<p>(B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center. Labor hall. [SUP] Medical or scientific laboratory.</p>	<p>(B) <u>Commercial and business service uses.</u> Catering service. Custom business services. Electronics service center. Labor hall. Medical or scientific laboratory.</p>	<p>(B) <u>Commercial and business service uses.</u> Building repair and maintenance shop. [RAR] Bus or rail transit vehicle maintenance or storage facility. [RAR] Catering service. Commercial cleaning or laundry plant. [RAR] Custom business services. Custom woodworking, furniture construction, or repair. Electronics service center. Job or lithographic printing. [RAR] Labor hall. [SUP may be required. See Section 51A-4.202 (8.1).] Machine or welding shop. [RAR] Machinery, heavy equipment, or truck sales and services. [RAR] Medical or scientific laboratory. Technical school. Tool or equipment rental. Vehicle or engine repair or maintenance.</p>
<p>(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>	<p>(C) <u>Industrial uses.</u> Gas drilling and production. [SUP] Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>	<p>(C) <u>Industrial uses.</u> Alcoholic beverage manufacturing. [RAR] Gas drilling and production. [SUP] Industrial (inside). [See Section 51A-4.203(b)(1).] Industrial (inside) for light manufacturing. Industrial (outside). [See Section 51A-4.203(b)(2).] Medical/infectious waste incinerator. [SUP] Municipal waste incinerator. [SUP] Organic compost recycling facility. [SUP]</p>

		<p>Pathological waste incinerator. [SUP]</p> <p>Temporary concrete or asphalt batching plant. [By special authorization of the building official.]</p>
<p>(D) <u>Institutional and community service uses.</u></p> <p>Adult day care facility.</p> <p>Cemetery or mausoleum. [SUP]</p> <p>Child-care facility.</p> <p>Church.</p> <p>College, university or seminary.</p> <p>Community service center. [SUP]</p> <p>Convalescent and nursing homes, hospice care, and related institutions. [RAR]</p> <p>Convent or monastery.</p> <p>Foster home.</p> <p>Hospital. [SUP]</p> <p>Library, art gallery, or museum.</p> <p>Open-enrollment charter school or private school. [SUP]</p> <p>Public school other than an open-enrollment charter school. [RAR]</p>	<p>(D) <u>Institutional and community service uses.</u></p> <p>Adult day care facility.</p> <p>Cemetery or mausoleum. [SUP]</p> <p>College, university or seminary.</p> <p>Community service center. [SUP]</p> <p>Convalescent and nursing homes, hospice care, and related institutions. [RAR]</p> <p>Convent or monastery.</p> <p>Foster home.</p> <p>Hospital. [RAR]</p> <p>Library, art gallery, or museum.</p>	<p>(D) <u>Institutional and community service uses.</u></p> <p>Adult day care facility.</p> <p>Cemetery or mausoleum. [SUP]</p> <p>Child-care facility.</p> <p>Church.</p> <p>College, university, or seminary.</p> <p>Community service center.</p> <p>Hospital. [RAR]</p> <p>Public or private school. [SUP]</p>
<p>(E) <u>Lodging uses.</u></p> <p>Extended stay hotel or motel. [SUP]</p> <p>Hotel or motel. [RAR] or [SUP] [See Section 51A-4.205(1).]</p>	<p>(E) <u>Lodging uses.</u> [See Section 51A-4.205]</p> <p>Extended stay hotel or motel. [SUP]</p> <p>Hotel or motel.</p>	<p>(E) <u>Lodging uses.</u></p> <p>Extended stay hotel or motel. [SUP]</p> <p>Hotel or motel. [RAR]</p> <p>Lodging or boarding house.</p> <p>Overnight general-purpose shelter. [See Section 51A-4.205(2.1).]</p>
<p>(F) <u>Miscellaneous uses.</u></p> <p>Attached non-premise sign. [SUP]</p> <p>Carnival or circus (temporary). [By special authorization of the building official.]</p> <p>Temporary construction or sales office.</p>	<p>(F) <u>Miscellaneous uses.</u></p> <p>Attached non-premise sign. [SUP]</p> <p>Carnival or circus (temporary). [By special authorization of the building official.]</p> <p>Temporary construction or sales office.</p>	<p>(F) <u>Miscellaneous uses.</u></p> <p>Attached non-premise sign. [SUP]</p> <p>Carnival or circus (temporary). [By special authorization of the building official.]</p> <p>Hazardous waste management facility. [Except when operated as a hazardous waste incinerator.]</p> <p>Temporary construction or sales office.</p>
<p>(G) <u>Office uses.</u></p> <p>Financial institution without drive-in window.</p>	<p>(G) <u>Office uses.</u></p> <p>Financial institution without drive-in window.</p>	<p>(G) <u>Office uses.</u></p> <p>Alternative financial establishment. [SUP]</p>

<p>Financial institution with drive-in window. <i>[DIR]</i></p> <p>Medical clinic or ambulatory surgical center.</p> <p>Office.</p>	<p>Financial institution with drive-in window. <i>[DIR]</i></p>	<p>Financial institution without drive-in window.</p> <p>Financial institution with drive-in window. <i>[RAR]</i></p> <p>Medical clinic or ambulatory surgical center.</p> <p>Office.</p>
<p>(H) <u>Recreation uses.</u></p> <p>Country club with private membership.</p> <p>Private recreation center, club, or area.</p> <p>Public park, playground, or golf course.</p>	<p>(H) <u>Recreation uses.</u></p> <p>Country club with private membership.</p> <p>Private recreation center, club, or area.</p> <p>Public park, playground, or golf course.</p>	<p>(H) <u>Recreation uses.</u></p> <p>Country club with private membership.</p> <p>Private recreation center, club, or area.</p> <p>Public park, playground, or golf course.</p>
<p>(I) <u>Residential uses.</u></p> <p>College dormitory, fraternity, or sorority house.</p> <p>Duplex.</p> <p>Group residential facility. <i>[See Section 51A-4.209(3).]</i></p> <p>Handicapped group dwelling unit. <i>[See Section 51A-4.209 (3.1).]</i></p> <p>Multifamily.</p> <p>Residential hotel.</p> <p>Retirement housing.</p> <p>Single family.</p>	<p>(I) <u>Residential uses.</u></p> <p>College dormitory, fraternity, or sorority house.</p> <p>Duplex.</p> <p>Group residential facility. <i>[See Section 51A-4.209(3).]</i></p> <p>Handicapped group dwelling unit.</p> <p>Residential hotel. <i>[See Section 51A-4.209. b. 5.1]</i></p> <p>Retirement housing.</p> <p>Single Family.</p>	<p>(I) <u>Residential uses.</u></p> <p>None permitted.</p>
<p>(J) <u>Retail and personal service uses.</u></p> <p>Alcoholic beverage establishments. <i>[See Section 51A-4.210(b)(4).]</i></p> <p>Animal shelter or clinic without outside runs. <i>[RAR]</i></p> <p>Auto service center. <i>[RAR]</i></p> <p>Business school.</p> <p>Car wash. <i>[RAR]</i></p> <p>Commercial amusement (inside). <i>[SUP may be required. See Section 51A-4.210(b)(7)(B).]</i></p> <p>Commercial amusement (outside). <i>[SUP]</i></p> <p>Commercial parking lot or garage. <i>[RAR]</i></p>	<p>(J) <u>Retail and personal service uses.</u></p> <p>Alcoholic beverage establishments. <i>[SUP]</i></p> <p>Animal shelter or clinic without outside runs. <i>[RAR]</i></p> <p>Auto service center</p> <p>Business school.</p> <p>Carwash.</p> <p>Commercial amusement (inside). <i>[SUP may be required. See Section 51A-4.210(b)(7)(B).]</i></p> <p>Commercial amusement (outside). <i>[SUP]</i></p> <p>Commercial parking lot or garage. <i>[RAR]</i></p>	<p>(J) <u>Retail and personal service uses.</u></p> <p>Alcoholic beverage establishments. <i>[See Section 51A-4.210(b)(4).]</i></p> <p>Animal shelter or clinic without outside runs.</p> <p>Animal shelter or clinic with outside runs. <i>[SUP may be required. See Section 51A-4.210(b)(2).]</i></p> <p>Auto service center. <i>[RAR]</i></p> <p>Business school.</p> <p>Car wash. <i>[RAR]</i></p> <p>Commercial amusement (inside). <i>[SUP may be required. See Section 51A-4.210(b)(7)(B).]</i></p> <p>Commercial motor vehicle parking. <i>[By SUP only if within 500 feet of a</i></p>

<p>Dry cleaning or laundry store. Furniture store. General merchandise or food store 3,500 square feet or less. General merchandise or food store greater than 3,500 square feet. General merchandise or food store 100,000 square feet or more. [SUP] Mortuary, funeral home, or commercial wedding chapel. Motor vehicle fueling station. Nursery, garden shop, or plant sales. Paraphernalia shop. [SUP] Personal service uses. Restaurant without drive-in or drive-through service. [RAR] Restaurant with drive-in or drive-through service. [DIR] Swap or buy shop. [SUP] Temporary retail use. Theater.</p>	<p>Dry cleaning or laundry store. Furniture store. General merchandise or food store 100,000 square feet or more. [SUP] Mortuary, funeral home, or commercial wedding chapel. Motor vehicle fueling station. Nursery, garden shop, or plant sales. Personal service uses specific to tattoo parlor, body piercing salons, and massage establishments, all other personal service uses are allowed. Restaurant with drive-in or drive-through service. [DIR] Swap or buy shop. [SUP] Temporary retail use. Theater.</p>	<p><i>residential district.]</i> Commercial parking lot or garage. [RAR] Convenience store with drive-through. [SUP] Dry cleaning or laundry store. Furniture store. General merchandise or food store 3,500 square feet or less. Home improvement center, lumber, brick or building materials sales yard. [RAR] Household equipment and appliance repair. Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.] Motor vehicle fueling station. Paraphernalia shop. [SUP] Pawn shop. Personal service uses. Restaurant without drive-in or drive-through service. [RAR] Restaurant with drive-in or drive-through service. [DIR] Taxidermist. Temporary retail use. Theater. Truck stop. [SUP] Vehicle display, sales, and service. [RAR]</p>
<p>(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]</p>	<p>(K) <u>Transportation uses.</u> Transit passenger shelter. Transit passenger station or transfer center. [By SUP or City Council resolution. See Section 51A-4.211.]</p>	<p>(K) <u>Transportation uses.</u> Airport or landing field. [SUP]. Commercial bus station and terminal. [RAR]. Heliport. [RAR] Helistop. [RAR] Railroad passenger station. [SUP] STOL (short takeoff or landing) port. [SUP] Transit passenger shelter. Transit passenger station or transfer</p>

		center. <i>[By SUP or city council resolution. See Section 51A-4.211.]</i>
<p><u>(L) Utility and public service uses.</u> Commercial radio or television transmitting station. Electrical substation. Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. Post office. Radio, television, or microwave tower. <i>[SUP]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i></p>	<p><u>(L) Utility and public service uses.</u> Commercial radio or television transmitting station. Electrical substation. Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. Post office. Radio, television, or microwave tower. <i>[SUP]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i></p>	<p><u>(L) Utility and public service uses.</u> Commercial radio or television transmitting station. Electrical substation. Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> Police or fire station. Post office. Radio, television, or microwave tower. <i>[RAR]</i> Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> Utility or government installation other than listed. <i>[SUP]</i> Water treatment plant. <i>[SUP]</i></p>
<p><u>(M) Wholesale, distribution, and storage uses.</u> Mini-warehouse. <i>[SUP]</i> Recycling buy-back center <i>[See Section 51A-4.213(11).]</i> Recycling collection center. <i>[See Section 51A-4.213(11.1).]</i> Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i></p>	<p><u>(M) Wholesale, distribution, and storage uses.</u> Mini-warehouse. <i>[SUP]</i> Recycling buy-back center <i>[See Section 51A-4.213(11).]</i> Recycling collection center. <i>[See Section 51A-4.213(11.1).]</i> Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i></p>	<p><u>(M) Wholesale, distribution, and storage uses.</u> Freight terminal. <i>[RAR]</i> Manufactured building sales lot. <i>[RAR]</i> Mini-warehouse. Office showroom/warehouse. Outside storage. <i>[RAR]</i> Recycling buy-back center. <i>[See Section 51A-4.213(11).]</i> Recycling collection center. <i>[See Section 51A-4.213(11.1).]</i> Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> Trade center. Warehouse. <i>[RAR]</i></p>

Parking:

At the time of development, off-street parking will be required in accordance with the Dallas Development Code, as amended.

Since, numerous uses are allowed under the retail and personal service use category, these uses vary the off-street parking ratios and requirements. For example, a general merchandise or food store 3,500 square feet or less use which falls under the category of a retail and personal service use requires a parking ratio of one space per 200 square feet of floor area whereas a general merchandise or food store greater than 3,500 square feet use requires a parking ratio up to one per 250 square feet of floor area for uses with a floor area of 40,000 square feet or greater. Therefore, the parking requirements for the use is contingent on the use requested.

For the proposed dwelling units, parking will be calculated based on the number of bedrooms as it is required for a multifamily use [three or more dwelling units located on one lot] with an additional .25 spaces required for guest.

The applicant is not required to submit a site plan for this type of request; therefore, information regarding floor area for the office/showroom warehouse uses and the number of bedrooms in each dwelling unit was not made available to staff at this point.

Landscaping:

At the time of development, landscaping must be provided in accordance with Article X, as amended of the Dallas Development Code, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category however, the request site is adjacent to an "E" MVA Category to the north and an "F" MVA Category to the east across Dennis Road.

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List of Partners and Principals

11301 Dennis Property LLC

John Chong – 90%

Kevin Cho – 10%

CPC ACTION
October 1, 2020

Motion: It was moved to recommend **approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the west side of Dennis Road, between Northaven Road and Satsuma Drive.

Maker: Jung
Second: Murphy
Result: Carried: 13 to 0

For: 13 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Myers,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 1 - Hampton
Vacancy: 1 - District 11

Notices: Area: 300 Mailed: 32
Replies: For: 2 Against: 1

Speakers: For: None
For (Did not speak): Kiesha Kay, 2201 Main St., Dallas, TX, 75201

VOLUNTEERED DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF Dallas)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, 11301 Dennis Property LLC ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the H.S. Bowles Survey, Abstract No. 69, part of City Block 6607, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by United States of America, by deed dated March 17, 2020, and recorded in Volume 71093, Page 1829, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

II.

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

Main uses prohibited.

- (A) Agricultural uses.
 - Crop production.

- (B) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Labor hall.
 - Medical or scientific laboratory.

- (C) Industrial uses.
 - Gas drilling and production.
 - Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

- (D) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum.
 - College, university or seminary.
 - Community service center.

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- Convalescent and nursing homes, hospice care, and related institutions.
 - Convent or monastery.
 - Foster home.
 - Hospital.
 - Library, art gallery, or museum.
- (E) Lodging uses.
- Extended stay hotel or motel.
 - Hotel or motel.
- (F) Miscellaneous uses.
- Attached non-premise sign.
 - Carnival or circus (temporary). [By special authorization of the building official.]
 - Temporary construction or sales office.
- (G) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window.
- (H) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) Residential uses.
- College dormitory, fraternity, or sorority house.
 - Duplex.
 - Group residential facility.
 - Handicapped group dwelling unit.
 - Residential hotel.
 - Retirement housing.
 - Single family.
- (J) Retail and personal service uses.
- Alcoholic beverage establishments.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.

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- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop.
- Personal service. (excluding a Tattoo parlor, body piercing salons, and massage establishments are prohibited.)
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Temporary retail use.
- Theater.

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(L) Utility and Public Service Uses.

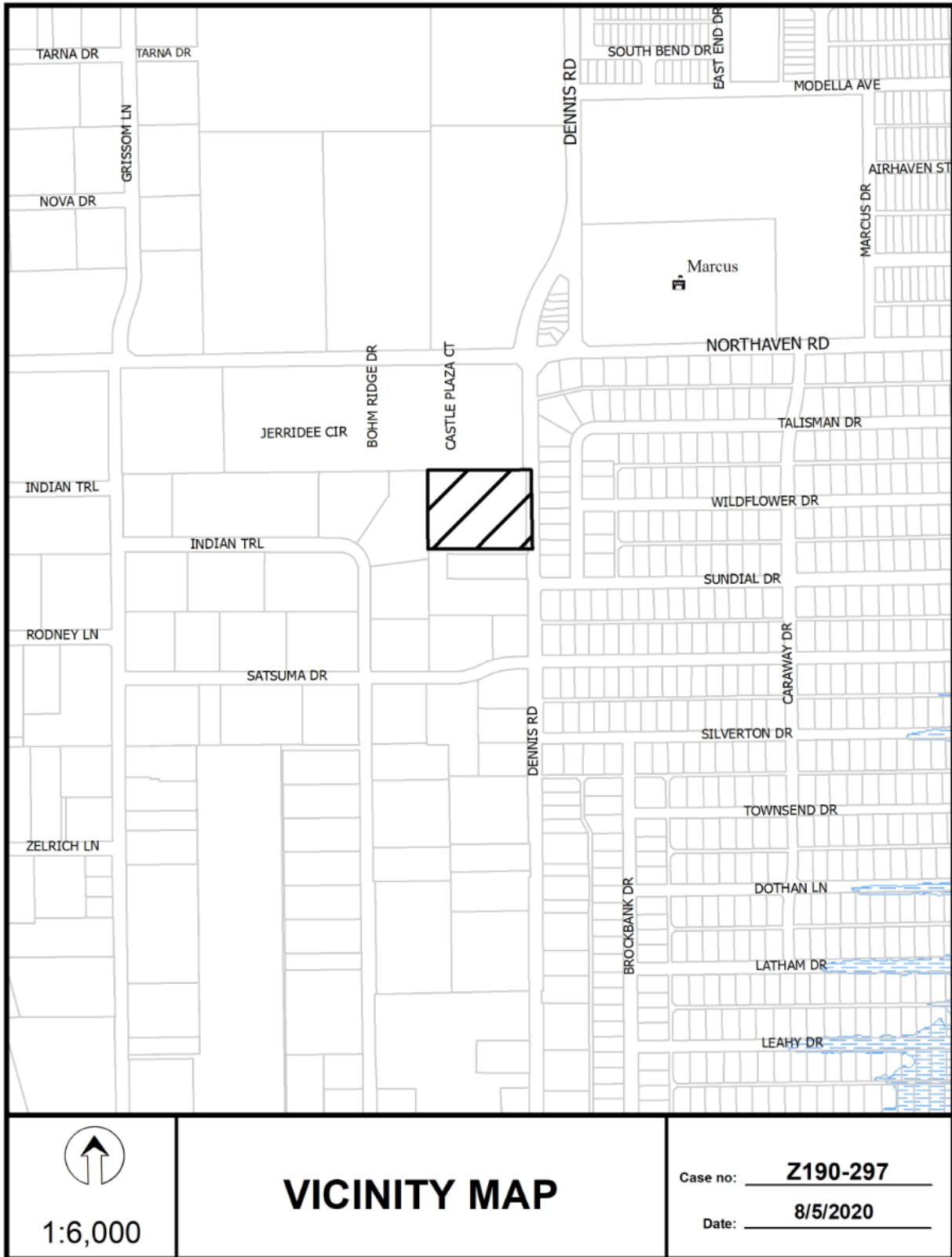
- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

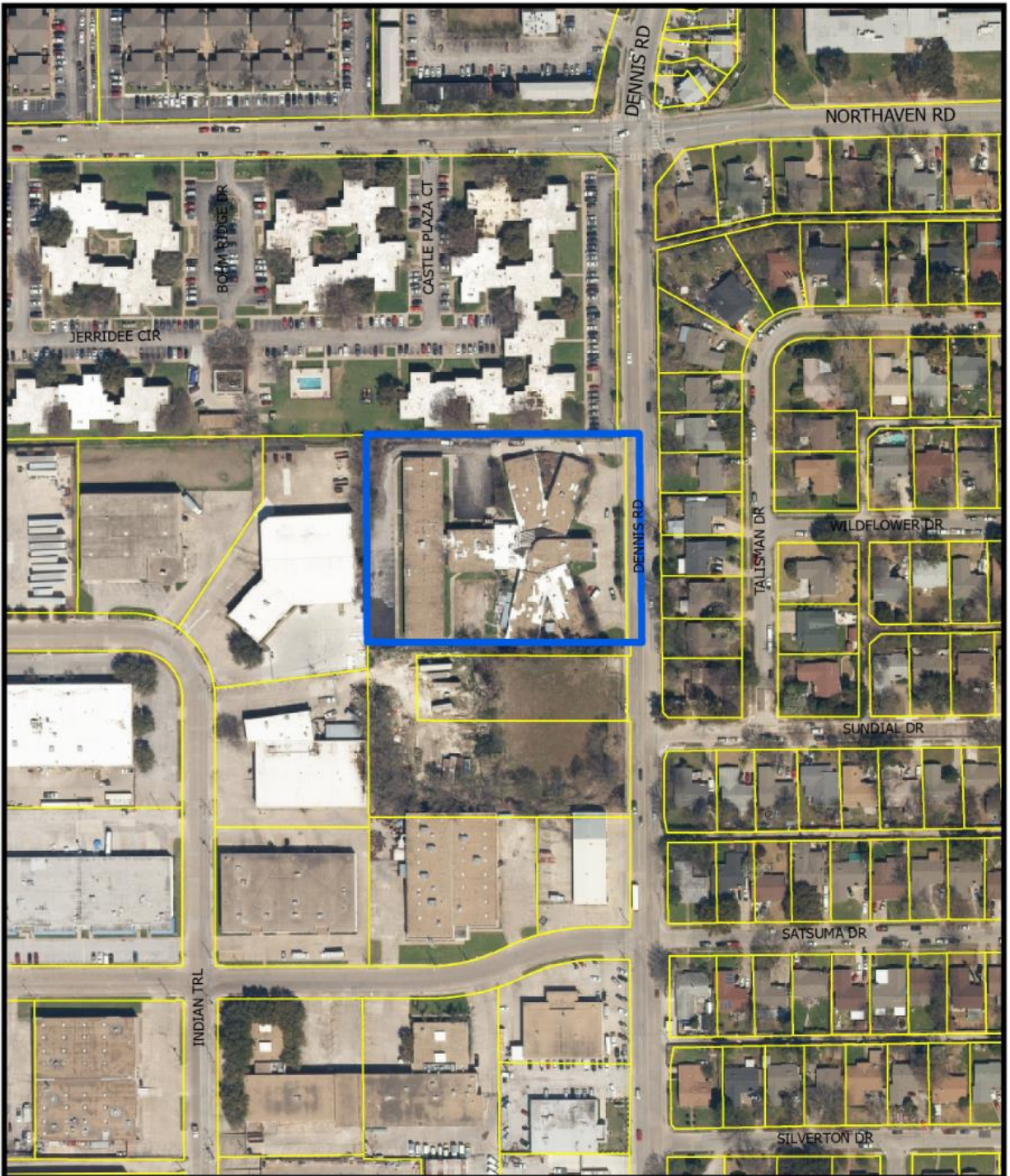
(M) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling buy-back center
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in the document.



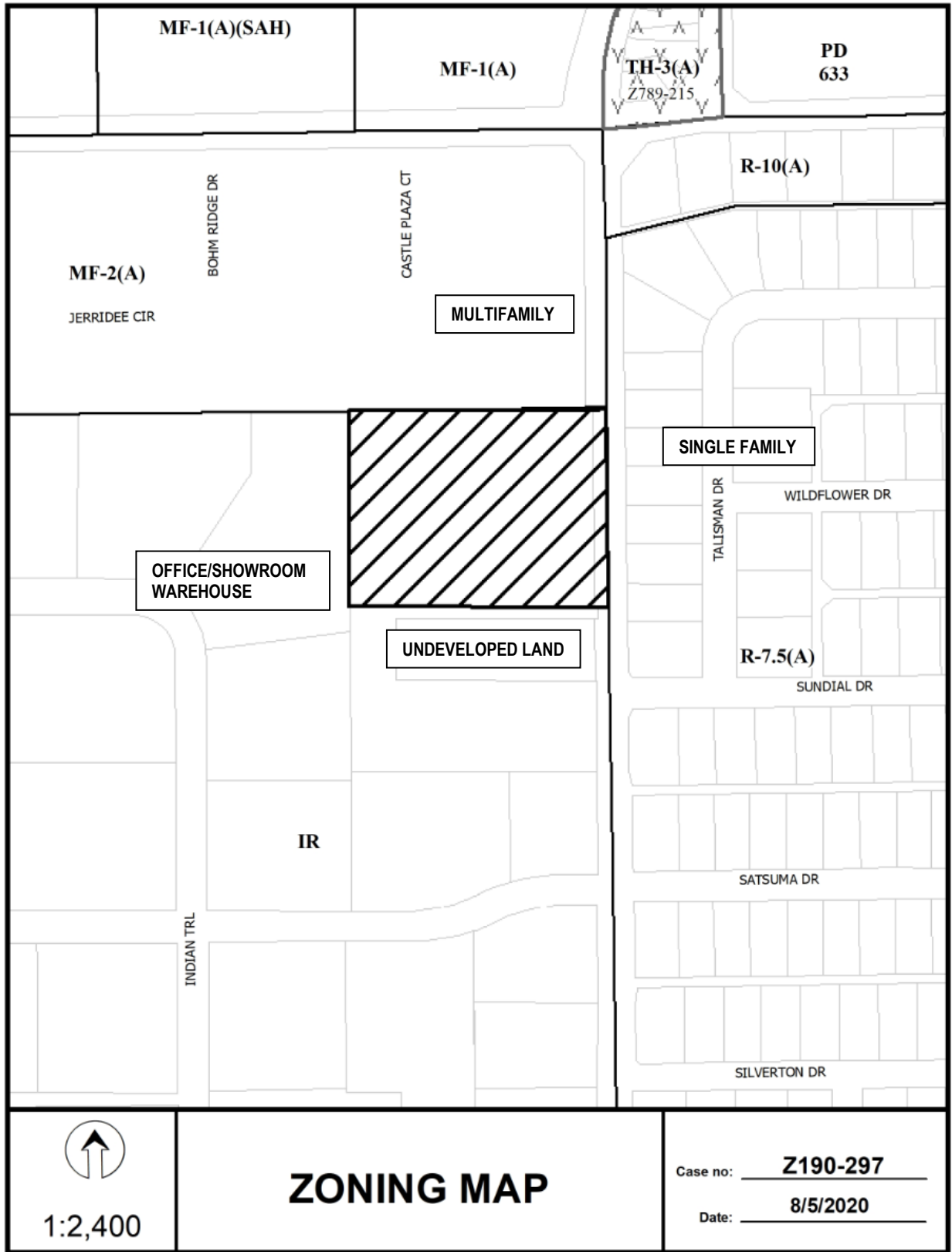


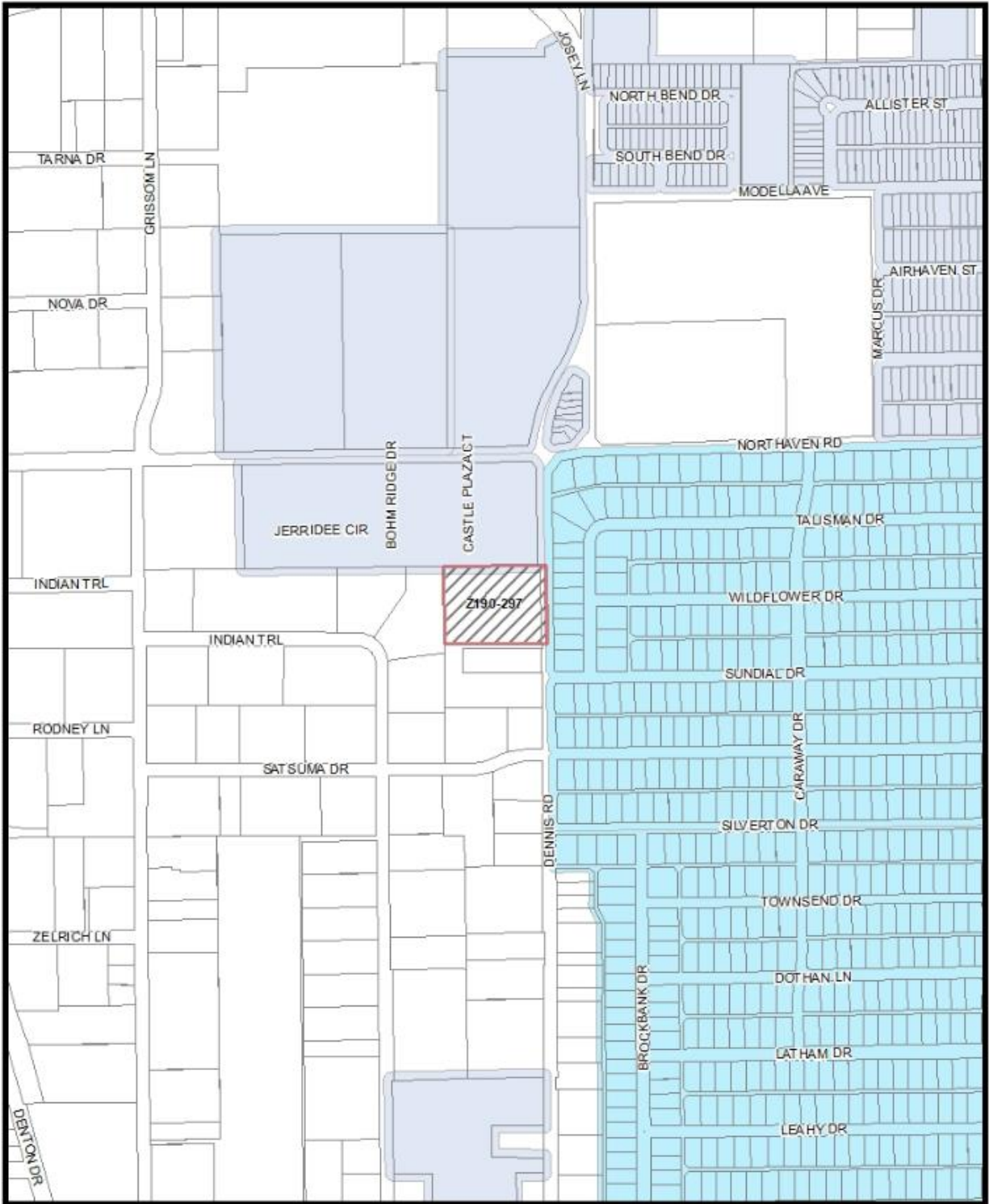
1:2,400

AERIAL MAP

Case no: **Z190-297**

Date: **8/5/2020**





Market Value Analysis

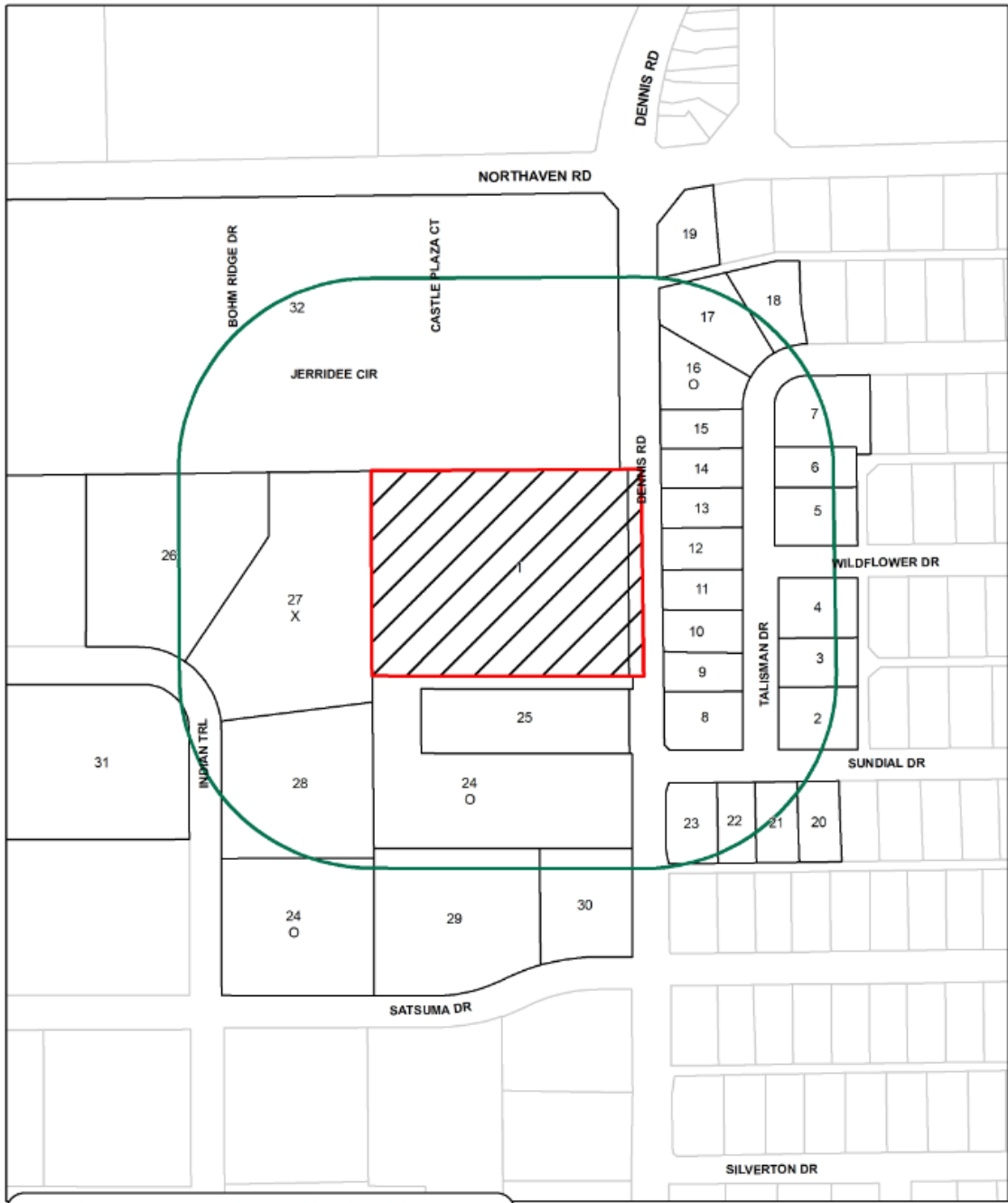


 1:6,000

Market Value Analysis

Printed Date: 8/5/2020

CPC RESPONSES



<u>32</u>	Property Owners Notified (33 parcels)
<u>2</u>	Replies in Favor (3 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>300'</u>	Area of Notification
<u>10/1/2020</u>	Date

Z190-297
CPC



09/30/2020

Reply List of Property Owners**Z190-297****32 Property Owners Notified****2 Property Owners in Favor****1 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	11301 DENNIS RD	MUN SU Y AMOS
	2	2906 TALISMAN DR	ZAMORA REYNA M &
	3	2910 TALISMAN DR	ROJAS GUADALUPE & MARIA
	4	2916 TALISMAN DR	GUTIERREZ SERGIO MARQUEZ
	5	2926 TALISMAN DR	CREAR EBBIE L
	6	2930 TALISMAN DR	PASSMORE TOM E & CYNTHIA B
	7	2952 TALISMAN DR	KAMINSKI SHARON R EST OF
	8	2905 TALISMAN DR	MEDINA JAVIER &
	9	2909 TALISMAN DR	PHILLIPS ELOISE
	10	2915 TALISMAN DR	RUBIO ANGELA LOPEZ
	11	2919 TALISMAN DR	SALINAS ENRIQUE
	12	2923 TALISMAN DR	GIL JUAN R &
	13	2927 TALISMAN DR	GARCIA GUILLERMO RODRIGUEZ &
	14	2931 TALISMAN DR	TORRES ANTONIO S &
	15	2935 TALISMAN DR	BAEZ JUAN J &
O	16	2939 TALISMAN DR	JOHNSON ARTHUR L &
	17	2943 TALISMAN DR	BORJAS CARLOS
	18	2947 TALISMAN DR	HERNANDEZ JOSE & YOLANDA
	19	2904 NORTHAVEN RD	ESCOBEDO JOSE DE JESUS EST OF
	20	2920 SUNDIAL DR	TORRES JOAQUIN &
	21	2916 SUNDIAL DR	MELENDEZ JOSE D
	22	2910 SUNDIAL DR	GALVANHUERTA MOISES &
	23	2906 SUNDIAL DR	MORALES ALFREDO
O	24	11211 DENNIS RD	F & F INVESTMENTS
	25	11211 DENNIS RD	ONCOR ELECRCIC DELIVERY COMPANY
	26	11242 INDIAN TRAIL	JESSUP CHARITABLE REMAINDER TRUST

Z190-297(PD)

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	27	11232 INDIAN TRAIL	KNOX BROTHERS PS
	28	11226 INDIAN TRAIL	JOBY HOLDINGS III LTD
	29	2831 SATSUMA DR	SOUTHINGTON INDUSTRIAL
	30	11155 DENNIS RD	DUNN ROSIE
	31	11245 INDIAN TRAIL	SARATOGA RE HOLDINGS LLC
	32	2800 NORTHAVEN RD	NORTHAVEN TERRACE LLC