

**FILE NUMBER:** Z223-307(MP)                      **DATE FILED:** July 12, 2023

**LOCATION:** North and west corners of Merlin Street and Al Lipscomb Way

**COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 38,332 square feet                      **CENSUS TRACT:** 48113020300

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**REPRESENTATIVE:** Ami Pairkh, Stantec

**APPLICANT:** Anne Evans, Southfair Community Development Corporation

**OWNER:** Southfair Community Development Corporation

**REQUEST:** An application for a new subdistrict for retail and personal service uses on property zoned Subarea 2 and Subarea 3 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District.

**SUMMARY:** The purpose of the request is to allow for modified development standards primarily related to uses, setbacks, height, floor area ratio, lot coverage, parking, and design standards to develop the site with retail uses.

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

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Subarea 2 and Subarea 3 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District, and consists of two undeveloped parcels.
- The applicant proposes retail and personal service uses on both of the sites. As retail and personal services uses are not currently permitted in the portion zoned Subarea 2, they request a new subarea which allows retail uses while prohibiting some of the more intense commercial uses of Subarea 3.
- The applicant proposes modified development standards including uses, setbacks, height, floor area ratio, lot coverage, parking, and design standards.
- The public realm will be enhanced by design standards that ensure safe and activated sidewalks and development standards that prescribe pedestrian oriented main streets.

**Zoning History:**

There have not been any zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Proposed ROW</b>
Al Lipscomb Way	Community Collector	44' pavement, 60' ROW
Merlin Street	Local Street	-
South Malcolm X Boulevard	Community Collector	40' pavement; 60' ROW Bike Plan

**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 serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

**LAND USE ELEMENT**

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

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

**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.

**Policy 1.4.3** Embrace environmental sustainability.

**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.

**Policy 4.2.3** Promote efficient, cost-effective and environmentally friendly movement of vehicles.

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

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

**Policy 5.2.2** Promote the character of the city's significant districts, linkages, and areas.

### **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.

## **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 staff recommended conditions, which include reduced minimum parking requirements, ROW design standards, and bicycle storage facilities, support the low carbon and mode split goals of CECAP.

### **Area Plan:**

#### **Martin Luther King Jr. Station Area Plan (2013):**

The proposed conditions of the subdistrict further the goals of the Area Plan.

Within the plan, the property and areas to the north are designated as Main Street. According to the plan, Main Street concentrates pedestrian activity along a walkable corridor with places for living, working, and shopping.

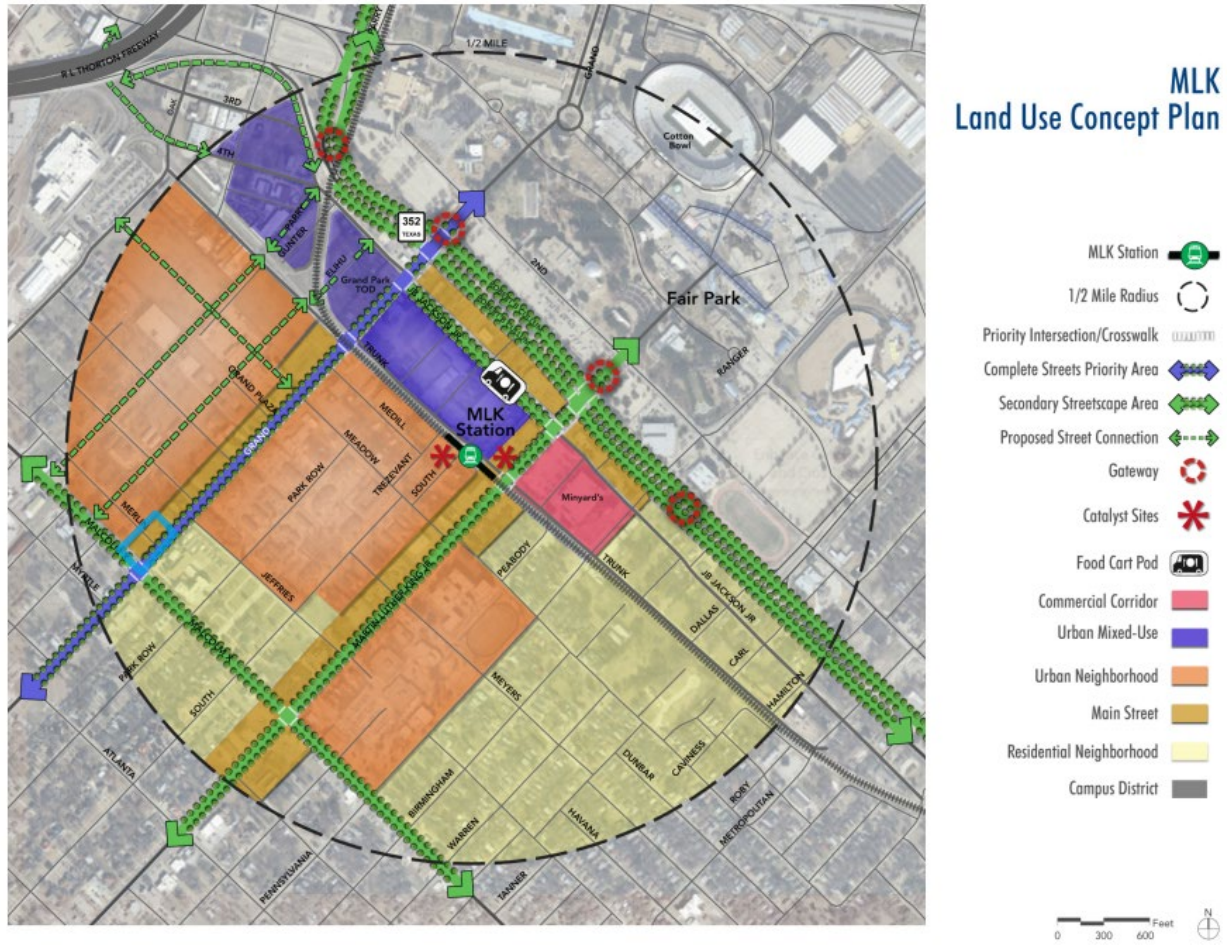
As the plan calls for Al Lipscomb to become a walkable retail corridor, the change in subdistricts furthers the goals of the plan. The plan calls for redevelopment and support for an urban character in walking distance to the DART Station.

The adjacent portions of PD 363 are designated Urban Neighborhood, which the Plan describes as “a range of housing options close to transit including small lot single-family detached dwellings, townhomes and low to mid-rise condominiums or apartments.” Based on this, the removal of residential proximity slope is appropriate on the site, as the adjacent parcels in the Jeffries/Meyers area, not yet developed as residential, are in the long term, envisioned as taller buildings than zoning would presently allow.

The plan also identifies this site as a particular priority for redevelopment especially for uses that would support the new multifamily nearby, such as retail: “Many underutilized and vacant parcels on the west side of Grand Avenue between Trunk Avenue and Malcolm X Boulevard present particularly promising opportunities for development and/or redevelopment to complement the high-quality Eban Village housing on the opposite side of Grand Avenue.”

This plan includes a land use concept map, with the subject site in blue:

CHAPTER 4 CONCEPTUAL DEVELOPMENT PLAN



Considering this fact, the provisions of the subdistrict include provisions to fulfill the goals of the plan. The plan calls for specific characteristics in regard to site orientation and layout, scale and massing, street and building character, and the bicycle and pedestrian environment, each of which are fulfilled through the development standards and design standards.

**Site Orientation and Layout**

The property includes appropriately sited density, distanced from the need for transitions. Significant density is necessary to achieve the active walkable environment called for by the plan.

**Scale and massing:**

The provisions include treatments for both facades and public entrances. They also include provisions for both on site and centralized open spaces.

**Street edge and building character:**

The PD conditions address streetscape through sidewalk, street furniture, and crossing conditions. The conditions also address access into and through sites with enhanced required access standards.

**Bicycle and pedestrian environment:**

One method for incentivizing active pedestrian environments, transit access, and the inclusion of retail components is the elimination of required parking. While these do not eliminate parking spaces, they aid in the presence of retail uses through simpler tabulation, charged parking systems, and discouraging overparking. These reductions are called for by the plan in concert with transit access and management. Parking is also required to be buffered and set back from street frontages.

**The 360 Plan**

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the South Dallas/Fair Park area of the plan.

The change in subdistricts to allow small scale retail uses meets the 360 plan's strategy to Build Complete Neighborhoods through the following goals:

3 GROW A DIVERSE MIX OF SERVICES AND RETAIL

The additional retail uses allowed on the site further this goal, and the removal of parking minimums aids in the diversity of businesses that can operate on site.

The conditions for reduced parking minimums and advancing a complete street on Al Lipscomb meet the 360 plan's strategy to Advance Urban Mobility through the following goals:

5 ADVANCE PRIORITY BICYCLE AND PEDESTRIAN IMPROVEMENT PROJECTS

6 REFORM THE APPROACH TO PARKING

The project's pedestrian oriented development and design standards meet the 360 plan's strategy to Promote Great Placemaking through the following goals:

1 ENSURE EXCELLENT URBAN DESIGN TO ENHANCE QUALITY OF LIFE AND ECONOMIC VALUE

2 ACTIVATE THE PUBLIC REALM

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Subareas 2 and 3 within PD No. 363	Undeveloped
<b>Northwest</b>	Subareas 2 and 3 within PD No. 363	Undeveloped, restaurant without drive through
<b>Northeast</b>	Subarea 4 within PD No. 363	Medical clinic
<b>Southeast</b>	MF-2(A) Subdistrict within PD No. 595	Public school
<b>Southwest</b>	PD No. 871	Public school

**Necessity for Planned Development District:**

The appropriate height for the project, as called for by the area plan, is greater than 26 feet. However, the nature of the existing PD No. 363 includes residential proximity slope from residential districts, although no residential is built out in the immediate area. The base code also does not have tools to significantly reduce minimum parking requirements.

**Land Use Compatibility:**

The area of request consists of two parcels across Merlin Street from one another, both of which are undeveloped. Northwest of the sites are a restaurant without a drive through and undeveloped property in Subareas 3 and 2, respectively. There is a medical clinic to the northeast of the site within Subarea 4. Across Malcolm X to the southwest is a public school, and there are additional public school facilities to the southeast across Al Lipscomb.

These sites are appropriate for neighborhood scale commercial and will serve as the “Main Street” place type that supports the eventual redevelopment of the nearby residential neighborhood to the north in the remainder of PD 363. Although the rezoning adds light commercial uses to the northeastern parcel, it removes a number of uses from Subarea 3 which are less compatible with a walkable area adjacent to residential zoning, which are currently permitted on the southwestern parcel. The uses that would be removed from the subarea include the following:

- Motor vehicle fueling station.
- Restaurant with drive-in or drive-through service. [RAR]
- Financial institution with drive-in window.
- Building repair and maintenance shop. [RAR]
- Medical or scientific laboratory. [SUP]
- Tool or equipment rental.



Further, the existing Subarea 2 parcel is already entitled to more intense multifamily uses, although it is undeveloped and under the same ownership as the subject site. The property is also further separated from the remainder of Subarea 2 by an alley.

The proposed conditions apply consistent standards across these sites and ensures development that fulfill the goals of the MLK Jr Station Area Plan.

Relief from residential proximity slope, which would otherwise be triggered only by undeveloped or non-residential sites nearby, helps achieve the increased density and massing recommended by the area plan, and allow development appropriate for the width of the “Main Street” of Al Lipscomb. The reduced parking requirements ease the long term use of the site as retail suites and furthers the transit oriented goals of the area plan. They also further the CECAP goals of mitigating vehicle miles travelled and the urban heat island effect.

The existing PD does not require Development Plans for developments within the district, and because of the small sites and highly specific development standards (similar to Article XIII) the request does not include a development plan.

**Development Standards**

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Unit Density in DUAC</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing Subarea 2 PD 363</u>	15' No max	SF: 0' Du: 5' /10' Other 10'/15'or 10'	SF: 9 MF 24 Retirement 45	No max	36' RPS	Res 60% Nonres 50%
<u>Existing Subarea 3 PD 363</u>	15' No max	10' 20' adj res	No max	0.5 office 0.75 all uses	54' 4 stories RPS	Res 60% Nonres 100%
<u>MLK Station Plan Main Street Type</u>	“Buildings placed at sidewalk edge”		1.5 height to width ratio, 1-4 story buildings			
<u>Proposed Subarea based on Subarea 3 PD 363</u>	0' min 15' max	5'	No max	No max	54' 4 stories	100%

The proposed subdistrict would have similar yard, lot, and space to Subareas 2 and 3, but would have frontage and massing requirements that focus development toward the Main Street of Al Lipscomb. The additional height helps develop an appropriately sized building along Al Lipscomb as called for by the plan.

As the PD conditions are very specific and prescriptive, a development plan is not required, to reduce conflict with a plan and the requirements of permitting.

### **Design Standards**

- Sidewalks: Sidewalks must be an unobstructed minimum width of six feet with a five foot buffer. Sidewalks must have vertical buffers where they abut parking or driving surfaces. Sidewalks must have distinct crossings and must be continuous and level across driveway and curb cuts.
- Transparency: 35% of Al Lipscomb façade must be transparent, and 30% of Malcolm X and Merlin street facades must be transparent.
- Lighting: Pedestrian scale lighting is required along the street frontages. Beyond just providing even and comfortable lighting, the lighting structures provide human scale definition at the street level.
- Entries: There must be a public entrance to the building for every 100 feet of street frontage.
- Surface parking: Surface parking must be set back more than 30 feet from public streets.
- Parking garages: Structured parking facilities must either have active uses or enhanced architecture on the ground floor. Any floor must have solid screening up to 42 inches.

### **Landscaping:**

PD No. 363 requires that landscaping and tree preservation must be provided in accordance with Article X.

### **Parking:**

The proposed planned development district does not include minimum required parking.

As with any minimum required parking, this only implies there is no minimum number of spaces tied to a given use and no parking must be continually accounted for when applying for certificates of occupancy. The developer may provide additional parking. Reducing overparking, especially in transit rich areas, is a goal supported by CECAP, as mentioned above.

The MLK Jr Station Area Plan acknowledges the challenge posed by parking areas which “contribute to inactivity in the area and longer walking distances between destinations.”

Although the applicant may still build their desired total of parking under a zero space requirement, it will encourage sharing among facilities onsite, discourage overparking, and incentivize a diversity of uses on site. Removing minimums would not imply the site contains no parking, but that the responsibility for accounting for and determining property quantities falls on the applicant, not the City.

**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 (A through C) to orange, representing the weakest markets (G through I). The property is currently within an “F” MVA area.

**List of Officers**

Southfair Development Corporation

<b>Name</b>	<b>Position</b>
Marian Williams	Chair
Roy Andy	Vice-Chair
Zaincorie Taylor-Smith	Treasurer
Derrick Nutall	Secretary

**Advisory Board Members**

Karl Zavitkovsky  
LaSharla Richardson  
Avalon Blackburn  
Tim Scott  
Melissa Vaughn  
Lakisha Stark  
Board of Directors  
Azu Agada  
Roy Andy  
Hoshi Brooks  
James Kirby  
Michael Krywucki  
Marilynn Mayse\*  
Derrick Nutall\*  
Dr. Harry Robinson, Jr.\*  
Ruth O'Quinn\*  
Zaincorie Taylor-Smith\*  
Marian Williams

**PROPOSED CONDITIONS  
ARTICLE 363.**

**PD 363.**

**Jeffries/Meyers Planned Development District**

**SEC. 51P-363.101. LEGISLATIVE HISTORY.**

PD 363 was established by Ordinance No. 21258, passed by the Dallas City Council on April 8, 1992. Ordinance No. 21258 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21258 was amended by Ordinance No. 25090, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 19455; 21258; 25090; 25850)

**SEC. 51P-363.102. PROPERTY LOCATION AND SIZE.**

PD 363 is established on property generally bounded by Oakland Avenue, Oak Lane, the alley at the rear of the lots on the northeast side of Meyers Street, and Grand Avenue. The size of PD 363 is approximately 42.74 acres. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(2) Section 51A-2.101, "Interpretations," applies to this article.

(3) The following rules apply in interpreting the use regulations in this article:

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(C) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.104. NAME OF DISTRICT.**

PD 363 is to be known as the Jeffries/Meyers PD. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.105. PURPOSE.**

The purpose of this PD is to create a zoning district that reduces the potential for future development of incompatible uses in the area, limits dwelling unit density, and permits existing residential, retail, and institutional uses to continue to co-exist where feasible. Recognizing the need for low and moderate income housing, and concerned with the displacement of residents, it is the intent of the city council to provide residential dwelling uses made nonconforming by this article, and located in residential areas within the district, a limited amount of protection by providing that they not be subject to amortization by the board of adjustment. However, in order to protect the health, safety, morals, and welfare of the residents of this district, and the public at large, these uses may be terminated under other provisions contained in this article and in Section 51A-4.704. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.106. CREATION OF SUBAREAS.**

This district is divided into **four five** subareas as described in Exhibit A of Ordinance No. 25090 and as shown on the map located in this article and labelled Exhibit 363A. In the event of a conflict between Exhibit A of Ordinance No. 25090 and Exhibit 363A, Exhibit A of Ordinance No. 25090 controls. (Ord. Nos. 21258; 25090; 25850)

**SEC. 51P-363.107. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 363B), except that no development plan is required for Lots 2, 3, and 4 in City Block 7/854 in Subarea 4. *[Note: According to a department of development services' memorandum dated October 24, 2001, the development plan never existed and was referenced by mistake in the original ordinance.]* (Ord. Nos. 21258; 25090; 25850)

**SEC. 51P-363.108. SUBAREA 1.**

- (a) Main uses permitted.
  - (1) Agricultural uses.
    - Crop production.
  - (2) Industrial uses.
    - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
  - (3) Institutional and community service uses.
    - Child-care facility. *[SUP]*
    - Church.

- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
- Convent or monastery.
- Foster home.

(4) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(5) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing.
- Single family.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density. Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre. No maximum dwelling unit density for all other permitted uses.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

- (A) Maximum lot coverage is:
  - (i) 60 percent for residential structures; and
  - (ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	7,500 square feet
Duplex	3,000 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each



group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.109.**

**SUBAREA 2.**

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

-- Child-care facility. *[SUP]*

-- Church.

-- Community service center. *[SUP]*

-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*

-- Convent or monastery.

-- Foster home.

(4) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(5) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*

-- Public park, playground, or golf course.

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density.

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(A) Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre.

(B) Maximum dwelling unit density for the single family use is nine units per net acre.

(C) Maximum dwelling unit density for all other permitted uses is 24 dwelling units per net acre.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

(i) 60 percent for residential structures; and

(ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	2,000 square feet
Duplex	3,000 square feet
Multifamily:	
No separate bedroom	800 square feet
One bedroom	1,000 square feet
Two bedrooms	1,200 square feet
More than two bedrooms (add this amount for each bedroom over two)	150 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.110. SUBAREA 3.**

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Medical or scientific laboratory. [SUP]

-- Tool or equipment rental.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Community service center.

-- Library, art gallery, or museum.

(5) Miscellaneous uses.

-- Carnival or circus (temporary). [By special authorization of the building official.]

-- Temporary construction or sales office.

(6) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window.

- Medical clinic or ambulatory surgical center.
- Office.

(7) Recreation uses.

- Public park, playground, or golf course.

(8) Retail and personal service uses.

- Business school.
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [RAR]
- Temporary retail use.
- Theater.

(9) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory community center (private).
- Accessory outside display of merchandise.
- Accessory outside sales.
- Amateur communication tower.
- Home occupation.
- Occasional sales (garage sales).
- Private stable.
- Swimming pool (private).

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory helistop.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

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(2) Side and rear yard. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R(A), D(A), TH(A), CH, or MF(A) district; and

(B) no side or rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(3) Dwelling unit density. No maximum dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is:

(A) 0.5 for office uses; and

(B) 0.75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 54 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

(i) 60 percent for residential structures; and

(ii) no maximum for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(e) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this subsection, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(f) Dry overlay. In this subarea, a person shall not sell or serve alcoholic beverages, or set-ups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council. (Ord. Nos. 21258; 25850)

**SUBAREA 3A.**

**(a) Main uses permitted.**

**(1) Agricultural uses.**

-- Crop production.

**(2) Commercial and business service uses.**

-- Catering service..

-- Electronics service center.

**(3) Institutional and community service uses.**

-- Adult-daycare facility

-- Child-care facility.

-- Church.

-- Community service center. *[SUP]*

-- Convalescent and nursing homes, hospice care, and related institutions.  
*[RAR]*

-- Convent or monastery.

-- Foster home.

-- Library, art gallery, or museum

**(4) Miscellaneous uses.**

-- Temporary construction or sales office.

**(5) Office uses.**

-- Financial institution without drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

**(6) Retail and personal service uses.**

-- Business school.

-- Dry cleaning or laundry store.

-- General merchandise or food store 3,500 square feet or less.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Private Community Center

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Temporary retail use.

Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(7) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Amateur communication tower.
- Home occupation.
- Occasional sales (garage sales).
- Private stable.
- Swimming pool (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard setback is 0 feet with a maximum of 15 feet on both Al Lipscomb Way, Malcolm X Blvd. and Merlin Street. Stoops and accessibility ramps shall be permitted within the established setbacks.

(2) Side and rear yard. Minimum side and rear yard:

- (A) Minimum 5-foot side yard will be provided

(3) Building frontage.

- (A) Minimum of 70 percent of the building façade shall be applied along Al Lipscomb Way.



(B) Minimum of 25 percent of the building façade shall be applied along Malcolm X Blvd. and Merlin Street.

(4) Building transparency

(A) Minimum of 35 percent building transparency shall be provided along Al Lipscomb Way.

(B) Minimum of 30 percent building transparency shall be provided along Malcolm X Blvd. and Merlin Street.

(C) Blank walls longer than 30 feet in length are prohibited. Blank wall area means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(5) Floor area ratio. No Maximum floor area ratio.

(6) Entrances Primary entrance on main street and side street Max spacing 100 feet

(7) Height.

(A) Residential proximity slope. Does not apply.

(B) Maximum height. Maximum height of building(s) shall be 54 feet.

(8) Lot coverage

(A) No maximum lot coverage.

(9) Lot size. No minimum lot size.

(10) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement but must comply with the height regulations of Paragraph (7).

(f) Sidewalks.

(1) Minimum unobstructed sidewalk width is 6 feet with a buffer zone of at least 5 feet between the sidewalk and curb.

(2) At the intersection of each driveway with a sidewalk or pedestrian path, driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(3) Where public sidewalks abuts any driving surface, off-street or on-street loading area, or parking surface the following buffering must be used:

(A) Landscaping plantings with a minimum height of 29 inches; or

(B) Bollards with a minimum height of 29 inches, spaced no more than six feet in distance from each other.

(g) Parking.

(1) Parking setback. Surface parking is prohibited within 30 feet of public streets.

(2) Parking structure. That portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 15 feet, or must have an exterior facade that is similar in materials, architecture, and appearance to the facade of the main structure. Exterior parking structure facade openings must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

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

**SEC. 51P-363.111.**

**SUBAREA 4.**

(a) Main uses permitted.

(1) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(2) Institutional and community service uses.

-- Child-care facility. *[SUP]*

-- Church.

-- Community service center. *[SUP]*

-- Foster home.

(3) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(4) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

(5) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing.
- Single family.

(6) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

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

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple

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commercial district.

(3) Dwelling unit density. Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre. No maximum dwelling unit density for all other permitted uses.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

(i) 60 percent for residential structures; and

(ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	7,500 square feet
Duplex	3,000 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.112. NONCONFORMING USES AND STRUCTURES.**

Except as otherwise provided in this article, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.113. OFF-STREET PARKING AND LOADING.**

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use, except that in Subarea 4, for a medical clinic use, four off-street parking spaces are required for each 1,000 square feet of floor area. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 25090; 25850)

Within Subarea 3A, no parking is required for any main or accessory uses.

**SEC. 51P-363.114. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.115. LANDSCAPING.**

Landscaping must be provided and completed in accordance with Article X. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.116. SIGNS.**

All signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.117. GENERAL REQUIREMENTS.**

Development and use of the Property must comply with the requirements of all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.118. PAVING.**

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 director of public works and transportation. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.119. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this

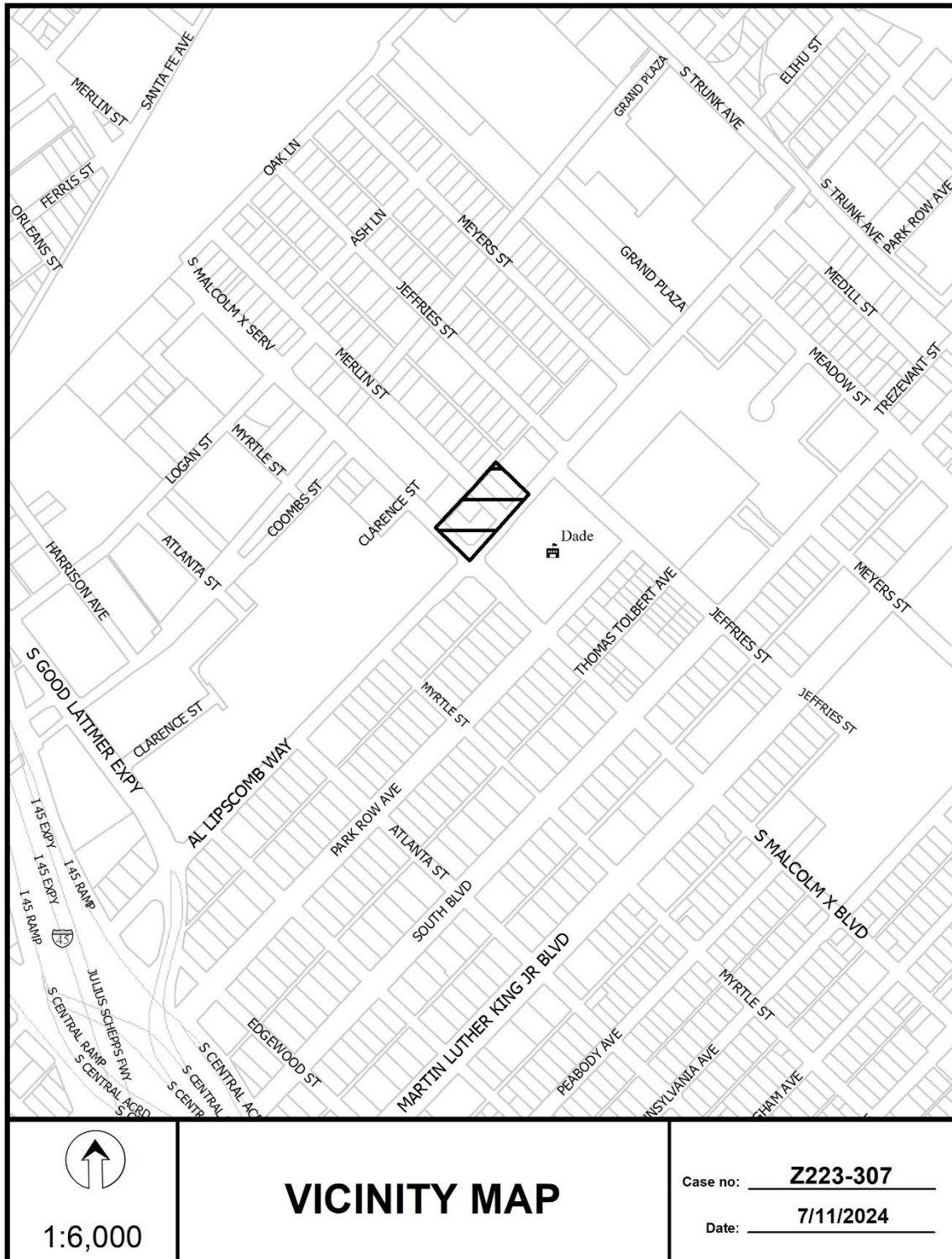
Z223-307(MP)

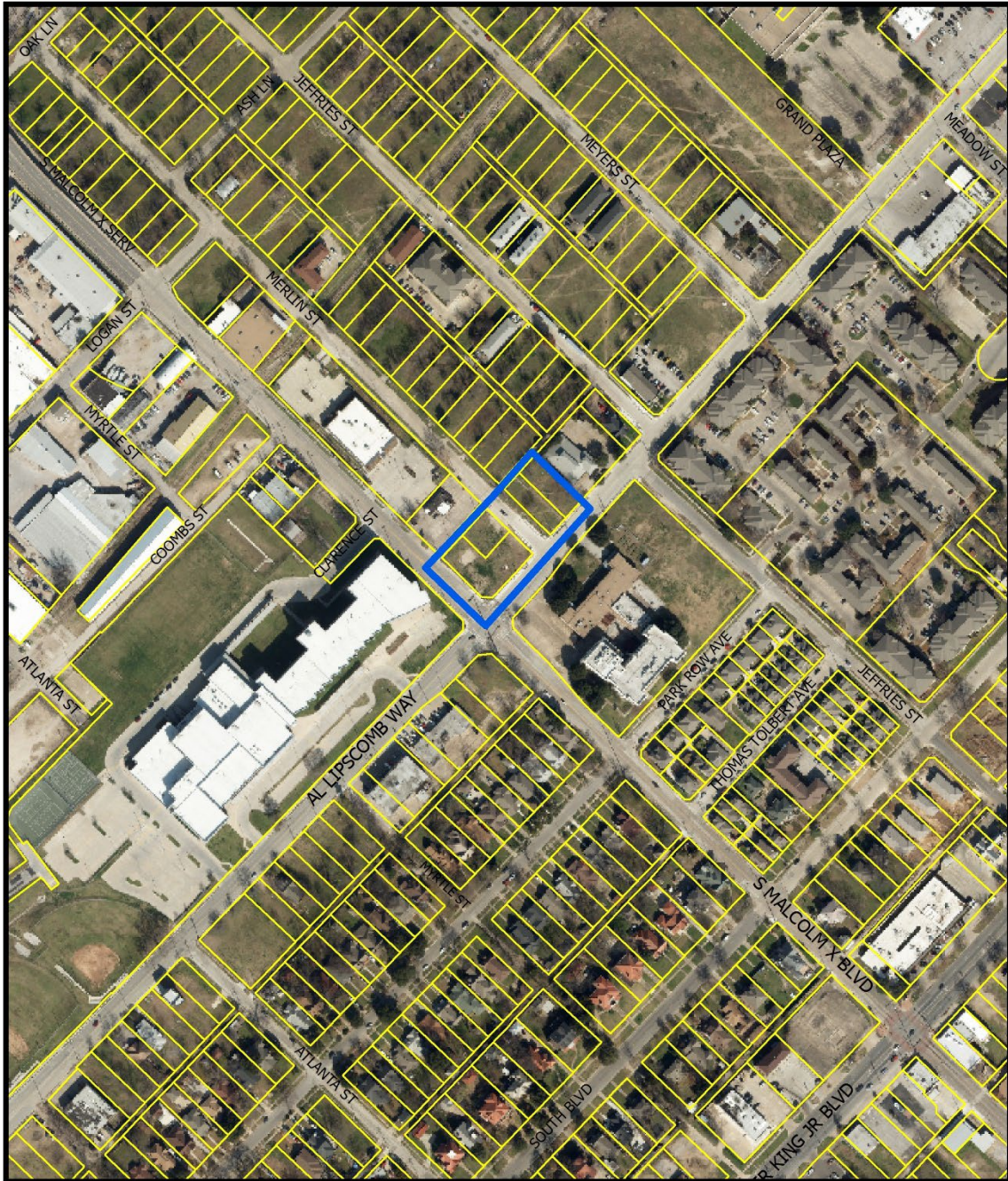
PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.120.                      ZONING MAP.**

PD 363 is located on Zoning Map Nos. J-8 and K-8. (Ord. Nos. 21258; 25850)

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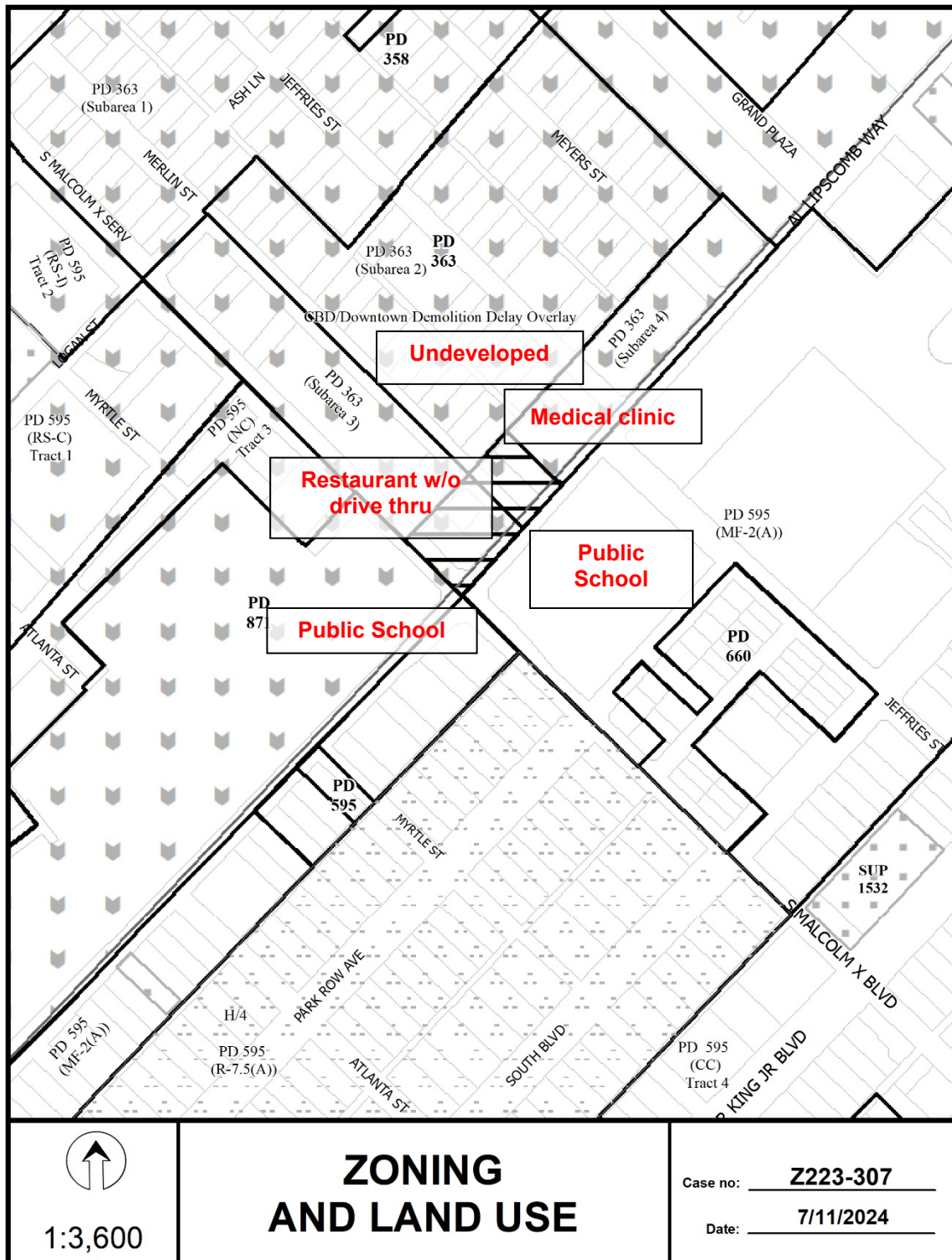
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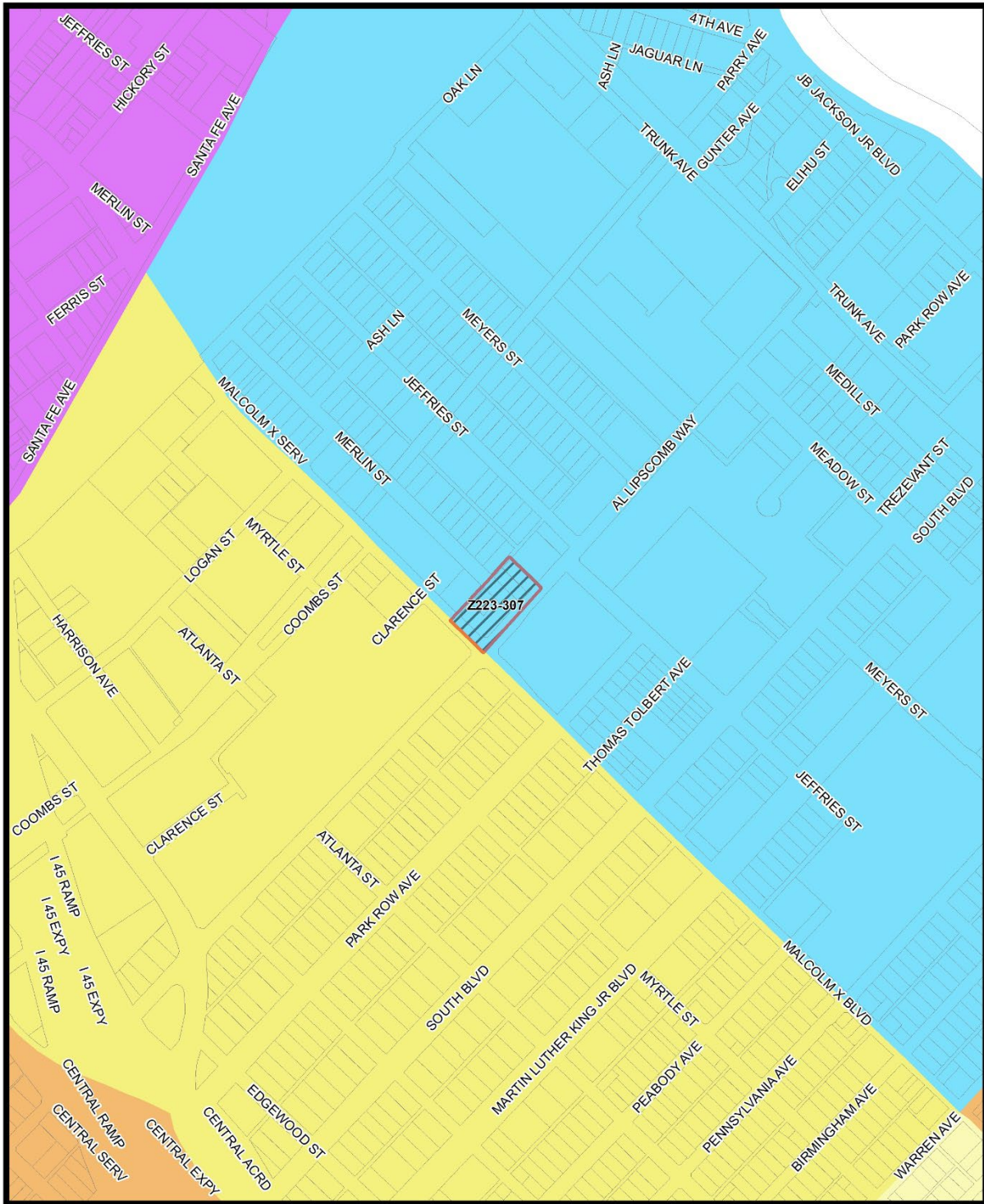
# AERIAL MAP

Case no: Z223-307

Date: 7/11/2024





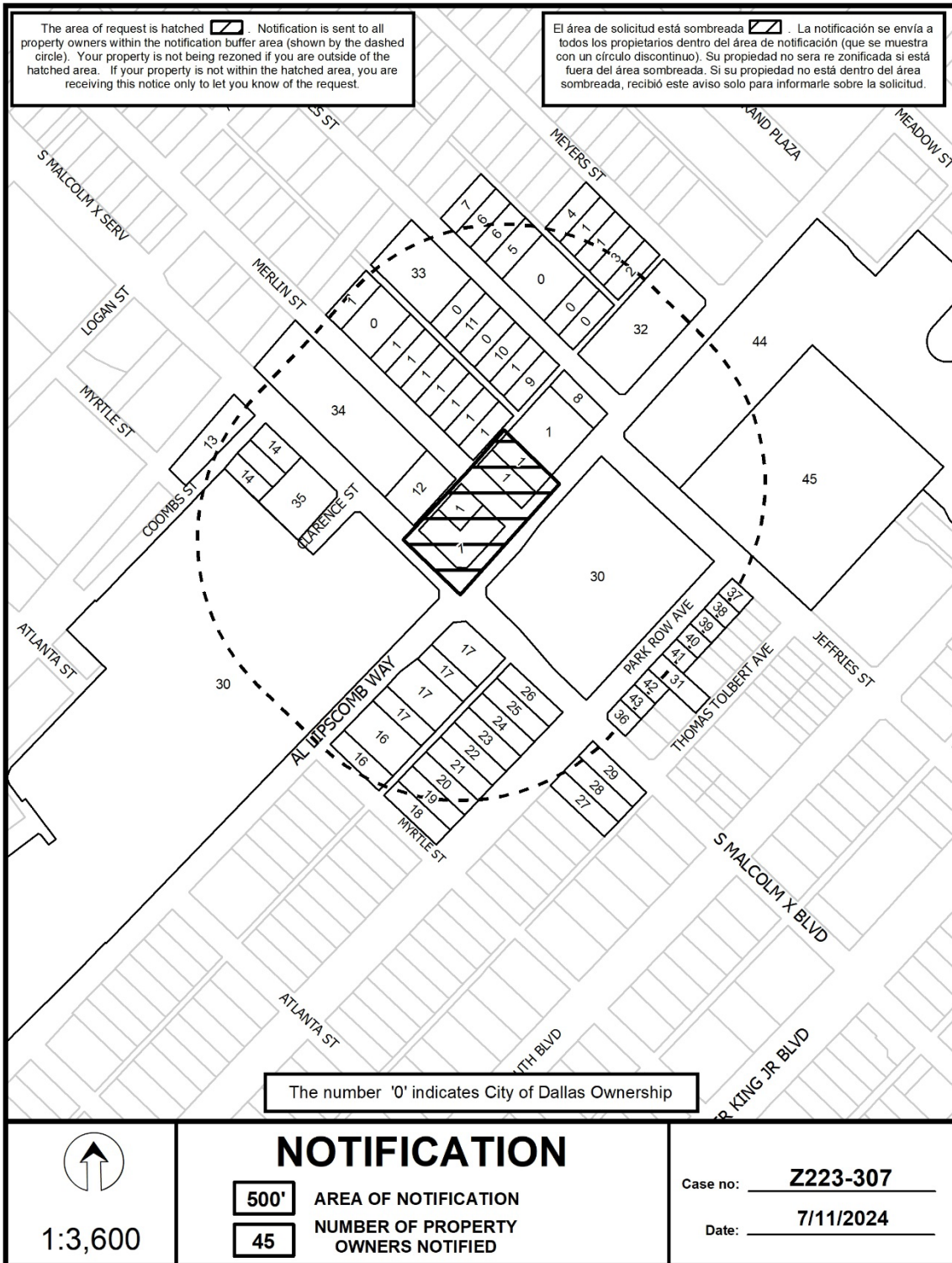


Market Value Analysis A B C D E F G H I NA

1:6,000

# Market Value Analysis

Printed Date: 7/11/2024



07/11/2024

***Notification List of Property Owners******Z223-307******45 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2637 MEYERS ST	SOUTHFAIR COMMUNITY DEV CORP
2	2643 MEYERS ST	G MARIE C LLC
3	2641 MEYERS ST	G MARIE C LLC
4	2627 MEYERS ST	MEYERS STREET PARK APARTMENTS LLC
5	2620 JEFFRIES ST	PHOENICIAN DEVELOPMENT
6	2618 JEFFRIES ST	PRESTIGE FINANCIAL COMPANY LLC
7	2610 JEFFRIES ST	BENDER LINDA C WALKER
8	2841 AL LIPSCOMB WAY	SAF PROPERTIES LLC
9	2643 JEFFRIES ST	FAULKNER DESIGN GROUP INC
10	2633 JEFFRIES ST	MUHAMMAD NISAA
11	2627 JEFFRIES ST	ALMABEK PROPERTIES LLC
12	2642 S MALCOLM X BLVD	Taxpayer at
13	2425 S MALCOLM X BLVD	CAMACHO GABRIEL
14	2744 COOMBS ST	ESCOBAR PABLO O &
15	2746 COOMBS ST	ESCOBAR PABLO O &
16	2700 AL LIPSCOMB WAY	2700 ALW LLC
17	2712 AL LIPSCOMB WAY	JACKSON GLENDA & JOSEPH LAMAR
18	2703 PARK ROW AVE	CLARK JAMES GARFIELD EST OF
19	2707 PARK ROW AVE	EDWARDS VEURMER CLARK &
20	2711 PARK ROW AVE	FRANKLIN RITA
21	2715 PARK ROW AVE	LEWIS BARBARA ANN LEE
22	2717 PARK ROW AVE	HUSTON GREGORY ADAM
23	2723 PARK ROW AVE	FARRELL BRIAN
24	2727 PARK ROW AVE	MULLINS C LOU
25	2731 PARK ROW AVE	TRIFOND HOLDINGS INC
26	2735 PARK ROW AVE	WELLS IDA MAE EST OF

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07/11/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2726 PARK ROW AVE	HOPKINS MINNIE FAYE EST OF &
28	2730 PARK ROW AVE	ANDERSON ROSE LA NELLE & PAUL CLAYTON
29	2734 PARK ROW AVE	MYAP TRUST
30	2801 PARK ROW AVE	Dallas ISD
31	2814 PARK ROW AVE	CHINTAMAN MURALL
32	2903 AL LIPSCOMB WAY	FAITH CUMBERLAND
33	2607 JEFFRIES ST	AYA SENIORS DEV INC
34	2530 S MALCOLM X BLVD	ARC GSDALTX001 LLC
35	2751 CLARENCE ST	JOHNSON BERTRAN &
36	2800 PARK ROW AVE	WISE SHANAY ROZAN
37	2832 PARK ROW AVE	KANE RUSSELL A
38	2828 PARK ROW AVE	Taxpayer at
39	2824 PARK ROW AVE	BRADLEY LEE &
40	2820 PARK ROW AVE	CARTHEN SHKORYAH M
41	2816 PARK ROW AVE	FISHER FAMILY TRUST THE
42	2808 PARK ROW AVE	WILLIAMS RONDY ELLIS AKEEM & ERICA OLIVIA
43	2804 PARK ROW AVE	YATES SHAWNTELLE
44	3011 PARK ROW AVE	HHF EBAN VILLAGE 2021 LLC
45	2929 PARK ROW AVE	HHF EBAN VILLAGE 2021 LLC